

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
January 19, 2022 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; Barbara Harris, 4017 Stebner Rd.; Arlene & Roger Halverson, 4006 Getchell Rd.; Shawna Jokinen, 5119 Cedar Ridge; and Paul Anderson, 4379 Lavaque Rd.

2. APPROVAL OF AGENDA

Motion made by Samuel Clark to approve the January 19, 2022 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

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

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

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.

Eric Johnson, Community Development Director, presented the commission with the application of Soumis Construction, Inc., who 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.

Eric noted that 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.

The following residents spoke about their concerns regarding this project. The main issues were, access, and covenants.

Shawna Jokinen of 5119 Cedar Ridge Drive spoke to the existence of a development covenant for Evergreen 4th Addition which prohibits twinhomes.

Paul Anderson of 4379 Lavaque Road was concerned about the proximity of the new structure to his property as well as the amount of wetland on the proposed site.

Jesse Soumis spoke to the background of the purchase of this lot and addressed the concerns about any covenants. He stated that after conversations with his attorney that there are no issues with any covenants.

Motion made by Valerie Ouellette to approve the application by Soumis Construction Inc. for a Special Use Permit for the construction of a twinhome/duplex at 436x Lavaque Road. Seconded by Buckley Simmons. Motion carried 5 to 0.

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.

Eric discussed with the commission the application by Jesse Stokke, who is requesting an amendment to the Development Plan to allow for the construction of a two-family residential structure.

Eric noted that the original 2005 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.

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.

Motion made by Buckley Simmons to approve the 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. Seconded by Valerie Ouellette. Motion carried 5 to 0.

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.

Eric advised the commission that the applicant, Titan Premier LLC, 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.

Motion made by Beth Wentzlaff to approve the application by Titan Premier LLC for a preliminary and final plat for the subdivision of 5 acres into 6 lots. Seconded by Valerie Ouetette. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric commented that city staff is looking at updating some ordinances. Two relate to the Airport Commission; one will be regarding the shoreland ordinance; and lastly, the subdivision ordinance.

8. COMMUNICATIONS

21-211 - Shannon Sweeney Resignation from Planning & Zoning Commission

9. COMMISSION MEMBER REPORTS

Joe Peterson – None
Corey Kolquist – Absent
Valerie Ouellette – None
Samuel Clark – None
Beth Wentzlaff – None
Buckley Simmons – None
John Geissler – None

ADJOURN

Motion made by Buckley Simmons to adjourn the meeting. Seconded by Samuel Meeting adjourned at 7:51pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant