

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
August 16, 2022 Meeting Summary
7:00 PM

1. ROLL CALL

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

Members Absent:

Others Present: Eric Johnson, Community Development Director; Edstrom's, 5195 Miller Trunk Hwy.; Parker Hemmingsen, 400 W Front St., Albert Lea, MN; Myrna & Ralph Johnson, 4774 Anderson Rd.; Peggy Harri, 3773 Keene Creek Ln.; Kevin Shea, 4777 Anderson Rd.; Dave & May Miller, 4793 Anderson Rd.; Paul & Tammy Johnson, 3884 Okerstrom Rd.; Dianne Wentz, 4269 Keene Creek Ct.; Jan Dorvinen, 4755 Keene Creek Ct.; Lynn Tracey, 3919 Getchell Rd.; Jerry Reno, 3919 Getchell Rd.; Steve & Hayne Saarela, 58XX Highway 194; David Manderfeld, 4780 Hermantown Rd.; Alex Bushey, 800 B W Railroad St.; Tammy Johnson, 3884 Okerstrom Rd.; Pete Pavlovich, 3979 Sangstrom Rd.; Jim & Vivian Gangl, 3783 Keene Creek Ln.; and Diane Langlee, 3719 Keene Creek Ln.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the August 16, 2022 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Dante Tomassoni to approve the July 19, 2022 minutes as presented. Seconded by Valerie Ouellette. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Lynn Tracey and Jerry Reno for a Subdivision to create a 115-foot-wide parcel of 0.53 acres and a 2.5-acre lot accessed by way of a flag lot of 85-foot width at 3919 Getchell Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director, presented the proposed subdivision to the members. The property owner owns a 3.0 acre property at 3919 Getchell Road. The property has a lot dimension of 200' x 660'. A single family house and an accessory building are located on the property.

The property owner proposes to create a new flag lot along the northern border of the existing property. The property owner is proposing a 85 foot 'pole/driveway' connection to Getchell Road for a distance of 200 feet with the 'flag' portion of the lot being approximately 200' x 460'. The proposed lot sizes for the two total parcels are: Parcel A: 115' x 200' = 23,000/43,560 or 0.53 acres
Parcel B: 85' x 200' and 200' x 460' = 109,000/ 43,560 sf. or 2.50 acres

The property owner intends to sell parcel A with the existing home and build a future home on parcel B. The applicant has 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.

Lynn Tracey, 3919 Getchell Rd., stated that the existing home does have city water and sewer services.

Motion made by Samuel Clark to approve the application by application by Lynn Tracey and Jerry Reno for a Subdivision to create a 115-foot-wide parcel of 0.53 acres and a 2.5-acre lot accessed by way of a flag lot of 85-foot width at 3919 Getchell Road. Seconded Valerie Ouellette. Motion carried 7 to 0.

5B. An application by Steven Saarela for the construction of a 2,520 square foot garage (accessory structure) at 58xx Highway 194, which is located is in an R-1 zoning district.

Eric informed the commission members of the application of Steven Saarela, who is requesting approval of a Special Use Permit to construct a 2,520 square foot accessory building. The accessory building would be 42 feet by 60 feet in size, with 12-foot sidewalls. The overall height of the proposed building is approximately 20 feet. The construction type would be slab-on-grade, with steel siding and roof. The building will be used to house the applicant's vehicles and personal belongings. No business activity is proposed as part of this use.

Steven Saarela, 6038 Charles Rd., Saginaw, stated the building is for personal use only.

Motion made by Corey Kolquist to approve the application by Steven Saarela for the construction of a 2,520 square foot garage (accessory structure) at 58xx Highway 194. Seconded Beth Wentzlaff. Motion carried 7 to 0.

5C. An application by Philip Nyhusmoen for a Commercial Industrial Development Permit for the construction of a 7,200 square foot retail/showroom building with 12 parking spaces. The property is located at 519x Miller Trunk Highway and is located in a C, Commercial zoning district.

Eric advised the members that the applicant has applied for a Commercial Industrial Development Permit (CIDP) to develop an existing 8.8-acre site located at 519x Miller Trunk Highway (395-0010-00575).

The applicant, Philip Nyhusmoen, is proposing to develop the property in order to construct a 7,200 square foot retail/showroom building with 12 parking spaces. The project involves the construction of the building along with a driveway onto Miller Trunk Highway; a paved bituminous parking lot with 12 spaces with room for semi truck delivery of product along the east side of the building and stormwater facilities.

Eric has been notified by the applicant that a wetland delineator has been on the proposed site, and that the applicant has revised the site plan to reflect 24 parking spaces instead of the 12 originally indicated in the staff report.

Philip Nyhusmoen spoke to the commission regarding the newly updated site plan, which completely avoids any wetlands on the property.

Motion made by Dante Tomassoni to approve the application Philip Nyhusmoen for a Commercial Industrial Development Permit for the construction of a 7,200 square foot retail/showroom building with 12 parking spaces. The property is located at 519x Miller Trunk Highway. Seconded Buckley Simmons. Motion carried 7 to 0.

5D. A City of Hermantown application for a rezoning of a 5-acre parcel located at 4715 Hermantown Road. The parcel is currently zoned R-3, Residential with a proposed rezoning to C, Commercial.

Item 5D was withdrawn from the Agenda.

5E. An application by P&R Development LLC for a rezoning of a 27-acre parcel located at 4747 Hermantown Road. The parcel is currently zoned R-3, Residential with a proposed rezoning to C, Commercial.

Eric apprised the commission members that the applicant, P&R Development, LLC, is requesting a proposed change to the Hermantown Zoning Map by rezoning 4747 Hermantown Road (395-0010-07050 and 395-0010-07045) from R-3, Residential to C, Commercial. The purpose of the rezoning is to allow for the applicant to potentially pursue a multi-family housing project on the southern portion of the property.

The applicant has had exploratory conversations with City staff regarding the possible construction of a multifamily housing development at the former Engwall's Floral site. There are two potential routes to facilitate this type of development; the submission of a Planned Unit Development which would allow for the creation of site-specific setbacks and density while maintaining a maximum of 43 feet of building height or the rezoning of the property to C, Commercial, which allows for multifamily housing. The C, Commercial zoning district has district wide setbacks in place along with a 65-foot maximum building height.

The commission previously approved a Planned Unit Development (PUD), which will not be affected by this rezoning.

Corey Kolquist asked what is the City's viewpoint when it comes to spot zoning.

Eric stated that under the comprehensive plan, City staff will be looking at the rezoning issue over the entire area as a whole, at a future date. Discussions with the City Attorney have indicated other communities have encountered challenges with spot zoning and that none of those have held up in court.

Corey also asked what would happen if the commission approved the zoning change and P&R Development pulled out of the project, you could have bars, restaurants, etc. on the site.

Eric stated that was correct as the zoning would be C, Commercial.

Samuel Clark does not agree with the City staff's recommendation to approve the rezoning under the comprehensive plan. He believes it doesn't maintain suburban natural characteristics, nor does it develop new or existing park. He stated that doing a small area plan before doing a rezoning of this size would be a good approach.

Pete Pavlovich, 3979 Sangstrom Rd., stated that rezoning this property to commercial makes this project a small footprint to make the economics work, as well as the height being able to also leave a small footprint.

The following residents spoke about their concerns regarding this project. The main issues were, maintain the suburban character; keeping Hermantown's small-town community feel; when property turns into commercial developments, the residential properties become degraded; concern of a 60 ft. apartment complex in a resident's back yard; putting together a referendum or survey to see what the residents of Hermantown want; this building will give its residents an opportunity to be part of this tight-knit community; the larger issue being the stretching of the R3 zoning; impact on Keene Creek; and looking for more of a commitment or concrete plan from the developer.

Kevin Shea, 4777 Anderson Rd.
David Manderfeld, 4780 Hermantown Rd.
Dave Miller, 4793 Anderson Rd.
Tammy Johnson, 3883 Okerstrom Rd.
Myrna Johnson, 4774 Anderson Rd.
Alex Bushey, 800B W Railroad St.
Mary Miller, 4793 Anderson Rd.
Dave Allison, 3735 Keene Creek Ln.
Diane Langlee, 3719 Keene Creek Ln.
Justin Seitz, 4740 Hermantown Rd. (online)

Beth Wentzlaff commented that she is really excited about the new Comprehensive Plan and she believes there is room for trying to develop a little more commercial and trying to hone in on getting a grasp for the City for the future. Because of that, she believes this rezoning is premature.

Valerie Ouellette believes that the commission should wait on this rezoning until the Comprehensive Plan is completed.

Motion made by Samuel Clark to recommend the denial of the application by P&R Development LLC for a rezoning of a 27-acre parcel located at 4747 Hermantown Road. The parcel is currently zoned R-3, Residential with a proposed rezoning to C, Commercial. Seconded Beth Wentzlaff. Dante Tomassoni recused himself. Motion carried 6 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

Samuel Clark – None

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – None

John Geissler – Community Recreational Initiative (CRI) information shared with members

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Valerie Ouellette. Meeting adjourned at 8:25 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant