

**CITY OF COHASSET  
PLANNING COMMISSION MINUTES  
305 NORTHWEST FIRST AVE, COHASSET, MINNESOTA  
WEDNESDAY, JANUARY 8, 2014, 6:00 P.M.**

1. **Call Meeting to Order:** Chair Steve Brown called the meeting to order at 6:05 p.m.

**2. Reappointments**

- a. Johnnie Fulton
- b. Josh Casper

**3. Roll Call**

- a. **Voting Members Present:** Steve Brown, Josh Casper, Johnnie Fulton, Brian Kielpinski, Lois Kirschbaum, & Steve Otto
- b. **Absent with Notice:** John Chell
- c. **Ex-Officio Members Present:** Zoning Officer Greg Tuttle, City Council Liaison Jason Tabaka, and Park and Rec Coordinator David O’Fallon
- d. **Others Present:** David and Alice Billings – Old Trapper Raod

**4. Review and Approve Agenda**

- a. **Additions:** None
- b. **Deletions:** None
- c. **Changes:** Item #9 (Portage Park Off-Site Parking) will be heard after item #6.

*A motion was made by Otto/Kielpinski to approve the agenda as amended. Motion carried unanimously.*

5. **Resident Input:** None

6. **Review & Approve Planning Commission Minutes of November 6, 2013:** *A motion was made by Fulton/Casper to approve the November 6, 2013 minutes as presented. Motion carried unanimously.*

7. **Make recommendation (not a public hearing) to City Council** regarding a request from David & Alice Billings to rezone from Waterfront Residential (WR) to Rural Residential (RR) the property located at 22897 Old Trapper Road and legally described as the North 380 feet of Government Lot 2 lying West of the centerline of Old Trapper Road, Section 34, Township 55 North, Range 26 West, City of Cohasset, Itasca County, Minnesota (05-034-2121).

Zoning Officer Greg Tuttle reviewed the informational packet which included maps, and a document signed by nine adjoining property owners stating they have no objection to the rezone request was handed by the applicants. The property owners/applicants are interested in operating an antique business out of a detached accessory structure (home business); home businesses are not allowed on properties zoned WR, but are permitted in RR.

After lengthy discussion, *a motion was made by Kielpinski/Casper to recommend that Cohasset City Council consider and approve the rezone from Waterfront Residential (WR) to Rural Residential for the eight properties touching the west side of Old Trapper Road.*

The “justification for proposed rezoning” questions were reviewed and answered by the PC.

1) Will the uses permitted by the proposed zone district change be appropriate for the surrounding area?

**Planning Commission (PC): Yes. When the original zoning was done Trapper Road was not there so both sides were zoned WR. Now the area is ripe for a change to reflect the current conditions.**

2) Are public utilities currently adequate (or planned) to service the types of uses allowed by the proposed zone district change?

**PC: There is only natural gas in the area so the present public utilities are adequate.**

3) Is there a need to consider additional properties with the proposed zone district change?

**PC: Yes. Seven other properties touching the west side of Old Trapper Road will be added to the request and the adjoining property owners are in favor of the rezoning.**

4) What effect will the proposed zone district change have upon existing neighborhoods, commercial districts, or industrial areas in the community?

**PC: There will be no affect.**

5) Is the proposed zone district change consistent with the existing uses and zoning within the general area of the property in question?

**PC: The proposed zone change will allow the property owners to use a detached accessory building for a business.**

6) Is the proposed zone district changes the minimum adjustment necessary to allow reasonable use of the property?

**PC: Yes. This is the minimum adjustment for the area.**

7) How does the proposed zone district change compliment the City’s long range development goals?

**PC: The owner’s/applicant’s plans are consistent with the City’s Comprehensive Plan and do not conflict with the City’s long range development goals.**

8) Any other relevant issues which should be considered pertaining to this proposed zone district change?

**PC: Yes. Would the rezone open the door for things that would conflict with the Comprehensive Plan? And would the rezone be harmful to lake shore? The Commission felt the answers to both these questions is no.**

*A roll call vote was taken: Brian Kielpinski – yes; Josh Casper – yes; Johnnie Fulton – yes; Lois Kirschbaum – yes; Steve Otto – abstain; chair did not vote. The motion carried.*

**8. Dokken Rezone Refund Request:** Richard Dokken requested a refund for the \$578 fee paid for a rezone on his property. Dokken contends that the property was incorrectly zoned and the rezone was a “correction.”

Kielpinski stated the owner requested the rezone in order to sell his business after living on the property for years and did not request the rezone until it was convenient. Fulton pointed out that the rezone was identified in writing as a “correction.” After discussion, Planning Commissioners agreed that the rezoning was partly a correction and partly an accommodation of Mr. Dokken’s wish to split his residence from his business. This rezoning would not have happened absent Mr. Dokken’s request. Therefore, *a motion was made by Kielpinski/Casper to recommend to City Council that Dokken be refunded 40% of his costs, or \$231. Motion carried unanimously.*

**9. Portage Park Off-Site Parking:** Park & Rec Coordinator Dave O’Fallon was present to address this issue. O’Fallon suggested allowing parking on the field side of the road and placing no parking signs on the other (residential) side of the road. O’Fallon indicated this made sense and would keep people safe. Planning Commissioners agreed. *A motion was made by Casper/Kielpinski to recommend to Cohasset City Council that “no parking” signs be placed on the residential side of Lake Street and Katherine Avenue and be covered for Bisch Bash. Motion carried unanimously.* O’Fallon suggested trying this solution for one year to see if it works.

**10. 2014 PC Meeting and Site Visit Schedule:** The 2014 meeting and site visit schedule were reviewed and approved.

**11. Updates/FYI – Tuttle reported the following:**

- a. **Portage Park Campground** – a preliminary drawing has been submitted to the Good Sam organization and Peters is working on the financial side of it.
- b. **Guile Lake Rezone** – City Council approved the PC recommendation for a rezone of Guile Lake properties.
- c. **Klingman Ramp** – The property owner will be present at the April PC meeting to request a variance.
- d. **Permit Activity** – it’s been quiet over the cold winter months; the last permits were written in early November.

Chair Brown adjourned the meeting at 7:20 p.m.

Submitted by Karen Mester, Deputy Clerk

Approved: 2/5/2014