

CITY OF HERMANTOWN  
PLANNING & ZONING COMMISSION  
January 18, 2023 Meeting Summary  
7:00 PM

**1. ROLL CALL**

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

Members Absent: Buckley Simmons and John Geissler

Others Present: Eric Johnson, Community Development Director;

**2. APPROVAL OF AGENDA**

Motion made by Corey Kolquist to approve the January 18, 2023 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

**3. APPROVAL OF MINUTES**

Motion made by Dante Tomassoni to approve the December 20, 2022 minutes as presented. Seconded by Corey Kolquist. Motion carried.

**4. PUBLIC DISCUSSION**

None.

**5. PUBLIC HEARING**

5A. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 14 – Signs and Ground Signs.

Eric Johnson, Community Development Director, advised the members that the Hermantown sign code is largely from Ordinance 76-01, which was passed in December of 1975. The sign code was updated in 2008. In the 47 years since the sign code was adopted and the 14 years since the chapter was updated, the City has made changes to its zoning code that impact the sign code.

Namely, the City has added two new zone districts, the Hermantown Market Place (HM) and the Business/Light Manufacturing (BLM). There are also fees sprinkled throughout the sign code. The City now puts those fees in the fee resolution rather than embedding them in the code. This allows for an annual review of the fees and a more consistent fee scheme.

Finally, the legal landscape for sign ordinances has changed. In 2015, the United States Supreme Court issued a decision in *Reed v. Town of Gilbert*, in which the standard of review for sign ordinances was heightened. The City wants to make sure that its sign code can withstand legal scrutiny. Ultimately, the purpose of this ordinance is to update and modernize the language of Chapter 14.

Joe Peterson asked how will the changes affect building signage that faces multiple streets.

Eric stated that Staff is adhering to the longest frontage for the measurement. Example given is if your building is 100' x 60', and the frontage is the longest (100 feet), you would get 200 sq. ft.

Joe believes that there should be better discussions to allow better signage rules for buildings with multiple tenants whose space faces multiple streets.

Eric suggested two separate categories be given within the sign ordinance to reflect single tenant and multi-tenant use, with two signs on the major roadway, one on the secondary roadway, and one on the back and side.

Samuel Clark asked if there could be a minimum sign size in a multi-tenant building.

Joe suggested that more guidance should be considered on multi-story and multi-sided buildings.

Eric's takeaways are: single story/multi-tenant buildings; and multiple story/multiple tenant buildings.

Motion made by Corey Kolquist to continue the Zoning Ordinance text amendments by the City of Hermantown amending Chapter 14 – Signs and Ground Signs. Seconded by Dante Tomassoni. Motion carried 6 to 0.

## **6. CONTINUING BUSINESS**

None.

## **7. NEW BUSINESS**

Eric discussed tentative dates for the February meeting as he will not be available Tuesday, February 21, 2023. The commission voted for Wednesday, February 15, 2023 at 7:00 pm.

## **8. COMMUNICATIONS**

None.

## **9. COMMISSION MEMBER REPORTS**

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

## **ADJOURN**

Motion made by Samuel Clark to adjourn the meeting. Seconded by Valerie Ouellette. Meeting adjourned at 8:19 pm.

Officiated by:

Transcribed by:

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Joe Peterson, Chairman

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Mary Melde, Administrative Assistant