



**Regular Meeting of the Planning Commission**

Wednesday, December 14, 2022

7:00 p.m.

101 14<sup>th</sup> 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 14<sup>th</sup> and 15<sup>th</sup> 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 25<sup>th</sup> 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 14<sup>th</sup> and 15<sup>th</sup> 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 20<sup>th</sup> 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 be 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, 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**

None.

**Next Meeting**

January 10, 2023

Meeting adjourned 7:31 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator