



Regular Meeting of the Planning Commission

Wednesday, November 9, 2022

7:00 p.m.

101 14th Street, Cloquet, MN 55720

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 and Philip Demers; City: Al Cottingham.

Absent: Mark Cline and Michelle Wick.

Others Present: Tim Grehek.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

October 11, 2022, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

Motion: Commissioner Polling made a motion to approve the Planning Commission meeting minutes from October 11, 2022, Commissioner Demers seconded. (Motion was approved 3-0).

Zoning Case 22-14: Eugene Hansmeyer, Variances

Chairperson Lyytinen introduced Zoning Case 22-14, Variances for Eugene Hansmeyer and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Eugene Hansmeyer was proposing a variance at 340 6th Street and 605 Selmser Avenue. The variances are from the minimum lot width and lot area requirements. He is proposing lot widths of approximately 70 and 45 feet in width and a lot area of approximately 2,870 and 1,850 square feet versus the Ordinance minimums of 60 feet and 8,700 square feet. This is a public hearing, and a legal notice was published in the Pine Knot on October 28th and property owners within 350 feet were notified. He referenced he had not heard from anybody regarding this request. Mr. Hansmeyer was not present.

The commission discussed the request and felt that it was unique with the two homes on one lot and both abutting a street. In other parcels that have two homes on them they are not on a corner lot and thus wouldn't have frontage on a public street.



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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 R2 – One- and Two-Family Residence District for Eugene Hansmeyer, Commissioner Demers seconded. (Motion passed 3-0)**

Zoning Case 22-15: Excavation/Gravel Operation Renewals

Chairperson Lyytinen introduced Zoning Case 22-15; Excavation/Gravel Operation Renewals. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that this is the annual renewal of the four operating gravel operations in the city. He referenced the four operations and where they are located in the city. He stated that Public Works Director and he visited each site in late October and found everything in order. He had received two complaints regarding the Ulland Brothers pit working after hours. He explained what the situation was surrounding each case. He referenced Tim Grahek for Ulland Brothers was present.

The commission discussed the situations at the Ulland Brothers pit and were OK with the explanation of crews getting back from a job site a little after 7:00 pm and just dropping off the equipment. The other case was a generator running in order to provide power for the security system.

There being no further discussion Chairperson Lyytinen called for a motion.

Motion: **Commissioner Demers made a motion to recommend approval to the City Council of the annual excavation permits for 2023, Commissioner Polling seconded. (Motion passed 3-0)**

Mr. Cottingham noted this item would go to the City Council at their meeting on November 15th at 6:00 pm.

Zoning Case 22-16: GCL Development Group, LLC, Comprehensive Plan Amendment and Rezoning

Chairperson Lyytinen introduced Zoning Case 22-16, Land Use Guide Plan Amendment and Rezoning for GCL Development Group LLC and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated GCL Development Group LLC is proposing a Comprehensive Plan Amendment, Land Use Plan, and rezoning for property 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 place a small office building on the property. This is a public hearing, and a legal notice was published in the Pine Knot on October 28th and property owners within 350 feet were notified. He noted that he had received phone calls from two property owners in the area and once the request was explained they were both OK with it. There was not a representative present to answer any questions.



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The commission discussed tabling the request until the December meeting since they did have something on the agenda already or moving forward with the request. They discussed the request and since there were no neighbors present, they decided to move forward. They did not have a problem with the request since the applicant was looking to develop the property with needed commercial space.

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 Comprehensive Plan Amendment (Land Use Plan) from Planned Mixed Residential to City Center, Commissioner Demers seconded. (Motion passed 3-0)

Motion: Commissioner Demers made a motion recommending the City Council approve the Rezoning from R3 – Multiple-Family Residence to CC – City Center, Commissioner Polling seconded. (Motion passed 3-0)

Mr. Cottingham noted this item would go to the City Council at their meeting on November 15th at 6:00 pm.

Commissioner’s Questions/Comment

The commission discussed the December meeting date and Chairperson Lyytinen stated she had a prior engagement that night so wouldn’t be able to make it. There was concern with a lack of a quorum for that night. The members all agreed to move the meeting to Wednesday, December 14th so they would be sure to have a quorum. Cottingham noted he would send out an email informing all members of the change.

Next Meeting

December 14, 2022

Meeting adjourned 7:37 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator