



Regular Meeting of the Planning Commission

Tuesday, July 26, 2022

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the June 14, 2022, Planning Commission meeting
5. Zoning Case 22-06; Human Development Center, Variance & Conditional Use Permit
6. Zoning Case 22-07; Tony Nguyen, Variance & Conditional Use Permit
7. Commissioner's Questions/Comments
8. Adjourn

NEXT MEETING:

August 10th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, June 14, 2022

7:00 p.m.

101 14th 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 (arrived 7:02), Mark Cline and Philip Demers; City: Al Cottingham.

Absent: None.

Others Present: Don Proulx, Colin Novak, Steve and Tracy Grove and Mike Koski.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

May 10, 2022, Meeting Minutes

Chairman Wilkinson asked for any corrections or additions.

Motion: Commissioner Cline made a motion to approve the Planning Commission meeting minutes from May 10, 2022, Commissioner Lyytinen seconded. (Motion was approved 4-0).

Zoning Case 22-05: Don Proulx, Street Vacation

Chairman Wilkinson introduced Zoning Case 22-05, Street Vacation for Don Proulx and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Don Proulx was proposing a street vacation of the west half of 7th Street lying north of Taylor Avenue and Taylor Avenue lying west of the centerline of 7th Street. The property is located west of 911, 915 and 919 8th Street. Taylor Avenue between 7th and 8th Streets was vacated in 2002 with no easements being retained. This is a public hearing, and a legal notice was published in the Pine Knot on May 27th and effected property owners were notified. Mr. Proulx was present to answer any questions.

Mr. Proulx, 2448 Hilloway Road, Carlton stated he represents Pru Properties owner of the property and provided his overview. He noted that if the road and utilities were built then the mature trees within the right of way would be destroyed. If the right of way is vacated as request then the future use of the property would access onto Holmes Drive and the trees would be preserved in the ease half of the right of way.



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Mr. Colin Novak, 915 8th Street stated that he was in favor of the request.

Mr. Steve Grove, 911 8th Street stated he maintained the right of way north of his property and he had no problem with the request to vacate the land to the south and west of him.

Commissioner Demers inquired as to the property ownership in the area and how access would be provided.

Mr. Cottingham stated the two vacant lots to the west of 907 8th Street were owned by the property owner at 907 8th Street and the other three vacant lots were owned by Pru Properties. The access to the lots owned by Pru Properties would be off Holmes Drive.

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

Motion: Commissioner Cline made a motion to recommend approval of the vacation of a portion of 7th Street lying north of Taylor Avenue and Taylor Avenue lying west of 7th Street for Don Proulx, Commissioner Lyytinen seconded. (Motion passed 5-0)

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, June 21st at 6:00 pm.

Discussion of Hemp Growing

Chairman Wilkinson turned this over to staff to begin discussions.

Mr. Cottingham stated he had been approached by an individual as to the requirements and locations for growing hemp. He noted the growing of hemp is regulated by the Department of Agricultural and the location can be regulated by the local governments. He looked at this a being a crop and would have no problem with it in the FR – Farm Residential District. The question has come up as to the possibility of rowing it within a structure in the Industrial District. Staff does not see a problem with this but wanted to discuss it with the Commission to see if any concerns were raised.

Mike Koski, TK Diamond Inc. noted that he was trying to utilize some space in his building and was just exploring the possibility at this time. He state he had a good relationship with the city and wanted to discuss this prior to just doing it. He noted he is paying taxes on the property and is looking at different types of income to help with the property.

The Commission discussed the request and felt that this would be no different if they were growing produce of plants to sell from the property. They did not have a problem with this in the Industrial District.



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7:00 p.m.

101 14th Street, Cloquet, MN 55720

Commissioner's Questions/Comment

None

Next Meeting

July 12, 2022

Meeting adjourned 7:21 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator

DRAFT



PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: July 20, 2022

ITEM DESCRIPTION: ZONING CASE 22-06: VARIANCES AND CONDITIONAL USE PERMIT – HUMAN DEVELOPMENT CENTER, PROFESSIONAL OFFICE IN THE R3 – MULTIPLE-FAMILY RESIDENCE DISTRICT

Background

The Human Development Center is proposing a variance and conditional use permit to allow a professional office in the R3 – Multiple-Family Residence District. The property involved is located at 40 11th Street. The Human Development Center would like to expand their existing facility by adding an addition of approximately 2,900 square feet onto the east side of the building. The variances are from the maximum size of a professional office building (16,400 sq. ft. vs. 5,000 sq. ft.), the front yard setback (0 feet vs. 25 feet), maximum building coverage (65% vs. 30%), maximum impervious coverage (90% vs. 70%), and, minimum required off-street parking (4 vs. 65).

This building was the former Northwestern Bell Telephone office and the Human Development Center purchased it in 1991. When they purchased the building, they received a variance for off-street parking in the C-2 General Commercial District. The ordinance at that time allowed for parking to be located within 400 feet of a building in the C-2 District.

A public hearing will be held on Tuesday, July 26, 2022 to consider a variance and conditional use permit for apartments in the City Center District. A legal notice was published in the Pine Knot on July 15, 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:



Community Development Department

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

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.

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Planned Mixed Residential. For the purposes of the Comprehensive Plan, it does not reference office uses as an allowed or conditional use.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily residential to the north, south, east and west.*
3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for this type of office use within the community.*
4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by a commercial building.*
5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. They are proposing a number of variances to the ordinance.*
6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.



Community Development Department

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Financial Impacts

The Variance fee is \$350 and the Conditional Use Permit fee is \$400. The applicant has paid these fees 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 and conditional use permit. Following this testimony, the Planning Commission should review the approval criteria for the variance and either approve or deny the request and the approval criteria for the conditional use permit and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

Staff Recommendation

Staff has reviewed the variance and conditional use permit approval criteria requirements and would recommend approval of the variance and conditional use permit. Staff believes this is a unique situation in when they purchased the property, they would only be seeking a variance to the parking requirements. Since 1991 the city changed the zoning of the property thus creating the hardships.

Supporting Documents Attachments

- Resolution No. 22-06 Var
- Resolution No. 22-06 CUP
- Location Map
- Petitioner Narrative
- Floor Layout
- Aerial Photo

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-06 Var

A RESOLUTION APPROVING THE VARIANCES FOR THE HUMAN DEVELOPMENT CENTER FOR PROFESSIONAL OFFICES IN THE MULTIPLE-FAMILY RESIDENCE DISTRICT

WHEREAS, the Human Development Center is proposing five Variances, the maximum size of a professional office building (16,400 sq. ft. vs. 5,000 sq. ft.), the front yard setback (0 feet vs. 25 feet), maximum building coverage (65% vs. 30%), maximum impervious coverage (90% vs. 70%), and, minimum required off-street parking (4 vs. 65) for professional offices in the Multiple-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on July 15, 2022, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 26, 2022, at which time Zoning Case / Development Review No. 22-06 was heard and discussed; and

WHEREAS, the property of the proposed Variances is located 40 11th Street and is legally described as follows:

Lots 13 and 14, Block 11, Northern Lumber Co's Eastern Division, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves of Zoning Case 22-06 for professional office in the Multiple-Family Residence District

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 26th day of July 2022.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-03 CUP

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE CONDITIONAL USE PERMIT FOR THE HUMAN DEVELOPMENT CENTER
FOR A PROFESSIONAL OFFICE IN THE MULTIPLE-FAMILY RESIDENCE
DISTRICT**

WHEREAS, the Human Development Center is proposing a Conditional Use Permit for a professional office in the Multiple-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on July 15, 2022, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 26, 2022, at which time Zoning Case / Development Review No. 22-06 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located at 40 11th Street and is legally described as follows:

Lots 13 and 14, Block 11, Northern Lumber Co's Eastern Division, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 22-06 to the Cloquet City Council for a professional office in the Multiple-Family Residence District subject to the following conditions:

1. A Building Permit be issued prior to beginning any work.
2. The lots must be consolidated into one tax parcel.

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 26th day of July 2022.

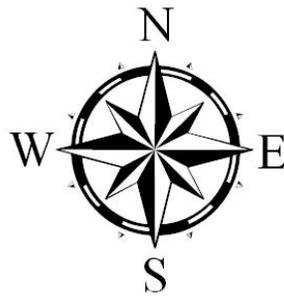
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Human Development Center



NO SCALE

DESCRIPTION OF PROPOSAL:

The Human Development Center (HDC) submits application for the following Variances related to the proposed expansion of services at the facility located at 40 11th St in Cloquet. The existing primary structure predates the Zoning Ordinance adopted May 1, 2016 and has been occupied by HDC for over 30 years. The proposed addition and applicable variances are not anticipated to alter the essential character of the neighborhood.

1) Front Yard Setback.

a.Existing primary structure encroaches front yard setback. Proposed addition to align with existing façade.

2) Lot Coverage by the Building.

a.Existing primary structure exceeds the maximum building coverage (30%). Proposed addition will bring coverage from approximately 47% to 65%.

3) Impervious Surface Coverage.

a.Existing site configuration exceeds the maximum impervious coverage (70%). No change proposed to impervious coverage.

4) Minimum Off-Street Parking.

a.Existing site configuration does not permit the minimum 1 per 300 sq. ft. of floor area off-street parking spaces on site. Approx. 99 city-owned existing spaces located 250 feet across 11th street to the northwest are currently available to HDC. An accessible loading area is available on 11th street and 2 additional off-street accessible spaces are proposed adjacent to the prospective building addition.

5) Maximum Floor Area of Professional Offices in the R-3 District.

a.Existing primary structure exceeds the maximum floor area of 5,000 sq. ft. Proposed addition will add approx. 2,800 sq. ft. to the existing 13,600 sq. ft. building.

HDC is a nonprofit organization and the primary provider of mental health and addiction services in the Cloquet area, currently providing approximately 40,000 community client engagements per year. Over the past few years, we have seen a substantial increase in demand for behavioral health services in the Cloquet region, but we have been unable to meet these needs with our current infrastructure. HDC has increased its staffing in the Cloquet office by 18% in the past 18 months, but we have now reached maximum capacity in our building. HDC is asking for the ability to add on to our existing infrastructure in Cloquet, and greatly appreciate your consideration, as the services we provide are essential to the health and wellbeing of all individuals and family, as well as the community as a whole.

**HUMAN DEVELOPMENT CENTER
40 11TH STREET CLOQUET
PROPOSED ADDITION AND RENOVATION**

SITE INFORMATION
ZONE DISTRICT: R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT

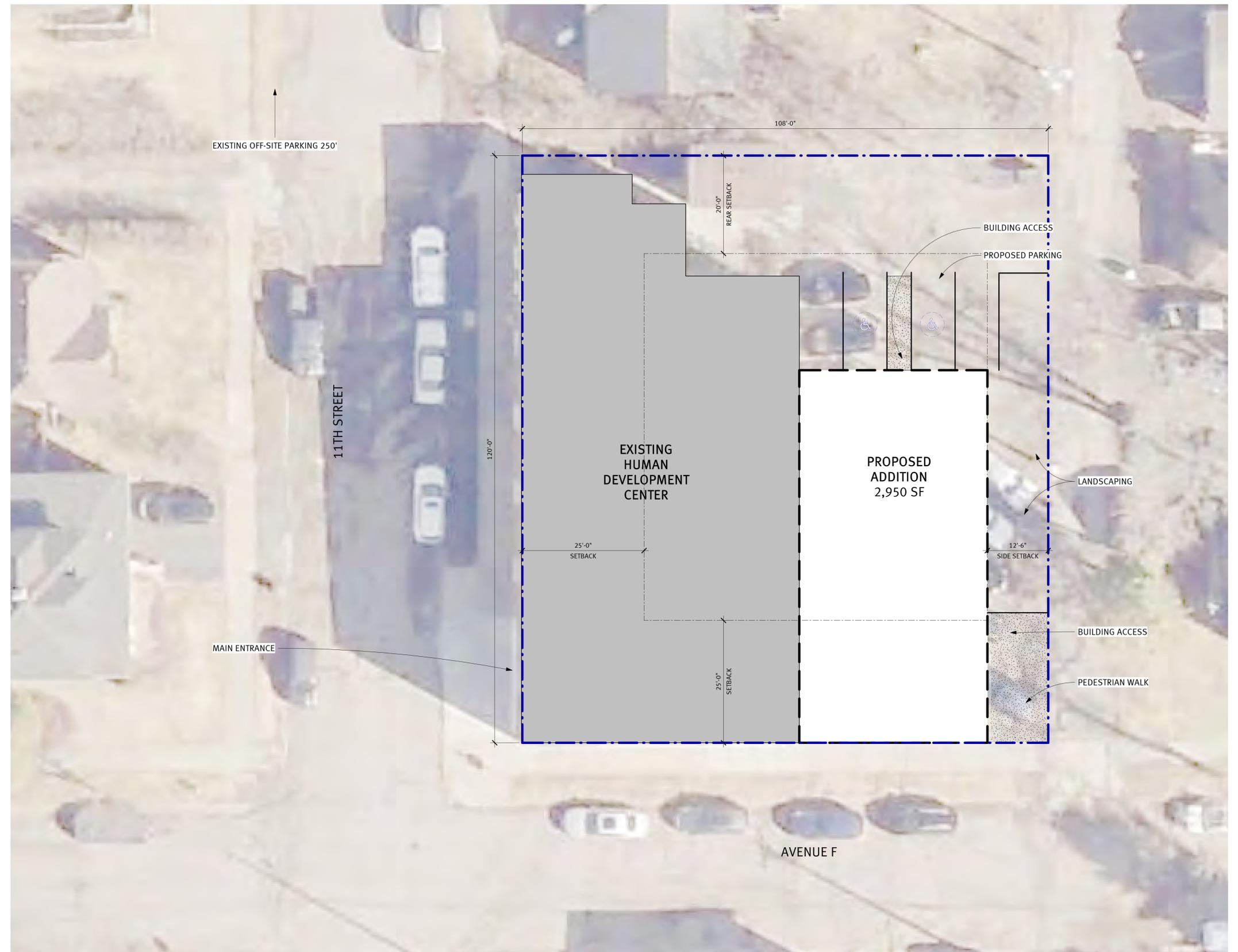
SETBACKS
FRONT SETBACK: 25'
CORNER SETBACK: 25'
ALLEY SIDE SETBACK: 12'-6" (12% FRONTAGE)
REAR SETBACK: 20'

HEIGHT
MAX HEIGHT: 60'
ACTUAL HEIGHT: 28' (NO CHANGE PROPOSED)

LOT COVERAGE
ALLOWABLE: 30% 3,888 SF / 12,960 SF
EXISTING: 47% 6,080 SF
PROPOSED: 65% 9,030 SF

IMPERVIOUS
MAXIMUM: 70%
EXISTING: 90% (NO CHANGE PROPOSED)

PARKING
REQUIREMENT: 1 PER 300 SF
(COMMERCIAL)
PROVIDED: 38 SPACES (11,300 SF PROPOSED)
5 ON SITE PROPOSED
99 (APPROX) EXISTING SPACES ON CITY LOT BETWEEN
10TH ST AND 11TH ST - APPROX 250' FROM ENTRANCE.





PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: July 20, 2022

ITEM DESCRIPTION: ZONING CASE 22-07: VARIANCE AND CONDITIONAL USE PERMIT – TONY NGUYEN, MULTIPLE FAMILY IN THE RC – REGIONAL COMMERCIAL DISTRICT

Background

Tony Nguyen is proposing a variance and conditional use permit to allow four (4) additional apartments in the RC – Regional Commercial District. The property involved is located at 807 and 809 Sunnyside Drive. Tony Nguyen would like to convert the old freestanding carwash building into four (4) apartments.. The variance is for more than one principal structure on a parcel. The conditional use permit is for multi-family in the RC – Regional Commercial District. There are currently 3 units in the house structure and 6 units in the old hotel. Based on the size of the property there could be 15 units on the property; the request, if approved, would have a total of 13 units.

A public hearing will be held on Tuesday, July 26, 2022 to consider a variance and conditional use permit for apartments in the Regional Commercial District. A legal notice was published in the Pine Knot on July 15, 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.



Community Development Department

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Phone: 218-879-2507 • Fax: 218-879-6555

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: *(Staff comments in italic)*

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Highway Commercial.*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily residential to the north and west (manufactured home park) with residential and commercial east and south.*
3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for rental housing within the community.*
4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently occupied by an older hotel that was converted into rental units and a multiple-family building. There is also the old carwash located behind the old hotel. They are not proposing any changes in the access to the site or the site layout.*
5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There is adequate off-street parking to the north and south of the building and there will be no expansions to the building.*
6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Financial Impacts

The Variance fee is \$350 and the Conditional Use Permit fee is \$400. The applicant has paid these fees 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 and conditional use permit. Following this testimony, the Planning Commission should review the approval criteria for the variance and the approval criteria for the conditional use permit and either recommend approval, approval with conditions or denial of the variance and conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

Staff Recommendation

Staff has reviewed the variance and conditional use permit approval criteria requirements and would recommend approval of the variance and conditional use permit. There are already more than one principal structure on the property and he is looking at taking one of the existing structures and remodel it into apartments. The proposed additional units would not exceed the allowed density for the site and there are already 9 multiple family units on the property.

Supporting Documents Attachments

- Resolution No. 22-07 Var
- Resolution No. 22-07 CUP
- Location Map
- Aerial Photo

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-03 Var

A RESOLUTION APPROVING THE VARIANCE FOR TONY NGUYEN FOR MORE THAN ONE PRINCIPAL STRUCTURE ON A PARCEL IN THE REGIONAL COMMERCIAL DISTRICT

WHEREAS, Tony Nguyen is proposing a Variance to allow more than one principal structure on a parcel in the Regional Commercial District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on July 15, 2022, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 26, 2022, at which time Zoning Case / Development Review No. 22-07 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located 87 and 809 Sunnyside Drive and is legally described as follows:

Part of the East ½ of the Southwest ¼ of the Southwest ¼, Section 11, Township 49, Range 17, Carlton County, Minnesota described as follows: Commencing at the southwest corner of Section 11, thence North 90 degrees East on the south line 577 feet, thence North 0 degrees 29 minutes 30 seconds East 241 feet, thence North 90 degrees East 205.39 feet, thence North 1 degree 13 minutes West 102.21 feet to the point of beginning, thence continue on straight line 162.97 feet, thence entering curve to the right of 25.24 foot radius 21.93 feet through total deflection of 49 degrees 46 minutes 30 seconds to bearing of North 48 degrees 33 minutes 30 seconds East, thence continue straight tangent line 128.77 feet, thence South 89 degrees 6 minutes 30 seconds East 90.89 feet to west right-of-way of Highway 33, thence deflect to right angle of 114 degrees 1 minute 5 seconds to tangent point on curve, thence running on curve of 1984.86 feet to left 312.45 feet through total deflection 9 degrees 1 minute 10 seconds to point on curve which bears South 72 degrees 32 minutes East from point of beginning, thence bearing North 72 degrees 32 minutes West 87.72 feet to point of beginning. Subject to easement. Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the Variance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves of Zoning Case 22-07 for more than one principal structure on a parcel in the Regional Commercial District.

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 26th day of July 2022.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-03 CUP

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE CONDITIONAL USE PERMIT FOR TONY NGUYEN FOR FOUR ADDITIONAL APARTMENTS IN THE REGIONAL COMMERCIAL DISTRICT

WHEREAS, Tony Nguyen is proposing a Conditional Use Permit for four additional apartments in the Regional Commercial District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on July 15, 2022, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 26, 2022, at which time Zoning Case / Development Review No. 22-07 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located 87 and 809 Sunnyside Drive and is legally described as follows:

Part of the East ½ of the Southwest ¼ of the Southwest ¼, Section 11, Township 49, Range 17, Carlton County, Minnesota described as follows: Commencing at the southwest corner of Section 11, thence North 90 degrees East on the south line 577 feet, thence North 0 degrees 29 minutes 30 seconds East 241 feet, thence North 90 degrees East 205.39 feet, thence North 1 degree 13 minutes West 102.21 feet to the point of beginning, thence continue on straight line 162.97 feet, thence entering curve to the right of 25.24 foot radius 21.93 feet through total deflection of 49 degrees 46 minutes 30 seconds to bearing of North 48 degrees 33 minutes 30 seconds East, thence continue straight tangent line 128.77 feet, thence South 89 degrees 6 minutes 30 seconds East 90.89 feet to west right-of-way of Highway 33, thence deflect to right angle of 114 degrees 1 minute 5 seconds to tangent point on curve, thence running on curve of 1984.86 feet to left 312.45 feet through total deflection 9 degrees 1 minute 10 seconds to point on curve which bears South 72 degrees 32 minutes East from point of beginning, thence bearing North 72 degrees 32 minutes West 87.72 feet to point of beginning. Subject to easement. Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 22-07 to the Cloquet City Council for four additional apartments in the Regional Commercial District subject to the following condition:

1. A Building Permit be issued prior to beginning any work.

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 26th day of July 2022.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Tony Nguyen



NO SCALE



2021 Imagery, Carlton County GIS, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

This data is provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose. Not for survey purposes.

Tony Nguyen



Carlton County, MN

Date: 7/13/2022