



Regular Meeting of the Planning Commission

Wednesday, November 9, 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 October 11, 2022, Planning Commission meeting
5. Zoning Case 22-14; Eugene Hansmeyer, Variance _____
6. Zoning Case 22-15; Excavation/Gravel Operation Renewal _____
7. Zoning Case 22-16; GCL Development Group LLC, Comprehensive Plan Map Amendment and Rezoning _____
8. Commissioner's Questions/Comments _____
9. Adjourn

NEXT MEETING:

December 13th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, October 11, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

OATH OF OFFICE

The Oath of Office was administered to Michelle Wick.

CALL TO ORDER

Chairperson Lyytinen called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Elizabeth Polling (arrived at 7:02), Mark Cline and Michelle Wick; City: Al Cottingham.

Absent: Philip Demers.

Others Present: Robert Skalko, Toby Kuhlmann, Chris Balzer, Patti Arras, Chris Beck, Kyle Backstrom, Geoff Strack and Jana Peterson.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

August 10, 2022, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

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

Zoning Case 22-10: BBSC Holdings LLC, Lucky 7, Variances

Chairperson Lyytinen introduced Zoning Case 22-10, Variances for BBSC Holdings LLC, Lucky 7 and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Lucky 7 was proposing a variance 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 four feet in height where the Ordinance allows three feet. This is a public hearing, and a legal notice was published in the Pine Knot on September 30th 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. Skalko was present to answer any questions.



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Mr. Skalko, Virginia, stated that the BP station in front of Walmart had signage that exceeded the height requirement. They were trying to keep with their branding at other stores they own. They were also trying to increase the visibility of the station/store. He stated that normally their signs are 5' by 5' and these would be 4' by 4'.

Commissioner Wick inquired if the proposal was similar to other sites.

Mr. Skalko stated it was.

There being no further discussion Chairperson Lyytinen closed the public hearing and called for a motion.

Motion: Commissioner Cline made a motion to 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, Motion died for lack of a seconded.

Motion: Commissioner Polling made a motion 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, Commissioner Wick seconded. (Motion passed 3-1, Cline)

Zoning Case 22-11: MN DNR, Conditional Use Permit

Chairperson Lyytinen introduced Zoning Case 22-11, Conditional Use Permit for MN DNR and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the Minnesota Department of Natural Resources, MN DNR is proposing a conditional use permit. The conditional use permit is to allow a six-foot fence with a security arm for barb wire to a height of approximately 7.5 feet in the OM – Office/Manufacturing District. This is a public hearing, and a legal notice was published in the Pine Knot on September 30th and property owners within 350 feet were notified. Mr. Toby Kuhlmann was present to answer any questions.

Mr. Chris Balzer of MN DNR referenced that this was needed for the storage of boats, trailers and other materials used by the DNR.

Commissioner Wick inquired as to the appearance of the fence.

Mr. Kuhlman stated there would be slats placed in the chain link on the south and west sides of the area.

There being no further discussion Chairperson Lyytinen closed the public hearing and called for a motion.



Motion: Commissioner Cline made a motion recommending the City Council approve the conditional use permit to allow a 6-foot fence with barb wire above that in the OM – Office/Manufacturing District for MN DNR, Commissioner Wick seconded. (Motion passed 4-0)

Mr. Cottingham noted this was a recommendation to the City Council and that it would be on their agenda on next Tuesday, October 18th at 6:00 pm.

Zoning Case 22-12: Patti Arras, Variance

Chairperson Lyytinen introduced Zoning Case 22-12, Variance for Patti Arras and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Patti Arras is proposing a variance for property located at 1519 Airport Road. The variance is from the minimum lot size and width requirements in the FR – Farm Residential District. The proposed lot sizes would be approximately 4.7 and 1.3 acres in size versus the minimum of 5-acres and approximately 190 feet in width versus the minimum of 200 feet. This is a public hearing, and a legal notice was published in the Pine Knot on September 30th and property owners within 350 feet were notified. Ms. Arras was present to answer any questions.

Ms. Arras stated this area used to be a separate lot but combined it with the home site a number of years ago.

Christopher Beck, 983 Pinewood stated he and his neighbor were there to see how the property was proposed to be split and if it would have any impact on his property. He wondered about future subdivision of the property since the one parcel is over 4 acres.

Mr. Cottingham stated that it was not very likely since the back portion would probably not abut a public road and the city in the past hasn't been receptive in creating these lots. It would require a variance similar to the process we are currently going through with notices to property owners within 350 feet.

There being no further discussion Chairperson Lyytinen closed the public hearing and called for a motion.

Motion: Commissioner Polling made a motion approving a lot width and size variance in the FR – Farm Residential District for Patti Arras, Commissioner Cline seconded. (Motion passed 4-0)

Zoning Case 22-13: SKB Environmental, Conditional Use Permit Amendment

Chairperson Lyytinen introduced Zoning Case 22-13, Conditional Use Permit Amendment for SKB Environmental and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated SKB Environmental is proposing a conditional use permit



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amendment for property located at 761 Highway 45. The conditional use permit amendment is to amend the hours of operation to be open 24 hours per day, seven days per week solely for paper sludge material and coal ash being transported by individuals trained as a MPCA Licensed Landfill Operator. This is a public hearing, and a legal notice was published in the Pine Knot on September 30th and property owners within 350 feet were notified. Ms. Backstrom and Mr. Strack were present to answer any questions.

Mr. Backstrom gave an overview of a recent noise study that was conducted by the cities landfill consultant revealing the noise levels a quarter of a mile away from the site we within or below the industry standards. He noted that the closest homes were further away than this distance. He noted in the past that they have had to take these materials to the competitors' landfills since they were open and that is not a practice they wish to continue. It does not look good to their customers and are concerns with liability issues.

Commissioner Wick stated she was concerned if they allowed these additional hours of operation that the nearby gravel operations would want additional hours. She also wanted to contact other area landfills to see what their hours of operation were. She suggested tabling this until the next meeting since she just got the packet on Thursday and didn't have time to research things.

Mr. Backstrom noted that the three landfills in the area did not have restrictions on hours of operations. He could provide contact information for each of those facilities if needed.

Commissioner Cline inquired how many nights they were talking about.

Mr. Backstrom stated they would have 5 to 6 loads every night as long as the paper operations were going on. He noted it takes between 10 and 15 minutes from the time a load enters the site until it left the site.

The Commission discussed the noise study, Host Fee Payments and the use of them and impact to surrounding properties.

There being no further discussion Chairperson Lyytinen closed the public hearing and called for a motion.

Motion: **Commissioner Polling made a motion recommending the City Council approve the conditional use permit amendment to allow for the expanded hours of operation for SKB, Commissioner Cline seconded. (Motion passed 3-1 Wick)**



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Commissioner's Questions/Comment

Mr. Cottingham made the Commission aware that Mr. Wilkinson had resigned from the Commission effect immediately. This meant that we are back to having two vacancies on the Commission.

He also noted that the next meeting falls on an election day and proposed the meeting be moved to the next day being Wednesday, November 9th.

Next Meeting

November 9, 2022

Meeting adjourned 8:07 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: November 2, 2022

ITEM DESCRIPTION: ZONING CASE 22-14: VARIANCE – MINIMUM LOT WIDTH AND SIZE

Background

Eugene Hansmeyer is proposing a variance to the minimum lot width and size requirements in order to subdivide his property into two lots. The property is located at 340 6th Street and 605 Selmser Avenue. Mr. Hansmeyer currently has one parcel of approximately 4,700 square feet with both homes on it with each home connected separately to city utilities.

The property is Zoned R2 – One- and Two-Family Residence District and has a minimum lot width of 60 feet and a minimum lot area of 8,700 square feet. The proposed lots would be approximately 70 and 45 feet in width and 2,870 and 1,850 square feet in size. Most of the lots in the area are as large or larger than the parcel as it exist today.

A public hearing will be held on Wednesday, November 9, 2022 to consider a possible variance from the minimum lot width and size requirements. A legal notice was published in the Pine Knot on October 28, 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.

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 Planning Commission should listen to the testimony that is presented at the public hearing for the variance. Following this testimony, the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission may impose conditions in the granting of variances; those conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance. This is a unique situation in that there are two existing structures on one parcel, each with their own utilities and each with frontage on a public road.

Supporting Documents Attachments

- Resolution No. 22-14
- Location Map
- Lot Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-14

A RESOLUTION APPROVING A LOT WIDTH AND SIZE VARIANCE IN THE R2 – ONE- AND TWO-FAMILY RESIDENCE DISTRICT FOR EUGENE HANSMEYER

WHEREAS, Eugene Hansmeyer is proposing a Variance from the minimum lot width and size requirements in the R2 – One- and Two-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on November 9, 2022, at which time Zoning Case / Development Review No. 22-14 was heard and discussed; and

WHEREAS, the property of the proposed Variances is located at 340 6th Street and 605 Selmser Avenue (PIN 06-145-1080) and is legally described as follows:

Lot 15, Block 3, City of Cloquet Highland Park, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the minimum lot width and size variance to allow the creation of one new lot.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 22-14 for a minimum lot width (70' and 45' vs. 60') and size (2,870 and 1,850 square feet vs. 8,700 square feet) variance.

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	_____
MICHELLE WICK	_____		

Passed and adopted this 9th day of November 2022.

CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Eugene Hansmeyer



NO SCALE



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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.

340 6th & 605 Selmser

Carlton County, MN



Date: 10/27/2022



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: November 2, 2022

**ITEM DESCRIPTION: Zoning Case 22-15: Gravel Mining Excavation Permit
Renewals for 2023**

Background

All sand and gravel mining and processing operations require an annual excavation permit. The excavation permit is an annual permit issued at the discretion of the City and does not confer or grant a property right. Prior to renewal of these permits, staff visits each pit to examine the conditions to ensure that zoning ordinance requirements are being met. The excavation permits will be considered at the regular Planning Commission meeting on November 9, 2022.

Policy Objectives

Inspections of active gravel mining operations were conducted in October in accordance with Chapter 17.6.20 Subdivision 8 of the Cloquet Zoning Ordinance. Attached Commissioners will find reports on the annual gravel mine inspections for the four operating within the city.

The Zack Sand and Gravel Pit had minimal work from it this year. They did purchase a crusher last year and are getting it operational so that should help them with increased usage. Staff has not received any complaints regarding this pit.

The Ulland pit had an asphalt plant located in the pit at various times this summer. They had a large amount of activity from the pit this year. They removed over 66,000 cubic yards of material this year as of mid-October. Staff did receive two complaints about the operations running before 7:00 am and after 7:00 pm. Staff has contacted them regarding these occurrences.

The KGM pit is used primarily for KGM and the wood chip operation for Sappi. They had a large amount of activity from this pit this year. They removed over 23,000 cubic yards of material this year as of the end of September. They also had an asphalt plant located in the pit at various times this summer. The city received no complaints on the KGM pit.

The Carlton County pit is used primarily for stockpiling of material and not much mining anymore. The millings from different projects have been stored there. The city received no complaints on the County pit.



Community Development Department

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

Financial Impacts

The Annual Excavation Permit renewal fee is \$300. An updated bond is required of all applicants, along with a questionnaire, and on-site inspection by City staff.

Advisory Committee Action Requested

That the below four excavation permits be renewed for 2023, subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

- Abramson Construction, Inc. / KGM (Permits #76-18, 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5, and 79-7)
- Zack Sand and Gravel (Permit #08-01)

Staff Recommendation

Staff recommends the Planning Commission move to adopt Resolution No. 22-15, A Resolution Recommending Approval of the Gravel Mine Renewals for 2023.

Supporting Documents Attachments

- Resolution No. 22-15
- Pit Inspection Sheets

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-15

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF
CLOQUET APPROVE THE ANNUAL EXCAVATION PERMITS FOR
2023**

WHEREAS, the following gravel mine operators have submitted request for renewal of their Excavation and Operating Permits for the year 2023:

- Abramson Construction, Inc./KGM (Permits #76-18 and 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5 and 79-7)
- Zack Sand and Gravel (Permit #08-01); and,

WHEREAS, said renewals were considered at the regular meeting of the Cloquet Planning Commission on November 9, 2022, at which time information was reviewed relative to said renewals, and questions were asked of those gravel mine operator representatives in attendance; and,

WHEREAS, no changes were proposed by any of the operators for their operations; and,

WHEREAS, the Planning Commission found that renewal is in order at this time for all operations listed above; and,

WHEREAS, the Commission recommends the renewal of the gravel mining Excavation Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that it recommends to the City Council approval of the renewal of the gravel mining Excavation and Operating Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

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	_____
MICHELLE WICK	_____		

Passed and adopted this 9th day of November 2022.

CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **KGM**

DATE OF INSPECTION: **October 21, 2022** TIME OF DAY: **2:00 pm**

WEATHER CONDITIONS: **Partly Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The KGM pit is owned and operated from the main office in Angora, MN. The property is zoned Heavy Industrial.

Carlson Timber remains active in the pit chipping wood and loading semi trucks to haul the wood chips to Sappi.

KGM had a fair amount of activity this year from their pit. The major pit faces have been worked this year with over 6,000 cubic yards removed by the end of August with lots of material still being hauled out. They have had an asphalt plant setup at various times during the season along with a crusher.





GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Carlton County – Airport Road**

DATE OF INSPECTION: **October 21, 2022** TIME OF DAY: **1:30 pm**

WEATHER CONDITIONS: **Partly Cloudy, 55 degrees, early fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	<input type="checkbox"/> NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

There was little activity in the County pit this year with approximately 4,000 cubic yards of recycled material being removed. There is a security gate at Airport Road that is used as required, the FDL Reservation Pit is adjacent and to the direct east of this pit. They use this pit for County Road projects in the area and will stockpile blacktop from some of the road projects for use in the future. They brought in a limited amount of ditching and top soil to the site.







GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Ulland Sand and Gravel Pit**

DATE OF INSPECTION: **October 21, 2022** TIME OF DAY: **1:45 am**

WEATHER CONDITIONS: **Partly Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The Ulland Pit is located south of I-35 and west of Hwy 45. The property is zoned Heavy Industrial.

They have had an asphalt plant set up at various times in the pit. They had the contract for the 14th Street project with Carlton County so were using the 14th Street access more than usual. They had removed approximately 68,000 cubic yards of material from the site through mid-September. They noted it is difficult to identify the amount of material that will leave the pit next year since they do not have any contracts yet.

Staff has received two complaints about working before and after hours at this site. The after hours was at 7:15 pm and the before hours was at 5:30 am.







GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Zack Sand and Gravel – Stark Road**

DATE OF INSPECTION: **October 21, 2022** TIME OF DAY: **1:00 pm**

WEATHER CONDITIONS: **Partly Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	OK	Not OK	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

COMMENTS

The Zack Sand and Gravel pit is located behind the Cloquet Business Park off of Stark Road. This property is zoned Farm Residential. This is a small operation located away from any development. There have been no complaints about the operation. Mr. Zack purchased a crusher last year and has begun using it. There was very little activity from this site this year.







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: November 2, 2022

ITEM DESCRIPTION: ZONING CASE 22-16: COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) AND REZONING FOR GCL DEVELOPMENT GROUP, LLC FOR PROPERTY LOCATED AT 1417 AVENUE C AND THE VACANT LOT TO THE WEST

Background

GCL Development Group, LLC. is proposing a Comprehensive Plan Amendment (Land Use Plan) and Rezoning for property located at 1417 Avenue C and the vacant lot to the west. The property is guided Planned Mixed Residential and zoned R3 – Multiple-Family Residence and is proposed to be guided City Center and zoned CC – City Center. They are looking to develop the property with a single-story office building.

A public hearing will be held on Wednesday, November 9, 2022 to consider a possible amendment to the Comprehensive Plan (Land Use Plan) and Rezoning. A legal notice was published in the Pine Knot on October 28, 2022 and property owners within 350 feet were sent notice of the public hearing.

Land Use Plan and Rezoning

In August 2007, the City Council adopted the 2007 – 2027 Comprehensive Plan for the City of Cloquet. Chapter 3 of the Plan, Land Use, discusses Inventory and Analysis; Goals, Objectives, and Policies; and, Land Use Plan. As part of that adoption, the property was guided on the Land Use Plan as Planned Mixed Residential. Subsequently, the property was zoned R3 – Multiple-Family Residence. In both of these cases, legal notices were published in the official newspaper but notices were not sent to individual property owners or owners within 350 feet of property being changed.

Staff has reviewed the language in the Comprehensive Plan pertaining to both the “Planned Mixed Residential” and “City Center”. The Planned Mixed Residential guided properties were the areas around the City Center. The City Center guided properties were around Cloquet Avenue.



Community Development Department

101 14th Street • Cloquet MN 55720

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

Policy Objectives

The Land Use Plan portion of the Comprehensive Plan discusses the “Planned Mixed Residential” and the “City Center”. Excerpts of those pages are attached. The plan does not have any specific locational criteria for where certain districts should be located. The Rezoning of the property is to be consistent with the Comprehensive Plan. The property adjacent to the west and southwest is guided City Center.

Financial Impacts

The Comprehensive Plan Amendment and Rezoning fees were paid.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing and review the language in the Comprehensive Plan pertaining to both the “Planned Mixed Residential” and “City Center”. Following this review, the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information. The Commission should take the same action on the Rezoning application so the two are consistent.

Staff Recommendation

This request isn't a spot zoning issue in that it abuts City Center property to the west, Light Industry to the north and the land to the east and south are Multiple-Family Residential. There is a need for both housing and commercial development in Cloquet. Staff would recommend approval of the Comprehensive Plan Amendment (Land Use Plan) and the Rezoning.

Supporting Documents Attachments

- Resolution No. 22-16 Comp
- Resolution No. 22-16 Rezone
- Location Map
- Comprehensive Plan Excerpt
- Land Use Plan
- Zoning Map
- Petitioner's Material

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 22-16 Comp

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE COMPREHENSIVE PLAN AMENDMENT (LAND USE PLAN) FROM
“PLANNED MIXED RESIDENTIAL” TO “CITY CENTER”**

WHEREAS, GCL Development Group LLC is proposing a Comprehensive Plan Amendment (Land Use Plan) from “Planned Mixed Residential” to “City Center”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on October 28, 2022, and property owners within 350 feet were notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on November 9, 2022, at which time Zoning Case / Development Review No. 22-16 was heard and discussed; and

WHEREAS, the property of the proposed Comprehensive Plan Amendment (Land Use Plan) is located at 1417 Avenue C and the vacant lot to the west and is legally described as follows:

Lots 4 and 5, Block 1, Northwest Paper Company Addition, Carlton County, Minnesota.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Comprehensive Plan Amendment (Land Use Plan).

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 22-16 to the Cloquet City Council.

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	_____
MICHELLE WICK	_____		

Approved this 9th day of November 2022.

CITY OF CLOQUET

TERRI LYYTINEN
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. 22-16 Rezone

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “R3 – MULTIPLE-FAMILY RESIDENCE” TO “CC – CITY
CENTER”**

WHEREAS, GCL Development Group LLC is proposing a Rezoning from “R3 – Multiple-Family Residence” to “CC – City Center”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on October 28, 2022, and property owners within 350 feet were notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on November 9, 2022, at which time Zoning Case / Development Review No. 22-116 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is located at 1417 Avenue C and the vacant lot to the west and is legally described as follows:

Lots 4 and 5, Block 1, Northwest Paper Company Addition, Carlton County, Minnesota.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Rezoning.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 22-16 to the Cloquet City Council.

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	_____
MICHELLE WICK	_____		

Passed this 9^h day of November 2022.

CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

Planned Mixed Residential

The Comprehensive Plan guides several areas in the city for planned mixed residential uses. This land use designation provides opportunities to develop a mixture of housing types and densities within a planned development. Planned mixed residential uses may include single-family detached housing, moderate-density single-family attached housing, and high-density apartments or condominiums carefully integrated into a planned residential development. Within this planned setting, parks, religious institutions, essential services, public and semi-public uses, and a limited amount of neighborhood commercial use, may also be acceptable complimentary uses.

Before allowing any significant development in an area guided for planned mixed residential use, the City should prepare a master plan for the area (or alternatively the City should coordinate with a developer to review the developer's master plan for the area). In general, proposed moderate to high-density residential uses (as well as neighborhood commercial uses) should be considered in the context of a planned unit development that involves at least several acres of land. The City should not permit uncoordinated or spot development in this area that may preclude logical development of the whole area. The following provides a general description of the planned mixed residential areas in the city.

Planned Mixed Residential South of Stark Road. The Comprehensive Plan guides an area south of Stark Road and east of Freeman Road for planned mixed residential use. This area is mostly undeveloped with a mixture of scattered wetlands and upland. Public sewer and water currently serve the Cloquet Business Park to the north and they could reasonably serve this planned mixed residential area as well. The Comprehensive Plan guides the area to the east for highway commercial use and the area to the west for low-density residential use. Consequently, this planned mixed residential area could serve as a transition between the highway commercial use and the low-density residential use. The existing wetlands in this area may provide an attractive amenity and a functional buffer between the various uses in the area.

Planned Mixed Residential Next to the City Center. The Comprehensive Plan guides an area next to the city center for planned mixed residential use. Existing single-family residences are the predominant existing use in this area, but the area is currently zoned for multiple-family use with a maximum allowable density of 32 dwelling units per acre. Consistent with the current zoning, the planned mixed residential use recognizes single-family residences as an appropriate use, but it also envisions redevelopment of some of the existing single-family residential areas into moderate or high-density residential uses that would help support and contribute to the city center.

City Center

The Comprehensive Plan promotes the city center areas shown on the Land Use Plan (see Figure 3-3) as the heart (or center) of the city. These areas provide shopping, entertainment, offices, services, and government facilities. The boundaries and uses of the city center land use generally correspond with the City's C-2, General Commercial zoning district. The Comprehensive Plan supports and integrates the recommendations of Cloquet's 1998 Community Revitalization Plan relating to the city center area. Those recommendations include promoting redevelopment of distressed properties and promoting enhancements to existing buildings, sites, and streets. The city center has three general areas. The following provides an overview of each.

Cloquet Avenue. The Cloquet Avenue area includes City Hall, Carlton County offices, and various commercial and light industrial uses. Existing commercial uses are concentrated along Cloquet Avenue, but 14th Street south of Cloquet Avenue also has some commercial uses. City Hall is located at a prominent location at the intersection of 14th Street and Cloquet Avenue, but the existing Carlton County offices are located in two separate buildings on Avenue B and Avenue C. A scattering of light industrial uses are located between Avenue B and Cloquet Avenue.

The Comprehensive Plan promotes working cooperatively with existing industrial uses south of Avenue B to relocate those uses to the Cloquet Business Park on Stark Road. This would allow redevelopment of those sites for uses that are more compatible with the city center. Some light industry that provides high employment without adversely affecting surrounding commercial uses may be appropriate along Avenue B and Avenue C. Carlton County may explore opportunities for enhancing or expanding County offices in the city center. Although the Comprehensive Plan promotes commercial and civic uses along Cloquet Avenue, housing (particularly housing above commercial uses) is also a desirable use in the city center.

West End. The West End area is Cloquet's historic downtown. It has a unique mixture of uses and architecture that reflect a traditional downtown character. The Comprehensive Plan promotes continued mixed use of this area with an emphasis on small specialty shops and residential uses above commercial uses. It also promotes enhancing the connections between Cloquet Avenue, West End, and Dunlap Island.

Dunlap Island. Voyageur's Park and Spafford Campground occupy most of Dunlap Island, but commercial, industrial, and residential uses also exist on the island. Consistent with the 1986 Dunlap Island Redevelopment Study, the Comprehensive Plan recommends working cooperatively with the Cloquet Terminal Railroad Company and Sappi to explore the possibility of relocating the existing railroad repair facility on the island to a location closer to the Sappi plant. If the repair facility could be relocated, it would free an area for possible redevelopment that could include historical exhibits (as recommended by the 1986 Redevelopment Study) or it could include a mixture of public space and

LAND USE MAP

GCL Development Group 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: GCL Development Group LLC _____

ADDRESS: 1403 Avenue C _____

CITY, STATE ZIP CODE: Cloquet, MN 55720 _____

PHONE NUMBER & EMAIL: 218-940-0578 office@gcldevelopmentgroup.com _____

APPLICANT NAME: Same as above _____

ADDRESS: _____

CITY, STATE ZIP CODE: _____

PHONE NUMBER & EMAIL: _____

SITE LOCATION/ADDRESS: 1417 Avenue C and extra lot _____

PIN: 06- 06-305-0080 and 06-305-0100 _____

LEGAL DESCRIPTION: DOCKET 299765 _____

or attach documentation

APPLICATION TYPE:

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

DESCRIPTION OF PROPOSAL: Would like to combine these two lots and rezone them City Center to include commercial office space, retail, or a resteraunt. We would also like to pursue the option to vacate the alley way behind the lot. Please see attached for plan and vacating location.

OWNER SIGNATURE: *Louise A* **DATE:** 10/20/2022

APPLICANT SIGNATURE: *Louise A* **DATE:** 10/20/2022

OFFICE USE:

FILING FEE: _____

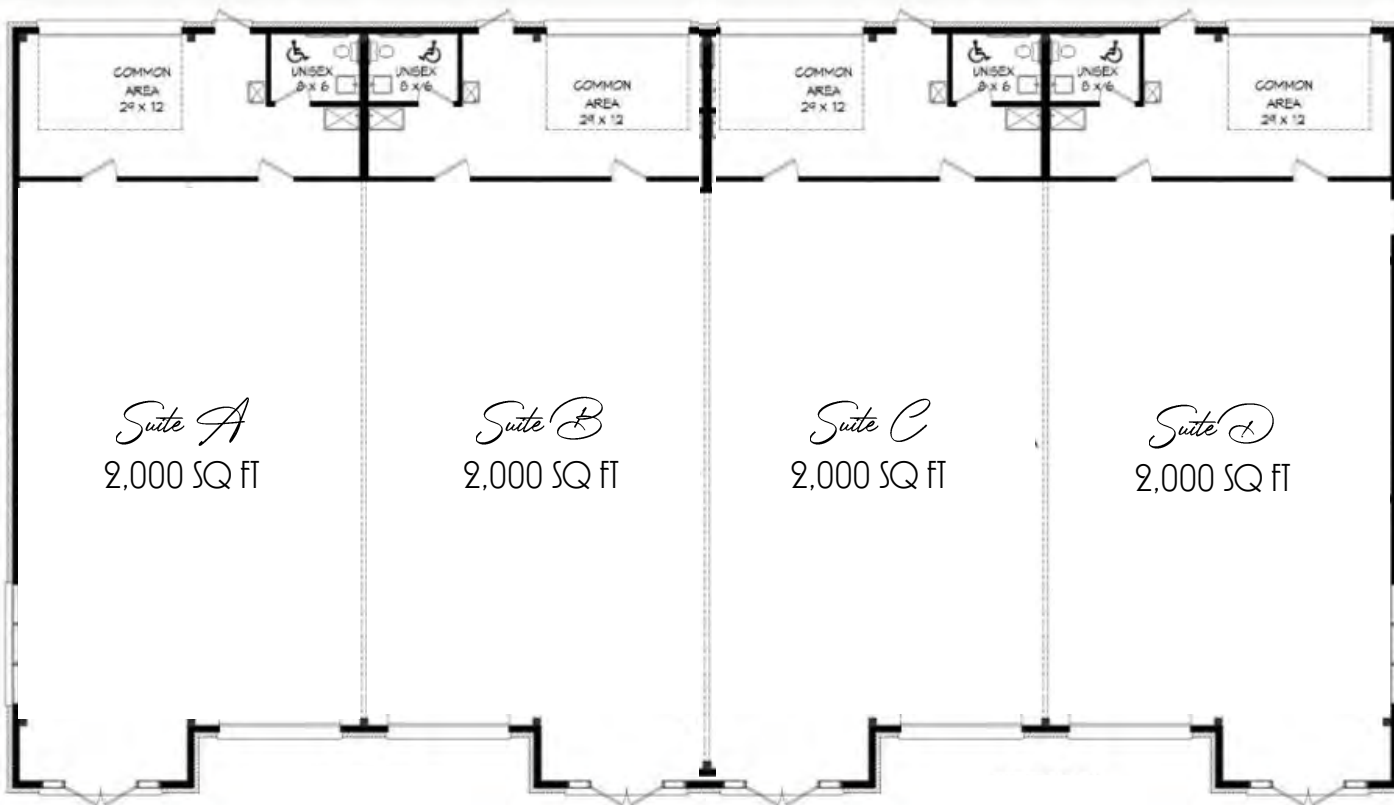
DATE: _____

CASE NUMBER: _____



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UNION DEPOT



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For availability and leasing information contact us at:
218-940-0578

Vacate this alley

