

**CITY OF COHASSET
PLANNING COMMISSION MINUTES
305 NW FIRST AVENUE, COHASSET, MINNESOTA WEDNESDAY,
MAY 4, 2022 – 6:00 P.M.**

1. **Call Meeting to Order:** Chair Josh Casper called the meeting to order at 6:01 p.m.
2. **Roll Call**
 - a. **Voting Members Present:** Josh Casper, Harlow Zeppelin, Scott Gerling, Steve Lavalier, GiGi Pehrson and Lucas Thompson, and Mike Rock
 - b. **Absent with Notice:** None.
 - c. **Ex-Officio Members Present:** Zoning Officers Greg Tuttle, Tony Valtinson and City Council Liaison, Tom Sutherland
 - d. **Others Present:**
3. **Review and Approve the Agenda** a. **Additions:** None b. **Deletions:** None
A motion was made by Lavalier/Thompson to approve the agenda as presented. Voting in favor: Casper, Gerling, Zeppelin, Pehrson, Lavalier, Thompson & Rock; Voting against: None; Absent: None, Motion carried.
4. **Resident Input:** None
5. **Approve April 6, 2022 Planning Commission Minutes:**
A motion was made by Gerling/Thompson to approve the April 6, 2022 Planning Commission minutes as written. Voting in favor: Casper, Gerling, Zeppelin, Pehrson, Lavalier, Thompson & Rock; Voting against: None; Absent: None, Motion carried.
6. **Make recommendation to the City Council to act on a request to allow a Resort as a Conditional Use in the General Business zone district.**

Zoning Officer Greg Tuttle reviewed the informational materials in the agenda packet and said the proposed downtown development along the river is in the General Business zone district. Proposed for the development is a hotel, townhomes, apartments, small cabins, condos, and a sports complex. Currently the zoning ordinance doesn't specify each individual use but generally would consider the residential (transient) part of the development as a resort, which is not allowed in the General Business zone district. Also, athletic facilities are not allowed in the General Business zone district. Thus the need for the proposed change. Tuttle continued that a Conditional Use allows conditions protecting health, safety, and welfare to be required via a public hearing.

Commissioner Rock asked if the City would be liable if the proposed development doesn't make money? Valtinson said that who would own what and who would be financially

responsible for what be a Max question. Tuttle clarified that Waterfront Residential is only part of shoreland that is residential. Suburban Residential is also a large part of shoreland in Cohasset. Lucas added that Conditional Use is common across the board in all zone districts in Minnesota. Conditional Use implies that there is some health, safety, and welfare risk to a use that requires a Conditional Use. Conditional Use is only appropriate where there is a foreseeable risk.

A motion was made by Commissioner Rock recommend the City Council remove Conditional Use for Resorts and Campground/RV Park from the Waterfront Residential zone district and allow Resort and Athletic Facilities as a Conditional Use in the General Business zone district to comply with the Comprehensive Plan goal to protect Cohasset public waters (lakes and rivers) and rural shoreland and to balance environmental and economic concerns. Motion was not seconded.

A motion was made by Gerling/Thompson to approve the recommendation to the City Council to allow a Resort and Athletic Facilities as a Conditional Use in the General Business zone district.

Justification:

- 1. Is allowing a Resort and Athletic Facilities with a Conditional Use in the General Business zone district have upon the surrounding neighborhoods? Pehrson said yes. All agreed.***
- 2. What effect will allowing a Resort and Athletic Facilities with a Conditional Use in the General Business zone district have upon surrounding neighborhoods? Rock indicated increased traffic and noise. Thompson added that the Downtown Development uses (ice rink and food opportunities) would be closer for kids and families than having to go all the way to Grand Rapids. All agreed.***
- 3. Is allowing a Resort and Athletic Facilities with a Conditional Use in the General Business zone district compatible with other allowed uses in the General Business zone district? Zeppelin – Yes, the development is a commercial enterprise. Casper added that just last meeting the Planning Commission recommended allowing a Campground in the General Business zone district. All agreed.***
- 4. Is allowing a Resort and Athletic Facilities with a Conditional Use in the General Business zone district consistent with the City’s Comprehensive plan. Gerling – Yes, this development would check off several areas for economic development. Rock and Lavalier had concern about wild rice. All agreed.***
- 5. What effect will allowing a Resort and Athletic Facility with a Conditional Use in the General Business zone district have on traffic? Thompson – Will increase traffic which will have to be addressed during the Conditional Use process. All agreed.***

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

A motion was made by Rock to recommend the City Council to remove Conditional Use for Resort and Campground/RV Park from the Waterfront Residence zone district and allow Resort and Athletic Facilities as a Conditional Use in the General Business zone district. Motion was not seconded.

- 7. Make recommendation to the City Council to act on a request to review setbacks and square footage for Water Oriented Accessory Structures, in particular, Detached Decks, Gazebos and Screen Houses.**

Zoning Officer Tuttle reviewed the informational materials in the agenda packet. Zoning Officer Tony Valtinson said a resident questioned why Cohasset has different requirements (setbacks and square footage) for the various Water-Oriented Accessory Structures and asked if they should all be the same.

A motion was made by Lavalier/Rock to table this item to the next meeting for finding the Grand Rapids and Itasca County setbacks and square footage, and Planning Commission members to review Cohasset's current requirements. Voting in favor: Casper, Gerling, Zeppelin, Pehrson, Lavalier, Thompson & Rock; Voting against: None; Absent: None, Motion carried.

FYI: None

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

Submitted by Deputy Clerk Crystal Jarvi
Approved: