



Hermantown Planning & Zoning Meeting – March 15, 2022

Because of attendance limitations at the regular meeting location due to the health pandemic, Hermantown's March 15, 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
March 15, 2022
7:00 PM

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - 3A. February 15, 2022 regular meeting.
4. **PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
5. **PUBLIC HEARINGS**
 - 5A. An application by Adam Lilyquist for a Special Use Permit for the construction of 34' x 50' storage garage to be located at 3741 Getchell Road. The property is located in a R-3 Residential zoning district.
6. **CONTINUING BUSINESS**
7. **NEW BUSINESS**
8. **COMMUNICATIONS**
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
February 15, 2022 Meeting Summary
7:00 PM

1. ROLL CALL

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

Members Absent: Valerie Ouellette

Others Present: Eric Johnson, Community Development Director and Steven Kaski, 5087 Hermantown Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the February 15, 2022 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the January 19, 2022 minutes as presented. Seconded by Beth Wentzlaff. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by A-lign Properties LLC for a Preliminary and Final Plat of 6 lots 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, brought forth the application of A-lign Properties LLC's request for approval of a Preliminary and Final Plat for the subdivision of a 4.1 acre lot into 6 lots for a two-family home development at 508x Hermantown Road.

The applicant has been in the process of constructing three two-family homes (6 units total) on an existing 4.1 acre lot. To date, the two buildings along Hermantown Road have been built with the structure along Lavaque Road being planned for later in 2022. The applicant is now proposing to subdivide the 4.1 acre parcel into 6 total lots (1 for each unit) with lot sizes ranging from 0.51 to 1 acre in size. The project received preliminary and final PUD approval in March 2021.

Motion made by Corey Kolquist to approve the application by A-lign Properties LLC for a Preliminary and Final Plat of 6 lots on a 4-acre site located at the NE intersection of Hermantown Road and Lavaque Road. Seconded by Samuel Clark. Motion carried 5 to 0.

6. CONTINUING BUSINESS

Eric Johnson has prepared a draft related to the Joint Airport Zoning Board's – Airport Zoning Ordinance. Eric is working with John Mulder and the City Attorney on this with the potential for inclusion at the March Planning and Zoning meeting where a public hearing would be held.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

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

ADJOURN

Motion made by Buckley Simmons to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 7:07 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. Subdivision Application to construct a 1,700 square foot accessory structure in an R-3 zoning district

Applicant: Adam Lilyquist
Case No.: 2022-06-SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Special Use Permit for construction of a 1,700 square foot accessory building in a R-3 zoning district

RECOMMENDED ACTION:

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit for the construction of a 1,700 (34' x 50') square foot accessory building for City Council consideration subject to the attached conditions.

SITE DATA

Address: 3741 Getchell Road
Comprehensive Plan: Residential
Zoning: R-3, Residential
Lot Size: +/-3.33 acres
Wetlands: NW portion of the property per NWI
Shoreland Overlay: No
Airport Zoning: N/A

DESCRIPTION OF REQUEST:

Requested is a Special Use Permit to allow construction of an accessory structure over 1,200 square feet in size per Section 515.03.1 of the Zoning Ordinance. The applicant is requesting approval for construction of a 1,700 square foot accessory structure.

BACKGROUND:

Accessory structures over 1,200 square feet in size are permitted only with a Special Use Permit in the R-3, Residential Zoning District. The applicant is requesting approval to construct a 1,700 square foot accessory building. The accessory building would be 34 feet by 50 feet in size, with 14-foot sidewalls. The overall height of the proposed building is approximately 20'-5" feet. The construction type would be slab-on-grade, with vinyl siding and asphalt shingles to match the existing home. The building will be used to house the applicant's vehicles and personal belongings. No business activity is proposed as part of this use.

The proposed property is located along Getchell Road with the lot dimensions being approximately 220' x 630' for a total of +/-3.33 acres. The proposed accessory structure is approximately 120 feet from the nearest neighboring structure and approximately 286 feet from Getchell Road.

Section 515.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 1,200 square feet	R-3 Requirement	Provided
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	286 feet
Minimum side yard setback	Equal to the height of the accessory structure	30 feet
Minimum rear yard setback	Equal to the height of the accessory structure	300 feet
Minimum setback from primary structure	10 feet	100 feet
Maximum building height	35 feet	20'-5" feet
Maximum sidewall height	14 feet	14 feet

The accessory structure as proposed either meets or exceeds these requirements.

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 "Governing Criteria" of the Zoning Ordinance.

- 1. Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?*

There are no significant accessory structures in the vicinity of the property. However, the Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,700 square foot structure, the property would be at approximately 2.8%.

- 2. Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?*

The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for vehicles and personal property.

- 3. Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?*

The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 35% lot coverage for structures with the proposed property being at 2.8% coverage after the construction of the proposed accessory structure. The proposed use meets the performance standards set in Section 515.06.5 regulating accessory structures in excess of 1,200 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*

The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,700 square foot structure, the property would be at approximately 2.8%.

5. *Are there other criteria of the Zoning Ordinance that should be considered?*
No.

Wetlands

The National Wetland inventory shows a small wetland area in the NW corner of the property. This potential wetland is not in the vicinity of the proposed accessory structure.

Summary

The applicant meets the requirements for a Special Use Permit. Staff recommends a motion to recommend approval of the application to the City Council, subject to included conditions.

Recommendation

Staff recommends approval of the Special Use Permit, subject to the following conditions:

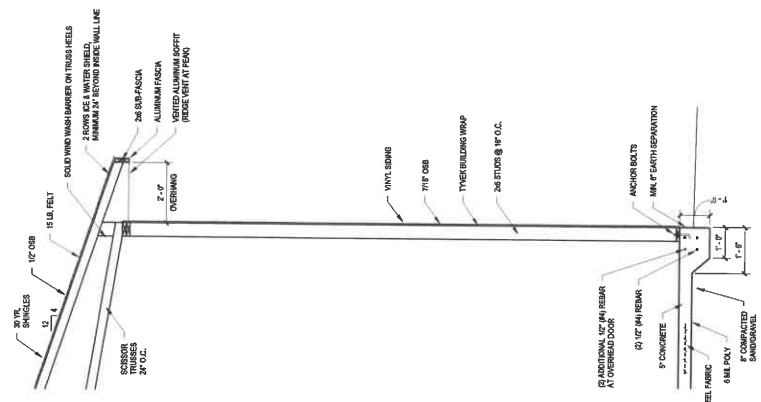
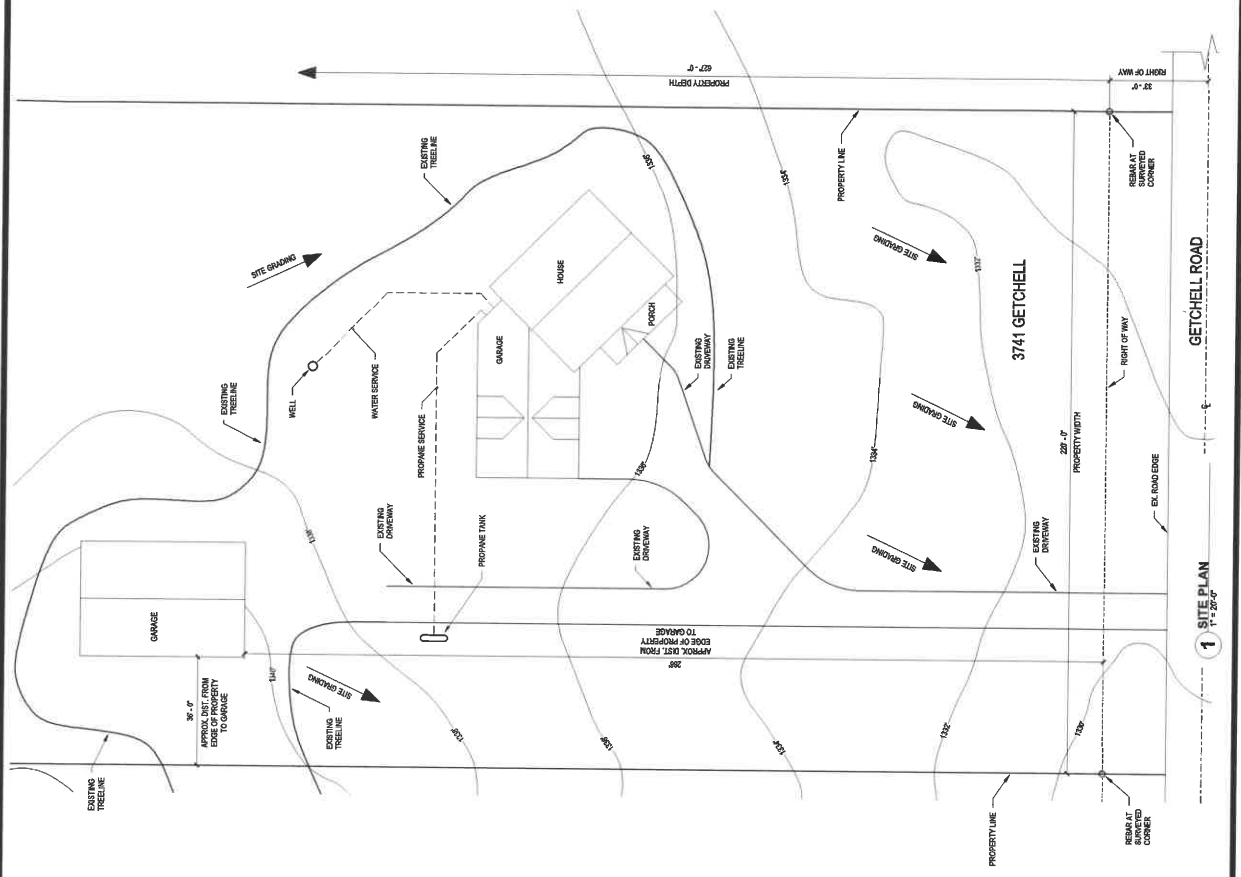
1. The approval is for a 1,700 square foot accessory structure on the property at 3741 Getchell Road.
2. The proposed accessory structure shall meet all setback requirements for Accessory Structures in the R-3 Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site, however the 1,700 square foot accessory building will need to meet the minimum setback requirements per Section 515.06.5 of the Zoning Ordinance.
4. 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.
5. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
6. No business activity is allowed in association with the accessory structure approval.
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
- Structure Location Map
- Proposed Structure Images

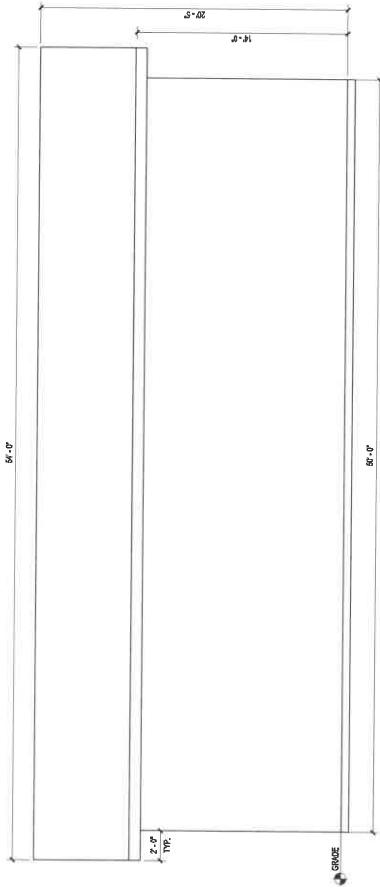
Location Map



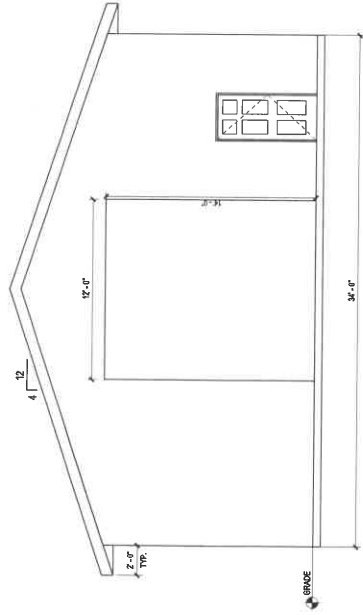


1 SITE PLAN
1" = 20'-0"

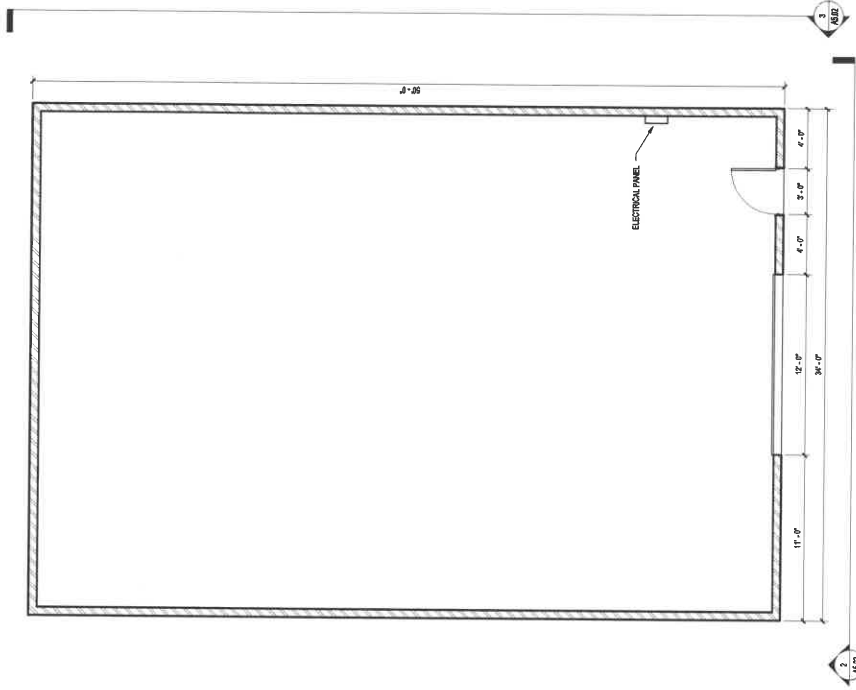
2 GARAGE WALL SECTION
1/2" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"



THIS DRAWING PAPER HAS BEEN
REVIEWED FOR CONFORMANCE

PROJECT NO. 2102022
DATE 2/16/22
DESIGNED BY
CHECKED BY
DATE 2/16/22
REVIEWED BY

PROJECT NAME
ACCESSORY BUILDING

3741 GETCHELL ROAD
HERMANTOWN, MN 55811
DRAWING TITLE
**FLOOR PLAN AND
ELEVATIONS**

FILE
DRAWN BY: ALC
DRAWING NO.

A5-02



