

**CITY OF COHASSET  
PLANNING COMMISSION MINUTES  
305 NW FIRST AVENUE, COHASSET, MINNESOTA  
WEDNESDAY, MARCH 2, 2022 – 6:00 P.M.**

1. **Call Meeting to Order:** Vice Chair Josh Casper called the meeting to order at 6:01 p.m.

2. **Appointment of: Mike Rock and Gigi Pehrson. Reappointment of: Scott Gerling**  
*Scott Gerling, Mike Rock and Gigi Pehrson recited the Oath of Office for reappointment and appointment to the Planning Commission.*

3. **Roll Call**

a. **Voting Members Present:** Josh Casper, Lucas Thompson, Harlow Zeppelin, Steve Lavalier, Scott Gerling, Mike Rock & GiGi Pehrson

b. **Absent with Notice:**

c. **Ex-Officio Members Present:** Zoning Officer Greg Tuttle

d. **Others Present:** None

4. **Review and Approve the Agenda**

a. **Additions:** None

b. **Deletions:** None

*A motion was made by Thompson/Lavalier to approve the agenda as presented. Voting in favor: Casper, Lavalier, Gerling, Thompson, Zeppelin, Rock & Pehrson; Voting against: None; Absent: None, Motion carried.*

5. **Election of Chairperson and Vice – Chairperson for 2022**

*A motion was made by Lavalier / Zeppelin to nominate Josh Casper as Chairperson for 2022. A motion was made by Casper / Gerling to nominate Steve Lavalier as Vice-Chairperson for 2022. Both Casper and Lavalier accepted. Voting in favor: Casper, Lavalier, Gerling, Thompson, Zeppelin, Rock & Pehrson; Voting against: None; Absent: None, Motion carried.*

6. **Resident Input:** None

7. **Approve December 1, 2021 Planning Commission Minutes:** *A motion was made by Thompson/Lavalier to approve the December 1, 2021 Planning Commission minutes as written. Voting in favor: Casper, Lavalier, Gerling, Thompson, Zeppelin, Rock & Pehrson; Voting against: None; Absent: None, Motion carried.*

8. **Public hearing (starts at 6:05 p.m.)** to act on a variance request from Jim Columbus for a 12 foot x 20 foot accessory structure no closer than 50 feet from the rear yard property line (ordinance minimum of 50 feet in the Managed Area zone district) located at the first driveway east of Army Corps Dam and south of U.S. Highway 2 (PIN# 05-013-1402) and legally described as THAT PT OF LOT 4 LYG S OF HWY & R/W LESS E 938.11' THEREOF, Section 13, Township 55 North, Range 26 West, Itasca County, Minnesota.

Tuttle reviewed the variance packet and an addendum handed out at the meeting including an email from Tuttle indicating that a variance is not required because the property was rezoned in

2007 from Managed Area to Suburban Residential which only requires a rear yard accessory structure setback of 15 feet and the proposed setback is for 35 feet and a request from Jim Columbus for a refund of \$440.00 since no variance should have been required in the first place.

***A motion was made by Gerling/Zeppelin to recommend the City Council refund Mr. Columbus the full variance fee of \$440.00. Voting in favor: Casper, Lavalier, Gerling, Thompson, Zeppelin, Rock & Pehrson; Voting against: None; Absent: None, Motion carried.***

**FYI:**

- a. 2022 site visit and meeting schedule
- b. Planning Commission Voting member addresses

Adjourn: Chair Josh Casper adjourned the meeting at 6:21 p.m.

Submitted by Deputy Clerk Crystal Jarvi  
Approved: 04/06/2022