



PLANNING COMMISSION

Meeting Minutes

Wednesday, September 6, 2023 at 7:00 PM

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| 1. CALL TO ORDER | The meeting was called to order at 7:00 PM. |
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| 2. ROLL CALL | | | |
| BOARD MEMBERS PRESENT | Jack Ezell <input checked="" type="checkbox"/> | Dan Belden <input checked="" type="checkbox"/> | Mike Abrahamson <input checked="" type="checkbox"/> |
| Sam Huhta <input checked="" type="checkbox"/> | Dennis Lundin <input checked="" type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input checked="" type="checkbox"/> |
| STAFF PRESENT | Zoning and Environmental Services Administrator Heather Cunningham <input checked="" type="checkbox"/> | | |
| | Carlton County Commissioner Susan Zmyslony: <input checked="" type="checkbox"/> | | |
| | Chief Deputy Zoning and Environmental Services Administrator Chris Berg <input checked="" type="checkbox"/> | | |

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| 3. APPROVE MEETING MINUTES | | | | | | | | |
| MOTION TO APPROVE MINUTES OF JUNE 7, 2023 | | | APPROVE <input checked="" type="checkbox"/> | | | APPROVE AS AMENDED <input type="checkbox"/> | | |
| 1 ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| 2 ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input checked="" type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| VOTE TO APPROVE MINUTES | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | | |

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| 4. APPROVE AGENDA | | | | | | | |
| MOTION TO APPROVE AGENDA | | | | APPROVE <input checked="" type="checkbox"/> | | | APPROVE AS AMENDED <input type="checkbox"/> |
| 1 ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input checked="" type="checkbox"/> |

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| 2 ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input checked="" type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| VOTE TO APPROVE AGENDA | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

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| 5. CALL PUBLIC HEARING TO ORDER | The public hearing was called to order at 7:01 PM. |
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| 6. LEGAL AD STATEMENT | Legal ad was sent on August 17, 2023, and published in the Star Gazette on August 24, 2023. Legal ad was sent on August 17, 2023, and published in the Pine Knot News on August 25, 2023. |
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| 7. FINDINGS OF FACT AND FINALITY OF DECISIONS | Chairperson Ezell read a statement regarding finality of decisions and the findings of fact and were placed on the overhead screen. |
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| 8. PUBLIC HEARING | |
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| A. | Conditional Use Permit #423002 – Iverson Inn, Inc. |
| APPLICANT/ REPRESENTATIVE | Name: Bill Jaskari Address: 3155 Maple Drive, Cloquet, MN 55720 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | None |

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| B. | Rezoning - #523002 Otter Creek Cottage LLC |
| APPLICANT/ REPRESENTATIVE | Name: Seth and Noelle Nielsen Address: 3168 Pioneer Road, Barnum, MN 55707 |
| PUBLIC COMMENT | Name: Nik Thuening Address: 1836 County Road 5, Carlton, MN 55718 • Asked if one acre lots would be allowed in future subdivisions. |
| CORRESPONDENCE | None |

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| C. | Conditional Use Permit #423003 Tom Kraemer, Inc. |
| APPLICANT/ REPRESENTATIVE | Name: Brad Neugart Address: 1409 3 rd Street North, Cold Spring, MN 56320 Name: Tim Kraemer Address: 21482 Fisher Court, Cold Spring, MN 56320 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | None |

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| D. | Interim Use Permit #423004 – Kevin Halverson |
| APPLICANT/ REPRESENTATIVE | Name: Kevin Halverson Address: 2277 County Road 5, Carlton, MN 55718 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | None |

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| 9. CLOSE THE PUBLIC HEARING AND RE-OPEN PLANNING COMMISSION | The public hearing was closed at 8:19 PM. The Planning Commission meeting was re-opened at 8:22 PM. |
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| A. | Conditional Use Permit #423002 – Iverson Inn, Inc. |
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| MOTION TO TABLE REQUEST | | | | APPROVE <input checked="" type="checkbox"/> | APPROVE AS AMENDED <input type="checkbox"/> | DENY <input type="checkbox"/> | |
|---|--|---|---|---|--|--|--|
| 1ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| 2ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input checked="" type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| VOTE TO APPROVE FINDINGS OF FACT | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

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| B. | Rezoning - #523002 Otter Creek Cottage LLC |
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| MOTION TO APPROVE REZONING | | | | APPROVE <input checked="" type="checkbox"/> | APPROVE AS AMENDED <input type="checkbox"/> | DENY <input type="checkbox"/> | |
|--|--|---|---|---|--|---|--|
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input checked="" type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input checked="" type="checkbox"/> | |
| VOTE TO APPROVE REZONING | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

C. Conditional Use Permit #423003 Tom Kraemer, Inc.

| MOTION TO APPROVE FINDINGS OF FACT | | | | APPROVE <input checked="" type="checkbox"/> | APPROVE AS AMENDED <input type="checkbox"/> | DENY <input type="checkbox"/> | |
|---|--|--|---|---|--|--|--|
| 1 ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input checked="" type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| 2 ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| VOTE TO APPROVE FINDINGS OF FACT | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

| MOTION TO APPROVE CUP WITH CONDITIONS | | | | APPROVE <input checked="" type="checkbox"/> | APPROVE AS AMENDED <input type="checkbox"/> | DENY <input type="checkbox"/> | |
|--|--|---|---|---|--|--|--|
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input checked="" type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| VOTE TO APPROVE CUP WITH CONDITIONS | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

D. Interim Use Permit #423004 – Kevin Halverson

| MOTION TO APPROVE FINDINGS OF FACT | | | | APPROVE <input checked="" type="checkbox"/> | APPROVE AS AMENDED <input type="checkbox"/> | DENY <input type="checkbox"/> | |
|---|--|---|---|---|--|---|--|
| 1 ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input checked="" type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| 2 ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input checked="" type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> |
| VOTE TO APPROVE FINDINGS OF FACT | | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | |

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| MOTION TO APPROVE IUP WITH CONDITIONS | | | APPROVE <input checked="" type="checkbox"/> | | APPROVE AS AMENDED <input type="checkbox"/> | | DENY <input type="checkbox"/> | |
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input checked="" type="checkbox"/> | | |
| Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input checked="" type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> | | |
| VOTE TO APPROVE CUP WITH CONDITIONS | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | | |

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| 10. OTHER BUSINESS | None |
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| 11. ADJOURNMENT | The meeting was adjourned at 8:27 PM. |
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| MOTION TO ADJOURN | | | APPROVE <input checked="" type="checkbox"/> | | | DENY <input type="checkbox"/> | | |
| 1ST | Jack Ezell <input type="checkbox"/> | Dan Belden <input type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input checked="" type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| 2ND | Jack Ezell <input type="checkbox"/> | Dan Belden <input checked="" type="checkbox"/> | Mike Abrahamson <input type="checkbox"/> | Sam Huhta <input type="checkbox"/> | Dennis Lundin <input type="checkbox"/> | Keith Depre <input type="checkbox"/> | Byron Kuster <input type="checkbox"/> | |
| VOTE TO ADJOURN | | YES <input checked="" type="checkbox"/> Ezell <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Huhta <input checked="" type="checkbox"/> Lundin <input checked="" type="checkbox"/> Depre <input checked="" type="checkbox"/> Kuster | | NO <input type="checkbox"/> Ezell <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Huhta <input type="checkbox"/> Lundin <input type="checkbox"/> Depre <input type="checkbox"/> Kuster | | | | |

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| CHRIS BERG, CHIEF DEPUTY ZONING AND ENVIRONMENTAL SERVICES ADMINISTRATOR |  | DATE | 9/6/2023 |
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Attachments: Findings of Fact Worksheet: Conditional Use Permit #423003 – Tom Kraemer, Inc.
Interim Use Permit #423004 – Kevin Halverson

- DRAFT
- FINAL