



**Regular Meeting of the Planning Commission**

Tuesday, April 12, 2016

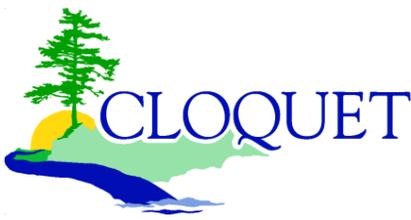
7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

**AGENDA**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the March 22, 2016 Planning Commission meeting
- \_\_\_\_\_
5. Zoning Case 16-04: Nathan Radoush, Conditional Use Permit
- \_\_\_\_\_
6. Commissioner's Questions/Comments
7. Adjourn

**NEXT MEETING:  
May 10<sup>th</sup> @ 7 pm**



**Regular Meeting of the Planning Commission**

Tuesday March 22, 2016

7:00 p.m.

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**CALL TO ORDER**

Chairperson Berglund called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Michael Haubner, Kelly Johnson, Bryan Bosto, Jesse Berglund, John Sanders and Uriah Wilkinson; City: Al Cottingham

**Absent:** Commission members: Chuck Buscher

**Others Present:** John Anderson, Rose Gerding, Mike Harper, Dwandu Eid, Mike Tierney, Jim Crowley, Duane Buytaert, Ken Scarbrough and Patrick Gallagher.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**February 9, 2016 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions.

Chairperson Berglund noted on page 5 a motion needed to be added for the reconsideration of Resolution 16-01.

Commissioner Sanders noted on page 3 he believed Commissioner Bosto inquired about the Tall Pine Area.

**Motion:** **Commissioner Johnson made a motion to approve the Planning Commission meeting minutes from December 8, 2015 with the corrections noted, Commissioner Wilkinson seconded. (Motion was approved 6-0).**

**Zoning Case 16-03: Variance and Site Plan**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-03, Variance and Site Plan. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on March 10, 2016 and property owners within 350 feet were sent notice of the meeting. Anderson-Johnson Associates, Inc. on behalf of Cloquet Public Schools is proposing a variance and site plan for the new Middle School. He noted the variance is for possibly having two principal buildings on one parcel. He noted that as a bid alternative they would be connecting the buildings but were not sure if this would be done or not. They



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wanted to address this now rather than holding up the project in case they did not connect the buildings. The site plan was for the new Middle School, he reviewed the plan noting that all of the Ordinance requirements had been met. He noted that representatives from the School District and their design professionals were present to answer any questions that the Commission or public may have.

Chairman Berglund opened the public hearing and asked if someone from the school or the consultants would like to address the Commission. They felt that staff did a fine job addressing the proposal and were there to answer any questions.

Mike Harper, 1106 18<sup>th</sup> Street, inquired why there was only one access to the parking lot off Washington Avenue and nothing to 18<sup>th</sup> Street.

Rose Gerding, 1906 Washington Avenue, inquired where the access onto Washington Avenue would be located.

Mr. Cottingham showed on the overhead where the access would be directly across from 20<sup>th</sup> Street.

Mr. Tierney, Anderson-Johnson, addressed the second access to the site and noted that due to topography and wetlands it was difficult to have a second access to the parking lot.

Mr. Cottingham also noted that staff was concerned with providing an access onto 18<sup>th</sup> Street and the impacts that might have on the residential neighborhood with this traffic being added to the High School traffic.

Chairman Berglund asked if anyone else wished to speak and since nobody wished to he closed the public hearing.

Chairman Berglund inquired if there were enough parking spaces if both the gyms were being used at the same time.

Mr. Cottingham noted that they would end up parking on the streets if both gyms were filled to capacity. The Ordinance requires parking based on the largest assembly area along with faculty. He felt that would be a rare occasion for something like that.

Commissioner Sanders inquired as to the size of the play area and green space for the kids to use.

Mr. Tierney noted the play area was approximately the size of two tennis courts. They would share green space with the High School located to the northeast of the building.

Commissioner Sanders noted the height of a portion of the building was 38 feet and the Ordinance talks about the need for a conditional use permit to exceed a height of 35 feet.



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Mr. Cottingham noted that Mr. Tierney and he discussed this during the development stages and the definition of “Height of Building” takes into account structures being built on a hill and that based on the definition the height of the building is less than 35 feet.

The Commission discussed the variance noting this was an unusual situation and that they were trying to create a campus environment. This is not like placing two homes on one lot and a similar situation exist at the college with the student housing being on the same parcel as the classrooms.

**Motion:** Commissioner Johnson made a motion to adopt Resolution No. 16-03 Variance, A Resolution Approving a Variance to Allow Two Principal Structures on One Parcel in the PI – Public/Institutional District for Anderson-Johnson Associates, Inc. for Cloquet Public Schools, Commissioner Haubner seconded. (Motion was approved 6-0).

**Motion:** Commissioner Wilkinson made a motion to adopt Resolution No. 16-03 Site Plan Recommending Approval of a Site Plan in the PI – Public/Institutional district for Anderson-Johnson Associates, Inc. for Cloquet Public Schools, Commissioner Johnson seconded. (Motion was approved 6-0).

Mr. Cottingham noted this recommendation would be forwarded to the City Council at their meeting on Tuesday, April 5, 2016 at 7:00 pm.

**Commissioner’s Questions/Comment**

Chairperson Berglund asked Mr. Cottingham for an update on the existing Middle School following the meeting the night before. Mr. Cottingham noted a presentation was made by Sherman Associates, Inc. for a proposal to repurpose the existing Middle School. The proposal is to convert the existing building into 70 to 75 apartment units. Some of the items of concern are off-street parking and play area space for the kids. With a 70 unit building the Ordinance would require 140 parking spaces and currently they have approximately 50 spaces. They discussed removing the pool and gym to create additional parking or turning the area into enclosed spaces. At this time we do not have any specific details but if this moves forward the Commission should anticipate seeing it in May. The School Board has yet to act on this so it may not happen.

**Next Meeting**

April 12, 2016

Meeting adjourned 7:34 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

1307 Cloquet Avenue • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

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**PLANNING COMMISSION MEMO**

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: April 6, 2016

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**ITEM DESCRIPTION: ZONING CASE 16-04: CONDITIONAL USE PERMIT –  
NATHAN RADOUSH, TWO FAMILY DWELLING IN THE  
R1 – SINGLE FAMILY RESIDENCE DISTRICT**

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**Background**

Nathan Radoush is proposing a conditional use permit to allow a two family dwelling in the R1 – Single Family Residence District. The property involved is located south of Grant Avenue and west of 22<sup>nd</sup> Street. Mr. Radoush would like to construct a new two family dwelling on the vacant lot to the southwest of the cul-de-sac.

A public hearing will be held on Tuesday, April 12, 2016 to consider a conditional use permit for a two family dwelling in the Single Family Residence District. A legal notice was published in the Pine Journal on March 31, 2016 and property owners within 350 feet were sent notices of the public hearing.

**Policy Objectives**

The Zoning Ordinance states Conditional Use Permits may be granted when they comply with the following approval criteria: (*Staff comments in italic*)

1. Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City of Cloquet Comprehensive Plan. *The proposed site is guided as Low Density Residential. For the purposes of the Comprehensive Plan, acceptable land uses include single-family detached residences, duplexes, twinhomes, religious institutions, parks, essential services, and other public and semi-public uses that can be sensitively integrated into a low-density residential neighborhood. This dwelling is proposed as a single story side by side structure.*

2. Compatibility. The compatibility of the proposed use with existing development within three hundred (300) feet of the proposed use and within five hundred (500) feet along the same street and development anticipated in the foreseeable future within the neighborhood and conditions that would make the use more compatible. *The property surrounding this site has single family homes to the north, south, east and west with a vacant lot directly to the east.*



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3. Importance of services to the community. The importance of the services provided by the proposed facility to the community, if any, and the requirements of the facility for certain locations, if any, and without undue inconvenience to the developer, and the availability of alternative locations equally suitable. *There is a need for all types of housing within the community.*

4. Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the surrounding neighborhood. *The site is currently vacant. They are proposing the driveway to access from the cul-de-sac extending south in the 21<sup>st</sup> Street right of way for a short distance and then turning west to the house.*

5. Conformance with other requirements of this Chapter. The conformance of the proposed development with all provisions of this Chapter. *The proposed location meets all of the requirements of the Zoning Ordinance. There will be adequate off street parking and an oversized garage for each unit.*

6. Other factor. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Planning Commission or the City Council feels are necessary for review in order to make an informed and just decision.

### **Financial Impacts**

The Conditional Use Permit fee is \$400. The applicant has paid this fee to cover the cost associated with the application process.

### **Advisory Committee Action Requested**

The Planning Commission should listen to the testimony that is presented at the public hearing for the conditional use permit. Following this testimony the Planning Commission should review the approval criteria and either recommend approval, approval with conditions or denial of the conditional use permit. The Planning Commission may impose conditions in the granting of conditional uses.

### **Staff Recommendation**

Staff has reviewed the conditional use permit approval criteria requirements and would recommend approval of the conditional use permit subject to at least the conditions in the draft Resolution.

### **Supporting Documents Attachments**

- Resolution No. 16-04
- Location Map
- Site Plan & House Drawings

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 16-04**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE CONDITIONAL USE PERMIT FOR NATHAN RADOUSH FOR A TWO FAMILY DWELLING IN THE SINGLE FAMILY RESIDENCE DISTRICT**

**WHEREAS**, Nathan Radoush is proposing a Conditional Use Permit for a two family dwelling in the Single Family Residence District; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Journal and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on April 12, 2016 at which time Zoning Case / Development Review No. 16-04 was heard and discussed; and

**WHEREAS**, the property of the proposed Conditional Use Permit is located south of Grant Avenue, west of 22<sup>nd</sup> Street and is legally described as follows:

Lot 1, Block 4, City of Cloquet South Side Addition and that part of adjacent vacated portion of Grant Avenue, Carlton County, Minnesota. and

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission recommends approval of Zoning Case 16-04 to the Cloquet City Council to allow a two family dwelling in the Single Family Residence District subject to the following condition:

1. A Building Permit be issued prior to beginning any work.

The foregoing motion was duly seconded by Commissioner \_\_\_\_\_ and being put to vote members voted: AYE: \_\_\_\_ NAY: \_\_\_\_ ABSENT: \_\_\_\_

JESSE BERGLUND	_____	BRYON BOSTO	_____
CHUCK BUSCHER	_____	MICHAEL HAUBNER	_____
KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 12<sup>th</sup> day of April 2016.

CITY OF CLOQUET

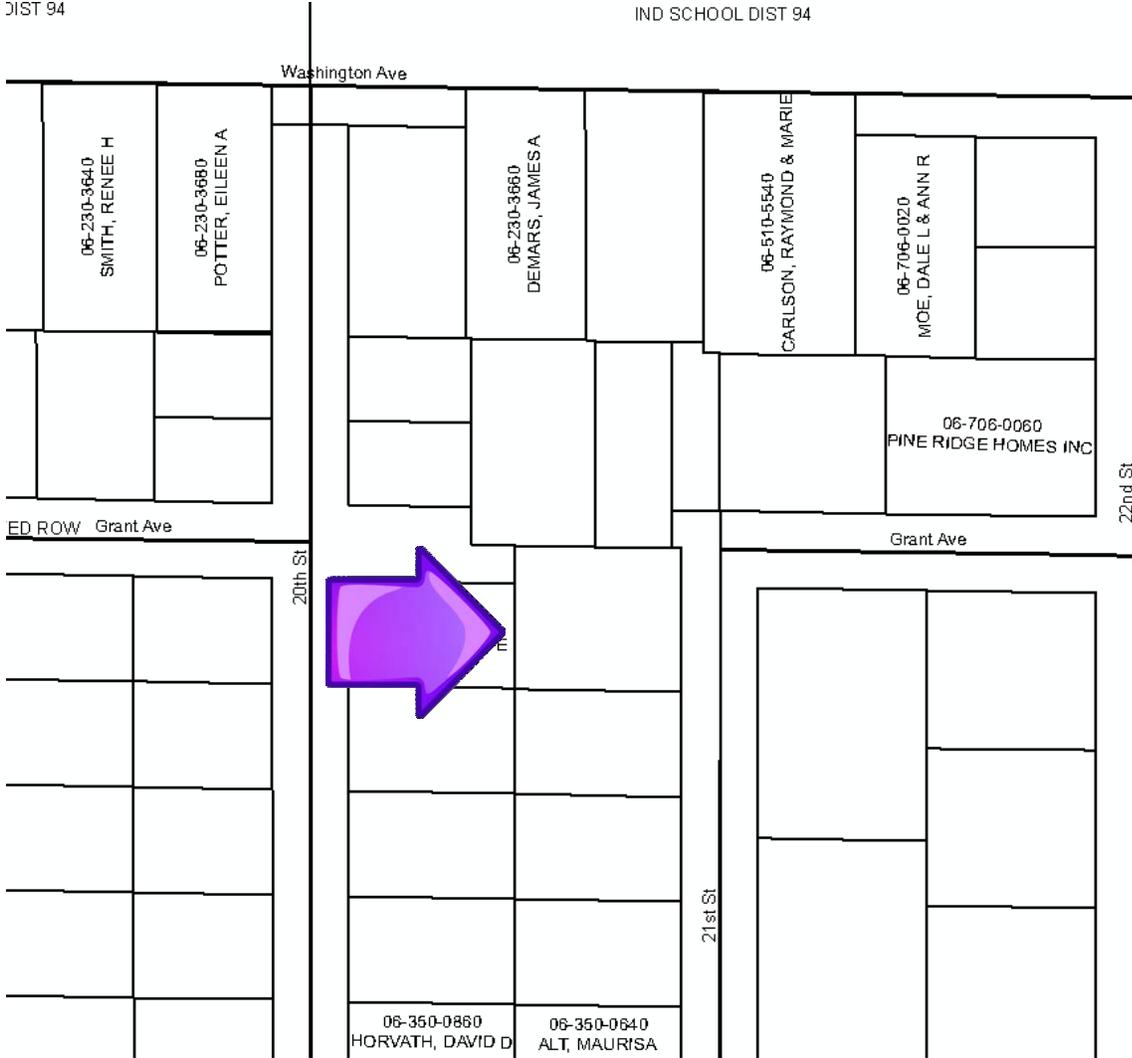
\_\_\_\_\_  
JESSE BERGLUND  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

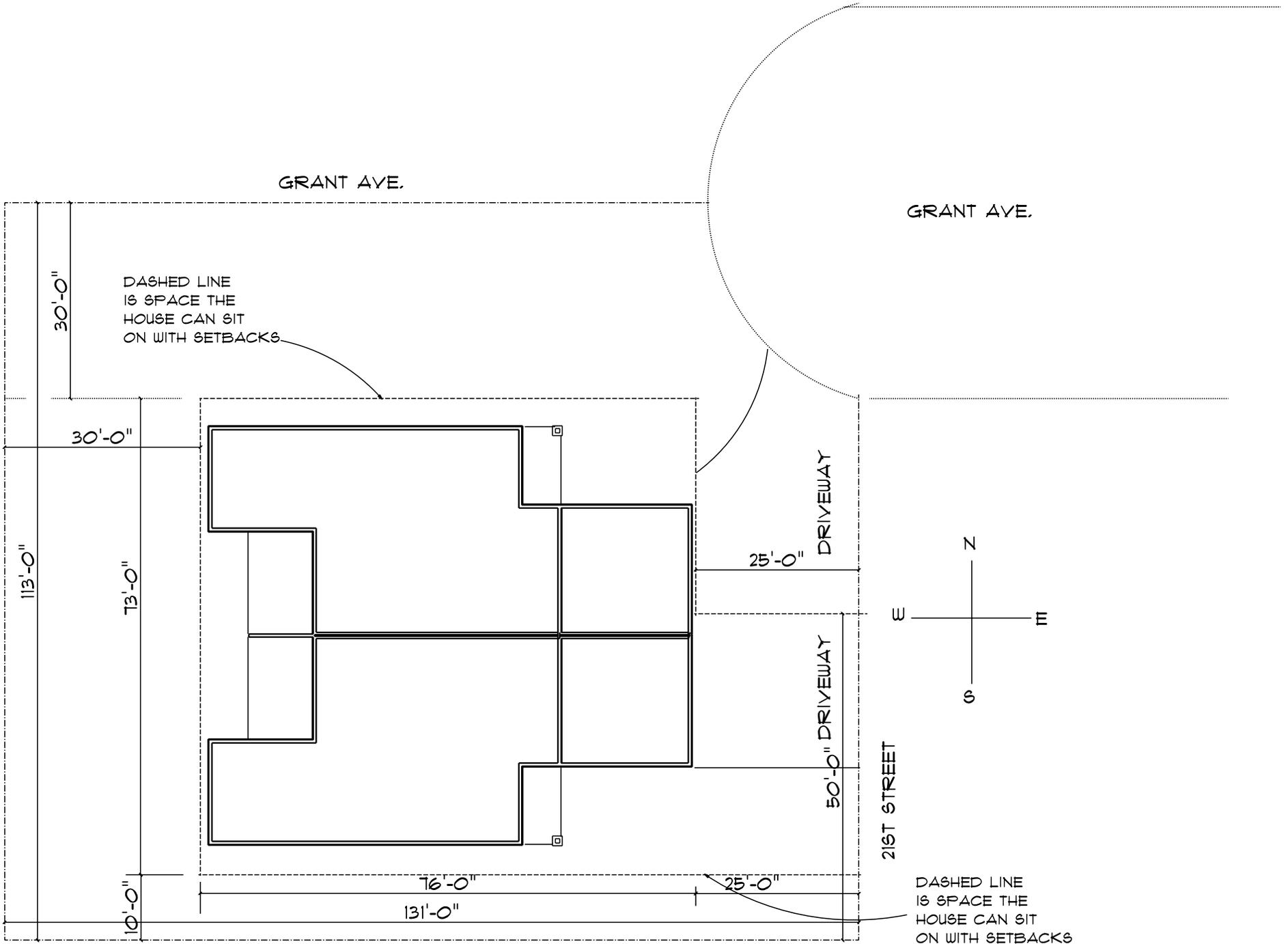
# LOCATION MAP

DIST 94

IND SCHOOL DIST 94

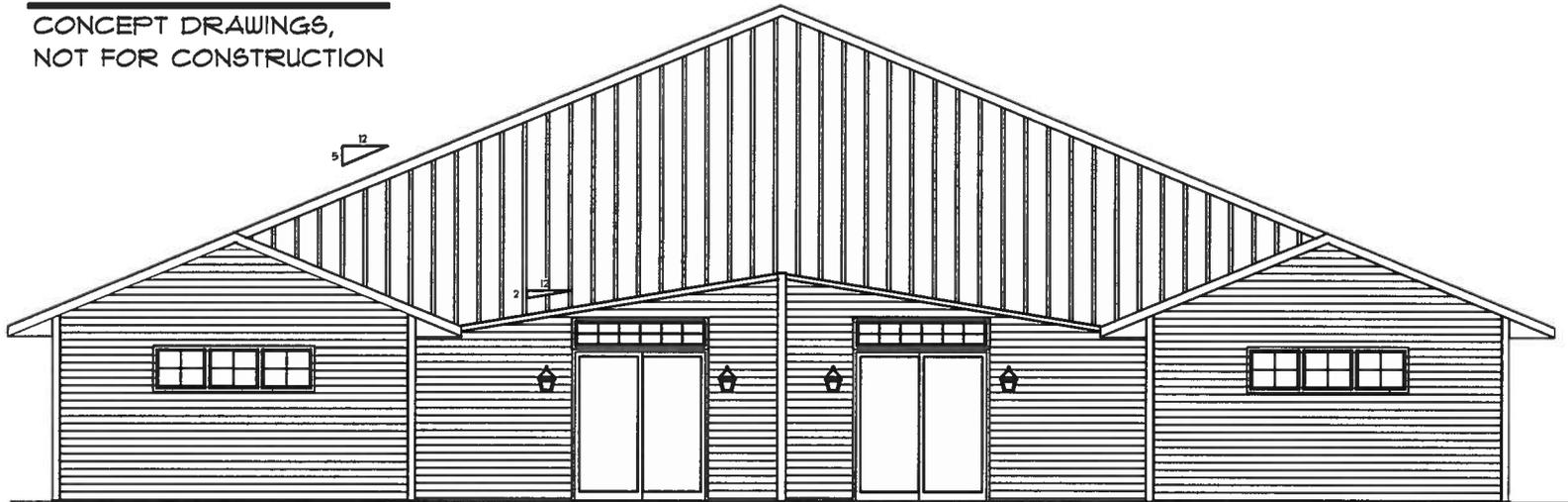


NO SCALE





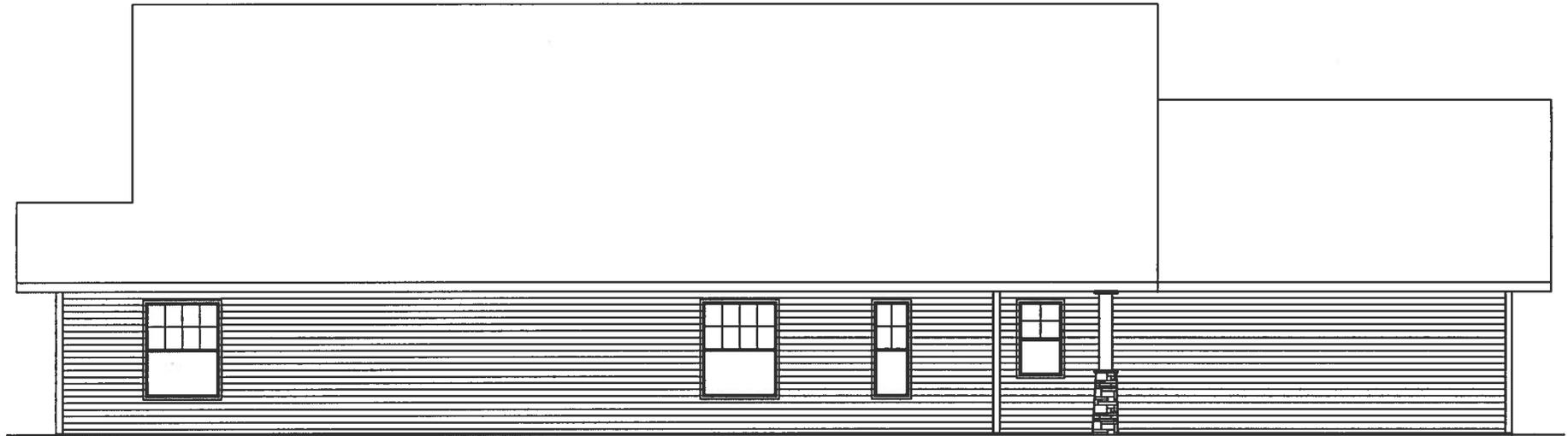
**FRONT ELEVATION**  
 CONCEPT DRAWINGS,  
 NOT FOR CONSTRUCTION



**REAR ELEVATION**  
 CONCEPT DRAWINGS,  
 NOT FOR CONSTRUCTION

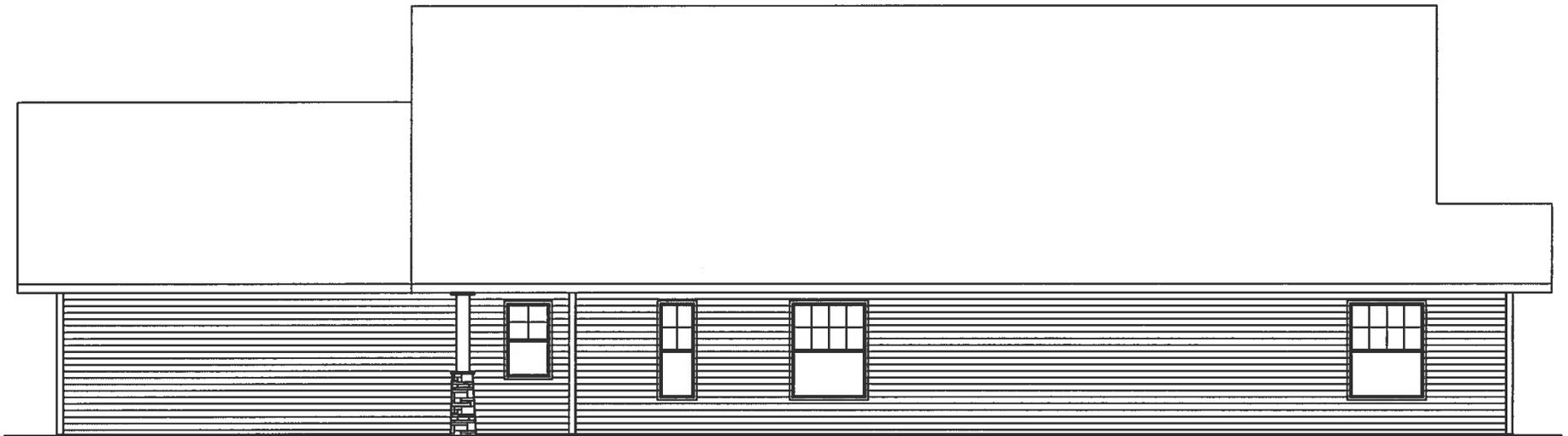
**GENERAL NOTES**  
 ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES  
 ALL REQUIRED BUILDING PERMITS TO BE OBTAINED  
 A LICENSED GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING  
 ALL PROJECT ENGINEERING DONE FOR THIS HOME  
 A LICENSED GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING SITE  
 CONDITIONS PRIOR TO START OF CONSTRUCTION  
 A LICENSED GENERAL CONTRACTOR IS TO VERIFY ALL PLAN DIMENSIONS  
 AND MEASUREMENTS PRIOR TO START OF PROJECT, AND BEFORE ORDERING  
 ANY SUPPLIES  
 MS DESIGNS AND DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY WINDOW  
 OR DOOR ROUGH OPENINGS, CONTRACTOR OR HOMEOWNER MUST VERIFY  
 ALL ROUGH OPENINGS WITH TYPE OF WINDOW AND DOORS BEFORE CONSTRUCTION  
 BEGINS  
 MS DESIGNS AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DISCREPANCIES THAT  
 RESULT IN ERROR OR OMISSION FROM THESE PLANS  
 MS DESIGNS REQUESTS THAT ANY DISCREPANCIES OR OMISSIONS FOUND ON THESE  
 DRAWINGS BEFORE CONSTRUCTION BEGINS BE REPORTED TO MS DESIGNS  
 IMMEDIATELY FOR REVISIONS  
 PLANS HAVE BEEN REVISED AND APPROVED BY THE HOMEOWNERS OR CONTRACTOR  
 (HOMEOWNER(S) OR CONTRACTOR ARE AWARE THAT MS DESIGNS HAS DONE THEIR  
 BEST TO FURNISH COMPLETE AND ACCURATE PLANS.  
 BY SIGNING BELOW THE HOMEOWNER(S) OR CONTRACTOR RELEASES MS DESIGNS AND  
 DESIGNER FROM ANY LIABILITY THAT MAY RESULT IN ERROR OR OMISSION ON  
 SAID PLANS.

<b>MS DESIGNS</b> FOR RESIDENTIAL HOME DESIGNS <small>PHONE: 218-878-1016 / msdesigns_10@msn.com</small>		SHEET INFO. CONCEPT DRAWINGS, NOT FOR CONSTRUCTION	
DRAWN BY: MINDY SONNEMAN		DATE: 3-16-16	1
JOB TYPE: TOWNHOME		REVISION:	
JOB NAME: NATHAN RADOUSH			



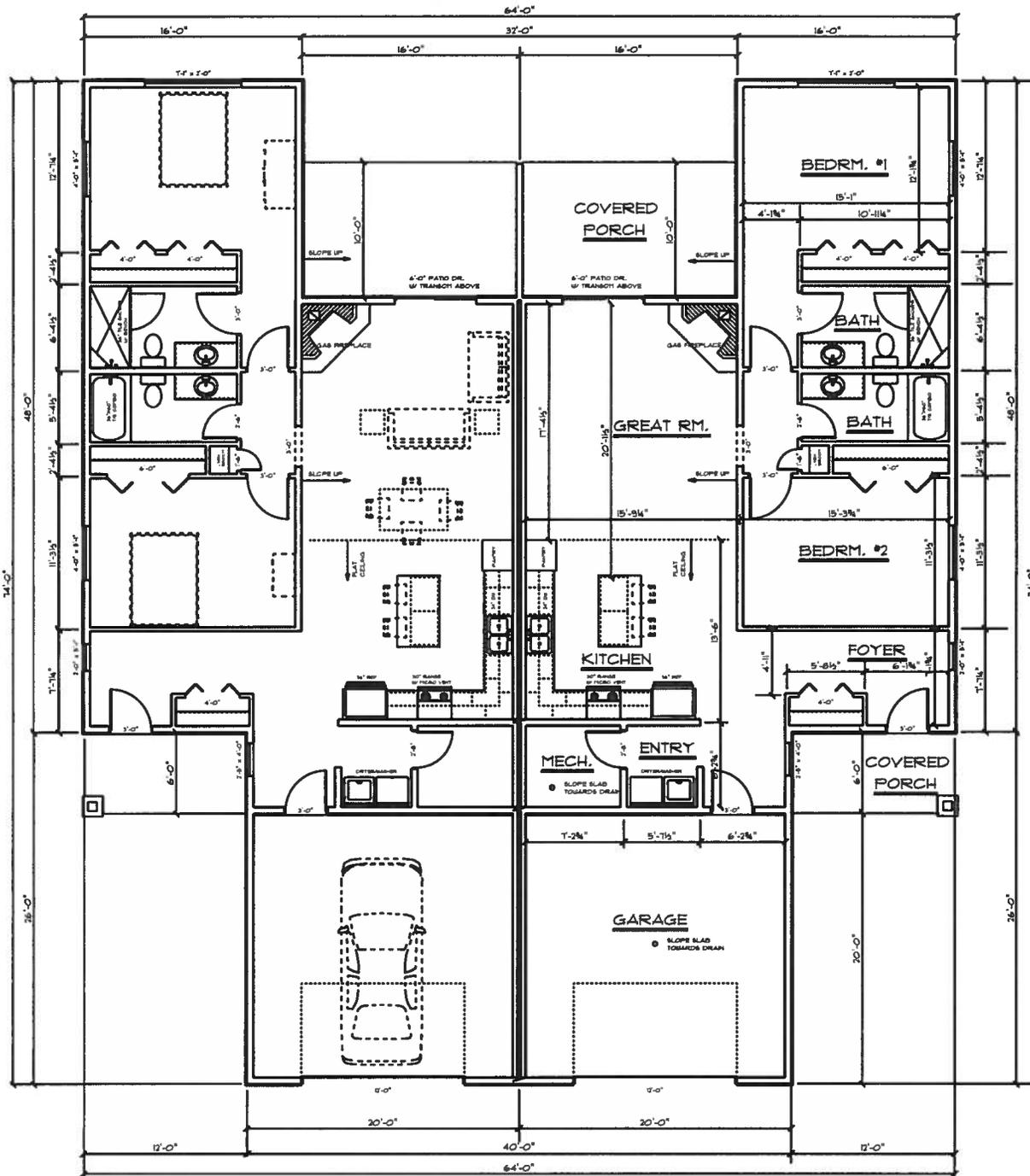
**LEFT ELEVATION**

CONCEPT DRAWINGS,  
NOT FOR CONSTRUCTION



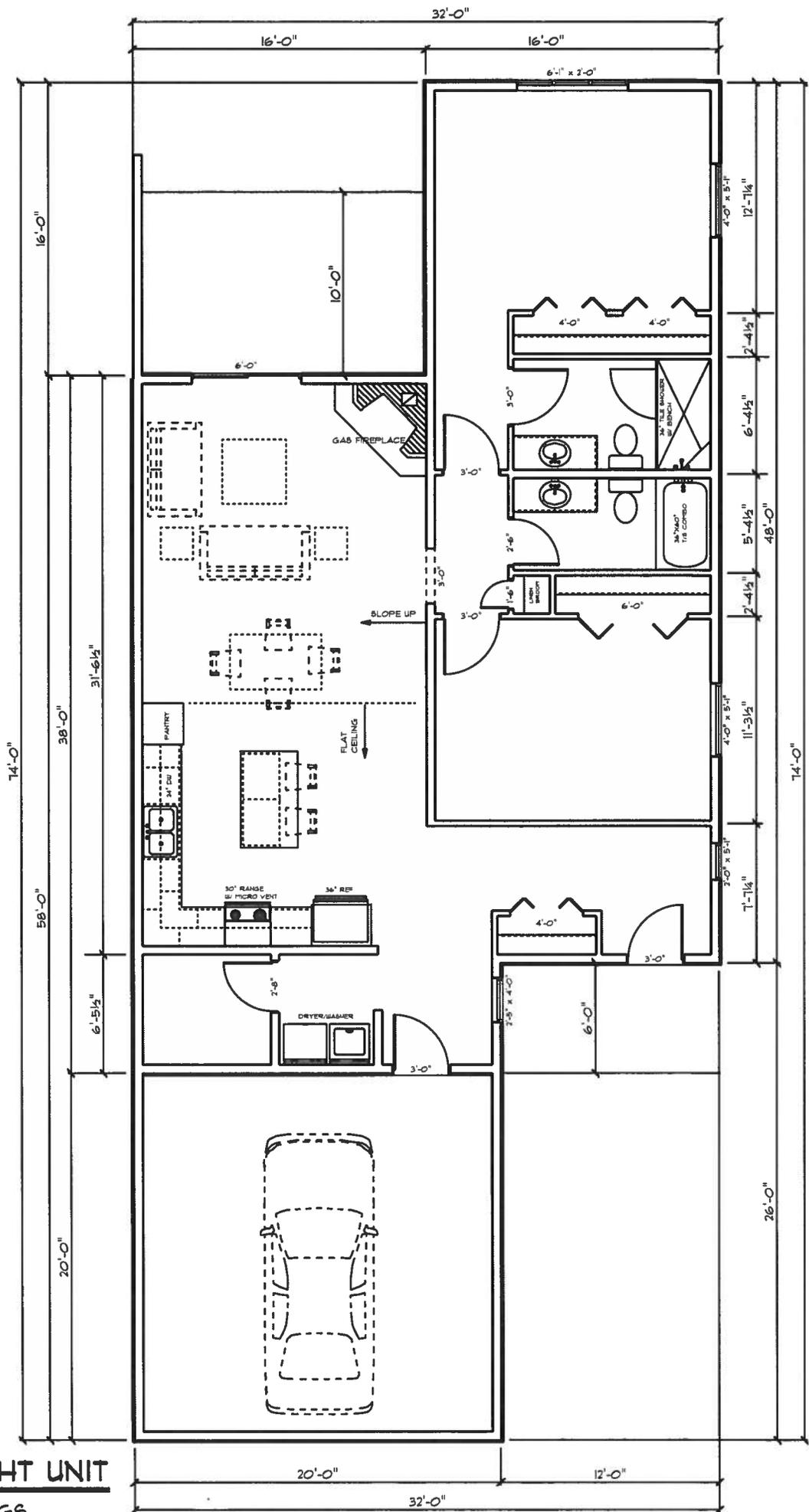
**RIGHT ELEVATION**

CONCEPT DRAWINGS,  
NOT FOR CONSTRUCTION



**MAIN LEVEL LAYOUT**

CONCEPT DRAWINGS,  
NOT FOR CONSTRUCTION



**MAIN LEVEL RIGHT UNIT**

CONCEPT DRAWINGS,  
NOT FOR CONSTRUCTION