



Hermantown Planning & Zoning Meeting – April 18, 2023

Because of attendance limitations at the regular meeting location due to the health pandemic, Hermantown's April 18, 2023, 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.



PLANNING & ZONING COMMISSION

Agenda
April 18, 2023
7:00 PM

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - 3A. March 21, 2023 regular meeting.
4. **PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
5. **PUBLIC HEARINGS**
 - 5A. An application by JLG Enterprises for a Preliminary and Final Plat for a 13 lot and 2 outlot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district.
 - 5B. An application by Pete Stauber for a Special Use Permit for the construction of a two-family home located at 5068 W. Arrowhead Road. The property is located in an R-3 zoning district.
 - 5C. An application by Pete Stauber for a Special Use Permit for grading and filling in a Recreational Shoreland District for the purpose of building a two-family home at 5068 W. Arrowhead Road. The property is located in an R-3 zoning district.
 - 5D. An application by Pete Stauber for a Subdivision to create a 150-foot-wide parcel of 1.72 acres and a 6.29-acre lot accessed by way of a flag lot of 50-foot width at 5078 W. Arrowhead Road. The property is located in an R-3 zoning district.
 - 5E. An application by Five Star Storage for a Commercial Industrial Development Permit for the construction of a 24,000 square foot storage building (12,000 SF footprint x 2 stories) with associated stormwater improvements. The property is located at 4771 W. Arrowhead Road and is located in a C, Commercial zoning district.
 - 5F. An application by Coffee Holdings, LLC (Jon Fahning) for a Commercial Industrial Development Permit for the construction of a 625 square foot drive-thru coffee shop with 12 parking spaces and 10 vehicle stacking. The property is located at 5106 Miller Trunk Highway and is located in a C, Commercial zoning district.
 - 5G. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 14 – Signs and Ground Signs.

- 6. CONTINUING BUSINESS**
- 7. NEW BUSINESS**
- 8. COMMUNICATIONS**
- 9. COMMISSION MEMBER REPORTS**

Joe Peterson
Corey Kolquist
Valerie Ouellette
Samuel Clark
Beth Wentzlaff
Buckley Simmons
Dante Tomassoni
John Geissler

ADJOURN

PLANNING & ZONING COMMISSION

March 21, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Samuel Clark; Buckley Simmons; and Councilor John Geissler

Others Present: Eric Johnson, Community Development Director

2. APPROVAL OF AGENDA

Motion made by Dante Tomassoni to approve the March 21, 2023 agenda as presented. Seconded by Beth Wentzlaff. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Corey Kolquist to approve the February 15, 2023 minutes as presented. Seconded by Beth Wentzlaff. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

None.

6. CONTINUING BUSINESS

6A. Discussion on Zoning Ordinance text amendments by the City of Hermantown amending Chapter 14 – Signs and Ground Signs.

Staff discussed buildings (single tenant and multi-tenant) having the ability to have signage on all four sides of the building. Discussion involved around utilizing a building linear footage as the basis for measurement or a square footage of wall surface.

The consensus was to utilize a linear foot measurement basis with the building signs which directly abut a road classified as frontage and the remaining sides classified as secondary. Discussion further ensued regarding what a reasonable square footage per linear footage number allowance was.

Multi-story buildings were also briefly discussed at the meeting with staff being directed to review other City ordinances. With the exception of the major cities of Minneapolis and St. Paul; Bloomington was one of the few Cities to address signage for multi-story buildings. The Bloomington ordinance utilizes different allowances based on differing number of building stories.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

Samuel Clark – Absent

Beth Wentzlaff – None

Buckley Simmons – Absent

Dante Tomassoni – None

John Geissler – Absent

ADJOURN

Motion made by Dante Tomassoni to adjourn the meeting. Seconded by Valerie Ouellette.
Meeting adjourned at 8:08 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant



5A. 3956 Stebner Road - Peyton Acres Preliminary and Final Plat Phase 1C

Applicant: JLG Enterprises of Hermantown, LLP
Case No.: 2020-08-SUB-P
Staff Contact: Eric Johnson, Community Development Director
Request: Approval of a Preliminary and Final Plat Phase 2A

DESCRIPTION OF REQUEST:

Applicant is requesting approval of a Preliminary and Final Plat for construction of a 13 lot, 2 outlet residential development at 3956 Stebner Road. The property has a zoning of R-3, Residential.

SITE INFORMATION:

Parcel Size: +/-35 acres
Legal Access: 3956 Stebner Road
Wetlands: Yes, delineation approved in 2019; Impacts approved in 2020
Existing Zoning: R-3, Residential (1/2 acre minimum)
Airport Overlay: None
Shoreland Overlay: None
Comprehensive Plan: Suburban

Development Details

JLG Enterprises (Applicant) is proposing to construct the fourth phase of the Peyton Acres development. In 2020, JLG proposed a preliminary plat of phase 1A and 1B for a total of 19 lots and 2 outlots. In June 2020, JLG submitted for a final plat for phase 1A which included six residential lots and 2 outlots over five existing parcels totaling 65.0 acres. The initial preliminary plat and final plat were both recommended for approval by the Planning Commission and were ultimately approved by the City Council.

Phase 1B consisted of 10 single family residential lots and one outlet which contained the remainder of the overall property. Phase 1B was consistent with the previously approved preliminary plat and met the requirements associated with the R-3, Residential zoning district. Phase 1B was approved in August 2, 2021 with an amendment to the plat occurring in May 16, 2022.

Phase 1C, consisted of 8 lots and 2 outlots. Outlet A contains the stormwater pond for the phase and Outlet B contained the remaining +/- 35 acres of the overall property. Phase 1C was approved in July 2022.

The Applicant is now bringing forward Phase 2A of the project consisting of 13 lots and two outlots. Outlot A contains the stormwater pond for this phase with Outlot B containing the remaining +/-21 acres.

Peyton Acres Master Plan

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 1B has received approval for Phase 1C 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.

Zoning Analysis

The entirety of the Peyton Acres development is zoned R-3, Residential.

Should the Applicant wish to construct another housing product, other than single family housing, within the development, they would be required to pursue a Planned Unit Development for the work.

Lot Size

The proposed preliminary and final plat meets the R-3, Residential dimensional standards for single-family homes connected to City water and sanitary sewer of ½ acre in area with 100 feet wide frontage at lot line and at the 50' building setback line of lots on cul-de-sacs.

Setbacks

The proposed site plan shows the building setbacks associated with the R-3, Residential dimensional standards for single-family homes.

Utilities

The project will connect to City water lines located within the right-of-way of Peyton Drive. New sewer and water lines will be via City mains constructed to City standards. The Applicant will provide engineered plans to the City Engineer for utility connections prior to beginning such work on this phase. Preliminary engineering plans are in the process of being developed by the Applicants engineer.

Stormwater

The applicant is proposing to treat stormwater in a separate retention treatment pond on Outlot A. Final location, sizing, and design of permanent stormwater control will be subject to approval of final stormwater plans and MS4 Letter of Compliance by the City Engineer.

Roadway

The applicant will construct a +/-1675', 28' wide curb face to curb face bituminous roadway with curb and gutter with a sidewalk on one side with a cul-de-sac in accordance with the City of Hermantown Urban Section design standards and City design speed standards as approved by the City Engineer. This new road will connect the previous built Peyton Drive section with Oak Ridge Drive.

Wetlands

There are 13.5 acres of wetlands on the overall property. The preliminary and final plat for this phase impacts approximately 4,383 square feet of wetland. The previous three phases impacted approximately 5,776 square feet. The combined wetland impacts are approximately 9,801square feet, which is under the TEP and City Staff supported de minimis exemption of 10,000 square feet of wetland impacts over the whole 65 acres of the property for a 1.6% permanent wetland impact. If the impacted wetlands exceed

10,000 square feet, the Applicant will need to purchase wetland replacement credits for all of the project wetland impacts.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid according to the Hermantown Fee Schedule. Those fees currently are:

Development Type	Recommended
Single Family, Two Family, Three Family Residential Parcel/CIC Unit	\$1,100/lot
Per bedroom fee	\$150

Summary:

Staff recommends approval of the Preliminary and Final Plat based on the following findings:

1. The proposed final plat meets the intent of the R-3, Residential Zoning District and the overall goals and policies of the Zoning Ordinance.
2. The proposed final plat meets the Comprehensive Plan criteria for residential development.
3. The lots will be served by public water and sewer which will be constructed by the applicant. The new water and sewer main will be constructed by the applicant, reviewed and approved by the City Engineer then turned over to the City.
4. The development agreement shall prescribe either a:
 - a. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the road and infrastructure improvements to be made at the time of approval of the Final Plat, or
 - b. Installation of road and infrastructure facilities prior to obtaining the Final Plat for the development.
 - c. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the stormwater facilities to be made at the time of approval of the Final Plat.
5. Prior to starting any site work, the Applicant shall hold a preconstruction meeting with the appropriate development, construction, and City representatives.
6. Prior to issuance of a building permit:
 - a. All necessary permits shall be obtained.
7. 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.
8. Prior to issuance of a building permit, all necessary permits shall be obtained, including, without limitation, any stormwater permits required by the Minnesota Pollution Control Agency.

9. The Applicant shall comply with the following conditions during construction:
 - a. Development activity shall comply with all City noise ordinances. There shall be no construction activity between the hours of 10 p.m. and 7 a.m.
 - b. Loud equipment shall be kept as far as possible from adjacent residences.
 - c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
 - d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
 - e. The City shall be contacted a minimum of 72 hours prior to any work in a public street or right-of-way. Work in a public street shall take place only upon the determination by the Public Works Director that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
 - f. No burning or burying of trees, stumps or brush is allowed on site.
 - g. The Zoning Administrator may impose additional conditions if it becomes necessary in order to mitigate the impact of construction on surrounding properties.
10. Prior to the issuance of any temporary or permanent occupancy permit the following shall be completed:
 - a. All exterior building improvements shall be completed.
 - b. All disturbed areas on the site shall be seeded or sodded.
11. The Applicant shall pay a park dedication fee of \$14,300 (\$1,100/lot for 13 lots). This fee will be paid at the time of plat approval. The applicant/builder will be responsible for the \$150/bedroom park dedication at the time of building permit.
12. The Applicant shall sign a consent form assenting to all conditions of this approval.
13. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Location Map
- Preliminary Plat
- Overall Project Master Plan

Location Map



PRELIMINARY PLAT OF PEYTON ACRES PHASE 2A

OWNER
 JLG ENTERPRISES OF HERMANTOWN, LLP,
 GARY M. GILBERT – 218-348-7877
 JEFF L. GILBERT – 218-348-7870

LEGAL DESCRIPTION
 OUTLOT B, PEYTON ACRES PHASE 1C

TOTAL AREA = 1550275.8 SQ. FT. (35.59 ACRES)

LOT AREAS

Block 1

Lot 1 – 24540.3 sq. ft.
 Lot 2 – 22400.0 sq. ft.
 Lot 3 – 29372.9 sq. ft.

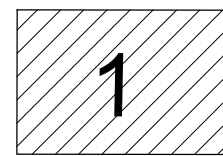
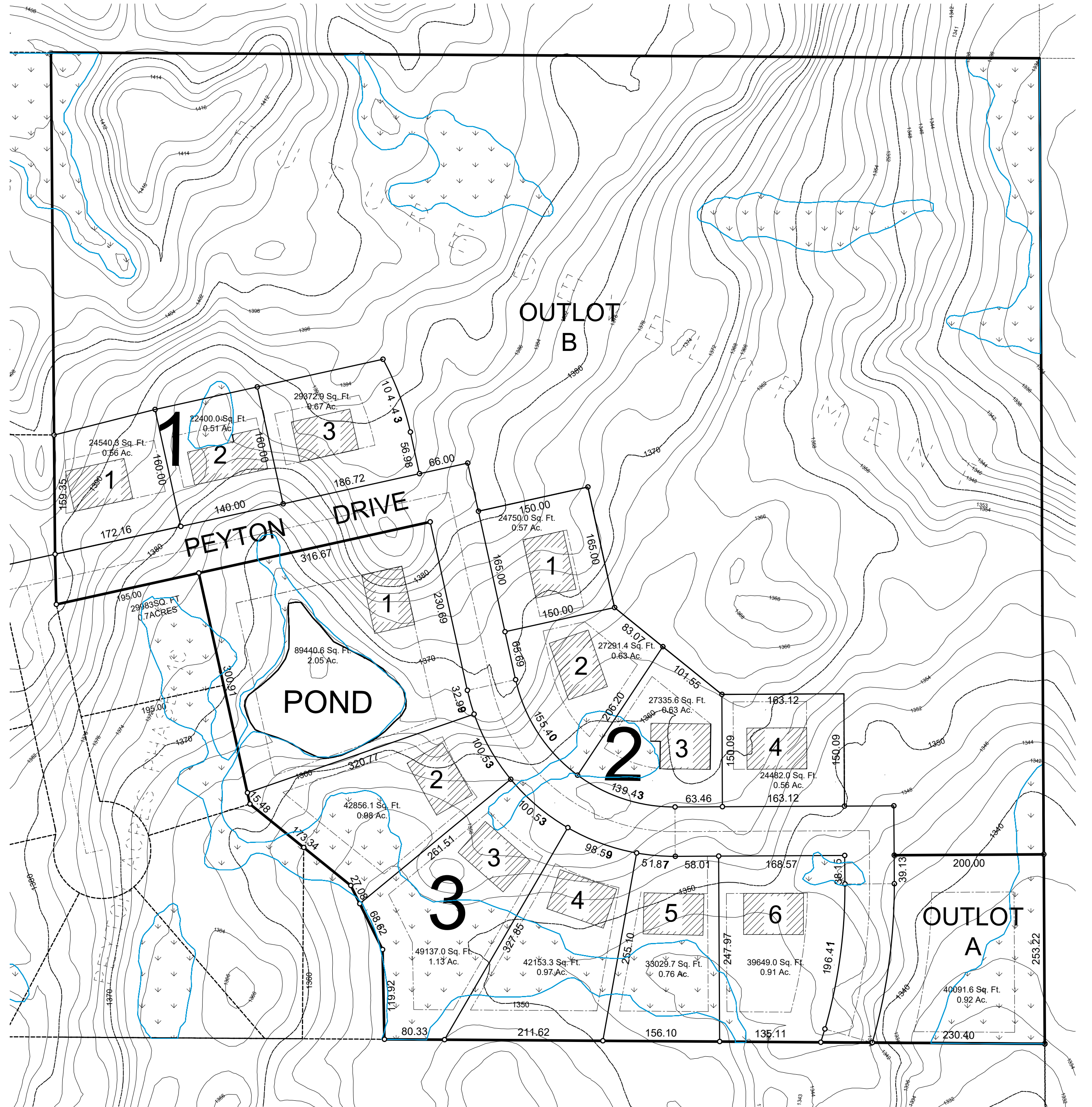
Block 2

Lot 1 – 24750.0 sq. ft.
 Lot 2 – 27291.4 sq. ft.
 Lot 3 – 27335.6 sq. ft.
 Lot 4 – 24482.0 sq. ft.

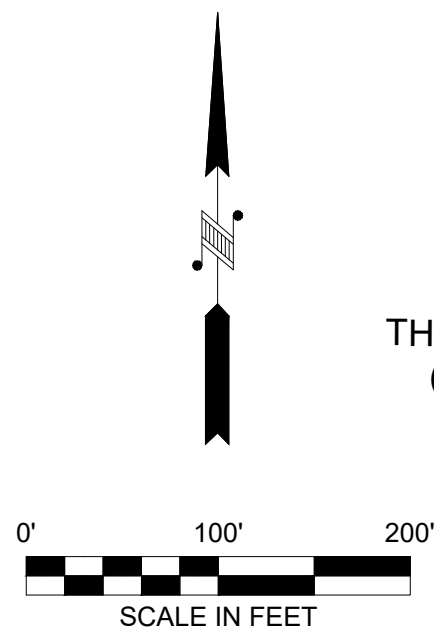
Block 3

Lot 1 - 89440.6 sq. ft.
 Lot 2 - 42856.1 sq. ft.
 Lot 3 - 49137.0 sq. ft.
 Lot 4 - 42153.3 sq. ft.
 Lot 5 - 33029.7 sq. ft.
 Lot 6 - 39649.0 sq. ft.

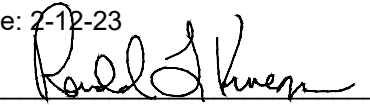
Outlot A – 40091.6 sq. ft.



THIS INDICATES 80X55 HOUSE PAD
 (UNLESS OTHERWISE SHOWN)



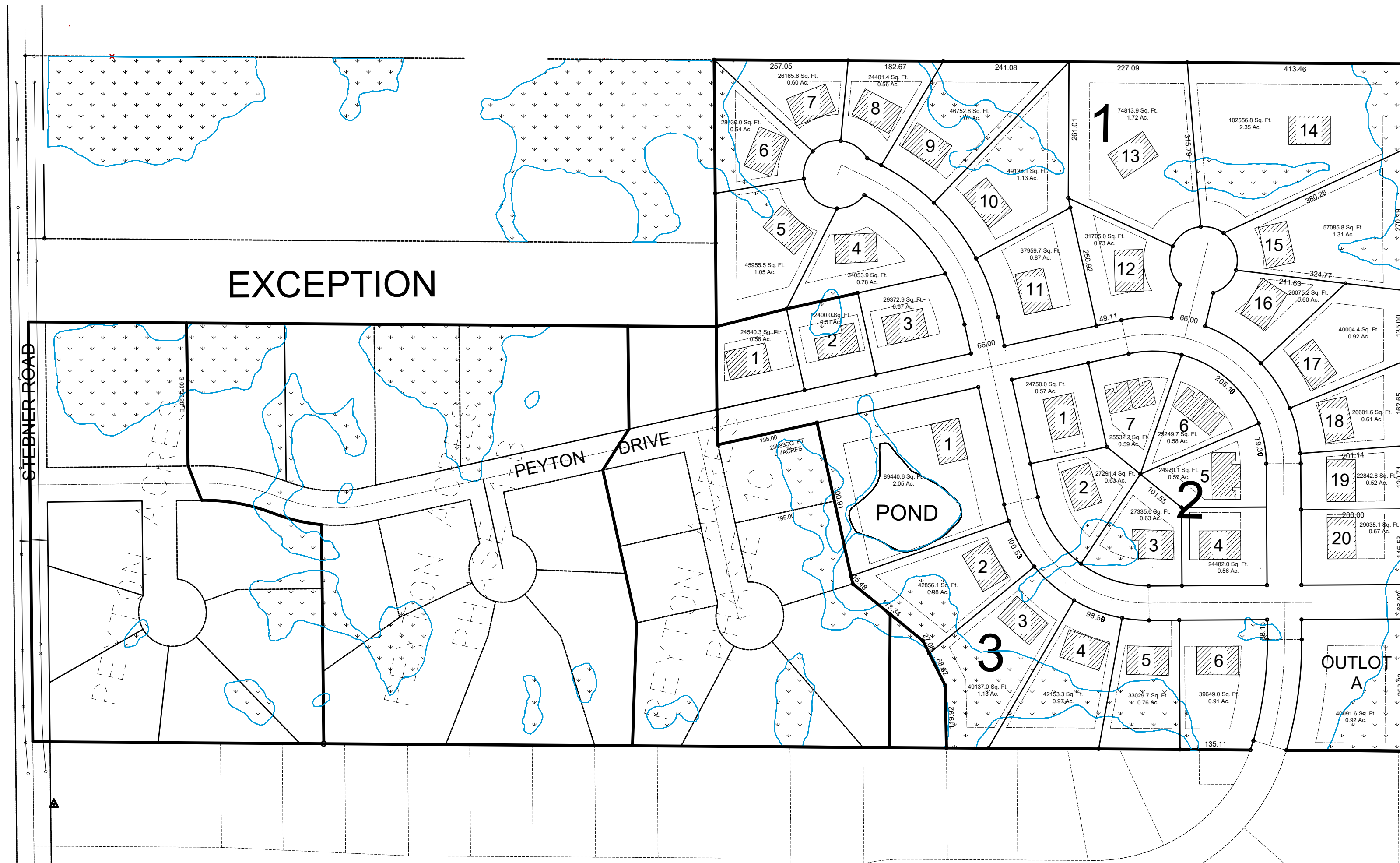
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 2-12-23

 Ronald L. Krueger MN License No. 14374

DATE: 2/12/23
 SCALE: 1 IN = 100 FEET
 PROP ADD:
 PROJECT NO: 23-002

RON KRUEGER
 Land Surveyor
 7066 HIGHWAY 8
 SAGINAW, MN 55779
 Phone: 218-390-4030

PEYTON ACRES PHASING PLAN



5B. 5068 W. Arrowhead Road– Special Use Permit - Construction of a two-family residential structure in a R-3, Residential Zoning District

<u>Applicant:</u>	Peter and Jodi Stauber
<u>Case No.:</u>	2023-09 SUP
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Issue a special use permit for construction of a two-family residential structure in a R-3, Residential District

RECOMMENDED ACTION:

Approve a Special Use Permit for construction of a two-family residential structure in a R-3, Residential zoning district.

DESCRIPTION OF REQUEST:

The applicant requests a special use permit to construct a two-family dwelling unit in an R-3 Residential zone.

SITE INFORMATION:

Parcel Size:	1.72 acres
Legal Access:	5068 W. Arrowhead Road
Wetlands:	Yes per the National Wetland Inventory – no impacts required
Existing Zoning:	R-3, Residential
Airport Overlay:	C Zone – Height restrictions only
Shoreland Overlay:	Yes – Recreational Development Shoreland
Comprehensive Plan:	Residential

BACKGROUND

The applicant owns adjacent properties of 5068 and 5078 W. Arrowhead Road. The two parcels share a common driveway which has an existing easement which has been in place for many years. The purpose of the shared driveway was to avoid the existing drainage conveyance which runs across the NE corner of the 5078 parcel.

There is an existing single family home located on the 5068 parcel which will be removed prior to the construction of the proposed two-family home.

ZONING ANALYSIS

Two-family dwellings are allowed by Special Use Permit (SUP) in the R-3 – Residential Zoning District. There are specific conditions which apply to two-family dwellings in addition to the standard

regulations in the zoning district. The existing property meets the minimum lot dimensions associated with the construction of a two-family dwelling.

Table 1. Twin Home Requirements	Requirement	Provided
Minimum lot area	1.0 acre	1.72 acre
Minimum lot width	150 feet	150 feet
Minimum depth of front yard	50 feet	50 feet minimum
Minimum side yard	40 feet	40 feet minimum
Minimum distance from nearest condominiums, town homes, two-family dwellings	200 feet	Greater than 200 feet.
Minimum living area per unit	792 sq. ft.	1,000 sq. ft.

Utilities

There are existing water and sanitary sewer service in W. Arrowhead Road. The applicant is required to provide new lateral services to the proposed two-family structure as well as being responsible for any connection or availability fees.

Wetlands

Per the National Wetland Inventory (NWI) there is a wetland associated with the drainage conveyance on the 5078 parcel. There are no proposed impacts to this wetland for the proposed two-family structure on the 5068 parcel.

Shoreland Area

The majority of the property is located within a Recreational Shoreland Area and is subject to the requirements of the City’s Shoreland Ordinance as it pertains to grading a filling within a shoreland area.

Special Use Permit

The Special Use Permit is for construction of a two-family residential structure in a R-3, Residential zoning district. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is compatible with development within the vicinity which is characterized by low and medium density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

The proposed use will not interfere with the use and enjoyment of surrounding properties which consists of low density residential. The property and setbacks are of sufficient size to not interfere with neighboring properties.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is in an area marked for residential development in the Comprehensive Plan. A two-family home is consistent with the density and purpose of the R-3 – Residential zoning district.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

- 5. Other criteria required to be considered under the provisions of this code for any special use permit.**

The project will meet requirements for minimum distance from other two-family dwellings and minimum living area per unit. Refer to Table 1 for specifics of the zoning analysis.

Findings of Fact and Recommendations

Staff recommends approval of the special use application to construct a two-family dwelling in a Recreational Shoreland Area, subject to the following:

1. The applicant shall connect to public sewer and water services at their own cost and be responsible for any connection or availability fees.
2. Prior to issuance of a building permit, the applicant will submit a site plan showing the lot dimensions and location of the two-family residence relative to the side lot lines.
3. 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.
4. Prior to issuance of a building permit, all necessary permits shall be obtained.
5. The approval is for a Special Use Permit for filling and grading in a Recreational Environment Shoreland area for the purpose of constructing a two-family structure. The Community

Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.

6. The applicant shall sign a consent form assenting to all conditions of this approval.
7. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

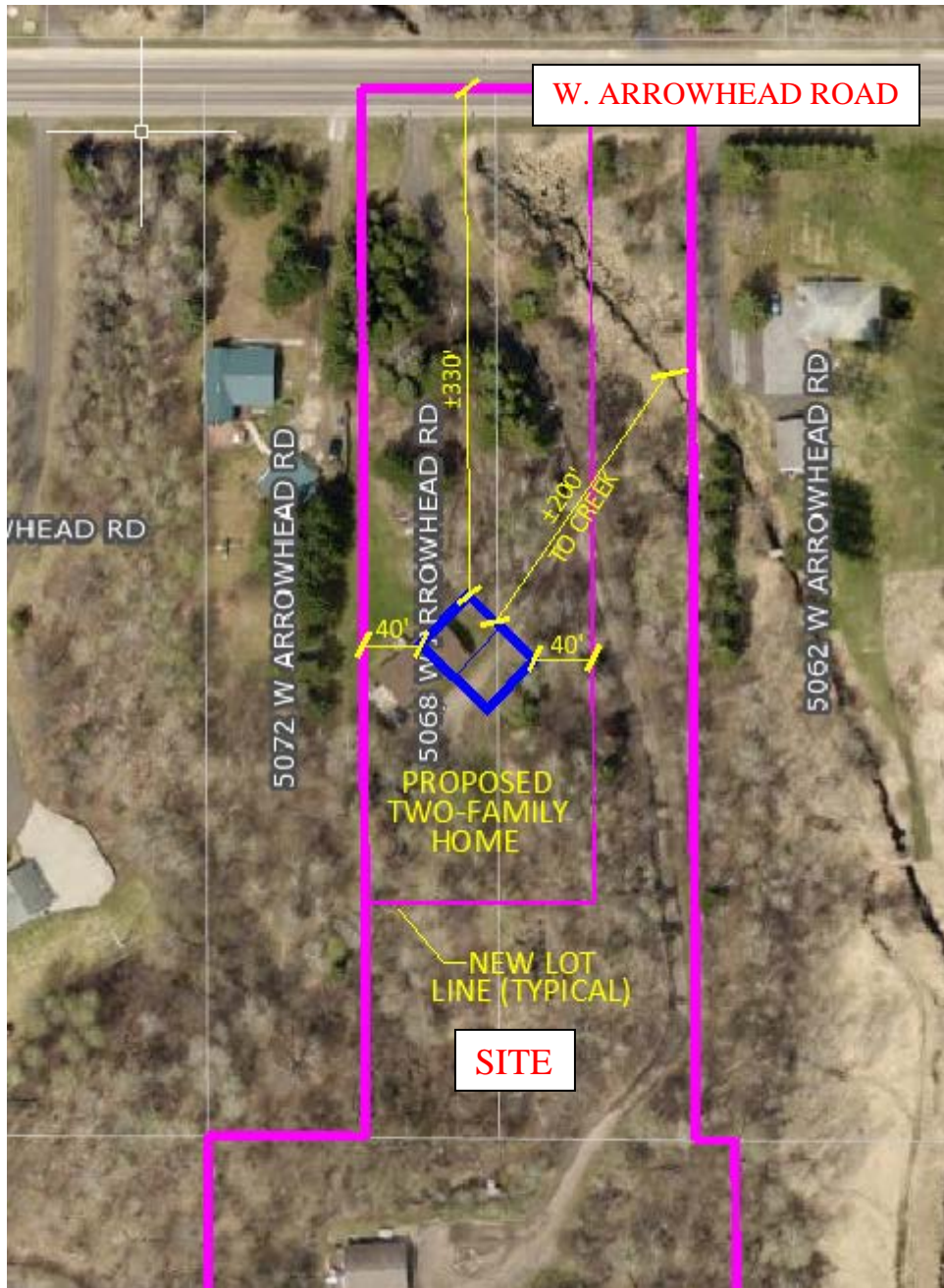
ATTACHMENTS

- Location Map
- Proposed Site Plan
- Proposed Building Elevation

Location Map



Site Map





5C. 5068 W. Arrowhead Road– Special Use Permit - Filling and grading within a Recreational Environment Shoreland Overlay Zone

Applicant: Peter and Jodi Stauber
Case No.: 2023-09 SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for filling and grading within a Recreational Environment Shoreland Overlay for construction of a two-family home and associated driveway

RECOMMENDED ACTION:

Approve a Special Use Permit for filling and grading within a Recreational Environment Shoreland Overlay Zone.

DESCRIPTION OF REQUEST:

The applicant desires to build a two family residence on a future lot split associated with their property at 5068 W. Arrowhead Road. The proposed two-family home and driveway are within a Recreational Environment Shoreland Area and will require filling and grading within an approximatley 2,700 square feet area of disturbance.

SITE INFORMATION:

Parcel Size: 1.72 acres
Legal Access: 5068 W. Arrowhead Road
Wetlands: Yes per the National Wetland Inventory – no impacts required
Existing Zoning: R-3, Residential
Airport Overlay: C Zone – Height restrictions only
Shoreland Overlay: Yes – Recreational Development Shoreland
Comprehensive Plan: Residential

BACKGROUND

The applicant owns adjacent properties of 5068 and 5078 W. Arrowhead Road. The two parcels share a common driveway which has an existing easement which has been in place for many years. The purpose of the shared driveway was to avoid the existing drainage conveyance which runs across the NE corner of the 5078 parcel.

There is an existing single family home located on the 5068 parcel which will be removed prior to the construction of the proposed two-family home.

Wetlands

Per the National Wetland Inventory (NWI) there is a wetland associated with the drainage conveyance on the 5078 parcel. There are no proposed impacts to this wetland for the proposed two-family structure on the 5068 parcel.

Shoreland Area

The majority of the property is located within a Recreational Shoreland Area and is subject to the requirements of the City's Shoreland Ordinance as it pertains to grading a filling within a shoreland area.

Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is compatible with development within the vicinity which is characterized by low and medium density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Conditions placed on the SUP to minimize the clearing and grading within the shoreland area meet the intent of the zoning ordinance to protect natural resources. The development of a two-family residence is an allowed use within the R-3 zoning district.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is within an area marked for residential development in the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Impervious surface caps are included to prevent excessive runoff from constructed surfaces and the proposed impervious surface is below maximum limits.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

5. Other criteria required to be considered under the provisions of this code for any special use permit.

The applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

Findings of Fact and Recommendations

Staff recommends approval of the special use application to construct a two-family dwelling in a Recreational Shoreland Area, subject to the following:

1. The approval is for a Special Use Permit for filling and grading in a Recreational Environment Shoreland area for the purpose of constructing a two-family structure. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.
3. The applicant shall sign a consent form assenting to all conditions of this approval.
4. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Site Plan
- Shoreland Overlay Map
- Shoreland Overlay Detail Map

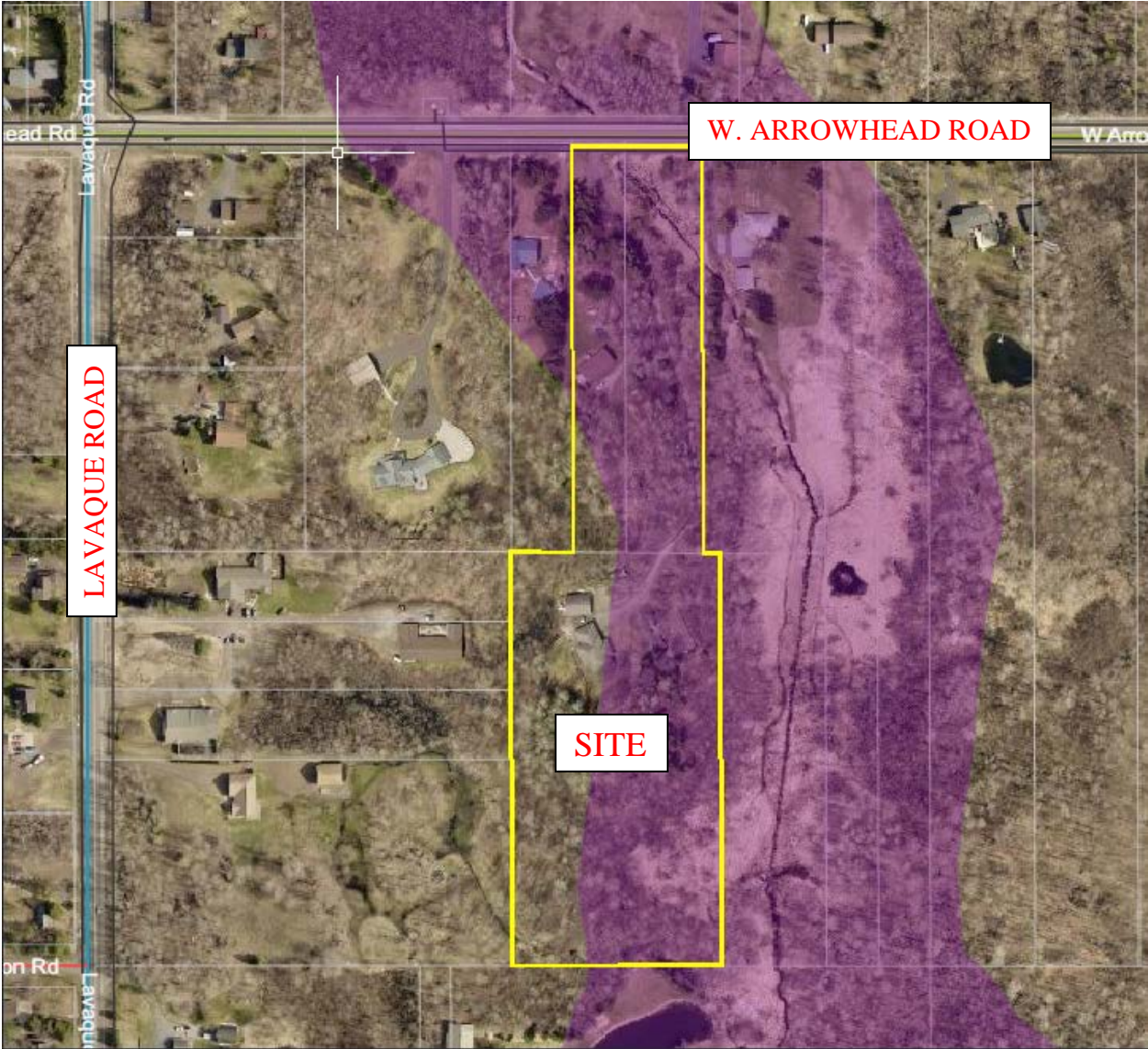
Location Map



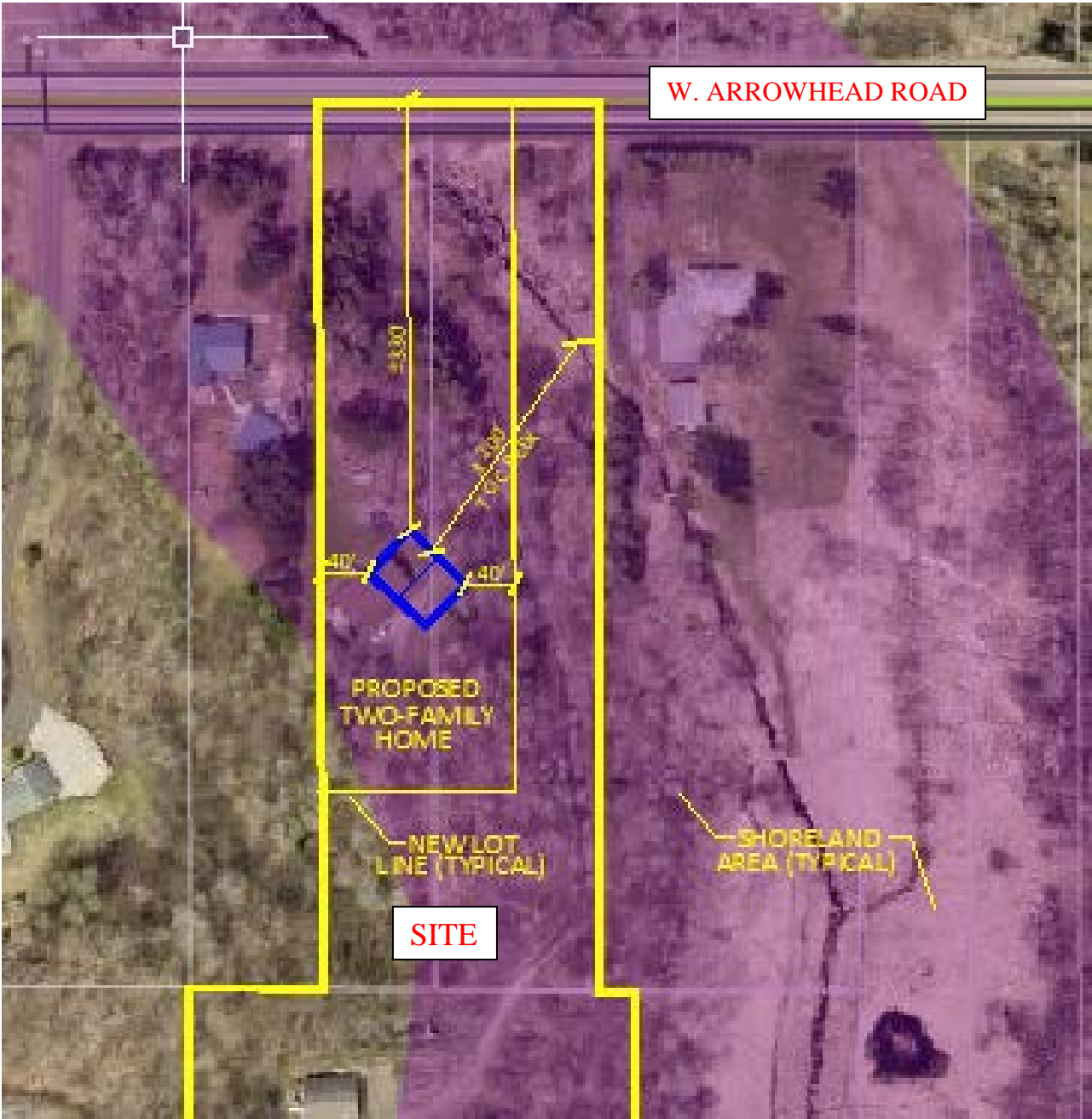
Site Map



Shoreland Map



Shoreland Map Detail



5D. 5068 W. Arrowhead Road– Subdivision Application to create a flag lot in an R-3 zoning district

Applicant: Peter and Jodi Stauber
Case No.: 2023-09 SUB-A
Staff Contact: Eric Johnson, Community Development Director
Request: Subdivision of an R-3 zoned property to create a flag lot.

RECOMMENDED ACTION:

Approve a Subdivision Application to create a flag lot in an R-3 zoning district.

DESCRIPTION OF REQUEST:

The property owner owns three parcels of land; a 1.58 acre property with an existing single family home at 5058 W. Arrowhead Road a 1.52 acre property associated with 5078 W. Arrowhead Road and a 5.0 acre property which contains the single family home at 5078 W. Arrowhead Road.

The property owner proposes to reconfigure the three lots into two lots. The reconfiguration will create a 150 foot wide lot of 1.72 acres (5068 W. Arrowhead Road) and a flag lot with a frontage of 58 feet and 6.29 acres (5078 W. Arrowhead Road). The purpose of the flag lot is to create a 150 foot wide parcel that meets the requirements of a two-family home on the 5068 W. Arrowhead Road property.

Parcel A: 150' x 500' = 23,000/43,560 or 1.72 acres
 Parcel B: 58' x 500', 208' x 124' and 333' x 657' = 273,573/ 43,560 sf. or 6.28 acres

The property owner intends to remove the existing single family home from the 5068 property and replace it with a two-family home. There is a shared driveway that accesses both the 5068 and 5078 with an existing easement which has been in place for a number of years. There is an existing water conveyance east of the existing driveway which was the rationale for the shared driveway. The existing home at 5078 and proposed two-family home at 5068 would continue to use the shared driveway.

SITE INFORMATION:

Parcel Size: 1.72 acres
Legal Access: 5068 W. Arrowhead Road
Wetlands: Yes per the National Wetland Inventory – no impacts required
Existing Zoning: R-3, Residential
Airport Overlay: C Zone – Height restrictions only
Shoreland Overlay: Yes – Recreational Development Shoreland
Comprehensive Plan: Residential

BACKGROUND

The City updated its regulations covering splitting of land and subdivisions in 2016. The update to the regulations created a process to allow flag lots in residential zoning districts. A flag lot is defined as a lot containing an area shaped like a “flag” which is the portion of the lot where all structures are to be located and an area shaped like a “pole” which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. The regulations set ten standards for flag lots in Hermantown. These are listed in the Findings section. Flag lots require a public hearing by the Planning Commission and approval by the City Council.

Administrative approvals and Flag Lot approvals require a certificate of survey, resulting legal descriptions, and review of any assessments. In addition, the City charges a fee in lieu of land dedication of \$1,100 for parks and recreation for every new residential lot created. Since there are three existing lots which will be reconfigured into two, there is no required park dedication.

The existing single family home at 5068 W. Arrowhead Road utilizes City water and sanitary sewer services which are located in W. Arrowhead Road. The proposed two-family home will continue to utilize these utility connections with the home at 5078 W. Arrowhead Road remaining unchanged/unaffected.

Per the National Wetland Inventory (NWI) there is a wetland associated with the drainage conveyance on the 5078 parcel. There are no proposed impacts to this wetland for the proposed two-family structure on the 5068 parcel.

FINDINGS:

Staff recommends the following findings of fact regarding the flag lot split application:

- 1. The resulting lots do not violate any provision of the Hermantown Zoning Regulations, Comprehensive Plan, or any other local ordinance.** The lot exceeds minimum standards in the R-3, Residential District, maintains the suburban residential development pattern identified in the Comprehensive Plan, and has access to water and sewer.
- 2. The width of the flag lot at the front yard setback line must meet the lot width requirements of the Hermantown Zoning Regulations.** The lot is 333’ wide at the front yard setback line which exceeds the requirement of 100’.
- 3. The pole portion of a flag lot shall not exceed 500 feet.** The pole is 500’ feet long.
- 4. The pole portion of a flag lot must have a minimum width of 30 feet, be of uniform width, be a platted part of the flag lot, and connect to a public street. The driveway shall be set back a minimum of 10 feet from the neighboring property that was not used to create the flag lot and five feet from the mother property.** The pole is 58’ wide. The 5078 W. Arrowhead Road is the flag lot property and will continue to use the existing shared driveway with associated easement.
- 5. The pole portion of the flag lot will not be included in calculating the minimum lot area.** The lot area without the “pole” is 5.0 acres which exceeds the ½ acre minimum lot size of the R-3, Residential zoning district.
- 6. Only one flag lot may be created from an existing/mother property.** The city will record that no further flag lots can be created from PIN # 395-0010-04020.
- 7. Must be used exclusively for single family dwelling and accessory uses.** The property associated with the flag lot split already has an existing single family structure on it (5078 W. Arrowhead Road).
- 8. The City must determine that the creation of the flag lot will not interfere with future development of roads or interior lands.** 5068 and 5078 W. Arrowhead Road have existing homes on them and are already developed.

9. **The City must determine that the flag lot provides adequate accessibility of emergency responders.** The proposed pole meets minimum width and is less than the maximum length. Both standards were developed with emergency response vehicles in mind.
10. **All flag lots must display an address at their closest point of access to a public street for emergency responders.** The applicant will to utilize the existing 911 address signs already on the properties.

RECOMMENDATION:

1. Recommend approval of the creation of a 208' x 124' and 333' x 657' flag lot with an 58' by 500' pole abutting W. Arrowhead Road.
2. Adopt the stated Findings of Fact and other content of this report as the required findings identified in Section 1010.04.11.6 of the Hermantown Zoning Regulations.
3. The property associated with the flag lot split already has an existing single family structure on it (5078 W. Arrowhead Road).
4. The property owner shall sign a consent form assenting to all conditions of this approval.
5. The property owner shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Survey and Legal Descriptions

Location Map



PARENT LEGAL DESCRIPTION OF PID NO. 395-0010-03980 PER DOCUMENT NO. 938218

West one-half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (W 1/2 of NE 1/4 of NW 1/4) of Section Fourteen (14) in Township Fifty (50) North of Range Fifteen (15), EXCEPT for the Easterly One Hundred Twenty-five feet (125') and further excepting the Westerly One Hundred feet (100') thereof.

SUBJECT to a non-exclusive perpetual roadway easement twenty feet (20') in width over and across the Northerly seventy-five feet (75') of said premises for access to the Easterly 125 feet (Ely 125') of West one-half of Northeast Quarter of Northwest Quarter of Northwest Quarter (W 1/2 of NE 1/4 of NW 1/4), except the Easterly 25 feet thereof, Section Fourteen (14), Township Fifty (50), North of Range Fifteen (15) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.

PARENT LEGAL DESCRIPTION OF PID NO'S 395-0010-03982 AND 395-0010-04020 PER DOCUMENT NO. 731640

Easterly 125 feet (Ely 125') of West one-half of Northeast Quarter of Northwest Quarter of Northwest Quarter (W 1/2 of NE 1/4 of NW 1/4), Section Fourteen (14), Township Fifty (50) North of Range Fifteen (15) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.

AND
West one-half of Southeast Quarter of Northwest Quarter of Northwest Quarter (W 1/2 of SE 1/4 of NW 1/4), Section Fourteen (14), Township Fifty (50) North of Range Fifteen (15) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.

LEGAL DESCRIPTION OF PARCEL A

The Easterly 150 feet of the Westerly 250 feet of the Northerly 533 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Said parcel contains 79,952 square feet or 1.84 acres.

Subject to with an easement lying over, under and across that part of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

Commencing at the Northwest corner of said Section 14; thence on an assumed bearing of North 89 degrees 58 minutes 45 seconds East, along the North line of said Section 14 for a distance of 874.80 feet to the West line of the Easterly 125.00 feet of said West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 60 degrees 28 minutes 22 seconds West 67.00 feet to South right of way line of Arrowhead Road, said point being the point of beginning of the easement herein described; thence South 22 degrees 30 minutes 16 seconds East 65.49 feet; thence South 31 degrees 20 minutes 11 seconds East 91.91 feet; thence South 15 degrees 58 minutes 56 seconds East 105.55 feet; thence South 00 degrees 23 minutes 45 seconds East 72.57 feet; thence North 15 degrees 58 minutes 56 seconds West 155.41 feet to the West line of the Easterly 125.00 feet of said West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 36 degrees 01 minutes 00 seconds West 108.98 feet; thence North 14 degrees 50 minutes 44 seconds West 78.09 feet to the South right of way line of Arrowhead Road; thence North 89 degrees 58 minutes 45 seconds East, along said South right of way line 24.45 feet to the point of beginning. Said easement contains 7,437 square feet or 0.17 acres.

LEGAL DESCRIPTION OF PARCEL B

The West Half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

AND
That part of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, EXCEPT the Easterly 25 feet thereof, ALSO EXCEPTING the Westerly 100 feet thereof, ALSO EXCEPTING the Easterly 150 feet of the Westerly 250 feet of the Northerly 533 feet thereof.

Said parcel contains 276,070 square feet or 6.34 acres.

Together with an easement lying over, under and across that part of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

Commencing at the Northwest corner of said Section 14; thence on an assumed bearing of North 89 degrees 58 minutes 45 seconds East, along the North line of said Section 14 for a distance of 874.80 feet to the West line of the Easterly 125.00 feet of said West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 60 degrees 28 minutes 22 seconds West 67.00 feet to South right of way line of Arrowhead Road, said point being the point of beginning of the easement herein described; thence South 22 degrees 30 minutes 16 seconds East 65.49 feet; thence South 31 degrees 20 minutes 11 seconds East 91.91 feet; thence South 15 degrees 58 minutes 56 seconds East 105.55 feet; thence South 00 degrees 23 minutes 45 seconds East 72.57 feet; thence North 15 degrees 58 minutes 56 seconds West 155.41 feet to the West line of the Easterly 125.00 feet of said West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 36 degrees 01 minutes 00 seconds West 108.98 feet; thence North 14 degrees 50 minutes 44 seconds West 78.09 feet to the South right of way line of Arrowhead Road; thence North 89 degrees 58 minutes 45 seconds East, along said South right of way line 24.45 feet to the point of beginning. Said easement contains 7,437 square feet or 0.17 acres.

PROPOSED EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S60°28'22"W	67.00
L2	S2°20'16"E	65.49
L3	S31°20'11"E	91.91
L4	S15°58'56"E	105.55
L5	S00°23'45"E	72.57
L6	N15°58'56"W	155.41
L7	N36°01'00"W	108.98
L8	N14°50'44"W	78.09
L9	N89°58'45"E	24.45



LEGEND

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- EXISTING BUILDINGS
- C&G-CONCRETE CURB & GUTTER
- R/W-RIGHT OF WAY
- REFER TO SURVEYOR'S NOTES
- POC-POINT OF COMMENCEMENT
- POB-POINT OF BEGINNING
- OVERHEAD UTILITIES
- STORM SEWER
- SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJACENT PARCEL LINE
- BOUNDARY LINE AS SURVEYED
- PROPOSED PARCEL LINE
- GAS METER
- SANITARY CLEANOUT
- FOUND T-STAKE MONUMENT
- SET CAPPED REBAR RLS. NO. 49505
- FOUND REBAR
- ELEC PEDESTAL
- ELEC METER
- UTILITY POLE
- SANITARY MANHOLE

SURVEYOR'S NOTES

- EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ARROWHEAD ROAD PER DOCUMENT NO. 431041.
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

CERTIFICATE OF SURVEY

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

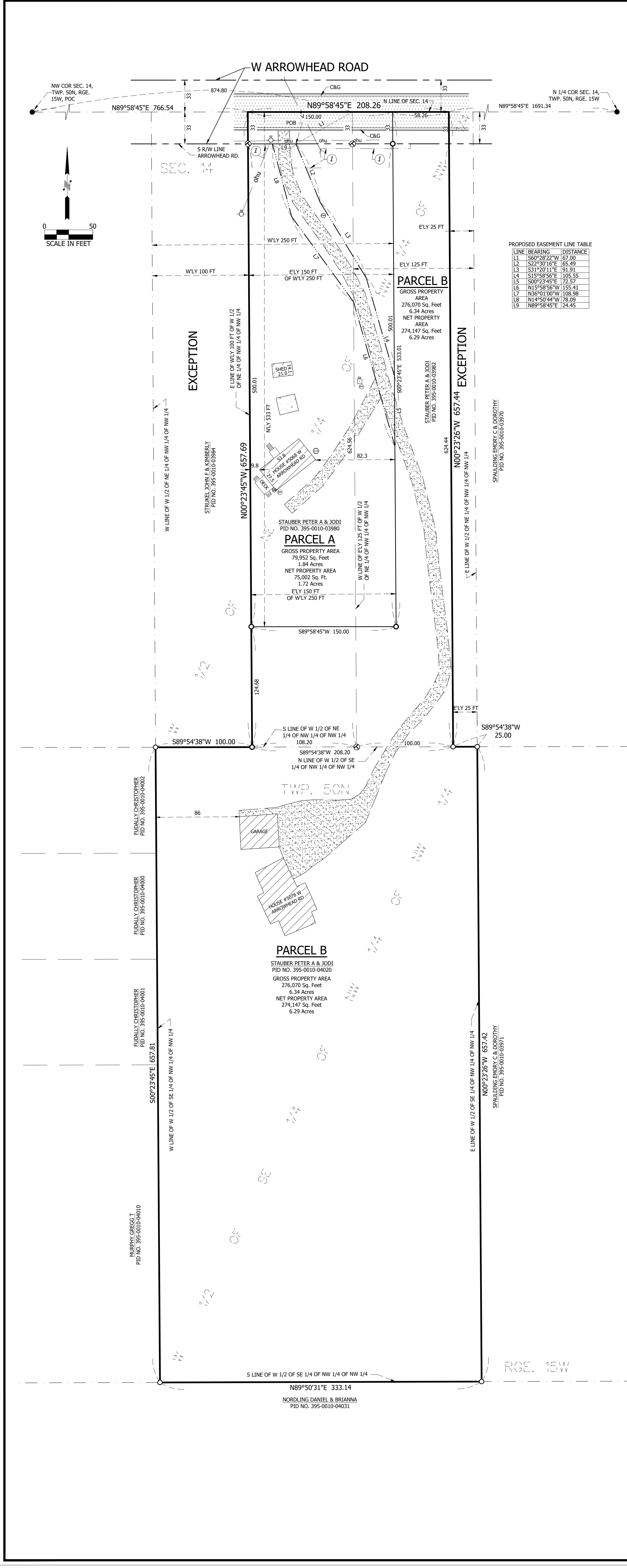
David R. Evans
David R. Evans
MN License #49505
DATE: 4-7-2021

CLIENT: PETE & JODI STAUBER
ADDRESS: 5068 W. ARROWHEAD RD,
HERMANTOWN, MN 55811
DATE: 4-7-2021

REVISIONS: 3-17-2023 REVISE PROPOSED BOUNDARIES

308 NO. 21.085 SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEY.COM



5E. 4771 W. Arrowhead Road – Commercial Industrial Development Permit (CIDP)

<u>Applicant:</u>	Five Star Storage
<u>Case No.:</u>	2023-10-CIDP
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Approve a Commercial Industrial Development Permit with conditions for a 24,000 square foot (12,000 SF footprint x 2 stories) storage building.

RECOMMENDED ACTION:

Approve a Commercial Industrial Development Permit (CIDP) in order to construct a 24,000 square foot (12,000 SF footprint x 2 stories) storage building. The property is located at 4771 W. Arrowhead Road (395-0020-00040).

DESCRIPTION OF REQUEST:

The property at 4771 W. Arrowhead Road is an existing mini-storage business which has been in existence for decades. The existing business consists of 13 storage buildings of varying sizes with access taken from W. Arrowhead Road via a gated entry point.

The applicant is proposing to demolish an existing storage building on the property and replace it with the proposed 2 story, 24,000 square foot total climate controlled, storage building. The existing building is located in the middle of the property adjacent to the site's stormwater area. The existing building is 1 story and approximately 4,500 square feet in size.

The proposed storage building is located in the same location as the existing one, however the new building footprints expands in all 4 directions on the property. The existing stormwater area will be reduced in land area size but reconfigured and deepened in order to accommodate the stormwater requirements associated with this new building.

As part of the proposed site work, additional designated parking spaces and covered loading/drop-off area are associated with this work. The existing pavement adjacent to the proposed building will be regraded and repaved.

SITE INFORMATION:

Parcel Size:	+/-3.8 acres (entire site)
Legal Access:	4771 W. Arrowhead Road
Wetlands:	No
Existing Zoning:	C, Commercial
Airport Overlay:	Zone 3, height restrictions only
Shoreland Overlay:	N/A
Comprehensive Plan:	Commercial

ZONING ANALYSIS:

Zoning District: C, Commercial		
Type	Required	Proposed
Min Lot Area	None	+/-3.8 acres (entire site)
Lot Width	None	230 feet along W. Arrowhead Road ROW
Front Yard	35 feet ROW	250 feet from W. Arrowhead Road right of way
Rear Yard	40 feet	250 feet
Side Yard	10 feet	30 feet minimum
Lot coverage	50%	27.2%
Maximum Building Height	65 feet	26 feet
Parking	Storage only – none required	5 spaces
Airport Safety Zone: 3		
Maximum Building Elevation	1580'	1362'

Stormwater Management

The existing stormwater area on the property will be reconfigured and deepened and will collect the water in the immediate vicinity of the proposed building.

The portion of the storm water runoff that doesn't drain directly to neighboring properties or to the ditch along W. Arrowhead Road will be first collected in the expanded detention basin on the East side of the property. The basin will include an outlet control structure that will connect into the existing storm network previously built on the site and adjacent property line. The existing storm pipe will outlet to the ditch on W. Arrowhead Road

The applicant has submitted preliminary engineering plans locating the basin and it’s proposed size. The applicant will need to submit final engineering plans and stormwater calculations in order to receive a MS4 Statement of Compliance Erosion Control Permit from the City Engineer before issuance of the Commercial Industrial Development Permit.

Access

The property is accessed from W. Arrowhead Road with the existing entry continuing to serve the property and proposed building. The existing facility is fenced and lighted with a controlled entry gate located along W. Arrowhead Road.

Utilities

There are no water or sanitary sewer improvements or connections associated with the proposed building.

Building Architecture

The proposed 2 story, 24,000 square foot total building is approximately 26 feet in height. The façade is comprised of prefinished architectural metal panels with aluminum storefront windows.

The building will contain approximately 170 interior storage units ranging in size from 5’ x 5’ to 10’ x 25’.

STORAGE UNIT...		
NAME	AREA	COUNT
1ST FLOOR		
5x5	25 SF	3
5x10	50 SF	10
10x10	100 SF	10
10x15	150 SF	12
10x20	100 SF	8
10x25	250 SF	15
MCHN ROOM	60 SF	1
59		
2ND FLOOR		
5x5	25 SF	36
5x10	50 SF	16
10x5	50 SF	8
10x10	100 SF	24
10x15	150 SF	26
110		



There is also a covered drop-off/entry area located on the south side of the building.

Sign permit will need to be applied for under a separate application with the City Building Official.

Wetlands

There are no existing wetlands on this property.

SUMMARY AND RECOMMENDATION:

Staff recommends approval of the Commercial Industrial Development Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The applicant is seeking to construct a 2 story, 24,000 square foot total climate controlled, storage building. The applicant will need to supply final site engineering and architectural plans prior to the issuance of the Commercial Industrial Development Permit (CIDP).
2. The proposal meets the requirements of Section 520, “C, Commercial” of the Hermantown Zoning Ordinance.
3. The proposal meets the requirements of Chapter 8, “Commercial-Industrial Development Permits” of the Hermantown Zoning Ordinance.
4. Prior to issuance of the CIDP, the applicant shall submit final Stormwater and Erosion and Sediment Control Plans and computations as well as receive a MS4 Statement of Compliance from the City Engineer.
5. The applicant shall sign a consent form assenting to all conditions of this approval.
6. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Site Location Map
- Removals Plan
- Proposed Site Plan
- Proposed Grading Plan
- Proposed Building Elevations
- Building Rendering



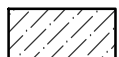
Location Map



SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. ON-SITE CURB TO BE B612 CURB & GUTTER AS NOTED.
3. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
4. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBILITY ACCESSIBLE AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO STALL, WITH 'NO PARKING' MARKED NEAR THE DRIVE AISLE. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.

LEGEND

-  CONCRETE PAVEMENT
-  LIGHT DUTY ASPHALT PAVEMENT
-  STORMWATER FACILITIES

FSABC STORAGE, LLC



3255 43rd St. South
FARGO, ND 58104
701.235.8719
www.fivestarstorage.biz

PROJECT CLIMATE
CONTROLLED
BUILDING

HERMANTOWN,
MINNESOTA

ISSUE

PRELIMINARY
SUBMITTAL
03/20/23

REVISION DATE

REVISION	DATE

Elan
DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

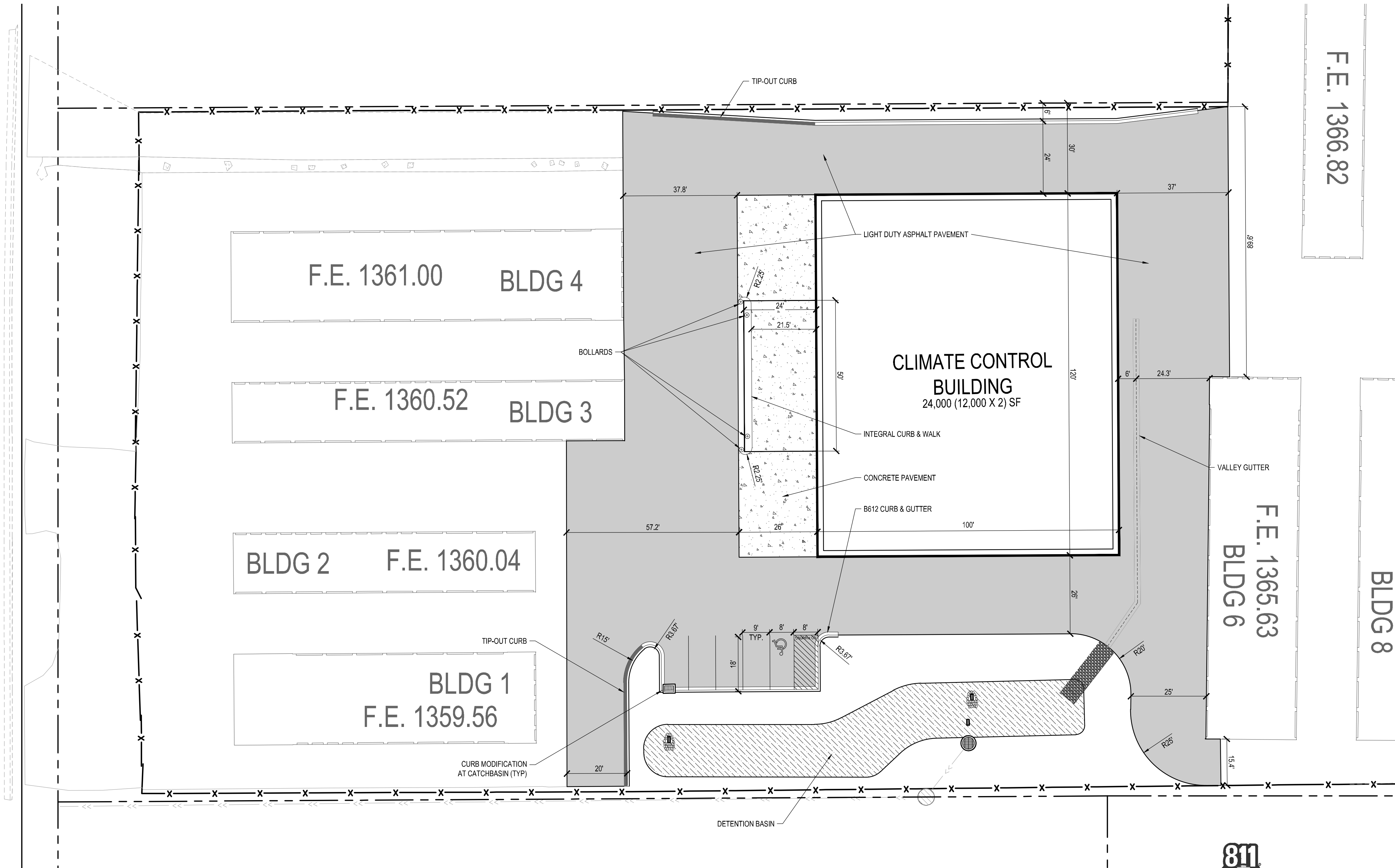
CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

Stephen M. Johnston DATE
REGISTRATION NO. 18914 03/20/2023

SHEET

SITE PLAN
C-101

PROJECT NO.
FSD22005



1 SITE PLAN
1" = 20'

811
Know what's below.
Call before you dig.

20 60
SCALE IN FEET

C.S.A.H. 32 / ARROWHEAD ROAD



3255 43rd St. South
FARGO, ND 58104
701.235.8719

www.fivestorstorage.biz

PROJECT CLIMATE CONTROLLED BUILDING

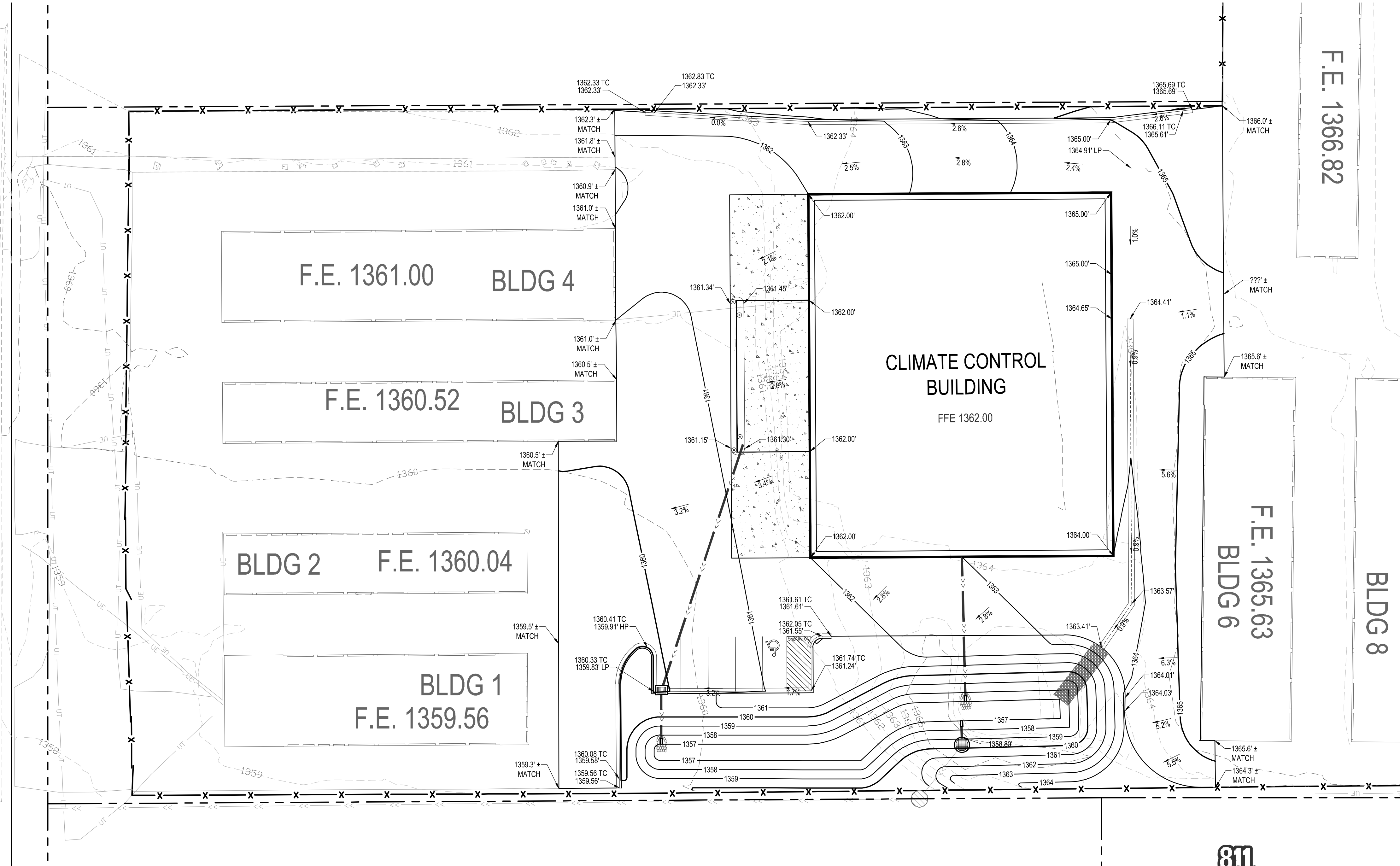
HERMANTOWN, MINNESOTA

ISSUE

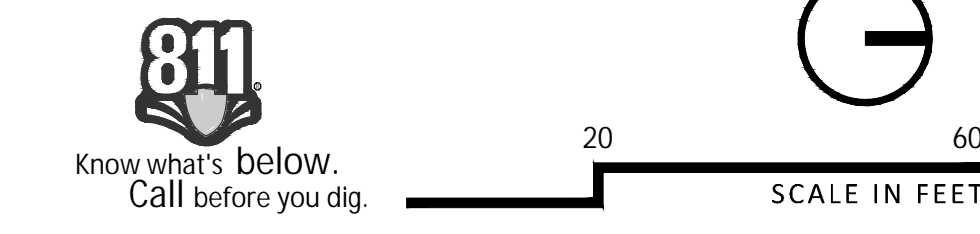
PRELIMINARY SUBMITTAL
03/20/23

REVISION	DATE

C.S.A.H. 32 / ARROWHEAD ROAD



1 GRADING PLAN
1" = 20'

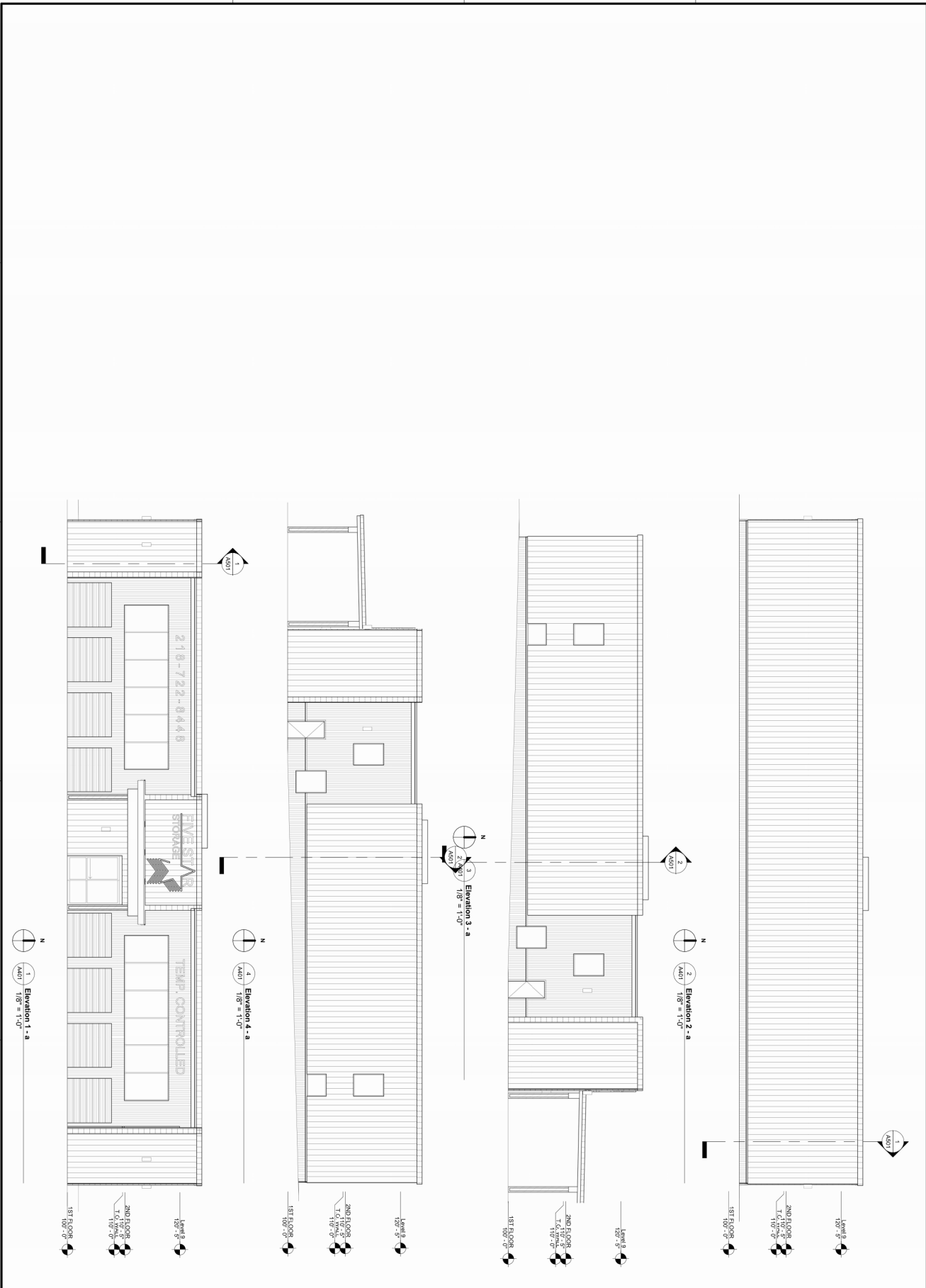


Elan
DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980
f 612.260.7990 | www.elanlab.com

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

NO CONSTRUCTION
Stephen M. Johnston DATE
REGISTRATION NO. 18914 03/20/2023

GRADING PLAN
C-201
PROJECT NO.
FSD22005



RHET
ARCHITECTURE

RHET ARCHITECTURE
 2711 1ST ST. N. FARGO, ND 58102
 WWW.RHET-ARCH.COM

I hereby certify that the plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Signature _____
 Date: _____ REG. NO. : 50755.

NOT FOR CONSTRUCTION

PROJECT NAME:
FIVE STAR STORAGE
 4771 W Arrowhead Rd,
 Hermantown, MN 55811

OWNER:
FIVE STAR STORAGE
CHUCK HENDRICKS

PHONE: 701.283.1101
 EMAIL: chuck@fivestoragex.com

PREPARED BY	DATE
REVISION	DATE
REVISION	DATE

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PROJECT NO.: 22-105803
 DRAWN BY: DN
 CHECKED BY: RF
 DRAWING TITLE:
BLDG 57 ELEVATIONS

A401



FIVESTAR
STORAGE

TEMP. CONTROLLED

720-8448



722-8448

FIVESTAR
STORAGE

TEMP. CONTROLLED

5F. 4771 W. Arrowhead Road – Commercial Industrial Development Permit (CIDP)

<u>Applicant:</u>	Coffee Holdings, LLC
<u>Case No.:</u>	2023-07-CIDP
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Approve a Commercial Industrial Development Permit with conditions for a 625 square foot drive-thru only coffee shop with associated site improvements.

RECOMMENDED ACTION:

Approve a Commercial Industrial Development Permit (CIDP) in order to construct a 625 square foot drive-thru only coffee shop with associated site improvements. The existing building on the property will remain operating as golf cart sales and service facility. The property is located at 5106 Miller Trunk Highway (395-0010-02753).

DESCRIPTION OF REQUEST:

The property at 5106 Miller Trunk Highway is an existing golf cart sales and service facility. The property has access to Miller Trunk Highway and Lavaque Road.

The applicant is proposing to subdivide the property into 2 lots; the existing golf cart sales and service facility on the eastern 1.1 acres and the proposed Caribou Coffee Cabin on the western 1.2 acres.

The proposed Caribou Coffee Cabin site consists of a 625 square foot drive-thru only structure with a front patio for walk-up service. The building is located in order to maximize overvehicle and to avoid off site stacking along the southern public easement drive. The design provides for 10 vehicle stacking as well as a 12 space parking lot located south of the building. There is a large green space located in the SW corner of the site which may be used for stormwater treatment, should it be required.

The site is accessed from Miller Trunk Highway via a shared driveway entrance and from Lavaque Road via a public easement. The pavement surface along the shared driveway and public easement are in poor condition. The applicant has indicated that they will be contacting the adjoining property owners (Do North Pizza, Centricity Bank, Midwest Golf Cars) to discuss the pavement condition and possible remedies.

SITE INFORMATION:

Parcel Size: +/-2.3 acres (entire property)
Legal Access: 5106 Miller Trunk Highway
Wetlands: No
Existing Zoning: C, Commercial
Airport Overlay: Zone 3, height restrictions only
Shoreland Overlay: N/A
Comprehensive Plan: Commercial

ZONING ANALYSIS:

Zoning District: C, Commercial		
Type	Required	Proposed
Min Lot Area	None	1.17 acres
Lot Width	None	148 feet along Miller Trunk Highway ROW (for proposed lot)
Front Yard	35 feet ROW	60 feet from Miller Trunk Highway right of way
Rear Yard	40 feet	150 feet
Side Yard	10 feet	48 feet minimum
Lot coverage	50%	1.2%
Maximum Building Height	65 feet	18 feet
Parking	Employee only – 4 spaces	12 spaces
Airport Safety Zone: 3		
Maximum Building Elevation	1580'	1433'

Stormwater Management

The applicant has submitted preliminary engineering plans and upon initial review, it appears that the impervious surface on this portion of the property will be reduced. However, stormwater calculations will be required in order to verify this and to determine if stormwater treatment will be required.

The applicant will need to submit final engineering plans and stormwater calculations in order to receive a MS4 Statement of Compliance Erosion Control Permit from the City Engineer before issuance of the Commercial Industrial Development Permit.

Access

The site is accessed from Miller Trunk Highway via a shared driveway entrance and from Lavaque Road via a public easement.

Utilities

The project will access the existing water and sewer mains in the Miller Trunk Highway right of way. The applicant will need to coordinate with the City in order to connect into the lines and will have to pay the sewer and water connection and availability fees. In addition, the applicant will need to obtain a permit from the MN DOT for the purpose of working in the DOT right of way. The applicant will need to submit final engineering plans to the City Engineer before issuance of the Commercial Industrial Development Permit.

Building Architecture

The proposed building is 625 square feet in size and approximately 18 feet in height. The façade is comprised of masonry veneer, wood effect cement panels and aluminum storefront windows.

Sign permit will need to be applied for under a separate application with the City Building Official.

There will be a dumpster enclosure located within the parking lot area. The enclosure will be constructed of TREX boards to match the wood effect siding on the building. The enclosure is approximately 7'-8" in height.

Sign permit will need to be applied for under a separate application with the City Building Official.

Parcel Split

The applicant has applied for an administrative parcel split in order to subdivide the property. There is no Planning and Zoning Commission action or review required for this application.

Wetlands

There are no existing wetlands on this property.

SUMMARY AND RECOMMENDATION:

Staff recommends approval of the Commercial Industrial Development Permit based on the findings set forth in the Staff report, subject to the following conditions:

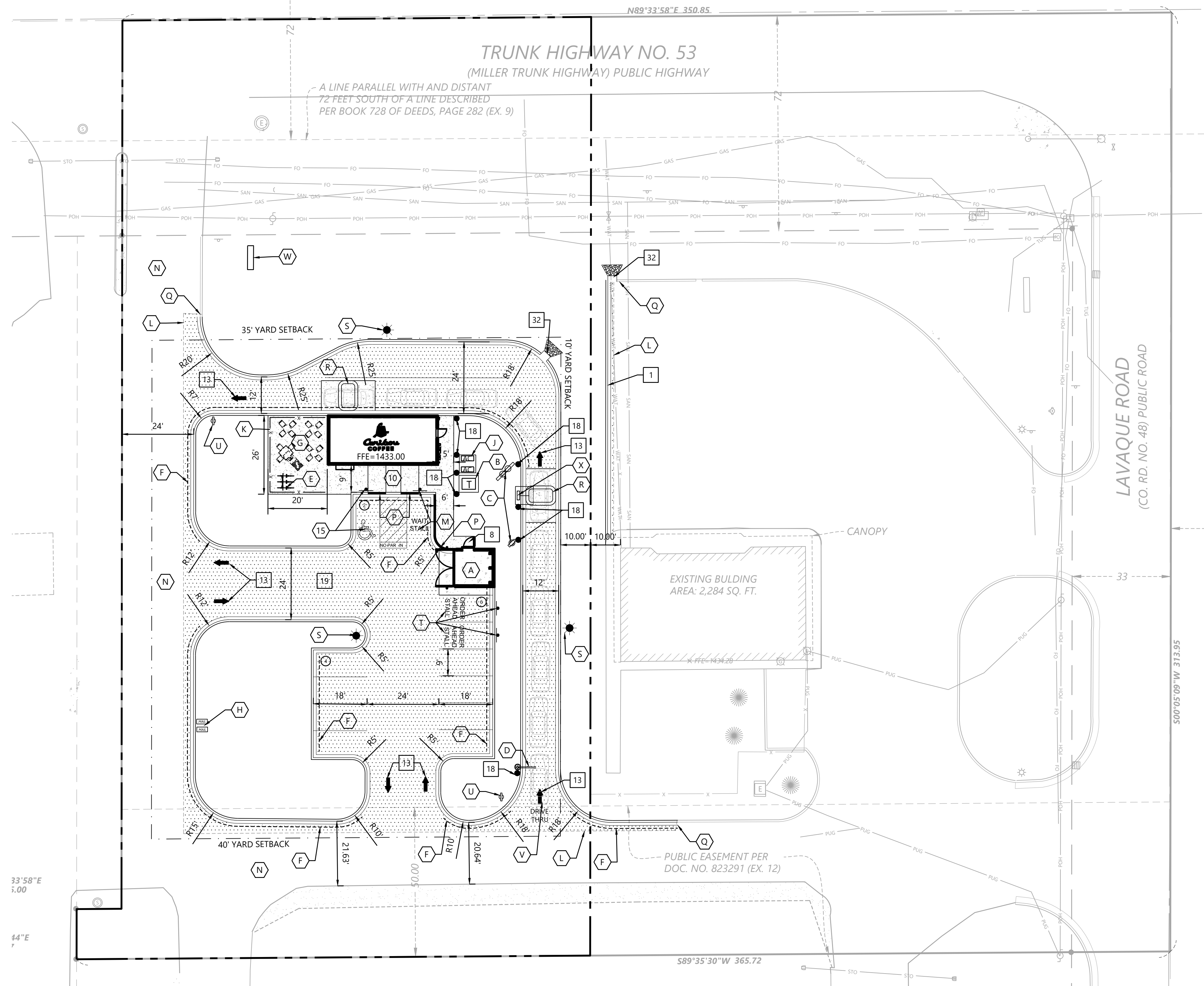
1. The applicant is seeking to construct a 625 square foot, drive-thru only coffee shop with associated site improvements. The applicant will need to supply final site engineering and architectural plans prior to the issuance of the Commercial Industrial Development Permit (CIDP).
2. The proposal meets the requirements of Section 520, "C, Commercial" of the Hermantown Zoning Ordinance.
3. The proposal meets the requirements of Chapter 8, "Commercial-Industrial Development Permits" of the Hermantown Zoning Ordinance.
4. There are no wetlands located on the site.
5. Prior to issuance of the CIDP, the applicant shall submit final Stormwater and Erosion and Sediment Control Plans and computations as well as receive a MS4 Statement of Compliance from the City Engineer.
6. Applicant shall pay City water availability and sewer and water connection fees.
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:

- Site Location Map
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Building Elevations
- Floor Plan

Location Map





SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING SPACES
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 01/11/2023.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• ZONING:	C, HIGH DENSITY COMMERCIAL
• PARCEL DESCRIPTION:	PARCEL A
• PROPERTY AREA:	49,437 SF (1.13 AC)
• EXISTING IMPERVIOUS SURFACE:	35,559 SF (72%)
• PROPOSED IMPERVIOUS SURFACE:	28,036 SF (57%)
• IMPERVIOUS REDUCTION (FROM EXISTING)	7,524 SF (21%)
• BUILDING GROSS SIZE:	600 SF
• YARD SETBACK PER CODE:	35'=FRONT AND ROW 10'=SIDE 40'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
• PARKING RATIO REQUIREMENT EATING & DRINKING PLACES: TOTAL SPACES REQUIRED:	CITY OF HERMANTOWN 1 SPACE / 100 SF FLOOR SPACE 7 SPACES
• PARKING PROVIDED:	12

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 32 CURB CUT WITH RIP-RAP

A SITE KEYNOTES

- A TRASH ENCLOSURE - SEE ARCH PLANS
- B TRANSFORMER LOCATION - SEE ARCH PLANS
- C DRIVE THRU MENU BOARDS - SEE ARCH PLANS
- D DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
- E BIKE RACKS - SEE ARCH PLANS
- F TIP OUT CURB AND GUTTER
- G PATIO FURNITURE - SEE ARCH PLANS
- H PROPOSED MAILBOX RELOCATION
- J AIR CONDITIONING UNIT - SEE ARCH PLANS
- K FENCE - SEE ARCH PLANS
- L MATCH EXISTING PAVEMENT
- M WAIT STALL SIGN AND PAINT - SEE ARCH PLANS
- N ASPHALT TO REMAIN
- P TRANSITION CURB TO FLUSH
- Q MATCH EXISTING CURB
- R DETECTIBLE WARNING FIELD - SEE ARCH PLANS
- S PROPOSED LIGHT POLE - SEE PHOTOMETRIC PLAN
- T ORDER AHEAD SIGN AND PAINT - SEE ARCH PLANS
- U DRIVE THRU DIRECTIONAL SIGN - SEE ARCH PLANS
- V DRIVE THRU PAINT - SEE ARCH PLAN
- W PROPOSED PYLON SIGN - UNDER SEPARATE PERMIT
- X DRIVE THRU CANOPY - SEE ARCH PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

PREPARED FOR:
COFFEE HOLDINGS, LLC
530 SOUTH FRONT STREET, SUITE 100
MANKATO, MN 56001

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
03/15/2023, LICENSE NO. _____

**CARIBOU CABIN -
HERMANTOWN**
HERMANTOWN, MN

Westwood
17201 Winnetka Drive, Suite #300
Minnetonka, MN 55343
Phone: (888) 837-5150
Fax: (888) 837-5922
Toll Free: (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

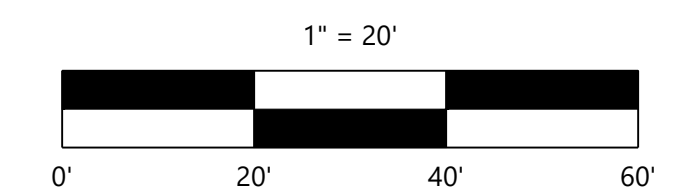
SITE PLAN

SHEET NUMBER:

C200

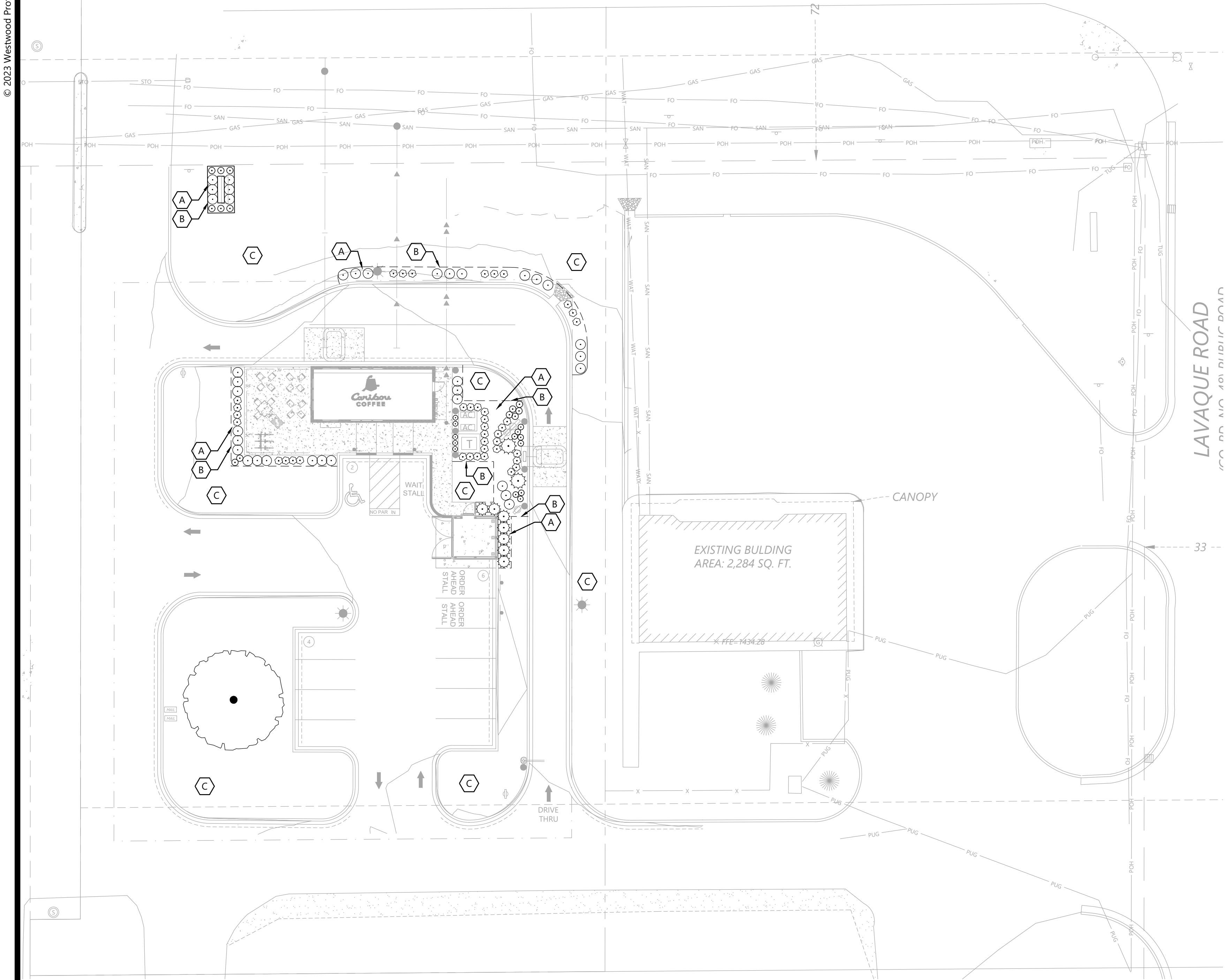
DATE: 03/15/2023

PROJECT NUMBER: 0034407.00



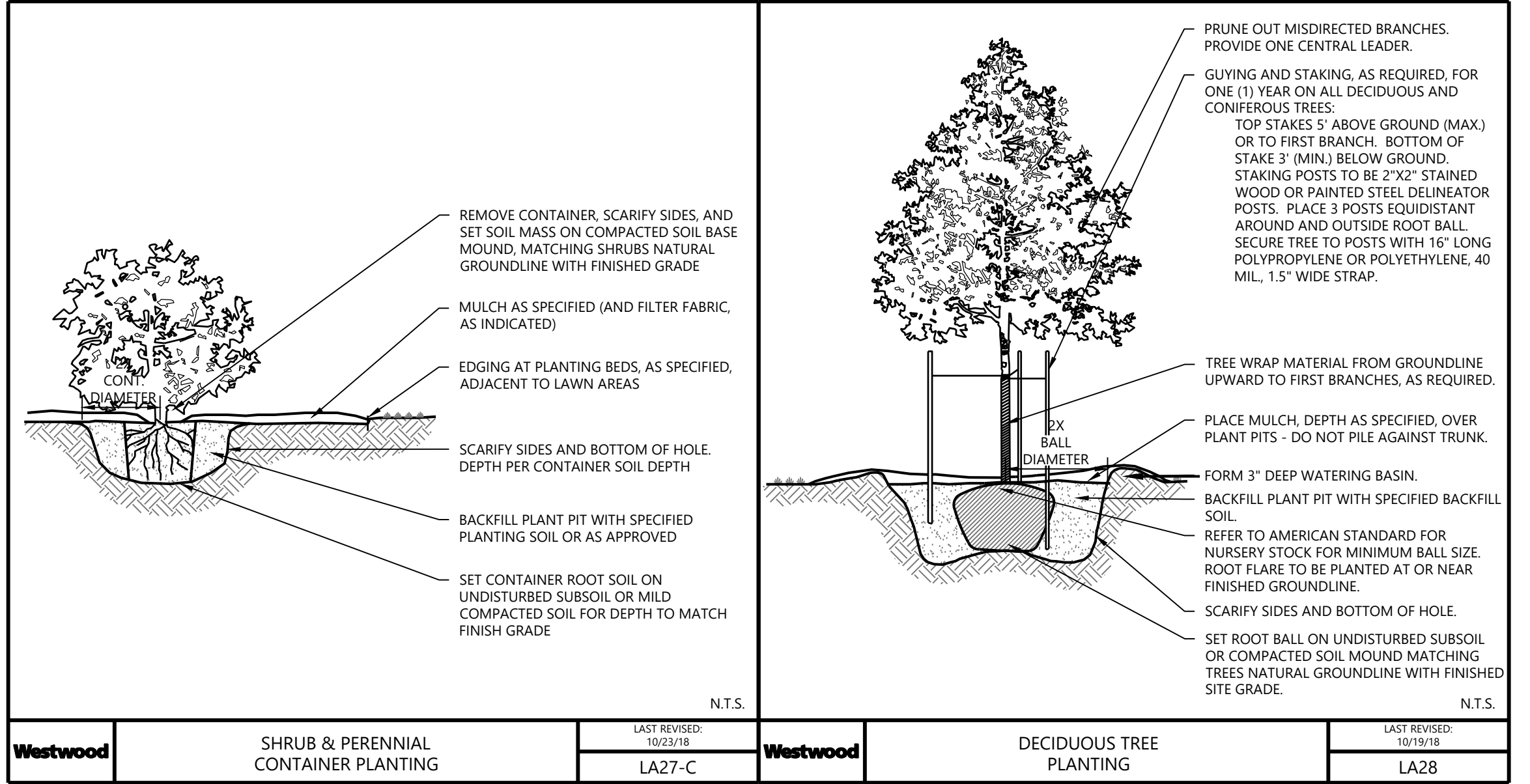
NOT FOR CONSTRUCTION

TRUNK HIGHWAY NO. 53
(MILLER TRUNK HIGHWAY) PUBLIC HIGHWAY

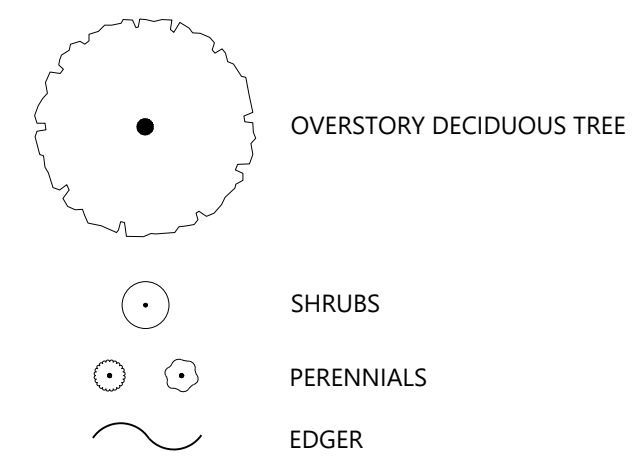


PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED BROWN, OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

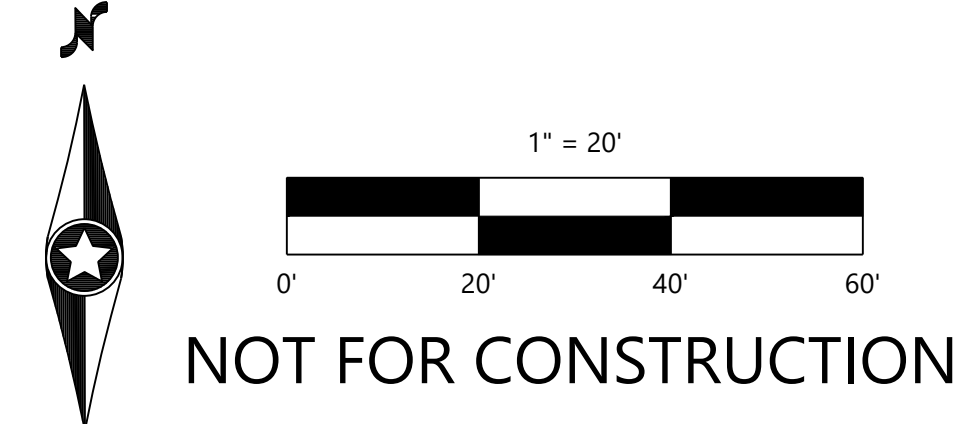
- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

PLANT SCHEDULE

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
NPO	NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL	AS SHOWN
CONIFEROUS SHRUBS	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
BPJ	BLUE PRINCE CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE PRINCE'	#5 CONT.	5'-0" O.C.
HMA	HOLMSTRUP ARBORVITAE / THUJA OCCIDENTALIS 'HOLMSTRUP'	#5 CONT.	4'-0" O.C.
DECIDUOUS SHRUB	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DBH	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.
MCS	MAGIC CARPET JAPANESE SPIREA / SPIRAEA JAPONICA 'WALBUMA'	#5 CONT.	3'-0" O.C.
DEC	DWARF EUROPEAN CRANBERRYBUSH / VIBURNUM OPULUS 'NANUM'	#5 CONT.	3'-0" O.C.

ANNUALS/PERENNIALS	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
ICD	ICE CARNIVAL DAYLILY / HEMEROCALLIS X 'ICE CARNIVAL'	#1 CONT.	24" O.C.
MNS	MAY NIGHT SALVIA / SALVIA NEMOROSA 'MAY NIGHT'	#1 CONT.	18" O.C.
AJS	AUTUMN JOY SEDUM / SEDUM X 'AUTUMN JOY'	#1 CONT.	18" O.C.
GRASSES	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
KFG	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	24" O.C.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY
CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



NOT FOR CONSTRUCTION

DESIGNED:	03/15/2023
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

PREPARED FOR:
COFFEE HOLDINGS, LLC
530 SOUTH FRONT STREET, SUITE 100
MANKATO, MN 56001

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
03/15/2023 LICENSE NO. _____

CARIBOU CABIN - HERMANTOWN
HERMANTOWN, MN

Westwood
12701 Winnetka Drive, Suite #800
Minnetonka, MN 55343
westwoodps.com
Phone: (888) 937-5160
Fax: (888) 937-5160
Toll Free: (888) 937-5160
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 03/15/2023
PROJECT NUMBER: 0034407.00

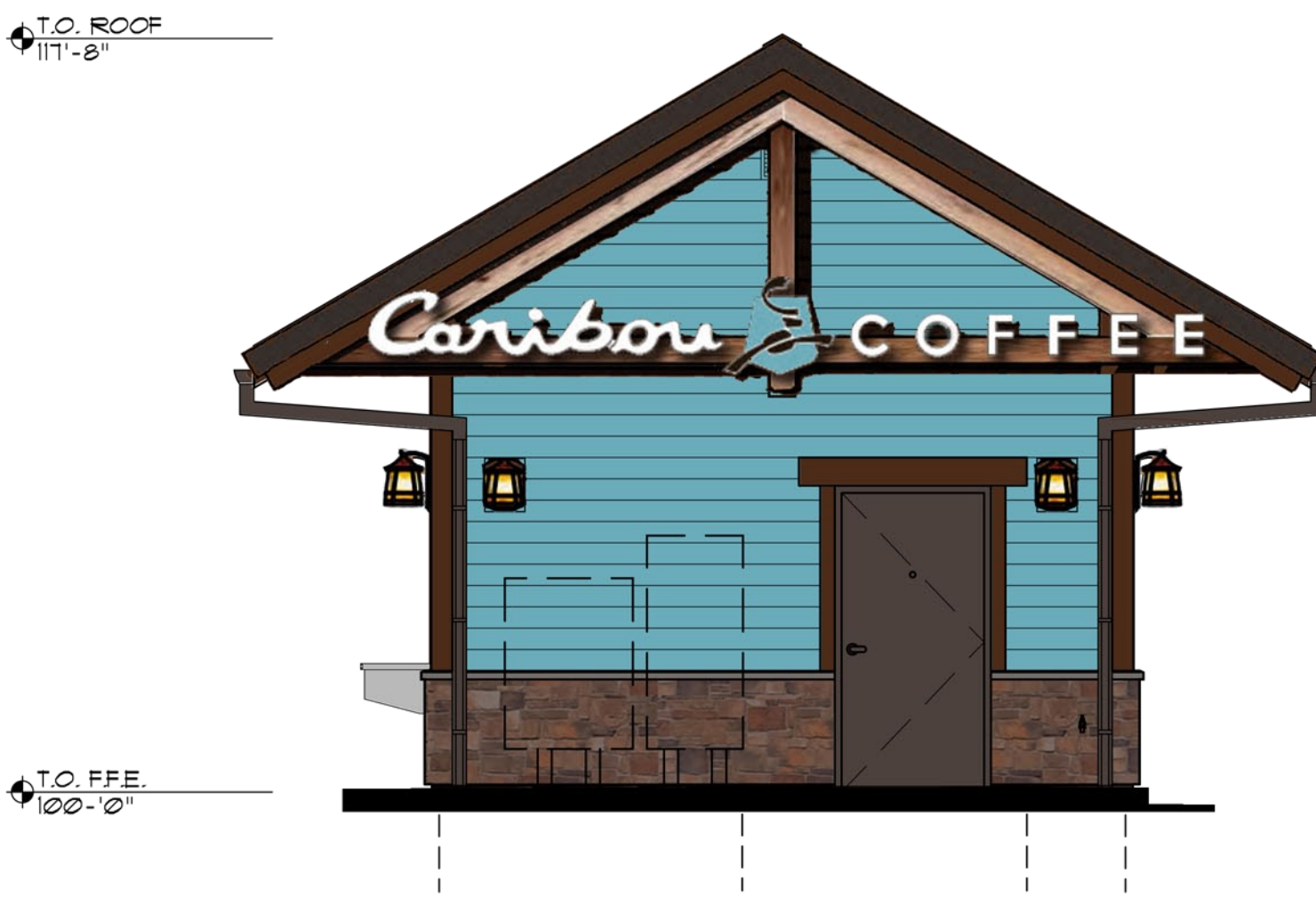


1 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



2 FRONT ELEVATION (WEST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND	
	STONE - CULTURED/MANUFACTURED STONE; ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP; ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK
	HARDIE PLANK SIDING - PAINTED 'CLOUDBURST' HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
	STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
	DARK BRONZE STOREFRONT DOORS, WINDOWS, AND H1 SERVICE DOORS.
	LIGHT FIXTURES - PROGRESS P5164-06 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (EAST)
1/4" = 1'-0"



4 SIDE ELEVATION (NORTH)
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
US-53 & LAVAQUE ROAD, HERMANTOWN, MN 55811

EXTERIOR ELEVATIONS

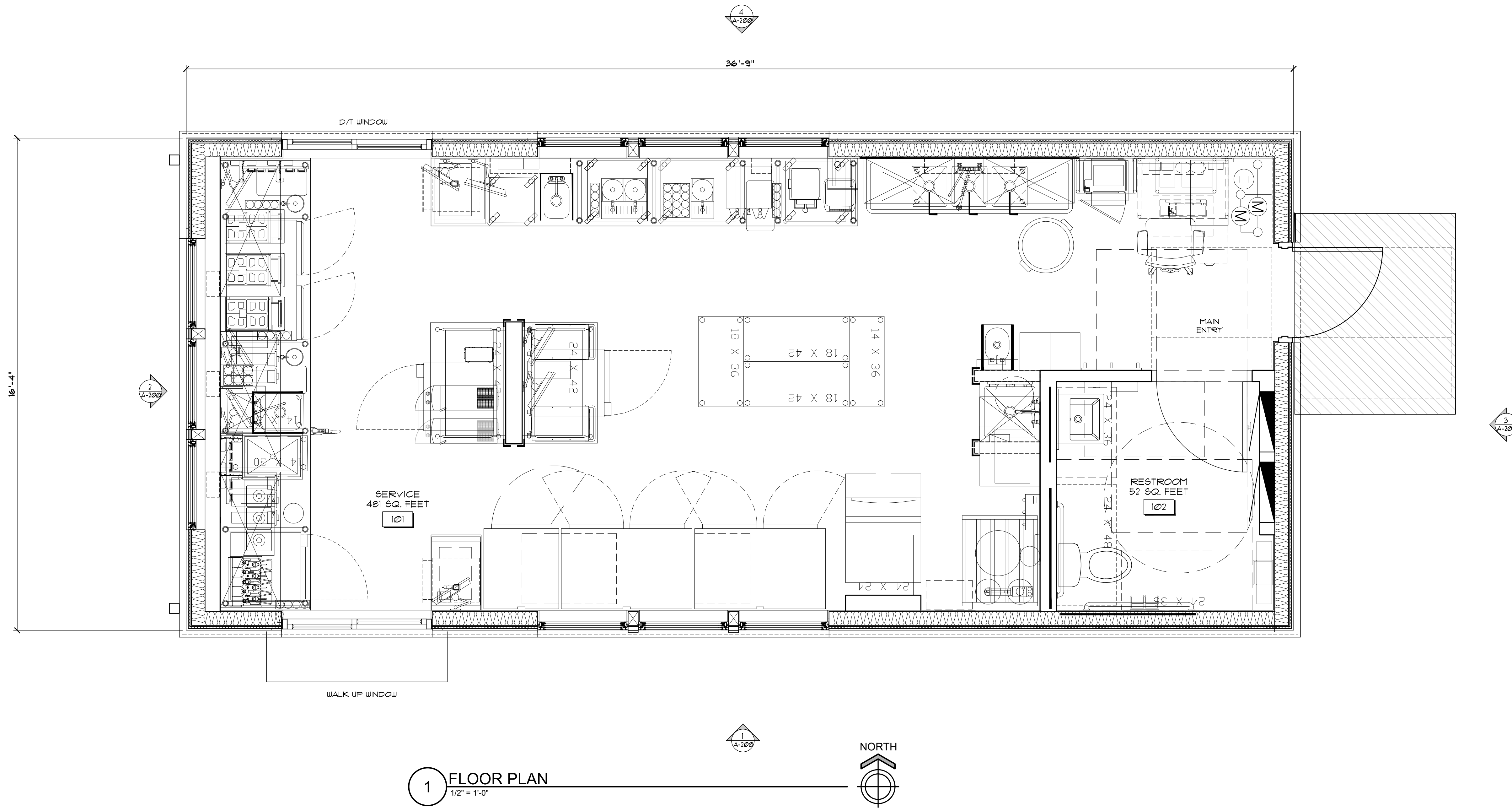


Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED _____
SITE PLAN REVIEW 03-15-2023

DRAWN BY TB
CHECKED BY CE
JOB NO. 20139

PROJECT LOCATION:
HERMANTOWN, MN



1 FLOOR PLAN
1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
 DRIVE-THRU ONLY STORE
 DT LEFT CABIN
 US-53 & LAVAGUE ROAD, HERMANTOWN, MN 55811

FLOOR PLAN



Caribou Coffee Company
 3900 Laketree Ave N
 Brooklyn Center, MN 55429

DATE ISSUED
 SITE PLAN REVIEW 03-15-2023

DRAWN BY TB
 CHECKED BY CE
 JOB NO. 20139

PROJECT LOCATION:
 HERMANTOWN, MN

5G. Zoning Text Amendment to Chapter 14 – Signs and Ground Signs

<u>Case No.:</u>	2023-01 Zoning Text Amendment to Chapter 14 – Signs and Ground Signs
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Recommend zoning ordinance text amendments to Chapter 14 – Signs and Ground Signs

REQUESTED ACTION

Recommend zoning ordinance text amendments to Chapter 14 – Signs and Ground Signs.

BACKGROUND

This ordinance was initially discussed at the January 2023 Planning and Zoning meeting. Commission members had questions regarding multi-tenant and multi-story buildings and how those would be permitted. At the March 2023 meeting staff discussed buildings (single tenant and multi-tenant) having the ability to have signage on all four sides of the building. Discussion involved around utilizing a building linear footage as the basis for measurement or a square footage of wall surface.

The consensus was to utilize a linear foot measurement basis with the building signs which directly abut a road classified as frontage and the remaining sides classified as secondary. Discussion further ensued regarding what a reasonable square footage per linear footage number allowance was.

Staff has looked at additional City ordinances as well as reviewed buildings within the City to ascertain their signage use. Based upon this information, staff is recommending the following:

- Road frontage building sides: 2 square feet/1 linear foot of building
- Secondary sides (not abutting a road): 1.25 square feet/1 linear foot of building

These numbers generally correspond to existing buildings in the City, both single and multi-tenant.

Multi-story buildings were also briefly discussed at the March 2023 meeting with staff being directed to review other City ordinances. With the exception of the major cities of Minneapolis and St. Paul; Bloomington was one of the few City's to address signage for multi-story buildings. The Bloomington ordinance utilizes different allowances based on differing number of building storeys. In an effort to not over complicate the Hermantown ordinance, staff recommends the following for buildings greater than 1 story in height:

- Road frontage building sides, the least restrictive of the following:
 - 1) 2 square feet/1 linear foot of buildingOR
 - 2) 6% of wall area

- Secondary sides (not abutting a road), the least restrictive of the following:
 - 1) 1.25 square feet/1 linear foot of buildingOR
 - 2) 4% of wall area

This method allows for easy calculation of allowable sign area and does not get into a story by story allowance/calculation.

ATTACHMENTS:

- 4120 Richard Avenue Graphic
- 4140 Richard Avenue Graphic
- 4725 Market Street Graphic

4120 RICHARD AVENUE - SINGLE STOREY MULTI-TENANT



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
100' BUILDING = 200 SQUARE FEET SIGNAGE ALLOWED
162 SQUARE FEET PROVIDED



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
60 BUILDING = 120 SQUARE FEET SIGNAGE ALLOWED
38 SQUARE FEET PROVIDED



SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
60' BUILDING = 75 SQUARE FEET SIGNAGE ALLOWED
0 SQUARE FEET PROVIDED



SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
100' BUILDING = 125 SQUARE FEET SIGNAGE ALLOWED
117 SQUARE FEET PROVIDED

4140 RICHARD AVENUE - MULTI-STOREY MULTI-TENANT



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
130' BUILDING = 320 SQUARE FEET SIGNAGE ALLOWED
OR 6% OF WALL AREA = 260 SQUARE FEET
70 SQUARE FEET PROVIDED



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
75' BUILDING = 150 SQUARE FEET SIGNAGE ALLOWED
OR 6% OF WALL AREA = 180 SQUARE FEET
0 SQUARE FEET PROVIDED



SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
75' BUILDING = 94 SQUARE FEET SIGNAGE ALLOWED
OR 4% OF WALL AREA = 135 SQUARE FEET
48 SQUARE FEET PROVIDED

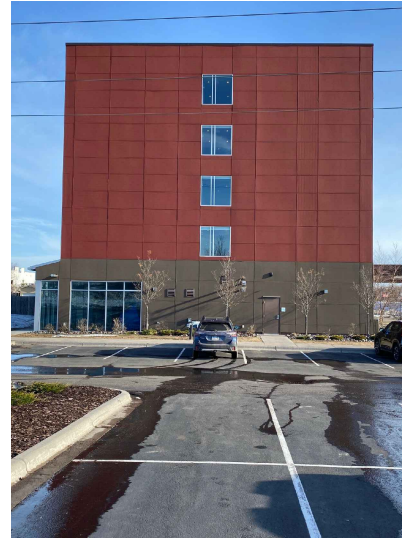


SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
130' BUILDING = 163 SQUARE FEET SIGNAGE ALLOWED
OR 4% OF WALL AREA = 174 SQUARE FEET
0 SQUARE FEET PROVIDED

4725 MARKET STREET - MULTI-STOREY SINGLE-TENANT



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
160' BUILDING = 320 SQUARE FEET SIGNAGE ALLOWED
OR 6% OF WALL AREA = 471 SQUARE FEET
224 SQUARE FEET PROVIDED



ROAD FRONTAGE - 2 SQUARE FEET PER 1 LINEAR FOOT
60' BUILDING = 120 SQUARE FEET SIGNAGE ALLOWED
OR 6% OF WALL AREA = 180 SQUARE FEET
0 SQUARE FEET PROVIDED



SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
60' BUILDING = 75 SQUARE FEET SIGNAGE ALLOWED
OR 4% OF WALL AREA = 120 SQUARE FEET
304 SQUARE FEET PROVIDED



SECONDARY - 1.25 SQUARE FEET PER 1 LINEAR FOOT
160' BUILDING = 200 SQUARE FEET SIGNAGE ALLOWED
OR 4% OF WALL AREA = 320 SQUARE FEET
0 SQUARE FEET PROVIDED