

**CITY OF COHASSET  
PLANNING COMMISSION MINUTES  
305 NW FIRST AVENUE, COHASSET, MINNESOTA  
WEDNESDAY OCTOBER 7, 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, and Gary Wheelock

b. **Absent with Notice:** Lesley Kleveter, and Harlow Zeppelin

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

d. **Others Present:** Joann Bakken, Mike Rock, David Leingang, Kathleen Nuchio, Maria Amoni, Ron & LeAnn Hardy, John Guenther, Bill, Benson, Kerry Hecimovich, Jack Schramm, Jared Gottlieb, Amy Gottlieb, Frank Redfield, Brenda Ruesink, Cindy Kline, Kelvin Kling, Harry Corwin, Patty Johnson, Lance Huebscher, and Katie Firman.

3. **Review and Approve the Agenda**

a. **Additions:** #8) FYI - City Council Work Session Planning Commission Members

b. **Deletions:** None

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

4. **Resident Input:** None

5. **Approve September 2, 2020 PC Minutes:** *A motion was made by Casper/Thompson to approve the September 2, 2020 Planning Commission minutes as presented. Voting in favor: Casper, Lavalier, Otto, Thompson, and Wheelock; Voting against: None; Absent: Kleveter & Zeppelin; Motion carried.*

6. **Public Hearing** to Act on a Request from City Council to consider vacating the triangular shaped utility right-of way (ROW) lying south of the southwest corner of Lot 6 in Block 3 of the Plat of Cohasset Industrial Park First Addition, Section 12, Township 55 North, Range 26 West, Itasca County, Minnesota. Zoning Officer Greg Tuttle summarized the informational packet which included maps and a rendering of the sign. Chair Otto called for questions and asked Jennifer Otten of Lake Country Power to come forward and explained that the sign will provide visibility so people will know where to turn when visiting Lake Country Power.

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

*A motion was made by Casper/Wheelock to grant the vacation as requested with the public benefit findings are as follows:*

- The Cohasset City Council has addressed the current and future needs for public; access and utilities in this area and does not have a need for such ROW's;
- The City of Cohasset has a need for the property taxes that will be collected in the future which are associated with a vacated ROW;
- The City of Cohasset would like to avoid and future financial and liability exposures associated with the ROW; and
- The vacation would support commercial development within the City.

***Voting in favor: Casper, Lavalier, Otto, Thompson, and Wheelock; Voting against: None; Absent: Kleveter & Zeppelin; Motion carried.***

## **Ordinance Review**

### **7. a. PUD, Resort, & Campground**

Zoning Officer Greg Tuttle summarized the informational packet including addendums 1-4 (handed out at the meeting) for the ordinance review including the following proposed changes:

1. Add PUD to the section 10.08 – use tables (page eight).
2. Reorganize section 10.2200A.2 – PUD eligibility requirements and clarify if less than two acres in size (page ten);
3. Rewrite section 10.2200C.1 – Environmental review by eliminating EAW requirement for PUDs in shoreland and require that PUDs cannot be approved until all applicable environmental reviews (including State) are completed (page 11);
4. Section 10.027 environmental review B. review required – change “may” to “shall” in second sentence (page 25).

The Planning Commission discussed the ordinance including items 1-4 listed above. After several interruptions from the audience City Attorney John Licke asked that residents refrain from interrupting and allow the Planning Commission have discussion.

***After extensive discussion, a motion was made by Lavalier/Wheelock to clarify addendum A items one, two, and four and recommend the City Council institute a six month moratorium on campgrounds and resorts for time to develop and implement campground and resort performance standards. Voting in favor: Casper, Lavalier, Otto, Thompson, and Wheelock; Voting against: None; Absent: Kleveter & Zeppelin; Motion carried.***

The following residents spoke for and against the ordinance amendments and/or had questions: Lance Huebscher – 37399 Loon Drive asked if there could be a new zone district only for resorts and campgrounds?

Harry Corwin – 24345 Ingebo Road asked if there could be different colors on the zone district map for Rural Commercial and Waterfront Residential as the colors are too close for him to tell the difference and pass addition A number 7 (prohibit resorts and campgrounds in WR and SR.

Katie Firman – 23510 Tioga Beach Road would like to see the density tables applied to the current proposals and increase the minimum acres required for a PUD.

Patty Johnson – 36538 Cedar Road asked what would happen if the City Council refused the moratorium? Could a resort/resort be applied for? When and how will we know if the moratorium is passed?

Ron Hardy – 25596 Ingebo Road thinks the EAW costs can be less or eliminated because a city employee could get a lower cost from the City Engineer and as far as tax revenue a campground is one of the worst for generating tax revenue because they won't spend as little money as possible here. Way more taxes would be collected if the fields turned into single family residences. No one wants a resort or campground next to them. Resorts in Itasca County are a thing of the past. Pass addendum A number 7. Focus on getting tax revenue from filling your industrial park.

James Bujold – 36225 Otter Way opposes number 7 because has proposed moving three cabins onto a property with an existing house on Big Jay Gould Lake because the Tioga Mountain Bike trail has become so popular and the bikers need a place to stay. The environmental impact of the structures would be no more than an average sized house. This would be a reasonable development that would not have a big negative impact on the community.

Rob Mrowiec – 37143 Loon Drive read four of the plat covenants/certificate of restrictions: the land shall be used for private residential/recreational purposes only, no businesses or commercial activities, no annoyances or nuisances, any violator may be proceeded against by any other owner of the plat, clear cutting not allowed unless by a timber management plan or for a building site or driveway or access to the lake, lake docking and access privileges are only granted to the property owner. Submitted clear cutting pictures to the Zoning Officer who responded that the owner has to replant some trees. A moratorium would put a halt to his development.

David Leingang – 36502 Cedar Road go with addendum A number 7 and allow each to apply for a variance on a case-by-case basis instead of going through this long process of rewriting the zoning ordinance.

Jack Schramm – 25571 Ingebo Road there are properties in the Waterfront Residential zone district that are large enough for a resort or campground even if performance standards might say you need 400 feet from a house to have a resort/campground. Put addendum A number 7 back in not worry about tweaking things.

Chair Steve Otto closed the comment portion.

Zoning Officer Tuttle indicated the proposed changes and moratorium will be discussed at a City Council/Planning Commission work session on Tuesday, October 13<sup>th</sup>, 2020 at 6 pm. Then the moratorium could be acted on at the City Council meeting of October 27<sup>th</sup>, 2020. Then the proposed changes and moratorium will come back to the Planning Commission meeting of November 4<sup>th</sup>, 2020 for a public hearing and recommendation for the City Council to consider at a future City Council meeting.

7. b. Minimum lot dimensions in shoreland – motion by Wheelock/Lavalier to table this agenda item to the next PC meeting.

8. There will be an open City Council work session with the Planning Commission present on Tuesday, October 13, 2020 at 6:00 p.m. to further discuss campgrounds, resorts, and minimum lot dimensions in shoreland.

***A motion was made by Wheelock/Thompson to move item 7)b to the next meeting. Voting in favor: Casper, Lavalier, Otto, Thompson, and Wheelock; Voting against: None; Absent: Kleveter & Zeppelin; Motion carried.***

The meeting was adjourned.

Submitted by Deputy Clerk Karen Blair

Approved: