

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
March 17, 2020 Meeting Summary
7:00 PM

1. ROLL CALL

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

Members Absent: Valerie Ouellette.

Others Present: Jeff Kruse, 4466 Ugstad Rd.; Jason Warner, 3971 Stebner Rd.; Bruce Bergh, 3975 Stebner Rd.; N Lukovsky, 3995 Stebner Rd.; Pete Pavlovich, 3979 Sangstrom Rd.; John Geissler, 5141 Country Rd.; Ryan Nelson, no address provided; Jayme Malenius, 5252 Twin Pines St.; Martin & Teresa Theobald; Michael Koppy, 5124 Beaver Creek Rd.; Matt Butorac, 4089 Lavaque Rd.; Brian Bergeron, 5164 Country Ln.; Scott Hanson, 5114 Country Rd.; Eric Johnson, Community Development Director; and Josh Bergstad, City Planner.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

Motion made by Tracy Lundeen to approve the February 11, 2020 minutes as presented. Seconded by Samuel Clark. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

- 5A. An application by Kevin Kuklis/Titan Premier LLC for a Subdivision to create a 100-foot-wide parcel of 0.60 acres and a 1.65-acre lot accessed by way of a flag lot of 30-foot width at 3755 Lavaque Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director, presented the members with background regarding this project. The property owner proposes to create a new flag lot along the northern border of the existing property. The property owner is proposing a 30 foot 'pole/driveway' connection to Lavaque Road for a distance of 258 feet with the 'flag' portion of the lot being approximately 130' x 492'. The proposed lot sizes for the two total parcels are: Parcel B-1: 100' x 258' / 28,500 sf. or 0.6 acres and Parcel B-2: 30' x 258' and 130' x 492' / 71,700 or 1.6 acres.

The property owner intends to demolish the existing structure on the property and create the second lot. Both the parent lot and newly created flag lot will be marketed as residential building lots. The property owner has discussed this proposal with the City Utility Clerk as well as St. Louis

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County in order to verify that utilities are available and that a new driveway cut would be permitted.

Mr. Kuklis is looking at putting up four single-family homes on this 10-acre property. This past winter, Mr. Kuklis also did a administrative subdivision, creating three lots on this property.

Joe Peterson asked about the discrepancy regarding the pole being 285' long and on the drawing it states 258' long.

Eric apologized and said it is 258 feet.

Kristi Schmidt asked if the plan for the project is that they would both be residential building lots.

Eric stated that was correct.

Teresa Theobald, 3747 Lavaque Rd., asked where on the lots the houses will be built.

Joe stated that the issue before the Commission this evening is the subdivision, not where the homes would be built.

Motion made by Corey Kolquist to approve the application by Kevin Kuklis/Titan Premier LLC for a Subdivision to create a 100-foot-wide parcel of 0.60 acres and a 1.65-acre lot accessed by way of a flag lot of 30-foot width at 3755 Lavaque Road. Seconded by Samuel Clark. Chad Scott abstained. Motion carried.

5B. An application by Oppidan Investment Company//KTJ 360, LLC for a Final Planned Unit Development for a multi-story 110-unit senior/memory care housing facility on a 10-acre site located at 5097 Maple Grove Road. The property is located in an R-3 zoning district.

Eric Johnson presented the commission members his report regarding this project. The applicant is requesting approval of a Final Planed Unit Development Plan to construct a 110-unit, three story senior living building on 10 acres at 5097 Maple Grove Rd.

Michelle Riedel from Oppidan, spoke via telephone from the Twin Cities regarding the project and she is very pleased to be part of this project and commented how Oppidan has enjoyed meeting with the City staff as well as neighbors of Hermantown to come up with what she believes to be a really positive feature for this community and how excited they are with the input received and the changes that have been made to the project.

Eric stated there would be 110 units. Of those 110, 20 units would be used for memory care with the remaining 90 units being a combination of assisted living and/or independent living units. Ebenezer Management Services would manage the community and would have the ability to tailor the needs of each resident.

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Teresa Theobald, 3747 Lavaque Rd., is concerned about the traffic flow from a safety standpoint.

N Lukovsky, 3995 Stebner Rd., asked what are the statistics on the on the community need for this?

Eric noted that market studies have been done on single family and senior living in this area and there is a shortage of senior housing. The project is 100% financed by the developer.

Michelle stated that a third-party consultant did conduct a market study and the study did show a demand for need in this area.

Michael Koppy, 5124 Beaver Creek Rd., asked of Michelle would provide again a recap of her earlier introduction as he could not hear her because of the telephone issue.

Michelle said that Oppidan has really enjoyed being a part of this process, as well as meeting with the City staff and neighbors. She believes that because of the collaboration, they have been able to come up with the right design for the site. Oppidan really took to heart the considerations and concerns of the community and thanked everyone for their cooperation.

Kristi Schmidt commented to Dr. Theobald's suggestion about the traffic flow. She believes it is something to look at.

Eric stated that issue would have to be addressed at the Agreement standpoint of this project, not from a design standpoint. Both Maple Grove Road and Lavaque Roads are county roadways, and as such, the City can make suggestions, but ultimately, St. Louis County is the permitting agent for both of those roadways/driveways/curb cuts that happen that way.

Corey Kolquist commented that he was excited to see the redesign of the project.

Motion made by Corey Kolquist to approve the application by Oppidan Investment Company//KTJ 360, LLC for a Final Planned Unit Development for a multi-story 110-unit senior/memory care housing facility on a 10-acre site located at 5097 Maple Grove Road. Seconded by Tracy Lundeen. Samuel Clark voted no. Motion carried.

5C. An application by JLG Enterprises for a Preliminary Plat for a 19 lot and 2 outlet subdivision located at 3956 Stebner Road. The property is located in an R-3 zoning district.

Josh Bergstad, City Planner, presented the preliminary plat for Peyton Acres 1-A and 1-B, a 19-lot single family residential subdivision located at 3956 Stebner Road.

The applicant, JLG Enterprises, owns four parcels totaling 65 acres in the southwest quarter of Section 24 of the City. Applicant is proposing to plat the four parcels for residential development, starting with 19 single family residential lots. Phase 1-A and B would be on approximately 15 acres with the remaining 50 acres to be reserved for future subdivision. The applicant is seeking approval of a Preliminary Plat only at this time.

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N Lukovsky, 3995 Stebner Rd., is concerned about 65 single family homes within the City with an already overflowing school system, and asked what is the plan for that. She believes the increased traffic, increase noise, is not something she moved to Hermantown for.

Eric commented that anytime the City receives a Preliminary Plat for a proposed development, it is forwarded on to the school district so that they are aware of the proposed development.

Jason Warner, 3971 Stebner Rd., feels that existing access to the proposed project should be used. He has concerns about the sewer line that will tie into the existing sewer. He is also concerned about traffic on Stebner Road and wondered if a traffic study has been done.

Brady Korwin, from AMI Consulting & Engineering, 701 N 18th Ave. E in Duluth, spoke to the questions on stormwater. To meet the City requirements for stormwater, they have to control both suspended solids released and the rate at which they are released. Typically, the requirement is that you can't discharge more than you already are discharging. The way they do that is with ponds.

Motion made by Joe Peterson to approve the application by JLG Enterprises for a Preliminary Plat for a 19 lot and 2 outlot subdivision located at 3956 Stebner Road. Seconded by Greg Zimmerman. Chad Scott abstained. Motion carried.

5D. An application by P & R Properties Twin Ports LLC for a Commercial Industrial Development Permit (CIDP) for a multi-story 149-unit apartment building on a 5-acre site located at 5298 Miller Trunk Highway. The property is located in a C, Commercial zoning district.

Eric presented that Applicant P & R Properties Twin Ports LLC is proposing the construction of a 149-unit, five story apartment building located at 5298 Miller Trunk Highway consisting of 11 alcove/studio units, 85 one-bedroom units, 33 two-bedroom units and 20 three-bedroom units.

The ground level is comprised of the underground parking, lobby/leasing center, fitness center and storage. The second floor contains apartment units and an amenity area with outdoor deck. Floors 3-5 contain apartment units and amenity areas. The building is proposed to have 133 surface parking spaces and 105 underground spaces and 50 proof of parking spaces. For a total of 288 parking spaces.

Joe asked about the house to the south of the proposed project and how it was zoned.

Eric stated that it is also zone C-Commercial.

The developer, Pete Pavlovich, 3979 Sangstrom Rd., stated that he and his partner Ryan, currently have three completed buildings in Superior, WI and one currently underway at the old Central School site.

Tracy Lundeen commented that he has heard nothing but great things about P & R Properties Twin Ports LLC's work in Superior.

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Jeff Kruse, 4466 Ugstad Rd., stated that he has lived at this address for over 30 years and stated that his property is not zoned commercial. He was some concerns about the overall height and size of the proposed project.

Joe asked Eric if Ugstad Road was a City or County road.

According to Eric, it is a City road. Eric also noted that the City is undertaking an Ugstad Road reconstruction in 2021 from Highway 53 to Maple Grove Road. Eric also checked the zoning map and Mr. Kruse's property is zoned commercial.

John Geissler, 5141 Country Rd., and he is here tonight representing DSGW Architects who is assisting P & R Properties. John also looked at the zoning map to confirm Mr. Kruse's property is zoned commercial. Regarding the stormwater, the developer has hired a civil engineer to weigh in on the project. John reiterated that this project is zoned C-Commercial and that something a lot worse could be developed on this site.

Matt Grimes, 5260 Twin Pines St., is concerned about traffic on Ugstad Road and Highway 53. He believes the scope of the project is too large. Matt believes that more people would be apt to express their concerns of this project if it weren't for the current state of home isolations.

Jayne Malenius, 5252 Twin Pines St., is concerned about the size of the project. She is worried about the nannies that come to her house to care for her children as the intersection of Highway 53 and Ugstad Road is terrible. She doesn't believe it fits in with the trees, forest and wetland areas there.

Terry Klun, 5264 Twin Pines St., he is also concerned about the traffic. Terry is concerned about how this project would affect his taxes.

Jeff Kruse, 4466 Ugstad Rd., felt that the 350 feet notification of neighbors was not appropriate and that it should have gone out to a wider group.

Eric noted that City staff did go beyond the 350-foot notification area to include all property owners on Twin Pines Street.

Motion made by Corey Kolquist to approve the application by P & R Properties Twin Ports LLC for a Commercial Industrial Development Permit (CIDP) for a multi-story 149-unit apartment building on a 5-acre site located at 5298 Miller Trunk Highway. Seconded by Tracy Lundeen. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

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8. COMMUNICATIONS

Josh provided a handout for a training opportunity for Planning Commission members. The training is available online and the City would reimburse each member should they plan on attending.

Kristi Schmidt asked if there was a way for staff to summarize this information as well as provide additional information to commission members on their roles and responsibilities.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Tracy Lundeen – None.

Greg Zimmerman – None.

Chad Scott – None.

Corey Kolquist – None.

Valerie Ouellette – Absent.

Samuel Clark – None.

Kristi Schmidt – None.

ADJOURN

Motion made by Chad Scott to adjourn the meeting. Seconded by Samuel Clark. Meeting adjourned at 9:01pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant