



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.



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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)



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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