



**MINUTES  
COHASSET PLANNING COMMISSION  
305 NW FIRST AVENUE  
WEDNESDAY, MAY 3, 2023 – 6:00 P.M.**

1. **Call Meeting to Order:** Josh Casper called the meeting to order at 6:04 p.m.

2. **Roll Call**

- a. **Voting Members Present:** Josh Casper, Scott Gerling, GiGi Pehrson, Lucas Thompson, Mike Rock and Steve Lavalier
- b. **Absent with Notice:** Harlow Zeppelin
- c. **Ex-Officio Members Present:** Zoning Officer; Tony Valtinson, City Council Liaison; Kevin Ott, and Mayor MacDonell
- d. **Others Present:** City Attorney; John Licke, KOOTASCA; Isaac Meyer & Scarlet Bennett

3. **Review and Approve the Agenda**

**Additions:** None

**Deletions:** None

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

4. **Approve March 1, 2023 Planning Commission Minutes:**

*A motion was made by Lavalier/Thompson to approve March 1, 2023 Planning Commission Minutes. Voting in favor: Pehrson, Casper, Thompson, Lavalier, Gerling & Rock; Voting against: None; Absent: Zeppelin, Motion carried.*

5. **Resident Input:** None

6. **Public hearing to act on a Conditional Use Permit (CUP) request from Beverly and William Dallas (owners) for three guest cottages on the property located at 3201 Golf Course Road, Parcel ID 05-485-0020 and legally described as Outlot 1 in the Plat of Idlewilde, Section 25, Township 55 North, Range 26 West, City of Cohasset, Itasca County, Minnesota.**

Valtinson presents the CUP was brought to attention in September to City Council and the Ordinance was updated to allow one Guest cottage per minimum conforming lot of record. Guest cottages required a CUP to get them in place.

Discussion was held.

*A motion was made by Gerling/Pehrson to act on a Conditional Use Permit (CUP) request from Beverly and William Dallas (owners) for three guest cottages on the property located at 3201 Golf Course Road, Parcel ID 05-485-0020. Voting in favor: Pehrson, Casper, Thompson, Lavalier, Gerling & Rock; Voting against: None; Absent: Zeppelin, Motion carried.*

No Discussion was held.

*A motion was made by Gerling/Pehrson to act on a Conditional Use Permit (CUP) request from Beverly and William Dallas (owners) for three guest cottages on the property located at 3201 Golf Course Road, Parcel ID 05-485-0020. Voting in favor: Pehrson, Casper, Thompson, Lavalier, Gerling & Rock; Voting against: None; Absent: Zeppelin, Motion carried.*

**7. By-Law Revision and Review - City Attorney, John Licke**

Attorney Licke presents Robert's Rules to the commission with explanation to certain steps in meeting and the revised PC By-laws.

**8. KOOTASCA Presentation on Wildwood Development**

Isaac Meyer & Scarlet Bennett with KOOTASCA presents information regarding a proposed housing development in the city.

Discussion was held.

*A motion was made by Lavalier/Pehrson to support the KOOTASCA Wildwood Development. Voting in favor: Pehrson, Thompson, Lavalier, & Gerling; Voting against: Casper & Rock; Absent: Zeppelin, Motion carried.*

**9. FYI:**

Valtinson updates the commission on that city council approved to not have electronic billboards in city limits.

**Adjourn:** Chair Josh Casper adjourned the meeting at 8:42p.m.