



**Regular Meeting of the Planning Commission**

Tuesday, October 8, 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, Brittany Kuschel, Philip Demers,; City: John Kelley.

**Absent:** Elizabeth Polling and Michelle Wick.

**Others Present:** Kevin Vegar, Mike Vegar, William Soboleski, Stacy Nelson

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**September 10, 2024, Meeting Minutes**

Acting Chairperson Lyytinen asked for any corrections or additions.

**Motion:**        **Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from September 10, 2024, Commissioner Demers seconded. (Motion was approved 3-0).**

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

Chairperson Lyytinen introduced Zoning Case 24-15 for continued discussion on the Kevin Vegar, Rezoning and Minor Subdivision Plat. She asked Mr. Kelley to provide an overview. 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. Mr. Kelley stated that both applications were tabled at the September meeting and that staff provide the commissioners with the approved wetland delineation for their review. Chairperson Lyytinen continued discussion and to allow public comment for both the rezoning and minor subdivision plat.

Kevin Vegar, 5819 Daveau Road, stated that the homes to be constructed on the proposed lots would be closer to Carlton Avenue West and away from the delineated wetlands. Mr. Vegar stated the drainage is coming from the north side of West Carlton Avenue onto his property and that it would be addressed during site excavation work for the construction of the homes.



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William Soboleski, 1554 Carlton Avenue West, stated the drainage is coming from the pond on the north side of the road through a culvert and into Mr. Vegar's property. Mr. Soboleski is concerned that development of the south side of the road may alter the drainage pattern from the pond and ditch along West Carlton Avenue and possible impacts to his property. Mr. Soboleski is concerned about impacts to the wetlands, wildlife, aquatic life and drainage on the property.

Mr. Kelley stated that Minnesota Department of Natural Resources Area Hydrologist, Bri Speldrich did submit comments about the wetlands and drainage patterns in the area and asked that her comments be made a part of the record of the October 8<sup>th</sup> meeting as follows: The parcel is within the vicinity of First Lake which is a public water wetland and under the jurisdiction of DNR. If future development of this parcel will impact wetlands, DNR should be contacted to identify the ordinary high water level (OHWL). This elevation is needed to ensure wetland impacts do not require a DNR public water work permit. Additionally, DNR is considered an official wetland conservation act (WCA) technical evaluation panel (TEP) member when projects involve public water wetlands and should be included when these projects are reviewed for consistency with WCA rules. I have not visited the site or verified the location of culverts; however, I did conduct some basic desktop flow modeling which suggests this parcel receives flow from a pond on the north side of W Carlton Avenue. It also appears there is a wet ditch adjacent to the road on the north side of the parcel. DNR does not regulate these drainages under our public water work program but if they are present, they should be considered when planning future development to avoid unanticipated wetland or drainage impacts on this parcel or neighboring parcels.

Stacey Nelson, 1565 Carlton Avenue West, is concerned with impacts to the drainage pattern of the pond the culvert and ditch line along West Carlton Avenue. Ms. Nelson is also concerned with impacts on wetlands and wildlife in the area.

Mr. Soboleski stated that the city should require a drainage study of the area. Mr. Kelley stated that a drainage study was not required for the rezoning or the plat.

Mr. Vegar stated that a wetland delineation was completed and approved for the property in 2023 and that his excavator will work with the drainage of water onto his property.

The Commission discussed the wetlands on the property and drainage from the pond on the north side of West Carlton Avenue. Mr. Demers stated that the homes along the north side of West Carlton Avenue were higher in elevation and could cause additional drainage concerns on Mr. Vegar's property.

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



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**Motion:** Commissioner Kuschel made a motion recommending the approval of the rezoning from FR- Farm Residential to R-2 – One- and Two- Family Residence, Commissioner Lyytinen seconded. (Motion passed 2-1, Demers)

**Motion:** Commissioner Kuschel made a motion to recommend approval of a Minor Subdivision Plat in the R-2 – One- and Two- Family Residence District for Vegar Properties, LLC subject to the conditions in the draft Resolution, Commissioner Lyytinen seconded. (Motion passed 2-1, Demers)

**Commissioner’s Questions/Comment**

None.

**Next Meeting**

Tuesday, November 12, 2024

The meeting adjourned 7:30 p.m.

Respectfully submitted,

John Kelley, City Planner/Zoning Administrator