

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
May 19, 2020 Meeting Summary
7:00 PM

1. ROLL CALL

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

Members Absent: Tracy Lundeen; Greg Zimmerman; and Kristi Schmidt.

Others Present: Eric Johnson, Community Development Director; Josh Bergstad, City Planner; and Joe Wicklund, Communications & Community Engagement Manager.

2. APPROVAL OF AGENDA

Motion made by Valerie Ouellette to approve the May 19, 2020 agenda as presented. Seconded by Chad Scott. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the April 21, 2020 minutes as presented. Seconded by Corey Kolquist. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by Shaine Stokke for a Preliminary and Final Planned Unit Development for a 9-lot residential development on a 45-acre site located at 5753 Maple Grove Road. The property is located in a S-1, Suburban zoning district.

Eric Johnson, Community Development Director informed that the Commission that the applicant, Shaine Stokke, is proposing to construct nine residential lots over two existing lots totaling 45.0 acres with the lots ranging in size from 2.5 acres to 11.45 acres.

The proposed PUD includes nine lots with an average of 4.72 acres per lot and 2.50 acres of Right-of-Way for the residential street to access the lots. The PUD development will utilize the varying lot sizes to protect the existing the majority of the wetlands on the site with the impacts primarily associated with the construction of the road.

The lots will be accessed by a 1550-foot-long cul-de-sac road. The road design follows the City's typical rural residential street section, with a 66-foot width Right-of-Way, a 24-foot paved driving surface with 2-foot shoulders on both sides and a cul-de-sac at the end of the road.

Corey Kolquist asked who will manage the stormwater and upkeep on the site.

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According to Eric, there will be an easement placed on the stormwater ponds, so the City would have the ability to access the ponds if they need to be cleaned out. Likewise, with the drainage ditches. The Development Agreement would finalize ownership.

Valerie Oulette asked if the City would be improving Maple Grove Road that would access into the projected new development.

Eric stated that the roadway is owned by St. Louis County, and that these plans have been shared with St. Louis County, and they did not have any questions or comments regarding that.

Shaine Stokke, 5664 St. Louis River Rd. is really excited to work with the City on this project.

Katherine Kallberg, 5756 Maple Grove Rd., is adamantly opposed to this project. She is concerned about safety, water tables and wells, and how the development will affect her taxes.

Eric stated that St. Louis County is the permitting agency for wells and septic. He noted that the City would maintain the roadway from a snowplow standpoint, and that money has been budgeted for that upkeep. He stated that if the City did obtain ownership of the ponds from the Development Agreement, it would be responsible for the stormwater pond. From a safety standpoint, the City has been in communication with Vic Lund, with St. Louis County, and St. Louis County does not have any safety concerns with this project.

John Rosasco, 4155 Midway Rd., wondered how the green space is going to be maintained.

Eric said there would be the initial clearing for the wells, the septic, and the house pad. After the lots are sold, it would be up to the individual property owner to choose what they want to do with their lot.

A resident at 5809 Maple Grove Rd. stated that although she appreciates Shaine's story about growing up in a development, she noted that her property is a farm that has been at this location going on 121 years and that being in a development is not the story of their neighborhood. She is also opposed to this development.

Mike Miller, 5810 Maple Grove Rd., he is concerned with the traffic and the light pollution that will be generated in his rural experience living at his current property. Mike asked what the requirements are for development in an S-1 zone as it relates to lot size.

According to Eric, a Planned Unit Development is allowed in any zoning district within the City and it allows for different densities; setbacks; lot widths; etc., as part of that specific proposal.

Britt Mcadamis, 4215 Midway Rd., stated that she and her husband Mike are in favor of the development.

Joe Peterson asked Eric what other potential uses could potentially go on in the development and if you could put in an apartment building.

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Eric noted that another Planned Unit Development application would have to be put forth.

Kathryn Kallberg, 5756 Maple Grove Rd., commented that the area in which she lives is a very close neighborhood and the majority of the residents are adamantly opposed to this project and she believes none of the development will benefit the current residents.

Valerie Oullette asked for clarification that there will be nine lots created under the Planned Unit Development, and that each of those lots will have one single family home built, and that nine families will be added to the community.

Antonio Marinos, 5783 Maple Grove Rd., is also opposed to the project.

Tom Luczak, 4059 Sangstrom Rd., is in agreement with Antonio and the Kallbergs and opposes the project as it will greatly affect the taxes, and traffic in the community.

Shaine stated that he believes there is not any safe place in St. Louis County that is affected by rising taxes. He believes that by adding more houses to Hermantown, eventually the tax base will go down.

Kay Lackner, 4068 Sangstrom Rd., stated that she is opposed to the development.

Tom Luczak asked if someone could take the 11 acres and get a variance down the road to put two or three more houses on it?

Eric stated that no, that none of the lots in this development can be split any further.

Marie Luczak, 4074 Five Corners Rd., has lived in the Hermantown area for 55 years. She is wondering if there will be no restricted covenants for each of the lots and that in the future, there will be no rearrangement of this plat will be created. She is opposed to the development.

Joe Peterson stated that the answer to both of her concerns is no, nothing can be changed.

Kathryn Kallberg asked if the decision could be tabled because of this meeting being a Zoom meeting and not all interested parties might not have been able to attend?

Eric noted that even with the COVID-19 pandemic, the City needs to be responsive to parties making applications and have proceeded the best way that City can to get notifications out to affected residents as well as a required public hearing notice to the Hermantown Star. The applicant was also required to post a sign on the property, and letters were mailed to residents within 1,000 feet of the projected property. If the matter is approved this evening, the matter will have to go forward to the June 1, 2020 City Council meeting for the council's consideration. At that City Council meeting, residents will have the opportunity to have their concerns heard in accordance to the Governor's 10 people gathering while maintaining social distancing.

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Motion made by Samuel Clark to approve the application by Shaine Stokke for a Preliminary and Final Planned Unit Development for a 9-lot residential development on a 45-acre site located at 5753 Maple Grove Road. Seconded by Valerie Ouellette. Chad Scott abstained. Motion carried 4-0.

- 5.B An application by Shaine Stokke for a Preliminary and Final Plat for a 9-lot residential development on a 45-acre site located at 5753 Maple Grove Road. The property is located in a S-1, Suburban zoning district.

Motion made by Valerie Ouellette to approve the application by Shaine Stokke for a Preliminary and Final Plat for a 9-lot residential development on a 45-acre site located at 5753 Maple Grove Road. Seconded by Corey Kolquist. Chad Scott abstained. Motion carried 4-0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric shared with the Commission a new public facing GIS platform that the public can use to obtain information in the City of Hermantown. The platform is located on the City of Hermantown's webpage – www.hermantownmn.com.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Tracy Lundeen – Absent

Greg Zimmerman – Absent.

Chad Scott – Gave the Commission notice that his home has sold and that he will be leaving the Planning & Zoning Commission within the next month or two.

Corey Kolquist – None.

Valerie Ouellette – None.

Samuel Clark – None.

Kristi Schmidt – Absent.

ADJOURN

Motion made by Chad Scott to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:24 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant