



**MINUTES
COHASSET PLANNING COMMISSION
305 NW FIRST AVENUE
WEDNESDAY, JUNE 7, 2023 – 6:00 P.M.**

1. **Call Meeting to Order:** Josh Casper called the meeting to order at 6:03 p.m.

2. **Roll Call**

Present: Josh Casper, Scott Gerling, GiGi Pehrson, Lucas Thompson, Mike Rock and Harlow Zeppelin

Absent with Notice: Steve Lavalier

Ex-Officio Members Present: Zoning Officer; Tony Valtinson, Mayor Andy MacDonell

Others Present: None

3. **Review and Approve the Agenda**

Additions: Page two of May 3 Minutes

Deletions: None

A motion was made by Rock/Gerling to approve the agenda as presented with page two of the May 3 minutes added. Voting in favor: Pehrson, Casper, Thompson, Zeppelin, Gerling & Rock; Voting against: None; Absent: Lavalier, Motion carried.

4. **Approve May 3, 2023 Planning Commission Minutes:**

A motion was made by Gerling/Thompson to approve May 3, 2023 Planning Commission Minutes with correction made to Item 8, Casper and Rock voting against motion made. Voting in favor: Pehrson, Casper, Thompson, Zeppelin, Gerling & Rock; Voting against: None; Absent: Lavalier, Motion carried.

5. **Resident Input:** None

6. **Public hearing at 6:05 p.m. to act on a Variance Request from ANDREW MACDONELL to split a parcel without having to do a MINOR PLAT (Ordinance states: Minor Plat - conveyances of land into five to nine tracts per Government Lot or quarter-quarter section (forty)). Located at 34534 MACDONELL RD (PIN# 05-024-4201) and legally described as PART NW SE LYG S & W OF SAR NO 62 LESS REV DESC 1 & 2, SECTION 24, TOWNSHIP 55 NORTH, RANGE 26 WEST, ITASCA COUNTY, MINNESOTA.**

Valtinson presents request for Planning Commission action packet which includes property owner information and an area map for the property in question.

A motion was made by Gerling/Zeppelin to approve Variance as written and discuss the Variance request. Voting in favor: Pehrson, Casper, Thompson, Zeppelin, Gerling & Rock; Voting against: None; Absent: Lavalier, Motion carried.

Mayor MacDonell informed the Commission the reason for this variance request is to ensure that his driveway will stay with his property parcel and to review this variance like they would anyone else.

Discussion was held.

Casper moved on to the Findings of fact.

Pehrson presented 1.

Are there practical results in complying with the zoning ordinance, practical difficulties means the property owners proposed improvements or reasonable economic considerations alone shall not constitute practical difficulties? – Yes

Why do we need the proposed improvements? – For the owner to access their home in the future.

All agree

Gerling presented 2.

Are the circumstances which justify the variance unique to the property and not created by the applicant? – Yes, they are unique and as Andy pointed out, he did not create this the way it was developed.

Why can't the proposed improvement meet the set back? – It does not work without going to five parcels, and we do not want to do that.

All agree

Zeppelin presented 3.

If granted, will the variance maintain the essential character of the locality and are the proposed setbacks significantly different than other setbacks in the locality? – Yes, the setbacks are not the particular issues with this variance. The issue being maintaining the essential character, nothing is changing except the lines.

Valtinson adds that if you wanted to instead of using the words setbacks, you could use complying with the Zoning Ordinance or rules in that case.

All agree

Thompson presented 4.

If granted will variance be in harmony with the general purpose and intent of the zoning ordinance? – Yes, the intent of the Ordinance we are discussing would be a minor subdivision, technically, and this is not essentially going to be a subdivision of the property, it is a realignment of the line.

All agree

Rock presented 5.

If granted, will variance be consistent with the comprehensive plan? – Yes

All agree

Valtinson has not received any correspondence pertaining to this variance request.

A motion was made by Gerling/Zeppelin to approve a Variance Request from ANDREW MACDONELL to split a parcel without having to do a MINOR PLAT (Ordinance states: Minor Plat - conveyances of land into five to nine tracts per Government Lot or quarter-quarter section (forty)). Located at 34534 MACDONELL RD (PIN# 05-024-4201) and legally described as PART NW SE LYG S & W OF SAR NO 62 LESS REV DESC 1 & 2, SECTION 24, TOWNSHIP 55 NORTH, RANGE 26 WEST, ITASCA COUNTY, MINNESOTA. Voting in favor following Roll Call vote: Pehrson, Casper, Thompson, Zeppelin, Gerling & Rock; Voting against: None; Absent: Lavalier, Motion carried.

7. By-Law Review

Further review of the By-laws will be tabled to the July 12, 2023 meeting for future discussion.

Discussion was held.

8. FYI's:

Valtinson updates the group about the Farmers Market starting June 8 every other Thursday, there is a Facebook page with information and updates of the Farmers Market.

Mayor updated the group about the KOOTASCA outcome and the status of the Industrial park projects. Discussion was held.

Adjourn: Chair Josh Casper adjourned the meeting at 6:50 p.m.