



Regular Meeting of the Planning Commission

Tuesday, February 14, 2023

7:00 p.m.

101 14th Street, Cloquet, MN 55720

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