



**Regular Meeting of the Planning Commission**

Tuesday, July 26, 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:** Eric Lagergren (DSGW), Ben Hatfield (HDC) and Tony Nguyen.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**June 14, 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 June 14, 2022, Commissioner Lyytinen seconded. (Motion was approved 5-0).**

**Zoning Case 22-06: Human Development Center, Variances and Conditional Use Permit**

Chairman Wilkinson introduced Zoning Case 22-06, Variances and Conditional Use Permit for the Human Development Center and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the Human Development Center was proposing variances and a conditional use permit. The variances were for the front yard setback, the maximum building coverage, the maximum impervious coverage, and the minimum required off-street parking. The conditional use permit is for offices in the R3 – Multiple-Family Residence District. This is a public hearing, and a legal notice was published in the Pine Knot on July 15<sup>th</sup> and property owners within 350 feet were notified. He referenced the email received from Steve and Linda Clark and their concerns with parking on the street and difficulties getting in and out of their property at times. Representatives from DSGW and the Human Development Center were present to answer any questions.

Mr. Ben Hatfield, HDC stated they are a mental health clinic with 41 employees and approximately 41,000 visits per year. They have look for other locations to meet their needs and



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have not been able to find a space to move to. Staff would park in the city lot to the north versus now they just park on the street.

Commissioner Polling inquired where the clients were from.

Mr. Hatfield stated approximately 80 percent were from the Cloquet area.

Commissioner Polling inquired as to how the clients arrived at the site.

Mr. Hatfield stated approximately 50 percent did not drive and either walked, took the bus or had someone drop them off.

Commissioner Demers inquired where people would park.

Mr. Hatfield stated that staff would park in the city lot and they would ask clients to also park there if they drove themselves or on the street.

The Commission reviewed the variance criteria to be sure the criteria was met.

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

**Motion:** Commissioner Lyytinen made a motion to approve the variances for the Human Development Center for Professional Offices in the Multiple-Family Residence District, Commissioner Cline seconded. (Motion passed 4-1, Demers)

**Motion:** Commissioner Lyytinen made a motion to recommending the City Council approve the Conditional Use Permit for the Human Development Center for a Professional Office in the Multiple-Family Residence District, Commissioner Polling seconded. (Motion passed 4-1, Demers)

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, August 2<sup>nd</sup> at 6:00 pm.

**Zoning Case 22-07: Tony Nguyen, Variance and Conditional Use Permit**

Chairman Wilkinson introduced Zoning Case 22-07, Variance and Conditional Use Permit for Tony Nguyen and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Tony Nguyen is proposing a variance and conditional use permit. The variance is to allow more than one principal structure on the property and the conditional use permit is for multiple-family in the RC – Regional Commercial District. This is a public hearing, and a legal notice was published in the Pine Knot on July 15<sup>th</sup> and property owners within 350 feet were notified. Mr. Nguyen was present to answer any questions.



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The Commission discussed the density and the remodeling of the former carwash. They also reviewed the variance criteria to be sure it was met.

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

**Motion: Commissioner Cline made a motion to approve the variance for Tony Nguyen for more than one principal structure on a parcel in the Regional Commercial District, Commissioner Demers seconded. (Motion passed 5-0)**

**Motion: Commissioner Lyytinen made a motion to recommending the City Council approve the Conditional Use Permit for Tony Nguyen for four additional apartments in the Regional Commercial District, Commissioner Cline seconded. (Motion passed 5-0)**

**Commissioner's Questions/Comment**

None

**Next Meeting**

August 10, 2022

Meeting adjourned 7:35 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator