



Regular Meeting of the Planning Commission

Tuesday, November 9, 2021

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the September 14, 2021, Planning Commission meeting
- _____
5. Zoning Case 21-07; Excavation/Gravel Operation Renewal
- _____
6. Zoning Case 21-08; Leroy Bergstrom, Variance
- _____
7. Zoning Case 21-09; City of Cloquet, Land Sale ULF
- _____
8. Zoning Case 21-10; City of Cloquet, Land Sale 611 Adams Street
- _____
9. Commissioner's Questions/Comments
10. Adjourn

NEXT MEETING:

December 14th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, September 14, 2021

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Vice Chairman Sanders called the meeting to order at 7:03 p.m.

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Mark Cline, John Sanders, and Rob Zappia; City: Al Cottingham.

Absent: Uriah Wilkinson, Philip Demers and Elizabeth Polling.

Others Present: Ryan and Emily Schlimmer

AGENDA ITEMS

Additions/Changes to the Agenda

None.

August 18, 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 August 18, 2021, Commissioner Cline seconded. (Motion was approved 4-0).

Zoning Case 21-06: Street Vacation for Ryan and Emily Schlimmer

Vice Chairman Sanders introduced Zoning Case 21-06; Street Vacation for Ryan and Emily Schlimmer located west of 1190 Robert Street and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that Ryan and Emily Schlimmer were proposing to vacate the portion of Louis Avenue adjacent to their property. Louis Avenue was platted as part of the Noiseau's Subdivision in 1958 and has never been constructed. There are no utilities located within the right of way. He stated if the vacation was approved the city would like to maintain a drainage and utility easement for possible future use. This is a public hearing with a legal notice published in the Pine Knot on August 27th and effected property owners have been sent a notice. He has not heard from anyone regarding the application.

Vice Chairman Sanders asked if the Schlimmer's would like to add anything to what Mr. Cottingham presented. They responded that they did not.

The commission discussed vacating the entire right of way south to West Lawrence Road.



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Mr. Cottingham noted that this was not part of the legal notice that was published and would require a new public hearing and would change the voting requirement at the City Council since this would be a city-initiated project and not something that was petitioned for.

The commission agreed to leave that area alone.

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

Motion: Commissioner Cline made a motion to recommend approval of the vacation of a portion of Louis Avenue lying south of Robert Street for Ryan and Emily Schlimmer, Commissioner Lyytinen seconded. (Motion passed 4-0)

Mr. Cottingham noted this item would go to the City Council at their meeting on September 21st at 6:00 pm.

Commissioner's Questions/Comment

The commission discussed being able to join the meeting remotely if they were unable to attend in person.

Mr. Cottingham stated they could do that but they would not be able to vote nor would they be counted as making up a quorum for the meeting. State Statute and the open meeting laws govern this.

Next Meeting

October 12, 2021

Meeting adjourned 7:19 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: November 3, 2021

**ITEM DESCRIPTION: Zoning Case 21-07: Gravel Mining Excavation Permit
Renewals for 2022**

Background

All sand and gravel mining and processing operations require an annual excavation permit. The excavation permit is an annual permit issued at the discretion of the City and does not confer or grant a property right. Prior to renewal of these permits, staff visits each pit to examine the conditions to ensure that zoning ordinance requirements are being met. The excavation permits will be considered at the regular Planning Commission meeting on November 9, 2021.

Policy Objectives

Inspections of active gravel mining operations were conducted in September in accordance with Chapter 17.6.20 Subdivision 8 of the Cloquet Zoning Ordinance. Attached Commissioners will find reports on the annual gravel mine inspections for the four operating within the City.

The Zack Sand and Gravel Pit had minimal work from it this year. They did purchase a crusher so that should help them with increase usage. Staff has not received any complaints regarding this pit.

The Ulland pit had an asphalt plant located in the pit at various times this summer. Staff did not receive any complaints about the asphalt plant or about the other operations.

The KGM pit is used primarily for KGM and the wood chip operation for Sappi. They had a large amount of activity from this pit this year. They also had an asphalt plant located in the pit at various times this summer. The City received no complaints on the KGM pit.

The Carlton County pit is used primarily for stockpiling of material and not much mining anymore. The millings from different projects have been stored there. They did some crushing at the pit this spring. The City received no complaints on the County pit.

Financial Impacts

The Annual Excavation Permit renewal fee is \$300. An updated bond is required of all applicants, along with a questionnaire, and on-site inspection by City staff.



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

Advisory Committee Action Requested

That the below four excavation permits be renewed for 2022, subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

- Abramson Construction, Inc. / KGM (Permits #76-18, 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5, and 79-7)
- Zack Sand and Gravel (Permit #08-01)

Staff Recommendation

Staff recommends the Planning Commission move to adopt Resolution No. 21-07, A Resolution Recommending Approval of the Gravel Mine Renewals for 2022.

Supporting Documents Attachments

- Resolution No. 21-07
- Pit Inspection Sheets

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-07

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF
CLOQUET APPROVE THE ANNUAL EXCAVATION PERMITS FOR
2022**

WHEREAS, the following gravel mine operators have submitted request for renewal of their Excavation and Operating Permits for the year 2022:

- Abramson Construction, Inc./KGM (Permits #76-18 and 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5 and 79-7)
- Zack Sand and Gravel (Permit #08-01); and,

WHEREAS, said renewals were considered at the regular meeting of the Cloquet Planning Commission on November 9, 2021, at which time information was reviewed relative to said renewals, and questions were asked of those gravel mine operator representatives in attendance; and,

WHEREAS, no changes were proposed by any of the operators for their operations; and,

WHEREAS, the Planning Commission found that renewal is in order at this time for all operations listed above; and,

WHEREAS, the Commission recommends the renewal of the gravel mining Excavation Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that it recommends to the City Council approval of the renewal of the gravel mining Excavation and Operating Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 9th day of November 2021.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **KGM**

DATE OF INSPECTION: **September 29, 2021** TIME OF DAY: **11:00 pm**

WEATHER CONDITIONS: **Partly Cloudy, 50 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The KGM pit is owned and operated from the main office in Angora, MN. The property is zoned Heavy Industrial.

Carlson Timber remains active in the pit chipping wood and loading semi trucks to haul the wood chips to Sappi.

KGM had a fair amount of activity this year from their pit. The major pit faces have been worked this year with over 6,000 cubic yards removed by the end of August with lots of material still being hauled out. They have had an asphalt plant setup at various times during the season along with a crusher.







GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Carlton County – Airport Road**

DATE OF INSPECTION: **September 29, 2021** TIME OF DAY: **10:30 am**

WEATHER CONDITIONS: **Partly Cloudy, 50 degrees, early fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	<input type="checkbox"/> NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

There was little activity in the County pit this year with approximately 5,000 cubic yards of material being removed. There is a security gate at Airport Road that is used as required, the FDL Reservation Pit is adjacent and to the direct east of this pit. They use this pit for County Road projects in the area and will stockpile blacktop from some of the road projects for use in the future. They did do some crushing in the pit this spring.







GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Ulland Sand and Gravel Pit**

DATE OF INSPECTION: **September 29, 2020** TIME OF DAY: **11:30 am**

WEATHER CONDITIONS: **Partly Cloudy, 50 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The Ulland Pit is located south of I-35 and west of Hwy 45. The property is zoned Heavy Industrial.

They have had an asphalt plant set up at various times in the pit. They had removed approximately 68,000 cubic yards of material from the site through mid-September. They noted it is difficult to identify the amount of material that will leave the pit next year since they do not have any contracts yet.







GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Zack Sand and Gravel – Stark Road**

DATE OF INSPECTION: **September 29, 2020** TIME OF DAY: **10:00 am**

WEATHER CONDITIONS: **Partly Cloudy, 50 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The Zack Sand and Gravel pit is located behind the Cloquet Business Park off of Stark Road. This property is zoned Farm Residential. This is a small operation located away from any development. There have been no complaints about the operation. Mr. Zack purchased a crusher this year and has begun using it.









To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: November 3, 2021

ITEM DESCRIPTION: ZONING CASE 21-08: VARIANCE – MINIMUM LOT WIDTH AND LOT SIZE

Background

Leroy Bergstrom is proposing a variance to the minimum lot width and lot size requirements in order to subdivide his property into two lots. The property is located at 437 22nd Street and 2121 Prospect Avenue. The property involved is a corner lot and has two dwellings on the property. Mr. Bergstrom wishes to split off the home on the west side of the property. Each home has separate utility connections to the street in front of the home.

The property is Zoned R2 – One- and Two-Family Residence District and has a minimum lot width of 60 feet and a minimum lot area of 8,700 square feet. The proposed new lot on Prospect Avenue would be approximately 47 feet in width and approximately 5,000 square feet in size. Existing lots to the west are 60 feet in width and 6,420 square feet in size. The remaining parcel would be 107 feet in width and approximately 14,200 square feet in size.

A public hearing will be held on Tuesday, November 8, 2021 to consider a possible variance from the minimum lot width and lot size requirements. A legal notice was published in the Pine Knot on October 29, 2021 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variances establishes that there are practical difficulties in complying with the official control. No variance may be granted unless all of the following conditions exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the variance. Following this testimony, the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission may impose conditions in the granting of variances; those conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance. This is a unique situation in that both homes have separate utilities and address to two different streets. To someone driving by the property they would think they exist on separate parcels. The property owner is trying to keep the shape of the parcels simple without a lot of jogs in the new property line.

Supporting Documents Attachments

- Resolution No. 21-08
- Location Map
- Lot Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-08

**A RESOLUTION APPROVING A LOT FRONTAGE AND LOT SIZE VARIANCE IN
THE R2 – ONE- AND TWO-FAMILY RESIDENCE DISTRICT FOR LEROY
BERGSTROM**

WHEREAS, Leroy Bergstrom is proposing a Variance from the minimum lot width and lot size requirements in the R2 – One- and Two-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on November 9, 2021 at which time Zoning Case / Development Review No. 21-08 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located at 437 22nd Street (PIN 06-310-0020) and is legally described as follows:

Lot One (1), City of Cloquet Oswald Addition, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the minimum lot width and lot size variance to allow the creation of one new lot.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 21-08 for a minimum lot width and size variance.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 9th day of November 2021.

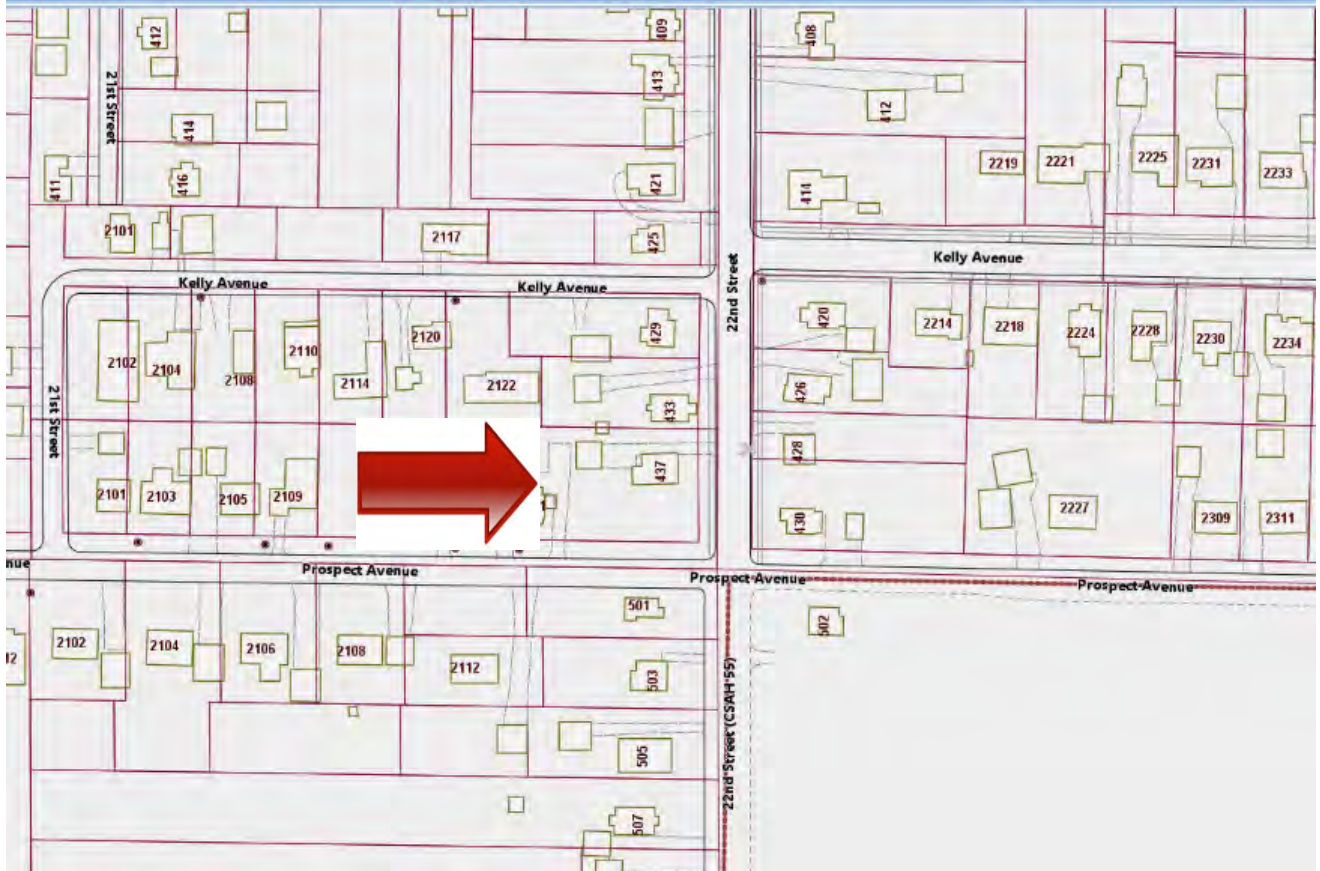
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

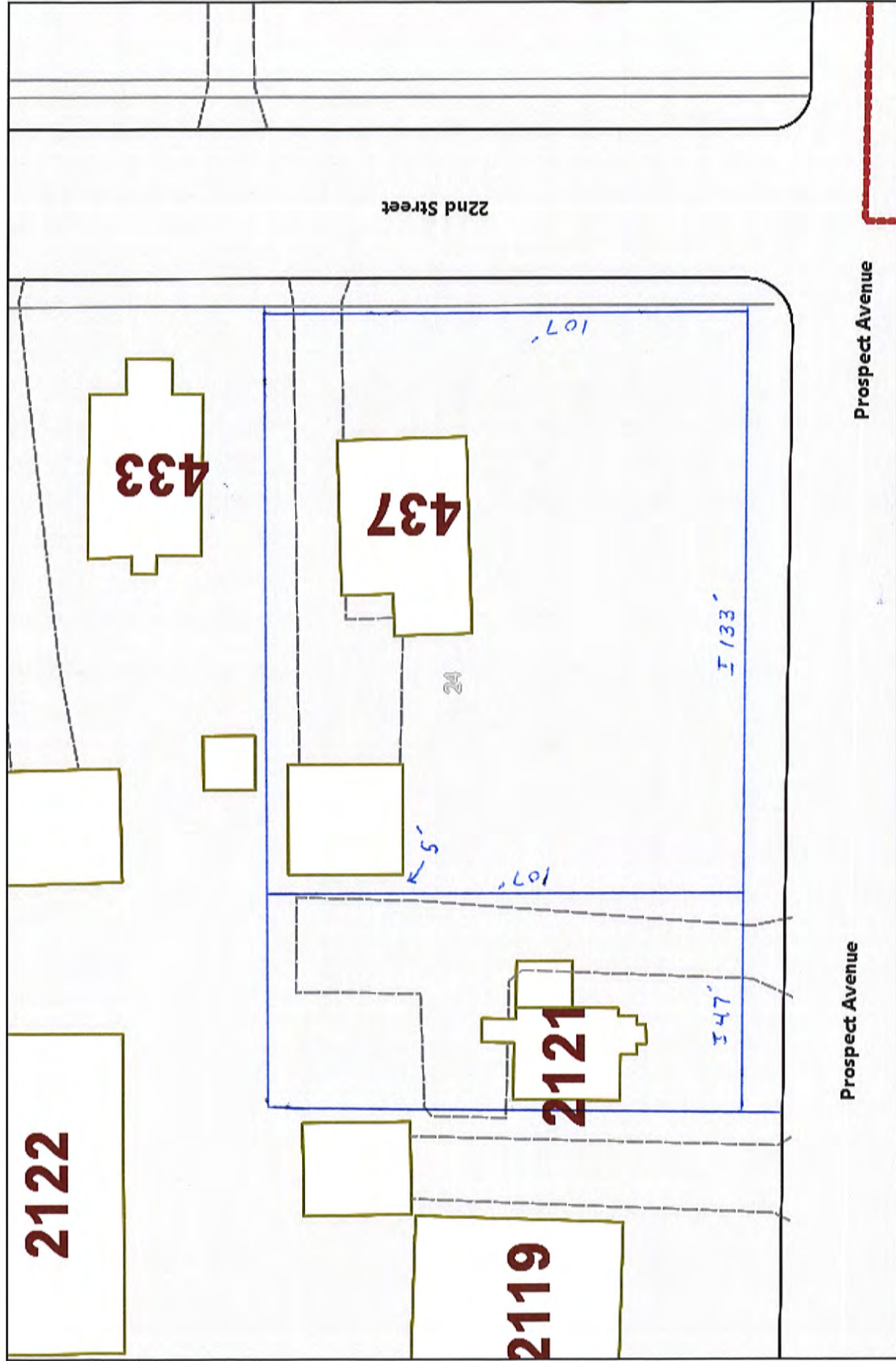
LOCATION MAP

Leroy Bergstrom

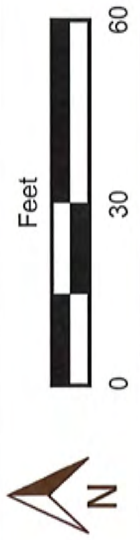


NO SCALE

GIS Mapping



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: November 3, 2021

ITEM DESCRIPTION: ZONING CASE 21-09: LAND SALE – UPPER LAKES FOODS INC.

Background

Upper Lakes Foods Inc. is looking at purchasing a piece of unplatted property located west of their facility. The property would be used as parking for their truck fleet.

State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan for the City. The Planning Commission needs to determine if this proposal is in conformance with the Comprehensive Plan.

Policy Objectives

The proposed development is for additional parking for their facility.

The Comprehensive Plan for this area is “Heavy Industry”. The proposal for parking is consistent with the Comprehensive Plan.

Financial Impacts

None.

Advisory Committee Action Requested

The Planning Commission should review the Development to see that it conforms to the plans for general development of the City. In simpler terms the Commission needs to be sure the plan conforms to the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the land sale.

Supporting Documents Attachments

- Resolution No. 21-09
- Location Map
- Survey

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-09

**A RESOLUTION OF THE CITY OF CLOQUET PLANNING COMMISSION
FINDINGS THAT A PARKING IN THE HEAVY INDUSTRY DISTRICT
CONFORMS TO THE GENERAL PLANS FOR THE DEVELOPMENT OF THE
CITY**

WHEREAS, the City of Cloquet (the "City") has received a proposal to purchase unplatted property west of Upper Lakes Foods Inc. and has submitted a plan for parking to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, and

WHEREAS, the Commission has reviewed the plan for parking to determine their conformity with the general plans for the development of the City as described in the Comprehensive Plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the plan for parking conforms to the general plans for the development of the City as a whole.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 9th day of November 2021.

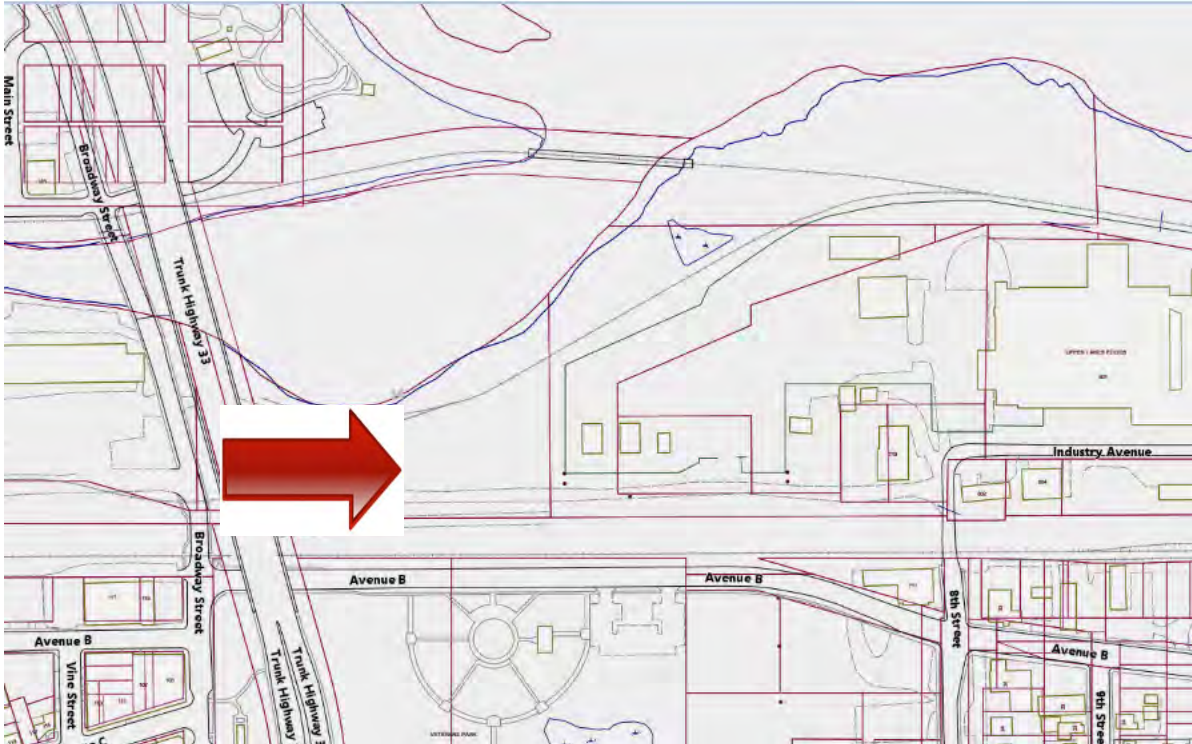
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Upper Lakes Food



NO SCALE

SURVEY FOR: CITY OF CLOQUET
 ATTN: HOLLY HANSEN
 101 14TH STREET
 CLOQUET, MN 55720

SURVEY OF: PART OF OUTLOT 28 AND 29,
 "ORIGINAL PLAT OF CLOQUET"
 LOCATED IN SECTION 14, TOWNSHIP
 49, RANGE 17, CARLTON COUNTY,
 MINNESOTA.

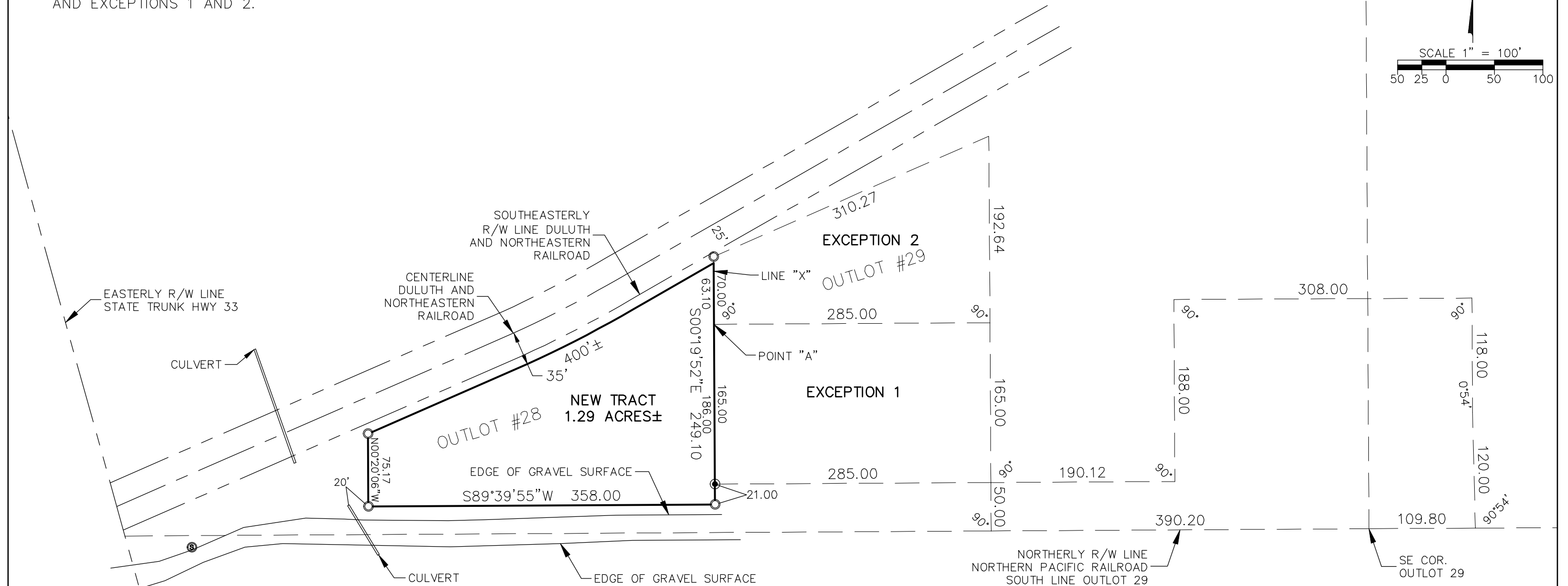
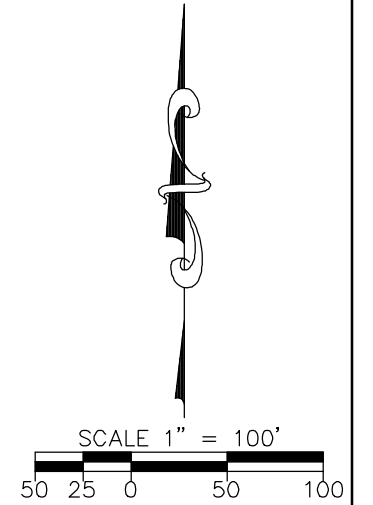
SURVEYOR'S NOTE: THERE IS A 0.02 FOOT GAP BETWEEN EXCEPTION 1 AND
 EXCEPTION 2. POINT "A" AND LINE "X" ARE USED IN OUR NEW TRACT LEGAL
 DESCRIPTION TO NOT LEAVE ANY GAPS OR OVERLAPS BETWEEN THE NEW TRACT
 AND EXCEPTIONS 1 AND 2.

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2" IRON REBAR MONUMENT SET AND CAPPED "ANDERSON 45498"
- Ⓢ DENOTES MANHOLE

STRAIGHTLINE SURVEYING, INC.

P.O. Box 510, 500 Folz Blvd
 Moose Lake, MN 55767
 E-MAIL: banderson@straightlinesurveying.com

Telephone: (218)-485-4811
 Fax: (218)-485-4811



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Benjamin H. Anderson
 Benjamin H. Anderson

45498
 License No.

10-13-2021
 Date

2021-267
 Job No.

NONE
 Book No.



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: November 3, 2021

ITEM DESCRIPTION: ZONING CASE 21-10: LAND SALE – 611 Adams Street

Background

Surrounding property owners and a local contractor are looking at purchasing various portions of the property identified as 611 Adams Street. Attached is a copy of the preliminary site plan showing the proposed use of the property.

State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan for the City. The Planning Commission needs to determine if this proposal is in conformance with the Comprehensive Plan.

Policy Objectives

The proposed development would be to add additional property to the existing homes and businesses around the property along with the creation of two parcels for new homes to be built.

The Comprehensive Plan for this area is “Highway Commercial”. This area was rezoned to MRC – Mixed Residential Commercial in 2012 but the Comprehensive Plan was not amended with the application. The proposal for commercial property expansion and residential homes is consistent with the Comprehensive Plan.

Financial Impacts

None.

Advisory Committee Action Requested

The Planning Commission should review the Development to see that it conforms to the plans for general development of the City. In simpler terms the Commission needs to be sure the plan conforms to the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the land sale.

Supporting Documents Attachments

- Resolution No. 21-10
- Location Map
- Preliminary Site Plan

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-10

A RESOLUTION OF THE CITY OF CLOQUET PLANNING COMMISSION FINDINGS THAT COMMERCIAL AND RESIDENTIAL DEVELOPMENT AROUND 611 ADAMS STREET CONFORMS TO THE GENERAL PLANS FOR THE DEVELOPMENT OF THE CITY

WHEREAS, the City of Cloquet (the "City") has purchased the property at 611 Adams Street and is subdividing the property to create two new lots for new homes and adjoining other parts to surrounding properties and has submitted a plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, and

WHEREAS, the Commission has reviewed the plan to determine their conformity with the general plans for the development of the City as described in the Comprehensive Plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the plan conforms to the general plans for the development of the City as a whole.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 9th day of November 2021.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

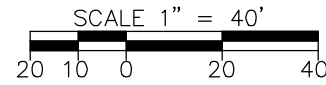
611 Adams Street



NO SCALE

SURVEY FOR: CITY OF CLOQUET
 ATTN: HOLLY HANSEN
 101 14TH STREET
 CLOQUET, MN 55720

SURVEY OF: PARTS OF LOT 7, "COUNTY
 AUDITOR'S SUBDIVISION NO. 4"
 CITY OF CLOQUET, CARLTON
 COUNTY, MINNESOTA.

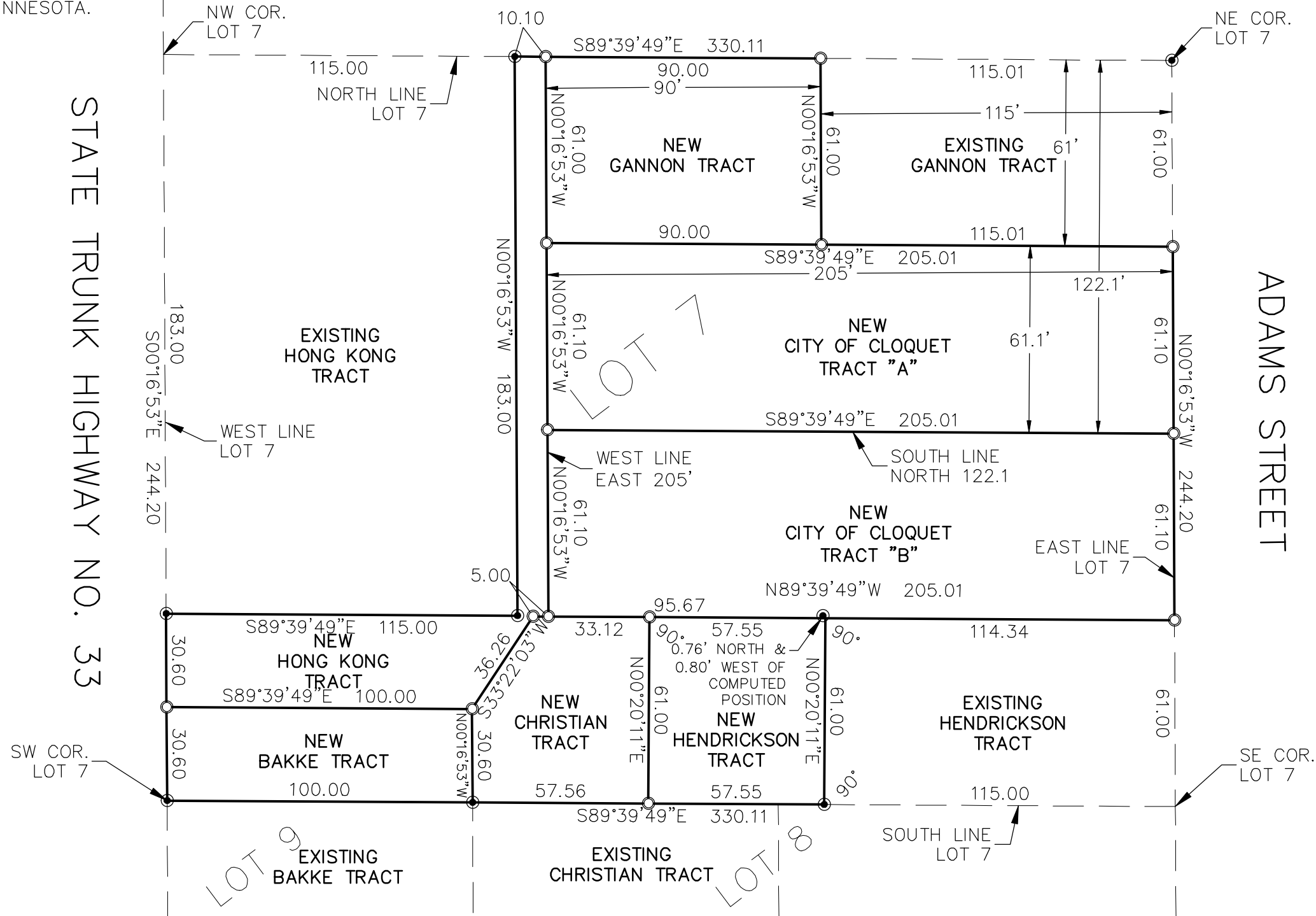


- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2" IRON REBAR MONUMENT SET AND CAPPED "ANDERSON 45498"

STRAIGHTLINE SURVEYING, INC.

P.O. Box 510, 500 Folz Blvd
 Moose Lake, MN 55767
 E-MAIL: banderson@straightlinesurveying.com

Telephone: (218)-485-4811
 Fax: (218)-485-4811



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Benjamin H. Anderson
 Benjamin H. Anderson

45498
 License No.

10-26-2021
 Date

2021-268
 Job No.

NONE
 Book No.