

**CITY OF COHASSET
PLANNING COMMISSION MINUTES
305 NORTHWEST FIRST AVENUE, COHASSET, MINNESOTA
SPECIAL MEETING
WEDNESDAY, JANUARY 8, 2020 – 6:00 P.M.**

1. **Call Meeting to Order:** Co-Chair Steve Otto called the meeting to order at 6:01 p.m.

2. **Roll Call**

a. New Member Harlow Zeppelin was welcomed to the Planning Commission

b. **Voting Members Present:** Josh Casper, Johnnie Fulton, Lesley Kleveter, Steve Lavalier, and Harlow Zeppelin

c. **Absent with Notice:** Gary Wheelock

d. **Ex-Officio Members Present:** Zoning Officer Greg Tuttle, City Attorney John Licke, and City Council Liaisons Mary Flinck, and Jason Tabaka

e. **Others Present:** Lucas Thompson, 23896 Tioga View Trail, Cohasset, MN

3. **Review and Approve the Agenda**

a. **Additions:** None

b. **Deletions:** None

A motion was made by Fulton/Kleveter to approve the agenda as presented. Voting in favor: Casper, Fulton, Kleveter, Otto, Lavalier, & Zeppelin; Voting against: None; Absent: Wheelock; Motion carried.

4. **Expiring Terms (January 31, 2020):** Josh Casper is re-applying and Johnnie Fulton is resigning. *A motion was made by Lavalier/Fulton to recommend to City Council that Josh Casper is re-appointed to the Cohasset Planning Commission. Voting in favor: Casper, Fulton, Kleveter, Otto, Lavalier, & Zeppelin; Voting against: None; Absent: Wheelock; Motion carried.* Fulton was thanked for her service.

5. **Resident Input:** None

6. **Approve December 4, 2019 PC Minutes:** *A motion was made by Casper/Kleveter to approve the December 4, 2019 Planning Commission Minutes as written. Voting in favor: Casper, Fulton, Kleveter, Otto, Lavalier, & Zeppelin; Voting against: None; Absent: Wheelock; Motion carried.*

7. **Public Hearing** for City Council recommendation to amend Zoning Ordinance section 10.064A to reclassify Tioga Mine Pit from Natural Environment (NE) to General Development (GD):

Zoning Officer Greg Tuttle reviewed the informational packet and Tuttle and Attorney Licke fielded questions. An addendum was handed out prior to the meeting of a second response from the DNR dated January 6, 2020 reiterating their position that they are opposed to the General Development classification but approved would approve the Recreational development. They indicated a desire for the Planning Commission to table the decision for further discussions with

the City regarding the placement of proposed Tioga Bike Trailhead pavilion and associated facilities.

After discussion, Co-Chair Otto asked for comments or questions from the audience. Lucas Thompson, 23896 Tioga View Trail (west side of Tioga Pit) indicated he is not opposed to natural/passive recreation on the other side of the pit or any structure as long as it is not a three or four story building and vegetative screening is maintained. Otto called three times for anyone in favor of the reclassification to come forward. There was no response. Otto called three times for anyone opposed to the reclassification to come forward. There was no response. Otto closed the public portion of the meeting.

Tuttle read a communication he received from Rich Libbey in opposition to the reclassification.

Otto closed the public portion of the meeting and ***a motion was made by Casper/Fulton to table the issue for discussions between the city and the DNR. Voting in favor: Casper, Fulton, Kleveter, Otto, Lavalier, & Zeppelin; Voting against: None; Absent: Wheelock; Motion carried.***

8. **Public Hearing** for City Council recommendation to amend Zoning Ordinance section 10.030-Definitions and section 10.083-Shoreland Area and Standards regarding vegetative removal in Shore and Bluff Impact Zones:

Zoning Officer Greg Tuttle reviewed the informational packet and fielded questions. The amendments to the ordinance are to bring Cohasset's ordinance in line with the DNRs shoreland rules. After discussion, Co-Chair Steve Otto called three time for anyone opposed to the amendment to come forward. There was no response. Otto called three times for anyone in favor of the amendment to come forward. There we no response. The public portion of the hearing was closed.

After discussion, ***a motion was made by Zeppelin/Casper to adopt the ordinance as amended with the following wording change: "clear cutting" will be removed and replaced with "selective removal."*** ***Voting in favor: Casper, Fulton, Kleveter, Otto, Lavalier, & Zeppelin; Voting against: None; Absent: Wheelock; Motion carried.*** This recommendation will go before City Council.

10. The 2020 PC meeting and site visit schedule was reviewed.

11. Zoning Officer Greg Tuttle gave an update on the Comprehensive Plan Update. The analysis of the surveys and generation of a draft plan by the consultant should be completed soon. After the steering committee reviews the draft there will be a public forum.

Co-Chair Steve Otto adjourned the meeting at 7:06 p.m.

Submitted by Deputy Clerk Karen Blair

Approved: 2/5/2020