

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
June 15, 2021 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson, Corey Kolquist; Valerie Ouellette; Samuel Clark; Beth Wentzlaff; Buckley Simmons; and John Geissler

Members Absent: Shannon Sweeney Jorgenson

Others Present: Eric Johnson, Community Development Director; James & Bonnie Langdon, 3733 Johnson Rd.; Tony Marino, 3760 Johnson Rd.; John & Janet Janson, 3743 Johnson Rd.; Lisa and Bart Smith, 3761 Johnson Rd.; Jay Zierden, 4571 Martin Rd.; Todd & Jennifer Jacobson, 3757 Alexander Rd.; Darren Weets; Jeff Anderson, MSA Professional Services; Tim Cleary, 3782 Okerstrom Rd.; Mike Maguire, 3770 Okerstrom Rd.; Bart Smith, 3761 Johnson Rd.; John Cox, 3767 Johnson Rd.; Josh Berstad, ARDC; Jim Samberg, 3789 Johnson Rd.; Craig Pilon, 3449 Johnson Rd.; Justin Otsea, ARDC; Carolyn Clark, 4744 Portland Rd.; Sue & Scott Abernethy; Rod Saline, 4749 Hermantown Rd.; Brad Johnson, 4958 Maple Grove Rd.; and Joe Pike, 3729 Johnson Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the June 15, 2021 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the May 18, 2021 minutes as presented. Seconded by Buckley Simmons. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Benjamin Tessier for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 543x Maple Grove Road. The property is located in a R-1, Residential zoning district.

Eric Johnson, Community Development Director, shared with the Commission that the applicant, Benjamin Tessier purchased this property in the fall of 2020. There is a tributary to the Rocky Run Creek located on the western portion of the property. The applicant will not be crossing the tributary, however the natural environment shoreland area associated with the tributary requires a Special Use Permit. The applicant is proposing for a driveway located on the eastern portion of the property that would extend approximately 270 feet into the property in order to access upland area located on the property.

The driveway is located as to minimize the wetland impacts and will result in 6,275 square feet of impact. The proposed house footprint is outside of the shoreland area and is greater than 150' away from the Ordinary High Water Level (OHWL) which meets the structure setback requirements of a Natural Environment Shoreland area.

Motion made by Valerie Ouellette to approve the application by Benjamin Tessier for a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone located at 543x Maple Grove Road. Seconded by Corey Kolquist. Motion carried.

5B. An application by Jay Zierden/Zierden Construction for a Preliminary Planned Unit Development for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road. The property is located in an R-3 zoning district.

Eric advised the Commission that the applicant, Jay Zierden/Zierden Construction, is proposing to construct 21 single family home lots and 8 twinhome lots (8 units total) for a total of 29 lots on an existing 33 acre lot. In addition, the applicant has requested the City enter into an agreement to swap the 2.5 acre Outlot A of the Valleyview Division Plat for the 12.6 acre outlot proposed as part of this plat. The proposed project will consist of 21 single family lots ranging in size from 16,400 square feet to 58,890 square feet. In addition, the applicant is proposing 8 twinhome lots ranging from 11,743 square feet to 20,605 square feet in size for the purpose of building 4 twinhomes, for a total of 8 units total.

The Public Hearing held June 15, 2021 regarding the application by Jay Zierden/Zierden Construction for a Preliminary Planned Unit Development for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road, the main issues were green spaces, traffic, road size, the connection to Carlson Rd., road safety, emergency vehicles, lot size, and water line. A number of residents spoke in regard to the proposed project:

Tony Marino, 3760 Johnson Rd.
Lisa Smith, 3761 Johnson Rd.
Carolyn Clark, 4744 Portland Rd.
Janet Janson, 3743 Johnson Rd.
Jim Samberg, 3789 Johnson Rd.
James Langdon, 3733 Johnson Rd.
Jennifer Jacobson, 3757 Alexander Rd.
Darren Weets, Chub Lake Rd.
Tim Cleary, 3782 Okerstrom Rd.
Joe Pike, 3729 Johnson Rd.

Motion made by Sam Clark to approve the application by Jay Zierden/Zierden Construction for a Preliminary Planned Unit Development for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road with the exclusion of Carlson Rd. Seconded by Valerie Ouellette. Motion failed 4-3 with Council Geissler casting the deciding vote in order to break a 3-3 Planning Commission tie.

Motion made by Corey Kolquist to approve the application by Jay Zierden/Zierden Construction for a Preliminary Planned Unit Development for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road. Seconded by Buckley Simmons. Motion carried 4-3 with Councilmember Geissler casting the deciding vote in order to break a 3-3 Planning Commission tie.

5C. An application by Jay Zierden/Zierden Construction for a Preliminary Plat for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road. The property is located in an R-3 zoning district.

Eric presented to the Commission that the applicant, Jay Zierden/Zierden Construction, is requesting approval of a Preliminary Plat for construction of a 21 lot single family home and 8 twinhome lot (8 units total) for a total of 29 lots located in the NE intersection of Okerstrom Road and Morris Thomas Road.

Staff recommends approval of the Preliminary Plat based on the following findings and conditions:

1. The proposed preliminary plat meets the intent of the R-3, Residential Zoning District and the overall goals and policies of the Zoning Ordinance.
2. The preliminary plat is in accordance with and conformity to the Hermantown Comprehensive Plan and Hermantown Zoning Ordinance.
3. The applicant will have one year from the date of the preliminary Plat approval to file for a Final Plat.
4. The lots will be served by public water and sewer which will be constructed by the applicant. The new water and sewer main will be constructed by the applicant, reviewed and approved by the City Engineer then turned over to the City.
5. The applicant will be required to enter into an agreement with the City in order to obtain Outlot A of the Valleyview Division for the purpose of utilizing the outlot as part of the Keene Creek Trail Subdivision project.
6. The applicant will be required to deed to the City the outlot and subsequent stormwater ponds within to the City.
7. The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. A park dedication fee of \$1,100 per lot/unit will be paid at the time of final PUD/Plat approval. The applicant/builder will be responsible for the \$150/bedroom park dedication at the time of building permit.
8. The Applicant shall sign a consent form assenting to all conditions of this approval.
9. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

Motion made by Beth Wentzlaff to approve the application by Jay Zierden/Zierden Construction for a Preliminary Plat for 8 lots of twinhomes (8 units total) and 21 single family lots for a total of 29 lots/units on a 33-acre site located at the northeast intersection of Morris Thomas Road and Okerstrom Road. Seconded by Corey Kolquist. Motion carried 4-2.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

7A. Presentation by the ARDC for the Planned Unit Development (PUD) Study

Josh Bergstad and Justin Otsea, ARDC Planning, presented the Commission with their recommendations per the Planned Unit Development (PUD) Study.

Justin stated that the goal of their report, was to summarize the process; provide context on recommendations; and to provide specific recommendations (including language) for changes.

Josh discussed the purpose of the PUD. First, it should be flexible. Second would be conservation and natural features and resources. Third was encouraging efficiency of utilities. Fourth was improved housing and neighborhood options and housing affordability.

Using models from a few different cities' Planned Unit Developments, wording was used a guide to assist in the drafting recommendations for the City of Hermantown.

Motion made by Corey Kolquist to approve the Planned Unit Development (PUD) Study presented by ARCD. Seconded by Buckley Simmons. Motion carried.

8. COMMUNICATIONS

21-79 Petition to Stop Proposed Access Road to New Development Between Okerstrom Road and Johnson Road, North of Morris Thomas Road.

9. COMMISSION MEMBER REPORTS

- Joe Peterson – None.
- Corey Kolquist – None.
- Valerie Ouellette – None.
- Samuel Clark – None.
- Shannon Sweeney Jorgenson – Absent
- Beth Wentzlaff – None.
- Buckley Simmons – None.
- John Geissler – None.

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Valerie Ouellette. Meeting adjourned at 9:37 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant