



**Regular Meeting of the Planning Commission**

Tuesday, November 9, 2021

7:00 p.m.

101 14<sup>th</sup> 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 Publics 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 16<sup>th</sup> 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 22<sup>nd</sup> 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 29<sup>th</sup> 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,

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Al Cottingham, City Planner/Zoning Administrator