



**Regular Meeting of the Planning Commission**

Tuesday, June 13, 2023

7:00 p.m.

101 14<sup>th</sup> Street, Cloquet, MN 55720

**CALL TO ORDER**

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

**ROLL CALL**

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

**Absent:** None.

**Others Present:** Dr. Michael Cary, Tim Proson and Kyle Backstrom.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**March 28, 2023, Meeting Minutes**

Chairperson Lyytinen asked for any corrections or additions.

**Motion:**        **Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from March 28, 2023, Commissioner Wick seconded. (Motion was approved 5-0).**

**Zoning Case 23-04: ISD # 94, Variance**

Chairperson Lyytinen introduced Zoning Case 23-04, Variance for ISD # 94, Cloquet Public Schools and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated ISD # 94 was proposing a variance to the minimum front yard setback in order to construct a “sport court”, accessory use for the long/triple jump area in conjunction with the high school track. The property is located north of Washington Avenue, east of 18<sup>th</sup> Street and west of 22<sup>nd</sup> Street. The use would be located on the 22<sup>nd</sup> Street side of the site. The property is Zoned PI – Public/Institutional. They looked at other possible locations to place this event area and due to safety concerns, this was the only area that it could go. This is a public hearing, and a legal notice was published in the Pine Knot on June 2<sup>nd</sup> and property owners within 350 feet were notified of the hearing. Dr. Michael Cary was present representing the School District.



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Dr. Cary discussed four other possible locations and why they had determined each location did not make sense for safety reasons. The locations were near the shot-put discus throw area, across the entrance drive near the new location of the tennis courts, between the track and the entrance drive and between the track and the football field and that area did not have enough room.

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

**Motion: Commissioner Wick made a motion to approve the Variance to the minimum front yard setback in the PI – Public/Institutional District for ISD # 94, Commissioner Kuschel seconded. (Motion passed 5-0)**

**Zoning Case 23-05, SKB Environmental, Site Plan**

Chairperson Lyytinen introduced Zoning Case 23-05, Site Plan for SKB Environmental. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated SKB Environmental was proposing a site plan in order to construct a 6,00 square foot office/maintenance building on their property. The property is located at 761 Hwy 45. The property is Zoned HI – Heavy Industry. The proposed building meets the minimum setbacks, parking requirements, landscape requirements and trash storage requirements. This is not a public hearing since this is an allowed use. Mr. Kyle Backstrom was present representing SKB Environmental.

Mr. Backstrom stated the existing temporary structures would be removed with the construction of this building.

The Commission discussed the building and the ordinance requirements along with the temporary buildings.

There being no further discussion Chairman Lyytinen called for a motion.

**Motion: Commissioner Polling made a motion to recommend approval of a Site Plan in the HI – Heavy Industry District for SKB Environmental subject the condition in the draft resolution, Commissioner Demers seconded. (Motion passed 5-0)**

Mr. Cottingham stated this would go to the City Council at their meeting on June 20<sup>th</sup> at 6:00 pm.



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**Commissioner's Questions/Comment**

Mr. Cottingham brought the commission up to date on two recent legislations that were passed and their impact on the Zoning Ordinance. They are 1. The "Sacred Communities and Micro-Unit Dwellings" and 2. The "Cannabis Business". The Sacred Communities and Micro-Unit Dwellings will take effect on January 1, 2024, so changes to the Ordinance will need to take place prior to that while the Cannabis Business will be sometime in late 2024 of early 2025.

**Next Meeting**

July 11, 2023

Meeting adjourned 7:30 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator