



Regular Meeting of the Planning Commission

Tuesday, August 29, 2023

7:00 p.m.

101 14th 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, Brittany Kuschel, Elizabeth Polling and Philip Demers; City: Al Cottingham.

Absent: Michelle Wick.

Others Present: Jayson Revoir and Matt Strack.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

August 8, 2023, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

Motion: Commissioner Polling made a motion to approve the Planning Commission meeting minutes from August 8, 2023, Commissioner Kuschel seconded. (Motion was approved 4-0).

Zoning Case 23-08: City of Cloquet, Land Sale

Chairperson Lyytinen introduced Zoning Case 23-08 Land sale for the City of Cloquet. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet is looking to sell three lots in the Business Park to Dick Family Real Estate. State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan. The proposed use of the land is for an office/warehouse building. The Comprehensive Plan for the area is "Highway Commercial" which allows for office/warehouse businesses.

There being no discussion Chairman Lyytinen called for a motion.

Motion: Commissioner Kuschel made a motion approving Resolution 23-08 a Resolution of the City of Cloquet Planning Commission finding that a office/warehouse development in the Cloquet Business Park conforms to the general plans for the development of the City, Commissioner Demers seconded. (Motion passed 4-0)



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Zoning Case 23-07: Strack Construction for C&L Distributing, Site Plan

Chairperson Lyytinen introduced Zoning Case 23-07 Strack Construction for C&L Distributing, site plan. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Strack Construction is proposing a site plan for C&L Distributing for a 22,000 sq. ft. office/warehouse located northwest of Highway 33 and Stark Road. The site plan conforms with the minimum requirements of the Zoning Ordinance. Representatives from Strack Construction were present if there were any questions.

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

Motion: Commissioner Polling made a motion recommending the approval of the site plan in the OM – Office/Manufacturing District for Strack Construction for C&L Distributing, Commissioner Kuschel seconded. (Motion passed 4-0)

Mr. Cottingham stated this would go to the City Council at their meeting on September 5th at 6:00 pm.

Commissioner’s Questions/Comment

Chairperson Lyytinen inquired about allowing shipping containers in the Farm Residential District on lots over a certain size and a maximum number of containers. The commission felt that this would be OK with a minimum lot size of 2 acres and a maximum of 2 – 20 foot containers or 1 – 40 foot container.

The commission also discussed whether or not there had been any feedback from the City Council regarding cannabis sales and possible locations. Mr. Cottingham stated that he had not heard anything regarding this.

The commission felt that we should allow them in any commercial district subject to the distance separation allowed by law.

Next Meeting

September 12, 2023

The meeting adjourned 7:33 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator