



Regular Meeting of the Planning Commission

Wednesday, April 10, 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 March 12, 2024, Planning Commission meeting
5. Zoning Case 24-07; Steven Hagen, Easement Vacation
6. Zoning Case 24-08; County Seat Theater Company, Conditional Use Permit
7. Zoning Case 24-09; City of Cloquet, Rezoning
8. Zoning Case 24-10; Zachary Wehr, Variance
9. Homeless Shelter/Housing Discussion
10. Commissioner's Questions/Comments
11. Adjourn

NEXT MEETING:

Tuesday, May 14th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, March 12, 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, Michelle Wick and Brittany Kuschel; City: Al Cottingham.

Absent: Elizabeth Polling.

Others Present: Beverly Jensen, James Sheetz, Brie Hieb and Craig Jouppi.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

February 13, 2024, Meeting Minutes

Chairperson Lyytinen asked for any corrections or additions.

Motion: Commissioner Wick made a motion to approve the Planning Commission meeting minutes from February 13, 2024, Commissioner Kuschel seconded. (Motion was approved 4-0).

Zoning Case 24-03: Presbyterian Church of Cloquet., Conditional Use Permit

Chairperson Lyytinen introduced Zoning Case 24-03, Conditional Use Permit for Presbyterian Church of Cloquet, and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the Presbyterian Church of Cloquet was proposing a conditional use permit in order to have up to 5,000 square feet of office space in the Multiple-Family Residence District. Some of the former classrooms would be turned into office areas when they have an interested party. The property is located at 47 4th Street. This is a public hearing, and a legal notice was published in the Pine Knot on March 1, 2024, and property owners within 350 feet were notified of the hearing. Mr. James Sheetz was present to answer any questions.

Beverly Jensen, 106 3rd Street inquired who was going to occupy the space and the impacts upon her property on 3rd Street.

Mr. Sheetz responded that they did not have anybody specifically for any of the space and there would be no changes to the exterior of the building with parking available in the lots on 4th Street. There should be no impact to any properties on 3rd Street.



Regular Meeting of the Planning Commission

Tuesday, March 12, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

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

Motion: Commissioner Kuschel made a motion recommending approval to the City Council of the Conditional Use Permit for up to 5,000 square feet of Office in the R3 – Multiple-Family Residence District for Presbyterian Church of Cloquet subject to the conditions in the draft Resolution, Commissioner Demers seconded. (Motion passed 4-0)

Mr. Cottingham stated this would go to the City Council at their meeting on April 2nd at 6:00 pm.

Zoning Case 24-04: City of Cloquet, Land Sale

Chairperson Lyytinen introduced Zoning Case 24-04, Land Sale for the City of Cloquet, and asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet was looking to sell the property at 915 Cloquet Avenue, the former Pedro's building, the Old Solem Hotel to C&C Holdings of Cloquet LLC. The commission is asked to determine if the proposed use is in conformance with the Comprehensive Plan. C&C Holdings of Cloquet LLC is proposing apartments in the building. The Comprehensive Plan for this area is City Center and housing is allowed within the district.

There being no further discussion Chairperson Lyytinen called for a motion.

Motion: Commissioner Demers made a motion approving the Land Sale of the Property at 915 Cloquet Avenue, Finding that a Housing Development in the CC – City Center District Conforms to the General Plans for the Development of the City, Commissioner Wick seconded. (Motion passed 4-0)

Zoning Case 24-05: C&C Holdings of Cloquet, LLC, Tax Increment Financing

Chairperson Lyytinen introduced Zoning Case 24-05, Tax Increment Financing, TIF for C&C Holdings of Cloquet LLC, and asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that C&C Holdings of Cloquet LLC was looking to create a TIF District to assist with the financing of the renovation of the property at 915 Cloquet Avenue. State Statute requires that a TIF District conform to the Comprehensive Plan for the City. The Comprehensive Plan for this area is City Center and housing is allowed within the district. Mr. Craig Jouppi was present to answer questions.

There being no further discussion Chairperson Lyytinen called for a motion.



Motion: Commissioner Kuschel made a motion approving the Tax Increment Financing for property at 915 Cloquet Avenue, Finding that a Development Program for Development District No. 7 and a Tax Increment Financing Plan for Tax Increment Financing District No. 7-1 Conform to the General Plans for the Development of the City, Commissioner Demers seconded. (Motion passed 4-0)

Zoning Case 24-06: C&C Holdings of Cloquet, LLC, Variance and Conditional Use Permit

Chairperson Lyytinen introduced Zoning Case 24-06, Variance and Conditional Use Permit for C&C Holdings of Cloquet, LLC, and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that C&C Holdings of Cloquet, LLC was proposing a variance and conditional use permit to allow 18 multiple-family dwelling units in the City Center District. The property is located at 915 Cloquet Avenue. The variance is from the maximum density of 20 units per acre allowing a density of 78 units per acre. The conditional use permit is to allow up to 18 dwelling units in the CC – City Center District. He had received a phone call from a property owner to the north with concerns of tenants blocking their driveway. Mr. Craig Jouppi was present representing C&C Holdings of Cloquet, LLC.

Brie Hieb, 905 Cloquet Avenue stated she was a new property owner to the west of this site and parking was a concern for her. Currently there is not enough parking on Cloquet Avenue for their customers and what would happen with the additional number of vehicles with the tenant of the building.

Mr. Jouppi stated that be working with the tenants letting them know about the parking behind their building and also the city lot behind the funeral home across the street. He encouraged Ms. Hieb to contact them once the project is completed if they are having any problems.

Commissioner Demers expressed his concerns with parking in front of businesses by residential tenants of the building.

Mr. Jouppi stated they could issue parking stickers or something so people would know if the vehicles were residential tenants or someone else.

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

Motion: Commissioner Demers made a motion Approving a Maximum Density Variance in the CC – City Center District for C&C Holdings of Cloquet, LLC, Commissioner Kuschel seconded. (Motion passed 4-0)



Regular Meeting of the Planning Commission

Tuesday, March 12, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

Motion: Commissioner Kuschel made a motion recommending approval to the City Council of the Conditional Use Permit for Multiple-Family Dwellings in the CC – City Center District for C&C Holdings of Cloquet, LLC subject to the conditions 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 April 2nd at 6:00 pm.

Homeless Shelter/Housing Discussion

Chairperson Lyytinen asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated that Shari Olson had approached the city for possible locations for a homeless shelter. The type of facility she is looking for does not fall into the category of a Sacred Community and is not addressed in the Zoning Ordinance.

The commission discussed having them in churches as an accessory use, in commercial areas as permitted uses but there were some concerns with both possibilities. It was identified that with a survey done last October there were approximately 115 homeless individuals in Cloquet.

Following further discussion, the consensus of the commission was to have them as an accessory use to churches in any district.

18th Street and Avenue F – Rezone of Comprehensive Plan Amendment – Discussion

Chairperson Lyytinen asked Mr. Cottingham to provide an overview. Mr. Cottingham stated it had been brought to his attention that the zoning and land use map for the block in the southeast quadrant of 18th Street and Avenue F are not consistent. There are three single-family homes in the block and two vacant lots. State Statute states that the zoning and land use need to be the same. The question for the commission is do we rezone the property or change the land use.

The consensus of the commission was to rezone the property.

Commissioner’s Questions/Comment

None.

Next Meeting

Wednesday, April 10, 2024

The meeting adjourned 7:48 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 3, 2024

**ITEM DESCRIPTION: ZONING CASE 24-07: EASEMENT VACATION –
VACATING A PORTION OF A UTILITY EASEMENT
LYING EAST OF 504 CHESTNUT STREET**

Background

Steven Hagent is proposing to vacate a portion of a utility easement lying east of 504 Chestnut Street. This is being requested in order to construct an accessory structure within 6 feet of the property line. There is currently a sanitary sewer line south of this easement, on the property to the south. With the vacation of a portion of the easement, the northerly 4 feet, there would still be approximately 12 feet between the sewer line and the proposed accessory structure.

A public hearing will be held on Wednesday, April 10, 2024 to consider a possible utility easement vacation. A legal notice was published in the Pine Knot on March 22, 2024 and effected property owners were sent notices of the public hearing.

Policy Objectives

There is no formal requirement on determining if a street should be vacated. It is really up to a commonsense approach as to whether there is currently or will be in the future a need for the easement that is being vacated. The City Engineer has been working with Mr. Hagen on this and supports the request.

Financial Impacts

The filing fee for the vacation of an alley is \$350.00. The applicant has paid that fee.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the vacation. Following this testimony, the Planning Commission should review the vacation and either recommend approval or denial of the vacation as submitted.

Staff Recommendation

Staff has reviewed the vacation request and would recommend approval of the vacation retaining an easement for utilities.

Supporting Documents Attachments

- Resolution No. 24-07
- Location Map
- Lot Drawing

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-07

A RESOLUTION RECOMMENDING APPROVAL OF THE VACATION OF A PORTION OF A UTILITY EASEMENT LYING EAST OF 504 CHESTNUT STREET

WHEREAS, Steven Hagen is proposing to vacate a portion of a utility easement lying east of 504 Chestnut Street; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot and effected property owners have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 10, 2024, at which time Zoning Case / Development Review No. 24-07 was heard and discussed; and

WHEREAS, the property of the proposed Vacation is located east of 504 Chestnut Street and is legally described as follows:

The north 4 feet of the easement located on the south 10 feet of Lot 5, Block 60, Original Town of Cloquet, Carlton County, Minnesota. And,

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the vacation.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 24-07 for a vacation of a portion of a utility easement lying east of 504 Chestnut Street.

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 10th day of April 2024.

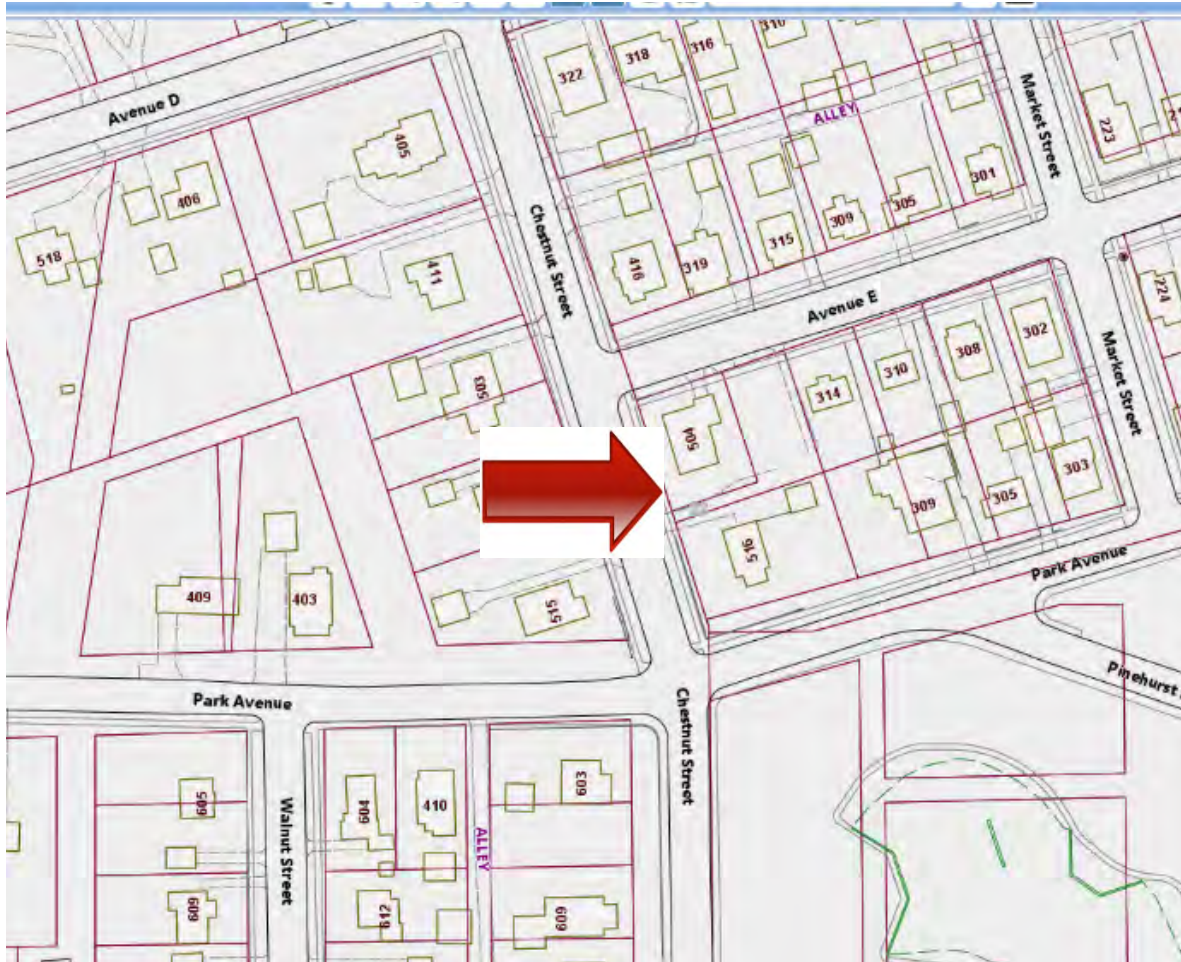
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

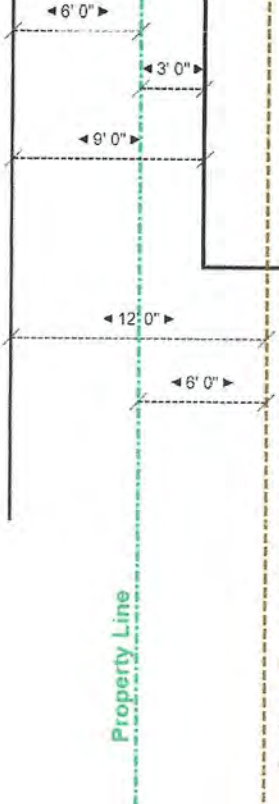
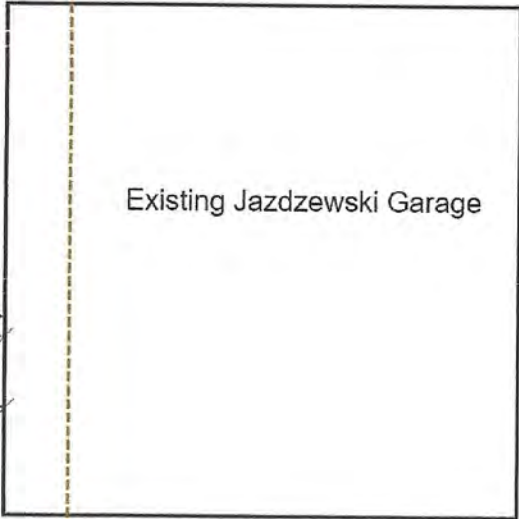
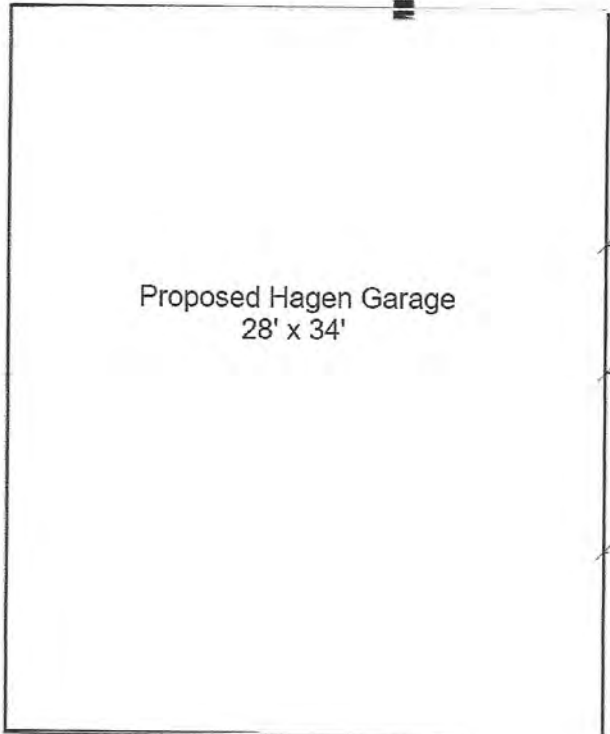
LOCATION MAP

Steven Hagen



NO SCALE

Back Property Line





PLANNING COMMISSION MEMO

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 3, 2024

ITEM DESCRIPTION: ZONING CASE 24-08: CONDITIONAL USE PERMIT – COUNTY SEAT THEATER COMPANY, BUILDING EXPANSION TO THE WEST IN THE SR – SUBURBAN RESIDENTIAL DISTRICT

Background

County Seat Theater Company is proposing a conditional use permit to allow an expansion to the west side of their building in the SR – Suburban Residential District. The property involved is located at 2035 Frontage Road, Hwy 33 South. County Seat Theater Company would like to construct a 25' x 30' addition onto the west side of their building.

A public hearing will be held on Wednesday, April 10, 2024, to consider the conditional use permit for an addition onto the west side of their building in the SR - Suburban Residential District. A legal notice was published in the Pine Knot on March 29, 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.*
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 residential to the north, south, and west. Interstate Highway 35 is to the east.*



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

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 certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *The site is currently an entertainment facility and the expansion to the facility is needed.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently a theater, and the proposed addition will meet all required setbacks.*

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 is adequate off-street parking and the addition will not impact those parking areas and will not create a need for additional parking.*

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. 24-08
- Location Map
- Site Plan

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-08

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE CONDITIONAL USE PERMIT FOR COUNTY SEAT THEATER COMPANY FOR AN ADDITION ON THE WEST SIDE OF THEIR BUILDING IN THE SR - SUBURBAN RESIDENTIAL DISTRICT

WHEREAS, County Seat Theater Company is proposing a Conditional Use Permit for an addition onto the west side of their building in the SR - Suburban Residential District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on March 29, 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 April 10, 2024, at which time Zoning Case / Development Review No. 24-08 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located at 2035 Frontage Road, Hwy 33 South and is legally described as follows:

Lots 1-4, Block 5, Noiseaus Subdivision 1966 Addition, 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 24-08 to the Cloquet City Council for an addition onto the west side of their building in the SR - Suburban Residential District subject to the following condition:

1. 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 10th day of April 2024.

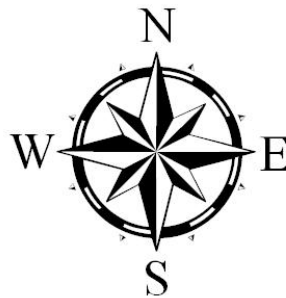
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

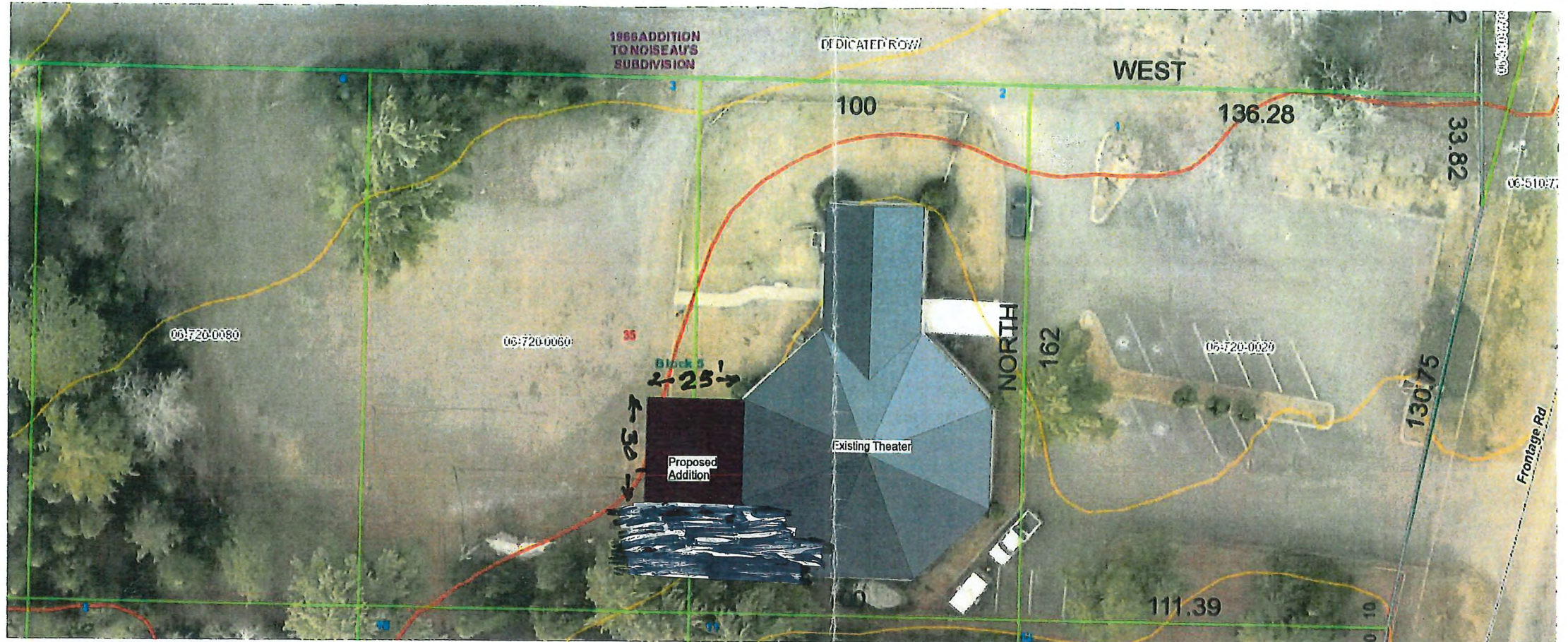
ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

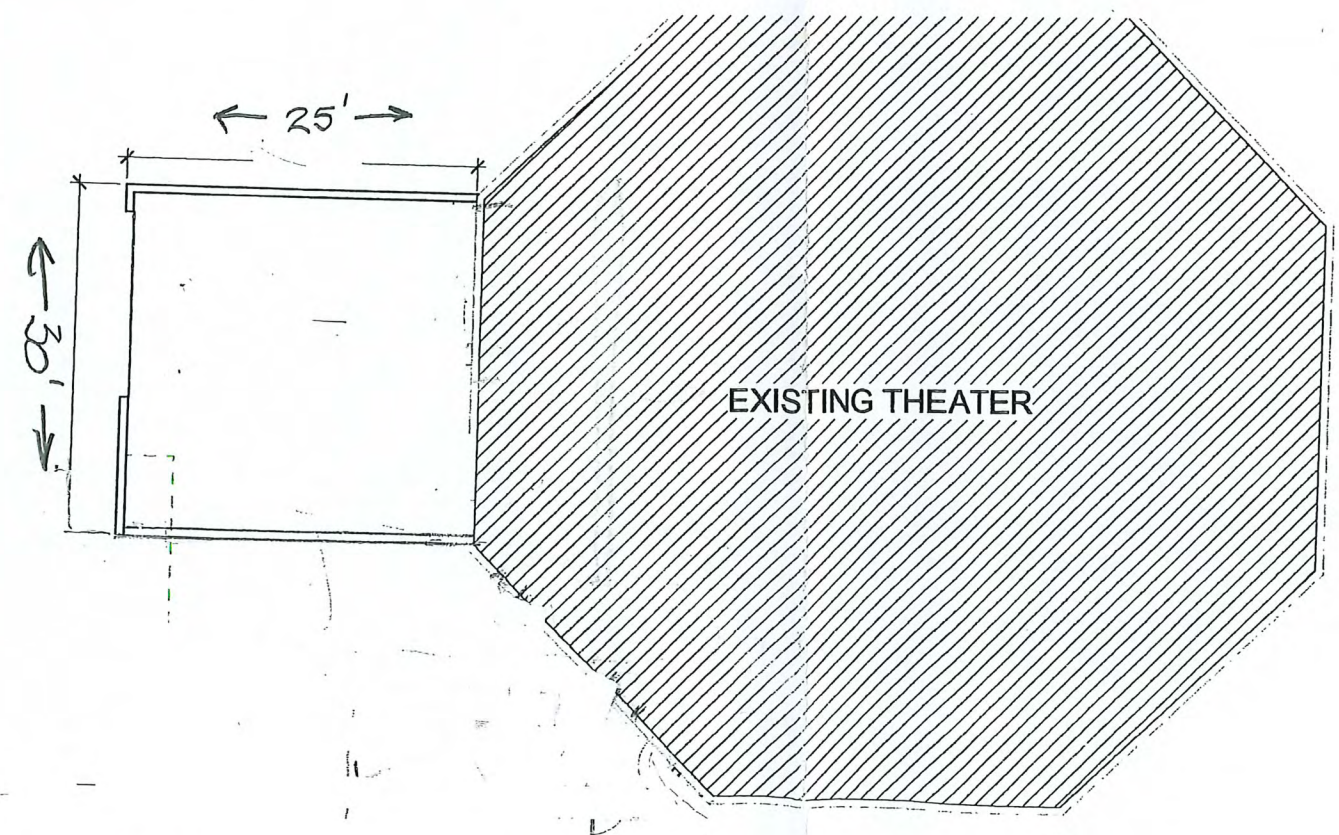
County Seat Theater Company



NO SCALE



2 Site Plan
1" = 20'-0"



Proposed Addition
1/8" = 1'-0"

Preliminary Design

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No.	Description	Date

Encore Community Theater
County Seat Theater - Proposed Addition
Site Plan & Preliminary Floor Plan

Project Number	Project Number
Drawn By	Author
Checked By	Checker

101



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 3, 2024

ITEM DESCRIPTION: ZONING CASE 24-09: REZONING FOR THE CITY OF CLOQUET FOR PROPERTY LOCATED SOUTHEAST OF 18TH STREET AND AVENUE F

Background

The City of Cloquet is proposing a Rezoning of property southeast of 18th Street and Avenue F. The property is guided zoned LI – Light Industry and is proposed to be zoned R2 – One- and Two-Family Residence. This would make the zoning consistent with the Comprehensive Plan, Land use Map. The property currently contains three single family homes and two vacant lots.

A public hearing will be held on Wednesday, April 10, 2024 to consider the Rezoning. A legal notice was published in the Pine Knot on March 29, 2024, and property owners within 350 feet were sent notice of the public hearing.

Land Use Plan and Rezoning

In August 2007 the City Council adopted the 2007 – 2027 Comprehensive Plan for the City of Cloquet. Chapter 3 of the Plan, Land Use discusses Inventory and Analysis; Goals, Objectives, and Policies; and, Land Use Plan. As part of that adoption, the property was guided on the Land Use Plan as Low Density Residential. However, the Zoning of the property was left at LI – Light Industry.

The Zoning of property is to be consistent with the Comprehensive Plan, Land Use Map and thus a rezoning of the property to R2 – One- and Two-Family Residence would be consistent with the Comprehensive Plan, Land Use Map.

Policy Objectives

The Rezoning of the property is to be consistent with the Comprehensive Plan. The property adjacent to the west is zoned R2 – One- and Two-Family Residence.

Financial Impacts

The Rezoning fee was waived since this is an application from the city.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the rezoning. Following the testimony, the Planning Commission should review the rezoning and either recommend approval or denial of the rezoning.



Community Development Department

101 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

Staff Recommendation

The property should be consistent with the Comprehensive Plan, Land Use Map and thus the property should be rezoned to R2 – One- and Two-Family Residence.

Supporting Documents Attachments

- Resolution No. 24-09
- Location Map
- Zoning Map

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-09

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “LI – LIGHT INDUSTRY” TO “R2 – ONE- AND TWO-
FAMILY RESIDENCE” FOR THE CITY OF CLOQUET**

WHEREAS, The City of Cloquet is proposing a Rezoning from “LI – Light Industry” to “R2 – One- and Two-Family Residence”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on March 29, 2024,, and property owners within 350 feet were notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 10, 2024, at which time Zoning Case / Development Review No. 24-09 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is located southeast of 18th Street and Avenue F and is legally described as follows:

Lots 1-5, Block 1, City of Cloquet Colburns Addition, Carlton County, Minnesota.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Rezoning.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 24-09 to the Cloquet City Council.

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 this 10^h day of April 2024.

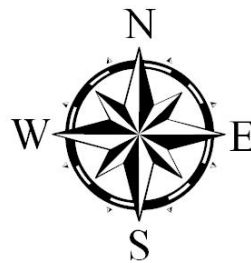
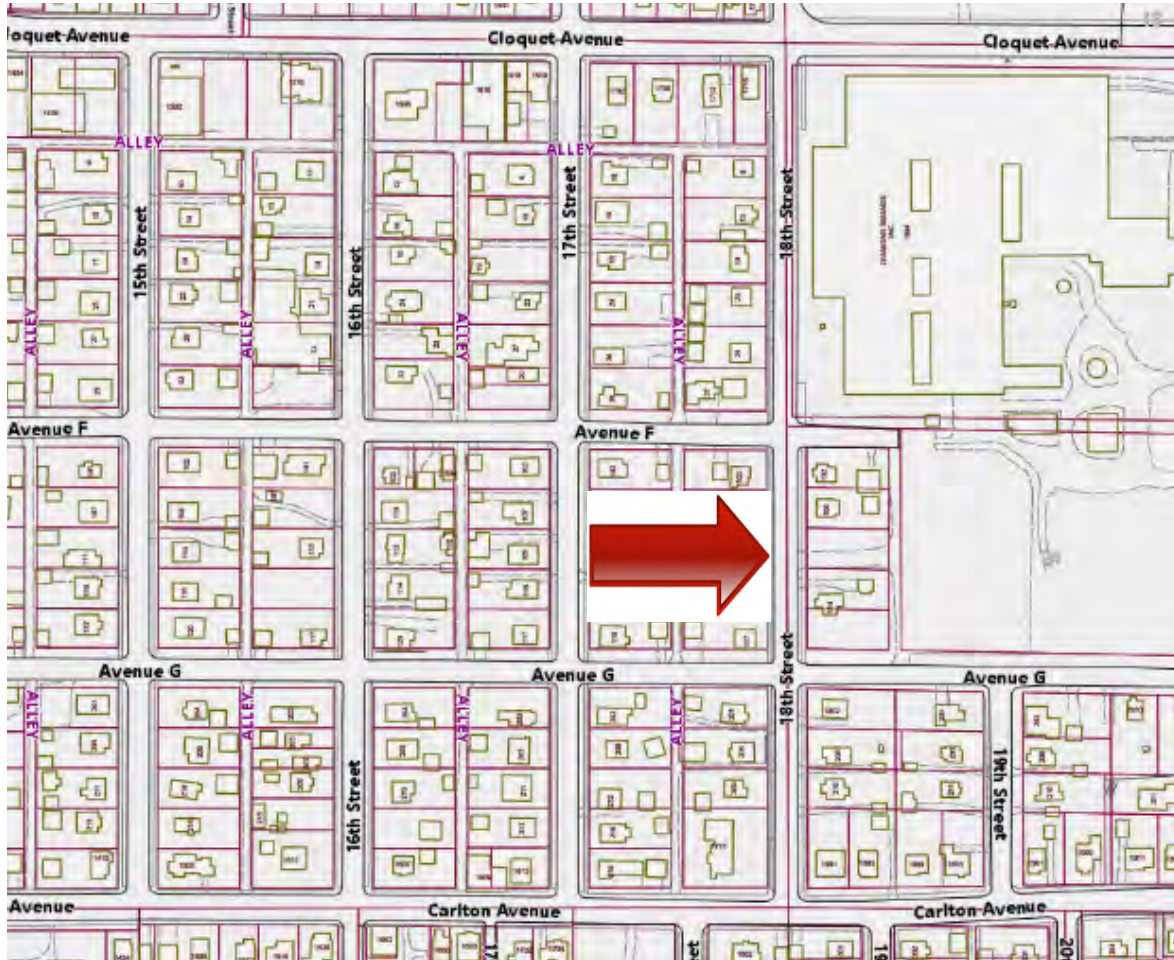
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

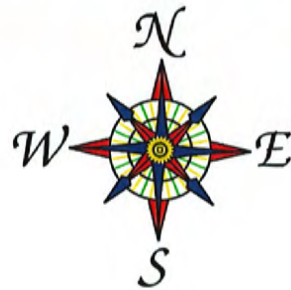
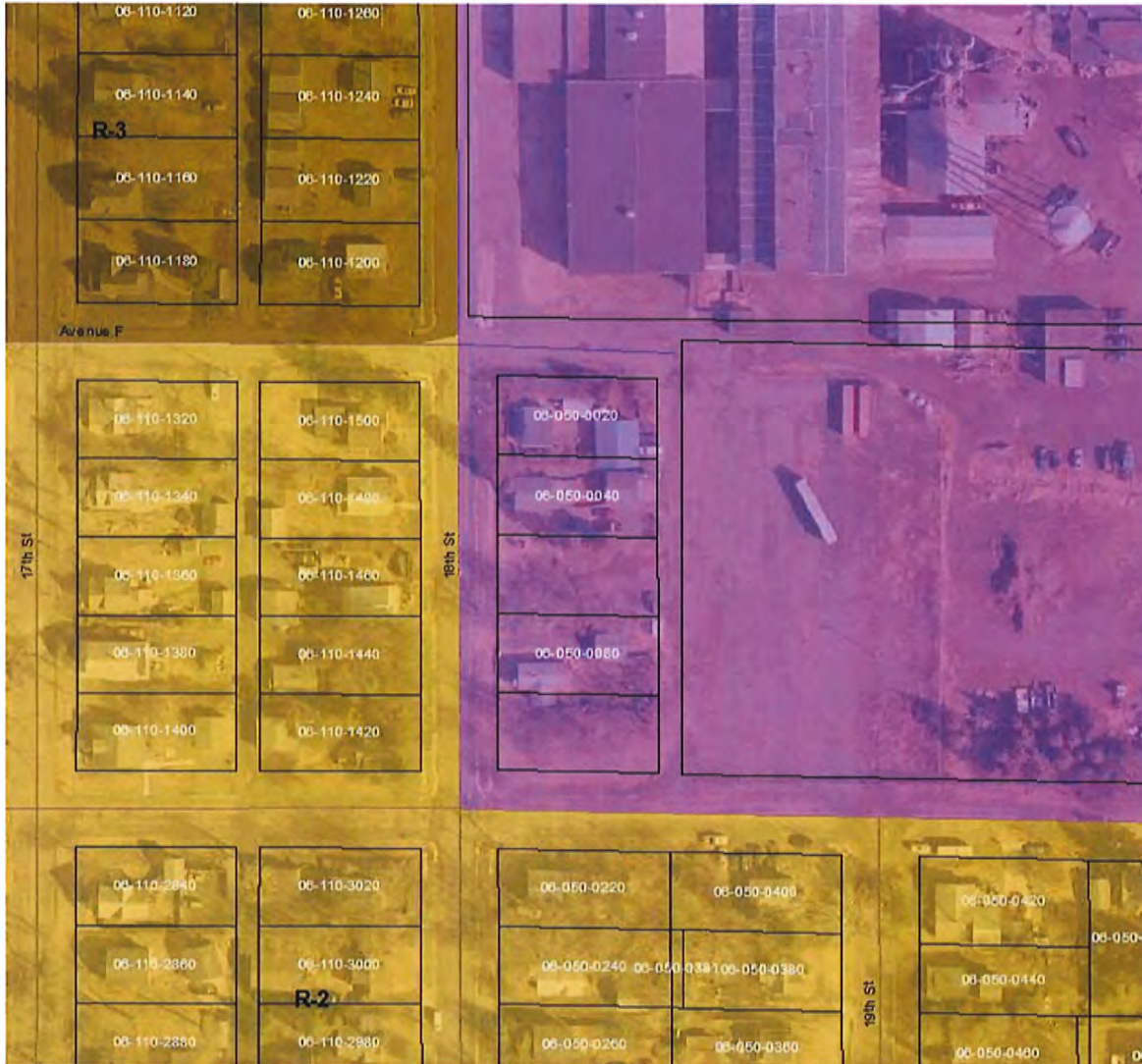
LOCATION MAP

City of Cloquet



NO SCALE

Zoning Map



No Scale



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 3, 2024

ITEM DESCRIPTION: ZONING CASE 24-10: VARIANCE – MAXIMUM HEIGHT OF AN ACCESSORY STRUCTURE AND MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT

Background

Zachary Wehr is proposing a variance to the maximum height of an accessory structure and more than one principal structure on a lot in order to construct a second story onto the existing detached accessory structure with a possible office on the second floor.. The property is located at 207 Avenue C.

The property is Zoned HC – Historic Commercial District and has a maximum height of an accessory structure of 15 feet. The addition of a second story to the structure would exceed the maximum height allowed. If an office is placed within the structure then the structure would be defined as a principal structure and would constitute a principal structure thus the need for a variance.

A public hearing will be held on Wednesday, April 10, 2024, to consider a possible variance from the maximum height of an accessory structure and more than one principal structure on a lot. A legal notice was published in the Pine Knot on March 29, 2024, and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Ordinance states Variances may be granted when they are in harmony with the general purpose and intent of the ordinance, are consistent with the Comprehensive Plan, and when the applicant for the variances establishes that there are practical difficulties in complying with the official control. No variance may be granted unless all of the following conditions exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

Financial Impacts

The Variance fee is \$350. The applicant has paid this fee to cover the cost associated with the application process.

Commission Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the variance. Following this testimony, the Planning Commission should review the variance criteria and either approve or deny the variance as submitted. The Planning Commission may impose conditions in the granting of variances; those conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff Recommendation

Staff has reviewed the variance requirements and would recommend approval of the variance.

Supporting Documents Attachments

- Resolution No. 24-10
- Location Map
- Street View

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-10

**A RESOLUTION APPROVING A MAXIMUM HEIGHT OF AN ACCESSORY
STRUCTURE AND MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT
VARIANCE IN THE HC – HISTORIC COMMERCIAL DISTRICT FOR ZACHARY
WEHR**

WHEREAS, Zachary Wehr is proposing a Variance from the maximum height of an accessory structure and more than one principal structure on a lot in the HC – Historic Commercial District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on March 29, 2024, and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 10, 2024, at which time Zoning Case / Development Review No. 24-10 was heard and discussed; and

WHEREAS, the property of the proposed Variance is at 207 Avenue C (PIN 06-045-3620) and is legally described as follows:

Lots 1-5 and Lots 9-12, Block 20, City of Cloquet Original Plat, Carlton County, Minnesota.

And,

WHEREAS, the Planning Commission reviewed the staff report and approves maximum height of an accessory structure and more than one principal structure on a lot variance to allow a second story on the existing accessory structure.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission approves Zoning Case 24-10.

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 10th day of April 2024.

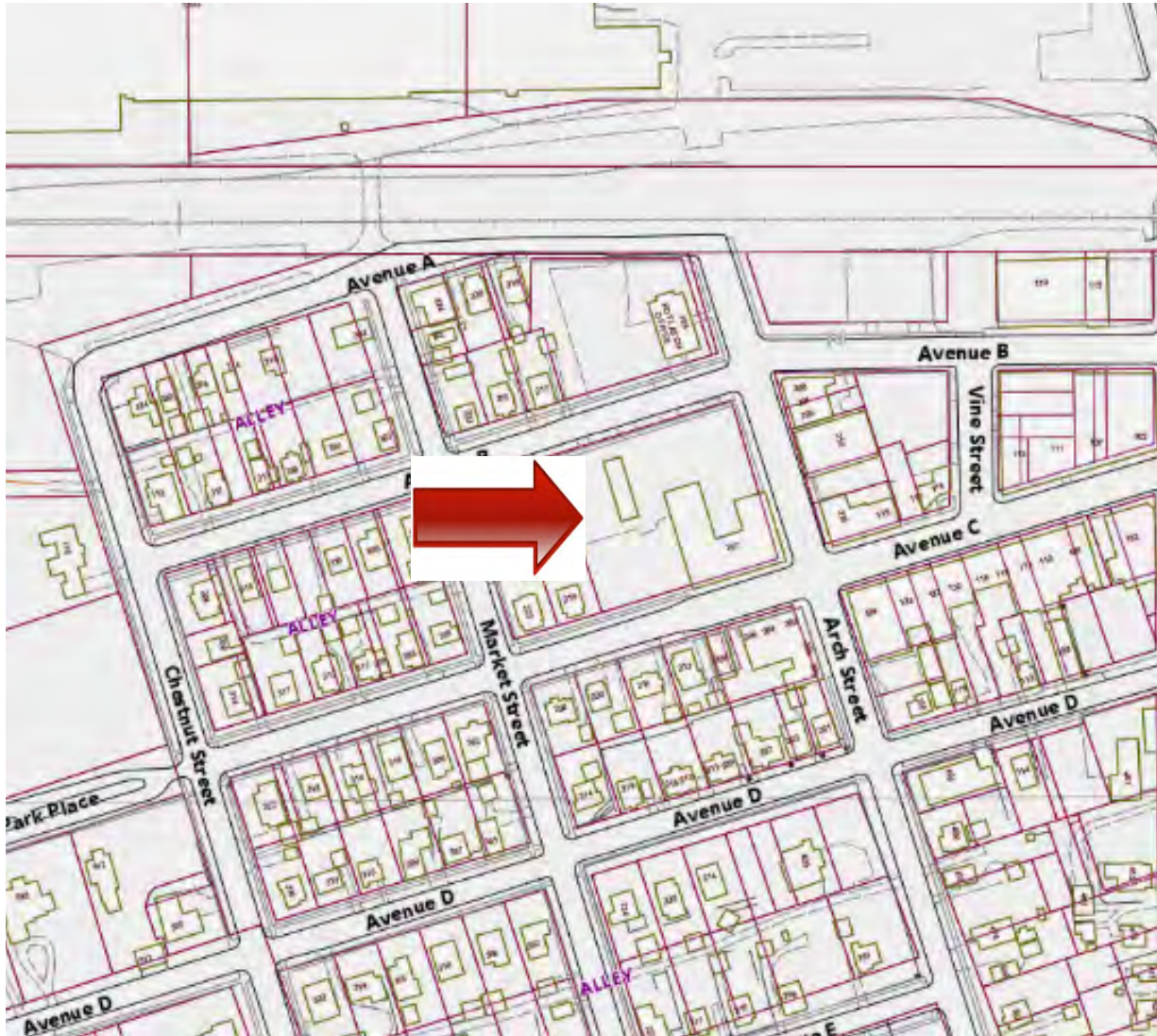
CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
Alan Cottingham
City Planner/Zoning Administrator

LOCATION MAP

Zachary Wehr



NO SCALE

207 Avenue C

Accessory Structure

Legend



Google Earth

© 2024 Google

8.48 ft





Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: Al Cottingham, City Planner/Zoning Administrator
Date: April 3, 2024

ITEM DESCRIPTION: HOMELESS SHELTER

At the last meeting the Commission discussed allowing “Homeless Shelters” within a church as an accessory use. Following the meeting I met with City Administrator, Tim Peterson and discussed this. It was decided that we should also look at other Zoning Districts to allow this type of use and may want to consider conditions for allowing them in a church.