



Regular Meeting of the Planning Commission

Tuesday, June 13, 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 March 28, 2023, Planning Commission meeting

5. Zoning Case 23-04 ISD # 94, Variance

6. Zoning Case 23-05 SKB Environmental, Site Plan

7. Commissioner's Questions/Comments

8. Adjourn

NEXT MEETING:
July 11th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, March 28, 2023

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Terri Lyytinen called the meeting to order at 7:04 p.m.

ROLL CALL

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

Absent: Elizabeth Polling and Philip Demers.

Others Present: Jason Kadelback, and Mr. & Mrs. Scharnott.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

February 14, 2023, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

Motion: Commissioner Wick made a motion to approve the Planning Commission meeting minutes from February 14, 2023, Commissioner Kuschel seconded. (Motion was approved 3-0).

Zoning Case 23-02: Andrew Elias, Minor Subdivision Plat

Chairperson Lyytinen introduced Zoning Case 23-02, Minor Subdivision Plat for Andrew Elias and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Mr. Elias was proposing a minor subdivision plat for the creation of 3 lots. The property is Zoned FR – Farm Residential and all of the lots exceed the minimum size and width requirements. The wetlands have been delineated and are shown on the plat. Stark Road is a County road and a shared driveway will be required for lots 2 and 3 along with a driveway permit from the County. This is a public hearing, and a legal notice was published in the Pine Knot on March 17th and property owners within 350 feet were notified of the hearing. Jason Kadelbach, surveyor was present representing Mr. Elias.

Mr. Scharnot, 338 Stark Road expressed concern with additional homes coming into the area and the additional traffic being generated with them.



Regular Meeting of the Planning Commission

Tuesday, March 28, 2023

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Mrs. Scharnott, 338 Stark Road was concerned with the additional noise during construction along with the increased traffic. She wondered about the other 34 acres that Mr. Elias owns and what could be done with that.

Mr. Cottingham stated that this property was Zoned Farm Residential and allowed lots of this size to be created. This zoning was in existence prior to his employment with the city, 11 years ago. The additional land owned by Mr. Elias it was his understanding that this would remain as is and that he would be constructing his home on this parcel. If not then he would need to meet the minimum size and width requirements along with having the wetland delineated which may have an impact on the number of lots that could be created.

Chairperson Lyytinen asked Mr. Cottingham to go over the Minor Subdivision requirements.

Mr. Cottingham reviewed the five requirements for a development to be considered a minor subdivision. He stated that this development met all five of the requirements.

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

Motion: Commissioner Wick made a motion to recommend approval of a Minor Subdivision Plat in the FR – Farm Residential District for Andrew Elias subject to the conditions in the draft Resolution, Commissioner Kuschel seconded. (Motion passed 3-0)

Commissioner’s Questions/Comment

The Commission noted there would not be an April meeting. At this time there are no applications for the May meeting and staff would let them know this meeting is cancelled.

Next Meeting

May 9, 2023

Meeting adjourned 7:18 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: June 7, 2023

ITEM DESCRIPTION: ZONING CASE 23-03: VARIANCE – MINIMUM FRONT YARD SETBACK FOR ACCESSORY USE

Background

Bolton & Menk, Inc. on behalf of ISD # 94, Cloquet Public Schools is proposing a variance to the minimum front yard setback in order to construct a “sport court” (accessory use), long/triple jump area in conjunction with the high school track. The property is located north of Washington Avenue, east of 18th Street and west of 22nd Street. The use would be located on the 22nd Street side of the property.

The property is Zoned PI – Public/Institutional District and has a minimum front yard setback of 25 feet. The existing long/triple jump area is setback approximately 23 feet from the front property line adjacent to 22nd Street. The proposed long/triple jump area would have a setback of approximately 12 feet. The configuration of the track and associated event areas are being reconfigured with the reconstruction of the football/soccer field which is being made wider than the existing field to accommodate the soccer use. The existing long/triple jump location is between the track and 22nd Street. The attached graphic shows other possible locations for this use and why they were ruled out and ended up with the proposed location.

A public hearing will be held on Tuesday, June 13, 2023 to consider a possible variance from the minimum front yard setback. A legal notice was published in the Pine Knot on June 2, 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.

Commission 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 approval of the variance. The applicant has addressed three other possible areas and why the use could not be located in these areas which staff agrees with. When you look at the plan you would wonder about the area south of the track or south of the discus & shot-put throw areas. However, the topography is such dropping down a significant hill that renders those areas unfeasible.

Supporting Documents Attachments

- Resolution No. 23-03
- Location Map
- Site Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 23-04

**A RESOLUTION APPROVING A MINIMUM FRONT YARD SETBACK VARIANCE
IN THE PI – PUBLIC/INSTITUTIONAL DISTRICT FOR BOLTEN & MENK FOR ISD
94, CLOQUET SCHOOL DISTRICT**

WHEREAS, Bolten & Menk for ISD # 94, Cloquet School district is proposing a Variance from the minimum front yard setback in the PI – Public/Institutional 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 June 13, 2023, at which time Zoning Case / Development Review No. 23-04 was heard and discussed; and

WHEREAS, the property of the proposed Variance is located north of Washington Avenue, east of 18th Street and west of 22nd Street (PIN 06-230-3560) and is legally described as follows:

The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section Twenty-four (24), Township Forty-nine (49), Range Seventeen (17), Carlton County, Minnesota, except that part platted as Wallace Addition to the City of Cloquet. And,

WHEREAS, the Planning Commission reviewed the staff report and approves the minimum front yard setback variance to allow an accessory use, long/triple jump area within 12 feet of the front property line adjacent to 22nd Street.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 23-04 for a minimum front yard setback (12' vs. 25').

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 13th day of June 2023.

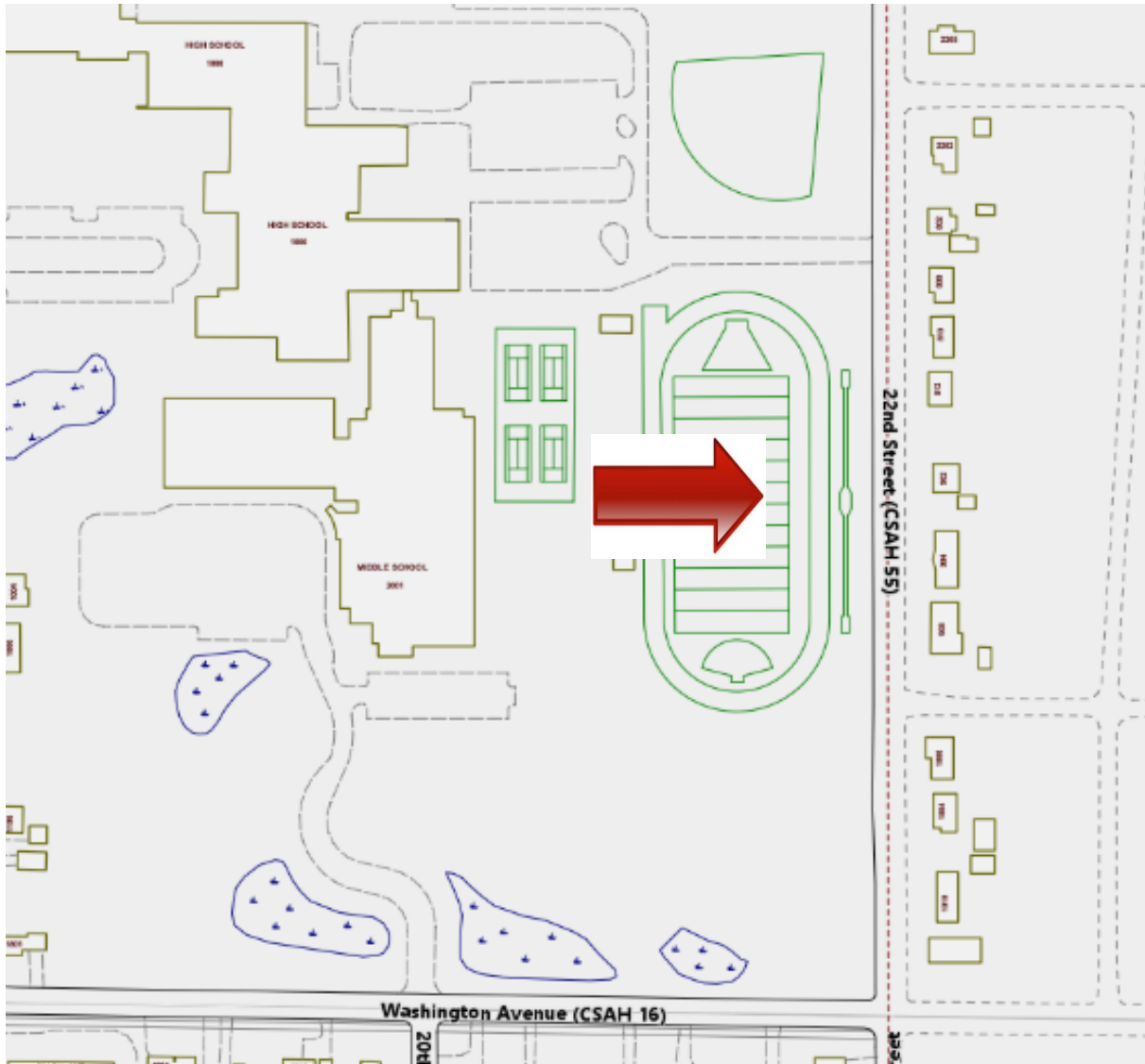
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

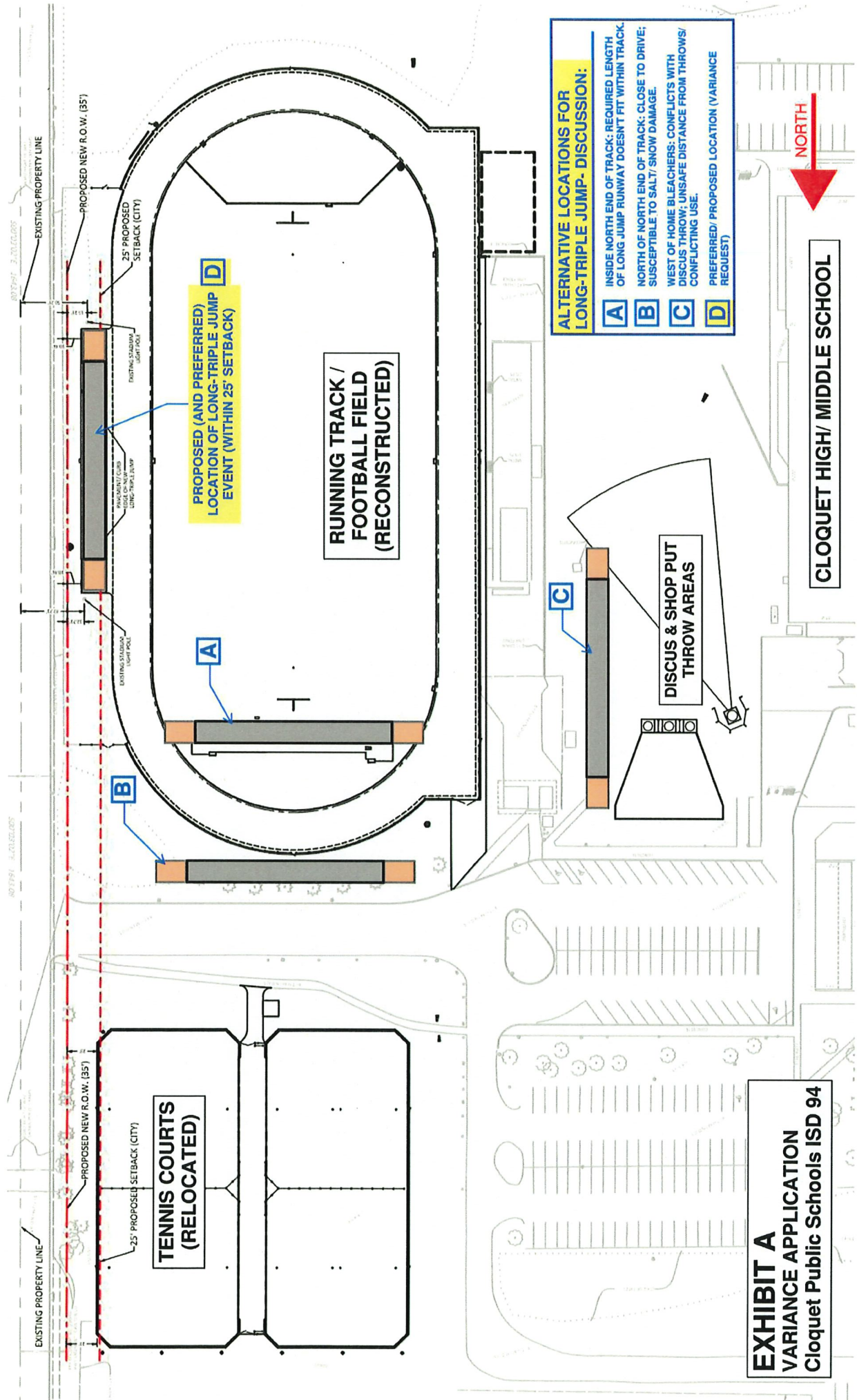
ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

ISD # 94 - Track



NO SCALE



NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.

NOTES: 2. ALL DIMENSIONS ARE IN FEET AND INCHES.

NOTES: 3. ALL DIMENSIONS ARE IN FEET AND INCHES.

EXISTING PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED NEW R.O.W. (35')

PROPOSED NEW R.O.W. (35')

25' PROPOSED SETBACK (CITY)

25' PROPOSED SETBACK (CITY)

PROPOSED (AND PREFERRED) LOCATION OF LONG-TRIPLE JUMP EVENT (WITHIN 25' SETBACK)

RUNNING TRACK / FOOTBALL FIELD (RECONSTRUCTED)

TENNIS COURTS (RELOCATED)

DISCUS & SHOP PUT THROW AREAS



CLOQUET HIGH/ MIDDLE SCHOOL

ALTERNATIVE LOCATIONS FOR LONG-TRIPLE JUMP- DISCUSSION:

- A** INSIDE NORTH END OF TRACK: REQUIRED LENGTH OF LONG JUMP RUNWAY DOESN'T FIT WITHIN TRACK.
- B** NORTH OF NORTH END OF TRACK: CLOSE TO DRIVE; SUSCEPTIBLE TO SALT/ SNOW DAMAGE.
- C** WEST OF HOME BLEACHERS: CONFLICTS WITH DISCUS THROW; UNSAFE DISTANCE FROM THROWS/ CONFLICTING USE.
- D** PREFERRED/ PROPOSED LOCATION (VARIANCE REQUEST)

EXHIBIT A
VARIANCE APPLICATION
 Cloquet Public Schools ISD 94



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: June 7, 2023

ITEM DESCRIPTION: ZONING CASE 23-05: SITE PLAN FOR SKB ENVIRONMENTAL, 761 HIGHWAY 45

Background

SKB Environmental has submitted a Site Plan application for a new 6,000 sq. ft. office/maintenance building. The site is located at 761 Highway 45.

The Site Plan is for a 6,000 sq. ft. office/maintenance building with associated parking, landscaping, grading and drainage, and building location.

Site Plan

Attached, the Commission will find the following plans for this development:

- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Building Elevations

Building Setbacks: (Section 17.6.11, Subd. 5. B)

The ordinance requires that the minimum front setback be 25 feet, the minimum side yard setback be 15 feet and the minimum rear yard setback be 50 feet. All Setbacks have been met.

Landscaping: (Section 17.5.04 Subd. 5.)

They are required to have 6 overstory plantings based on the building, there are numerous overstory plantings along the north and east portions of the site that far exceed that number.

Parking: (Section 17.5.11 Subd. 6.)

The site is required to have 8 parking spaces based on 1 parking stall per 250 square feet of office area plus 1 per 2,000 square feet of maintenance area. The site plan shows 5 paved parking spaces with room for 10 additional non paved areas.

Trash Storage: (Section 17.5.15 Subd. 7. A (7))

The trash storage area can either be inside the building or an exterior enclosure. The trash storage area will be in an exterior storage area.



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Policy Objectives

The purpose of this Site Plan Review application is to ensure that this development project is aligned with city development standards.

Financial Impacts

The Site Plan fee was paid.

Advisory Committee Action Requested

The Commission should also review the Site Plan and take into account any comments pertaining to it. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.

Staff Recommendation

Staff would recommend approval of the Site Plan subject to at least the conditions in the attached resolution.

Supporting Documents Attachments

- Resolution No. 23-05
- Location Map
- Engineer's Memo
- Site Plan Maps

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 23-05

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN IN THE HI –
HEAVY INDUSTRY DISTRICT FOR SKB ENVIRONMENTAL**

WHEREAS, SKB Environmental is proposing a Site Plan in the HI – Heavy Industry District; and

WHEREAS, the property of the proposed Site Plan is located 761 Highway 45 and is legally described as follows:

That part of the West 390.00 feet of the Northwest Quarter of the Southeast Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota, which lies southerly of Interstate Highway 35 and northerly of the South 100.00 feet of said Northwest Quarter of the Southeast Quarter. AND That part of the South 100.00 feet of the North Half of the Southeast Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota, which lies westerly of the right-of-way of the Great Northern Railway (now known as Burlington Northern Santa Fe Railroad). AND That part of the East 600.00 feet of the Northeast Quarter of the Southwest Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota, which lies southerly of Interstate Highway 35. AND The east 600.00 feet of the Southeast Quarter of the Southwest Quarter, Section 25, Township 49, Range 17, Carlton County, Minnesota. AND The South Half of Southeast Quarter lying West of Great Northern Railway Company's right-of-way (now known as Burlington Northern Santa Fe Railroad), Section 25, Township 49 North, Range 17 West, according to the United States Government Survey thereof. EXCEPT those two parcels lying within the following described tracts; 1. Beginning at a point on the south line of said Section 25, distant 100 feet west of the southeast corner of SW ¼ of SE ¼ thereof; thence run northeasterly at an angle of 68 degrees 00 minutes with said south line for 475 feet; thence deflect to the left at an angle of 112 degrees 00 minutes for 500 feet; thence deflect to the left at an angle of 68 degrees 00 minutes for 475 feet; thence deflect to the left at an angle of 112 degrees 00 minutes for 500 feet; thence deflect to the left at an angle of 68 degrees 00 minutes for 475

feet; thence deflect to the left at an angle of 112 degrees 00 minutes for 500 feet to the beginning. 2. From a point on the south line of said Section 25 distant of 100 feet west of the southeast corner of SW ¼ of SE ¼, thereof, run northeasterly at an angle of 68 degrees 00 minutes with said south section line for 475 feet to the point of beginning; thence continue northeasterly along the above described course to its intersection with a line run parallel with and distant 660 feet north of the south line of said Section 25; thence run west along said 660 foot parallel line to its intersection with a line run parallel with and distant 992 feet west of the east line of the SW ¼ of SE ¼ of said Section 25; thence run south along said 992 foot parallel line to the south line of said Section 25; thence run east along said section line for 392 feet; thence deflect to the left 68 degrees 00 minutes for 475 feet; thence deflect to the right 68 degrees for 500 feet to the point of beginning. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Site Plan.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 23-05 for a site plan for SKB Environmental subject to the following conditions:

- 1. Compliance with the Assistant City Engineer’s Memo.

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 13th day of June 2023.

CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator



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
From: John Anderson, Assistant City Engineer
Date: June 2, 2023

SUBJECT: SKB Shop/Office Plan Review No. 2

I have reviewed the revised plans, submitted on 6/2/23, submitted by Kyle Backstrom from SKB prepared by Stantec . The materials submitted included:

Plan set dated 6/1/23 (14 sheets)

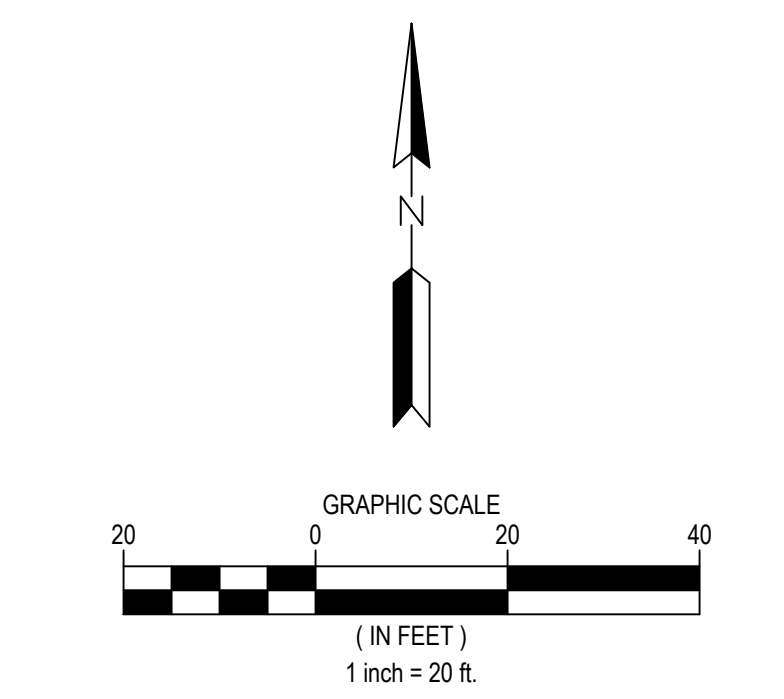
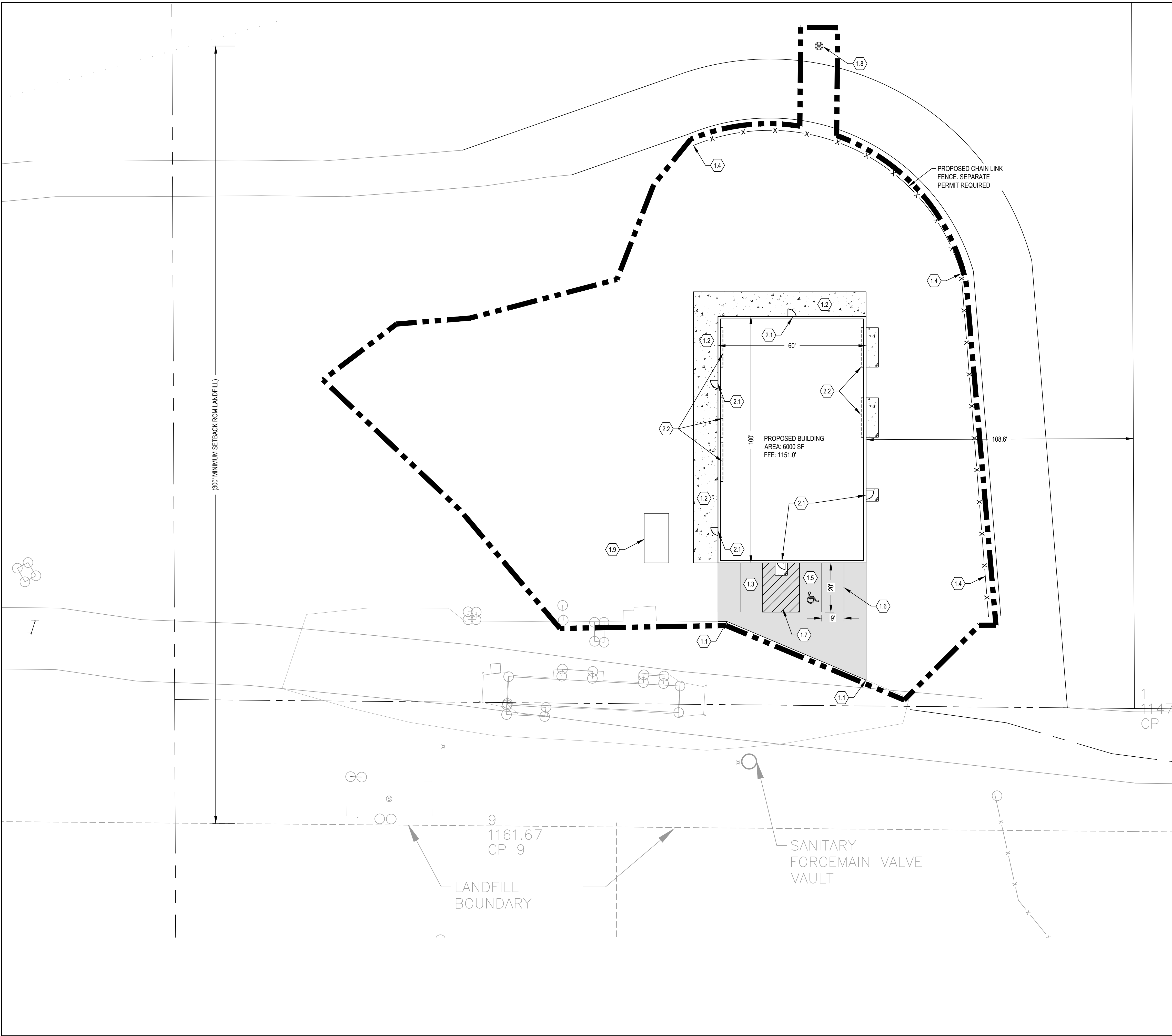
The following are my comments on the materials submitted;

Civil Plans

1. The plan indicated a disturbed area of approximately 0.72Acres.
2. None of the plan sheets submitted are signed, the final plan set must be signed by the designer.
3. Since there appears to be less than 1 ac of new impervious and there is no stormwater treatment required by this plan the City will not require a maintenance agreement to be submitted for this project.
4. The Plan indicates a well, septic line and septic tank but no drain field. This site is more than 400 feet from a sewer line and is therefore not required to hook up to the sanitary sewer.

Grading Permit Application

1. The disturbed area is less than 1.0 Ac. and therefore does not require a grading permit to be issued by the City.



LEGEND

---	SECTION LINE
- - - -	QUARTER LINE
---	PROPERTY BOUNDARY
---	LIMITS OF DISTURBANCE
---	BITUMINOUS PAVEMENT
---	CONCRETE SIDEWALK
---	GRAVEL SURFACING/SHOULDERING

- NOTES**
- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
 - DESIGN BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS

- KEYNOTES**
- STANTEC DESIGN ITEMS
 - MATCH EXISTING
 - CONCRETE PAVEMENT - SEE DETAIL 4/C-801
 - BITUMINOUS PAVEMENT - SEE DETAIL 5/C-801
 - FENCE - SEE DETAIL 1 AND 2/C-802
 - HANDICAP ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN - SEE DETAILS 7, 8, AND 9/C-801
 - 4" WHITE PAINT STRIPE (TYP.)
 - DIAGONAL WHITE STRIPING AT 2' O.C.
 - DOMESTIC WATER WELL
 - SANITARY SEWER HOLDING TANK
 - DESIGN BY OTHERS
 - DOOR LOCATION WITH STOOP - SEE ARCH./STRUC. PLANS
 - OVERHEAD DOOR LOCATION WITH APRON - SEE ARCH./STRUC. PLANS

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec
733 MARQUETTE AVE STE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

CLIENT:
SKB ENVIRONMENTAL

SKB CLOQUET OFFICE AND MAINTENANCE BUILDING
761 MN-45,
CLOQUET, MN 55720

PROJECT TITLE: SKB CLOQUET OFFICE AND MAINTENANCE BUILDING

ISSUE NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	05/19/2023
2	CITY RESUBMITTAL	06/01/2023

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT, OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT NO.: 227704797

DWN BY: JAL	CHKD BY: SAG	APPD BY: PS
-------------	--------------	-------------

ISSUE DATE: 06/01/2023

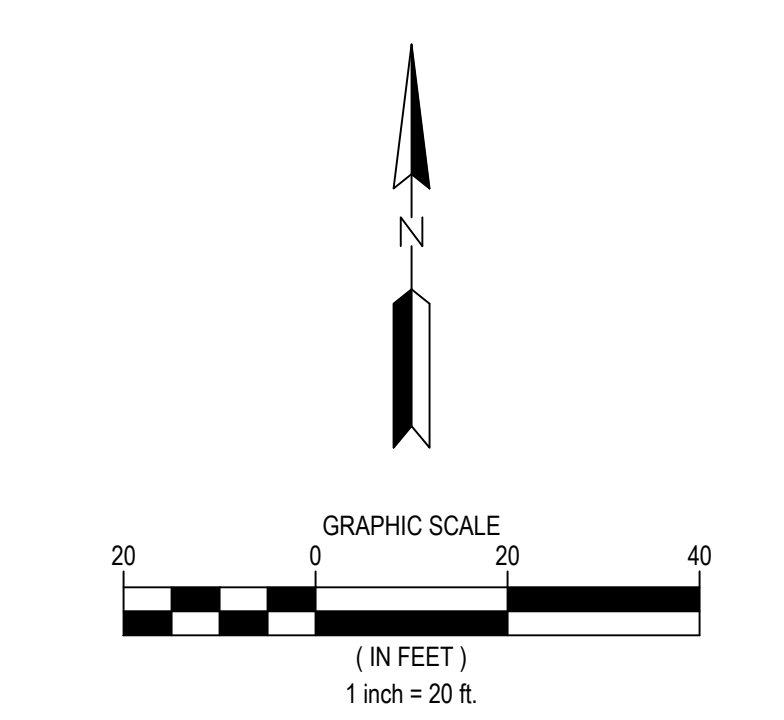
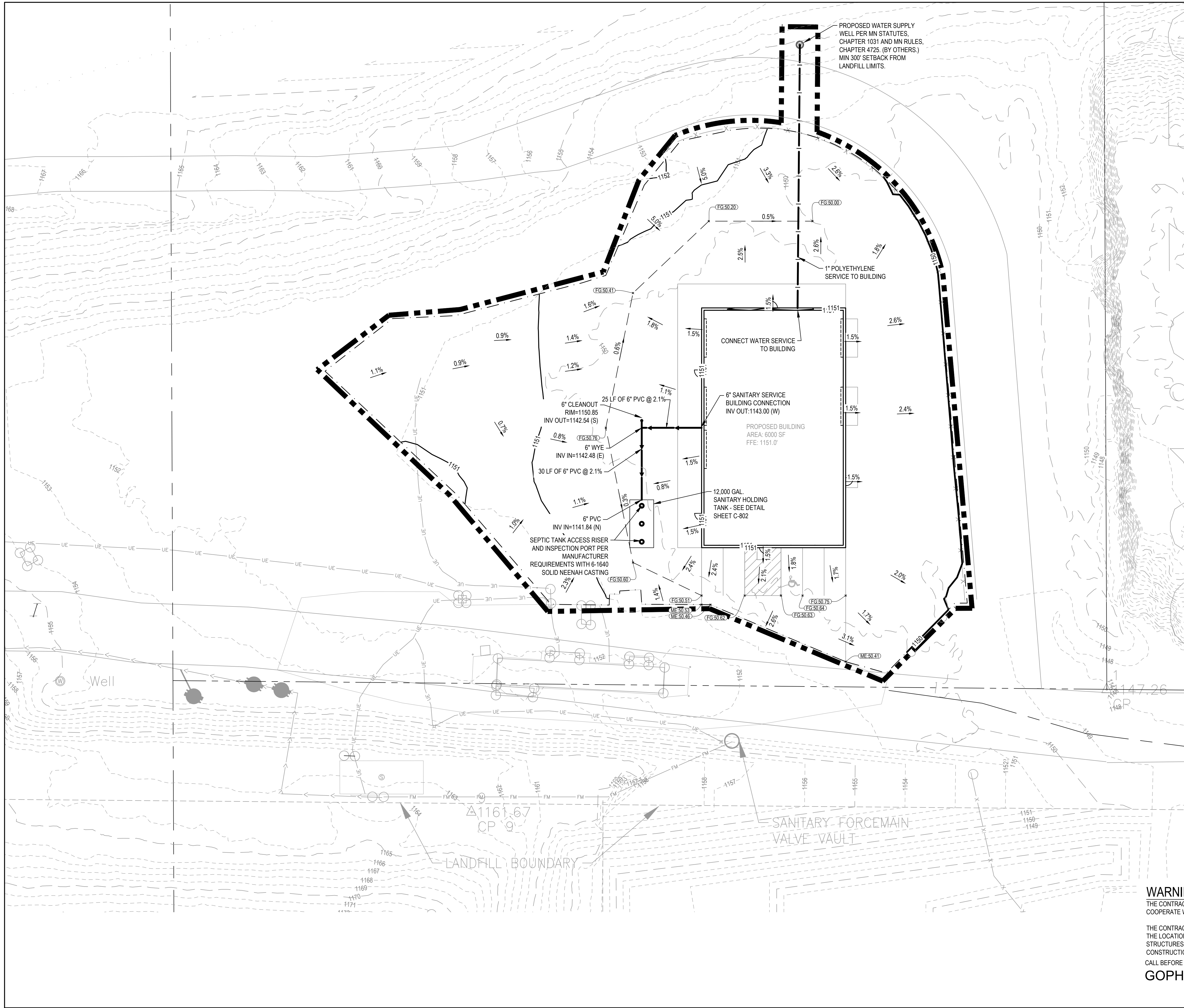
ISSUE NO.: 2

SHEET TITLE: SITE PLAN

SHEET NO.: C-101

6/12/2023 2:24:04 PM

U:\227704797\SKB_CLOQUET TRANSFER STATIONS DESIGN\1_CADD\3_PLANSHEET\SC-301 GRADING PLAN.dwg



LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- - - 901 EXISTING MINOR CONTOUR
- - - 900 EXISTING MAJOR CONTOUR
- ⊙ EXISTING SANITARY MANHOLE
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- - - GRADING LIMITS
- CONSTRUCTION LIMITS
- 1.00% FINISHED GRADE ELEVATION
- (FG=999.99) → SURFACE GRADE & FLOW DIRECTION

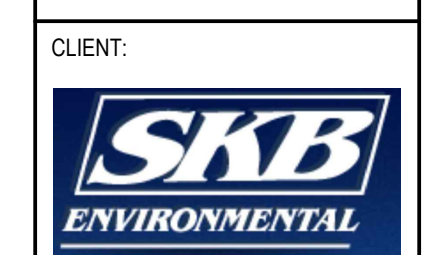
- NOTES**
- SEE SHEET <C/G>-002 FOR ADDITIONAL PROJECT NOTES.
 - EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR REWORK OF ANY UNCOMMUNICATED DISCREPANCIES.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
 - HOLDINT TANK MUST FOLLOW MN RULE 7080.2290 FOR VACUUM TESTING, CLEANOUT PIPE, ALARM, ETC REQUIREMENTS.

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

Stantec
 733 MARQUETTE AVE STE 1000
 MINNEAPOLIS, MN 55402
 PHONE: 612-712-2000
 WWW.STANTEC.COM



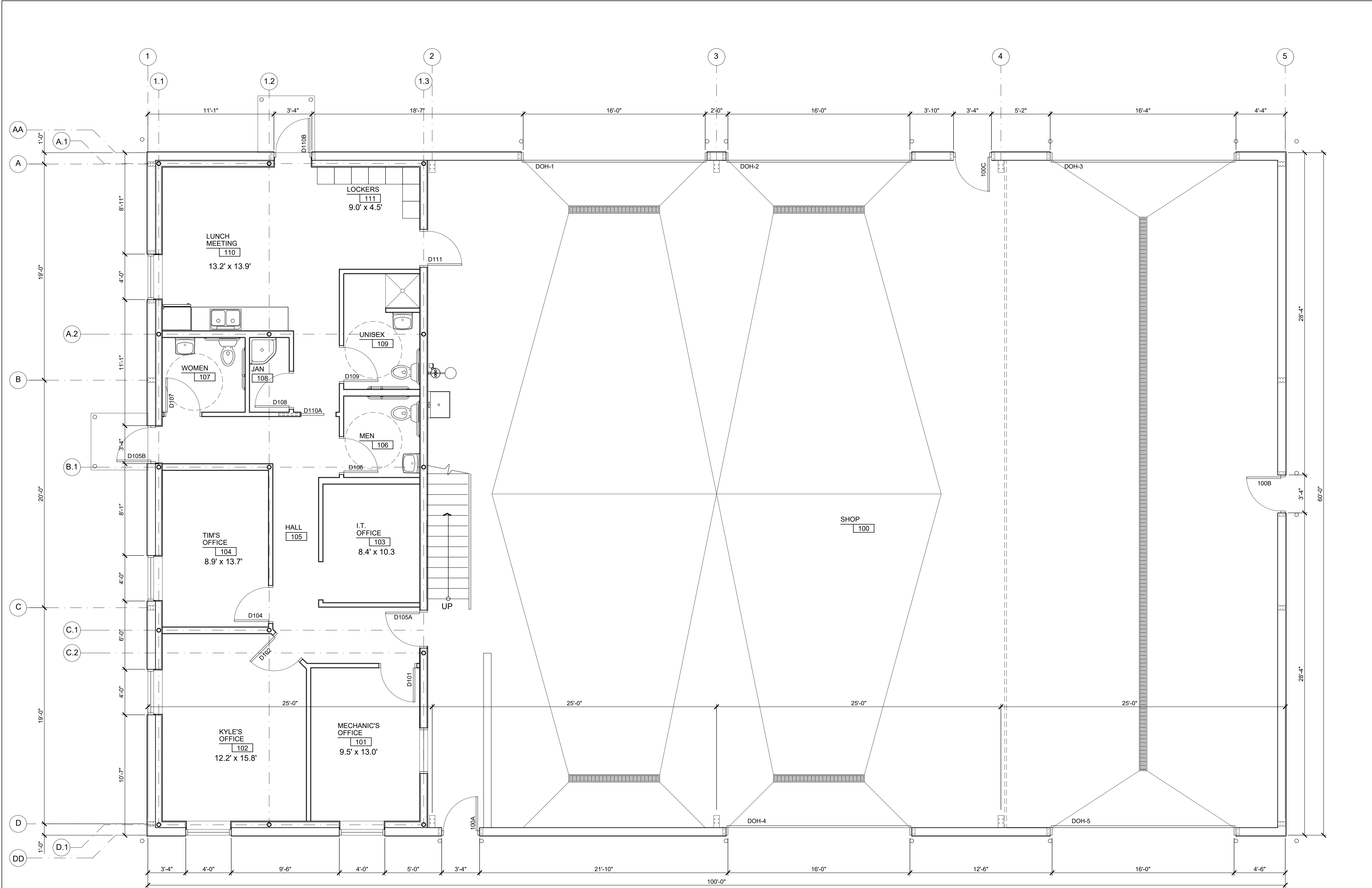
CLIENT:
SKB CLOQUET OFFICE AND MAINTENANCE BUILDING
 761 MN-45,
 CLOQUET, MN 55720

DATE:	DESCRIPTION:	ISSUE NO.:	PROJECT TITLE:
05/19/2023	CITY SUBMITTAL	1	SKB CLOQUET OFFICE AND MAINTENANCE BUILDING
06/01/2023	CITY RESUBMITTAL	2	

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____
 PROJECT NO.: 227704797

DWN BY: JAL	CHKD BY: SAG	APPD BY: PS
ISSUE DATE: 06/01/2023	ISSUE NO.: 2	SHEET TITLE: GRADING AND UTILITIES PLAN
SHEET NO.: C-301		



1
A100
1/4"=1'-0"



FOUNDATIONS
ARCHITECTURE
GREGORY P. STROM, ARCHITECT
2150 CULAS ROAD
DULUTH, MN 55804
PH: 218 525-4326
CELL: 218 391-7334
gps-foundations@gmail.com

OFFICE & MAINTENANCE BUILDINGS
SKB LANDFILL
761 MN HWY 45
CLOQUET, MN 55720

SHEET TITLE:
FLOOR PLANS

IGNOR OR REPORT
THE LAWS OF
X NO. 26197

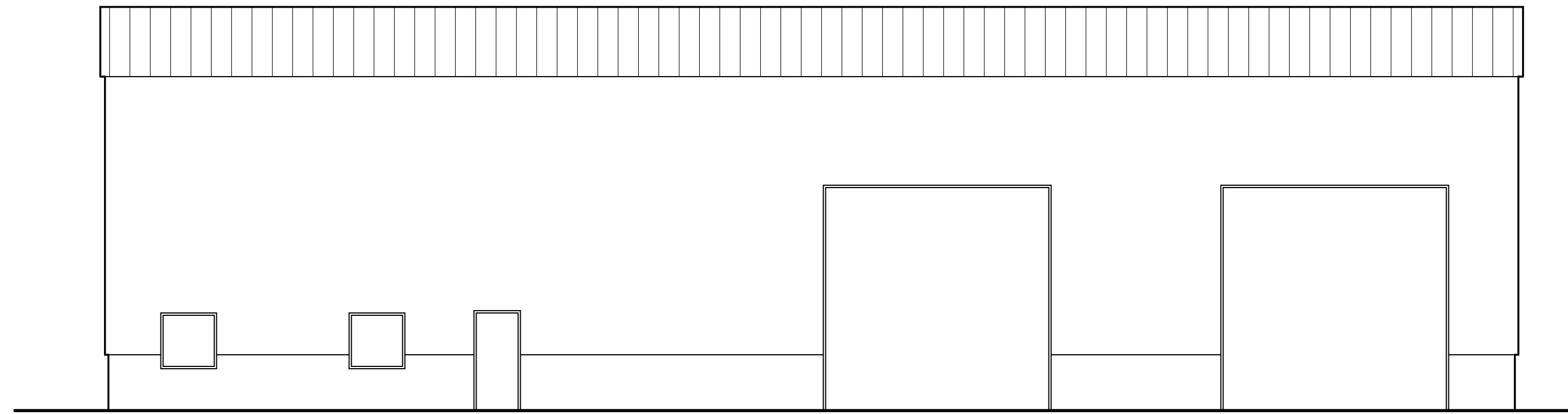
PRELIMINARY -
NOT FOR CONSTRUCTION;
REVIEW SET - 4-3-2023

I HEREBY CERTIFY
THAT I AM A QUALIFIED
PROFESSIONAL ARCHITECT
IN THE STATE OF MINN
SIGNATURE: GREGORY P. STROM

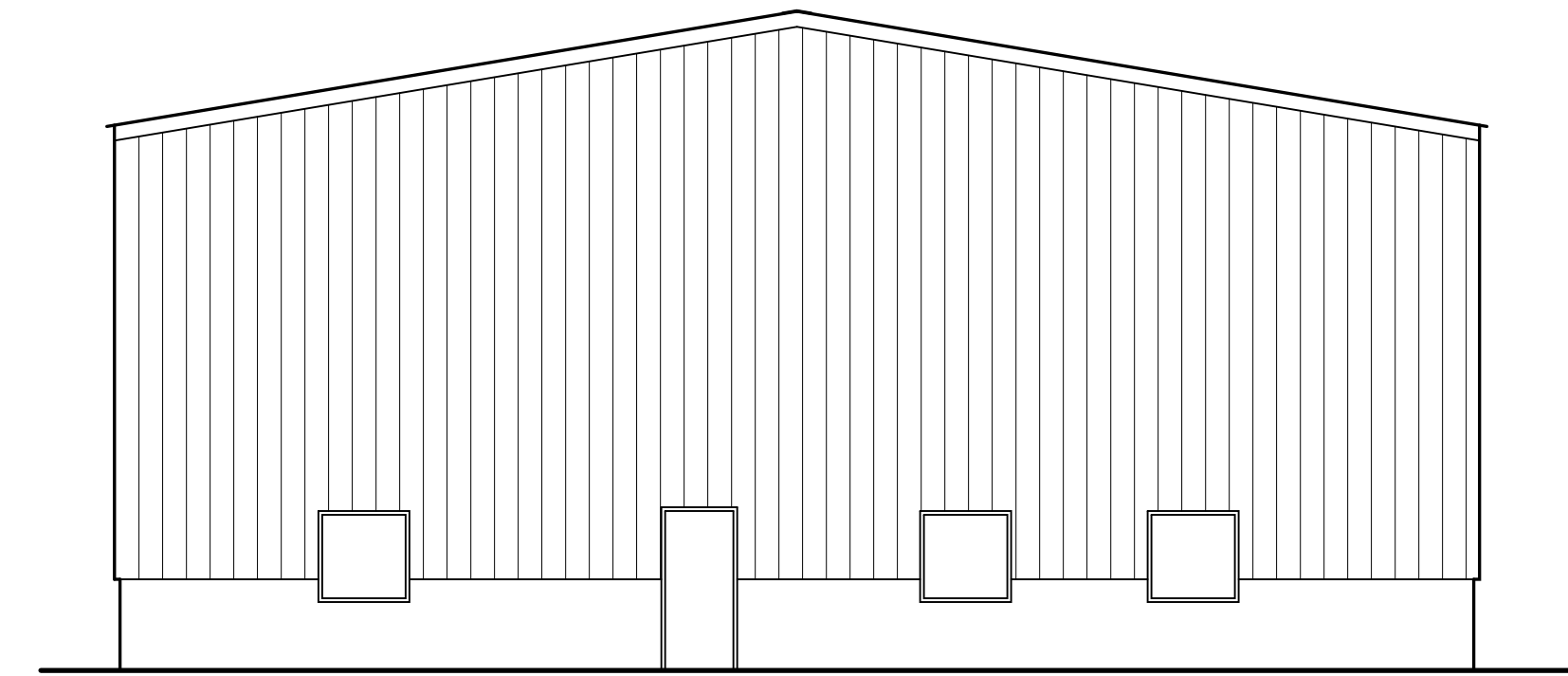
DATE: 4-3-2023	JOB NO.: 2304	DRAWN BY: DRS/GPS	APPROVED BY: GPS
----------------	---------------	-------------------	------------------

REVISIONS:

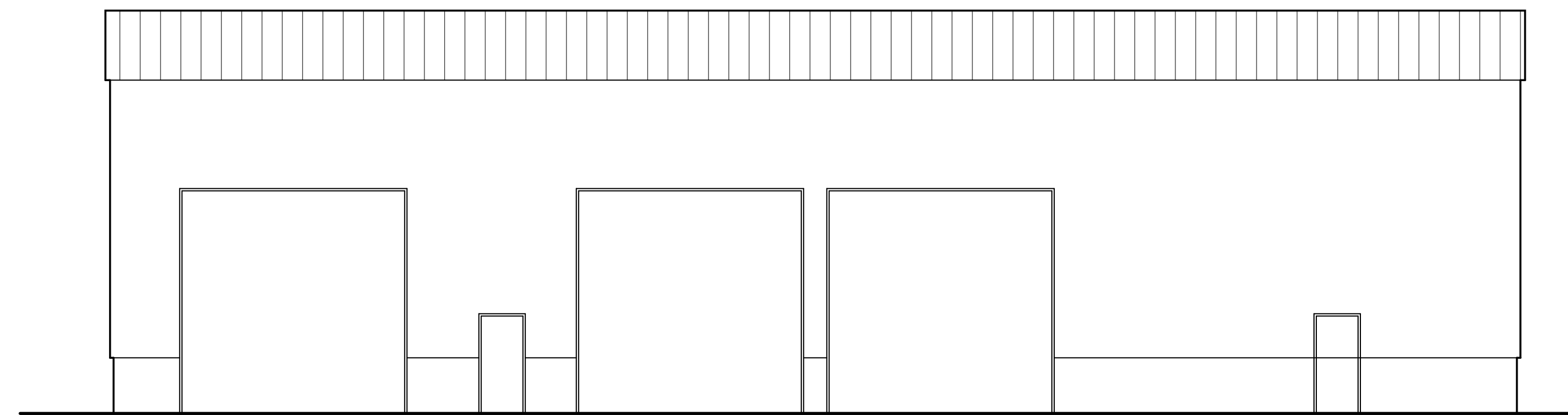
A100



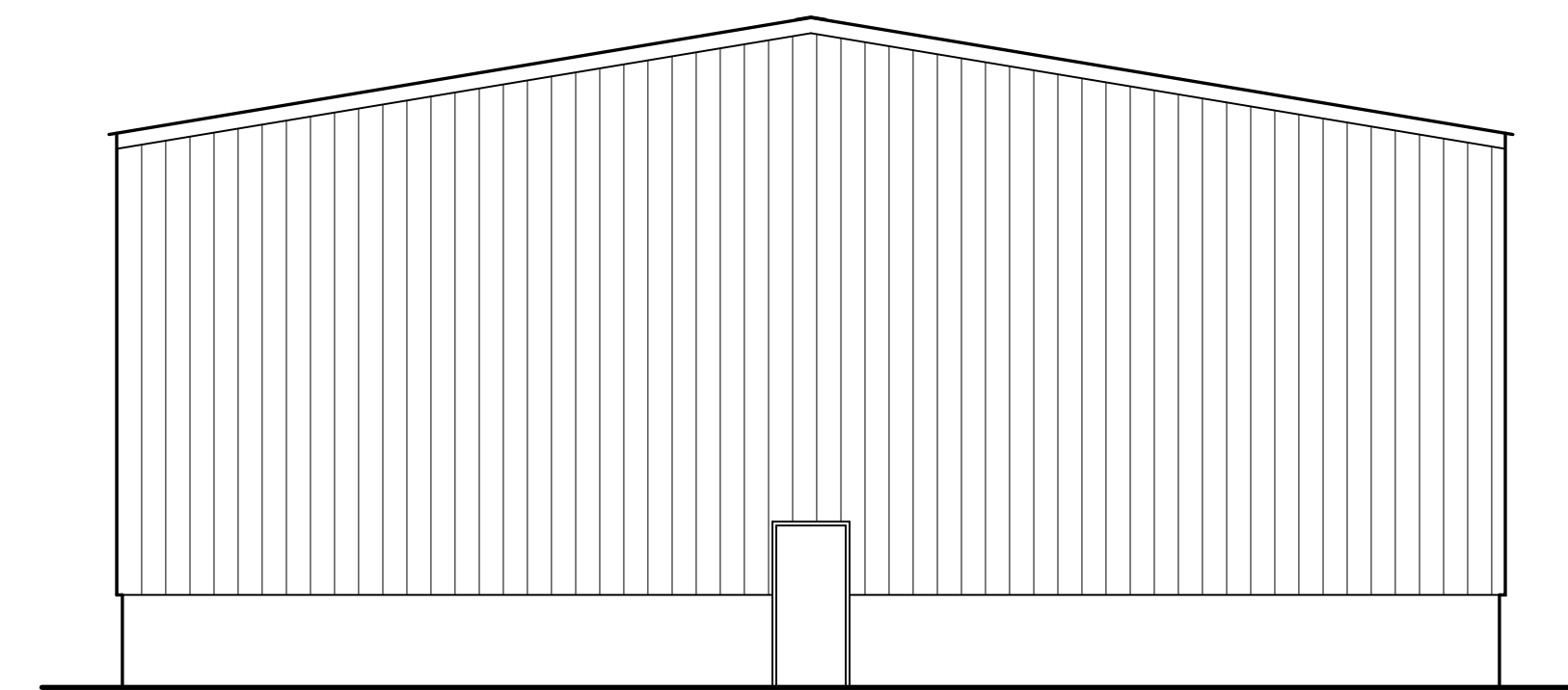
1 EAST ELEVATION
A200 1/8"=1'-0"



2 SOUTH ELEVATION
A200 1/8"=1'-0"



3 WEST ELEVATION
A200 1/8"=1'-0"



4 NORTH ELEVATION
A200 1/8"=1'-0"

FOUNDATIONS
ARCHITECTURE
GREGORY P. STROM, ARCHITECT
PH: 218 525-4326
CELL: 218 391-7334
gps-foundations@gmail.com

OFFICE & MAINTENANCE BUILDINGS
SKB LANDFILL
761 MN HWY 45
CLOQUET, MN 55720

SHEET TITLE:
EXTERIOR ELEVATIONS

ION, OR REPORT
PERMISSION AND
THE LAND OF
: X NO. 26197

PRELIMINARY -
NOT FOR CONSTRUCTION:
REVIEW SET - 4-3-2023

I HEREBY CERTIFY THAT
THIS DRAWING WAS PREPARED BY
OR UNDER THE CLOSE PERSONAL
SUPERVISION OF ME, A LICENSED ARCHITECT
IN THE STATE OF MINN.
SIGNATURE: GREGORY P. STROM

DATE: 4-3-2023	JOB NO.: 2304	DRAWN BY: DRS / GPS	APPROVED BY: GPS
----------------	---------------	---------------------	------------------

REVISIONS:

A200