



Regular Meeting of the Planning Commission

Tuesday, February 14, 2023

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

**Oath of Office
Terri Lyytinen & Brittany Kuschel**

1. Call to Order
2. Roll Call
3. Election of Chairperson and Vice Chairperson
4. Additions/Changes to the Agenda
5. Minutes from the December 14, 2022, Planning Commission meeting
6. Zoning Case 23-01; Marty Ketola, Variances
7. Commissioner's Questions/Comments
8. Adjourn

NEXT MEETING:

March 14th @ 7 pm



Regular Meeting of the Planning Commission

Wednesday, December 14, 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, Michelle Wick and Philip Demers;
City: Al Cottingham.

Absent: Mark Cline and Elizabeth Polling.

Others Present: Clyde Sherman, Mark Roberts, Melanie Koski and Debbie Conner.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

November 9, 2022, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

Motion: Commissioner Wick made a motion to approve the Planning Commission meeting minutes from November 9, 2022, Commissioner Demers seconded. (Motion was approved 3-0).

Zoning Case 22-17: GCL Development Group and the City of Cloquet, Alley Vacation

Chairperson Lyytinen introduced Zoning Case 22-17, Alley Vacation for GCL Development Group LLC and the City of Cloquet and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated GCL Development Group LLC and the City of Cloquet are proposing to vacate the east/west alley between 14th and 15th Streets north of Avenue C. Initially GCL Development Group LLC had applied to vacate the portion of the alley adjacent to their property and upon review of the request it was determined that the entire alley should be vacated thus the City of Cloquet has joined in the application. This is a public hearing, and a legal notice was published in the Pine Knot on November 25th and property owners within 350 feet were notified. Clyde Sherman was present representing GCL Development Group LLC.

Mr. Sherman stated that he had spoken to the Minnesota Power since they have their utilities in the alley, and they said that they might be moving them to the south side of Avenue B.

Mr. Cottingham referenced if that happened then the city would vacate the utility easement. The commission discussed the request and did not see any problem with the vacation since the alley had not been constructed in the 85 years since it was platted.



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

Motion: **Commissioner Demers made a motion to recommend approval of the vacation of the east/west alley between 14th and 15th Streets north of Avenue C subject to the conditions in the draft Resolution for GCL Development Group LLC and the City of Cloquet, Commissioner Wick seconded. (Motion passed 3-0)**

Mr. Cottingham noted that this would be forwarded to the City Council for their meeting on December 20th at 6:00 pm.

Zoning Case 22-18: Kwik Trip Inc., Variance

Chairperson Lyytinen introduced Zoning Case 22-18, Variance for Kwik Trip Inc and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Kwik Trip Inc is proposing a Variance for property at 235 North Road. The variance is from the minimum front yard setback (Adams Street) for a walk-in cooler/freezer addition to the building. The proposed addition would encroach approximately 9 feet into the required 25-foot setback. This is a public hearing, and a legal notice was published in the Pine Knot on December 2, 2022, and property owners within 350 feet were notified. He noted that he had received phone calls from property owners in the area with concerns of traffic, noise and a fence that wasn't constructed. Both of those parties were present along with a representative from Kwik Trip.

Mark Roberts, 809 Adams Street, stated that since Kwik Trip had opened there has been an increase in traffic on Adams Street. He does not have a problem with the footprint that is being proposed but the possibility of additional traffic that it might cause with additional customers.

Melanie Koski, 806 Adams Street, stated she was told there would a fence along Adams Street and wondered if this was approved would there still be room for a fence. She was also concerned with additional traffic on Adams Street.

Mr. Cottingham stated that there was not a requirement from the city with the approval that required a fence along Adams Street just one along the north property line.

Ms. Koski stated that Scott Teigen from Kwik Trip told them they would put one in after the city approval was given.

Debbie Connor, Kwik Trip store manager, addressed the concerns of additional traffic and possible additional noise. She stated that this was being done so that employees would have more room in the kitchen since it is currently a safety hazard. The cooler/freezer would be moved from the inside to the outside wo there would be no additional equipment needed to run those.



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Commissioner Wick inquired as to why the structure was placed at this location and if the addition could be placed at a different spot. She also inquired why this wasn't done with the initial build.

Mr. Cottingham stated that the site was tight to begin with and they moved things to the east in order to keep things further away from Highway 33.

Ms. Connor stated that there were seven stores built that same year and they all have a small kitchen area. Some of those stores have gone through a remodeling like the one proposed and others will be doing it soon.

The commission discussed the request and the possibility of adding a condition that would require a fence to be installed. They felt that this would be a reasonable condition since the addition was being constructed closer to Adams Street.

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

Motion: **Commissioner Demers made a motion to approve the variance for Kwik Trip Inc. subject to the two conditions in the draft Resolution and adding a third condition requiring a fence be constructed from the existing fence along the north property line to the south side of the store concurrently with the proposed addition, Commissioner Wick seconded. (Motion passed 3-0)**

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

January 10, 2023

Meeting adjourned 7:31 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: February 8, 2023

ITEM DESCRIPTION: ZONING CASE 23-01: VARIANCE – MINIMUM LOT SIZE, LOT WIDTH, ROAD FRONTAGE AND PLATTING REQUIREMENTS

Background

Marty Ketola is proposing a variance to the minimum lot size, lot width, frontage on a public road and platting requirements in order to subdivide his 10-acre parcel into 5 lots. The property is located north of 1525 White Pine Trail. Mr. Ketola currently has one parcel of approximately 10-acres with frontage on a 33-foot platted portion of Airport Road that is not constructed. He is showing that three lots would abut the Airport Road right-of-way and the other two lots would be served via a private easement to the south of the three lots.

The property is Zoned FR – Farm Residential District and has a minimum lot width of 200 feet and a minimum lot area of 5-acres. The proposed lots along Airport Road right-of-way would be approximately 209 feet in width and 2-acres in size. The lots that would not abut any right-of-way would be approximately 125 feet in width and 2-acres in size. The area to the east, south and west is Zoned FR – Farm Residential and have minimum lot sizes of approximately 5-acres. The property to the north is Zoned SR – Suburban Residential and has lot sizes of approximately 1-acre or larger. This area was platted in 1994 when smaller lots were allowed. There are no municipal utilities available to any of the parcels. The Ordinance does not allow for the creation of any new Suburban Residential Districts.

A public hearing will be held on Tuesday, February 14, 2023 to consider a possible variance from the minimum lot size, lot width, frontage on a public road and platting requirements. A legal notice was published in the Pine Knot on February 3, 2023 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 denial of the variances. In 2019 the Planning Commission denied a request to split a 5-acre parcel into 2 – 2.5-acre lots on property to the southwest of this property. Staff is concerned about the precedent that would be set in the FR – Farm Residential District by allowing lots less than 5-acres in size and lots without any frontage on a public road. Mr. Ketola could subdivide this parcel into two 5-acre lots without the need for any variances.

Supporting Documents Attachments

- Resolution No. 23-01
- Location Map
- Lot Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 23-01

**A RESOLUTION DENYING A LOT SIZE, LOT WIDTH, ROAD FRONTAGE AND
PLATTING REQUIREMENTS VARIANCES IN THE FR – FARM RESIDENTIAL
DISTRICT FOR MARTY KETOLA**

WHEREAS, Marty Ketola is proposing a Variance from the minimum lot size, lot width, road frontage and platting requirements in the FR – Farm Residential 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 February 14, 2023, at which time Zoning Case / Development Review No. 23-01 was heard and discussed; and

WHEREAS, the property of the proposed Variances is located north of 1525 White Pine Trail (PIN's 06-510-6183) and is legally described as follows:

The Northeast Quarter of the Northwest Quarter of the Northeast Quarter (NE ¼ of NW ¼ of NE ¼), Section 27, Township 49, Range 17, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and denies the minimum lot size, lot width, road frontage and platting requirements variances to allow the creation of five new lots.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission denies Zoning Case 23-01 for a minimum lot width (150' vs. 200') and size (approximately 2-acres vs. 5-acres), road frontage (0 feet vs. 200 feet) and platting requirements variance.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: ____ NAY: ____ ABSENT: ____

PHILIP DEMERS	_____	BRITTANY KUSCHEL	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
MICHELLE WICK	_____		

Passed and adopted this 14th day of February 2023.

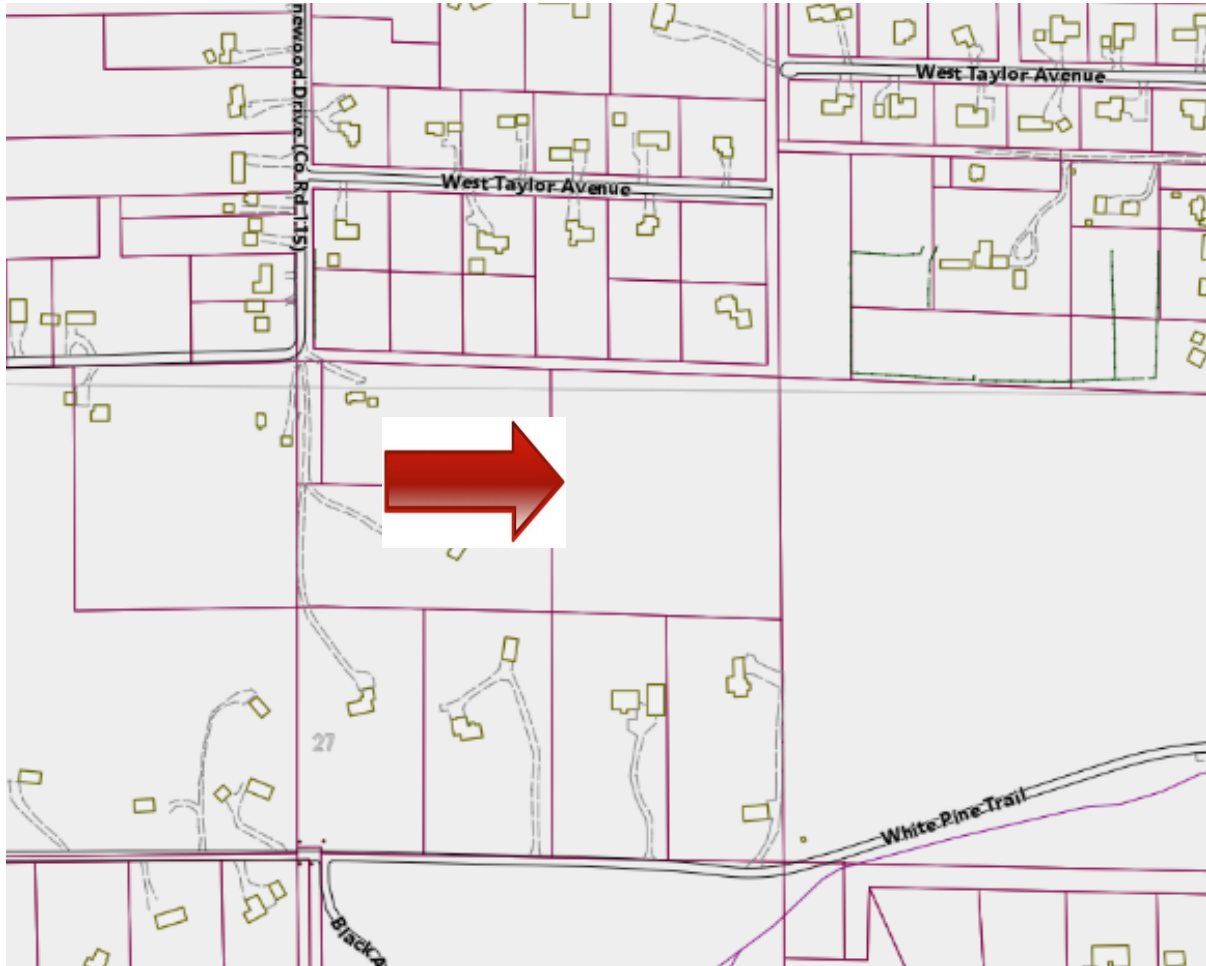
CITY OF CLOQUET

CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Marty Ketola



NO SCALE



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Ketola Possible Split



Carlton County, MN

Date: 2/7/2023