



**Regular Meeting of the Planning Commission**

Tuesday, March 8, 2022

7:00 p.m.

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

**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**

Chairman Wilkinson 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