



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 stated 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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Commissioner's Questions/Comment

None

Next Meeting

July 12, 2022

Meeting adjourned 7:21 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator