



Regular Meeting of the Planning Commission

Tuesday, February 13, 2024

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 January 9, 2024, Planning Commission meeting

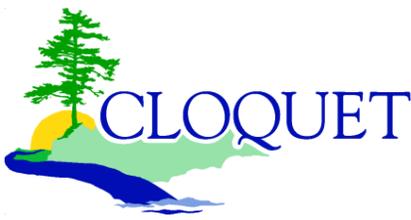
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5. Zoning Case 24-02; 3W Properties, Inc., Conditional Use Permit
-

6. Commissioner's Questions/Comments

7. Adjourn

NEXT MEETING:

March 12th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, January 9, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Terri Lyytinen called the meeting to order at 7:01 p.m.

ROLL CALL

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

Absent: Elizabeth Polling.

Others Present: Stacy Colich.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Commissioner Lyytinen asked for nominations for Chairperson. Terri Lyytinen was nominated.

Commissioner Lyytinen asked for nominations for Vice Chairperson. Elizabeth Polling was nominated.

There being no other nominations. Nominations passed 4-0.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

November 14, 2023, Meeting Minutes

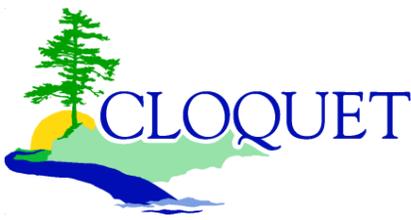
Chairman Lyytinen asked for any corrections or additions.

Motion: Commissioner Wick made a motion to approve the Planning Commission meeting minutes from November 14, 2023, Commissioner Kuschel seconded. (Motion was approved 4-0).

Zoning Case 23-14: Brittany and Ryan Kuschel, Conditional Use Permit

Commissioner Kuschel recused herself from the table and moved to the audience to answer questions.

Chairman Lyytinen introduced Zoning Case 23-14, Conditional Use Permit for Brittany and Ryan Kuschel and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the Kuschel's were proposing a conditional use permit in order to have a two-family dwelling in the R1 – Single-Family Residence District. The property is



Regular Meeting of the Planning Commission

Tuesday, January 9, 2024

7:00 p.m.

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located at 2101 Tall Pine Lane. If approved, the property would be split in order to create a separate parcel for the current detached garage and apartment to be on its own parcel and then to add a second dwelling within that structure. This is a public hearing, and a legal notice was published in the Pine Knot on December 22, 2023, and property owners within 350 feet were notified of the hearing. He mentioned that he had heard from two of the neighbors with some general questions regarding the request. Once explained, they were OK with the proposal. Ms. Kuschel was present to answer any questions.

Commission Demers asked for clarification as to how all this was going to work.

Mr. Cottingham referred to the aerial photo in the packet. He pointed out the house and detached garage that currently has an apartment upstairs. If approved, the garage and apartment would be split off from the house and a second apartment would be constructed within the structure. He referenced that each lot would meet the Ordinance minimum requirements for the district.

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

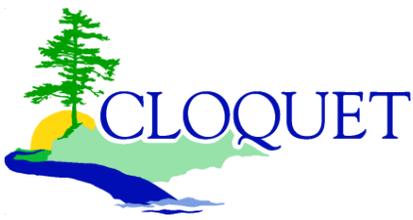
Motion: Commissioner Wick made a motion recommending approval to the City Council of the Conditional Use Permit for a Two-Family Dwelling in the R1 – Single-Family Residence District for Brittany and Ryan Kuschel subject to the conditions in the draft Resolution, Commissioner Demer seconded. (Motion passed 3-0)

Mr. Cottingham stated this would go to the City Council at their meeting on January 16th at 6:00 pm.

Commissioner Kuschel rejoined the meeting.

Zoning Case 23-15: Stacy Colich, Conditional Use Permit

Chairman Lyytinen introduced Zoning Case 23-15, Conditional Use Permit for Stacy Colich and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Ms. Colich was proposing a conditional use permit in order to have a two-family dwelling in the R1 – Single-Family Residence District. The property is located across the street from 1405 20th Street. If approved the two-family dwelling would be constructed on the vacant lot. A copy of the possible dwelling unit and location on the lot were included in the packet. This is a public hearing, and a legal notice was published in the Pine Knot on December 22, 2023, and property owners within 350 feet were notified of the hearing. He mentioned that he had heard from two of the neighbors with some general questions regarding the request. Once explained, they were OK with the proposal. Ms. Colich was present to answer any questions.



Regular Meeting of the Planning Commission

Tuesday, January 9, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Ms. Colich stated that she had heard from one neighbor with some questions and after answering them he was OK with the request. She stated that she would live in one of the units and her mom would be in the other one.

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

Motion: **Commissioner Demer made a motion recommending approval to the City Council of the Conditional Use Permit for a Two-Family Dwelling in the R1 – Single-Family Residence District for Stacy Colich subject to the condition in the draft Resolution, Commissioner Wick seconded. (Motion passed 4-0)**

Mr. Cottingham stated this would go to the City Council at their meeting on January 16th at 6:00 pm.

Zoning Case 24-01: City of Cloquet, Ordinance Amendment, Floodplain Regulations

Chairman Lyytinen introduced Zoning Case 24-01, Ordinance Amendment, Floodplain Regulations for the City of Cloquet and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet was proposing an amendment to the Floodplain Regulations as required by the Federal Emergency Management Association (FEMA) since they have updated the Flood Maps from the current maps dated September 27, 1991. This is a public hearing, and a legal notice was published in the Pine Knot on December 22, 2023.

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

Motion: **Commissioner Kuschel made a motion recommending approval to the City Council of the Ordinance Amendment relating to Floodplain Regulations, Commissioner Wick seconded. (Motion passed 4-0)**

Mr. Cottingham stated this would go to the City Council at their meeting on January 16th at 6:00 pm.

Commissioner’s Questions/Comment

None.

Next Meeting

February 13, 2024



Regular Meeting of the Planning Commission

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7:00 p.m.

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The meeting adjourned 7:30 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: February 7, 2024

ITEM DESCRIPTION: ZONING CASE 24-02: CONDITIONAL USE PERMIT – 3W PROPERTIES, INC, 2 - TWO-FAMILY DWELLINGS IN THE R1 – SINGLE-FAMILY RESIDENCE DISTRICT

Background

3W Properties, Inc. is proposing a conditional use permit to allow 2 - two-family dwellings in the R1 – Single-Family Residence District. The property involved is located in the southeast corner of Maplewood Avenue and 20th Street. 3W Construction would like to construct 2 new two-family dwelling, one on the north half of the lot facing Maplewood Avenue and one on the south half of the lot facing 20th Street. The conditional use permit is for a two-family dwelling in the R1 – Single-Family Residence District. The property is currently vacant.

A public hearing will be held on Tuesday, February 13, 2024 to consider the conditional use permit for a two-family dwelling in the Single-Family Residence District. A legal notice was published in the Pine Knot on February 2, 2024 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Low Density Residential (1 to 5 dwellings per acre).*
2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site is primarily single-family residential to the north, east and west. There is an approved two-family dwelling on the parcel directly to the south of this parcel and a two-family dwelling to the south of that.*
3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for



Community Development Department

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certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for rental and owner occupied housing within the community.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently vacant.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There will be adequate off street parking with the construction of the new building.*

6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.

Financial Impacts

The Conditional Use Permit fee is \$400. The applicant has paid this fee to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the conditional use permit. Following this testimony, the Planning Commission should review the approval criteria for the conditional use permit and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

Staff Recommendation

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to the condition in the draft resolution.

Supporting Documents Attachments

- Resolution No. 24-02
- Location Map
- Anticipated Site Plan

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-02

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE CONDITIONAL USE PERMIT FOR 3W PROPERTIES, INC. FOR 2 - TWO-
FAMILY DWELLINGS IN THE SINGLE-FAMILY RESIDENCE DISTRICT**

WHEREAS, 3W Properties, Inc. is proposing a Conditional Use Permit for 2 - two-family dwellings in the Single-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on February 2, 2024, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on February 13, 2024, at which time Zoning Case / Development Review No. 24-02 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located in the southeast corner of Maplewood Avenue and 20th Street and is legally described as follows:

Lot 1, Block 2, Maple Acres, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 24-02 to the Cloquet City Council for 2 - two-family dwellings in the Single-Family Residence District subject to the following conditions:

1. The property must be subdivided.
2. A Building Permit be issued prior to beginning any work.

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 February 2024.

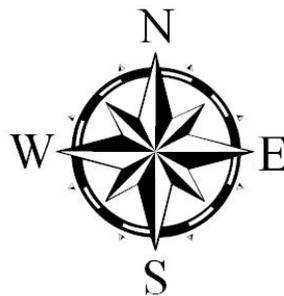
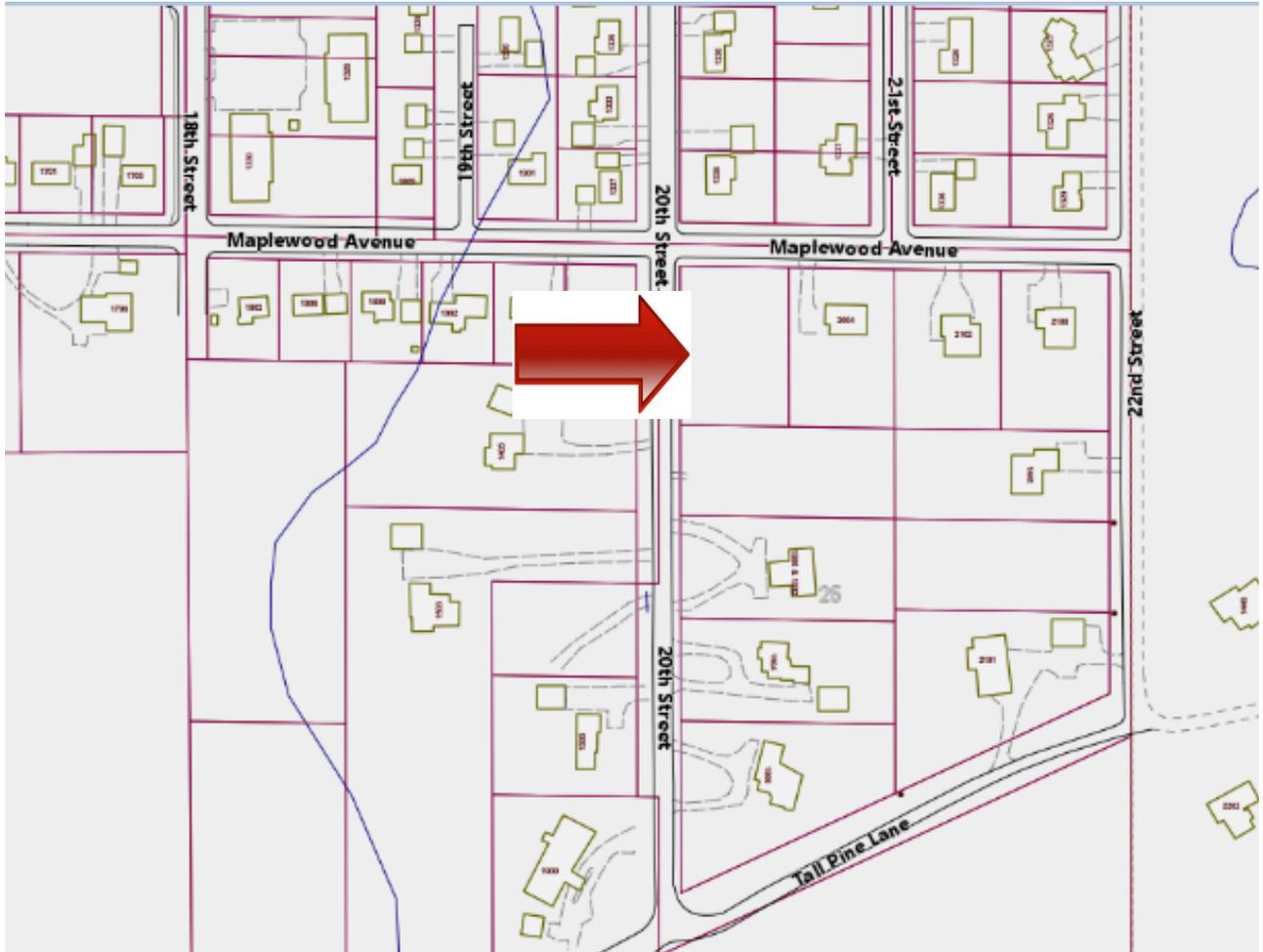
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

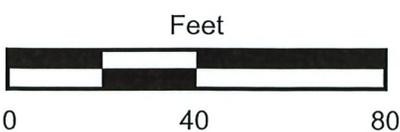
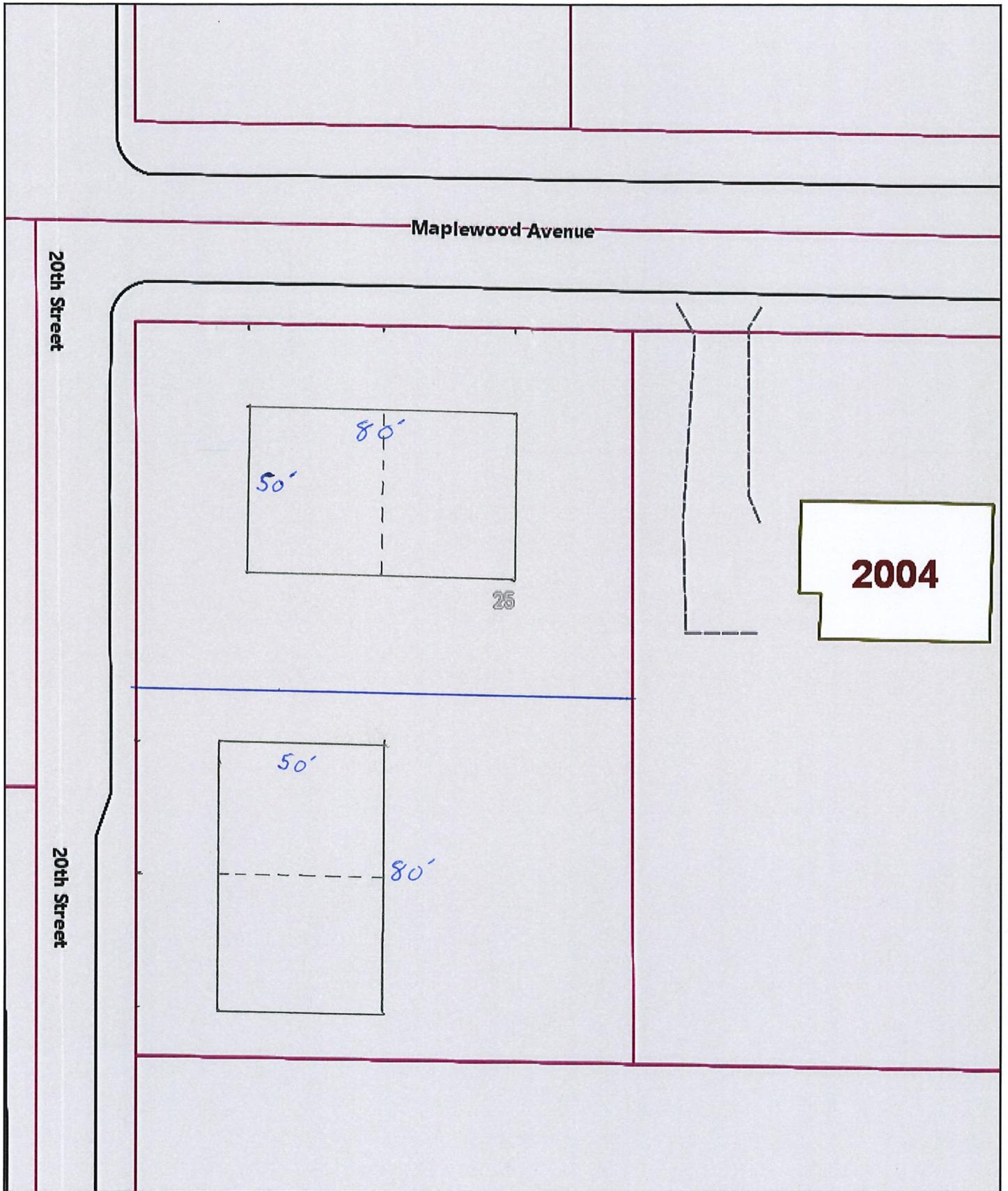
LOCATION MAP

3 W Properties, Inc.



NO SCALE

3W Properties



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