



**Regular Meeting of the Planning Commission**

Tuesday, May 10, 2022

7 pm Regular Meeting

101 14<sup>th</sup> Street, Cloquet, MN 55720

**AGENDA**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the March 8, 2022, Planning Commission meeting

5. Zoning Case 22-04; Jesse Wick, Variance

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6. Commissioner's Questions/Comments

7. Adjourn

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**NEXT MEETING:  
June 14<sup>th</sup> @ 7 pm**



**Regular Meeting of the Planning Commission**

Tuesday, March 8, 2022

7:00 p.m.

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**OATH OF OFFICE**

The Oath of Office was administered to Elizabeth Polling.

**CALL TO ORDER**

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

**ROLL CALL**

**Attending:** Planning Commission members: Terri Lyytinen, Uriah Wilkinson, Elizabeth Polling and Philip Demers; City: Al Cottingham.

**Absent:** Mark Cline.

**Others Present:** Will Bomier, Victor Gaines, Jesse Bryant, Aaron Young and Gary Ninneman.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**January 11, 2022, Meeting Minutes**

Vice Chairman Lyytinen asked for any corrections or additions.

**Motion:** Commissioner Lyytinen made a motion to approve the Planning Commission meeting minutes from January 11, 2022, Commissioner Demers seconded. (Motion was approved 4-0).

**Zoning Case 22-02: Carlton County, Conditional Use Permit**

Chairman Wilkinson introduced Zoning Case 22-02, Conditional Use Permit for Carlton County and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr.

Cottingham stated Carlton County was proposing a conditional use permit for stockpiling of materials related to road maintenance activity with the possibility of some incidental crushing operations based on need. The property is located at 1655 Moorhead Road the site of the old Glacier Paving gravel pit. This is a public hearing, and a legal notice was published in the Pine Knot on February 25<sup>th</sup> and property owners within 350 feet were notified of the hearing along with Twin Lakes Township. Mr. Bomier was present representing Carlton County.

Mr. Bomier stated their hours of operation at the site would be 7:00 – 5:00, Monday through Thursday during the summer and 7:00 – 3:00, Monday through Friday during the rest of the year.



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They are looking to stockpile ditching material, recycled asphalt and some other miscellaneous materials. The site would be used on an as need basis when they are in the area so it would be a few days here and there.

Mr. Victor Gaines, 1474 Carl Street inquired as to the noise coming from the site and access. The frontage road was reconstructed a few years ago and he did not want to see it broken up with the heavy truck traffic.

Mr. Bomier stated they would have a loader with a backup bell and dozer at the site when needed along with trucks dumping material when they were working in the area. Access to the site would be from Moorhead Road with most of it coming from the west since there are weight restrictions on the bridge over I-35. This site would only be used by Carlton County.

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

**Motion:**        **Commissioner Demers made a motion to recommend approval to the City Council of the conditional use permit to allow outside storage in the Farm Residential District subject to three conditions, Commissioner Lyytinen seconded. (Motion passed 4-0)**

Mr. Cottingham noted this item would go to the City Council at their meeting on March 15<sup>th</sup> at 6:00 pm.

**Zoning Case 22-03: Aaron Young, Variance and Conditional Use Permit**

Chairman Wilkinson introduced Zoning Case 22-03, Variance and Conditional Use Permit for Aaron Young and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Aaron Young was proposing a variance and conditional use permit for multiple family residential units in the City Center District. The variance is from the maximum density of 20 units per acre and the conditional use permit is for four apartments in the City Center District. The property is located at 1531 Cloquet Avenue. This is a public hearing, and a legal notice was published in the Pine Knot on February 25<sup>th</sup> and property owners within 350 feet were notified. Mr. Young was present to answer any questions.

Mr. Young had nothing to add but was available to answer any questions.

Mr. Gary Ninneman, 318 16<sup>th</sup> Street stated that he was here representing his son who resides at 1530 Avenue C, directly across the alley. He was concerned with parking on the site with the alley and all. It is very difficult for his son to get in and out of his property with the snow and a garage that is located right on the alley.



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Mr. Young stated that he has room for at least seven vehicles and that he removes the snow from his property, so he is not losing any spaces because of the snow.

The Commission discussed the parking situation and the number of units proposed. They felt the parking was not going to be a problem with the four units proposed. They reviewed the variance criteria and felt that the requirements were met.

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

**Motion:** Commissioner Polling made a motion to approve the density variance in the CC – City Center District for Aaron Young, Commissioner Lyytinen seconded. (Motion passed 4-0)

**Motion:** Commissioner Lyytinen made a motion to recommend approval to the City Council of the conditional use permit to allow four apartments in the CC – City Center District subject to one condition, Commissioner Demers seconded. (Motion passed 4-0)

Mr. Cottingham noted this item would go to the City Council at their meeting on March 15<sup>th</sup> at 6:00 pm.

**Zoning Case 22-01: City of Cloquet, Ordinance Amendment**

Chairman Wilkinson introduced Zoning Case 22-01, Zoning Ordinance Text Amendment for the City of Cloquet and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet was proposing an amendment to the Office/Manufacturing District to allow childcare centers. This is a public hearing, and a legal notice was published in the Pine Knot on February 25<sup>th</sup> and property owners within 350 feet were not notified of the hearing since this is a textual amendment and not for a specific property.

The Commission discussed the request and discussed some of the other uses that were not allowed within the district.

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

**Motion:** Commissioner Polling made a motion to recommend approval to the City Council of the ordinance amendment pertaining to day care centers in the OM – Office/Manufacturing District, Commissioner Lyytinen seconded. (Motion passed 4-0)



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Mr. Cottingham noted this item would be forwarded to the City Council at their meeting on March 15<sup>th</sup> at 6:00 pm.

**Commissioner's Questions/Comment**

None

**Next Meeting**

April 12, 2022

Meeting adjourned 7:50 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

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

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 4, 2022

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**ITEM DESCRIPTION: ZONING CASE 22-04: VARIANCE – MINIMUM LOT SIZE**

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**Background**

Jesse Wick is proposing a variance to the minimum lot size requirements in order to subdivide his property into two lots. The property is located at 1418 Janis Road. Mr. Wick wishes to split off the home on the east side of the property creating a vacant lot on the west side in order to construct a new home.

The property is Zoned SR – Suburban Residential District and has a minimum lot area of 1-acre (43,560 sq. ft.). The proposed lots would be approximately 31,250 square feet in size. This area was platted in the mid 1950's with lots approximately 12,500 sq. ft. in size on the south side of Janis Road and 14,500 sq. ft. on the north side. Some homes have been constructed on more than one lot while others are on one lot. Mr. Wick has 5 lots for a total size of 62,500 sq. ft. By splitting the property in half his parcels would still be larger than many of the lots within this area.

A public hearing will be held on Tuesday, May 10, 2022 to consider a possible variance from the minimum lot size requirements. A legal notice was published in the Pine Knot on April 29, 2022 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.

### **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 Mr. Wick owns what at one time was 5 platted lots that had been consolidated into 1 tax parcel. He would be splitting them into 2.5 lots each which is larger than most parcels in the area.

### **Supporting Documents Attachments**

- Resolution No. 22-04
- Location Map
- Lot Drawing
- Aerial Photo

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 22-04**

**A RESOLUTION APPROVING A LOT SIZE VARIANCE IN THE SR – SUBURBAN RESIDENTIAL DISTRICT FOR JESSE WICK**

**WHEREAS**, Jesse Wick is proposing a Variance from the minimum lot size requirements in the SR – Suburban Residential 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 May 10, 2022 at which time Zoning Case / Development Review No. 22-04 was heard and discussed; and

**WHEREAS**, the property of the proposed Variance is located at 1418 Janis Road (PIN 06-600-0160) and is legally described as follows:

Lot 5 – 9, Bottila’s 1957 Subdivision of Outlot A, Carlton County, Minnesota. And,

**WHEREAS**, the Planning Commission reviewed the staff report and approves the minimum 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 22-04 for a minimum lot 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	_____
URIAH WILKINSON	_____		

Passed and adopted this 10<sup>th</sup> day of May 2022.

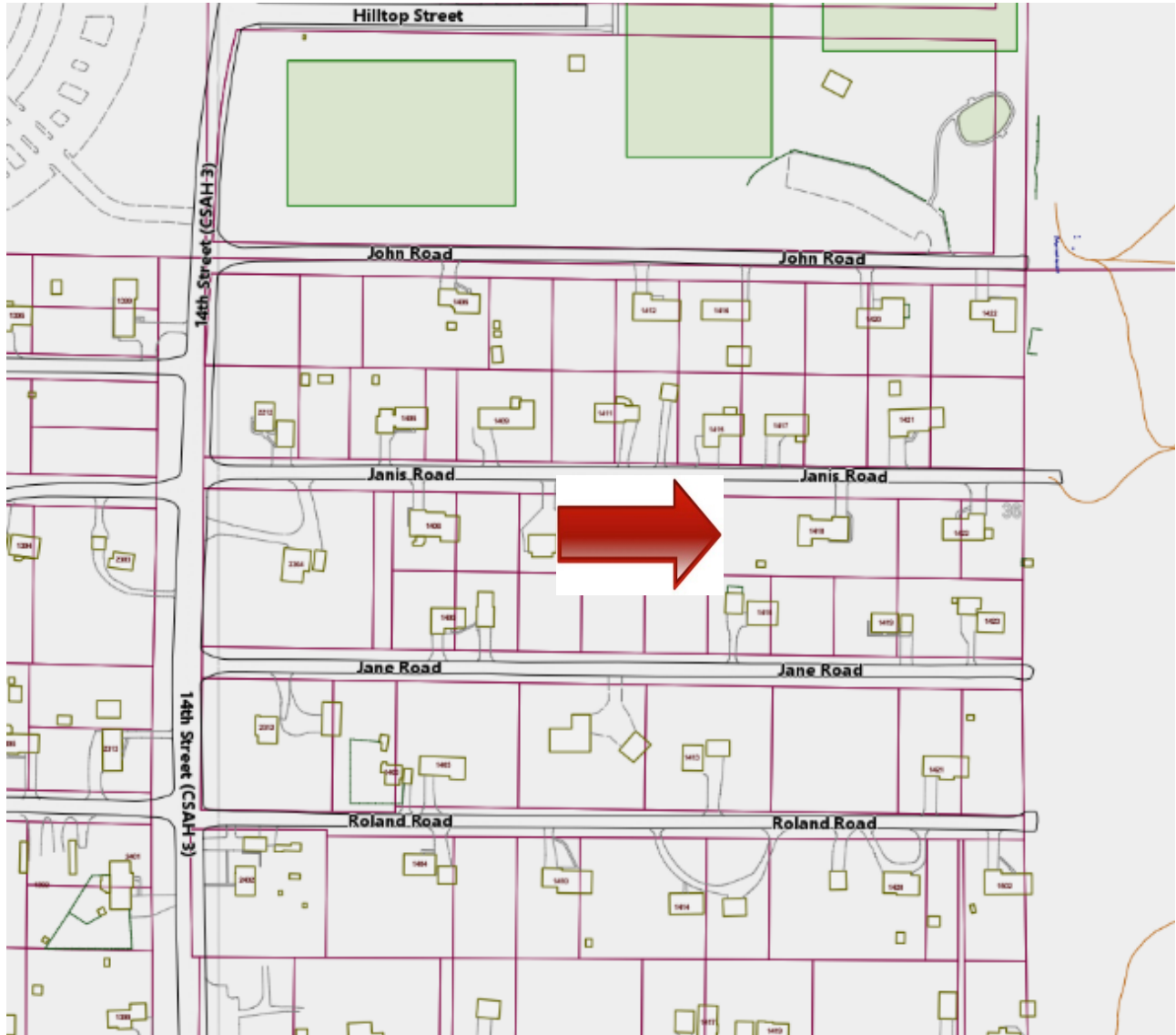
CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# LOCATION MAP

Jesse Wick



**NO SCALE**



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# 1418 Janis



**Carlton County, MN**

Date: 4/27/2022



## Al Cottingham

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**From:** Frank McKean <fjmckean@gmail.com>  
**Sent:** Monday, May 2, 2022 2:34 PM  
**To:** Al Cottingham  
**Subject:** 1418 Janis Road Variance request

To; Community Development Department

I am not necessarily objecting to the Variation request since the requested change in lot size would meet the City's building code requirement. My only concern is if the increased density in housing would strain the existing well water availability.

Over the last approximately 50 years I have had to replace my submersible well water pump twice. Each time when the pump was pulled and replaced, there was a noticeable (rusty watermark) drop in the amount of water in my well casing. The first time (about 40 years ago) the drop in water, (in the well casing) was nearly six (6) feet. The second time (6 years ago) the drop in water in the well casing was just short of three (3) feet.

The drop in the ground water availability could be due to evaporation, higher usage, gravel mining depth excavation or other factors. I just don't know, but I am concerned.

I would appreciate it if someone from the Planning Department would address the issue of ground water availability as well as assurance that adding another home and septic system on Janis road would not have a negative (water) effect on the adjacent households.

Thank you for your time and consideration of this matter.

Frank J McKean  
1411 Janis Road  
Cloquet, MN 55720