

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
January 21, 2021 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Buckley Simmons; Valerie Ouellette; Samuel Clark; Shannon Sweeney Jorgenson; Beth Wentzlaff; and John Geissler.

Members Absent:

Others Present: Eric Johnson, Community Development Director; Scott Wojtysiak; Marilyn Elliot; and Mark W.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the January 21, 2021 agenda as presented. Seconded by Shannon Sweeney Jorgenson. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Shannon Sweeney Jorgenson to approve the December 15, 2020 minutes as presented. Seconded Valerie Ouellette. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by Robert Doblal for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 486x Hermantown Road. The property is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director, informed the Commission members that the applicant, Robert Doblal, purchased this property in the fall of 2020. The applicant has had discussions with the MN DNR regarding the unmapped tributary located on the property. The applicant is proposing for a driveway located on the eastern portion of the property that would extend approximately 375 feet into the property in order to access upland area located on the property.

The driveway is located as to minimize the wetland impacts but will necessitate a crossing of the unmapped tributary. The proposed 52' x 68' house footprint is proposed to be a minimum of 150' away from the Ordinary High Water Level (OHWL) which meets the structure setback requirements of a Natural Environment Shoreland area.

Valerie Ouellette asked how large the tributary is.

Eric noted that the tributary, located on the western side of the property, is probably the widest, with a range of 1 to 5 feet in width.

Robert Doblal stated that the DNR will be coming out to map the tributary.

Shannon Sweeney Jorgenson asked if the proposed driveway is the route that will have the least minimal impact.

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Eric advised that the TEP panel recommends that the least amount of wetland impacts will be associated with this. Because the driveway is being proposed on the eastern portion of the property, this will have the least wetland impact with the project.

John Geissler asked if the project will be served by water and sewer.

Eric stated that it would be served by both.

Scott Wojtysiak, 4866 Hermantown Rd., asked how are the adjacent properties affected/altered by fill in the shoreland or wetlands.

Eric stated that whenever there are these types of crossings of wetlands, a culvert is required to be placed within the driveway area to maintain the water flow that exists on that property.

Motion made by Shannon Sweeney Jorgenson to approve the application by Robert Doblak for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 486x Hermantown Road. The property is located in a R-3, Residential zoning district. Seconded by Beth Wentzlaff. Motion carried.

5B. An application by The City of Hermantown. for a Special Use Permit for the installation of a bridge structure within a Natural Environment Shoreland Overlay Zone located 260 west of the Haines Road/Swan Lake Road intersection. The property is located in a BLM, Business and Light Manufacturing zoning district.

Eric presented that the City, along with St. Louis County, through a cooperative agreement, is proposing to replace the existing bridge located on Swan Lake Road which is located 275 west of the Haines Road/Swan Lake Road intersection. The existing bridge is classified as functionally obsolete based on the October 9, 2019 Bridge Inspection Report.

According to Eric, all bridges in Hermantown are inspected annually, and that Bridge 88688 on Swan Lake Road, which spans Miller Creek, has been classified as functionally obsolete in 2019. The City entered into a cooperative agreement with St. Louis County for the design and construction engineering of the bridge replacement. This bridge is on a state aid roadway and therefore needs to be designed to state standards. The current standards require a larger span and to flatten the in-slopes which requires filling within the shoreland area as part of the construction. The MNDNR has issued a permit to the City of Hermantown to construct the new bridge.

Motion made by Samuel Clark to approve the application by The City of Hermantown. for a Special Use Permit for the installation of a bridge structure within a Natural Environment Shoreland Overlay Zone located 260 west of the Haines Road/Swan Lake Road intersection. The property is located in a BLM, Business and Light Manufacturing zoning district. Seconded by Valerie Ouellette. Motion carried.

6. CONTINUING BUSINESS

None.

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7. NEW BUSINESS

Eric welcomed new members Beth Wentzlaff and Buckley Simmons, along with John Geissler, to the Planning & Zoning Commission.

Eric also noted the PUD moratorium that was passed at the December 2020 Planning & Zoning meeting regarding planned unit developments projects that were over three units per acre in size. The City has engaged the Arrowhead Regional Development Commission to help with an ongoing study, which the City will be sending out a survey to a limited number of residents, business owners, developers, realtors, and interested parties associated with this to gather their thoughts and comments associated with planned unit developments in general within the City. In addition, there will be at least one public hearing associated with the study.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Corey Kolquist – None.

Valerie Ouellette – None.

Samuel Clark – None.

Shannon Sweeney Jorgenson – None.

Beth Wentzlaff – None.

Buckley Simmons – None.

John Geissler – None.

ADJOURN

Motion made by Shannon Sweeney Jorgenson to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 7:35 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant