



MINUTES  
COHASSET PLANNING COMMISSION  
305 NW FIRST AVENUE  
WEDNESDAY, JULY 12, 2023 – 6:00 P.M.

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

2. **Roll Call**

**Present:** Josh Casper, Scott Gerling, Steve Lavalier, Mike Rock and Harlow Zeppelin

**Absent with Notice:** GiGi Pehrson and Lucas Thompson

**Ex-Officio Members Present:** Zoning Officer Tony Valtinson, City Council Liaison Kevin Ott

**Others Present:** Thomas Miller & William Miller

3. **Review and Approve the Agenda**

**Additions:** Discussion and Review of Barndominiums

**Deletions:** None

*A motion was made by Mike Rock to approve the agenda as presented with addition of Discussion and Review of Barndominiums. Scott Gerling seconded the motion. Voting in favor: Josh Casper, Steve Lavalier, Harlow Zeppelin, Scott Gerling & Mike Rock; Voting against: None; Absent: GiGi Pehrson & Lucas Thompson. Motion carried.*

4. **Approve June 7, 2023 Planning Commission Minutes:**

*A motion was made by Steve Lavalier to approve June 7, 2023. Harlow Zeppelin seconded the motion. Voting in favor: Josh Casper, Steve Lavalier, Harlow Zeppelin, Scott Gerling & Mike Rock; Voting against: None; Absent: GiGi Pehrson & Lucas Thompson. Motion carried.*

5. **Resident Input:** None

6. **Public hearing (starts at 6:05 p.m.) to act on a Variance Request from THOMAS MILLER & WILLIAM MILLER 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 37622 MILLER RD (PIN# 05-028-3401) and legally described as N 500' OF S 900' OF LOT 6 LYG W OF E 40 AC, SECTION 28, TOWNSHIP 55 NORTH, RANGE 26 WEST, ITASCA COUNTY, MINNESOTA.**

Zoning Officer Tony 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 Steve Lavalier to approve Variance as written and discuss the Variance request. Mike Rock seconded the motion. Voting in favor: Josh Casper, Steve Lavalier, Harlow Zeppelin, Scott Gerling & Mike Rock; Voting against: None; Absent: GiGi Pehrson & Lucas Thompson. Motion carried.***

Thomas & William Miller present their reason for asking for the variance.

Further discussion was held regarding the land access and variance request.

Planning Commission requests Zoning Officer Tony Valtinson to research platting requirement and to assess potential impact to property owners in the future.

Chair Josh Casper moved on to the Findings of fact.

Scott Gerling 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

Steve Lavalier presented 2.

Are the circumstances which justify the variance unique to the property and not created by the applicant? – Yes

Why can't the proposed improvement meet the set back? – The owners are not the ones who sectioned the parcels.

All agree

Mike Rock 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, by dividing it into two current owners and into separate owners maintains the characteristic of the property and that the ownership stays the same.

Harlow Zeppelin presented 4.

If granted will variance be in harmony with the general purpose and intent of the zoning ordinance? – Yes, the spirit of the Ordinance is to maintain control over plats, this has nothing to do with creating a plat, this is a simple division of property.

All agree

Scott Gerling presented 5.

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

All agree

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

***A motion was made by Steve Lavalier to approve a Variance Request from THOMAS MILLER & WILLIAM MILLER 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 37622 MILLER RD (PIN# 05-028-3401) and legally described as N 500' OF S 900' OF LOT 6 LYG W OF E 40 AC, SECTION 28, TOWNSHIP 55 NORTH, RANGE 26 WEST, ITASCA COUNTY, MINNESOTA. Mike Rock seconded the motion. Voting in favor: Josh Casper, Steve Lavalier, Harlow Zeppelin, Scott Gerling & Mike Rock; Voting against: None; Absent: GiGi Pehrson & Lucas Thompson. Motion carried.***

## 7. **By-Law Discussion, Approval and Adoption**

Discussion was held regarding the approval and adoption of the Planning Commission By-laws

*A motion was made by Mike Rock to recommend City Council to approve and adopt the Planning Commission By-laws. Steve Lavalier seconded the motion. Voting in favor: Josh Casper, Steve Lavalier, Harlow Zeppelin, Scott Gerling & Mike Rock; Voting against: None; Absent: GiGi Pehrson & Lucas Thompson. Motion carried.*

## 8. **Review of Itasca County draft of Short Term Rental ordinance and application.**

Discussion was held and the review of Itasca County draft of Short Term Rental ordinance and application will be brought to a future meeting for further discussion in lieu of the decision from Itasca County.

## 9. **Discussion and Review of Barndominiums**

Zoning Officer Tony Valtinson reports there has been more inquiries of Barndominiums in the City. People want to build Morton buildings or garages with living quarters. There is a generation of people that is aging and they are the largest population and we are seeing people move back to communal living and they are wanting to build these types of buildings with living quarters. What I would like to do is start allowing people to maybe build a little bigger so that the Ordinance issues that we might or that I might run into are you are only allowed one primary residential unit.

Further discussion was held regarding the Barndominiums.

## 10. **FYI's:** None

**Adjourn:** Chair Josh Casper adjourned the meeting at 7:17 p.m.