

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
April 21, 2020 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Tracy Lundeen; Corey Kolquist; Chad Scott; Valerie Ouellette; Samuel Clark; and Kristi Schmidt.

Members Absent: Greg Zimmerman.

Others Present: Eric Johnson, Community Development Director; Josh Bergstad, City Planner; Joe Wicklund, Communications & Community Engagement Manager; Andy Klatzky; Jim Petruga, 4054 Ugstad Rd., and Doug Olsen.

2. APPROVAL OF AGENDA

Motion made by Chad Scott to approve the April 21, 2020 agenda as presented. Seconded by Tracy Lundeen. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Corey Kolquist to approve the March 17, 2020 minutes as presented. Seconded by Chad Scott. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by Doug Olsen/Clear Vision Builders LLC for a Preliminary and Final Planned Unit Development for two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. The property is located in a R-3 zoning district.

Eric Johnson presented the Preliminary and Final Planned Unit Development application of Doug Olsen/Clear Vision Builders, LLC to the Commission.

The applicant is proposing to construct two townhomes (4 units total) on an existing 5.0-acre lot with the homes being centrally located on the property. The developer is planning on marketing these units as rental properties at this time and thus will not be platting the property. The property is zoned R-3, Residential, and the applicant has applied for a Planned Unit Development (PUD) for the property. A PUD is a permitted use in an R-3 zone district. The applicant will also connect each residential unit to City sewer and water systems. By providing individual utility services to each unit, this allows for the potential sale of the unit should the land be subdivided at a future date. Staff recommends approval of the Preliminary and Final PUD.

Jim Petruga, 4054 Ugstad Rd., is concerned about the drainage being an issue and about old homes being taken out and replaced with duplexes that are very different from the current neighborhood.

PLANNING & ZONING COMMISSION

April 21, 2020 Meeting Summary

Mr. Petruga also asked questions about the marking and protection of the wetlands and the amount of yard for each unit.

Commission members discussed if the properties were going to be rentals or if they could be outright purchased and what the costs might be.

Doug Olsen stated that the concept originally started when his parents were looking for an affordable place to live in Hermantown. He thought that building a twin home on that lot for them would be ideal. It was his intention to market primarily to retired folks. He is planning on renting the units at this time but may chose to sell them at a later date.

Eric Johnson provided information on the density of this project, 1.25 acres/unit, which is greater than the R-3 minimum of ½ acre per unit. He also provided information on the City requiring that the applicant would be required to provide permanent staking/marketing of the wetlands with GIS information provided to the City. The City would be able to monitor any wetland encroachment by utilizing its GIS survey equipment.

Motion made by Corey Kolquist to approve the application by Doug Olsen/Clear Vision Builders LLC for a Preliminary and Final Planned Unit Development for two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. Seconded by Tracy Lundeen. Chad Scott abstained. Samuel Clark voted no. Motion carried 5-1.

5B. An application by Doug Olsen/Clear Vision Builders LLC for a Special Use Permit (SUP) for the purpose of grading and filling in a Natural Environment Shoreland Area and a Wetland Replacement Plan in order to construct two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. The property is located in a R-3 zoning district.

Eric presented the Special Use Permit application of Doug Olsen/Clear Vision Builders, LLC to the Commission.

The applicant desires to build two townhomes (4 units total) in a Natural Environment Shoreland Area which will require filling and grading within an approximatley 8,520 square feet area of disturbance with 8,780 square feet of permanent wetland impacts. The proposed wetland impacts are 8,780 square feet. The proposed structures have been located to create the minimum amount of wetland impacts and meet the setback standards and the proposed variance for setback from the unnamed tributary. The property was originally delineated in 2016, which the Hermantown TEP reviewed and approved at that time. The applicant is seeking approval of a Wetland Replacement Plan to impact 8,780 square feet of wetlands on the property. The Hermantown TEP reviewed and approved these impacts in November 2018. Approval was subject to the applicant purchasing wetland credits for the impacts, which he did in March 2020.

Jim Petruga asked what the height of the slab elevation would be in relation to the creek.

Doug Olsen noted that they would be built so that it would not drain from the road into the house.

PLANNING & ZONING COMMISSION

April 21, 2020 Meeting Summary

Eric stated that typically, there is a 2% minimum slope away for a positive drainage away from building structure.

Motion made by Tracy Lundeen to approve the application by Doug Olsen/Clear Vision Builders LLC for a Special Use Permit (SUP) for the purpose of grading and filling in a Natural Environment Shoreland Area and a Wetland Replacement Plan in order to construct two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. Seconded by Corey Kolquist. Motion carried. Chad Scott abstained. Samuel Clark voted no. Motion carried 5-1.

5C. An application by Doug Olsen/Clear Vision Builders LLC for a 82' building setback Variance from a tributary of the Midway River for the purpose of constructing two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. The property is located in a R-3 zoning district.

Eric presented the application for an 82' building setback of Doug Olsen/Clear Vision Builders, LLC to the Commission. The project is proposed as a Planned Unit Development, which is an allowed use in a R-3 zoning district. In addition, upon discussion with the Hermantown TEP, there is an unmapped tributary of the Midway River on the property which requires a 150' building setback from the Ordinary High Water Level (OHWL). The project requires a variance to the building setback from the OHWL.

Eric stated that there are a number of lots with structures within this vicinity that are within the 150' setback area.

Motion made by Valerie Oullette to approve the application by Doug Olsen/Clear Vision Builders LLC for a 82' building setback Variance from a tributary of the Midway River for the purpose of constructing two townhome units of 4 total units on a 5-acre site located at 4063 Ugstad Road. Seconded by Corey Kolquist. Chad Scott abstained. Samuel Clark voted no. Motion carried 5-1.

5D. An application by ATK Enterprises, Inc. for a Preliminary and Final Planned Unit Development for a mini storage warehouse facility on a 10-acre site located at 45xx Norway Pines Place. The property is located in a C-1 zoning district.

Josh Bergstad, City Planner, presented the Commission with the application by ATK Enterprises, Inc. for a Preliminary and Final Planned Unit Development for a mini storage warehouse facility on a 10-acre site located at 45xx Norway Pines Place.

The applicant is proposing to construct two 160' by 60' cold ministorage buildings on a 6.5-acre lot in the Maple Hill subdivision with access off of Norway Pines Place. The property is an existing lot of record that does not have road frontage so the applicant has secured easements from two neighboring property owners that will allow him to construct an access drive. The site will include a paved access drive and parking areas, a stormwater pond that is sized to accommodate additional development. A power gate at the site entrance that requires a gate code that will remain closed will provide site security. The buildings will be post frame construction with steel siding and roofing built on a concrete slab. There will be various sized units offered for rent on a monthly or

PLANNING & ZONING COMMISSION

April 21, 2020 Meeting Summary

annual basis. City staff is discussing the requirement for a fence surrounding these structures/lot per the City Police Chief's recommendation.

The property is zoned C-1, Office and Light Industrial. The applicant has applied for a Planned Unit Development (PUD) for the property. A PUD is a permitted use in a C-1 zone district. Section 11 of the zoning ordinance explains that: "A PUD is intended to encourage a more efficient and creative use of land and development, more efficient and effective use of streets, utilities and public services; protection of natural resources; and more efficient and effective provision of recreational, public and open space than can be achieved through conventional development procedures."

Eric mentioned a letter he had received from the facility manager of the Benedictine. They are comfortable with the development, but have some concerns for potential problems in the future regarding traffic control in the area.

Kristi Schmidt pointed out that Mr. Klatzky owns another storage facility unit in close proximity to the area.

Joe Peterson asked Mr. Klatzky about the condo building and if the plans on that had changed at all for a business use.

Andy Klatzky stated that is still the future plan but that it could be used as both individual or business use.

Motion made by Samuel Clark to approve the application by ATK Enterprises, Inc. for a Preliminary and Final Planned Unit Development for a mini storage warehouse facility on a 10-acre site located at 45xx Norway Pines Place. Seconded by Chad Scott. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8A. 20-44 Correspondence from Brian and Sheri Bergeron, 5164 Country Lane.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Tracy Lundeen – None.

Greg Zimmerman – Absent.

Chad Scott – None.

Corey Kolquist – None.

Valerie Ouellette – None.

Samuel Clark – None.

Kristi Schmidt – None.

PLANNING & ZONING COMMISSION
April 21, 2020 Meeting Summary

ADJOURN

Motion made by Corey Kolquist to adjourn the meeting. Seconded by Kristi Schmidt. Meeting adjourned at 8:17 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant