

DRAFT  
**Planning Commission Meeting  
September 5, 2018, at 7:00 p.m.  
Carlton County Transportation Building**

(1) Chairperson Ezell called the meeting to order at 7:00 p.m.

Members Present: Erik Abrahamson, Jim Gottschald, Dennis Lundin, Byron Kuster, Sam Huhta and Jack Ezell

Members Absent: District 1 (vacant)

Ex Officio Members Present: Susan Zmyslony, County Commissioner and Heather Cunningham, Zoning and Environmental Services Administrator

Ex Officio Members Absent: None

(2) Motion by Abrahamson, seconded by Lundin, and supported by all yea votes to approve the minutes of the August 1, 2018, Planning Commission meeting.

(3) Chairperson Ezell read a statement regarding Finality of Decisions.

(4) Permit Requests:

**(A) Minor Subdivision Application #818020 – Amanda Rosebrock**

Amanda Rosebrock of 801 Ann Circle, Cloquet, MN 55720, has requested a Minor Subdivision for her property described as Part of Government Lot 2 in the Northeast ¼ of the Southeast ¼ in Section 34, Township 48 North, Range 17 West in Twin Lakes Township on Hay Lake (81-066-6352).

Rosebrock was present to describe her request. She indicated she owns 9.4 acres on Hay Lake and would like to subdivide the property into two tracts. The existing home is accessed on Hay Lake Road. The remaining tract will be accessed on Blue Heron Drive.

Chairperson Ezell asked if the Planning Commission had any questions. There were no questions.

Cunningham played the video and Rosebrock narrated.

Chairperson Ezell summarized the development review prepared by Cunningham and dated August 30, 2018.

Huhta asked if Rosebrock remembered when Blue Heron Drive was constructed. Rosebrock said it was about 10 years ago but she believed the County made the developer widen the cul-de-sac and indicated the road had a good base. Cunningham agreed.

Kuster asked about the process for upgrading the road to meet County standards. Cunningham indicated the recorded road order for Blue Heron Drive/Bald Eagle Bay Plat addresses the road as well as the road order Rosebrock needs to record.

Chairperson Ezell read a statement from an email dated September 4, 2018, from County Surveyor Bill Hayden indicating he reviewed the descriptions and they appeared to be accurate.

Diane Felde-Finke, Twin Lakes Township Board Chair, indicated the township met and did not have an issue with the request.

Motion by Kuster, seconded by Lundin and supported by yea votes (Huhta abstained) to recommend approval of Minor Subdivision #818020 with acceptance of the private roadway as proposed for Tract A and the following conditions:

1. The Nonconforming Existing Private Roadway Agreement shall be recorded by the applicant with the County Recorder within 6 months of granting the Minor Subdivision.
  2. Before a dwelling permit can be issued along Blue Heron Drive, the private road shall be upgraded to the satisfaction of the Carlton County Transportation Department and Twin Lakes Township or the design standards listed in Appendix B of Carlton County Subdivision Ordinance #28 (to the point of the driveway for the proposed dwelling).
  3. No further subdivision of land utilizing the private road as access (Blue Heron Drive) shall be permitted unless the private road used to access any proposed lots is constructed to public road standards as required in Carlton County Subdivision Ordinance #28.
- (5) Old Business: None.
- (6) Other Business: None.
- (7) Motion by Gottschald, seconded by Huhta, and supported by all yea votes to adjourn at 7:20 p.m.

Respectfully submitted,

Heather Cunningham  
Recording Secretary