



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.



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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 if this meeting is cancelled.

Next Meeting

May 9, 2023

Meeting adjourned 7:18 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator