



Regular Meeting of the Planning Commission

Tuesday, January 11, 2022

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

**Oath of Office
Philip Demers & Elizabeth Polling**

1. Call to Order
2. Roll Call
3. Election of Chairperson and Vice Chairperson
4. Additions/Changes to the Agenda
5. Minutes from the November 9, 2021, Planning Commission meeting
6. Zoning Case 21-11; Bert Whittington, Street Vacation
7. Commissioner's Questions/Comments
8. Adjourn

**NEXT MEETING:
February 8th @ 7 pm**



Regular Meeting of the Planning Commission

Tuesday, November 9, 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: Terri Lyytinen, Mark Cline, John Sanders, Philip Demers, and Rob Zappia; City: Al Cottingham.

Absent: Uriah Wilkinson and Elizabeth Polling.

Others Present: Tim Grahek and Leroy Bergstrom.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

September 14, 2021 Meeting Minutes

Vice Chairman Sanders asked for any corrections or additions.

Motion: Commissioner Cline made a motion to approve the Planning Commission meeting minutes from August 18, 2021, Commissioner Lyytinen seconded. (Motion was approved 5-0).

Zoning Case 21-07: Excavation/Gravel Operation Renewals

Vice Chairman Sanders introduced Zoning Case 21-07; Excavation/Gravel Operation Renewals. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that this is the annual renewal of the four operating gravel operations in the city. He referenced the four operations and where they are located in the city. He stated that Public Works Director and he visited each site in late September and found everything in order. He had not received any complaints for any of the operations. He referenced the Tim Grahek for Ulland Brothers was present.

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

Motion: Commissioner Cline made a motion to recommend approval to the City Council of the annual excavation permits for 2022, Commissioner Lyytinen seconded. (Motion passed 5-0)

Mr. Cottingham noted this item would go to the City Council at their meeting on November 16th at 6:00 pm.



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Zoning Case 21-08: Variance from the Minimum Lot Width and Lot Size

Vice Chairman Sanders introduced Zoning Case 21-08; Variance from the minimum lot width and size for Leroy Bergstrom and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mr. Bergstrom was proposing a variance from the minimum low width and lot size requirements for property at 437 22nd Street and 2121 Prospect Avenue. The property has two homes on one lot with each home having its own utilities and street access since this is a corner lot. He noted the lot being created for 2121 Prospect Avenue would have a lot width of approximately 47 feet and a lot size of approximately 5,000 square feet. This is a public hearing, and a legal notice was published in the Pine Know on October 29th and property owners within 350 feet were sent notice of the hearing. He had heard from one neighbor who had no issue with the request. Mr. Bergstrom was present if the commission had any questions of him.

Vice Chairman Sanders asked Mr. Bergstrom if he would like to say anything. Mr. Bergstrom stated he did not.

The Commission discussed the application and how two homes were allowed to be placed on one lot.

Mr. Cottingham explained that after the 1918 fire small homes were constructed on the rear portion on lots to provide simple housing while the main dwelling was constructed sometime later. Most of the smaller homes have been torn down but there are a few remaining. This is an unusual situation in that it is a corner lot with each home having frontage on a street.

The Commission reviewed the variance criteria to determine if the criteria had been met. They all believed that all three of the criteria had been met.

There being no further discussion Vice Chairman Sanders closed the public hearing and called for a motion.

Motion: Commissioner Cline made a motion to approve the lot frontage and lot size variance in the R2 – One- and Two-Family Residence District for Leroy Bergstrom, Commissioner Zappia seconded. (Motion passed 5-0)

Zoning Case 21-09: Land Sale – Upper Lakes Foods Inc.

Vice Chairman Sanders introduced Zoning Case 21-09: Land Sale – Upper Lakes Foods Inc. He asked Mr. Cottingham to provide an overview. Mr. Cottingham noted that Upper Lakes Foods Inc. is looking to purchase approximately one acre of property from the City of Cloquet. The property is located west of their facility and would be used as a parking area for their fleet trucks. State Statute requires that when it comes to municipal land sales the proposed use must conform with the Comprehensive Plan.

The Commission determined the proposed use does conform to the Comprehensive Plan and is glad to see the city helping a local business.



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

Motion: Commissioner Lyytinen made a motion that the Planning Commission findings that parking in the Heavy Industry District conforms to the General Plans for the Development of the City, Commissioner Demers seconded. (Motion passed 5-0)

Zoning Case 21-10: Land Sale – 611 Adams Street

Vice Chairman Sanders introduced Zoning Case 21-10: Land Sale – 611 Adams Street. He asked Mr. Cottingham to provide an overview. Mr. Cottingham noted that surrounding property owners and a local contractor are looking to purchase various portions of the property identified as 611 Adams Street. The surrounding property owners would be getting additional property to add onto their property while the local contractor will be purchasing two parcels for the construction of new homes. Two of the surrounding property owners are commercial property along Sunnyside Drive/Hwy 33 and the other three are single family homes. State Statute requires that when it comes to municipal land sales the proposed use must conform with the Comprehensive Plan.

The Commission determined the proposed uses do conform to the Comprehensive Plan and is glad to see us working with local business, residents and creating two new building sites for homes.

Motion: Commissioner Lyytinen made a motion that the Planning Commission findings that commercial and residential development conforms to the General Plans for the Development of the City, Commissioner Cline seconded. (Motion passed 5-0)

Commissioner's Questions/Comment

None.

Next Meeting

December 14, 2021

Meeting adjourned 7:26 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: January 5, 2022

**ITEM DESCRIPTION: ZONING CASE 21-11: STREET VACATION – VACATING
A PORTION OF ASH STREET LYING WEST OF 201 ST.
LOUIS AVENUE**

Background

Bert Whittington is proposing to vacate a portion of Ash Street lying north of St. Louis Avenue. This is being requested since Ash Street was platted with the City of Cloquet Dunlaps Addition in 1882 and has never been constructed. There are currently no utilities running within this right-of-way. The land to the north of the proposed vacation is within the Spafford Campground.

A public hearing will be held on Tuesday, January 11, 2022 to consider a possible street vacation. A legal notice was published in the Pine Knot on December 24, 2021 and effected property owners were sent notices of the public hearing.

Policy Objectives

There is no formal requirement on determining if a street should be vacated. It is really up to a commonsense approach as to whether there is currently or will be in the future a need for the Street that is being vacated.

Financial Impacts

The filing fee for the vacation of an alley is \$350.00. The applicant has paid that fee.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the vacation. Following this testimony, the Planning Commission should review the vacation and either recommend approval or denial the vacation as submitted.



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Staff Recommendation

Staff has reviewed the vacation request and would recommend approval of the vacation. If the Planning Commission recommends approval, then an easement should be maintained for utility purposes.

Supporting Documents Attachments

- Resolution No. 21-11
- Location Map
- Copy of Plat
- Petitioners Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 21-11

**A RESOLUTION RECOMMENDING APPROVAL OF THE VACATION OF A
PORTION OF ASH STREET LYING NORTH OF ST. LOUIS AVENUE**

WHEREAS, Bert Whittington is proposing to vacate a portion of Ash Street lying north of St. Louis Avenue; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot and effected property owners have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on January 11, 2022, at which time Zoning Case / Development Review No. 21-11 was heard and discussed; and

WHEREAS, the property of the proposed Vacation is located west of 201 St. Louis Avenue and is legally described as follows:

The East Half of Ash Street adjacent to Lot 12, Block 8, and the south 10 feet of adjacent vacated alley, City of Cloquet Dunlaps Addition, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the vacation.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 21-11 for a vacation of a portion of Ash Street north of St. Louis Avenue.

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	_____
URIAH WILKINSON	_____	ROBERT ZAPPIA	_____

Passed and adopted this 11th day of January 2022.

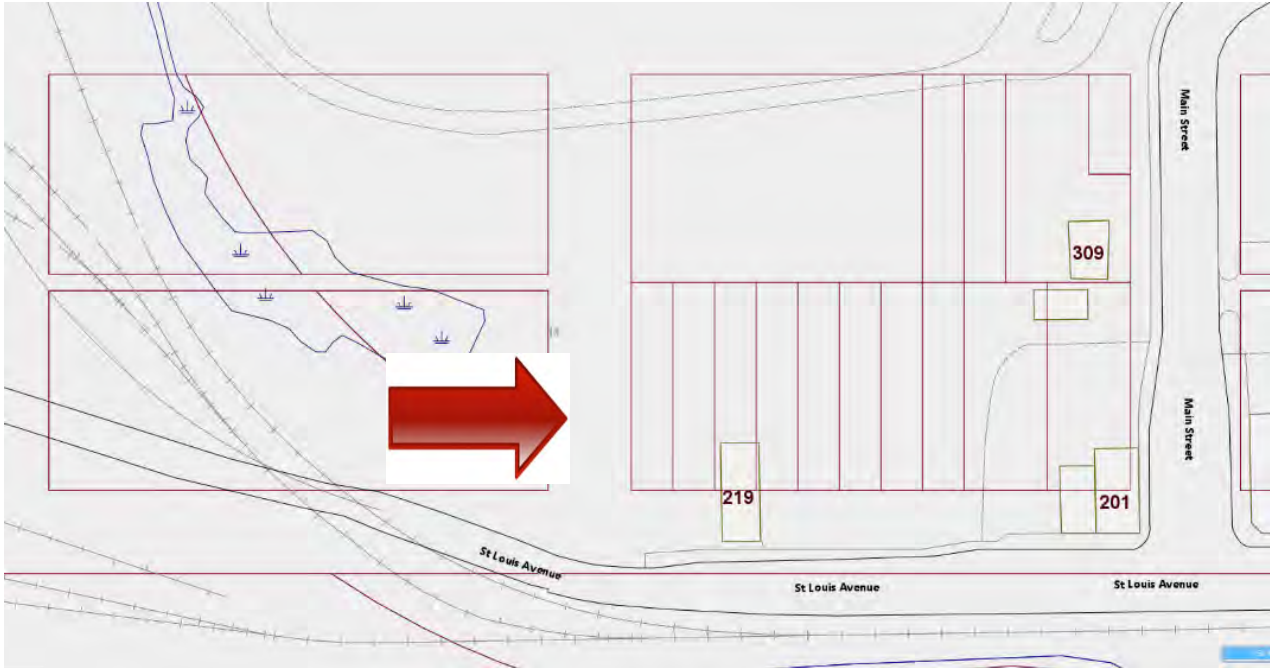
CITY OF CLOQUET

CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Bert Whittington



NO SCALE

CARLTON AVENUE

BLOCK

2

AVENUE

BLOCK

9

AVENUE

CARLTON AVENUE

BLOCK

3

CENTRAL AVENUE

BLOCK

8

ST. LOUIS AVENUE

ST. LOUIS RIVER

STREET

BIRCH STREET

STREET

MAIN STREET

STREET

ASH STREET

BLOCK

1

BLOCK

10

BLOCK

7

Area To be Vacated



29 November, 2021

TO: City Planner Al Cottingham, and Cloquet City Planning Commission Members

FROM: Bert and Judy Whittington, Property Owners of Parcel 06-120-0420, Lot 12, Block 8,
City of Cloquet Dunlap's Addition

SUBJECT: Vacation of Ash Street on Dunlap Island

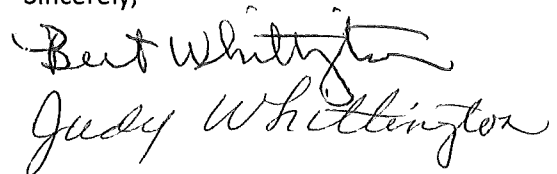
I am requesting that the City of Cloquet Vacate what was plotted as "Ash Street" between Parcel 06-120-0221, Lot 1, Block 7 and Parcel 06-120-0420 Lot 12, Block 8, City of Cloquet Dunlap's Addition.

It was plotted in 1885 and has never been a public right of way. Currently, it is overgrown with brush, poplar trees, two 100 year old Box Elders, and has a city fire hydrant in the middle of where "Ash Street" would intersect with St. Louis Avenue.

This portion of Dunlap Island is considered a Blighted Area. I recently had the Cloquet Area Fire Department train in, and burn down a dilapidated building on Lot 10, Block 8. I have future plans for block 8 and I am relatively confident that after 136 years the City of Cloquet has no future plans to make "Ash Street" a road.

Thank you for your consideration in this matter.

Sincerely,

Handwritten signatures of Bert and Judy Whittington in cursive script.

Bert & Judy Whittington