



**Regular Meeting of the Planning Commission**

Tuesday, October 10, 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, Brittany Kuschel, Michelle Wick;  
City: Al Cottingham.

**Absent:** Elizabeth Polling and Philip Demers

**Others Present:** Ken and Lisa Maki, Dan Lundquist, Angela Wuollet and Amanda Wilson.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**August 29, 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 August 29, 2023, Commissioner Wick seconded. (Motion was approved 3-0).**

**Zoning Case 23-09: City of Cloquet, TIF District**

Chairperson Lyytinen introduced Zoning Case 23-09 TIF District for the City of Cloquet. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet is looking to create a TIF Development District No. 6 and a TIF District No. 6-1. This would be assisting Upper Lakes Foods (ULF) with a 7,000 sq. ft. addition. 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.



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**Motion:** Commissioner Kuschel made a motion approving Resolution 23-09 a Resolution of the Planning Commission finding that a Development Program for Development District No. 6 and a Tax Increment Financing Plan for Tax Increment Financing District No. 6-1 conform to the General Development Plans for Development and Redevelopment of the City, Commissioner Wick seconded. (Motion passed 3-0)

**Zoning Case 23-10: Ken Maki, Comprehensive Plan Amendment and Rezoning**

Chairperson Lyytinen introduced Zoning Case 23-10 Ken Maki, Comprehensive Plan Amendment and Rezoning and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Ken Maki is proposing a comprehensive Plan Amendment and Rezoning for property located south of North Road and Sunnyside Lane. The Comprehensive Plan Amendment is from Moderate to High Density Residential to Highway Commercial and the Rezoning is from R1 – Single-Family Residence District to RC – Regional Commercial District. If approved Mr. Maki would be looking to construct an office/shop on the site. He pointed out that he had received an email from John Sanders and a letter from Terry Hoy pertaining to the request, copies had been placed at the commission’s spots. Mr. Maki was present to answer any questions.

Ms. Angela Wuollet, 4540 Shaw Road, Hibbing stated she owns the property at 108 North Road that is occupied by her son and his finance. She is concerned about the noise and possible reduction in property values. She stated that moving further away would help but farther than this site would be better.

Ms. Amanda Wilson, 108 North Road, Cloquet stated her concerns about the noise and the waking up of her children. She stated the moving would be better but not the best. She wondered what would happen with the current location.

Mr. Dan Lundquist, 306 Johnson Ave, Cloquet inquired what the plans were for the property. He was not opposed to business but wondered about the plans.

Mr. Maki stated he wanted to get his trucks out of his yard and into a building. He has been looking for a place to move his trucks out of his yard and away from his house. Typically, they leave in the morning and are back at the end of the day. He hopes that eventually he will be able to have access from this site out to Hwy 33. They want to be able to get his equipment into a building.

Ms. Wilson inquired about the current site.

Mr. Maki stated that they would build a garage for his use and not the business.



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The commission discussed the correspondence that was submitted and inquired of Mr. Cottingham the concerns of Mr. Sanders and his concerns of losing residential land and blocking in Boulder Drive.

Mr. Cottingham noted that the assisted living facility was between this property and the homes on the north side of Boulder Drive. Mr. Sanders property is over 700 feet away from this property. This property and the parcel to the north and south are landlocked and currently owned by the property owners to the east that abut Hwy 33. Mr. Maki would need to amend an existing driveway easement that he has to allow this parcel to access the private driveway of the assisted living facility. It makes more sense to have these parcels zoned commercial rather than residential and allow for the expansion of the business along Hwy 33.

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

**Motion:** Commissioner Kuschel made a motion recommending the approval of the Comprehensive Plan Amendment (Land Use Plan) from “Moderate to High Density Residential” to “Highway Commercial” for Ken Maki, Commissioner Wick seconded. (Motion passed 3-0)

**Motion:** Commissioner Kuschel made a motion recommending the approval of the Rezoning from “R- - Single-Family Residence” to “RC – Regional Commercial” for Ken Maki, Commissioner Wick seconded. (Motion passed 3-0)

Mr. Cottingham stated these would go to the City Council at their meeting on October 17<sup>th</sup> at 6:00 pm.

**Commissioner’s Questions/Comment**

Mr. Cottingham stated there would be a meeting on November 14<sup>th</sup> with currently two public hearings for Ordinance Amendments and the annual renewal of the gravel operations.

**Next Meeting**

November 14, 2023

The meeting adjourned 7:37 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator