



## Regular Meeting of the Planning Commission

Tuesday, May 10, 2022

7:00 p.m.

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

### 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, Mark Cline and Philip Demers; City: Al Cottingham.

**Absent:** None.

**Others Present:** Jesse and Michelle Wick, Lyle and Judy Takkunen, Kevan and Nancy Johnson, and Judith Newlon.

### AGENDA ITEMS

#### **Additions/Changes to the Agenda**

None.

#### **March 8, 2022, Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Polling made a motion to approve the Planning Commission meeting minutes from March 8, 2022, Commissioner Lyytinen seconded. (Motion was approved 5-0).

#### **Zoning Case 22-04: Jesse Wick, Variance**

Chairman Wilkinson introduced Zoning Case 22-04, Variance for Jesse Wick and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Jesse Wick was 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 minimum lot size required is 1-acre (43,560 sq. ft.) and Mr. Wick is proposing lots of 31,250 Sq. Ft, approximately .75 acres. This is a public hearing, and a legal notice was published in the Pine Knot on April 29<sup>th</sup> and property owners within 350 feet were notified. Mr. Wick was present to answer any questions. He referenced that he had received an email from Frank McKean, 1411 Janis Road with his concerns about the water situation. A copy of his email was sent to the commission with the agenda packet.



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Mr. Wick, 1418 Janis Road stated he has close to 1.5 acres which is more than most others in the area. By splitting the property in two he would still have more property than most homes in the area. His new well will be over 100 feet from any septic system. He is not sure when city utilities would be coming into the area.

Mr. Cottingham stated the city would be extending water down 14<sup>th</sup> Street this summer to Lawrence Road and then going west on Lawrence Road and under the Interstate to connect with a waterline on the west side of the Interstate. This is being done with money from the landfill.

Chairman Wilkinson inquired as to the depth of the well.

Mr. Wick stated it was 90 feet.

Commissioner Cline inquired when the minimum lot size was created and when this area was developed.

Mr. Cottingham stated that the area was platted in the 1950's when this area was in Knife Falls Township. In 2009 the Zoning Ordinance was amended, and the Suburban Residential District was created with a minimum lot size of 1-acre.

The commission discussed the septic systems in the area and the current requirements.

Lyle Takkunen, 1415 Janis Road stated he only had one lot. He bought the home in the 70's and has had to replace the pump on the well once. He is concerned with the possible lack of water. His well is approximately 90 feet deep.

Judy Takkunen, 1415 Janis Road stated the neighbor to the east had to replace both her well and septic system. She believes that the new well is over 100 feet deep.

Kevan Johnson, 1415 Jane Road stated that his septic system had to be replaced and they had to do everything themselves. He tried to find out from the county as to the minimum distance between a well and septic but the person he talked to wasn't sure. He believes it is 100 feet.

Nancy Johnson, 1415 Jane Road stated that she was concerned with the water situation and is concerned with the precedence this might cause if approved.

Judith Newlon, 1409 Janis Road stated she was concerned with the water issue in the area and this may only be just one new home but when will it stop.

The commission discussed the variance criteria and whether or not the request met the criteria.

Commissioner Cline stated he was concerned with the water and septic issues.



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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 lot size variance in the SR – Suburban Residential district for Jesse Wick, Commissioner Lyttinen seconded. (Motion passed 3-2 Cline and Demers)**

**Commissioner's Questions/Comment**

None

**Next Meeting**

June 14, 2022

Meeting adjourned 7:40 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator