

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
April 20, 2021 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Valerie Ouellette; Samuel Clark; Beth Wentzlaff; and John Geissler

Members Absent: Corey Kolquist; Buckley Simmons; and Shannon Sweeney Jorgenson

Others Present: Eric Johnson, Community Development Director; Brad Johnson, 4958 Maple Grove Rd.; and Bob Saunders, 5279 W Arrowhead Rd.

2. APPROVAL OF AGENDA

Motion made by Beth Wentzlaff to approve the April 20, 2021 agenda as presented. Seconded by Samuel Clark. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Beth Wentzlaff to approve the March 16, 2021 minutes as presented. Seconded by Valerie Ouellette. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by Brad and Jackie Johnson for a Subdivision to create a 136-foot-wide parcel of 1.0 acres and a 4.03-acre lot accessed by way of a flag lot of 30-foot width at 5233 Maple Grove Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director, stated that the applicants, Brad and Jackie Johnson propose to create a new flag lot along the western border of the existing property. The property owners are proposing a 30 foot 'pole/driveway' connection to Maple Grove Road for a distance of 320 feet with the 'flag' portion of the lot being approximately 166' x 1010'.

The property owners intend to either construct a new single-family home on the new parcel or potentially sell the lot and then rent the existing home. The property owners have discussed this proposal with the City Utility Clerk as well as St. Louis County in order to verify that utilities are available and that a new driveway cut would be permitted.

The main issues discussed were utility easement, power lines easement, and driveway access to adjoining property.

Brad Johnson, the owner of the property, presented his intentions with the flag lot.

Motion made by Valerie Ouellette to approve the application by Brad and Jackie Johnson for a Subdivision to create a 136-foot-wide parcel of 1.0 acres and a 4.03-acre lot accessed by way of a flag lot of 30-foot width at 5233 Maple Grove Road. Seconded by Beth Wentzlaff. Motion carried.

5B. An application by Heather Hiner for a Subdivision to create a 120-foot-wide parcel of 0.52 acres and a 3.0-acre lot accessed by way of a flag lot of 30-foot width at 5273 Arrowhead Road. The property is located in an R-3 zoning district.

Eric presented the application of Heather and Greg Hiner who propose to create a new flag lot along the western border of the existing property. The property owners are proposing a 30 foot 'pole/driveway' connection to Arrowhead Road for a distance of 190 feet with the 'flag' portion of the lot being approximately 150' x 834'.

The property owners intend to either construct a new single-family home on the new parcel or potentially sell the lot. The property owners have discussed this proposal with the City Utility Clerk as well as St. Louis County in order to verify that utilities are available and that a new driveway cut would be permitted.

The main issues were availability of utilities, setbacks from the map prepared by LHB, and stormwater runoff.

Motion made by Beth Wentzlaff to approve the application by Heather Hiner for a Subdivision to create a 120-foot-wide parcel of 0.52 acres and a 3.0-acre lot accessed by way of a flag lot of 30-foot width at 5273 Arrowhead Road. Seconded by Valerie Ouellette. Motion carried.

6. CONTINUING BUSINESS

6A. Update on the PUD Survey results and the status of the PUD study.

Eric presented the PUD review update prepared by Josh Bergstad and Justin Otsea of ARDC. Eric would like to hold another work session before the May 18, 2021 Planning & Zoning meeting as it is currently planned to be a public hearing.

One question asked was if there were any pending applicants. Eric stated that he has been in contact with a developer who has an interest in the process. Another was if there are any limitations on nonresidential uses combined with residential uses, either single family, multifamily, or both, with or without a change in density. According to Eric, the City is trying to get away from the specific language of apartment buildings, and instead looking at reviewing developments based on density and number of units per acre.

7. NEW BUSINESS

7A. Airport Custom Zoning Discussion.

Eric discussed Custom Airport Zoning with the Commission. The first is Zone A, which is primarily the area right around the runways. The second is the B Zone, which restricts the size of a property, which is currently 2½ acre lot size, as well as a stipulation on how many people can reside or utilize a structure on a per acre basis (currently 15 people per acre). Lastly is the C Zone, which is the largest of the safety zones, and the only restriction with this zone is the height of structures. There are a few businesses located in the B Zone that have C Zone exceptions.

With the Custom Airport Zoning, it allows each community to set their own safety zones associated with the airport runways. JAZB (Joint Airport Zoning Board) has worked with the different communities surrounding the airport and would like to keep Runway 9 (runs east and west) at that status quo. The zones would be renamed Zone 1, Zone 2, and Zone 3. With the Custom Zoning, the existing B zone, off of Runway 3, would be eliminated. MNDOT (Minnesota Department of Transportation), reviewed the application and objected to it in its current state. JAZB representatives met with MNDOT to discuss further and it was MNDOT's recommendation that

an intermediate zone prohibiting new development with vulnerable populations be created between Zones 1 and 3 in both Hermantown and Rice Lake.

From staff review of the zoning ordinance, uses which could be construed as having vulnerable populations included childcare/daycare centers; churches or synagogues; residential care facilities; schools or hospitals.

Staff reviewed the existing B zone associated with runway 3 and identified 36 parcels, none of which appeared to include vulnerable populations at this time. This existing safety zone is trapezoidal in shape and runs from Highway 53 to Arrowhead Road and includes a portion of Stebner Road and extends approximately 1,500 feet to the west.

Staff also looked at the possibility of a new zoning district extending from the Arrowhead/Highway 53 intersection to the Lavaque Road/Highway 53 intersection and running 1,000 feet on both sides of Highway 53. Within this new zoning new district development with vulnerable populations would not be permitted.

Staff will continue to discuss this information with the City Council with the plan to update JAZB on the City's intentions at the May 6, 2021 JAZB meeting. Should the City choose to revise the zoning ordinance, the proposed language would come before the Planning and Zoning Commission for their input.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Corey Kolquist – Absent.

Valerie Ouellette – None.

Samuel Clark – None.

Shannon Sweeney Jorgenson – Absent.

Beth Wentzlaff – None.

Buckley Simmons – Absent.

John Geissler – The sewer line will be done and trail will be paved from Stebner Park to Hermantown Road. Another segment from Morris Thomas Road to Keene Creek Park will also be under construction shortly.

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:02 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant