



Regular Meeting of the Planning Commission

Tuesday, February 13, 2024

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

Absent: Michelle Wick.

Others Present: Susan Belich and Darren Weets.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

January 9, 2024, Meeting Minutes

Chairman Lyytinen asked for any corrections or additions.

Motion: **Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from January 9, 2024, Commissioner Demers seconded. (Motion was approved 4-0).**

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

Chairman Lyytinen introduced Zoning Case 24-02, Conditional Use Permit for 3W Properties, Inc. and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the 3W Properties, Inc. were proposing a conditional use permit in order to have 2 - two-family dwellings in the R1 – Single-Family Residence District. They would subdivide the existing lot with both new lots meeting the minimum requirements of the Ordinance. The property is located in the southeast corner of Maplewood Avenue and 20th Street. If approved, the property would be split in order to create two parcels for each new two-family dwelling. This is a public hearing, and a legal notice was published in the Pine Knot on February 2, 2024, and property owners within 350 feet were notified of the hearing. Mr. Weets was present to answer any questions.

Susan Belich, 2004 Maplewood Avenue stated she live on the east side of the property. She said there are currently two two-family dwellings in the area on larger lots than those proposed by Mr. Weets. She feels the lots are to small for two structures and that one structure would be more appropriate. She was concerned with buffers and the impact on the neighborhood.



Regular Meeting of the Planning Commission

Tuesday, February 13, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Mr. Weets stated he had done these same buildings before, and it makes them more efficient and cost effective if they subdivide the property and construct two buildings. He does not believe this will decrease the value of the homes in the area.

Commissioner Kuschel left the meeting at 7:15.

Mr. Demers had concerns about the changes being made to this area with the approvals that were made at the last meeting allowing more two-family dwellings and now two more. Why do we have the R1 District if we are going to allow two-family dwellings in it, why not rezone the area to R2.

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

Motion: Commissioner Polling made a motion recommending approval to the City Council of the Conditional Use Permit for 2 - Two-Family Dwellings in the R1 – Single-Family Residence District for 3W Properties, Inc. subject to the conditions in the draft Resolution, Commissioner Lyytinen seconded. (Motion passed 2-1 Demers)

Mr. Cottingham stated this would go to the City Council at their meeting on February 20th at 6:00 pm.

Commissioner's Questions/Comment

None.

Next Meeting

March 12, 2024

The meeting adjourned 7:24 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator