



**Regular Meeting of the Planning Commission**

Tuesday, July 9, 2024

7:00 p.m.

101 14<sup>th</sup> 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, Brittany Kuschel and Michelle Wick; City: John Kelley.

**Absent:** Elizabeth Polling.

**Others Present:** James Kuklis, Angela Tate, Dan Unuluck

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**May 14, 2024, Meeting Minutes**

Chairperson Lyytinen asked for any corrections or additions.

**Motion:**        **Commissioner Demers made a motion to approve the Planning Commission meeting minutes from May 14, 2024, Commissioner Kuschel seconded. (Motion was approved 4-0).**

**Zoning Case 24-12: James Kuklis, Conditional Use Permit**

Chairperson Lyytinen introduced Zoning Case 24-12, M Conditional Use Permit to allow 2 - two-family dwellings in the R1 – Single-Family Residence District and opened the public hearing. She asked Mr. Kelley to provide an overview. Mr. Kelley stated James Kuklis would like to construct 2 new two-family dwelling, one on a lot facing 16th Street and one on a lot facing unconstructed 15th Street. The conditional use permit is for a two-family dwelling in the R1 – Single-Family Residence District. The property is currently vacant. This is a public hearing and a legal notice was published in the Pine Knot on May 31, 2024, and property owners within 350 feet were sent notices of the public hearing. Mr. Kuklis was present to answer any questions.

Angela Aebly, 1601 Wilson Street, inquired about the ownership of the two-family dwellings and if they will be rentals or privately owned.



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Mr. Kuklis responded that the homes could possibly be for sale when completed. Commissioners recognized the need for housing in Cloquet.

Dan Unuluck, 1001 15<sup>th</sup> Street inquired about the use of the unimproved portion of 15<sup>th</sup> Street to access one of the two-family homes. Mr. Unuluck asked if the street would be constructed and if heavy equipment would be used.

Mr. Kuklis responded that that the unimproved portion of 15 Street would have a driveway constructed within it to access the two-family home.

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 to allow 2 - two-family dwellings in the R1 – Single-Family Residence for James Kuklis subject to the conditions in the draft Resolution, Commissioner Wick seconded. (Motion passed 4-0)**

Mr. Kelley stated this would go to the City Council at their meeting on Tuesday June 18<sup>th</sup> at 6:00 pm.

**Homeless Shelter/Housing Discussion**

Chairperson Lyytinen asked Mr. Kelley to provide an overview of the topic. Mr. Kelley - this matter has been previously discussed with the Commissioners and based on research provided by Al Cottingham, a definition of a “Warming Shelter” has been provided for discussion.

The commission discussed allowing them in churches and the commercial districts as a conditional use permit. Standards for conditional use should consider distances from schools and public parks, operating plans, background checks on people using the facility, and require staffing of the facility while it was open.

Mr. Kelley stated he would speak with the City Attorney about standards for a conditional use permit for Warming Shelters and prepare draft standards for conditional use as a Warming Shelter.



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**Commissioner's Questions/Comment**

None.

**Next Meeting**

Tuesday, July 9, 2024

The meeting adjourned 7:35 p.m.

Respectfully submitted,

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John Kelley, City Planner/Zoning Administrator