

**CITY OF COHASSET  
PLANNING COMMISSION MINUTES  
305 NW FIRST AVENUE, COHASSET, MINNESOTA  
WEDNESDAY, JULY 1, 2020 – 6:00 P.M.**

1. **Call Meeting to Order:** Chair Steve Otto called the meeting to order at 6:00 p.m.

2. **Roll Call**

a. **Voting Members Present:** Josh Casper, Steve Lavalier, Steve Otto, Lucas Thompson, Gary Wheelock, and Harlow Zeppelin

b. **Absent with Notice:** Lesley Kleveter, & City Council Liaison Mary Flinck

c. **Ex-Officio Members Present:** Zoning Officer Greg Tuttle, City Attorney John Licke, & City Council Liaison Jason Tabaka

d. **Others Present:** Lucas Peters, Marcus Peters, Aimee Ross, JoAnn Bakken, Anita and Curt Firman, Katie Firman, Andy Haarklau, Kurt Rohloff, Rae Sarago, Tom Sarago, Charlotte McDermott, Bob Swedberg, Bob Shankland, Tom Newman, Byron Whitney, Patty Dziuk, Chad Sterle, Patty Tembreull, & Dan Tembreull,

3. **Review and Approve the Agenda**

a. **Additions:** None

b. **Deletions:** None

Josh Casper requested that item #8 be moved and heard before #6 (Public hearing #1)

*A motion was made by Casper/Lavalier to approve the agenda as amended. Voting in favor: Casper, Lavalier, Otto, Thompson, Wheelock, & Zeppelin; Voting against: None; Absent: Kleveter; Motion carried.*

4. **Resident Input:** None

5. **Approve May 6, 2020 PC Minutes:** *A motion was made by Casper/Zeppelin to approve the May 6, 2020 Planning Commission minutes as presented. Voting in favor: Casper, Otto, Lavalier, Thompson, Wheelock, and Zeppelin; Voting against: None; Absent: Kleveter; Motion carried.*

Item # 8. **Public hearing to act on a request from City Council to consider vacating:**

1. *All that part of the North-South alleyway adjacent to Lots One through Eight in Block B, Plat of Glenwood Addition to Cohasset, Section 10, Township 55 North, Range 26 West, Itasca County, Minnesota; and*

2. *All of the North-South and East-West alleyways located in Block C, Plat of Glenwood Addition to Cohasset, Section 10, Township 55 North, Range 26 West, Itasca County, Minnesota.*

Zoning Officer Greg Tuttle reviewed the informational packet, including maps and called for questions. Tuttle reported he received communications from Scott Hall and David Wilson (adjacent neighbors) and they are not opposed to the vacation request. He also received a communication for Rich Hutchinson, representing Wilma Stoekig stating they are in support as well.

City Attorney John Licke recommended adding legal descriptions to the request before forwarding to City Council for a recommendation.

Otto called three times for anyone in favor of the request to come forward. There was no response. Otto called three times for anyone opposed to the request to come forward. There was no response. Otto closed the public portion of the meeting.

*A motion was made by Lavalier/Wheelock to approve the vacation request with the addition of Attorney Licke's recommendation for added language to include legal descriptions. Voting in favor: Casper, Otto, Lavalier, Thompson, Wheelock, and Zeppelin; Voting against: None; Absent: Kleveter; Motion carried.*

6. Public hearing to #1 to act on a variance request by Lucas Peters (interested buyer) and Andy Collins (owner) for cabins no closer than 20 feet from the top of the bluff (ordinance minimum is 30 feet) for the property located at 23576 Tioga Beach Road and legally described as Lot 8, Block 1, in the Plat of Tioga Beach, Section 26, Township 55 North, Range 26 West, Itasca County, Minnesota.

Zoning Officer Greg Tuttle summarized the informational packet including maps. Applicant Lucas Peters also provided some additional information including updated drawings of the project and explained the variance request: To build five one room year-round rental tiny cabins for people using the Tioga Recreation Area and Pokegama Lake.

Otto called for public input.

**Chad Sterle, 35102 Hanna Road, Cohasset, MN** stated he lives eight properties down from the proposed development. He just learned about this issue yesterday so has not had a lot of time to go through the materials, but he has been a land use attorney since 1998 and stated he is confused about the Conditional Use Permit since he believes it is contrary to the City of Cohasset ordinances and would actually qualify as a Planned Use Development. Sterle read from the referenced ordinance. He also reported that there is no shoulder on Hanna Road which could create unsafe conditions for residents and people using the rentals. Sterle recommended that if this is to be done it should be done correctly and urged the Planning Commission to table this item. He believes the City Attorney will agree with him.

City Attorney John Licke stated he did not receive a copy of the definitions Sterle referenced until a half hour before the meeting. He advised the Commission to continue the hearing after everyone present is given a chance to speak.

**Patricia Dziuk, 30469 Sunnybeach Road, Grand Rapids, MN**, stated she owns property on Pokegama Lake and is President of ICOLA (Itasca Coalition of Lake Association). She has also served on the DNR's Shoreline Alteration Commission and she agrees with Sterle that the item before the Planning Commission is a Planned Use Development which involves further setbacks and impervious surfaces must be taken into consideration.

**Katie Firman, 23510 Tioga Beach Road, Cohasset, MN** stated her property is directly adjacent from the proposed mini resort. She wrote a letter which is on file and stated she is not opposed to hospitality on the lake but she has concerns about the proposed development and the density of

buildings and vehicles on the property (1.39 acres), as well noise, lack of supervision, etc. Firman also summarized her ten page letter on file and advised the City not to set a precedent by approving this development.

**Bob Shankland, 24613 Great Sunset Road, Cohasset, MN** stated that he was not aware a piece of property on the lake could be turned into a resort and shared that he is opposed to the project.

**Patty Tembreull, 22564 Henderson Road, Cohasset, MN** questioned the safety of bicyclists on Tioga Beach Road and stated it is currently a problem.

**Dan Tembreull, 22564 Henderson Road, Cohasset, MN** stated there is increased traffic on Tioga Beach Road since the development of the Tioga Recreation Area and questioned if the City has plans to address the traffic.

Zoning Officer Greg Tuttle responded that the City's goal is to make the road safer but the majority of the land needed to build a shoulder, parking lot, or roadside bike path is State owned and the City would have to negotiate with the State of Minnesota. Requests have been submitted but the State has not been responsive.

Chair Steve Otto requested that anyone in favor of the variance request come forward. The following spoke in favor:

Lucas Peters, 22731 Sugarview Drive E., Cohasset, MN -Applicant  
Aimee Ross, 22731 Sugarview Drive E. Cohasset, MN - Co-Applicant

Chair Steve Otto requested that anyone opposed to the variance request come forward. The following spoke in opposition:

Bob Swedberg, 35168 Hanna Road, Cohasset, MN  
Kurt Rohloff, 35138 Hanna Road, Cohasset, MN  
Tom Sarago, 23412 Tioga Beach Road, Cohasset, MN  
Chad Sterle, 35102 Hanna Road, Cohasset, MN  
Patty Tembreull, 22564 Henderson Road, Cohasset, MN  
Patty Dziuk, 30469 Sunnybeach Road, Grand Rapids, MN  
Charlotte McDermott, 3171 Woodland Drive, Grand Rapids, MN  
Katie Firman, 23510 Tioga Beach Road, Cohasset, MN

Zoning Officer Greg Tuttle reported that he received communications from the following:

Nancy Reilley  
Mary Ellen Pinkham  
Pat Davis

Chair Steve Otto closed the public portion of the hearing and requested a motion.

***A motion was made by Wheelock/Casper to continue the hearing to a future date to determine the proper process and to allow for additional testimony. Voting in favor: Casper, Otto, Lavalier, Thompson, Wheelock, and Zeppelin; Voting against: None; Absent: Kleveter; Motion carried.***

7. Public Hearing #2 to act on a Conditional Use Permit (CUP) request from Lucas Peters (interested buyer) and Andy Collins (owner) for a five cabin resort for the property located at 23576 Tioga Beach Road and legally described as Lot 8, Block 1, in the Plat of Tioga Beach, Section 26, Township 55 North, Range 26 West, Itasca County, Minnesota.

8. **MOVED ON AGENDA:** Public hearing to act on a request from City Council to consider vacating the undeveloped alleys in Blocks B and C in the Plat of Glenwood Addition to Cohasset, Section 10, Township 55 North, Range 26 West, Itasca County, Minnesota.

9. **FYI:**

a. **Clean Up Days:** Clean Up Days was a huge success.

b. **Houseboats:** Shoreland residents were notified of the ordinance pertaining to houseboat mooring and there are no violations at present.

c. **Comp Plan Update:** The comp plan project is on hold due to COVID-19.

d. **Benson Bog Days:** Over 1000 people attended and it was a success.

Chair Steve Otto adjourned the meeting at 8:06 p.m.

Submitted by Deputy Clerk Karen Blair

Approved: 8/5/2020