



Regular Meeting of the Planning Commission

Wednesday, August 18, 2021

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Vice Chairman Sanders called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Uriah Wilkinson arrived 7:25, Terri Lyytinen, Philip Demers, John Sanders, and Rob Zappia; City: Al Cottingham.

Absent: Mark Cline and Elizabeth Polling.

Others Present: Mark Roberts, Irene Mitchel, Stanley (Irene's brother), Mr. & Mrs. Jeremy Nygaard

AGENDA ITEMS

Additions/Changes to the Agenda

None.

July 13, 2021 Meeting Minutes

Vice Chairman Sanders asked for any corrections or additions.

Motion: Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from July 13, 2021, Commissioner Zappia seconded. (Motion was approved 4-0).

Zoning Case 21-04: Variance for Mark Roberts

Vice Chairman Sanders introduced Zoning Case 21-04; Variance for Mark Roberts located at 809 Adams Street. He noted this item was tabled at the last meeting for some additional information. He asked Mr. Cottingham to provide an update. Mr. Cottingham stated the private sewer line from 808 Sunnyside Drive entered the private sewer line approximately one foot north of the manhole structure and was approximately eight feet deep. He discussed this matter with the City Attorney whose email is attached. In short he states that the city has no reason not to issue a permit for the garage regardless of the setback. As for the drainage in the backyard of 807 Adams Street he had been told that water ponded there in the spring while the ground was still frozen.

He had talked to Ms. Port of 808 Sunnyside Drive about the sewer line issue and she wanted it known that since Mr. Roberts is aware of her sewer line that if something happens to his garage because of her sewer line she would not be liable.



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Stanley, 807 Adams Street presented the Commission with photo's of the property line and the backyard and discussed them. They felt the garage setback would increase the drainage issue for his sister's property.

Vice Chairman Sanders inquired as to the slope of the driveway.

Mr. Roberts stated the grade would be dropped to match the manhole and that the driveway would be below the grade of the driveway at 807 Adams Street and would drain to the street.

Commissioner Zappia inquired where the downspouts would be directed.

Mr. Roberts stated they would be directed towards the driveway which runs towards the street.

There being no further discussion Vice Chairman Sanders called for a motion.

Motion: Commissioner Lyytinen made a motion to approve the Variance to the minimum side yard setback in the MRC – Mixed Residential/Commercial District for both the garage and driveway for Mark Roberts, Commissioner Zappia seconded. (Motion failed 2-2 Sanders and Demers)

Vice Chairman Sanders asked if this could be held over until later in the meeting hoping that Chairman Wilkinson would arrive. The others were ok with this.

Zoning Case 21-05: Variance for Jeremy Nygaard

Vice Chairman Sanders introduced Zoning Case 21-05; Variance for Jeremy Nygaard located at 1102 Spring Lake Road and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that Jeremy Nygaard is proposing a variance to the minimum front yard setback of 65 feet in order to construct a 28' x 40' detached garage. The garage is proposed to be approximately 18 feet from the front property line. He noted the site plan shows a 38-foot setback but that is to the road and not the property line. He noted if the garage was moved 10 feet closer to the house, then it would be approximately 4 feet further from the front property line. He noted this is a public hearing with a legal notice published in the Pine Knot on August 6th and property owners within 350 feet have been sent a notice.

Ms. Nygaard stated she was concerned with the garage being moved closer to the home and the egress window in case there was a fire in the garage.

The Commission discussed the request and went over the variance criteria. They felt that all three of the criteria had been met with specifics as to the topography of the property.

Vice Chairman Sanders closed the public hearing and called for a motion.



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Motion: Commissioner Lyytinen made a motion to approve the Variance to the minimum front yard setback in the FR – Farm Residential District for a detached garage for Jeremy Nygaard, Commissioner Zappia seconded. (Motion passed 4-0)

Chairman Wilkinson arrived at 7:25 pm.

Vice Chairman Sanders brought Chairman Wilkinson up to speed on the Roberts variance request noting that a motion to approve failed with a tie vote.

Chairman Wilkinson asked Vice Chairman Sanders to continue leading the meeting.

Vice Chairman Sanders stated the commission needed to go over the variance criteria to be sure that all of the criteria were met. All of the members felt that the first condition was met.

Vice Chairman Sanders inquired if with the second condition if this only was in regard to the land.

Mr. Cottingham stated that it would involve both the land and structures on the property.

The Commission discussed criteria number two with three members feeling that this condition was met. All of the members felt that the third condition was met.

Vice Chairman Sanders called for a motion.

Motion: Commissioner Wilkinson made a motion to approve the Variance to the minimum side yard setback in the MRC – Mixed Residential/Commercial District for both the garage and driveway for Mark Roberts, Commissioner Lyytinen seconded. (Motion passes 3-2 Sanders and Demers)

Commissioner's Questions/Comment

None/

Next Meeting

September 14, 2021

Meeting adjourned 7:36 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator