



Regular Meeting of the Planning Commission

Tuesday, September 10, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Elizabeth Polling called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Elizabeth Polling, Philip Demers, and Michelle Wick; City: John Kelley.

Absent: Terri Lyytinen, Brittany Kuschel.

Others Present: Kevin Vegar, Jim Nordquist, William Soboleski, Stacy Nelson, Colleen Kelly and Emily Morrison

AGENDA ITEMS

Additions/Changes to the Agenda

None.

July 9, 2024, Meeting Minutes

Acting Chairperson Polling asked for any corrections or additions.

Motion: **Commissioner Demers made a motion to approve the Planning Commission meeting minutes from July 9, 2024, Commissioner Wick seconded. (Motion was approved 3-0).**

Zoning Case 24-15: Kevin Vegar, Rezoning, Minor Subdivision Plat

Acting Chairperson Polling introduced Zoning Case 24-15, Kevin Vegar, Rezoning and Minor Subdivision Plat. This is a public hearing, a legal notice was published in the Pine Knot on August 30, 2024, and property owners within 350 were sent notice of the meeting. Mr. Vegar was present to answer any questions.

William Soboleski, 1554 Carlton Avenue West, has lived in the neighborhood for several years and spoke about development of the area. Mr. Soboleski is concerned about impacts to the wetlands, wildlife, aquatic life and drainage on the property considered for development, and potential impacts to his property.

Kevin Vegar stated that the homes to be constructed on the proposed lots would be closer to Carlton Avenue West and away from the delineated wetlands.



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Stacey Nelson, 1565 Carlton Avenue West, is concerned with impacts to the drainage, wetlands, and wildlife in the area. She is also concerned about the condition of the road and the additional truck traffic the development could generate.

Mr. Soboleski stated that the Fond Du Lac tribe should review the applications.

Mr. Vegar stated that a wetland delineation was completed and approved for the property in 2023.

Ms. Polling asked Mr. Kelley to provide an overview of the applications. Mr. Kelley stated there are two applications. The first action is to consider a rezoning of the property from FR- Farm Residential District to R-2 – One- and Two- Residence District. The second action is for a minor subdivision plat to create three (3) lots. One lot would have the existing dwelling, and the other two lots would have twin homes.

Ms. Wick asked about the lot sizes and proposed placement of homes.

Mr. Vegar stated the lots were 660 feet deep and the proposed homes would be close to Carlton Avenue West.

The Commission discussed the wetlands on the property and would like to review the approved wetland delineation of the property before making a decision.

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

Motion: Commissioner Polling made a motion to table Resolution 24-15 rezone, A Resolution Recommending the City Council of Cloquet approve the rezoning from FR- Farm Residential to R-2 – One- and Two- Family Residence and Minor Subdivision Plat, Commissioner Wick seconded. (Motion passed 3-0)

Zoning Case 24-16: James Nordquist, Conditional Use Permit

Acting Chairperson Polling introduced Zoning Case 24-16, James Nordquist, Conditional Use Permit. This is a public hearing, a legal notice was published in the Pine Knot on August 30, 2024, and property owners within 350 were sent notice of the meeting. Mr. Nordquist was present to answer any questions.

Acting Chairperson Polling introduced Zoning Case 24-16 James Nordquist, Conditional Use Permit. She asked Mr. Kelley to provide an overview. Mr. Kelley stated the conditional use permit is for a Class “B” Manufactured Home at 410 Broadway Street. The proposed manufactured home will comply with setbacks in the R-2 – One- and Two- Family Residence District.



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Mr. Nordquist stated he bought the property to possibly consider rezoning it too commercial. He decided to have a manufactured home placed on the property. He considered a modular home but would like to preserve a large tree along Broadway Street.

Colleen Kelly, 416 Broadway Street, stated that she is the neighbor to the south of Mr. Nordquists property and is favor of the manufactured home.

There being no discussion Acting Chairman Polling called for a motion

Motion: **Commissioner Wick made a motion recommending approval to the City Council of the Conditional Use Permit for a Class “B” Manufactured Home in the R-2 – One- and Two-Family Residence District for James Nordquist subject to the conditions in the draft resolution, Commissioner Demers seconded. (Motion passed 3-0)**

Discuss Adult-Use Cannabis and Zoning

Acting Chairperson Polling began discussion on the Minnesota’s Office of Cannabis Management’s Guide for local governments on adult-use cannabis. Ms. Polling stated that State law allows the city to prohibit cannabis businesses within certain distances to schools, day cares, and public parks. Ms. Polling stated that State of Minnesota is vetting applications before they can be considered by the city for zoning compliance.

Emily Morrison, Carlton County Health Department stated that the County would like the city to consider following the buffer guidelines that state law allows for including schools at 1,000 feet, and 500 feet from day cares and public parks. Ms. Morrison stated that Carlton County is drafting an ordinance for Cannabis use.

Mr. Kelley stated that the city may limit the number of retailers and cannabis business that cultivate and manufacture hemp and cannabis products as long as there is at least one retail location per 12,500 residents. The population of Cloquet as of 2020 was 12,568. The City of Cloquet would need to allow for a minimum of two businesses based on current population numbers. The law allows local units of government to adopt reasonable restrictions on the time, place, and manner for the operation of a cannabis business provided such restrictions do not prohibit the establishment or operation of such a business. The law does allow cities to prohibit retail sales of cannabis between certain operating hours and to prohibit the operation of a cannabis business in proximity to schools, daycares, residential treatment facilities and public parks that have amenities such as playgrounds and athletic fields.

The commission discussed having a map generated that would create buffer areas around schools, daycares and public park area. They suggested Mr. Kelley produce a map with buffers around the uses at the suggested guideline distances. Mr. Kelley stated he would work on the map. The commission stated further discussion and review of the map could be on the November agenda.



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Commissioner's Questions/Comment

None.

Next Meeting

Tuesday, October 8, 2024

The meeting adjourned 8:40 p.m.

Respectfully submitted,

John Kelley, City Planner/Zoning Administrator