



**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:** Wendy Peterson, Joel Peterson, Bob Shaffer

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**June 11, 2024, Meeting Minutes**

Chairperson Lyytinen asked for any corrections or additions.

**Motion:**        **Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from June 11, 2024, Commissioner Demers seconded. (Motion was approved 4-0).**

**Zoning Case 24-14: Woods & Water Family Dental, Land Sale**

Chairperson Lyytinen introduced Zoning Case 24-14, Woods & Water Family Dental, Land Sale. She asked Mr. Kelley to provide an overview. Mr. Kelley stated the City of Cloquet is selling Lot 10 in the Business Park to Woods and Water Family Dental PLLC, A Minnesota professional limited liability company. State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan. The proposed use of the land is for an office/clinic building. The Comprehensive Plan for the area is “Highway Commercial” which allows for office/dental clinic businesses.

There being no discussion Chairperson Lyytinen called for a motion.

**Motion:**        **Commissioner Kuschel made a motion approving Resolution 23-14 a Resolution of the City of Cloquet Planning Commission finding that the Woods and Water Family Dental PLLC, A Minnesota professional limited liability company development in the Cloquet Business Park conforms to the**



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**general plans for the development of the City, Commissioner Demers seconded. (Motion passed 4-0)**

Mr. Kelley stated this would go to the City Council at their meeting on Tuesday July 16<sup>th</sup> at 6:00 pm.

**Zoning Case 24-013: Woods & Water Family Dental, Site Plan**

Chairperson Lyytinen introduced Zoning Case 24-013 Woods & Water Family Dental, site plan. She asked Mr. Kelley to provide an overview. Mr. Kelley stated Woods & Water Family Dental is proposing a site plan for a 3,245 sq. ft. office/dental clinic and associated parking, landscaping, grading, drainage and building located west of Highway 33 and north of Stark Road. The site plan conforms with the minimum requirements of the Zoning Ordinance. Representatives from Woods & Waters Family Dental and Foundation Architects were present if there were any questions.

There being no discussion Chairman Lyytinen called for a motion

**Motion: Commissioner Demers made a motion recommending the approval of the site plan in the OM – Office/Manufacturing District for Woods and Water Family Dental PLLC, A Minnesota professional limited liability company, Commissioner Wick seconded. (Motion passed 4-0)**

**Commissioner’s Questions/Comment**

None.

**Next Meeting**

August Planning Commission meeting date to be rescheduled due to primary election on Tuesday, August 13th, 2024

The meeting adjourned 7:15 p.m.

Respectfully submitted,

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John Kelley, City Planner/Zoning Administrator