



Hermantown Planning & Zoning Meeting – January 19, 2022

Because of attendance limitations at the regular meeting location due to the health pandemic, Hermantown's January 19, 2022, Planning & Zoning Meeting will be conducted both remotely and with limited access to Council Chambers.

The meeting will utilize the platform "Zoom," which allows the public to view and/or hear the meeting from their phone or computer.

The 7:00 pm Planning & Zoning Meeting will be available at:

<https://us02web.zoom.us/j/89710487385?pwd=RFZYekswalBBNEluUjZXTXVQUEYydz09>

and/or by calling the number (312) 626-6799 and utilizing the meeting ID number of 897-1048-7385 and the passcode of 122771.

A few important tips regarding the Zoom platform:

- If your computer does not support audio, you can still watch the meeting on your computer and call in on your phone to hear the meeting
- It is a challenging situation for all of us, so grace and understanding are appreciated.

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION**

Agenda
January 19, 2022
7:00 PM

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - 3A. November 16, 2021 regular meeting.
4. **PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
5. **PUBLIC HEARINGS**
 - 5A. An application by Soumis Construction Inc. for a Special Use Permit for the construction of a twinhome/duplex at 436x Lavaque Road. The property is located in a R-3 Residential zoning district.
 - 5B. An application by Jesse Stokke for an amendment to the development plan/PUD associated with the Pine View development for the purpose of modifying the plan/PUD to accommodate a two family home.
 - 5C. An application by Titan Premier LLC for a preliminary and final plat for the subdivision of 5 acres into 6 lots. The property is located at 5015 Radar Road and is located in a R-3 Residential zoning district.
6. **CONTINUING BUSINESS**
7. **NEW BUSINESS**
8. **COMMUNICATIONS**

21-211 - Shannon Sweeney Resignation from Planning & Zoning Commission
9. **COMMISSION MEMBER REPORTS**

Joe Peterson
Corey Kolquist
Valerie Ouellette
Samuel Clark
Beth Wentzlaff
Buckley Simmons
John Geissler

ADJOURN

**CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
November 16, 2021 Meeting Summary
7:00 PM**

1. ROLL CALL

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

Members Absent: Corey Kolquist.

Others Present: Eric Johnson, Community Development Director; Bryan & Marilee Malec, 4008 Stebner Rd.; Maurice Bourdage, 3876 Getchell Rd.; Jamie & Randine Lepage, 4071 Lavaque Rd.; Anne Peterson, 5080 Maple Grove Rd.; Trish Crego, 5670 Miller Trunk Hwy., Shannon Sweeney Jorgenson, 3605 Lindahl Rd.; and James Talago, 106 S 15th Ave. E, Duluth.

2. APPROVAL OF AGENDA

Motion made by Samuel Clark to approve the November 16, 2021 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Valerie Ouellette to approve the September 21, 2021 minutes as presented. Seconded by Samuel Clark. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Maurice Bourdage for a Special Use Permit for operation of a vehicle impound lot (parking as a primary use) at 4918 Lightning Drive. The property is located in a BLM Business and Light Manufacturing zoning district.

Eric Johnson, Community Development Director advised the commission that the applicant, Maurice Bourdage, is proposing to purchase the subject property for the purpose of relocating his existing towing business to the site. The applicant owns Nascar Towing, which had previously been operating out of 4803 Miller Trunk Highway until the property was sold earlier this summer.

The applicant is also proposing to fence a portion of the property in order to provide secure storage of towed vehicles. The proposed location is in the NW portion of the site underneath the existing power lines and is approximately 7,000 square feet in size. Parking and fencing are allowed in this powerline easement area; however, no buildings are. This is similar to the City's impound lot which is located approximately 800 feet to the west.

The applicant further proposes to use the existing building for storage of his vehicles as well as office space. From discussions with the Police Department, it is recommended that the applicant install security cameras on the property in addition to slatted/screen fenced storage area.

Motion made by Valerie Ouellette to approve the application by Maurice Bourdage for a Special Use Permit for operation of a vehicle impound lot (parking as a primary use) at 4918 Lightning Drive. Seconded by Buckley Simmons. Motion carried 4 to 0. Beth Wentzlaff abstained.

5B. An application by Miller Creek Property Investments for a Special Use Permit for the operation of a lawn and garden material supplies business. The property is located at 5350 Miller Trunk Highway and is located in a C-1 Office/Light Industrial zoning district.

Eric presented that the applicant, Miller Creek Property Investments, purchased the subject property in the summer of 2021 for the purpose of relocating their existing lawn and landscape business previously located at 4818 Swan Lake Road. The applicant's business model has changed over the years with the business primarily being a contractor-based business rather than having a retail sales component as they had in past years.

The applicant is utilizing the main building located on the 5396 parcel as their office and future office/showroom space. The garage/accessory building on this parcel and the 5350 parcel are used for storage of materials. The rear portion of the property is utilized for storage of plant material awaiting installation at job sites.

Since purchasing the property, the applicant has conducted numerous site/building improvements and is expanded the business model to include the rental or portable storage pods to businesses or homeowners. The empty pods are stored on site with rented pods being delivered to a home or business for use at that location. On site storage of filled/rented pods is not proposed.

Motion made by Valerie Oullette to approve the application by Miller Creek Property Investments for a Special Use Permit for the operation of a contractor yard/lawn and garden material supplies business. Seconded by Buckley Simmons. Motion carried 5 to 0.

5C. An application by Bryan and Marilee Malec for a Subdivision to create a 110-foot-wide parcel of 2.0 acres and a 7.1-acre lot accessed by way of a flag lot of 79-foot width at 4008 Stebner Road. The property is located in an R-3 zoning district.

Eric presented the application of the property owners, Bryan and Marilee Malec, who own a 9.1 acre property at 4008 Stebner Road. The property has a lot dimension of 331' x 1072'. A single family house and two accessory buildings are located on the property.

The property owners propose to create a new flag lot along the southern border of the existing property. The property owners is proposing a 79 foot 'pole/driveway' connection to Stebner Road for a distance of 467 feet with the 'flag' portion of the lot being approximately 331' x 822'. The proposed lot sizes for the two total parcels are:

Parcel A: 110' x 467' = 90,009/43,560 or 2.07 acres

Parcel B: 79' x 467' and 331' x 822' = 311,054/ 43,560 sf. or 7.14 acres

The property owners intend to sell parcel B with the new owner retaining the existing home. The applicants have discussed this proposal with the City Utility Clerk as well as Public Works in order to verify that utilities are available and that a new driveway cut would be permitted.

Chris Rohret, 4020 Stebner Rd., asked for clarification of the sub-division.

Eric stated that the City has stipulated that the flag lot can only be used for a single family home purpose. Since the application was submitted as a subision and not a planned unit development, staff is recommending the simple flag lot split for a single family home only.

Eric also noted that according to the city ordinance, the Planning and Zoning Commission has the authority to approve or deny flag lot applications.

Shannon Sweeney Jorgenson, 3605 Lindahl Rd., stated she believed there was a mistake with the application documents. She also asked about the pole portion of the flag lot which she believes abutts Stebner Rd. and wetlands.

Eric stated that the applicant had contracted with a professional wetland delineator along with the Technical Evaluation Panel, (TEP), which includes himself (as a representative of the City), the and the St. Louis County Soil, Water and Conservation District, as well as the Board of Water and Soil Resources, all of which reviewed the property this past spring and did approve the delineation. Again, Eric noted that any property owner has the ability to impact up to 10,000 sq. ft. of wetland on their property or 5% of total wetland on site, whichever is less.

Motion made by Buckley Simmons to approve the application by the property owners, Bryan and Marilee Malec, who own a 9.1 acre property at 4008 Stebner Road. The property has a lot dimension of 331' x 1072'. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

5D. An application by JP Holding Company, LLC for a Preliminary Planned Unit Development for 108-unit apartment building on a 13-acre site at 50xx Maple Grove. The property is located in an R-3 zoning district.

Eric presented that the applicant, JP Holding Company, LLC, is requesting approval of a Preliminary Planned Unit Development (PUD) Plan, to construct a 103-unit, (not 108 as initially stated) four story apartment building on 13 acres in the R-3 Zoning District at 507x Maple Grove Road.

The site is currently undeveloped with topography rising from the south to the north and contains a mixture of trees and open grassland area. The City's trunkline sanitary sewer runs along the western boundary of the property. The site has access from Maple Grove Road to the south and is providing a future road connection to the north. There are wetlands present on the property which have been delineated and have received TEP approval for impacts associated with the road construction.

The applicant has discussed holding a neighborhood meeting with City staff. A neighborhood meeting is not required per the PUD ordinance; however, the applicant is considering a future meeting prior to a City Council meeting and inviting property owners within 1000 feet of the proposed project.

The 103-unit, 4 story apartment building consists of a mix of housing units. There will be 92 interior parking and 97 surface parking spaces for a total of 189 parking spaces. There will be 4 stories above grade and be 42' to the top of the roof peak as measured from the ground elevation. The building includes landscaped grounds, a sidewalk system and outdoor patio space. The building will consist 70 one-bedroom units and 33 two-bedroom units.

The property owner will be able to connect into the city sewer and water mains that serve the property. The City will require that these utilities are either in public right of way or are within a 30' wide easement when in the private roadway section.

The applicant is proposing an internal sidewalk system for the project. This sidewalk system will connect to the existing sidewalk along Maple Grove Road and could be extended in the future to the north in order to access a future trail system by the City.

Beth Wentzlaff asked about the traffic study. Eric responded with the estimated traffic volumes associated with the development as indicated by the traffic engineer consultant.

Valerie Ouellette asked if specific landscaping that would cover that elevation?

Eric stated that this is a preliminary application at this time, and assuming this moves forward in the process, staff would work with the applicant to make those decisions.

Buckley Simmons asked about the PUD ordinance regarding neighborhood meetings, and wondering if they were recommended or were they mandatory.

Eric noted that neighborhood meetings were recommended.

John Geissler spoke to how the proposed project was in keeping with the new PUD ordinance which staff, the Planning Commission, and the City Council had done much work on over the past year.

Joe Peterson asked for more information about easements and structures under the power lines.

The applicant, James Telego, 106 S 15th Ave. E, Duluth, and Trish Crego, 5670 Miller Trunk Hwy., addressed the issue of structures under the power lines, and Trish stated that the stormwater proposed there is not considered a structure, it is considered a filtration basin, filtering any stormwater that came into the already existing wetlands, thereby protecting those wetlands.

The following residents spoke about their concerns regarding this project. The main issues were, the entrance being located on top of the sewer line, potential traffic issues, safety issues, and density issues.

Jamie LePage, 4071 Lavaque Rd.

Randine LePage, 4071 Lavaque Rd.

Michael Koppy, 5124 Beaver Creek Rd.

Motion made by Beth Wentzlaff to approve the application by JP Holding Company, LLC for a Preliminary Planned Unit Development for 103-unit apartment building on a 13-acre site at 50xx Maple Grove. Seconded by Buckley Simmons. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

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 – None.

John Geissler – Again acknowledged Steve Overom’s service to the City as the City Attorney and that he will still be stepping back from some of his duties and that his associate, Gunnar Johnson will be the new City Attorney effective January 1, 2022.

ADJOURN

Motion made by Buckley Simmons to adjourn the meeting. Seconded by Valerie Ouellette. Meeting adjourned at 8:05 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. 437x Lavaque Road– Special Use Permit - Construction of a two-family residential structure in a R-3, Residential Zoning District

Applicant: Soumis Construction, Inc
Case No.: 2022-01SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for construction of a two-family residential structure in a R-3, Residential District

RECOMMENDED ACTION:

Approve a Special Use Permit for construction of a two-family residential structure in a R-3, Residential zoning district.

DESCRIPTION OF REQUEST:

The applicant requests a special use permit to construct a two-family dwelling unit in an R-3 Residential zone.

SITE INFORMATION:

Parcel Size: 6.2 acres total
Legal Access: 437x Lavaque Road
Wetlands: Yes, delineated in 2021
Existing Zoning: R-3, Residential
Airport Overlay: C Zone – Height restrictions only
Shoreland Overlay: No
Comprehensive Plan: Residential

BACKGROUND

The applicant purchased the property located at 437x Lavaque Road, which is zoned R-3, Residential, in 2021. The property consists of 5+ acres of wetland with a portion of upland located in the NE portion of the property. This parcel is known as Outlot A of the Evergreen Fourth Addition.

ZONING ANALYSIS

Two-family dwellings are allowed by Special Use Permit (SUP) in the R-3 – Residential Zoning District. There are specific conditions which apply to two-family dwellings in addition to the standard regulations in the zoning district. The existing property meets the minimum lot dimensions associated with the construction of a two-family dwelling.

Table 1. Twin Home Requirements	Requirement	Provided
Minimum lot area	1.0 acre	6.2 acre
Minimum lot width	150 feet	700 feet
Minimum depth of front yard	50 feet	50 feet minimum
Minimum side yard	40 feet	40 feet minimum
Minimum distance from nearest condominiums, town homes, two-family dwellings	200 feet	Greater than 200 feet.
Minimum living area per unit	792 sq. ft.	1,640 sq. ft.

Utilities

There are existing water and sanitary sewer service in Lavaque Road. The applicant is required to provide new lateral services to the proposed two-family structure as well as being responsible for any connection or availability fees.

Wetlands

A wetland delineation was performed in the fall of 2021. The proposed two-family structure is not located within any wetland area and no wetland impacts are proposed.

Shoreland Area

The majority of the property is located within a Recreational Shoreland Area and is subject to the requirements of the City’s Shoreland Ordinance as it pertains to grading a filling within a shoreland area.

Special Use Permit

The Special Use Permit is for construction of a two-family residential structure in a R-3, Residential zoning district. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is compatible with development within the vicinity which is characterized by low and medium density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

The proposed use will not interfere with the use and enjoyment of surrounding properties which consists of low density residential. The property and setbacks are of sufficient size to not interfere with neighboring properties.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is in an area marked for residential development in the Comprehensive Plan. A two-family home is consistent with the density and purpose of the R-3 – Residential zoning district.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

- 5. Other criteria required to be considered under the provisions of this code for any special use permit.**

The project will meet requirements for minimum distance from other two-family dwellings and minimum living area per unit. Refer to Table 1 for specifics of the zoning analysis.

Findings of Fact and Recommendations

Staff recommends approval of the special use application to construct a two-family dwelling in a Recreational Shoreland Area, subject to the following:

1. The applicant shall connect to public sewer and water services at their own cost and be responsible for any connection or availability fees.
2. Prior to issuance of a building permit, the applicant will submit a site plan showing the lot dimensions and location of the two-family residence relative to the side lot lines.
3. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
4. Prior to issuance of a building permit, all necessary permits shall be obtained.
5. The approval is for a Special Use Permit for filling and grading in a Recreational Environment Shoreland area for the purpose of constructing a two-family structure. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
6. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;

- b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.
7. The applicant shall sign a consent form assenting to all conditions of this approval.
 8. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Site Plan
- Shoreland Overlay Map
- Proposed Floor Plan
- Proposed Building Elevation

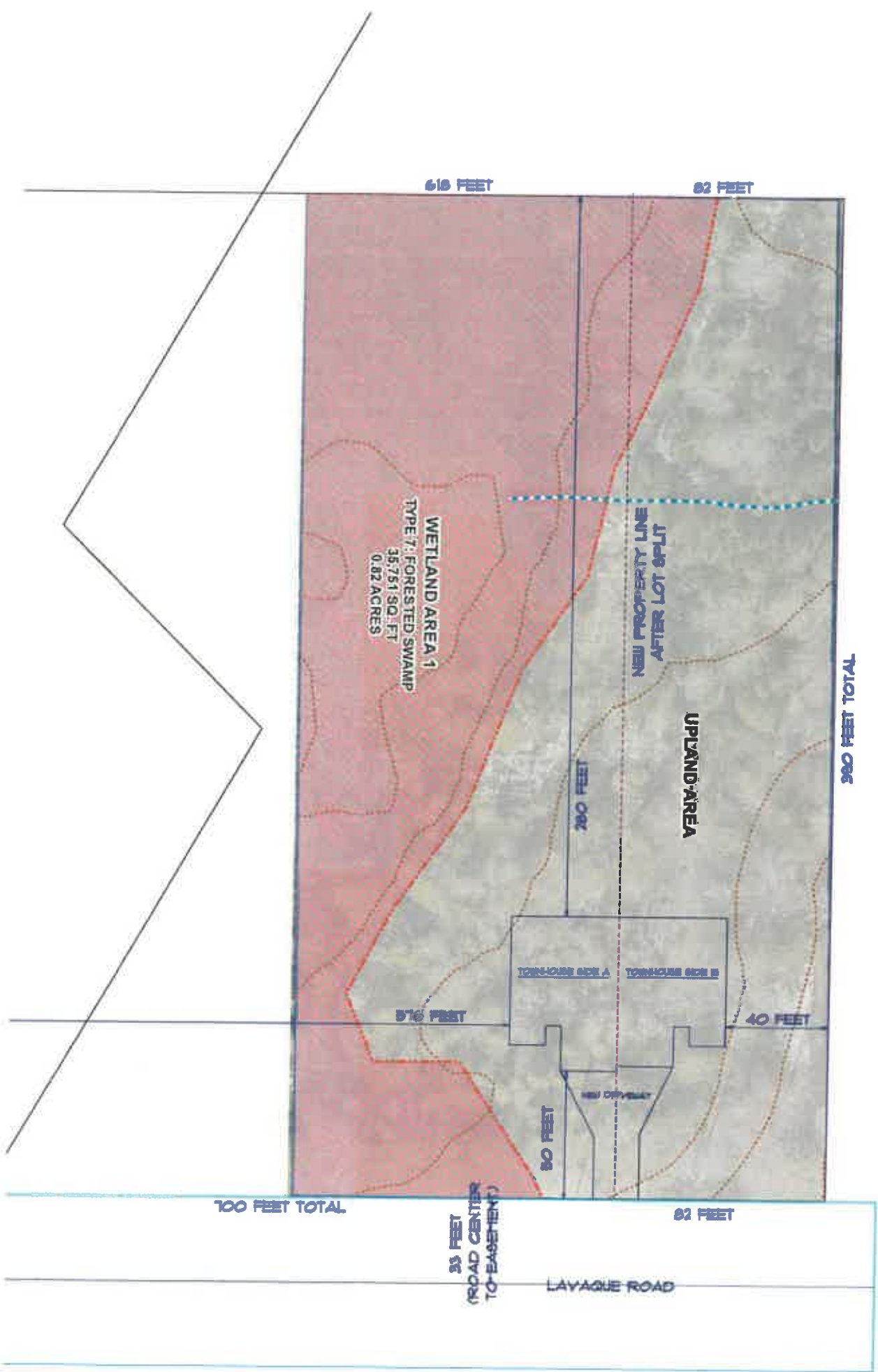
Location Map

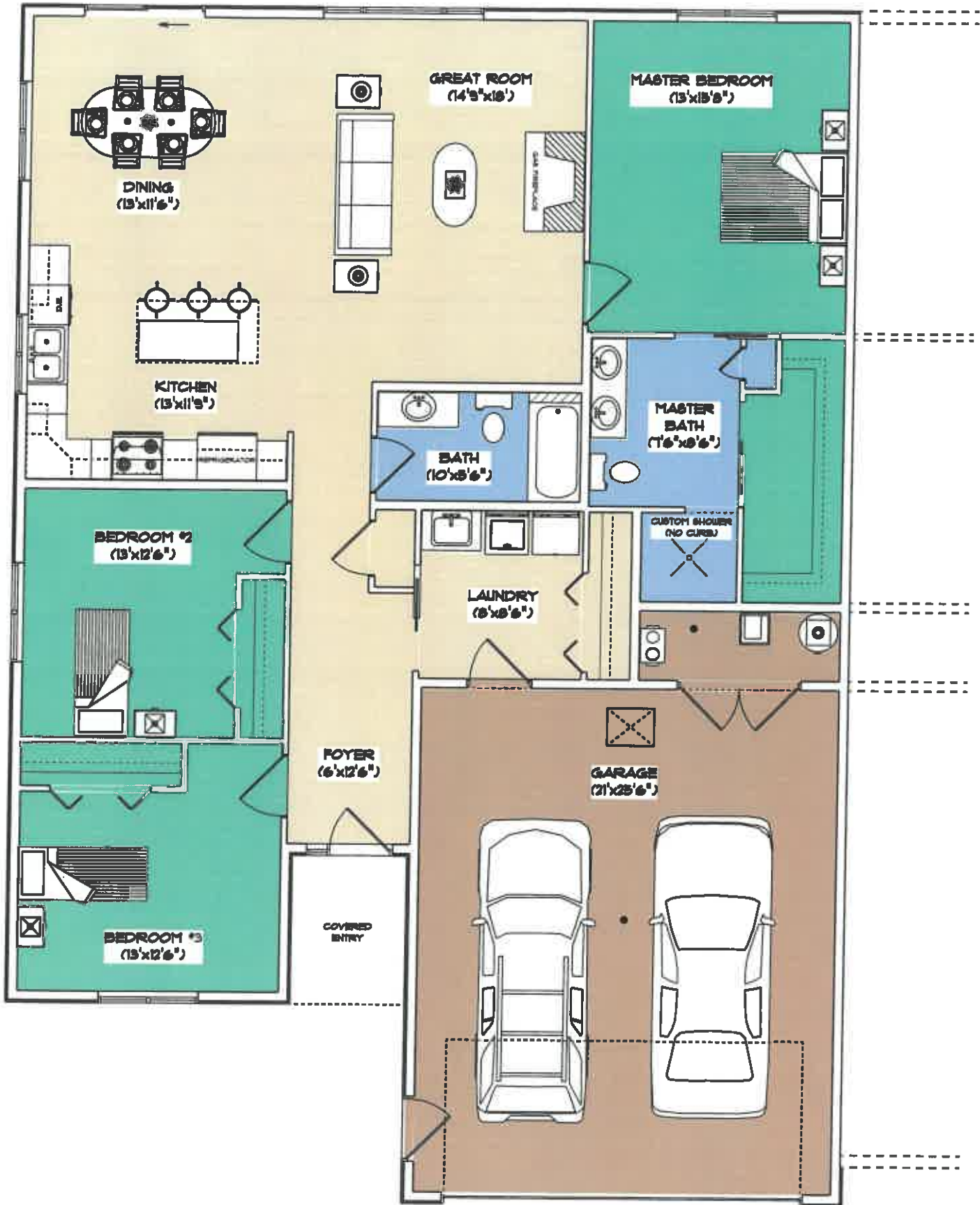


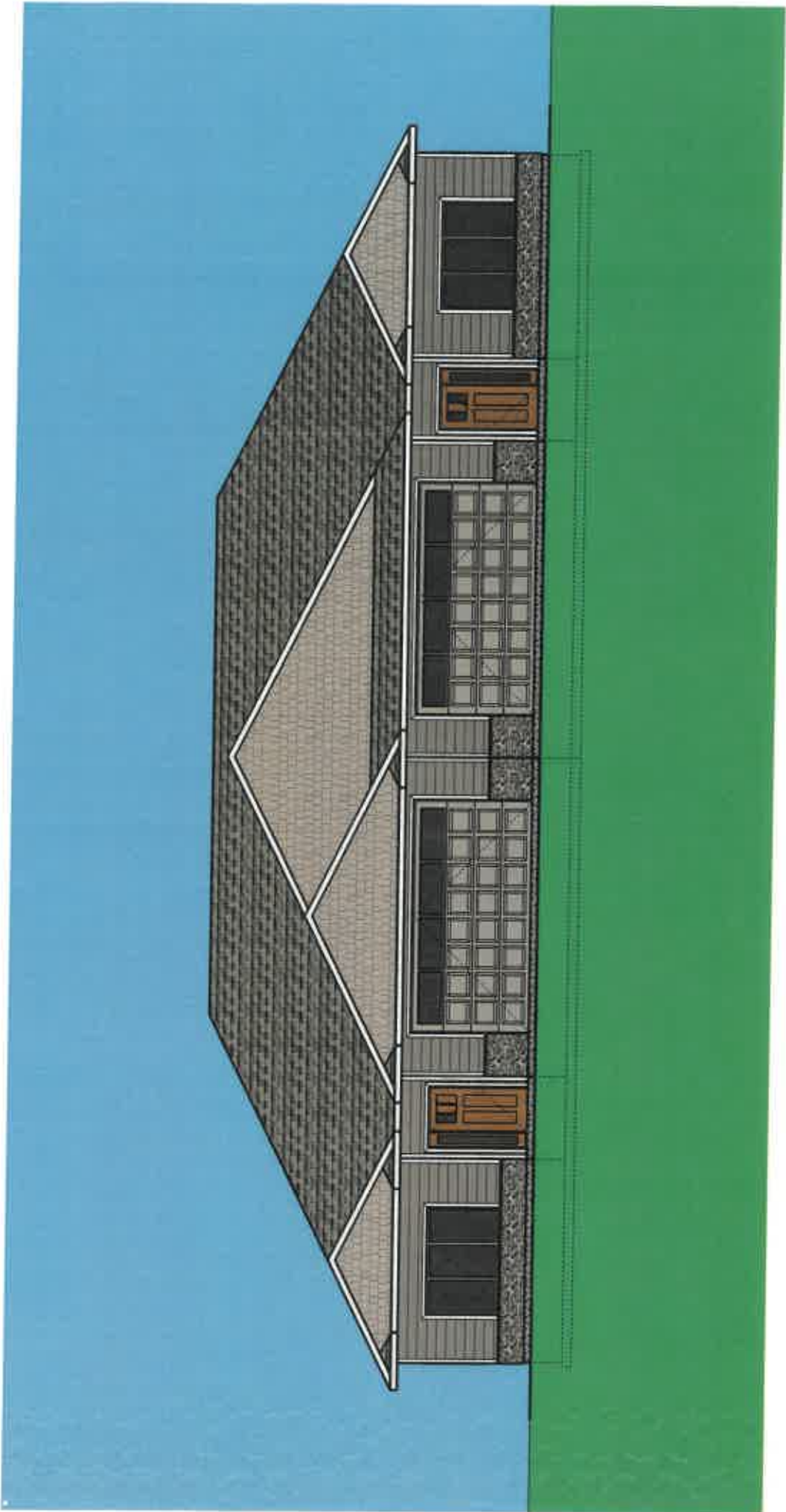
Shoreland Map



Preliminary Site Plan w/ Wetland Overlay







5B. Amendment to the Development Plan associated with the Pine View development

Applicant: Jesse Stokke
Case No.: 2022-01 PUD
Staff Contact: Eric Johnson, Community Development Director
Request: Amend the Development Plan to allow for the construction of a two-family residential structure

RECOMMENDED ACTION:

Staff recommends approval of the amendment to the Development Plan to allow for the construction of a two-family residential structure.

DESCRIPTION OF REQUEST:

Requested is an amendment to the Development Plan to allow for the construction of a two-family residential structure.

BACKGROUND:

The Pine View development was originally platted in 2005. At that time the development was envisioned as a two-family residential structure development with utilities being installed on each individual lot in order for each half of the two-family residential structure to have its own utility connection.

In 2010, the developer requested an amendment to the development plan to allow for single family homes on specific lots within the development. At the time, two-family residential structure sales were extremely slow so the amendment was envisioned as a way to spur lot sales within the development. To date, 7 single family homes have been constructed within the development. The underlying plat for the development did not change, rather the development plan specified which lots that single family homes could be constructed on.

Lots 19-22, Block 2 of the development fall under the single family home designation per the 2010 amendment. Each lot has its own utility services, but the amendment allows for one single family home on lots 19 and 20 and one single family home on lots 21 and 22. In the summer of 2021, the applicant, Jesse Stokke purchased lots 19 and 20 for the purpose of constructing a two-family residential structure. He was unaware of the amended development plan which limited these lots to one single family structure. These lots were amended in October 2021 to allow for the construction of a two-family residential structure.

The applicant has since purchased the adjoining two lots, 21 and 22 and is requesting an amendment to the development plan which would allow for the construction of one two-family residential structure on lots 21 and 22, which is consistent with the original 2005 development plan.

SUMMARY:

The proposed amendment to the Development Plan is consistent with the City's development goals for residential housing in the affected area of the City. By amending the 2010 Development Plan to now allow for the construction of a two-family residential structure on lots 21 and 22, the proposed amendment now aligns with the original plan for the Pine View development.

RECOMMENDATION:

Staff recommends approval of the amendment to the PUD Development Plan, subject to the following:

1. Prior to building permit issuance:
 - a. All professional fees incurred by the City in connection with the Amendment must be paid.
 - b. All necessary permits, including but not limited to stormwater, erosion control, and driveways, shall be issued.
2. All conditions of prior approvals shall be met in the construction of the two-family residential structure structure.
3. The applicant shall sign a consent form assenting to all conditions of this approval.
4. The applicant shall pay all City incurred engineering and attorney fees associated with this amendment.
5. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

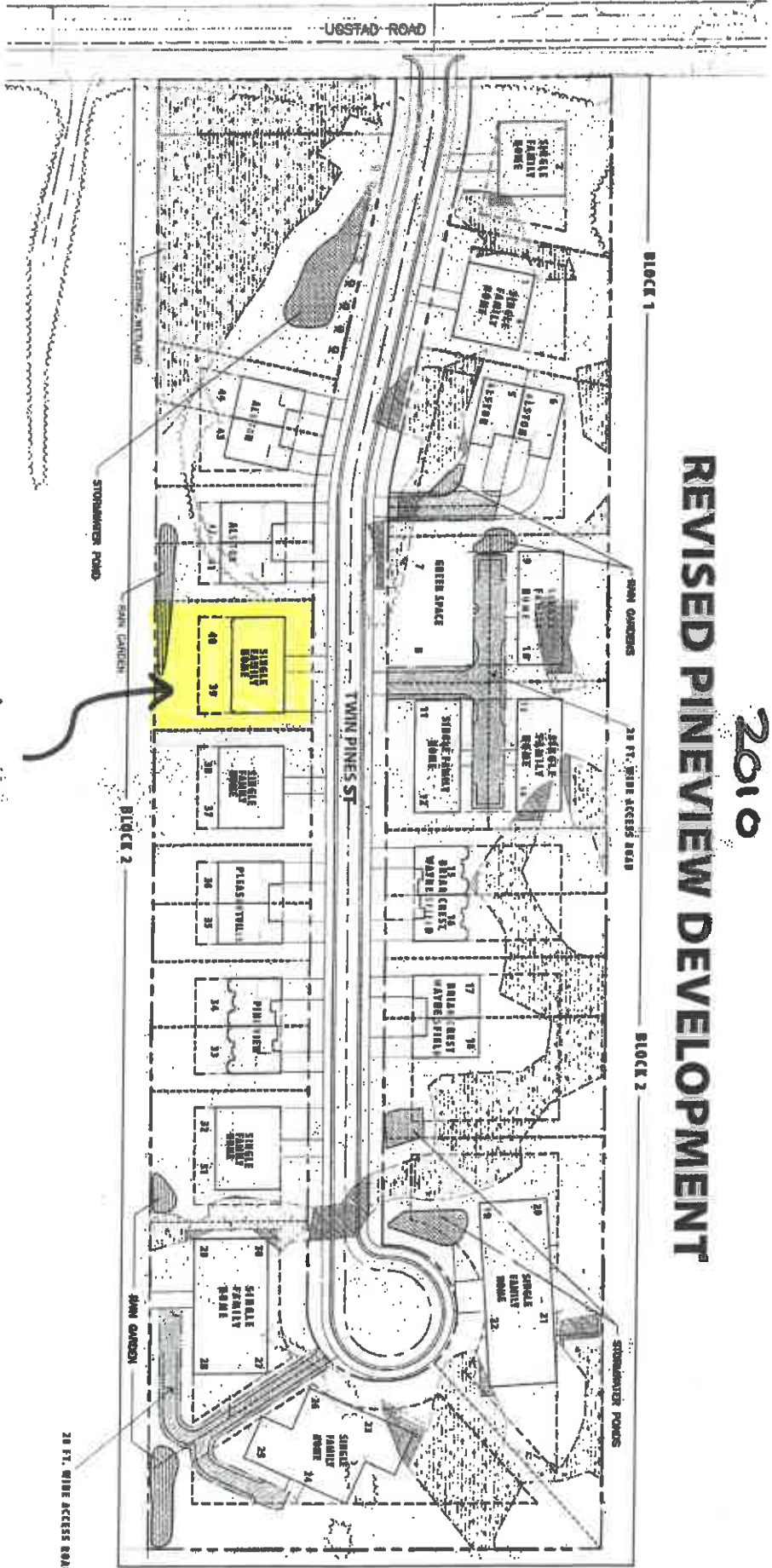
- Location Map
- 2005 Plan
- 2010 Revised Development Plan

Location Map



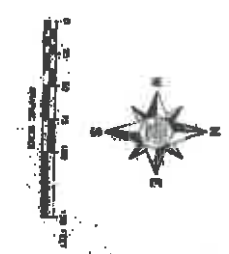
2010

REVISED PINEVIEW DEVELOPMENT



- Legend:**
- Building Setback Lines
 - Road Right-of-Way
 - Edge of Road
 - - - Center Line
 - - - Left Line
 - - - Access Easement
 - Wetland Area

SUBJECT PARCELS



5C. Radar Run Subdivision – Preliminary and Final Plat

Applicant: Titan Premier, LLC
Case No.: 2022-03 SUB-P
Staff Contact: Eric Johnson, Community Development Director
Request: Approval of a Preliminary and Final Plat

DESCRIPTION OF REQUEST:

Applicant is requesting approval of a Preliminary and Final Plat for the subdivision of a 5.0 acre parcel into 6 residential lots. The property is located at 5015 Radar Road and is in a R-3 zoning district.

SITE INFORMATION:

Parcel Size: 5.0 acres
Legal Access: 5015 Radar Road
Wetlands: None
Existing Zoning: R-3, Residential
Airport Overlay: Zone C – NW corner of property. Height restrictions only
Shoreland Overlay: None
Comprehensive Plan: Suburban

Development Details

The applicant is proposing to subdivide the existing 5.0 acre parcel located at 5015 Radar Road into 6 residential lots, each being a minimum of 0.5 acres in size. The proposed lots directly abut Getchell Road and will take access from the existing right of way/road. There is an existing home located on the property which will be demolished prior to the selling of any lots.

Zoning Analysis:

The property is zoned R-3, Residential which requires a minimum of 0.5 acre lots and 100 feet of road frontage. The proposed land subdivision meets both of these requirements.

Plat

The applicant is proposing to divide the 5.0 acre property into 6 lots. A preliminary plat has been provided as part of the application. A final plat prepared by a registered land surveyor will be required for the project.

Utilities

City water and sanitary sewer are located approximately 100 feet south of the SE corner of the site in Getchell Road. The applicant is proposing to extend water and sewer services approximately 660 feet to

the northern property line of the property. The utility mains will be located in a 30 foot wide easement along the eastern property line of the site with the easement being dedicated to the City. The utilities are required to be designed by a registered engineer and designed and installed to City specifications. Upon completion of the utilities and subsequent inspections/approvals, the utilities will be turned over to the City for their ownership and maintenance. The 30 foot easement will also be dedicated to the City for the purposes of maintaining the utilities.

The applicant will be required to enter into a utility extension agreement with the City for the design and installation of the utility mains.

Stormwater

These are single family lots and as such are not required to have an additional stormwater requirements. Each lot will incur a monthly stormwater utility fee once they are developed.

Access

The 6 lots directly abut Getchell Road with access being provided from the existing right of way/road.

As part of the plat, the applicant will be required to dedicate 33 feet along the south portion of the property for the purpose of creating a 66 right of way for Radar Road.

Wetlands

A wetland delineation was performed in the fall of 2021. There were no wetlands present on the subject 5.0 acre parcel.

Park Dedication Fees

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. Bedroom fees at the rate of \$150/bedroom will be paid at the time of building permit.

Summary

Staff recommends approval of the Preliminary and Final 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 lots will be served by public water and sewer which will be constructed by the applicant. The applicant/builder will be responsible for the construction costs and any connection of availability fees.
4. The applicant will be required to enter into a Utility Extension Agreement with the City in order to extend utilities along Getchell Road within a proposed 30 foot wide easement.

5. The preliminary and final Plat hereby approved is hereby expressly subject to the following conditions:
 - a. Property Owner is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
 - b. Trees and brush cannot be burned on the Land, but may be chipped and shredded.
 - c. Erosion control measures must be in place prior to any construction on the Final Plat.
 - d. The Property Owner shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
 - e. Prior to issuance of a building permit, all necessary permits shall be obtained, including, without limitation, any stormwater permits required by the Minnesota Pollution Control Agency.
6. 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 Plat approval. The applicant/builder will be responsible for the \$150/bedroom park dedication at the time of building permit.
7. Final plat approval will be void if: (1) a final plat is not recorded with St. Louis County within one calendar year of preliminary plat approval; and (2) the City has not received and approved a written request for a time extension within one calendar year of final plat approval.
8. The title of the land underlying the plat shall be approved by the City Attorney.
9. Regardless of the impact on the number of approved lots, all lots will meet the minimum standards for lot area (1/2 acre) and width (100'), all other design standards of the Hermantown Zoning Ordinance, including but not limited to:
 - a) Section 1020.02.2. Frontage. The entire required frontage of each lot must abut on a street that has been officially accepted by the City of Hermantown or other governmental body with jurisdiction over such street, except as provided for flag lots and cul-de-sacs
10. The Applicant shall sign a consent form assenting to all conditions of this approval.
11. The Applicant is responsible for payment of all City Engineer and City Attorney fees incurred by the City in the review and approval of the plat/project.
12. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

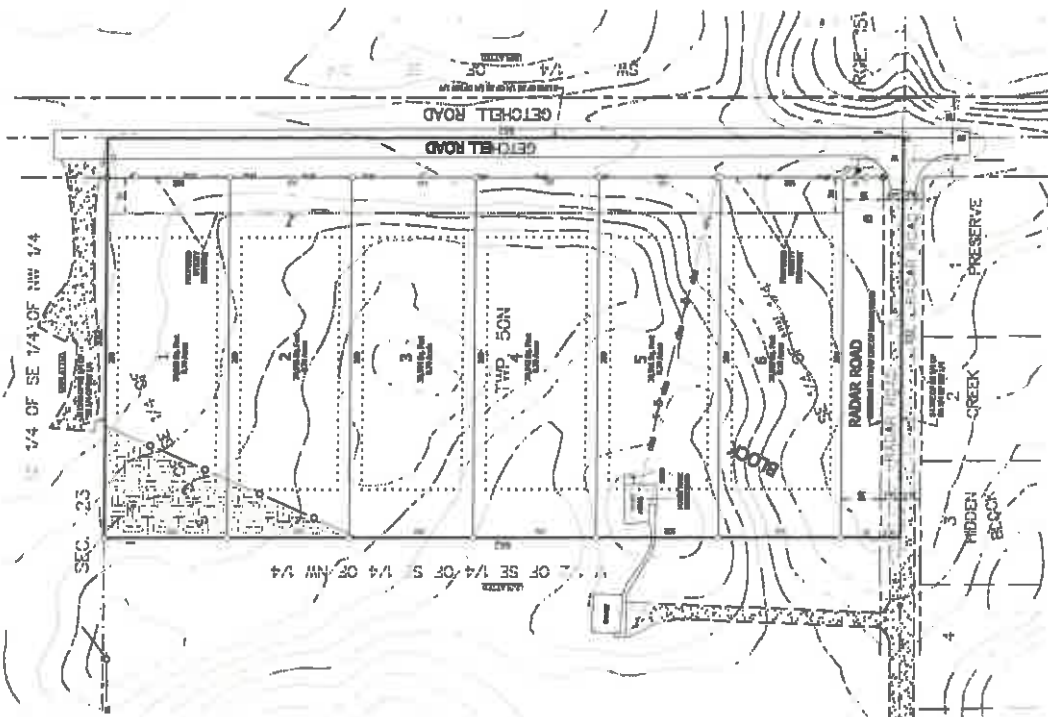
- Location Map
- Preliminary Plat
- Site Plan Sketch

Location Map



PRELIMINARY PLAT OF RADAR RUN

LOCATED IN PART THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 16 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY MINNESOTA



CONVEYANCE OF
 RIGHTS OF WAY
 AND EASEMENTS
 TO THE
 PROPERTY OF
 ST. LOUIS COUNTY
 MINNESOTA
 CITY OF MINNEAPOLIS, MINN.
 TRAILOR COURT, TRACT
 51, TOWNSHIP 50 NORTH,
 RANGE 16 WEST OF THE
 FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA
 FROM THE
 PROPERTY OF
 ST. LOUIS COUNTY
 MINNESOTA
 AND FROM THE
 PROPERTY OF
 ST. LOUIS COUNTY
 MINNESOTA
 FOR THE PURPOSE OF
 PROVIDING FOR THE
 CONVEYANCE OF
 RIGHTS OF WAY
 AND EASEMENTS
 TO THE
 PROPERTY OF
 ST. LOUIS COUNTY
 MINNESOTA
 FOR THE PURPOSE OF
 PROVIDING FOR THE
 CONVEYANCE OF
 RIGHTS OF WAY
 AND EASEMENTS
 TO THE
 PROPERTY OF
 ST. LOUIS COUNTY
 MINNESOTA



AREA SUMMARY

TOTAL AREA	4.00 AC
TOTAL ROAD EASEMENT AREA	1.00 AC
TOTAL AREA SUBJECT TO THE TRACT	3.00 AC
AREA TO BE CONVEYED	3.00 AC
AREA TO BE RETAINED	1.00 AC
AREA TO BE REMOVED	0.00 AC
TOTAL AREA TO BE CONVEYED	3.00 AC
TOTAL AREA TO BE RETAINED	1.00 AC
TOTAL AREA TO BE REMOVED	0.00 AC

LEGEND

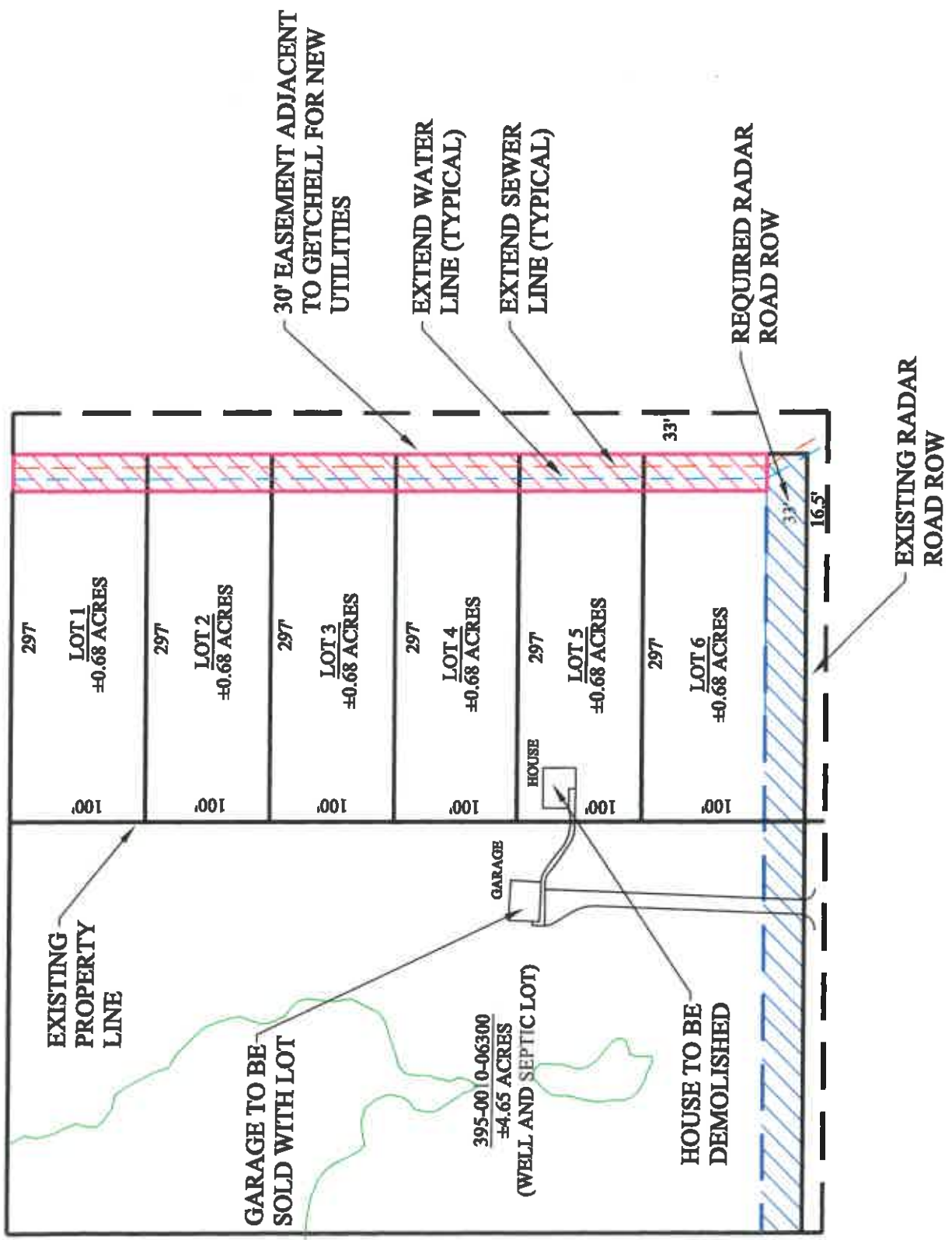
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CH-John Mulder

From: Shannon Sweeney <shannon@tinymagicconsulting.com>
Sent: Monday, December 13, 2021 1:31 PM
To: CH-Eric Johnson; CH-John Mulder; BUCKLEY SIMMONS; beth cmrasells; Valerie Ouellette; ckolquist@skylinelanes.com; samclark2012@gmail.com; joseph peterson; CH-John Geissler
Subject: Planning and Zoning Commission

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

This letter is to inform you that I am resigning from my position with the Planning and Zoning Commission. I have appreciated the opportunity to serve with all of you.

Have a happy holiday season,

Shannon Sweeney Jorgenson