



Regular Meeting of the Planning Commission

Wednesday, April 10, 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 Elizabeth Polling; City: Al Cottingham.

Absent: Brittany Kuschel.

Others Present: Steven Hagen, John Justad, Deb Kamunen, Kelly Vaineo, Trevor Smith, Nichole Walker and Zachary Wehr.

AGENDA ITEMS

Additions/Changes to the Agenda

None.

March 12, 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 March 12, 2024, Commissioner Polling seconded. (Motion was approved 4-0).

Zoning Case 24-07: Steven Hagen, Easement Vacation

Chairperson Lyytinen introduced Zoning Case 24-07, Easement Vacation for Steven Hagen, and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Steven Hagen was proposing an easement vacation in order to place an accessory structure closer than 10 feet to the property line. The property is located at 504 Chestnut Street. This is a public hearing, and a legal notice was published in the Pine Knot on March 22, 2024, and effected property owners were notified of the hearing. City Engineer Caleb Peterson has been working with Mr. Hagen on this for quite a while and supports the request. Mr. Hagen was present to answer any questions.

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



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Motion: Commissioner Demers made a motion recommending approval to the City Council of the Vacation of a Portion of a Utility Easement lying ease of 504 Chestnut Street for Steven Hagen, Commissioner Polling seconded. (Motion passed 4-0)

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

Zoning Case 24-08: County Seat Theater, Conditional Use Permit

Chairperson Lyytinen introduced Zoning Case 24-08, Conditional Use Permit for County Seat Theater, and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated County Seat Theater is proposing a conditional use permit to construct an addition onto the west side of their building in the SR – Suburban Residential District. The property is located at 2035 Frontage Road (Hwy 33 S). This is a public hearing, and a legal notice was published in the Pine Knot on March 29, 2024, and property owners within 350 feet were sent notices of the meeting. Staff has had no inquiries about the application. Mr. John Justad was present to answer any questions.

Commissioner Demers inquired as to what the addition would be used for.

Mr. Justad stated that it would be for storage of props and things.

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

Motion: Commissioner Wick made a motion 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, Commissioner Polling seconded. (Motion passed 4-0)

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

Zoning Case 24-09: City of Cloquet, Rezoning

Chairperson Lyytinen introduced Zoning Case 24-09, Rezoning 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 a rezoning of property southeast of 18th Street and Avenue F. The property is guided Low Density Residential and zoned LI – Light Industry. The land use and the zoning need to be the same as required by state statute, so the city is proposing to change the zoning to R2 – One- and Two-Family Residence. This is a public hearing, and a legal notice was published in the Pine Knot on March 29, 2024, and property owners within 350



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feet were sent notices of the meeting. He referenced correspondence that was received from Mr. Mike Koski, TK Diamond and also from Mr. Jesse Fitzimmons.

Ms. Deb Kamunen, 102 18th Street, addressed concerns she had with the property to the east and the uses going on there.

Commissioner Polling stated that this had nothing to do with the rezoning of the property and inquired if she was in favor or opposed to the rezoning.

Ms. Kamunen stated that she was in favor of the rezoning.

Ms. Kelly Vaineo, 114 18th Street, stated that she was in favor of the rezoning.

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

Motion: Commissioner Polling made a motion 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, Commissioner Demers seconded. (Motion passed 4-0)

Zoning Case 24-10: Zachary Wehr, Variance

Chairperson Lyytinen introduced Zoning Case 24-10, Variance for Zachary Wehr, and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated that Zachary Wehr was proposing a variance to exceed the maximum height of an accessory structure and for more than one principal structure on a lot in the Historic Commercial District. The property is located at 207 Avenue C. The variance is to allow a second story to be constructed on the existing accessory structure. This is a public hearing, a legal notice was published in the Pine Knot on March 29, 2024, and property owners within 350 were sent notice of the meeting. Mr. Zachary Wehr was present to answer any questions.

TJ Smith, 302 Avenue C, inquired as to the proposed use and possible additional traffic on Avenue C.

Mr. Wehr stated that this would allow him to get equipment inside the building for his business and there shouldn't be any traffic change to the area.

Ms. Nichole Walker, 219 Avenue C, was concerned with the esthetics of the building and didn't want to see a second story that wouldn't match the first floor.

Mr. Wehr stated that he would be looking for brick that would match the existing brick.



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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 Height of an Accessory Structure and More than One Principal Structure on a Lot Variance in the HC – Historic Commercial District for Zachary Wehr, Commissioner Wick seconded. (Motion passed 4-0)

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

Homeless Shelter/Housing Discussion

Chairperson Lyytinen asked Mr. Cottingham to provide an overview of the topic. Mr. Cottingham stated following the last meeting he discussed this with City Administrator Tim Peterson. Mr. Peterson suggested that the commission also discuss what other Zoning Districts this should be allowed in. This would allow changing the Ordinance once and not twice.

The commission discussed allowing the use in the City Center District and the Regional Commercial District along with churches. They suggested Mr. Cottingham check with other communities our size and see how they address this. Mr. Cottingham stated he would work on this and hoped to have this back at the next meeting.

Commissioner's Questions/Comment

None.

Next Meeting

Tuesday, May 14, 2024

The meeting adjourned 7:50 p.m.

Respectfully submitted,

Al Cottingham, City Planner/Zoning Administrator