



PLANNING & ZONING COMMISSION
February 15, 2023 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Samuel Clark; Buckley Simmons; and Beth Wentzlaff

Members Absent: Corey Kolquist; Valerie Ouellette; Dante Tomassoni; and John Geissler

Others Present: Eric Johnson, Community Development Director; John Muehlbauer, 3785 Stebner Rd.

2. APPROVAL OF AGENDA

Motion made by Samuel Clark to approve the February 15, 2023 agenda as presented. Seconded by Buckley Simmons. Motion carried 4-0.

3. APPROVAL OF MINUTES

Motion made by Beth Wentzlaff to approve the January 18, 2023 minutes as presented. Seconded by Samuel Clark. Motion carried 4-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Titan Premier LLC for a Preliminary and Final Plat of 8 lots on an 8.1-acre site located at 38xx Stebner Road. The property is located in a R-3 zoning district.

Eric Johnson, Community Development Director, introduced the application of Titan Premier, LLC, who is proposing to subdivide the existing 8.1-acre parcel located at 383x Stebner Road into 8 residential lots, each being a minimum of 0.5 acres in size. Lot 1 fronts Hermantown Road and Stebner Road with lots 2-8 fronting Stebner Road.

The property is zoned R-3, Residential which requires a minimum of 0.5 acre lots and 100 feet of road frontage. The proposed land subdivision meets both of these requirements.

This property was split from the existing Bethany Cemetery property located at 4938 Hermantown Road. The lot has been administratively subdivided and this portion of the property was rezoned from P, Public to R-3, Residential in October 2022.

A preliminary plat has been provided as part of the application. A final plat, prepared by a registered land surveyor, will be required for the project.

Joe Peterson stated that he believes City gas stops at that intersection.

Eric stated that he does not have maps for that as this is a private utility versus a public utility.

Samuel Clark commented that the rezoning to R3 and the lot size, and how it is platted, it seems very consistent with Hermantown and what people enjoy.

John Muehlbauer, 3785 Stebner Rd., asked if the surrounding neighbors will have an assessment attached to their property taxes with this project.

Eric stated that the individual lots will be charged a new connection fee of \$5,000, with various associated hookup fees and permit fees for water and sewer.

Motion made by Buckley Simmons to approve the application by Titan Premier LLC for a Preliminary and Final Plat of 8 lots on an 8.1-acre site located at 38xx Stebner Road. Seconded by Samuel Clark. Motion carried 4 to 0.

6. CONTINUING BUSINESS

Sign Ordinance Update

Eric presented and shared with the members some various sign ordinances examples from five cities in Minnesota.

7. NEW BUSINESS

7A. Comprehensive Plan discussion by HKGI for the City of Hermantown.

Jeff Miller, HKGI, presented the members with an overview of the Hermantown Comprehensive Plan.

Some of the items discussed were what current trends are most important for Hermantown to plan for long-term; what challenges should be addressed in the city's plan; what housing issues and opportunities should the city focus on; and what issues and opportunities should be addressed in the plan to create a business-friendly environment in Hermantown.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – Absent

Valerie Ouellette – Absent

Samuel Clark – None

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – Absent

John Geissler – Absent

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:28 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant