

**CITY OF COHASSET
PLANNING COMMISSION MINUTES
305 NW FIRST AVENUE, COHASSET, MINNESOTA
WEDNESDAY, NOVEMBER 2, 2022 – 6:00 P.M.**

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

2. **Roll Call**

Voting Members Present: Josh Casper, Steve Lavalier, Mike Rock, & Harlow Zeppelin

Absent with Notice: Scott Gerling, GiGi Pehrson & Lucas Thompson

Ex-Officio Members Present: Zoning Tony Valtinson and City Council Liaison Andy MacDonell

Others Present: Brian & Sandra Harter and Byron & Pat Whitney

3. **Review and Approve the Agenda**

Additions: Map to item #7

Deletions: None

A motion was made by Rock/Zeppelin to approve the agenda with modification to item #7 (map).

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

4. **Resident Input:** None

5. **Review and approve Planning Commission minutes of August 3rd, 2022.**

A motion was made by Lavalier/Rock to approve the August 3, 2022 Planning Commission minutes with correction. Voting in favor: Casper, Lavalier, Rock & Zeppelin; Voting against: None; Absent: Gerling, Pehrson & Thompson, Motion carried.

6. **Review and approve Planning Commission minutes of October 5th, 2022**

A motion was made by Zeppelin/Rock to approve the October 5, 2022 Planning Commission minutes with correction. Voting in favor: Casper, Lavalier, Rock & Zeppelin; Voting against: None; Absent: Gerling, Pehrson & Thompson, Motion carried.

Public hearing (starts at 6:05 p.m.) to act on a variance request from Brian & Sandra Harter for an addition consisting of expanding garage area on NW corner 8.5' to the West and 3' to the North, sunroom on NE corner 6.5' to the East, bathroom and entry/deck area on West side 5.5' to the West no closer than 5 feet from the north property line and a second floor addition above the existing cabin no closer than 11 feet from the south property line (ordinance minimum is 15 feet). Existing septic tank setback no less than 4' from structure. located at 22522 Henderson Road (PIN# 05-036-2301) and legally described as GOVERNMENT LOT 3 LESS THE PART LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINING AT A POINT 2,118 FEET SOUTH OF THE NORTHWESTERLY CORNER OF SECTION 36 THENCE EAST 154.1 FEET TO SHORE OF POKEGAMA LAKE & LESS THE PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS - BEGINING AT A POINT 2145 FEET SOUTH OF THE NORTHWESTERLY CORNER & SOUTH 67 DEGREES 12 MINUTES TO THE LAKE, Section 36, Township 55 North, Range 26 West, Itasca County, Minnesota.

7. **Valtinson proposes to act on a variance request from Brian and Sandra Harter for an addition consisting of expanding garage area on NW corner. 8 1/2 feet to the West and 3 feet to the North. Sunroom on NE corner 6 1/2 feet to the East. Bathroom and entry/deck area on West side. 5 1/2 feet to the West and the addition of including in this variance the variance for set back from the septic tank which is currently existing to be no less than 4 feet.**

Planning Commission questions if other options were looked at within the boundaries of limitations for the proposed variance.

Resident Sandra Harter explained that the car port that is in place is not a functional space and all options were looked into.

Valtinson adds that anything the Harters would like to do would require a variance any expansion will require it because of where it already sits.

Resident Pat Whitney voices concern over lot space, expanding and setting a precedent in the neighborhood.

Zeppelin adds the Whitney's comment about setting a precedent in the neighborhood is very much appreciated. The thing about precedent in this format is that it really doesn't apply because every situation is unique. Every variance that's applied for conditional use permits are all unique, and what happens in one situation has no bearing on what happens in another, just reassure you about a precedent situation out there.

A motion was made by Zeppelin/Rock to open discussion and approve to act on a variance as stated with modification from Zoning Officer, Tony Valtinson. Voting in favor: Casper, Lavalier, Rock & Zeppelin; Voting Against: None; Absent: Gerling, Pehrson & Thompson, Motion carried.

Whitney Residents – Oppose Variance presented.

Casper then moved on to Findings of Fact.

A motion was made by Zeppelin/Rock to approve to act on a variance Brian & Sandra Harter for an addition consisting of expanding garage area on NW corner 8.5' to the West and 3' to the North, sunroom on NE corner 6.5'to the East, bathroom and entry/deck area on West side 5.5' to the West no closer than 5 feet from the north property line and a second floor addition above the existing cabin no closer than 11 feet from the south property line (ordinance minimum is 15 feet). Existing septic tank setback no less tha 4' from structure. located at 22522 Henderson Road (PIN# 05-036-2301) and legally described as GOVERNMENT LOT 3 LESS THE PART LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINING AT A POINT 2,118 FEET SOUTH OF THE NORTHWESTERLY CORNER OF SECTION 36 THENCE EAST 154.1 FEET TO SHORE OF POKEGAMA LAKE & LESS THE PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS - BEGINING AT A POINT 2145 FEET SOUTH OF THE NORTHWESTERLY CORNER & SOUTH 67 DEGREES 12 MINUTES TO THE LAKE, Section 36, Township 55 North, Range 26 West, Itasca County, Minnesota.

Voting in favor: Casper, Rock & Zeppelin; Voting Against: Lavalier; Absent: Gerling, Pehrson & Thompson, Motion carried.

- 8. Discussion to consider review of Zoning Ordinance 10.103 PERFORMANCE STANDARDS – SIGNS. Discussion was had and Planning Commission agreed that the sign ordinance would be reviewed at the next Planning Commission meeting scheduled for 12-7-2022.**

FYI: None

Adjourn: Chair Josh Casper adjourned the meeting at 7:55 p.m.

Submitted by Deputy Clerk Crystal Jarvi
Approved: 12/07/2022