



Regular Meeting of the Planning Commission

Tuesday, March 28, 2023

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 February 14, 2023, Planning Commission meeting

5. Zoning Case 23-02 Andrew Elias, Minor Subdivision Plat

6. Commissioner's Questions/Comments

7. Adjourn

NEXT MEETING:

May 9th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, February 14, 2023

7:00 p.m.

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OATH OF OFFICE

The Oath of Office was administered to Terri Lyytinen and Brittany Kuschel.

CALL TO ORDER

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

ROLL CALL

Attending: Planning Commission members: Terri Lyytinen, Elizabeth Polling, Michelle Wick and Brittany Kuschel; City: Al Cottingham.

Absent: Philip Demers.

Others Present: Marty and Lauri Ketola, Lee and Jan Anderson, Marcy Klejeski and Paul Johnson.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Commissioner Lyytinen asked for nominations for Chairperson. Terri Lyytinen was nominated.

Commissioner Lyytinen asked for nominations for Vice Chairperson. Elizabeth Polling was nominated.

There being no other nominations. Nominations passed 4-0.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

December 14, 2022, Meeting Minutes

Chairman Lyytinen asked for any corrections or additions.

Motion: Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from December 14, 2022, Commissioner Wick seconded. (Motion was approved 4-0).



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Zoning Case 23-01: Marty Ketola, Variance

Chairman Lyytinen introduced Zoning Case 23-01, Variance for Mr. Ketola and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mr. Ketola was 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 zoning of the property is Farm Residential and the minimum lot size is 5-acres with 200 feet of frontage on a public road. Two of the proposed lots would not have any frontage on a public road. This is a public hearing, and a legal notice was published in the Pine Knot on February 3rd and property owners within 350 feet were notified of the hearing. He mentioned that he had received five phone calls on this and they were all opposed to the request. There was a copy of an email on the table from one of the parties. Mr. Ketola was present.

Ms. Jan Anderson, 1202 W. Taylor Avenue, had concerns with the access to these lots coming by their property and the additional traffic for five lots. They built in this location with the thought of privacy. She is concerned with increase in taxes and possible assessments for the road.

Mr. Lee Anderson, 1202 W. Taylor Avenue, talked about the privacy and tranquility of the area and the location of the Ketola home and the impacts they would be creating on their own property. He wished they would use the Airport Road right-of-way to access these lots rather than the S. Larch Street right-of-way to preserve their tranquility.

Ms. Marcy Klejeski, 1410 Airport Road, said they bought here for the privacy and had concerns of future Airport Road and the possible creation of five additional lots.

Mr. Marty Ketola, 1525 White Pine Trail, stated this development would be in his backyard and he would want to be sure that all surrounding property owners privacy would be maintained. He has control over the location of the homes, these would be good quality homes. Access to the site would be down the South Larch Street right-of-way.

Ms. Lauri Ketola, 1525 White Pine Trail, stated they understand the concerns of the neighbors and that people don't like change. They could develop two 5-acre lots which are much larger than the lots to the north but would rather do five 2-acre lots that would be an extension of the development to the north.

Mr. Anderson inquired who would maintain the road.

Mr. Cottingham stated this would not be a road but a private driveway that would be maintained by those who use it.

The Commission discussed the variance criteria and whether the request met the three criteria. The Commission did not believe that the request met criteria number three.



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

Motion: Commissioner Kuschel made a motion to deny the variances for Marty Ketola for property located north of 1525 White Pine Trail, Commissioner Wick seconded. (Motion passed 4-0)

Commissioner's Questions/Comment

The Commission discussed the upcoming March and April meetings. At this time there are no applications for the March meeting and staff would let them know later next week if the meeting is cancelled.

Next Meeting

March 14, 2023

Meeting adjourned 7:47 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: March 22, 2023

**ITEM DESCRIPTION: ZONING CASE 23-02: MINOR SUBDIVISION PLAT –
CREATION OF THREE LOTS**

Background

Andrew Elias is proposing a minor subdivision plat for the creation of three lots on his 17-acre property. The property is located in the southwest corner of Laine and Stark Roads. The minor subdivision plat will not require the construction of any new roads. A wetland delineation has been done for the property and easements have been shown on the plat for the wetlands. Stark Road is a County Road and thus permits will be needed from Carlton County for access. The County has stated that a shared driveway will be needed for lots 1 and 2, lot 3 will access onto Laine Road which is a city street.

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 meet or exceed these requirements.

A public hearing will be held on Tuesday, March 28, 2023 to consider the minor subdivision plat. A legal notice was published in the Pine Knot on March 17, 2023 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Subdivision Code states Minor Subdivision plats may be granted when:

1. The subdivision is for residential development with a maximum of eight (8) lots.
2. The minimum lot dimensions and area shall be consistent with the requirements of the zoning district in which the lots are located.
3. The proposed lots shall have frontage on an existing public road for the minimum lot width requirements in the Cloquet Zoning Ordinance.
4. There shall be no new road or utility extensions involved in a Minor Subdivision.
5. The subdivision complies with all other requirements of the Cloquet Zoning Ordinance.

Financial Impacts

The Minor Subdivision fee is \$300. 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 minor subdivision. Following this testimony, the Planning Commission should review the plat and either recommend approval or denial or table the request for additional information. The Planning Commission may impose conditions in recommending approval of the request.

Staff Recommendation

Staff has reviewed the minor subdivision plat with regards to the subdivision code and the zoning ordinance. It appears that the minor subdivision plat meets the requirements of both the subdivision code and the zoning ordinance. Staff would recommend approval of the minor subdivision plat subject to at least the conditions in the attached resolution.

Supporting Documents Attachments

- Resolution No. 23-02
- Location Map
- Plat Drawing
- Asst. City Engineer's Memo

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 23-02

**A RESOLUTION RECOMMENDING APPROVAL OF A MINOR SUBDIVISION PLAT
IN THE FR – FARM RESIDENTIAL DISTRICT FOR ANDREW ELIAS**

WHEREAS, Andrew Elias is proposing a Minor Subdivision Plat 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 March 28, 2023, at which time Zoning Case / Development Review No. 23-02 was heard and discussed; and

WHEREAS, the property of the proposed Minor Subdivision Plat is located in the southwest corner of Laine and Stark Roads (PIN 06-510-2600) and is legally described as follows:

The Northeast Quarter of the Northwest Quarter of Section 12, Township 49, Range 17, Carlton County, Minnesota lying Northerly of the following described line; Commencing at the Northeast corner of said Northwest Quarter; thence on an assumed bearing of South 00 degrees 24 minutes 39 seconds East, along the East line of said Northwest Quarter, 878.37 feet to the point of beginning of the line herein described; thence North 63 degrees 57 minutes 55 seconds West, 763.12 feet; thence North 83 degrees 03 minutes 13 seconds West, 237.93 feet; thence North 47 degrees 11 minutes 07 seconds West, 562.63 feet to the West line of said Northeast Quarter of the Northwest Quarter and there terminating. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the minor subdivision plat to allow the creation of three new lots.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 23-02 for a minor subdivision plat for three lots subject to the following conditions:

1. There shall be a shared driveway for Lots 1 and 2 with no other driveway access points onto Stark Road/Co. Rd. 116.
2. A 10-foot drainage and utility easement shall be shown along all roads.
3. Compliance with the Assistant City Engineers Memo dated March 6, 2023.

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

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

Passed and adopted this 28th day of March 2023.

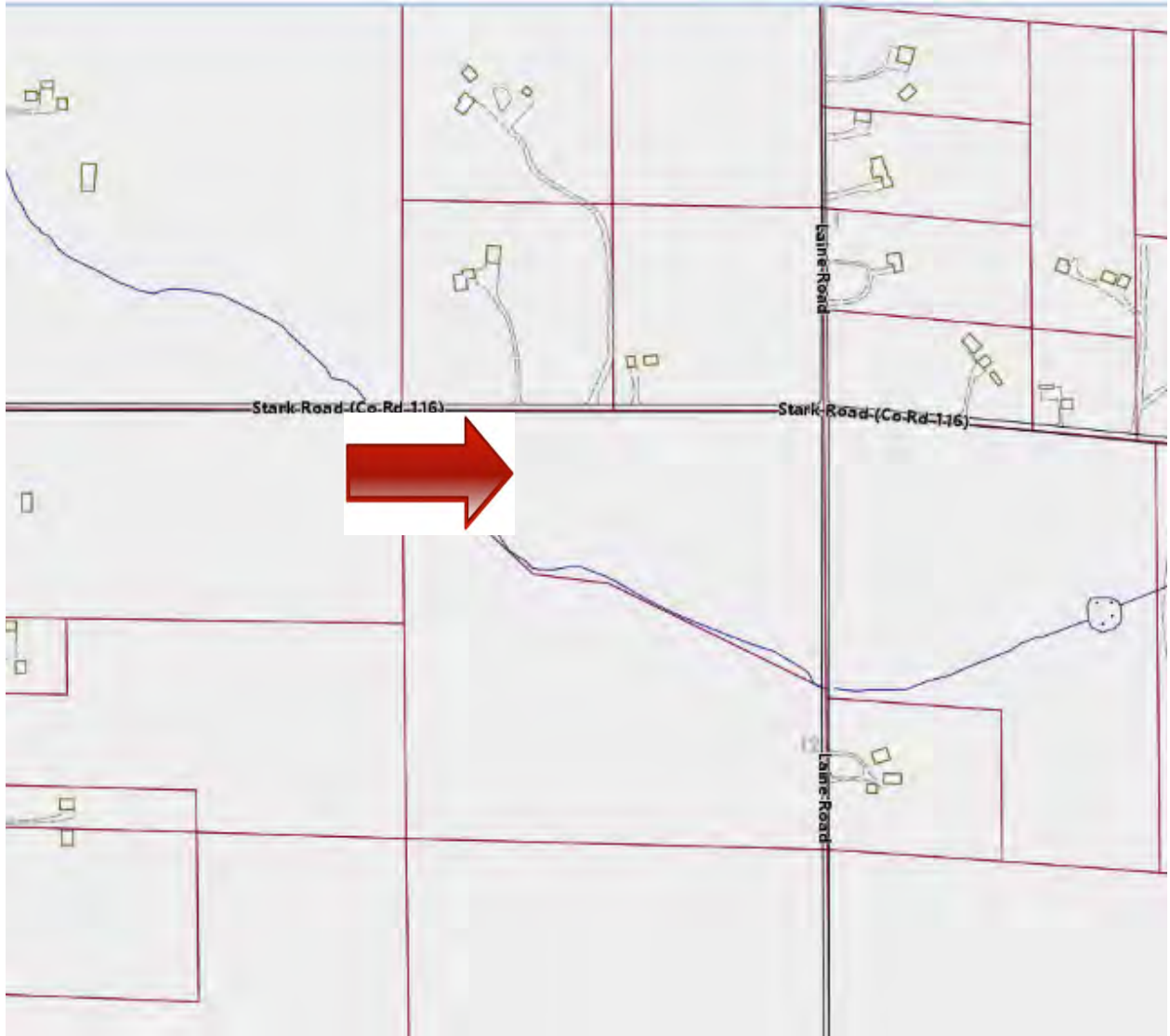
CITY OF CLOQUET

CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Andrew Elias



NO SCALE



DEPARTMENT OF PUBLIC WORKS

101 14th Street; Cloquet, MN 55720
Phone: (218) 879-6758 Fax: (218) 879-6555
Street - Water - Sewer – Engineering - Park
www.CloquetMN.Gov

MEMO

To: Al Cottingham, City Planner
From: John Anderson, Assistant City Engineer
Date: March 6, 2023

SUBJECT: Elias Addition – Engineering review

I have reviewed Plat for the “Elias Addition”. The following are my comments on the plans submitted.

1. The plat divides the parcel into 3 buildable lots. No grading is shown but based on roughly 10,000 SF of disturbed area to create a building pad and driveway per lot this would be a total of 30,000 SF of disturbed area. This is under the threshold that would require a grading plan and SWPPP (43,560 SF), therefore it is not required for the developer to prepare these plans for review and approval.
2. Lot 3 fronts on Laine Road which is a city road and driveway access will need to be coordinated with Public works. At the time the driveway is to be installed the owner should contact public works to identify the driveway location at which time City staff will make a determination on the size and location of a driveway culvert. The City will provide this culvert but the cost is the responsibility of the property owner.
3. The other two lots (lots 1 and 2) front on Stark Road. Access to Stark road is regulated by Carlton County. The owner shall apply for driveway access with Carlton County and meet any requirements of that permit.