



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



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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 Demers 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.



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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 Demers 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



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The meeting adjourned 7:30 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator