

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

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

Welcome new Zoning Officer Tony Valtinson

2. **Roll Call**

- a. **Voting Members Present:** Josh Casper, Harlow Zeppelin, Scott Gerling, and Mike Rock
- b. **Absent with Notice:** Steve Lavalier, GiGi Pehrson and Lucas Thompson
- c. **Ex-Officio Members Present:** Zoning Officers Greg Tuttle and Tony Valtinson
- d. **Others Present:** Charles Nelson and Ryan Still with Nelson Wood Shims

3. **Review and Approve the Agenda** a. **Additions:** None b. **Deletions:** None
A motion was made by Gerling/Zeppelin to approve the agenda as presented. Voting in favor: Casper, Gerling, Zeppelin & Rock; Voting against: None; Absent: Pehrson, Lavalier and Thompson, Motion carried.

4. **Resident Input:** None

5. **Approve March 2, 2022 Planning Commission Minutes:** *A motion was made by Thompson/Lavalier to approve the March 2, 2022 Planning Commission minutes as written. Voting in favor: Casper, Gerling, Zeppelin & Rock; Voting against: None; Absent: Pehrson, Lavalier and Thompson, Motion carried.*

6. **Public hearing (starts at 6:05 p.m.)** to act on a variance request from Nelson Wood Shims for a 50 foot x 120 foot cold storage building no closer than 47 feet from the centerline and 23 feet from the right-of-way of 6th Avenue West (ordinance requires a minimum of 68 feet and 35 feet respectively) located at 500 NW 3rd Street (PIN# 05-010-1202) and legally described as the westerly 3 acres of the NW-NE lying south of the Great Northern Railway less the south 158.16 feet, Section 10, Township 55 North, Range 26 West, Itasca County, Minnesota.

Zoning Officer Greg Tuttle reviewed the informational materials and said the applicant would like to change the 120 feet to 180 feet.

A motion was made by Gerling/Zeppelin to approve the variance as written, provided changing 120 feet to 180 feet.

1. Are there practical difficulties in complying with the zoning ordinance? “Practical difficulties” means that the property owner’s proposed improvements are reasonable (economic considerations alone shall not constitute practical difficulties), yes x , no ____.

Mike Rock agree with statement on page 4 of the packet. “we need additional cold storage because the growth of the business has almost doubled.” All Commissioners agreed.

2. Are the circumstances, which justify the variance unique to the property and not created by the applicant, yes x , no ____? Why can’t the proposed improvements meet the setbacks?

Gerling. If building is built where the setbacks need to be it would not work well with the business plan and would create significant hardships for the company. . All Commissioners agreed.

3. If granted, will the variance maintain the essential character of the locality, yes x , no _____. Are the proposed setbacks significantly different than others setbacks in the locality?

Casper stated yes it’s already Nelson Property on both sides, it’s already being used for the production of wood shims, their business has doubled in size and they need more cold storage. No, there is already buildings in the same locality that are closer to the center line of the road so this would be right in line with what is already there. All Commissioners agreed.

4. If granted, will the variance be in harmony with the general purpose and intent of the zoning ordinance, yes x , no ____?

Zeppelin answered yes

5. If granted will the variance be consistent with the comprehensive plan, yes x , no ____?

Mike Rock answered yes the Comprehensive Plan includes encouraging economic development and growth. . All Commissioners agreed.

Voting in favor: Casper, Gerling, Zeppelin and Rock; Voting against: None; Absent: Pehrson, Lavalier and Thompson, Motion carried.

7. Make recommendation to the City Council on a request from North Country Development (Charles Nelson) to allow a Campground including RV Park as a Conditional Use in the General Business zone district.

Recommend to City Council as proposed. Voting in favor: Casper, Gerling, Zeppelin and Rock; Voting against: None; Absent: Pehrson, Lavalier and Thompson, Motion carried.

8. Make recommendation to the City Council to zone to Heavy Industrial the recently annexed unorganized territory of Deer Lake legally described as that part of section 31 lying southerly of Trunk Highway Number 2 right of way and easterly of State Highway Number 6 right of way and that part of section 32 lying southerly of Trunk Highway Number 2 right of way all in Township 56 North, Range 26 West, Itasca County, Minnesota.

Recommend to City Council as proposed. Voting in favor: Casper, Gerling, Zeppelin and Rock; Voting against: None; Absent: Pehrson, Lavalier and Thompson, Motion carried.

FYI: None

Adjourn: Chair Josh Casper adjourned the meeting at 7:06 p.m.

Submitted by Deputy Clerk Crystal Jarvi
Approved: 05/04/2022