



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.



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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 its 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.



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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.



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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)



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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