

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
February 18, 2021 Meeting Summary
7:00 PM

1. ROLL CALL

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

Members Absent:

Others Present: Eric Johnson, Community Development Director; Neal Ronquist, 3810 Lavaque Rd.; David Mesojedic, Ben Anderson and Bob Kanuit, 5070 Silver Leaf St.

2. APPROVAL OF AGENDA

Motion made by Cory Kolquist to approve the February 18, 2021 agenda as presented. Seconded by Shannon Sweeney Jorgenson. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Shannon Sweeney Jorgenson to approve the January 21, 2021 minutes as presented. Seconded by Samuel Clark. Motion carried.

4. PUBLIC DISCUSSION

5. PUBLIC HEARINGS

5A. An application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road. The property is located in a R-3 zoning district.

Eric Johnson, Community Development Director, presented to the commission that the applicant, A-lign Properties, LLC, is proposing to construct three townhomes (6 units total) on an existing 4.1 acre lot with the property being subdivided into three parcels ranging in size from 1.24 to 1.61 acres in size. The proposed building locations are situated as to utilize an existing upland portion of the property on which to build.

The applicant is proposing to divide the property into three lots. This property split can be accomplished by way of an Administrative Lot Split. Should the applicant wish to further subdivide the lots into a corresponding lot for each unit, then a plat will need to be provided by a registered land surveyor for the subdivision.

The applicant will connect each residential unit to City sewer and water systems. Water and sewer is available along Hermantown Road with these units having an availability fee associated with them. The townhome building fronting Lavaque Road will require the extension of public sewer and water approximately 270 feet to the north from Hermantown Road. The applicant will provide engineered plans for utility extensions/connections prior to beginning such work on the site. Detailed plans for the utility extensions/connections will be reviewed and approved by the City Engineer prior to issuance of the building permits. The applicant is proposing to provide individual utility services to each unit as this allows for the potential sale of the units.

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The Public Hearing held Thursday, February 18, 2021 regarding the application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road has been recorded, however has not been transcribed. The following resident spoke about his concern regarding this project. The main issues were the cost of each of the units; utilities associated with the project; and if the units would be for sale or for rent

Neal Ronquist, 3810 Lavaque Rd. asked if there would be any utility disruptions associated with the units and his home. He also asked about any traffic issues with the driveway being located so near to the stop sign at the intersection of Hermantown Road and Lavaque Rd. He also wondered if the project would have any affect on the value of his property if the units were rentals and/or affordable rate housing.

Motion made by Valerie Ouellette to approve the application by A-lign Properties LLC for a Preliminary and Final Planned Unit Development for three townhome units of 6 total units on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road. Seconded by Joe Peterson. Samuel Clark and Shannon Sweeny Jorgenson voted against it. Motion carried.

5B. An application by Dustin and Holly Melin for a variance to create a second flag lot of 5.87 acres on a parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). The property is located in a R-3 zoning district.

Eric stated that the applicants, Dustin and Holly Melin, have been marketing the subject property for single family lot construction for the past 3+ years. The parcel has approximately 770 linear feet either directly abutting Lavaque Road or adjacent to it. The curvature of Lavaque Road in this area of the City creates a scenario where the property on the west side of Lavaque Road (5127 Hermantown Road) has a triangular shaped portion of land on the east side of Lavaque Road. This results in the subject property having 61 feet of property directly abutting Lavaque Road. The City is supportive of utilizing this 61 foot portion of land for the location of two driveways, each on their own parcel which will serve the future residences. The applicants have contacted the property owner of 5127 Hermantown Road to discuss the purchasing of this triangular piece of land, which would alleviate the need for two flag lots for frontage/access purposes. The property owner of 5127 Hermantown Road was not receptive to the purchase.

The Public Hearing held Thursday, February 18, 2021 regarding the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812) has been recorded, however has not been transcribed. The following residents spoke about their concern regarding this project. The main issues were fees associated with the project; utility preference and hook up to existing utilities;

Neal Ronquist, 3810 Lavaque Rd.

Bob Kanuit, 5070 Silver Leaf St., attorney for Mr. and Mrs. Melin, asked for clarification about the City's recommendation, if the variance is granted, that "if the new flag lots are able to utilize City sanitary sewer and water services and pay all applicable fees" is the intent of that wording to

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get the property owner to agree that the services can be extended up to that property, because that is not what Mr. and Mr. Melin are contemplating.

Eric stated that the purpose of the language is that if the property owners of the two newly created lots choose to connect to existing City services then they would be required to extend the services at their cost. There would not be an additional availability fee, however they would be responsible to pay WLSSD and City connection fees which are standard for any residential projects.

Ben Anderson, surveyor of the property stated he was available for any questions.

Motion made by Corey Kolquist to approve the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). Seconded by Buckley Simmons. Motion carried.

5C. An application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). The property is located in an R-3 zoning district.

Eric advised the commission that the applicants, Dustin and Holly Melin, are proposing to subdivide their existing 11.62 acre property at 38xx Lavaque Road, approximately 400 feet north of the Lavaque Road/Hermantown Road intersection.

The applicants propose to create two new flag lots from the existing property. The creation of the second flag lot will require a variance and is being considered under a separate application. The applicants have approximately 61 feet which directly abuts Lavaque Road. Two flag lots with each having 30.5 feet along Lavaque Road are ultimately being requested. The proposed lot sizes for the two total parcels are: Parcel A: 5.75 acres and Parcel B: 5.87 acres. The applicants intend to sell the two lots for the purpose of constructing a new single-family home on each parcel.

The Public Hearing held Thursday, February 18, 2021 regarding the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). No questions were raised.

Motion made by Corey Kolquist to approve the application by Dustin and Holly Melin for a Subdivision to create a 5.75 acre parcel accessed by way of a flag lot of 30 foot width at 382x Lavaque Road (Parcel 395-0010-07812). Seconded by Buckley Simmons. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric gave an update to the City's PUD moratorium and the survey. The City has extended the time to submit the surveys until February 19.

Eric submitted and went over the procedures for approvals and denials of applications that come before the City for land use and/or development. He noted item no. 6 "If a body denies a request, it must provide the applicant in writing a statement of the reasons for the denial. If the written statement is not adopted at the same time as the denial, it must be adopted at the next meeting

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following the denial of the request but before the expiration of the time allowed for making a decision. The written statement must be consistent with the reasons stated in the record at the time of the denial. The written statement must be provided to the applicant upon adoption.”

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 Joe Peterson to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:06 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant