



Regular Meeting of the Planning Commission

Tuesday, September 13, 2022

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

**Oath of Office
Michelle Wick**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the August 10, 2022, Planning Commission meeting
5. Zoning Case 22-10; BBSC Holdings LLC, Lucky 7, Variance _____
6. Zoning Case 22-11; MN DNR, Conditional Use Permit _____
7. Commissioner's Questions/Comments _____
8. Adjourn

NEXT MEETING:

October 11th @ 7 pm



Regular Meeting of the Planning Commission

Wednesday, August 10, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Chairman Wilkinson called the meeting to order at 7:02 p.m.

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Uriah Wilkinson and Philip Demers; City: Al Cottingham and John Anderson.

Absent: Elizabeth Polling and Mark Cline.

Others Present: Jim Kuklis, Warren White, Eric Johnson, Tim Kleinman, Don Proulx, Jolene and Patrick Began, Jeff Schultz, Richard Lawson and Colin Novak.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

July 26, 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 July 26, 2022, Commissioner Demers seconded. (Motion was approved 3-0).

Zoning Case 19-17: James Kuklis, Variances and Preliminary Plat

Chairman Wilkinson introduced Zoning Case 19-17, Variances and Preliminary Plat for James Kuklis for Trails Edge Second Addition and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated James Kuklis was proposing a variance and preliminary plat. The variance was to the Subdivision Code requirement of installing sidewalks. The preliminary plat is for the creation of 13 lots for 26 units with the associated utility and roadway extensions. This is a public hearing, and a legal notice was published in the Pine Knot on July 29th and property owners within 350 feet were notified. He referenced he had talked to one property to the south of the project who had concerns with the drainage from the site. Mr. Kuklis and his engineer Warren White were present to answer any questions.

Mr. Kuklis referenced they developed the current project in 2004 as rental senior townhomes, two of the units were sold in 2008. The second addition would be the same as the one that is currently being finished.



Regular Meeting of the Planning Commission

Wednesday, August 10, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Eric Johnson, 1605 Maplewood Avenue stated that he and his neighbor had concerns with flooding from the development and the increased impervious surface.

Assistant City Engineer Anderson stated the city had reviewed this in detail with the developer and with the installation of swales and berming along the south property line there should be little to no water leaving the property to the south.

Chairman Wilkinson inquired as to where the water would be going.

Mr. Anderson stated that most of the runoff would be working it's way through pipes to the northeast portion of the site and then into a retention pond before discharging into the cities storm water system in 18th Street.

The Commission reviewed the variance criteria to be sure the criteria was met. They felt the city had already set a precedent with some of the street reconstruction projects by not installing sidewalks.

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

Motion: Commissioner Lyytinen made a motion recommending the City Council approve the variance to the subdivision code requirement for sidewalks for James Kuklis, Commissioner Demers seconded. (Motion passed 3-0)

Motion: Commissioner Lyytinen made a motion recommending the City Council approve the Preliminary Plat in the R2 – One- and Two-Family Residence District for James Kuklis, Commissioner Demers seconded. (Motion passed 3-0)

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, August 16th at 6:00 pm.

Zoning Case 22-08: Minor's Incorporated, Variance and Site Plan

Chairman Wilkinson introduced Zoning Case 22-08, Variance and Site Plan for Miner's Incorporated for Caribou Coffee and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Minor's Incorporated is proposing a variance and site plan. The variance is from the maximum impervious surface and the site plan is for the construction of Caribou Coffee the RC – Regional Commercial District. This is a public hearing, and a legal notice was published in the Pine Knot on July 29th and property owners within 350 feet were notified. Mr. Tim Kleinman was present to answer any questions.



Regular Meeting of the Planning Commission

Wednesday, August 10, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

The Commission discussed the site plan and the variance noting that the impervious surface coverage was being reduced from what it currently is. 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 Lyytinen made a motion to approve the variance for Miner’s Incorporated to the maximum impervious coverage in the Regional Commercial District, Commissioner Demers seconded. (Motion passed 3-0)

Motion: Commissioner Lyytinen made a motion recommending the City Council approve the Site Plan for Miner’s Incorporated for Caribou Coffee in the Regional Commercial District, Commissioner Demers seconded. (Motion passed 3-0)

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, August 16th at 6:00 pm.

Zoning Case 22-09: Pru Properties LLC, Land Use Guide Plan Amendment and Rezoning

Chairman Wilkinson introduced Zoning Case 22-09, Land Use Guide Plan Amendment and Rezoning for Pru Properties LLC and opened the public hearing. He asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Pru Properties LLC is proposing a Comprehensive Plan Amendment, Land Use Plan, and rezoning for property northwest of Holmes Drive and 8th Street. The property is guided Low Density Residential and zoned R1 – Single-Family Residence and is proposed to be guided Highway Commercial and zoned RC – Regional Commercial. There are no specific plans for the development of the property currently. This is a public hearing, and a legal notice was published in the Pine Knot on July 29th and property owners within 350 feet were notified. Mr. Don Proulx was present to answer any questions.

Mr. Proulx provided an overview of the property noting he recently had a portion of the right-of-way vacated to try to save some of the trees by not constructing a road with city utilities which would have them all removed. He had met with some of the neighbors to explain what would possibly happen with the site and access being provided to Holmes Drive. He does have a potential buyer for the site, and they would use it for parking for the car dealership. This is really a low impact commercial use.

Jolene Began, 914 8th Street, stated she lives on 8th Street across from where the road for this development would come out and wondered about additional traffic. She also wondered about the pine trees that are currently there and if they were looking at a parking lot and the impact on property values.



Regular Meeting of the Planning Commission

Wednesday, August 10, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Mr. Proulx stated the access to the site would be to Holmes Drive and not to 8th Street. He stated some of the pine trees would be removed but some were not on his property so they would stay. If the car dealership purchased the property they would be constructing a parking lot and not a building. He did not believe that the property values would decrease with the use of the property.

Patrick Began, 914 8th Street, stated he was concerned with the additional traffic on the frontage road. He was concerned with what other uses would go there if the parking lot wasn't constructed. He was also concerned with the wildlife, lighting and water runoff.

Chairman Wilkinson stated the site plan things would be reviewed at the time when something specific was proposed to be sure they met the minimum requirements of the code.

Jeff Schultz, 706 Sahlman Avenue, stated he would see this site from his property and is concerned with property value and the quality of life changing. He noted that the commercial zoning allows for a lot more uses.

Richard Lawson, 916 8th Street, stated he was concerned with light pollution from the site and that they currently have it from the car dealership.

Chairman Wilkinson again stated that these things would be reviewed at a later time.

Colin Novak, 915 8th Street, stated that he would like to see it left as is but understands development is going to occur.

Don Proulx stated that he could have removed everything and built a road and houses but felt that this would have a lesser impact on the area.

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

Motion: Commissioner Demers made a motion recommending the City Council approve the Comprehensive Plan Amendment (Land Use Plan) from Low Density Residential to Highway Commercial, Commissioner Lyytinen seconded. (Motion passed 3-0)

Motion: Commissioner Demers made a motion recommending the City Council approve the Rezoning from R1 – Single-Family Residence to RC – Regional Commercial, Commissioner Lyytinen seconded. (Motion passed 3-0)



Regular Meeting of the Planning Commission

Wednesday, August 10, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, August 16th at 6:00 pm.

Commissioner's Questions/Comment

None

Next Meeting

September 13, 2022

Meeting adjourned 8:02 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

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

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: September 7, 2022

ITEM DESCRIPTION: ZONING CASE 22-10: VARIANCE FOR BBSC HOLDINGS LLC, LUCKY 7, 201 DODDRIDGE AVENUE

Background

BBSC Holdings LLC, Lucky 7 has submitted a Variance application. The site is located at 201 Doddridge Avenue.

The variance is from the maximum size and number of signs on a gasoline pump island canopy. The applicant proposes to place three signs on the canopy where the Ordinance allows only two and the size of the signs are to be 4 feet in height where the Ordinance allows three feet with lettering not to exceed two feet. The sign shall not exceed 20 square feet in size so the proposed square footage is within the Ordinance maximum allowed. See attached canopy plan. The property is Zoned RC – Regional Commercial District.

A public hearing will be held on Tuesday, September 13, 2022 to consider a variance to the maximum size and number of signs on a gasoline pump island canopy. A legal notice was published in the Pine Knot on September 2, 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 variance 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.

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Commission should review the Variance and consider any comments pertaining to it. Staff is concerned with the precedence this would establish with other gas stations in town. There are currently 10 gas stations in town all of which currently meet the Ordinance requirements or were grandfathered in. Following this review the Planning Commission can approve the request, deny the request or table the request for some additional information.

Staff Recommendation

While staff understands the desire of the applicant to maintain their same appearance at all of their locations this is not a reason to grant a variance. Staff would recommend denial of a Variance.

Supporting Documents Attachments

- Resolution No. 22-10
- Location Map
- Canopy Plan
- Petitioners Narrative

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-10

A RESOLUTION DENYING A VARIANCE TO THE MAXIMUM SIZE AND NUMBER OF SIGNS ON A GASOLINE PUMP ISLAND CANOPY IN THE RC – REGIONAL COMMERCIAL DISTRICT FOR BBSC HOLDINGS LLC

WHEREAS, BBSC Holdings LLC is proposing a Variance to the maximum size and number of signs on a pump island canopy in the RC – Regional Commercial District; and

WHEREAS, the property of the proposed Variance is located at 201 Doddridge Avenue and is legally described as follows:

PT OF NE1/4 OF NE1/4 OF SW1/4 DESC AS COM AT CNTR OF SEC 23 TH N 89 DEG 57 MIN 46 SEC W 515 FT TO W R/W LN OF SECOND ST TH S 5 DEG 24 MIN 46 SEC E 180 FT TO PT OF BEG TH S 89 DEG 57 MIN 46 SEC E 82.91 FT TH S 0 DEG 56 MIN 0 SEC W 29.28 FT TH S 89 DEG 04 MIN 00 SEC E 60.22 FT TH S 0 DEG 39 MIN W 198.0 FT M/L TO NRLY R/W OF DODDRIDGE AVE TH WRLY ALG CURVE 121 FT M/L TO INTERS WITH LN DRAWN S 5 DEG 24 MIN 46 SEC E FROM PT OF BEG TH N 5 DEG 24 MIN 46 SEC W 216 FT M/L TO PT OF BEG AND COM CNTR SEC 23 TH W ALG E/W QTR SEC LN 515 FT TO W R/W LN SECOND ST TH S 5 DEG 24 MIN 46 SEC E 154.89 FT TO PT OF BEG TH CONT SRLY 25.11 FT TH S 89 DEG 57 MIN 46 SEC E 100.45 FT TH N 5 DEG 24 MIN 46 SEC W 25.11 FT TH N 89 DEG 57 MIN 46 SEC W 100.45 FT TO PT OF BEG AND COM CNTR SEC 23 TH W 515 FT TO W R/W LN OF SECOND ST TH S 5 DEG 24 MIN 46 SEC E 154.89 FT TO PT OF BEG TH CONT SRLY 97.11 FT TH S 84 DEG 35 MIN 14 SEC W 23 FT M/L TO ERLY R/W OF HWY 33 TH NWRLY ALG R/W 109 FT M/L TH S 89 DEG 57 MIN 46 SEC E 57 FT TO PT OF BEG AND COM CNTR SEC 23 TH W 515 FT TH S 5 DEG 24 MIN 46 SEC E 252 FT TO PT OF BEG TH CONT SRLY 106 FT M/L TO INTERS WITH E R/W LN OF HWY 33 TH NWRLY ALG R/W LN 111 FT M/L TO INTERS WITH LN BEARING S 84 DEG 35 MIN 14 SEC W TH N 84 DEG 35 MIN 14 SEC E 32 FT TO PT OF BEG AND COM AT IRON MONUMENT AT E QTR COR OF SEC 23 TH W 3169.65 FT TO W BDRY LN OF SECOND ST BEING PT OF BEG TH AT RT ANG S 65 FT TH AT RT ANG W 75 FT TH AT RT ANG N 65 FT TO QTR LN TH E ON QTR LN TO PT OF BEG EX COM

E QTR COR OF SEC 23 TH E 3169.65 FT TO W R/W LN SECOND ST BEING PT OF BEG TH S 00 DEG 02 MIN 14 SEC W 115 FT TH W 20 FT TH N 115 FT TH E 20 FT TO PT OF BEG AND SRLY 50 FT OF NRLY 115 FT OF NE1/4 OF SW1/4 LY BETWEEN ERLY BDRY LN OF HWY 33 AND WRLY BDRLY LN OF SECOND ST EXTENDED S EX COM AT E QTR QTR TH W 3169.65 FT BEING PT OF BEG TH S 115 FT TH W 20 FT TH N 115 FT TH E 20 FT TO PT OF BEG AND COM AT CNTR QTR COR OF SEC 23 TH N 89 DEG 57 MIN 46 SEC W 515 FT TO INTER WITH W BDRY OF SECOND ST TH S 5 DEG 24 MIN 46 SEC E 154.89 FT BEING PT OF BEG E 100 FT TH N 05 DEG 24 MIN 46 SEC W 25 FT TH W 100 FT TH S 05 DEG 24 MIN 46 SEC E 25 FT TO PT OF BEG EXCEPT E 15 FT THEREOF AND COM AT CNTR QTR COR OF SEC 23 TH W 515 FT TO W R/W LN OF SECOND ST TH S 5 DEG 24 MIN 46 SEC E 154.89 FT BEING PT OF BEG TH W 56.81 FT TO ERLY R/W OF HWY 33 TH N 19 DEG 44 MIN 54 SEC W 41.65 FT TH E 36.20 FT TH S 14.30 FT TH E 32.34 FT TH S 5 DEG 24 MIN 46 SEC E 25 FT TO PT OF BEG AND COM AT CNTR OF SEC 23 TH W 515 FT TO W R/W OF SECOND ST TH S 5 DEG 24 MIN 46 SEC E 180 FT TH S 89 DEG 57 MIN 46 SEC E 82.91 FT TO PT OF BEG TH S 29.28 FT TH E 60.22 FT TH S 47.07 FT TH E 15 FT TH N 77.53 FT TH W 75 FT TO PT OF BEG , Carlton County, Minnesota.

And,

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

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission denies Zoning Case 22-10 for a Variance for BBSC Holdings LLC from the maximum size and number of signs on a gasoline pump island canopy.

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	_____	MICHELLE WICK	_____

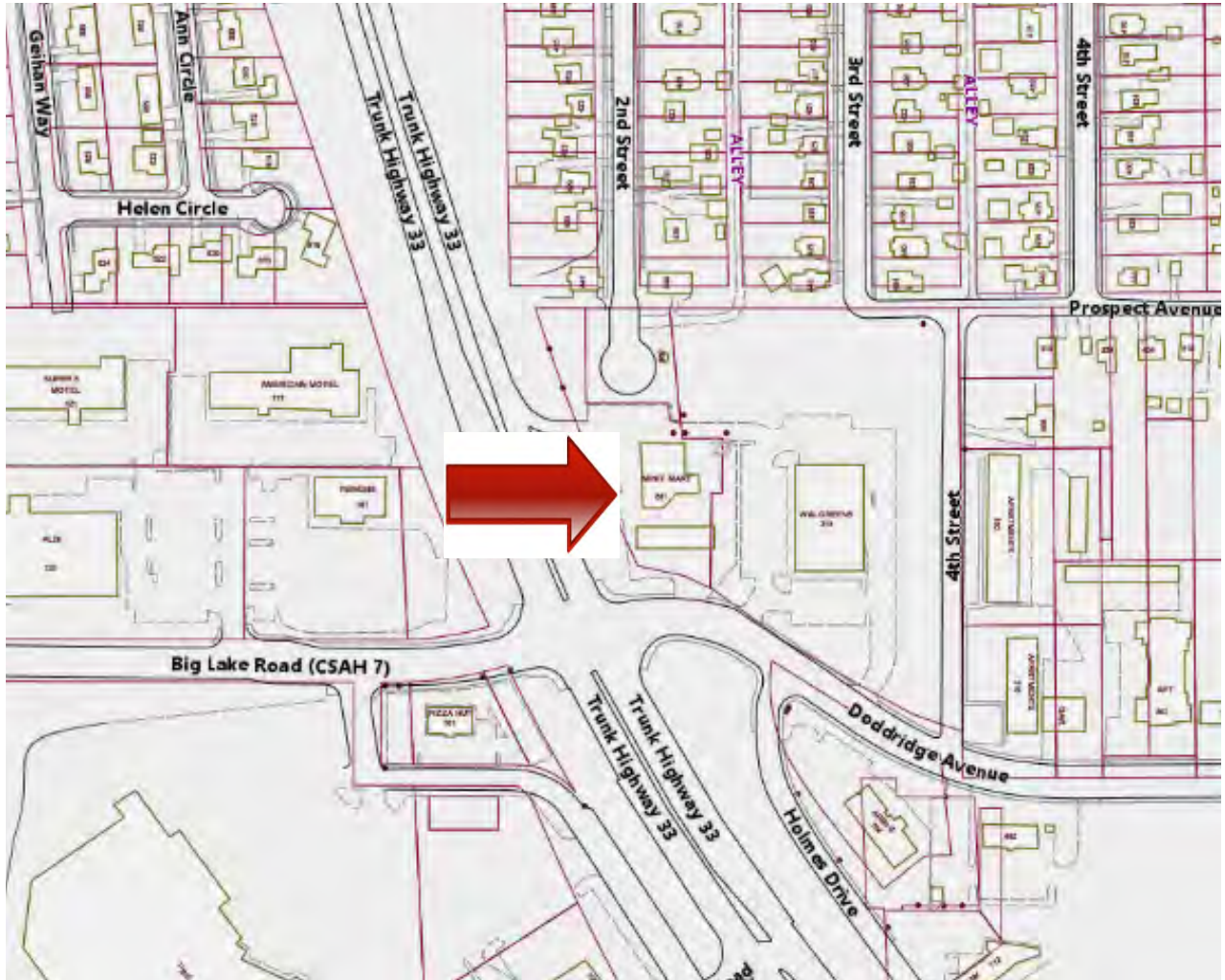
Passed and adopted this 13th day of September 2022.

CITY OF CLOQUET

URIAH WILKINSON
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP
BBSC Holdings LLC



NO SCALE



COMMUNITY DEVELOPMENT DEPARTMENT

101 14th Street • Cloquet MN 55720

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

www.cloquetmn.gov

Zoning Application

PROPERTY OWNER: BBSC Holdings LLC
ADDRESS: 5441 Diamond Lane
CITY, STATE ZIP CODE: Virginia mn 55792
PHONE NUMBER & EMAIL: 218-741-9634

APPLICANT NAME: Robert Skalko
ADDRESS: 5441 Diamond Lane
CITY, STATE ZIP CODE: Virginia mn 55792
PHONE NUMBER & EMAIL: 218-741-9634

SITE LOCATION/ADDRESS: 201 Doddridge Ave Cloquet

PIN: 06-

LEGAL DESCRIPTION: PT OF NE 1/4 OF SW 1/4 Described as...
or attach documentation Parcel 06-230-1663

APPLICATION TYPE:

CONDITIONAL USE	<u> </u>	VARIANCE	<u> X </u>
COMP PLAN AMEND	<u> </u>	REZONE	<u> </u>
PRELIMINARY PLAT	<u> </u>	FINAL PLAT	<u> </u>
PLANNED UNIT DEV	<u> </u>	SITE PLAN	<u> </u>
ZONING AMEND	<u> </u>	WETLAND CERT/MIT	<u> </u>
ADMIN ADJUSTMENT	<u> </u>	VACATION	<u> </u>

DESCRIPTION OF PROPOSAL:

Allow for 3 - 4x4 or 3x3 (alternate) internally
illuminated signs of the Lucky Seven Logo to be
installed on our newly reimagined gas station canopy on 3 sides.

OWNER SIGNATURE: Robert Skalko DATE: 8-3-22

APPLICANT SIGNATURE: Robert Skalko DATE: 8-3-22

OFFICE USE:

FILING FEE: _____
DATE: _____
CASE NUMBER: _____

\$350



Lucky Seven (Cloquet)
(Canopy)

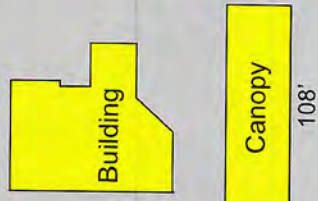
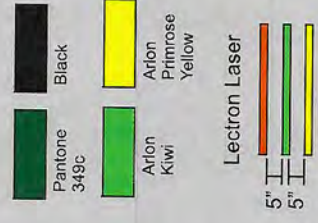
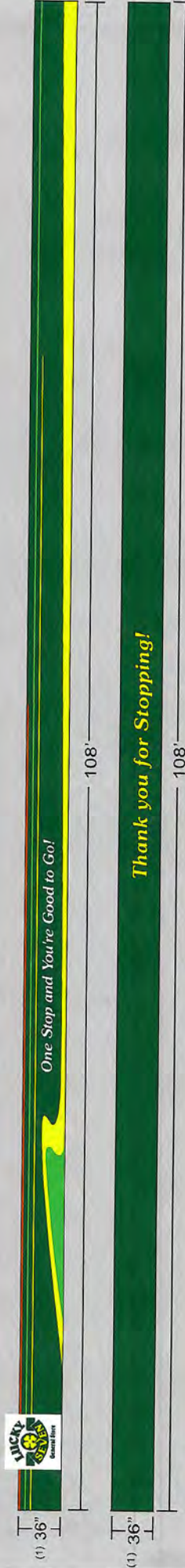
P.O.

© 2021 Summit Signs.
All Rights Reserved.

Office: 218-740-2754 Fax: 218-728-2163

SALES REPRESENTATIVE

DRAWN BY: Brian Date: 6/5/22



*Preferable 4x4.
Alternate 3x306"
on 3 sides.
See rendering.*



5'X5' BACKLIT SIGN
WITH EMBOSSED FACE
CASE PAINTED PMS 349 GREEN



*Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.

PRODUCTION QUESTIONS PLEASE CONTACT YOUR SALES REPRESENTATIVE

REVIEW CAREFULLY, THIS REFLECTS FINISHED PRODUCT!

Please Approve, sign and return by: _____
 If approval or missing information is not received by due date, the production schedule for your order may change which

Color Spelling Sign Off
 Approve Change YOU MUST SIGN AND DATE BEFORE



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: September 7, 2022

**ITEM DESCRIPTION: ZONING CASE 22-11: CONDITIONAL USE PERMIT –
FENCE HEIGHT IN THEO/M –
OFFICE/MANUFACTURING DISTRICT**

Background

The Minnesota Department of Natural Resources (MNDNR) is proposing a conditional use permit to allow the construction of a 6 foot fence with a security arm for barb wire to a height of approximately 7.5 feet. The property involved is located west of 305 Business Park Drive East.

Chapter 17.5.05 Subd. 2 allows fences in the Commercial/Industrial Districts to be constructed to a height of 8 feet with a security arm for barb wire being above 6 feet as a conditional use.

A public hearing will be held on Tuesday, September 13, 2022 to consider the conditional use permit. A legal notice was published in the Pine Knot on September 2, 2022 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

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 Light Industry.*
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 land to the south is large lot residential. The land to the north, east and west is vacant and zoned O/M Office Manufacturing.*



Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

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. *This fenced area will be used to store equipment of the DNR.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The access to the site will be from both Business Park East and West. Screening of the storage area will be provided on the south and west sides.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed fence with barb wire meets all of the requirements of the Zoning 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.

Financial Impacts

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

Staff Recommendation

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to at least the conditions in the draft Resolution.

Supporting Documents Attachments

- Resolution No. 22-11
- Location Map
- Site Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-11

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE CONDITIONAL USE PERMIT TO ALLOW A 6-FOOT FENCE WITH BARB WIRE ABOVE THAT IN THE OFFICE/MANUFACTURING DISTRICT

WHEREAS, The Minnesota Department of Natural Resources (MNDNR) is proposing a Conditional Use Permit to allow a 6-foot fence with barb wire above that in the O/M – Office/Manufacturing District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot 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 September 13, 2022 at which time Zoning Case / Development Review No. 22-11 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located west of 305 Business Park Drive East and is legally described as follows:

Lots 8 and 9, Block 2, Cloquet Business Park, Carlton County, Minnesota.

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 22-11 to the Cloquet City Council to allow a 6-foot fence with barb wire above that in the O/M – Office/Manufacturing District subject to the following condition:

1. The four lots should be combined into one tax parcel.
2. A fence permit shall be issued

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	_____	MICHELLE WICK	_____

Passed and adopted this 13th day of September 2022.

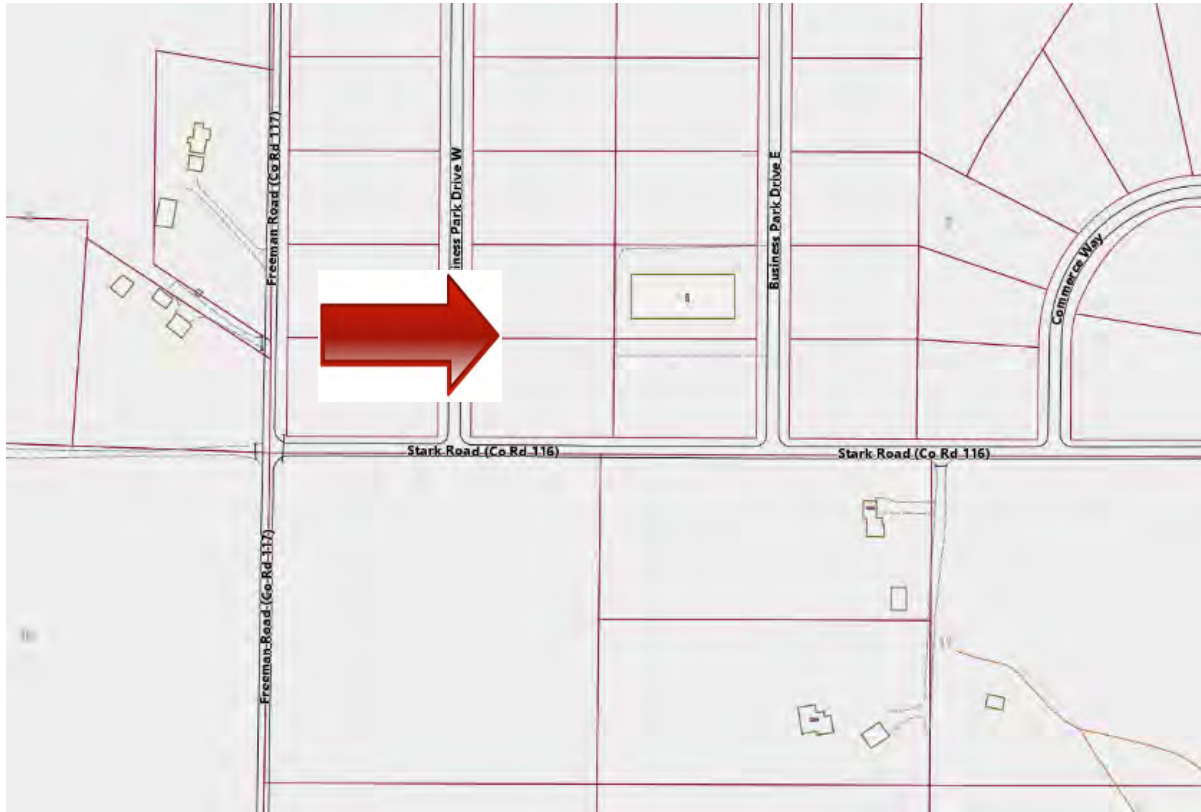
CITY OF CLOQUET

URIAH WILKINSON
CHAIR

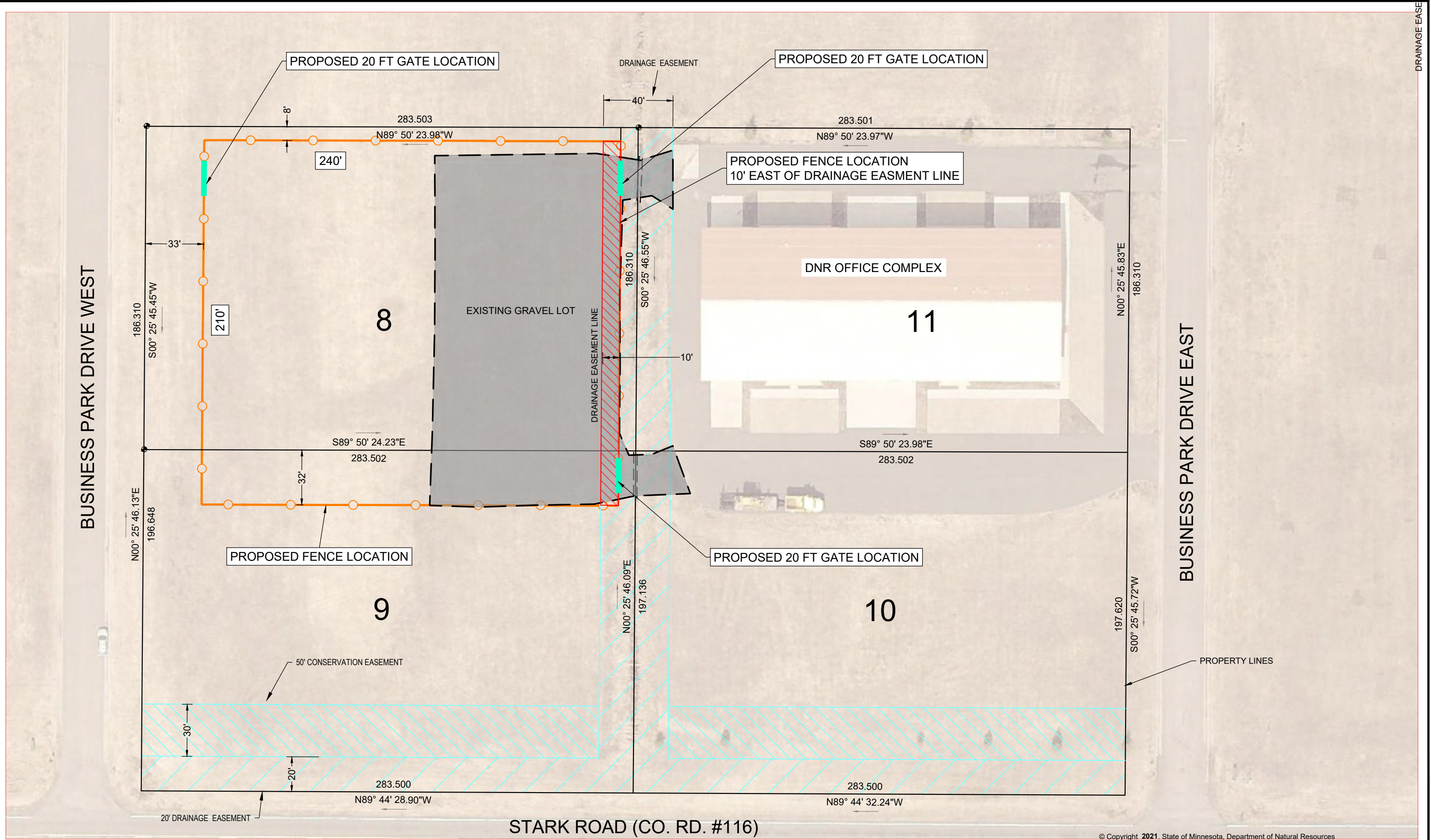
ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Minnesota DNR



NO SCALE



© Copyright 2021, State of Minnesota, Department of Natural Resources



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Cloquet Area Office- Bullpen Fence
CLOQUET AREA OFFICE
Facilities
CARLTON COUNTY **NEAR Cloquet**
Section: 2 Township: 49 Range: 17

Revisions	
Date	By

Fence Location	
Survey:	SAS JULY 2022
Drawn:	SAS JULY 2022
Checked:	JH JULY 2022
Horz. datum:	Carlton County
Vert. datum:	NAVD 88

Sheet:	C-100
CC2:	##X####
File #:	XXX#####
Site #:	R2900210950



COMMUNITY DEVELOPMENT DEPARTMENT

101 14th Street • Cloquet MN 55720

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

www.cloquetmn.gov

Zoning Application

PROPERTY OWNER: MN Department of Natural Resources

ADDRESS: 500 Lafayette Road

CITY, STATE ZIP CODE: St. Paul, MN 55155

PHONE NUMBER & EMAIL: Toby Kuhlmann, 218-328-8963, toby.kuhlmann@state.mn.us

APPLICANT NAME: Toby Kuhlmann - DNR Facilities Advisor

ADDRESS: 1201 East Highway 2

CITY, STATE ZIP CODE: Grand Rapids, MN 55744

PHONE NUMBER & EMAIL: Toby Kuhlmann, 218-328-8963, toby.kuhlmann@state.mn.us

SITE LOCATION/ADDRESS: Cloquet Area DNR, 305 E. Business Park Dr., Cloquet MN 55720

PIN: 06-617-0260 & 06-617-0280

LEGAL DESCRIPTION: Lots 8 & 9, Sect. 2, Twp. 49, Range 17, Carlton County

or attach documentation

APPLICATION TYPE:

CONDITIONAL USE	<u> X </u>	VARIANCE	<u> </u>
COMP PLAN AMEND	<u> </u>	REZONE	<u> </u>
PRELIMINARY PLAT	<u> </u>	FINAL PLAT	<u> </u>
PLANNED UNIT DEV	<u> </u>	SITE PLAN	<u> </u>
ZONING AMEND	<u> </u>	WETLAND CERT/MIT	<u> </u>
ADMIN ADJUSTMENT	<u> </u>	VACATION	<u> </u>

DESCRIPTION OF PROPOSAL: Construction of a 240' x 210' x 6' chain link fence enclosure with 3 strands of barbed wire, creating a total fence height of 7'-4". This security enclosure will have three 20' double swing gates at the locations shown on sheet C-100 of the site plan entitled "Cloquet Area Office-Bullpen Fence". Vinyl privacy slats (color: Beige) will be installed on the South and West sides of the fence enclosure.

OWNER SIGNATURE: _____

APPLICANT SIGNATURE: _____

OFFICE USE:

FILING FEE: _____

DATE: _____

CASE NUMBER: _____