

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
December 15, 2020 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson, Greg Zimmerman; Corey Kolquist; Tracy Lundeen; Valerie Ouellette; Samuel Clark; Shannon Sweeney Jorgenson; and Wayne Boucher.

Members Absent:

Others Present: Eric Johnson, Community Development Director; Jess Bellefeuille, 4703 Hermantown Rd.; Jeff Anderson, MSA Professionals and Brianna Carkhuff, 4708 Hermantown Road.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the December 15, 2020 agenda as presented. Seconded by Tracy Lundeen. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the November 10, 2020 minutes as presented. Seconded by Shannon Sweeney Jorgenson. Motion carried.

4. PUBLIC DISCUSSION

5. PUBLIC HEARINGS

5A. An application by Triple J Holdings LLC of Duluth. for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 4703 Hermantown Road. The property is located in a C, Commercial zoning district.

Eric Johnson, Community Development Director, advised the Commission that the applicant, Triple J. Holdings LLC, purchased the property located at 4703 Hermantown Road in 2016 for the purposes of operating their automotive repair business. In 2020, the applicant purchased the residential home located at 4709 Hermantown Road. This property has a split zoning on it consisting of C, General Commercial along Hermantown Road with the rear of the property being zoned R-3, Residential.

The applicant purchased the 4709 Hermantown Road property for the purpose of reconfiguring the lot and combine a portion of it with the 4703 property. This would allow the applicant to enlarge the parking area associated with their existing business as well as create a stormwater pond.

The applicant is proposing to grade and fill a 20,000 square foot area which would square off the parking area as well as create a stormwater pond for the property. This area is entirely within the 300' natural area shoreland associated with the unmapped tributary.

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Jess Bellefeuille, applicant, spoke about their plans for the property and how they operate and move vehicles within the site. She stated it is their goal to provide a clean functioning site for both their customers and neighbors. Brianna Carkhuff, 4708 Hermantown Road asked about the timeline for the work and stated the site looked like a used car lot currently. After further comment from the applicant, Ms. Carkhuff stated that she and her husband were supportive of the application.

Mayor Boucher asked if Accurate Auto Repair had a car dealer license. The applicant stated that they did not and did not plan to sell vehicles at the location at this time.

Sam Clark asked Eric Johnson if there would be any further public meetings for the site work. Mr. Johnson stated that there would not be as the project was previously approved in 2016 with a Commercial Industrial Development Permit. Mr. Johnson stated that this current work would be permitted at a staff level with a Zoning Certificate.

Motion made by Samuel Clark to approve the application by Triple J Holdings LLC of Duluth for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 4703 Hermantown Road. Seconded by Tracy Lundeen. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

7A. Multi Story Residential Structure Moratorium Discussion

Eric Johnson provided information pertaining to a proposed 6 month moratorium on Planned Unit Developments (PUD) in the City. Commission members provided their input and stated their support for a moratorium. Discussion involved an exception to the moratorium that would still allow for small scale PUD applications to occur during the moratorium. The commission recommended that an exception level of 3 units per acre with the ability to construct up to fourplex units be forwarded to the City Council for their review. Any new PUD applications exceeding this threshold would fall under the moratorium.

8. COMMUNICATIONS

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Greg Zimmerman –Greg stated that he was resigning from the board after 11 years.

Corey Kolquist – None.

Tracy Lundeen – None.

Valerie Ouellette – Valerie provided a report regarding student numbers at the Hermantown school system and asked how these new developments would be affecting school enrollment in the future.

Samuel Clark – None.

Shannon Sweeney Jorgenson – None.

Wayne Boucher – Eric to check with school administration on their formula to calculate future enrollment based on new development within the City.

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ADJOURN

Motion made by Greg Zimmerman to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:27 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant