

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
June 21, 2022 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Corey Kolquist; Valerie Ouellette; Samuel Clark; Buckley Simmons; Dante Tomassoni; and John Geissler

Members Absent: Joe Peterson and Beth Wentzlaff

Others Present: Eric Johnson, Community Development Director;

2. APPROVAL OF AGENDA

Motion made by Dante Tomassoni to approve the June 21, 2022 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the May 17, 2022 minutes as presented. Seconded by Dante Tomassoni. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Paul Fitzgerald for a Special Use Permit for the construction of 2,400 sq. ft. storage garage to be located at 5243 Hermantown Road. The property is located in a R-3 Residential zoning district.

Eric Johnson, Community Development Director, introduced to the Commission the Special Use Permit and Variance request by Paul Fitzgerald 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 2,400 square foot accessory structure. The structure would be 40 feet by 60 feet in size, with 14-foot sidewalls. The overall height would be approximately 24 feet. The construction type would be slab-on-grade, with steel siding and roof. The structure will be used to house the applicant's vehicles and personal belongings. No business activity is proposed as part of this use.

The applicant owns two parcels with frontage along Hermantown Road with the lot dimensions being approximately 730' x 930' for a total of +/-16.5 acres. The proposed accessory structure is approximately 300 feet from the nearest neighboring structure and approximately 93 feet from Hermantown Road and 450 feet from Reinke Road. The applicant is in the process of combining the two parcels into one.

Section 515.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. The front yard setback is required to be equal to or greater than the building line of the primary structure. The existing home on the property is located approximately 225 feet from the pavement surface of Hermantown Road.

The proposed accessory structure is approximately 93 feet from the pavement surface of Hermantown Road. The applicant is proposing that the driveway surface associated with the proposed structure is located on the north side of the building and takes access from the existing driveway to the house. The National Wetland Inventory shows the presence of wetlands approximately 170 from the pavement surface of Hermantown Road.

The applicant is proposing to keep much of the existing vegetation on the south side of the proposed structure which will provide screening from Hermantown Road. By locating the proposed structure in this upland area, the applicant is able to preserve the existing wetlands to the north.

Motion made by Samuel Clark to approve the application by Paul Fitzgerald for a Special Use Permit and Variance for the construction of 2,400 sq. ft. storage garage to be located at 5243 Hermantown Road. Seconded Valerie Ouellette. Motion carried 5 to 0.

5B. An application by JLG Enterprises for a rezoning of a 40-acre parcel located in the rear of the formerly addressed 3956 Stebner Road and is associated with the Peyton Acres development. The parcel is currently zoned HM, Hermantown Marketplace with a proposed rezoning to R-3, Residential.

Eric presented the request of Applicant, JLG Enterprises, to change the Hermantown Zoning Map by rezoning the eastern 40 acres of Parcel 395-0158-00080 from HM, Hermantown Marketplace to R-3, Residential. The purpose of the rezoning is to facilitate the development and construction of single- family homes, which is not a permitted use in the HM zoning district.

The applicant has proposed a multi-phase residential development of approximately 65 acres. To date, the applicant has constructed the infrastructure (road base, watermain and sewermain for Phase 1A and has received approval for Phase 1B infrastructure. Future additions to the subdivision will require an additional road connection on the eastern portion of the property connecting to Oak Ridge Drive for public safety, road maintenance, and traffic improvements. In addition, the City will be requiring a right of way access to the adjoining +/- 100 acres to the east.

The property is bordered by R-3, Residential, P, Public and HM, Hermantown Marketplace zoning districts. Existing uses of the neighboring properties to the northwest, south and west are single family homes. The +/-100 acres of land to east are undeveloped.

The proposed Phase 1C of the Peyton Acres development is split between the HM, Hermantown Marketplace and R-3, Residential district. The Applicant has requested for a rezoning of the HM zoned property to R-3 in order to keep with the ability to construct single family homes.

The site is in Area 1 on the Hermantown Comprehensive Plan Concepts Map. The goal for Area 1 is to maintain suburban character, preserve critical natural features, phase residential development, and develop existing and new park areas. Suburban character includes residential development and is compatible with the uses of the adjacent properties.

Valerie Ouellette asked what the lot sizes were.

According to Eric, they are approximately one-half to three-quarter acres.

Samuel Clark asked if the 40 acres to the east of the project could also be added to R3 zoning.

Eric stated that since that acreage is not owned by JLG, zoning would stay as it currently is – Hermantown Marketplace - until such a time that a request was to be made by the owners for any such change.

Motion made by Buckley Simmons to approve the application by JLG Enterprises for a rezoning of a 40-acre parcel located in the rear of the formerly addressed 3956 Stebner Road and is associated with the Peyton Acres development. The parcel is currently zoned HM, Hermantown Marketplace with a proposed rezoning to R-3, Residential. Seconded Dante Tomassoni. Motion carried 5 to 0.

5C. An application by JLG Enterprises for a Preliminary and Final Plat for an 8 lot and 2 outlot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district.

Eric instructed the Commission that the applicant, JLG Enterprises, is requesting approval of a Preliminary and Final Plat for construction of a six lot, 2 outlot residential development at 3956 Stebner Road. The property is located in an R-3, Residential zoning district.

JLG Enterprises is proposing to construct eight residential lots and 2 outlots over a portion of the overall plat known as Peyton Acres.

Corey Kolquist asked what happens with Outlot (A) with reference to the stormwater pond.

Eric stated that the stormwater pond will be turned over to the City for ownership.

Motion made by Valerie Ouellette to approve the application by JLG Enterprises for a Preliminary and Final Plat for an 8 lot and 2 outlot subdivision located at the formerly addressed 3956 Stebner Road. Seconded Samuel Clark. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric updated the Commission of the outcome from the June 20, 2022 City Council meeting regarding approval of HKGI for the Comprehensive Master Plan.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – Absent

Corey Kolquist – None

Valerie Ouellette – None

Samuel Clark – Looking for clarification of the Zierden project once City Council approves the project.

Beth Wentzlaff – Absent

Buckley Simmons – None
Dante Tomassoni – None
John Geissler – None

ADJOURN

Motion made by Buckley Simmons to adjourn the meeting. Seconded by Dante Tomassoni.
Meeting adjourned at 7:37 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant