



PLANNING & ZONING COMMISSION

Agenda

October 21, 2025

7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3A. September 16, 2025 regular meeting.

4. PUBLIC DISCUSSION – Public comment on any item not otherwise listed on the agenda.

5. PUBLIC HEARINGS

5A. An application for a Special Use Permit by Alexandra and Seth Betts for the keeping of small livestock (3 horses and 4 goats). The property is located at 5053 Morris Thomas Road.

5B. An application for a Special Use Permit by Jordan Urshan for grading and filling in a Natural Environment Shoreland Area for the purpose of building a new residential structure and driveway. The property is located at 557x Hermantown Road.

5C. An application for a Special Use Permit by Windsor Engineers for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a new 15,000 square foot office/warehouse facility and associated site improvements. The property is located at 47xx Maple Grove Road.

5D. An application for a Special Use Permit by Harmony Group, LLC for the development of up to four (4) communication facility buildings, office/support buildings, auxiliary buildings, and associated site improvements including utilities electrical/mechanical support equipment, storm water management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road.

5E. An application for a Commercial Industrial Development Permit by Harmony Group, LLC for the development of up to four (4) communication facility buildings, office/support buildings, auxiliary buildings, and associated site improvements including utilities electrical/mechanical support equipment, storm water management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road.

6. CONTINUING BUSINESS

PLANNING & ZONING COMMISSION

October 21, 2025

7. NEW BUSINESS

8. COMMUNICATIONS

Logged Correspondence 2025-151 through 2025-503; 2025-505 through 2025-509; 2025-511; 2025-512; 2025-514 and 2025-515.

9. COMMISSION MEMBER REPORTS

Joe Peterson

Corey Kolquist

Beth Wentzlaff

Kevin Hagen

Matthew Fournier

John Stauber

Amanda Radzak

Ryan Johnson

ADJOURN



PLANNING & ZONING COMMISSION

September 16, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Corey Kolquist; Beth Wentzlaff; John Stauber; Matthew Fournier; Kevin Hagen; and Ryan Johnson

Members Absent: Amanda Radzak, Joe Peterson

Others Present: (31 total) including Joe Wicklund, Asst. City Admin. & Communications Dir.; Sharon & Manny Umpierre, 18 Lois Ln., Esko; John Nordin, 5757/5789 Morris Thomas Rd.; Carrie Umpierre, 5747 St. Louis River Rd.; Kevin & Rhonda Tomlin; Tim Resberg, 3646 Midway Rd.; Kelsey Mack, 3608 Midway Rd.; Jordan Urshan, 5770 Morris Thomas Rd.; Scott Goode, 3578 Midway Rd.; Rachel Johnson, 5702 Oneida St.; Brian Wardeman, 11975 Singlefree Ln.; Kerrie & Todd Pelkey, 3609 Midway Rd.; Kelly Sather, 5734 Morris Thomas Rd.; Joe Nixon, 3629 Midway Rd.; Mike Ralph, 5781 St. Louis River Rd. (additional names not included due to unclear printing).

2. APPROVAL OF AGENDA

Motion made by John Stauber to approve the September 16, 2025 agenda as presented. Seconded by Matthew Fournier. Motion carried 6-0.

3. APPROVAL OF MINUTES

Motion made by Kevin Hagen to approve the August 19, 2025 minutes as presented. Seconded by John Stauber. Motion carried 6.0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application for a Special Use Permit by Kevin Tomlin for grading and filling in a Recreational Environment Shoreland Area for the purpose of constructing a 24-foot-wide driveway and future accessory structure. The property is located at 5057 Anderson Road and is located in a R-3, Residential zoning district.

Joe Wicklund, Asst. City Admin. & Communications Dir., presented that the Applicant, Kevin Tomlin, desires to construct a 24 foot wide driveway and construct a future accessory structure on a property at 5057 Anderson Road. There is an existing home and accessory structure on the property with both of them being within the Recreational Environment Shoreland Area. The proposed driveway and future

accessory structure will require filling and grading within an approximately 14,000 square feet area of disturbance.

Rick Reno, 3940 Lavaque Rd., claimed that all of the work has already been completed and asked how can that be done without receiving authority from the Planning & Zoning Commission.

Joe stated that staff will be in contact with the property owner and the party that delivered the fill. Joe also stated that City staff has been out to look at the property and that no wetlands were impacted.

The Applicant, Kevin Tomlin and his wife Rhonda appeared before the Commission. Rhonda stated the project is for a secondary driveway and for the possible future construction of a pole building. Rhonda has been working with Trish Crego, Utility & Infrastructure Dir. regarding the fill permit and with Paul Senst, Public Works Dir. regarding the driveway and culvert.

Motion made by John Stauber to approve the Special Use Permit by Kevin Tomlin for grading and filling in a Recreational Environment Shoreland Area for the purpose of constructing a 24-foot-wide driveway and future accessory structure with the stipulation that a property survey or follow-up by City staff be completed. The property is located at 5057 Anderson Road and is located in a R-3, Residential zoning district. Seconded by Ryan Johnson. Motion carried. 6-0.

5B. An application by Nordski Construction-EDSA Storage for a Special Use Permit for the construction of a two-family home located at 3971 Haines Road. The property is located in an R-3 zoning district.

Joe discussed the application of Applicant, Nordski Construction/EDSA Storage's request for a special use permit to construct a two-family dwelling unit in an R-3 Residential zone.

The Applicant is seeking to construct a two-family home (twinhome) on the property. The overall property is approximately 5.0 acres in size with the Applicant proposing to subdivide the lot at a future date. The subdivision of the property would create a 0.63 acre parcel for the proposed two-family dwelling and would necessitate a variance for the lot size.

The City has been looking at the properties along Haines Road as well as been in discussions with two property owners, who own multiple parcels. The City believes there is the opportunity to assemble properties along Haines Road in order to have enough land to facilitate a residential development consisting of a mixture of housing types. Due to the nature of the deep, narrow lots along Haines Road, there appears to be the opportunity to utilize the rear portions of these properties for development, while maintaining the existing homes that abut Haines Road

Motion made by John Stauber to approve the application by Nordski Construction/EDSA Storage for a Special Use Permit for the construction of a two-family home located at 3971 Haines Road. The property is located in an R-3 zoning district. Seconded by Kevin Hagen. Motion carried. 6-0.

5C. An application by Nordski Construction-EDSA Storage for a Variance associated with the construction of a two-family home. The variance request is for a reduction to the side yard setback and a

reduction to the minimum lot size. The property is located at 3971 Haines Road and is located in an R-3 zoning district.

Joe advised the Commission that the Applicant, Nordski Construction/EDSA Storage is requesting a variance for the side yard setbacks and minimum lot size associated with the construction of a two-family dwelling unit in an R-3 Residential zone.

As noted in Item 5B, the Applicant is seeking to construct a two-family home (twinhome) on the property. The overall property is approximately 5.0 acres in size with the Applicant proposing to subdivide the lot at a future date. The subdivision of the property would create a 0.63 acre parcel for the proposed two-family dwelling and would necessitate a variance for the lot size.

Motion made by Matthew Fournier to approve the application by Nordski Construction/EDSA Storage for a Variance associated with the construction of a two-family home. The variance request is for a reduction to the side yard setback and a reduction to the minimum lot size. The property is located at 3971 Haines Road and is located in an R-3 zoning district. Seconded by Ryan Johnson. Motion carried. 6-0.

5D. An application by Harmony Group, LLC for a rezoning of 17 parcels totaling 220.27 acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-09135, 395-0010-09130, 395-0010-09131, 395-0010-09080, 395-0010-09095, 395-0010-09150, 395-0010-09090, 395-0010-09155, 395-0010-09161, 395-0010-09160, 395-0010-09300, 395-0010-09302, 395-0010-09140, 395-0010-09310, 395-0010-09320, 395-0010-09330, 395-0010-09340. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing.

Joe advised the Commission that Harmony Group, LLC (Applicant) is requesting that 17 parcels of land totaling 220.27 acres be rezoned from S-1, Suburban to BLM, Business and Light Manufacturing. These parcels are within a quadrant of the City which has been identified in the City's Comprehensive Plan Update for Business and Light Manufacturing.

The following residents spoke about their concerns regarding this project:

Tim Resberg, 3646 Midway Rd.

Kelsey Mack, 3608 Midway Rd.

Mike Ralph, 5781 St. Louis River Rd.

The main issues were: the non-disclosure of what would or might be a database; what regulations/protections are or would be in place to protect neighboring property owners; Star Tribune contacting a homeowner regarding the project going in – how do they know that information and the City does not; and who is going to pay for the water and sewer that will have to be installed.

Motion made by Ryan Johnson to approve the application by Harmony Group, LLC for a rezoning of 17 parcels totaling 220.27 acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-09135, 395-0010-09130, 395-0010-09131, 395-0010-09080, 395-0010-09095, 395-0010-09150, 395-0010-09090, 395-0010-09155, 395-0010-09161, 395-0010-09160, 395-0010-09300, 395-0010-09302, 395-0010-09140, 395-0010-09310, 395-0010-09320, 395-0010-09330,

395-0010-09340. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing. Seconded by Kevin Hagen. Motion carried. 6-0.

6. CONTINUING BUSINESS

6A. Discussion on City’s ADU ordinance.

Joe discussed the continuing proposed ADU ordinance with the Commission. The following are items of consideration moving forward: unit size, heights, utility connections, etc. and are all ongoing discussions by City staff.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

- Joe Peterson – Absent
- Corey Kolquist – None
- Beth Wentzlaff – None
- Kevin Hagen – None
- Matthew Fournier – None
- John Stauber – None
- Amanda Radzak – Absent
- Ryan Johnson – None

ADJOURN

Motion made by Ryan Johnson to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:11 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. 5053 Morris Thomas Road – Special Use Permit - Keeping of Livestock

| | |
|------------------------------|---|
| <u>Applicant:</u> | Alexandra and Seth Betts |
| <u>Case No.:</u> | 2025-64 SUP |
| <u>Staff Contact:</u> | Eric Johnson, Community Development Director |
| <u>Request:</u> | Issue a special use permit for the keeping of small livestock (3 horses and 4 goats). |

RECOMMENDED ACTION:

Staff recommends approval of the Special Use Permit for the keeping of small livestock (3 horses and 4 goats) at 5053 Morris Thomas Road. If recommended for approval by the Planning Commission, the application will be moved forward to the City Council where the City Council will consider a Resolution to approve the Special Use Permit.

DESCRIPTION OF REQUEST:

Requested is a Special Use Permit for the keeping of livestock at 5053 Morris Thomas Road, located in the R-3, Residential zoning district. The purpose of the request is the keeping of small livestock (3 horses and 4 goats) at the property.

SITE INFORMATION:

| | |
|----------------------------|---|
| Parcel Size: | 10 acres |
| Legal Access: | 5053 Morris Thomas Road |
| Wetlands: | Yes, associated with banks of unnamed tributary |
| Existing Zoning: | R-3, Residential |
| Airport Overlay: | NA |
| Shoreland Overlay: | Recreational Area Shoreland District |
| Comprehensive Plan: | Residential |

BACKGROUND:

The Applicant (Alexandra and Seth Betts) reside at 5053 Morris Thomas Road. There is an existing single family home and two accessory structures (garage and pole building) on the property. The property is within a Recreational Environment Shoreland Area, however, the applicant is not proposing any modifications or disturbances within the shoreland area.

A Special Use Permit is required in order to keep livestock in the R-3, Residential district and requires there is a minimum of 5 acres of land area. The purpose of this requirement is to ensure the City is able to properly evaluate the site and make a formal determination that livestock, in this case horses and goats, can be maintained at the property without disruption to the neighborhood.

This area of the City is predominately large acreage residential lots, with the parcels to the east and west of the subject property being 10 acres in size and the parcel to the south being 20 acres in size.

The applicant intends to fence the perimeter of the property with fence appropriate for horses and goats. The proposed fence would be setback a minimum of 70 feet from the adjacent property lines. There is an existing pole building within the proposed pasture area which can be used for shelter of the horses and goats.

General Special Use Permit Requirements

In addition to the specific requirements for the R-3, Residential zoning district, there are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

1. The proposed development is likely to be compatible with development under the general conditions of this chapter on substantially all land in the vicinity of the proposed development.

The proposed use is compatible with this large acreage site. The fenced areas will be suitable for pasture, and the property has an existing pole building for the shelter of the horses and goats.

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 is appropriate for low-intensity agricultural uses. The keeping of three horses and four goats on the site will not have a negative impact on surrounding 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 within an area marked for residential development on the Hermantown Comprehensive Plan.

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 existing adjacent properties are large acreage in size. The proposed use continues this character.

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

The proposed use will not result in any unexpected or negative impacts within the City.

SUMMARY & JUSTIFICATION:

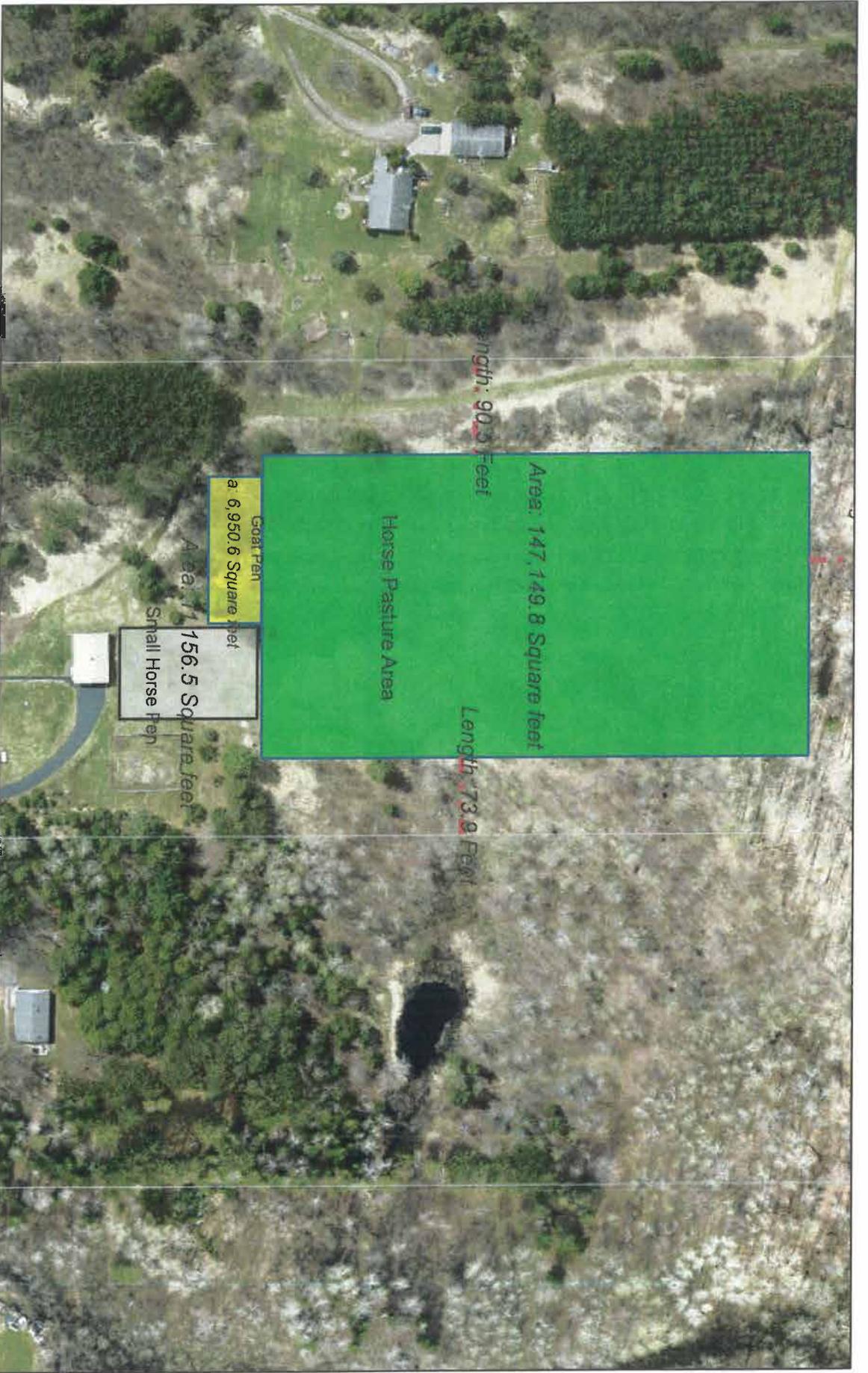
The proposed Special Use Permit meets the criteria for keeping livestock in the R-3, Residential district. The 10 acre parcel is located in an area of the City with large acreage lots and the applicant has a suitable plan for pasture, feeding, and securing the livestock. Staff recommends approval of the Special Use Permit subject to the following findings and conditions:

1. The property at 5053 Morris Thomas Road is in an area of the City with large acreage lots and is a suitable location for the keeping of livestock.
2. Applicant proposes to keep livestock on the property. Specifically, the application cites the keeping of 3 horses and 4 goats on the site. The application does not specify horse breed but reference small horses.
3. The property is 10 acres in size and has an unnamed tributary located on the west side of property.
4. The total number of horses kept on the property shall be limited to three (3) horses and (4) goats. Modifications to this number shall require Administrative approval of a new Zoning Certificate based on the Community Development Director's review and approval.
5. The property shall be fully fenced and secured prior to the keeping of horses and goats on the property.
6. Applicant acknowledges the presence of the unnamed tributary and associated wetlands with the tributary on the property.
7. Applicant shall not fill any wetlands or place organic or other materials so as to alter the hydrology of the property.
8. Livestock shall at all times have access to water and feed stock consistent with best practices for the keeping of livestock.
9. Failure to meet any condition of this Special Use Permit may result in revocation of the Special Use Permit.
10. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Location Map
- Site Plan

Betts Household



9/5/2025, 12:40:15 PM

Tax Parcels - Neighborhood

Pictometry2019

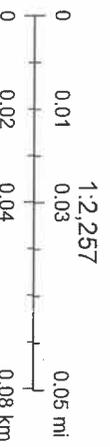
Red: Band_1



Green: Band_2



Blue: Band_3



St. Louis County, MN - Enterprise GIS, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS

Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | St. Louis County, MN - Enterprise GIS |

5B. 557x Hermantown Road – Special Use Permit - Filling and grading within a Natural Environment Shoreland Overlay Zone

Applicant: Jordan Urshan
Case No.: 2025-65 SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for filling and grading within a Natural Environment Shoreland Overlay for the construction of a single family home and 4,200 square foot accessory structure

RECOMMENDED ACTION:

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

DESCRIPTION OF REQUEST:

The applicant (JordanUrshan) desires to building a new residential structure, 4,200 square foot accessory structure and driveway on a property at 557x Hermantown Road. The portion of the property where the proposed residential structure is within a Natural Environment Shoreland Area and will require filling and grading within an approximately 7,000 square feet area of disturbance. The proposed 4,200 square foot accessory structure is outside of the shoreland area but requires a Special Use Permit.

SITE INFORMATION:

Parcel Size: +/- 27 acres
Legal Access: 557x Hermantown Road
Wetlands: Yes, per the National Wetland Inventory
Existing Zoning: S-1, Suburban
Airport Overlay: None
Shoreland Overlay: Yes – Natural Environment Shoreland – Rocky Run
Comprehensive Plan: Residential

BACKGROUND

The applicant owns a property which involved a flag lot split, which was approved by the Planning and Zoning Commission in April 2025. The applicant is now proposing to construct a new single family home, a 4,200 square foot accessory structure and driveway on the property. The proposed home is in a Natural Environment Shoreland Area and the accessory structure and driveway are outside of it. The proposed work within the Natural Environment Shoreland Area associated with Rocky Run and is expected to impact approximately 5,000 square feet of shoreland area.

The S-1, Suburban zoning district permits accessory structures up to 2,500 square feet with a building permit. The applicant is seeking approval for a 4,200 square foot accessory structure which requires a Special Use Permit.

The existing property is approximately 27 acres in size with the proposed accessory structure being located a minimum of 400 feet from the nearest property line and 800 feet from Hermantown Road. The adjacent property at 4002 Five Corners Road also has an accessory structure greater than 2,500 square feet with other properties in the vicinity also having accessory structures nearing approximately 2,500 square feet in size.

Wetlands

Per the National Wetland Inventory (NWI) there are wetlands located along the banks of the Rocky Run and are outside of the work area associated with the proposed work.

Shoreland Area

The western portion of the property is located within a Natural Environment 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 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 primary structure/residence is an allowed use within the S-1, Suburban 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 on 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 residential structure in a Natural Environment Shoreland Area, subject to the following:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland area for the purpose of constructing a proposed residential structure and a 4,200 square foot accessory structure and driveway on a property at 557x Hermantown Road. 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 with Shoreland Overlay Map
- Proposed Residential Structure Image
- Proposed Accessory Structure Images

Location Map



City of Hermantown



8/1/2025, 10:02:17 AM

Shoreland Overlay Zoning (2016)

Natural Environment

NWI Wetlands (2019)

Riverine

MNDNR Two-foot Contours

Hermantown_Roads

Municipal Street

Tax Parcels - Neighborhood

Pictometry2019

Red: Band_1

Green: Band_2

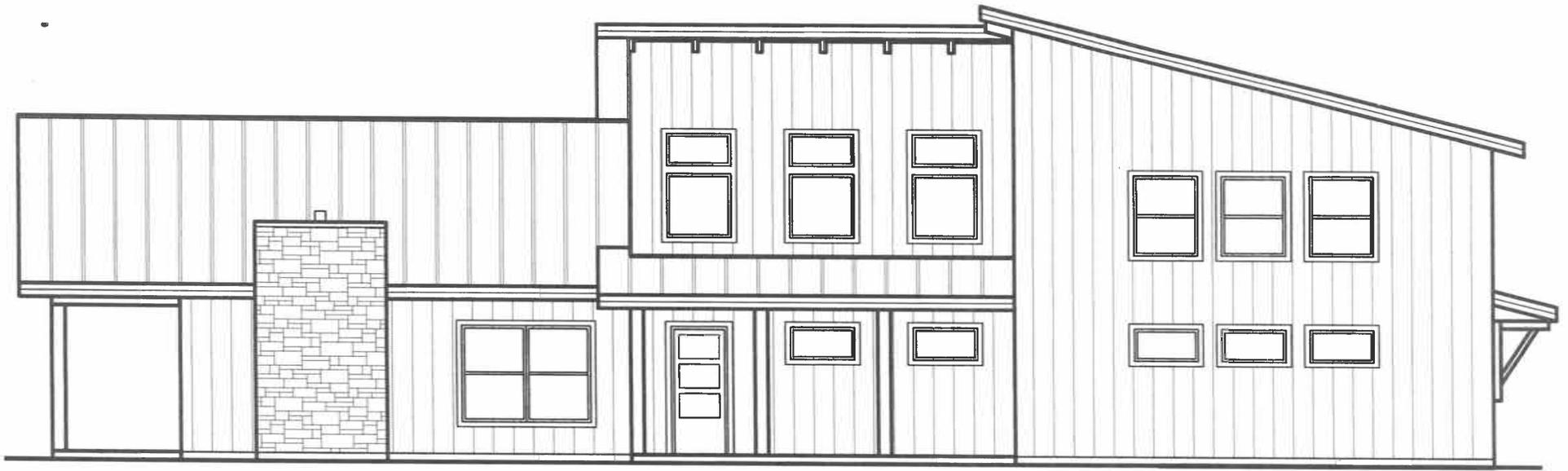
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St. Louis County, MN - Enterprise GIS, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

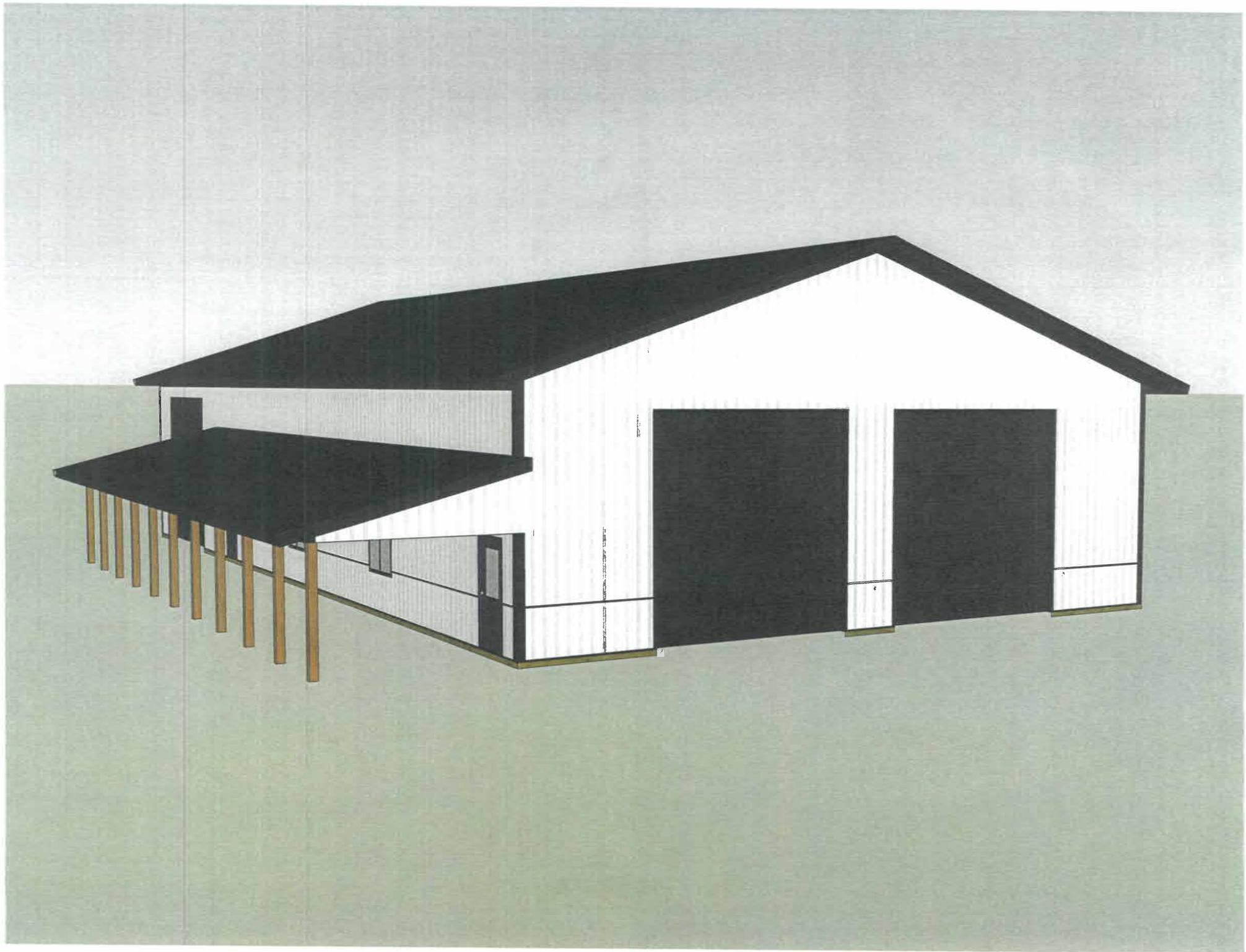


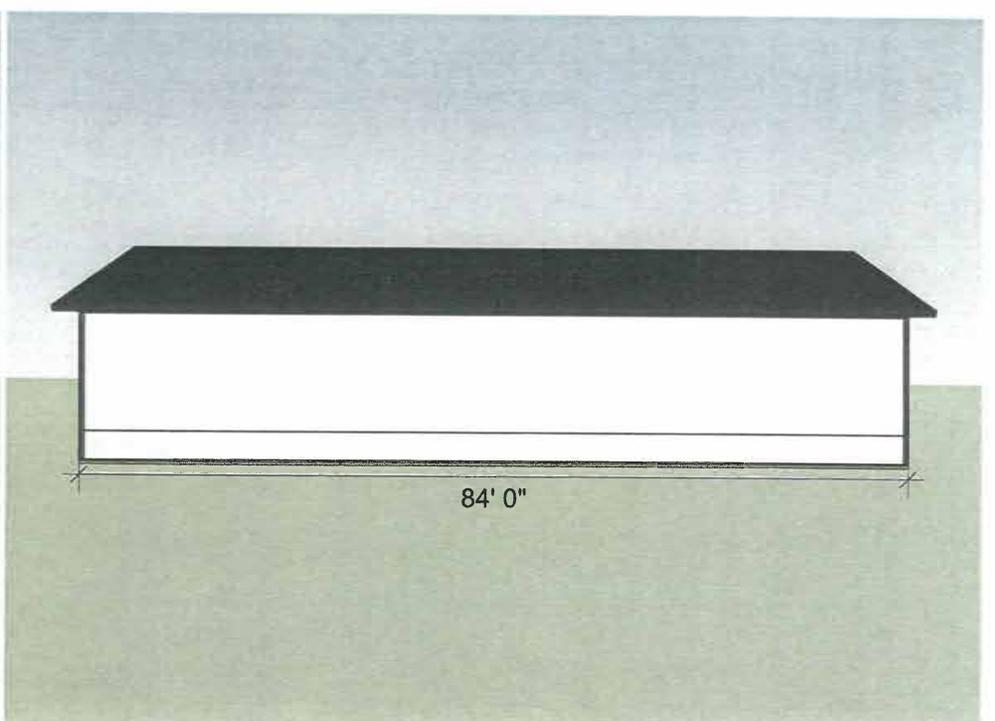
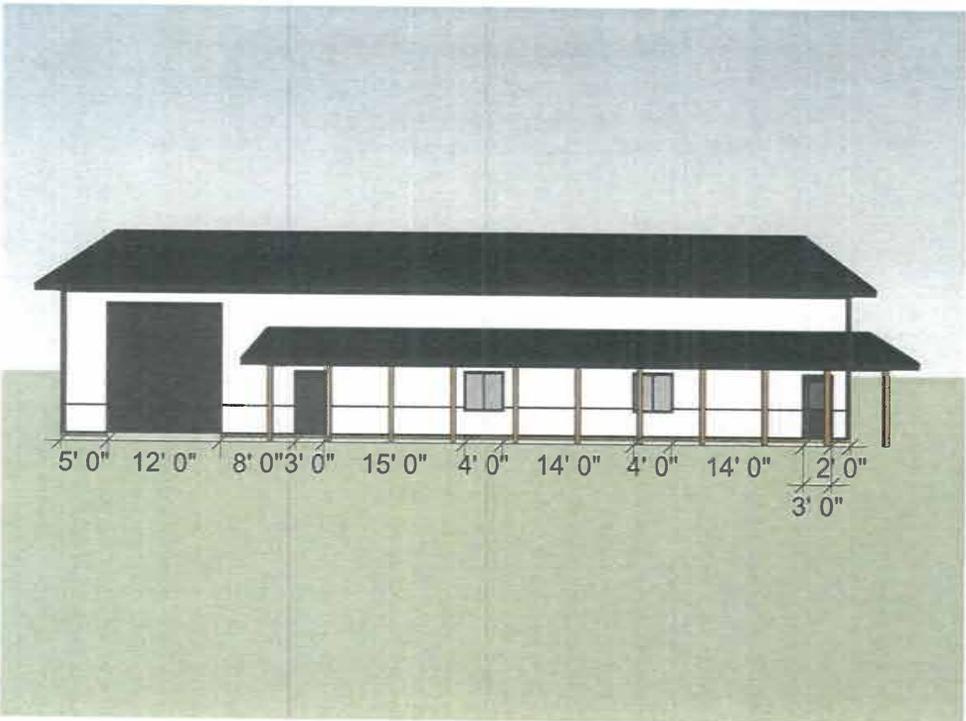
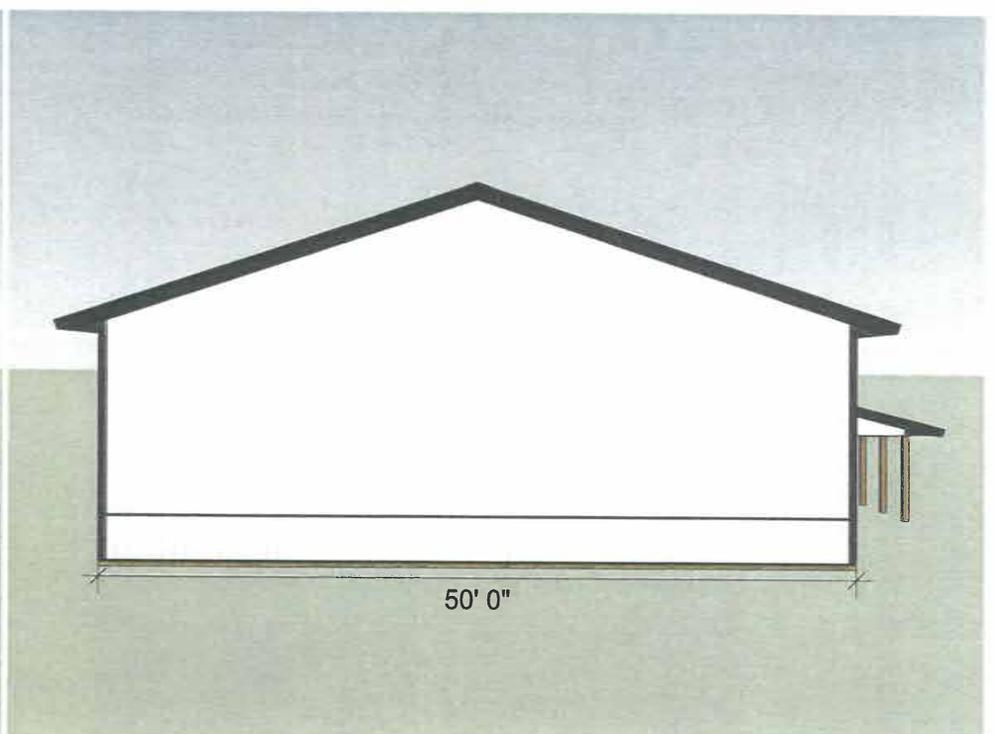
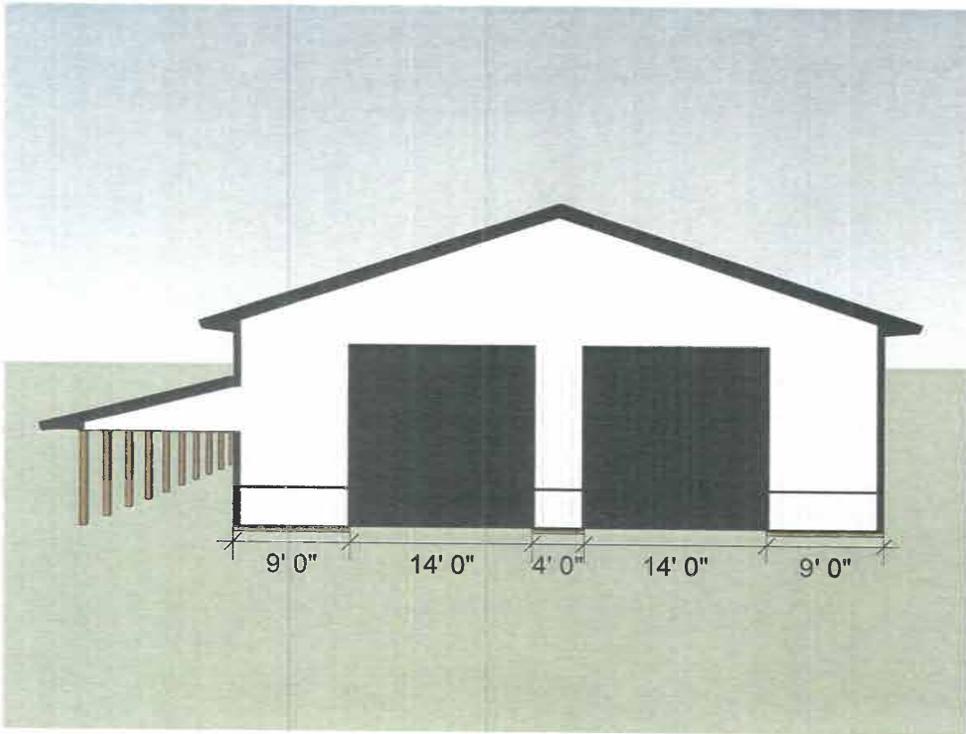
SE EXTERIOR



SW EXTERIOR

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|  <p> <small>(218) 391-7466 heather@hinerhomedesigns.com hinerhomedesigns.com</small> </p> | <p> Urshan residence Hermantown Road Hermantown, MN PRELIMINARY REVISION 7 9/08/25 </p> |
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5C. 47xx Maple Grove Road – Special Use Permit - Filling and grading within a Natural Environment Shoreland Overlay Zone

Applicant: Windsor Engineers
Case No.: 2025-63 SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for filling and grading within a Natural Environment Shoreland Overlay for the construction of a 15,000 square foot office/warehouse

RECOMMENDED ACTION:

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

DESCRIPTION OF REQUEST:

The applicant (Windsor Engineers) is working with their client for the construction of a 15,000 square foot office/warehouse building and associated site improvements on a property at 47xx Maple Grove Road. The property is located in a HM, Hermantown Marketplace zoning district.

As part of the project, the applicant is proposing a stormwater pond which is located south of the proposed building and parking lot. The southern half of the stormwater pond is within a Natural Environment Shoreland Area and will require filling and grading within an approximately 17,800 square feet area of disturbance. The remainder of the proposed project is outside of the shoreland area.

SITE INFORMATION:

Parcel Size: +/- 4.1 acres
Legal Access: 47xx Maple Grove Road
Wetlands: Yes, delineated in 2020
Existing Zoning: HM, Hermantown Marketplace
Airport Overlay: None
Shoreland Overlay: Yes – Natural Environment Shoreland – Keene Creek
Comprehensive Plan: Mixed Use

BACKGROUND

The applicant is the consultant engineer for their client Lake Superior Consulting. The proposed project is for a 15,000 square foot office/warehouse facility with parking for 43 vehicles. The project consists of a 10,493 square foot office component along with an attached 4,877 square foot warehouse. The project proposes to have access from Westberg Road, approximately 330 feet north of the Westberg/Maple Grove

Road intersection. There is a proposed stormwater pond located south of the paved parking lot, which is partially in the shoreland area.

Process

The property is zoned HM, Hermantown Marketplace, which identifies business and professional offices, not including medical or dental clinics, up to 20,000 square feet of gross floor space as a permitted use. The overall development plan will require full engineering and stormwater plans, which will be reviewed by City staff. Upon approval by staff, a zoning certificate and stormwater certificate will be issued for the project work.

The Special Use Permit (SUP) is for the grading and fill work associated with the stormwater facility located along the southern portion of the property. The Planning and Zoning Commission reviews the SUP application and makes a recommendation to the City Council for their decision. The zoning certificate and stormwater certificate will not be issued until the SUP is approved.

Zoning Analysis:

Business and professional offices are permitted in a HM zoning district as a permitted use.

Setbacks

Typical setback standards in the HM, Hermantown Marketplace zoning district and proposed setbacks are shown in Table 1:

| Zoning District: HM, Hermantown Marketplace | | |
|---|--|--|
| Type | Required | Proposed |
| Min Lot Area | None | +/- 4.1 acres |
| Lot Width | None | 300 feet |
| Front Yard | 5 feet | 67 feet from Westberg Avenue 393 feet from Maple Grove Road |
| Rear Yard | 5 feet | 68 feet |
| Side Yard | 5 feet | 95 feet |
| Lot coverage | 50% | 8.4% |
| Maximum Building Height | 45 feet | 15 feet |
| Parking | 1 per 250 square feet of floor space 10,493 SF – office space = 42 spaces | 43 spaces |

Building Architecture

The proposed building is 15,000 square feet in size and 15 feet in height. The HM zoning district has architectural and landscape requirements which will be reviewed under the zoning certificate application process.

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

Wetlands

The overall property was delineated in 2020. The applicant is proposing approximately 10,000 square feet of wetland impacts associated with the project. Wetland impacts of up to 10,800 square feet are permitted under a nationwide permit and is classified as de minimus exemption.

Shoreland Area

The southern 200 feet of the property is located within a Natural Environment Shoreland Area associated with Keene Creek, which is on the south side of Maple Grove Road. Any work in the shoreland area 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 commercial and office developments.

- 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 an office/warehouse building is an allowed use within the HM, Hermantown Marketplace 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 mixed use on 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

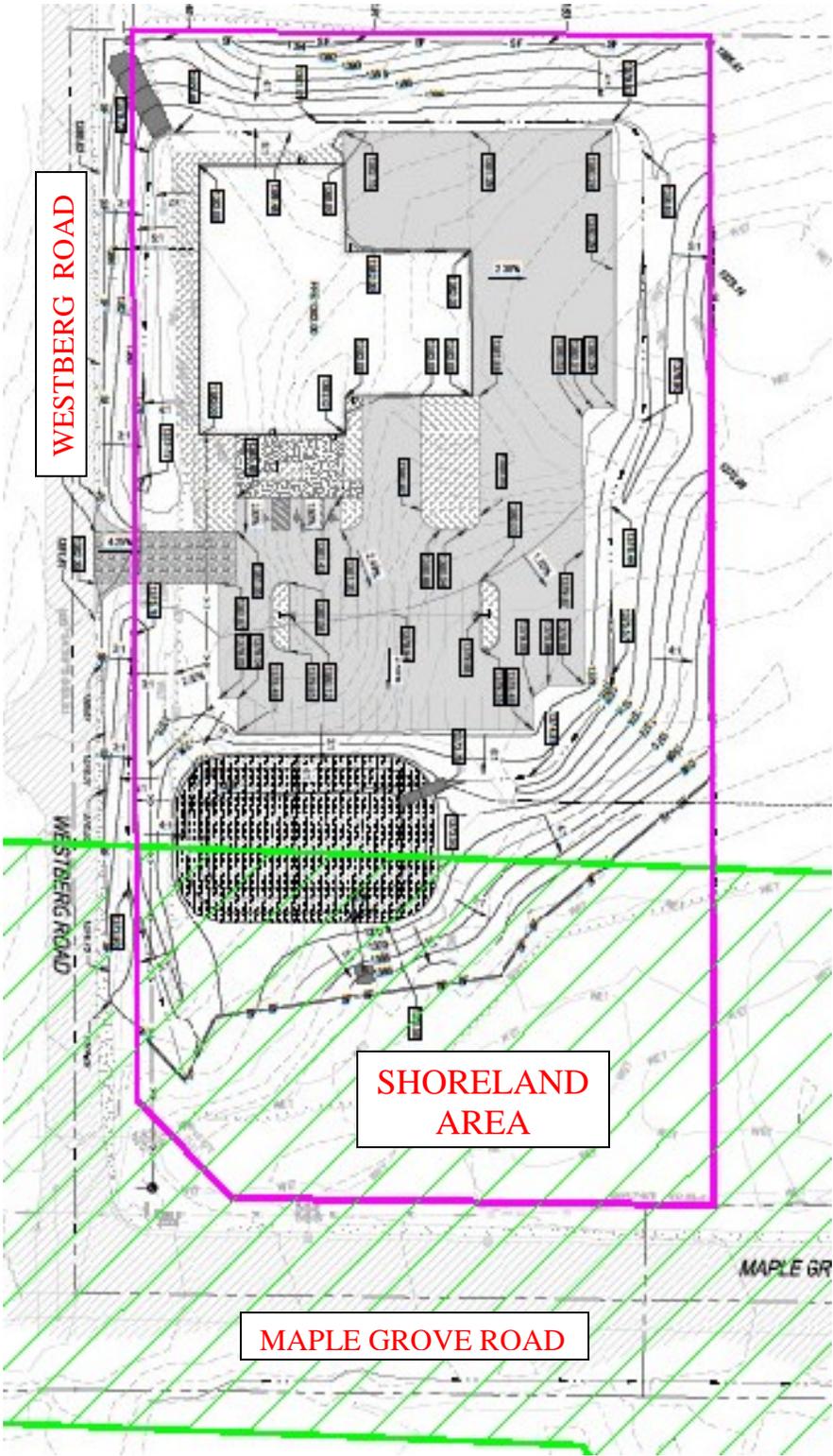
Staff recommends approval of the special use application to conduct grading and filling in a Natural Environment Shoreland Area associated with the construction of a 15,000 square foot office/warehouse facility, subject to the following:

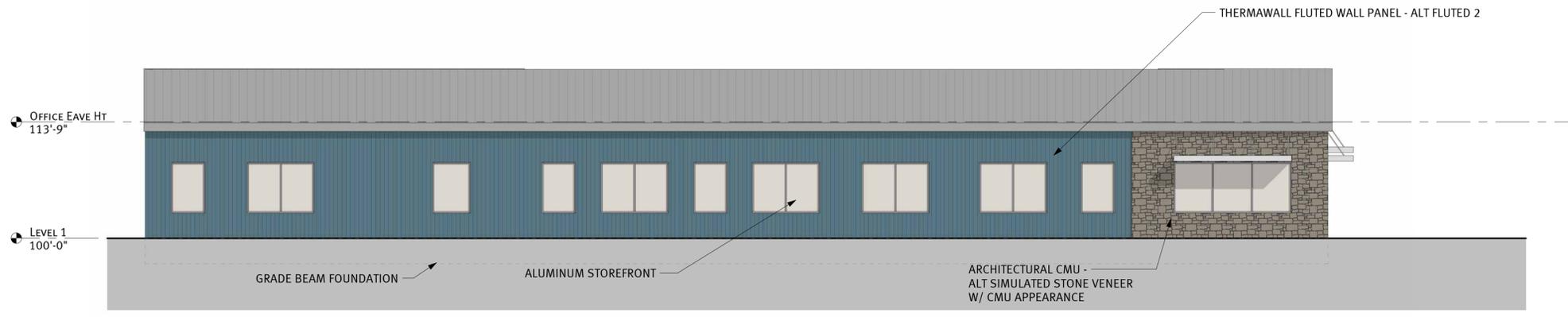
1. The approval is for a Special Use Permit to conduct grading and filling in a Natural Environment Shoreland Area associated with the construction of a 15,000 square foot office/warehouse facility on a property at 47xx Maple Grove Road. The Community Development Director may approve minor variations 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 apply for a zoning certificate and stormwater certificate for the proposed project. The application is to include full engineering and stormwater plans, which will be reviewed by City staff.
5. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Grading Plan with Shoreland Overlay Map
- Proposed Exterior Elevations

Shoreland Map





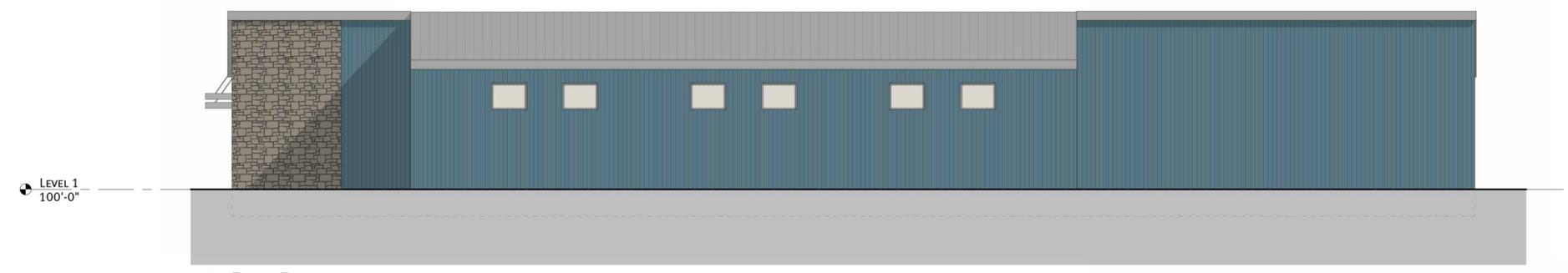
1 WEST_ELEVATION
A0.6 1/8" = 1'-0"



2 SOUTH_ELEVATION
A0.6 1/8" = 1'-0"



3 NORTH_ELEVATION
A0.6 1/8" = 1'-0"



4 EAST_ELEVATION
A0.6 1/8" = 1'-0"

5D. Communication Services Facility

| | |
|------------------------------|--|
| <u>Applicant:</u> | Harmony Group LLC |
| <u>Case No.:</u> | 2025-56-CIDP |
| <u>Staff Contact:</u> | Eric Johnson, Community Development Director |
| <u>Request:</u> | Special Use Permit request for a Communication Services Facility |

DESCRIPTION OF REQUEST:

Applicant (Harmony Group LLC) is requesting approval of a Special Use Permit (SUP) for a multi-building development of up to four (4) communication facility buildings along with two (2) general office/support buildings, an auxiliary building, and associated site improvements including utilities, electrical/mechanical support equipment, storm water management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus.

The proposed project is located in the southwest quadrant of Morris Thomas Road and Midway Road and is in a Business and Light Manufacturing (BLM) zoning district.

| | |
|----------------------------|----------------------------------|
| SITE INFORMATION: | 234 acres |
| Legal Access: | Morris Thomas Road |
| Wetlands: | Yes – been delineated |
| Existing Zoning: | BLM |
| Airport Overlay: | N/A |
| Shoreland Overlay: | No |
| Comprehensive Plan: | Business and Light Manufacturing |

Background

The Applicant is proposing the constructing of a multi-building Communication Service Facility campus in the southwest quadrant of Morris Thomas Road and Midway Road (Project). The proposed project consists of the following elements:

- 4 – 300,000 square foot communication facility buildings
- 2 – 45,000 square foot office buildings
- 1 – 45,000 square foot warehouse building
- 4 – utility pads of approximately 225,000 square feet total
- 8 – equipment yards approximately 1,330,000 square feet total
- Approximately 575 parking spaces
- 8 – stormwater detention basins approximately 670,000 square feet (15.5 acres)
- Approximately 3,620,000 square feet (83 acres) of seed/sod areas

The Applicant is proposing a multi-year buildout of the project with work anticipating to take place over the next 8-10 years.

Specific uses entail:

Communication Facility Buildings:

Four communication facility buildings are proposed as part of the project. The buildings are designed to house The IT infrastructure required to store, process and transmit the data utilized in everyday digital services for users worldwide. The buildings will be approximately 50 feet in height and 300,000 square feet in size.

Office Buildings:

Two office buildings are proposed as part of the project. The buildings are designed to provide high-quality office space with amenities for staff that will be employed on the campus. The buildings will be approximately 30 feet in height and 30,000 square feet in size.

Warehouse Building:

One open-span structure optimized for storage and logistics. The building will be approximately 30 – 40 feet in height and 45,000 square feet in size.

Utility Pads:

There are four proposed utility pads located as part of the project. Two pads will be approximately 80,000 square feet in size with the other two being approximately 32,500 square feet. These utility pads will house above ground utilities such as water tanks, utility connection points and pipes/valves.

Equipment Yards:

There are eight proposed equipment yards proposed as part of the project. There are two equipment yards associated with each communication facility building. The equipment yards house the backup generators for each building with the equipment yards being located on both the north and south side of the buildings.

Process

The property is currently being considered by the City Council to be rezoned from S-1, Suburban to BLM, Business and Light Manufacturing. The applicant has applied for a Special Use Permit (SUP) and a Commercial Industrial Development Permit (CIDP) for the property. The Planning and Zoning Commission reviews and acts on the CIDP and is a recommending board for the SUP.

The CIDP is specific to the site related work for the project and includes building sizes and placement, overall site layout, stormwater, utilities and screening and landscaping. Upon Commission approval of the initial building project, any future buildings and/or site work would be permitted with a Zoning Certificate as long as the additional work is in compliance with the approved SUP master plan and project development agreement.

Any deviations from either of these documents would necessitate the Applicant to modify the development agreement and obtain a new CIDP and SUP approval.

Zoning Analysis:

A Communication Services Facility is permitted in a BLM zoning district with a SUP. The SUP addresses dimensional standards; operation; perimeter landscaping and screening; noise; phased developments; and the ability to utilize a master plan outlining the proposed development scenario.

Setbacks

Typical setback standards in the BLM, Business and Light Manufacturing Zoning District and proposed setbacks are shown in Table 1:

| Zoning District: BLM, Business and Light Manufacturing | | |
|--|----------|-----------|
| Type | Required | Proposed |
| Min Lot Area | None | 234 acres |

| | | |
|-------------------------|--|---------------|
| Lot Width | 100 feet | +/- 2900 feet |
| Front Yard | 20 feet | +/- 220 feet |
| Rear Yard | 20 feet | +/- 825 feet |
| Side Yard | 20 feet | +/- 206 feet |
| Lot coverage | 35% | 13.1% |
| Maximum Building Height | 80 feet | +/- 50 feet |
| Parking | 1 for each employee on the maximum working shift | 575 spaces |

Special Use Permit

The Special Use Permit is for the constructing of a multi-building development of up to four (4) communication facility buildings along with two (2) general office/support buildings, an auxiliary building, and associated site improvements including utilities, electrical/mechanical support equipment, storm water management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus.

The Business and Light Manufacturing District permits a Communication Services Facility with a Special Use Permit provided the following items are addressed:

Setbacks

The proposed project exceeds the minimum setbacks associated with the Business and Light Manufacturing (BLM) zoning district.

| | | |
|--|--|---------------|
| Zoning District: BLM, Business and Light Manufacturing | | |
| Type | Required | Proposed |
| Min Lot Area | None | 234 acres |
| Lot Width | 100 feet | +/- 2900 feet |
| Front Yard | 20 feet | +/- 220 feet |
| Rear Yard | 20 feet/50 feet adjacent to residential | +/- 825 feet |
| Side Yard | 20 feet/50 feet adjacent to residential | +/- 206 feet |
| Lot coverage | 35% | 13.1% |
| Maximum Building Height | 80 feet | +/- 50 feet |
| Parking | 1 for each employee on the maximum working shift | 575 spaces |

Perimeter Landscaping and Screening

The proposed development will involve earthwork, grading, and the clearing and grubbing of existing trees where necessary. To the maximum extent practicable, mature trees along the site perimeter—particularly those adjacent to residential areas—will be preserved to maintain a natural vegetative buffer and visual screen.

The Applicant is proposing 129 – 6 foot height evergreen trees, 51 overstory trees – 2.5 caliper inches 8 foot height) and 65 – 2 inch caliper (6’ minimum height) understory planting. These proposed trees will be planted in proximity to the existing trees in order to preserve the natural character of views from adjacent roadways. New plantings will consist primarily of native species that are well-suited to the existing conditions.

In addition to the trees, the Applicant is proposing 338 shrubs, with an approximate height of 6 feet along with approximately 133 acres of native seed mix and 97 acres of sod

The Applicant has submitted cross sections of the site along four points on Midway Road and Morris Thomas Road.

- Cross Section A: Along Morris Thomas Road approximately 1850 feet from the Midway intersection. The proposed utility yard is approximately 70 feet south of the right of way with the proposed equipment yard approximately 425 feet south of the right of way. Both of these yard areas are approximately 20 feet lower than the road elevation. There is a proposed retaining wall and evergreen tree plantings along this portion of the project site.
- Cross Section B: Along Morris Thomas Road approximately 800 feet from the Midway intersection. The proposed utility yard is approximately 245 feet south of the right of way with the proposed equipment yard approximately 425 feet south of the right of way. Both of these yard areas are approximately at the same elevation as the road. There are proposed evergreen tree and shrub plantings along this portion of the project site with a large wetland located to the east of this area.
- Cross Section C: Along Midway Road approximately 1800 feet from the Morris Thomas Road intersection. The proposed communication services facility building is approximately 220 feet west of the right of way of Midway Road and approximately 7 feet lower than the elevation of Midway Road. There are proposed evergreen and ornamental tree plantings along with a screen wall approximately 10 feet in height on top of an earthen berm.
- Cross Section D: Along Midway Road approximately 2600 feet from the Morris Thomas Road intersection. The proposed stormwater pond is approximately 160 feet west of the right of way of Midway Road and approximately at the same elevation of Midway Road. There are proposed evergreen and ornamental tree plantings on top of an earthen berm along the right of way and additional internal plantings adjacent to the stormwater pond.

Sound

The Applicants consultant modeled and analyzed the noise emission levels from the proposed operational equipment at the Hermantown Industrial site. The Hermantown Industrial site is expected to consist of four (4) buildings, which will include air-cooled chillers at each building, and back up emergency generators at each building. Note that the proposed generators are only expected to operate during phased maintenance and testing as well as during emergency conditions.

As part of the report, the consultant observed the existing conditions which are a combination of traffic noise from nearby roadways, as well as various commercial and residential activity. These were observed to contribute to the existing noise levels throughout the entire day at the residences surrounding the proposed site. The predominant sources of noise, in the vicinity of the proposed site, were observed to be traffic along Morris Thomas Road and Midway Road. Another source of noise that was not addressed in the report is the presence of the railroad tracks and the frequency of train traffic in this portion of the City.

To assess existing noise conditions near the proposed site, two (2) long-term noise measurements were collected for 24-hour durations from May 12, 2025, to May 13, 2025. Two (2) Larson Davis LxT Type I Precision Integrating Meters were set up in the vicinity of the project site: one near the northern extent of the project site, approximately 100 feet south of Morris Thomas Road and the other southeast of the project site, approximately 150 feet west of Midway Road. Long-term noise measurement hourly Leq values obtained in the field ranged between approximately 47 dB(A) and 65 dB(A).

Utilizing the input data described above, SoundPLAN was used to calculate anticipated operational noise levels at the noise-sensitive land uses surrounding the project site. The noise modeling determined the one-hour equivalent sound level (Leq) for sensitive receptors near the project site. The Leq is an average of all the sound energy measured over one hour. The Leq was compared to L50 thresholds for the receptors based on their noise area classification. Given the L50 thresholds are more restrictive than the L10 thresholds, if modeled sound levels were near or below L50 thresholds, they were also considered below L10 thresholds.

The location of sensitive receptors is not necessarily at the property line; for instance, if the parcel on which the receptor is located is large and residential outdoor activity is limited to a backyard patio, then noise would be

analyzed at the closest exterior area of frequent human use. The SoundPLAN-predicted equivalent typical operational noise levels for the Assumed Phase I scenario are anticipated to be less than 50 dB(A) at all residences surrounding the project site.

The SoundPLAN-predicted equivalent typical operational noise levels for the Full Buildout scenario are anticipated to range between approximately 46 dB(A) and 52 dB(A) at the closest residences north and east the site. Since the typical operational noise levels are anticipated to slightly exceed the nighttime noise limit of 50 dB(A) at the closest residential uses north and east of the site, noise abatement measures were analyzed.

Noise contour maps were modeled for the initial building as well as a full buildout scenario. After modeling and analyzing the proposed operational scenarios at the project site, the consultant determined that on-site operational noise levels are anticipated to slightly exceed the nighttime noise level limit of 50 dB(A) at the residences to the north and east at Full Buildout for typical operations.

Without mitigation, the predicted typical operational noise levels are expected to range between approximately 46 dB(A) and 52 dB(A). To reduce typical operational noise level, implementing a screen wall along the northern property boundary, approximately 16 feet in height, is recommended.

Additionally, a screen wall, approximately 10 feet in height, on top of the earthen berm to the east is recommended. With these noise abatement measures in place, typical operational noise levels are anticipated to be reduced to be near or below approximately 50 dB(A) at the closest noise-sensitive land uses.

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 commercial and retail developments.

- 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 regarding City and other governmental agency review and approval will be required prior to the issuance of any building permits.

- 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 Business and Light Manufacturing on the Hermantown Comprehensive Plan, which envisions this quadrant of the City with its access to County Road 13, MN State Highway 2 and rail be guided towards Business and Light Manufacturing.

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.**

This area of the City is characterized by a mixture of retail, storage, contractor yards and small businesses. The proposed project abuts existing BLM zoned property located to the west as well as along the Morris Thomas Road/Midway intersection. The project proposes landscape, earthen berms and screen walls where the proposed project is near existing residential properties.

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

Any deviations from the master plan documents would necessitate the Applicant to modify the development agreement and obtain a new CIDP and SUP approval.

Summary

Staff recommends approval of the Special Use Permit based on the findings of this report and the following:

1. The Project meets the intent of the BLM, Business and Light Manufacturing Zoning District, Chapter 5 Section 535 and the overall goals and policies of the Zoning Ordinance.
2. The Project meets the Comprehensive Plan for Business and Light Manufacturing, which is land guided for the integration of commercial and industrial land uses which are compatible with each other, including office, light industrial and retail/services uses.
3. The Project hereby approved is hereby expressly subject to the following conditions:
 - 3.1 That the Project will be constructed as described in the plans accompanying the Application and the conditions contained herein and the Development Agreement.
 - 3.2 The property is rezoned from S-1, Suburban to BLM, Business and Light Manufacturing by the Hermantown City Council.
 - 3.3 The Project receives a Commercial Industrial Development Permit approval by the Hermantown Planning and Zoning Commission.
 - 3.4 The Zoning Administrator of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within five (5) days thereafter.
 - 3.5 Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection to see that the terms of this permit are met.
 - 3.6 Applicant/Property Owner is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
 - 3.7 Trees and brush cannot be burned on the Land, but may be chipped and shredded.
 - 3.8 An MPCA Stormwater Permit and erosion control measures must be in place prior to any construction on the Project.

- 3.9 All wetland impacts are to be approved by the Corps of Engineers/Hermantown Technical Evaluation Panel prior to the commencement of construction activities.
- 3.10 Receiving of any and all environmental and utility based permits (MPCA, MNDNR, Corps of Engineers, St. Louis County, etc.) associated with the Project.
- 3.11 All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the entity that owns the utility.
- 3.12 Applicant/Property Owner shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
- 3.13 Dimensional requirements of lots, setbacks, and rights-of-way shall be according to the site plan submitted with the Application and table 1 below.

| Zoning District: BLM, Business and Light Manufacturing | | |
|--|--|---------------|
| Type | Required | Proposed |
| Min Lot Area | None | 234 acres |
| Lot Width | 100 feet | +/- 2900 feet |
| Front Yard | 20 feet | +/- 220 feet |
| Rear Yard | 20 feet | +/- 825 feet |
| Side Yard | 20 feet | +/- 206 feet |
| Lot coverage | 35% | 13.1% |
| Maximum Building Height | 80 feet | +/- 50 feet |
| Parking | 1 for each employee on the maximum working shift | 575 spaces |

- 3.14 The Applicant will have one year from the date of the Project approval to enter into a Development Agreement with the City.
 - 3.15 The Applicant shall sign a consent form assenting to all conditions of this Resolution.
 - 3.16 Property Owner will provide for the ongoing maintenance of the drives, parking lots, landscaping features and other improvements constructed as part of the Project and also provide for snow removal, salting, sanding, and other such work within the development at Applicants cost and expense.
 - 3.17 No separate frontage on a public roadway will be required for any building constructed in the Land. The frontage of the Land on Morris Thomas Road will satisfy the road frontage requirements for all buildings on the Land.
 - 3.18 The Applicant is required to submit final construction documents (water, storm sewer, sanitary sewer, drives, parking lots etc.) according to City standards and coordinated with the City Engineer which will be incorporated into the Development Agreement.
 - 3.19 The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.
4. The approval given by this Resolution is not effective until Applicant executes and delivers an acceptance of the terms and provisions of this Resolution.

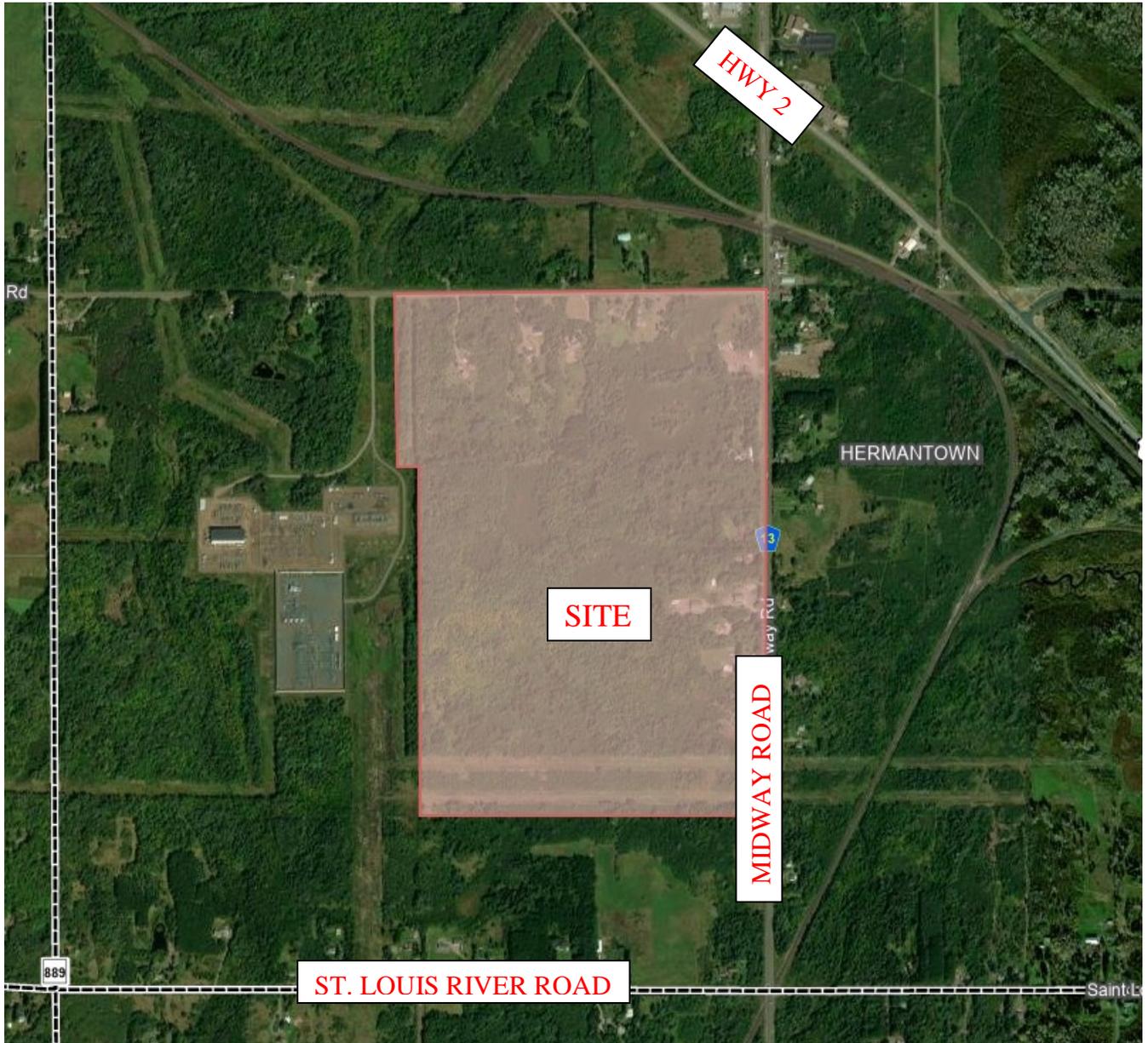
5. The approval made by this resolution only extends to the Project as defined in this resolution.
6. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this Resolution.

ATTACHMENTS:

- Exhibit A: Location Map
- Exhibit B: Initial Site Plan
- Exhibit C: Overall Site Plan
- Exhibit D: Full Build-Out Grading Plan
- Exhibit E: Full Build-Out Landscape Plan
- Exhibit F: Landscape Screening Cross Section
- Exhibit G: Initial Building Sound Contour Map
- Exhibit H: Full Build-Out Sound Contour Map

Exhibit A

Location Map

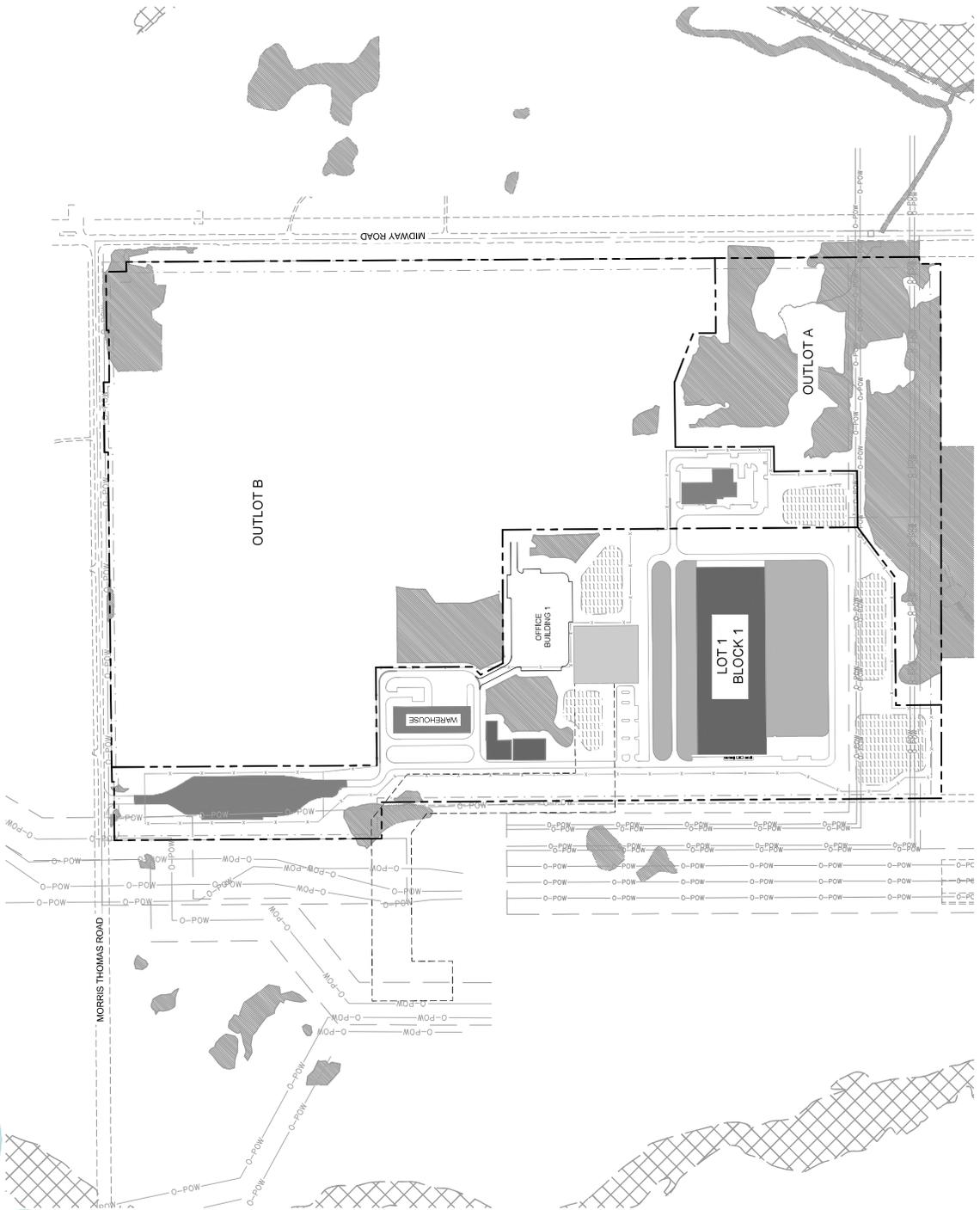


HERMANTOWN INDUSTRIAL - PLATTING EXHIBIT

HERMANTOWN, MN
ST. LOUIS COUNTY

Exhibit B

| SITE LEGEND | |
|-------------|-------------------|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

Kimley-Horn
 11905 SHILOH LANE, SUITE 220, Eagan, MN 55124
 PHONE: 612-915-1212
 WWW.KIMLEY-HORN.COM

| | |
|------------|------------|
| PROJECT | INDUSTRIAL |
| DATE | 08/15/2025 |
| SCALE | AS SHOWN |
| DRAWN BY | MJC |
| CHECKED BY | MMW |

OVERALL SITE PLAN

HERMANTOWN INDUSTRIAL HARMONY GROUP LLC
 HERMANTOWN MINNESOTA
 SHEET NUMBER

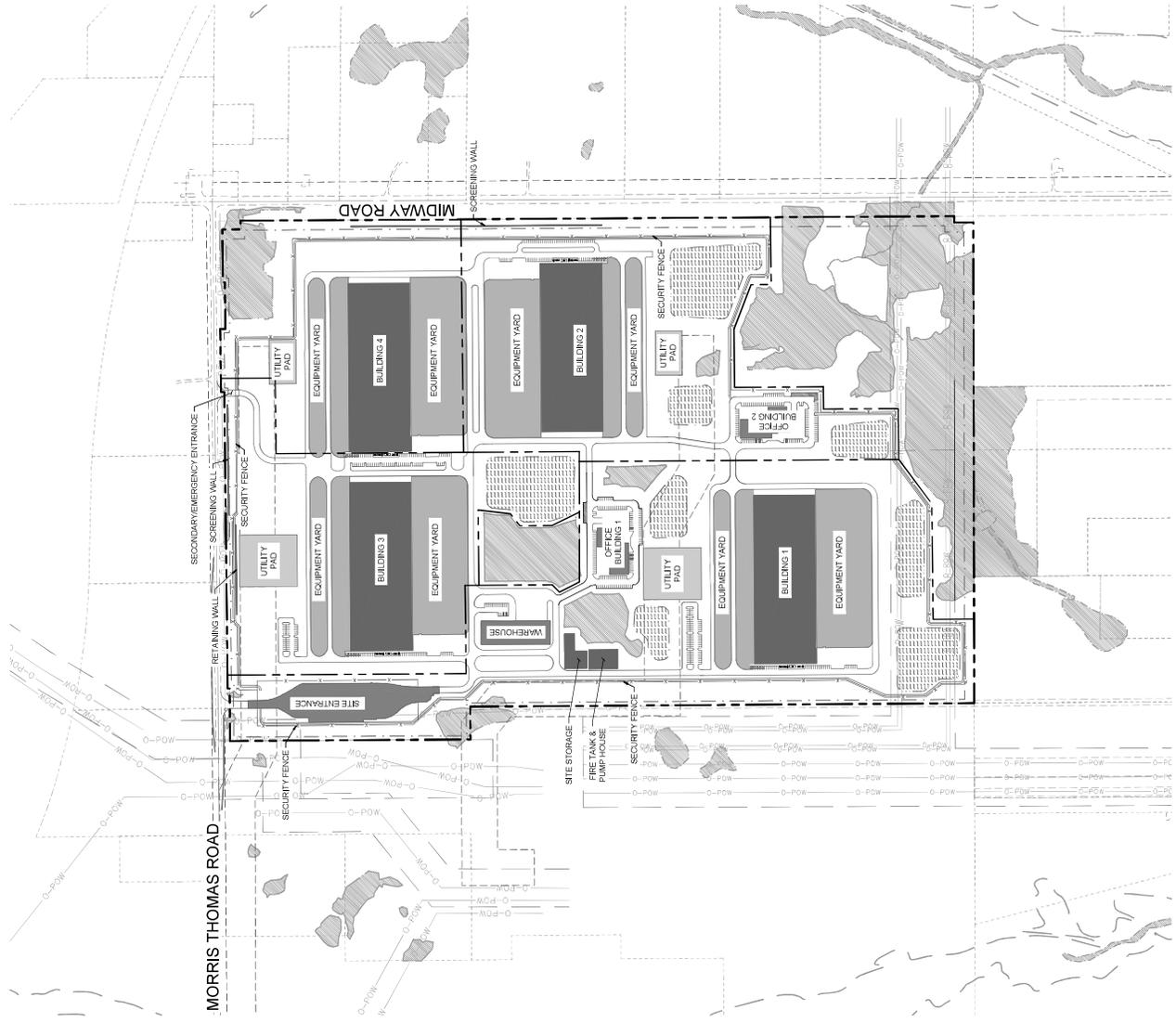
Exhibit C

LEGEND

| | |
|--|---|
| | PROPERTY LINE |
| | SETBACK AND UTILITY EASEMENT |
| | PROPOSED SECURITY FENCE |
| | PROPOSED RETAINING WALL |
| | PROPOSED CURB AND GUTTER |
| | WETLAND PRESERVATION |
| | STORMWATER MANAGEMENT SEE GRADING PLAN FOR DETAILS |

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS. DIMENSIONS REFER TO THE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT FIXES, CONDUITS, AND ELECTRICAL EQUIPMENT. LOCATIONS OF EXISTING EASEMENTS, PROPERTY BOUNDARY, DIMENSIONS, AND ADJACENT REAL-CAPACITY ARE NOTED. DIMENSIONS ARE REQUIRED TO THE NEAREST TENTH FOOT, AND DIMENSIONS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION.
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- TYPICAL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL PLANS. VERIFY ALL FINISHES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. VERIFY ALL FINISHES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION.
- VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION.



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

GRAPHIC SCALE IN FEET
 0 150 300 450

NORTH

This document, together with the concepts and designs presented herein, is an instrument of service, prepared, issued and approved for the specific purpose and client for which it was prepared. Kimley-Horn and Associates, Inc. shall not be held liable to Kimley-Horn and Associates, Inc.

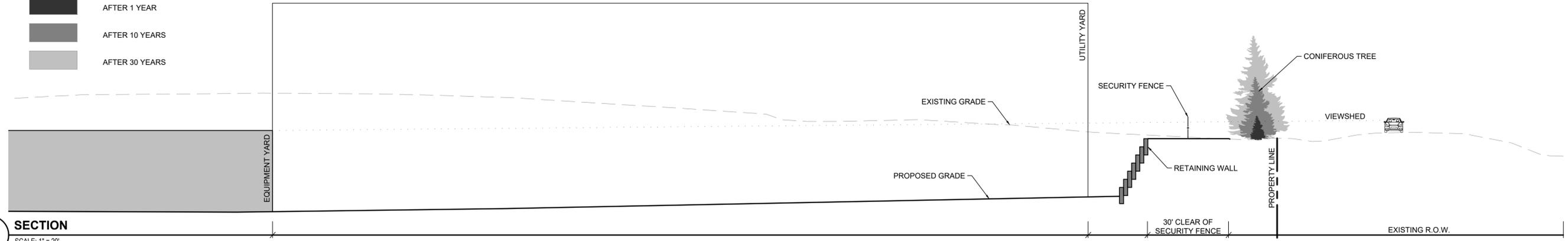
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VEGETATION GROWTH LEGEND

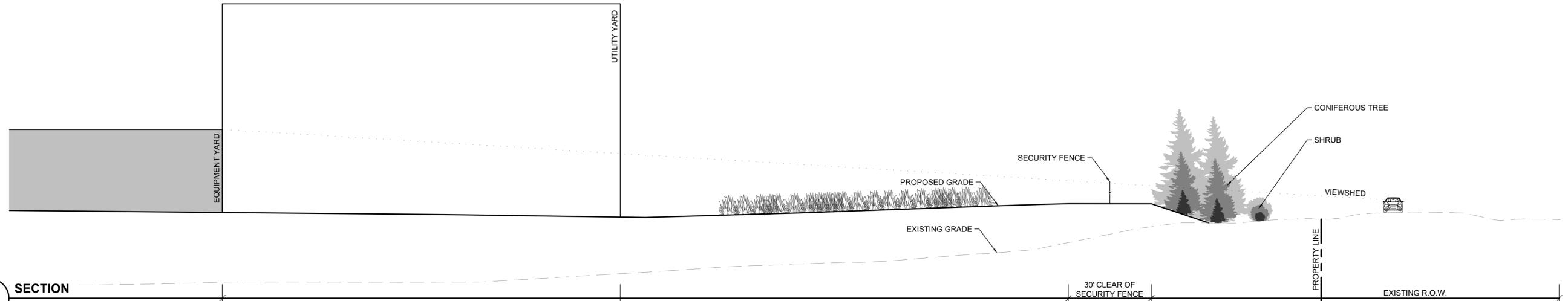
- AFTER 1 YEAR
- AFTER 10 YEARS
- AFTER 30 YEARS

Exhibit F

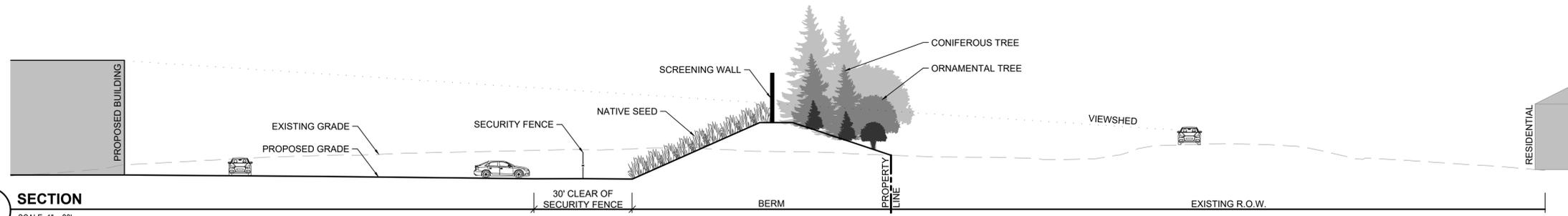
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SCALE: 1" = 20'



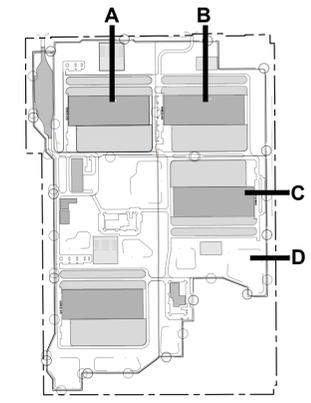
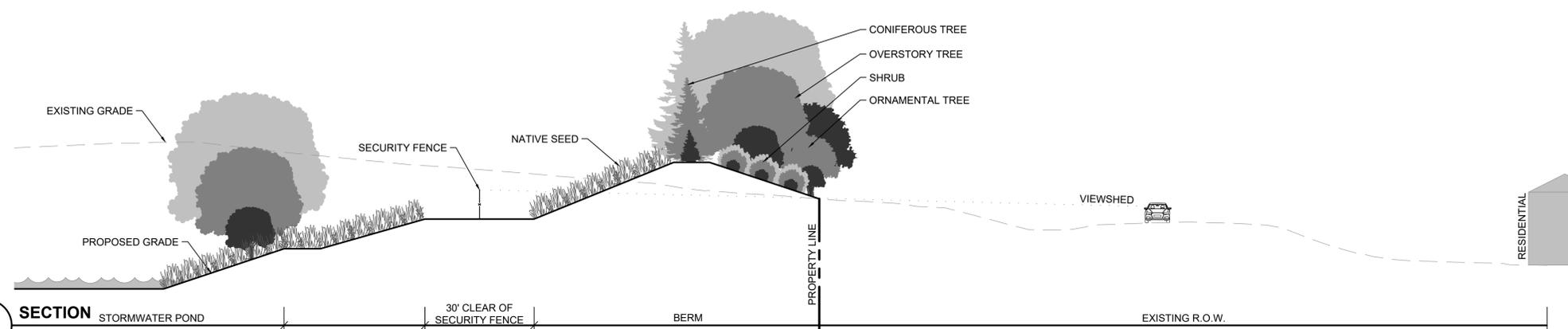
B SECTION
SCALE: 1" = 20'



C SECTION
SCALE: 1" = 20'



D SECTION
SCALE: 1" = 20'



KEY MAP

Kimley»Horn
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RYAN A. HYLLESTED, P.L.A.
DATE: 08/15/2025 MN LIC. NO. 53828

| | |
|-------------|------------|
| KHA PROJECT | 161333002 |
| DATE | 08/15/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | CFK |
| DRAWN BY | CFK |
| CHECKED BY | RAH |

LANDSCAPE SECTIONS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Figure 4. Assumed Phase I Operational Noise Contours - Typical Operations

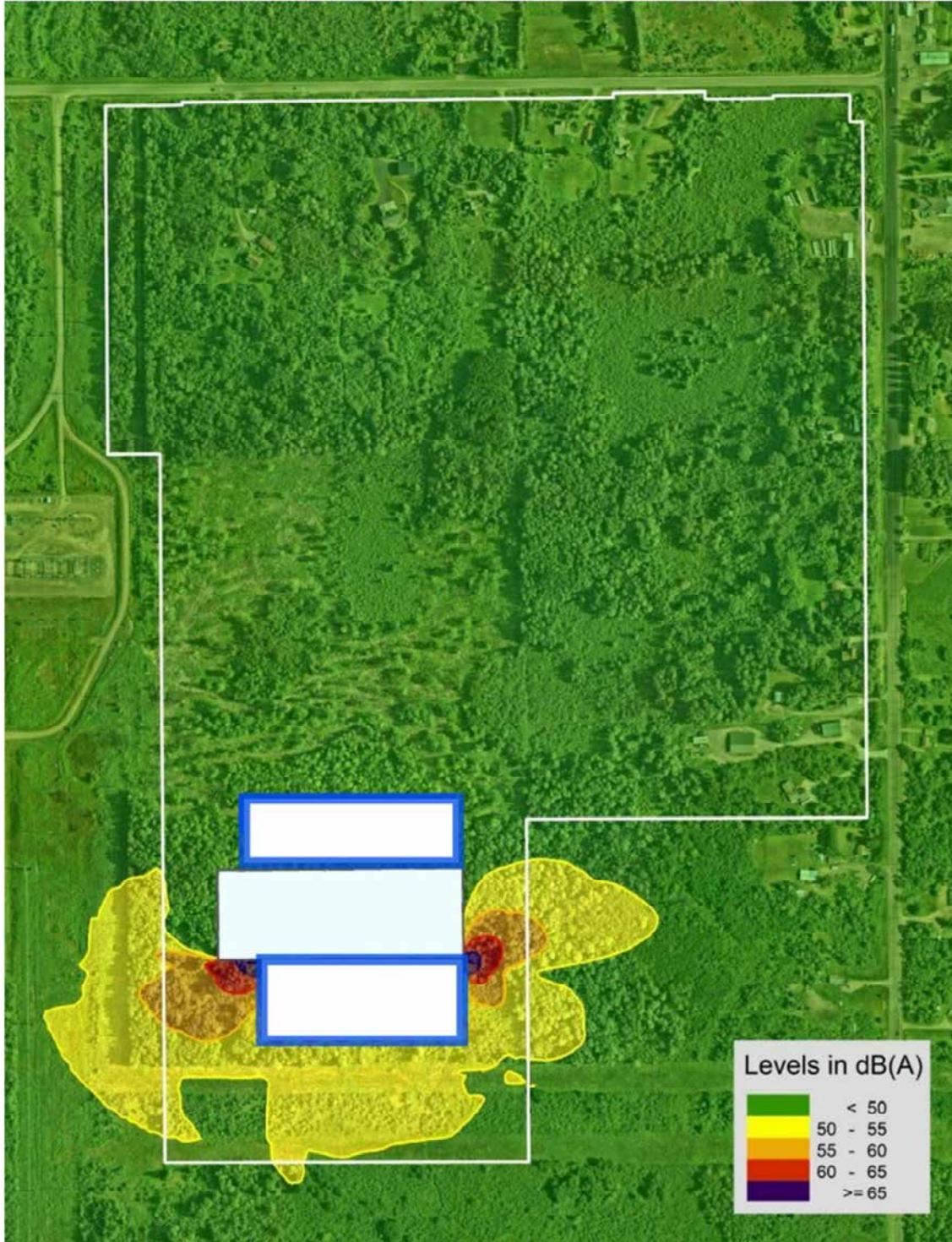


Figure 5. Full Buildout Operational Noise Contours - Typical Operations





5E. Communication Services Facility

| | |
|------------------------------|--|
| <u>Applicant:</u> | Harmony Group LLC |
| <u>Case No.:</u> | 2025-56-CIDP |
| <u>Staff Contact:</u> | Eric Johnson, Community Development Director |
| <u>Request:</u> | Commercial Industrial Development Permit request for a Communication Services Facility |

DESCRIPTION OF REQUEST:

Applicant (Harmony Group LLC) is requesting approval of a Commercial Industrial Development Permit (CIDP) for a multi-building development of up to four (4) communication facility buildings along with two (2) general office/support buildings, an auxiliary building, and associated site improvements including utilities, electrical/mechanical support equipment, storm water management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus.

The proposed project is located in the southwest quadrant of Morris Thomas Road and Midway Road (Exhibit A) and is in a Business and Light Manufacturing (BLM) zoning district.

| | |
|----------------------------|----------------------------------|
| SITE INFORMATION: | 234 acres |
| Legal Access: | Morris Thomas Road |
| Wetlands: | Yes – been delineated |
| Existing Zoning: | BLM |
| Airport Overlay: | N/A |
| Shoreland Overlay: | No |
| Comprehensive Plan: | Business and Light Manufacturing |

Background

The Applicant is proposing the constructing of a multi-building Communication Service Facility campus in the southwest quadrant of Morris Thomas Road and Midway Road (Project). The proposed project consists of the following elements:

- 4 – 300,000 square foot communication facility buildings
- 2 – 45,000 square foot office buildings
- 1 – 45,000 square foot warehouse building
- 4 – utility pads of approximately 225,000 square feet total
- 8 – equipment yards approximately 1,330,000 square feet total
- Approximately 575 parking spaces
- 8 – stormwater detention basins approximately 670,000 square feet (15.5 acres)
- Approximately 3,620,000 square feet (83 acres) of seed/sod areas

The Applicant is proposing a multi-year buildout of the project with work anticipating to commence in the southwest quadrant of the site (Exhibit B) with a full build-out taking place over the next 8-10 years (Exhibit C).

Specific uses entail:

Communication Facility Buildings:

Four communication facility buildings are proposed as part of the project. The buildings are designed to house The IT infrastructure required to store, process and transmit the data utilized in everyday digital services for users worldwide. The buildings will be approximately 50 feet in height and 300,000 square feet in size.

Office Buildings:

Two office buildings are proposed as part of the project. The buildings are designed to provide high-quality office space with amenities for staff that will be employed on the campus. The buildings will be approximately 30 feet in height and 30,000 square feet in size.

Warehouse Building:

One open-span structure optimized for storage and logistics. The building will be approximately 30 – 40 feet in height and 45,000 square feet in size.

Utility Pads:

There are four proposed utility pads located as part of the project. Two pads will be approximately 80,000 square feet in size with the other two being approximately 32,500 square feet. These utility pads will house above ground utilities such as water tanks, utility connection points and pipes/valves.

Equipment Yards:

There are eight proposed equipment yards proposed as part of the project. There are two equipment yards associated with each communication facility building. The equipment yards house the backup generators for each building with the equipment yards being located on both the north and south side of the buildings.

Process

The property is currently being considered by the City Council to be rezoned from S-1, Suburban to BLM, Business and Light Manufacturing. The applicant has applied for a Special Use Permit (SUP) and a Commercial Industrial Development Permit (CIDP) for the property. The Planning and Zoning Commission reviews and acts on the CIDP and is a recommending board for the SUP.

The CIDP is specific to the site related work for the project and includes building sizes and placement, overall site layout, stormwater, utilities and screening and landscaping. Upon Commission approval of the initial building project, any future buildings and/or site work would be permitted with a Zoning Certificate as long as the additional work is in compliance with the approved SUP master plan and project development agreement.

Any deviations from either of these documents would necessitate the Applicant to modify the development agreement and obtain a new CIDP and SUP approval.

Zoning Analysis:

A Communication Services Facility is permitted in a BLM zoning district with a SUP. The SUP addresses dimensional standards; operation; perimeter landscaping and screening; noise; phased developments; and the ability to utilize a master plan outlining the proposed development scenario.

Setbacks

Typical setback standards in the BLM, Business and Light Manufacturing Zoning District and proposed setbacks are shown in Table 1:

| Zoning District: BLM, Business and Light Manufacturing | | |
|--|--|---------------|
| Type | Required | Proposed |
| Min Lot Area | None | 234 acres |
| Lot Width | 100 feet | +/- 2900 feet |
| Front Yard | 20 feet | +/- 220 feet |
| Rear Yard | 20 feet | +/- 825 feet |
| Side Yard | 20 feet | +/- 206 feet |
| Lot coverage | 35% | 13.1% |
| Maximum Building Height | 80 feet | +/- 50 feet |
| Parking | 1 for each employee on the maximum working shift | 575 spaces |

Stormwater

The Applicant is proposing that the stormwater for the Project will be collected via a traditional conveyance system consisting of catch basins and underground storm sewer. The runoff will be directed to a series (8) of proposed filtration basins designed to provide both rate control and water quality treatment in accordance with applicable local and state stormwater management requirements. The Applicant submitted a draft stormwater management plan that looked at the site in its entirety, full project build-out. That application included hydrologic models for runoff volume, total suspended solids and phosphorus. The City Engineer has reviewed these documents and found them to be consistent with the City’s storm water ordinance requirements.

In summary the site area is 233.96 acres of which 191.37 will be disturbed (Exhibit D). The impervious area on the overall property will increase from 5.73 acres to 111.40. Midway River will ultimately receive the water runoff.

The final and signed storm water management plan will be further developed as the project details are finalized. Because the size of disturbance is over 50 acres, the project triggers MPCA review. The City Engineer and the applicant met with the MPCA to give them an overview of the project and understand the MPCA rules and permitting process.

The MPCA and City will review the final signed application for compliance with our respective permits. Once the application is found in compliance with our storm water ordinance, a storm water certificate will be issued.

Stormwater Utility Fees:

The Stormwater Facility Fee for the proposed facility will be calculated as a non-residential use and is calculated on the amount of impervious surface (buildings, parking, gravel areas) divided by 9,100 square feet, which is the Equivalent Residential Unit (ERU). A stormwater fee will be calculated at the time of building permit submission with any credits will be required to be paid under current rates at the time.

This application indicates 4,602,985 SF of newly created impervious area, which equates to 506 ERUs. The project is eligible for up to a 50% reduction in stormwater fees with the construction of stormwater ponds which address rate and water quality.

Utilities

This project will require significant public infrastructure improvements of both sanitary sewer extensions and water main extensions. The City Engineer has worked closely with S.E.H., who originally modeled the City’s water system, to produce a new water model. This new model was the basis for the water improvements. Please see attached water model upgrades map (Exhibit E). Two key criteria for the water system upgrades include providing 60,000 GPD and 2,500 GPM for fire fighting purposes. The results from the model and the two key criteria includes the following system upgrades.

1. Create a new water system loop – Morris Thomas/Birch Road to Midway and Midway from TH194 to Morris Thomas, approximately 10 miles of new 12” water main

2. Create a new higher pressure zone
3. Construct a new 1MG elevated storage tank at Rose Road near fire hall #2
4. (2) pressure reducing stations – Midway/Arrowhead intersection and TH53/Ugstad intersection
5. New pumping station located at current 600,000 gal water tower

Both the City Engineer and Public Works Director have reviewed the model and recommendations from our consultant and agree with the recommendations.

The City Engineer analyzed the existing sanitary sewer system, which includes the large capacity lift station on Thompson Road. The lift station has the capacity to serve both the planned improvements in the Adolph area as well as provide capacity for future connections. The expanded sanitary sewer will include the following upgrades.

1. Approximately 3.5 miles of new 8” gravity pipe
2. (4) new public lift stations
3. Approximately 1.5 miles of new force main

These improvements are shown in attached Exhibit F

The City Engineer and City staff have met with both WLSSD and City of Duluth to ensure each of these agencies have the capacity to supply domestic water and provide treatment for the waste water.

The public infrastructure will stop at the property line. Once on private property, there will be a network of private utilities that serve each of the buildings (Exhibit G). Additionally, the development will have its own fire suppression system and water reservoir.

Road Improvements

The applicant has prepared a traffic impact study (TIS). The study models and predicts full build out scenarios along roads and intersections. All the roads that serve the facility are either MNDOT or St. Louis County (SLC) roadways. The City Engineer has had several meetings with both agencies discussing the TIS. We have reviewed the assumptions, predictions and recommendations in the report. Both agencies will need to approve the report. Please see attached Exhibit H for map of planned improvements. In summary, here is a list of the planned improvements.

1. USHWY 2/St. Louis River Road – new left turn lane west bound on USHWY2
2. USHWY 2/Midway – signal timing upgrades
3. Midway/RR tracks – new gate system
4. Midway/Morris Thomas
 - a. New signal system
 - b. Right turn lane south bound on Midway
 - c. Right turn lane east bound on Morris Thomas
 - d. Left turn lane east bound on Morris Thomas
5. Morris Thomas new left turn lane west bound into the site

Driveway/Site Access

The Applicant is proposing a single controlled entry point off of Morris Thomas Road which would facilitate access to the overall development. The location of the proposed access is approximately 2700 feet from the Morris Thomas/Midway Road intersection. There will be a left hand turn lane constructed on Morris Thomas Road in order to provide a dedicated lane while still maintaining thru traffic going west along Morris Thomas Road.

Traffic

The Applicant has provided a traffic impact analysis which documents and studies the existing roadway network to determine the current operations at the study intersections. In order to assess the impact of the development scenarios on the area roadway network, site-generated trips were established and added to the background traffic volumes.

Background traffic volumes included the other major development projects in the vicinity. Future traffic conditions were evaluated for the potential Opening Year of the proposed development (2030) and a long-term “Design Year” (2045). Background conditions were analyzed for each study year, along with the “build” conditions of the two development scenarios. Additionally, an Existing (2025) conditions traffic analysis was conducted.

The report presents and documents data collection, summarizes the evaluation of existing and projected future traffic conditions on the surrounding roadways, and identifies recommendations to address the potential impact of site-generated traffic on the adjacent roadway network.

The construction phase of the project is anticipated to generate approximately 641 daily trips during both the AM peak hour and the PM peak hour.

The operational phase of the project at full buildout is anticipated to generate 1,920 daily trips, including 290 trips during the AM peak hour (260 entering and 30 exiting) and 290 during the PM peak hour (30 entering and 260 exiting).

Architecture

The proposed project consists of multiple buildings being constructed over multiple years. The following is an explanation of each building use along with its architectural features.

Communication Service Facility Building(s)

These buildings are designed for industrial use and are approximately 50 feet in height. The type of construction materials and size are as follows:

- Dimensions & Foundation: The building is anticipated to be a single story with a base area of approximately 300,000 square feet.
- Construction: The primary structure is anticipated to be steel frame with precast concrete panels forming the exterior shell.
- Exterior: The exterior facade is anticipated to be precast concrete.
- Fire Suppression: The building is anticipated to be equipped with sprinklers.

Office Building

These buildings are one-story structure, approximately 30 feet in height. The buildings are designed to provide high-quality office space with amenities for staff that will be employed on the campus.

- Dimensions & Foundation: The building is anticipated to have a base area of approximately 30,000 square feet.
- Construction: The building is anticipated to be steel frame construction with metal paneling
- Fire Suppression: The building is anticipated to be equipped with sprinklers.

Warehouse Building

This is a large, open-span structure optimized for storage and logistics, with a focus on functionality and durability.

- Dimensions & Foundation: The building is anticipated to have a base area of approximately 45,000 square feet.
- Height: Approximately 30-40 feet in height.
- Construction: The building is anticipated to be steel frame construction with metal paneling.
- Fire Suppression: The building is anticipated to be equipped with sprinklers.

Landscape/Screening

The proposed development will involve earthwork, grading, and the clearing and grubbing of existing trees where necessary. To the maximum extent practicable, mature trees along the site perimeter—particularly those adjacent to residential areas—will be preserved to maintain a natural vegetative buffer and visual screen (Exhibit I).

The Applicant is proposing 129 – 6 foot height evergreen trees, 51 overstory trees – 2.5 caliper inches (8 foot height) and 65 – 2 inch caliper (6’ minimum height) understory planting. These proposed trees will be planted in proximity to the existing trees in order to preserve the natural character of views from adjacent roadways. New plantings will consist primarily of native species that are well-suited to the existing conditions.

In addition to the trees, the Applicant is proposing 338 shrubs, with an approximate height of 6 feet along with approximately 133 acres of native seed mix and 97 acres of sod

The Applicant has submitted cross sections of the site along four points on Midway Road and Morris Thomas Road (Exhibit J).

- Cross Section A: Along Morris Thomas Road approximately 1850 feet from the Midway intersection. The proposed utility yard is approximately 70 feet south of the right of way with the proposed equipment yard approximately 425 feet south of the right of way. Both of these yard areas are approximately 20 feet lower than the road elevation. There is a proposed retaining wall and evergreen tree plantings along this portion of the project site.
- Cross Section B: Along Morris Thomas Road approximately 800 feet from the Midway intersection. The proposed utility yard is approximately 245 feet south of the right of way with the proposed equipment yard approximately 425 feet south of the right of way. Both of these yard areas are approximately at the same elevation as the road. There are proposed evergreen tree and shrub plantings along this portion of the project site with a large wetland located to the east of this area.
- Cross Section C: Along Midway Road approximately 1800 feet from the Morris Thomas Road intersection. The proposed communication services facility building is approximately 220 feet west of the right of way of Midway Road and approximately 7 feet lower than the elevation of Midway Road. There are proposed evergreen and ornamental tree plantings along with a screen wall approximately 10 feet in height on top of an earthen berm.
- Cross Section D: Along Midway Road approximately 2600 feet from the Morris Thomas Road intersection. The proposed stormwater pond is approximately 160 feet west of the right of way of Midway Road and approximately at the same elevation of Midway Road. There are proposed evergreen and ornamental tree plantings on top of an earthen berm along the right of way and additional internal plantings adjacent to the stormwater pond.

Sound

The Applicants consultant modeled and analyzed the noise emission levels from the proposed operational equipment at the Hermantown Industrial site. The Hermantown Industrial site is expected to consist of four (4) buildings, which will include air-cooled chillers at each building, and back up emergency generators at each building. Note that the proposed generators are only expected to operate during phased maintenance and testing as well as during emergency conditions.

As part of the report, the consultant observed the existing conditions which are a combination of traffic noise from nearby roadways, as well as various commercial and residential activity. These were observed to contribute to the existing noise levels throughout the entire day at the residences surrounding the proposed site. The predominant sources of noise, in the vicinity of the proposed site, were observed to be traffic along Morris Thomas Road and Midway Road. Another source of noise that was not addressed in the report is the presence of the railroad tracks and the frequency of train traffic in this portion of the City.

To assess existing noise conditions near the proposed site, two (2) long-term noise measurements were collected for 24-hour durations from May 12, 2025, to May 13, 2025. Two (2) Larson Davis LxT Type I Precision Integrating Meters were set up in the vicinity of the project site: one near the northern extent of the project site, approximately 100 feet south of Morris Thomas Road and the other southeast of the project site, approximately 150 feet west of Midway Road. Long-term noise measurement hourly Leq values obtained in the field ranged between approximately 47 dB(A) and 65 dB(A).

Utilizing the input data described above, SoundPLAN was used to calculate anticipated operational noise levels at the noise-sensitive land uses surrounding the project site. The noise modeling determined the one-hour equivalent sound level (Leq) for sensitive receptors near the project site. The Leq is an average of all the sound energy measured over one hour. The Leq was compared to L50 thresholds for the receptors based on their noise area classification. Given the L50 thresholds are more restrictive than the L10 thresholds, if modeled sound levels were near or below L50 thresholds, they were also considered below L10 thresholds.

The location of sensitive receptors is not necessarily at the property line; for instance, if the parcel on which the receptor is located is large and residential outdoor activity is limited to a backyard patio, then noise would be analyzed at the closest exterior area of frequent human use. The SoundPLAN-predicted equivalent typical operational noise levels for the Assumed Phase I scenario are anticipated to be less than 50 dB(A) at all residences surrounding the project site.

The SoundPLAN-predicted equivalent typical operational noise levels for the Full Buildout scenario are anticipated to range between approximately 46 dB(A) and 52 dB(A) at the closest residences north and east the site. Since the typical operational noise levels are anticipated to slightly exceed the nighttime noise limit of 50 dB(A) at the closest residential uses north and east of the site, noise abatement measures were analyzed.

Noise contour maps were modeled for the initial building (Exhibit K) as well as a full buildout scenario (Exhibit L). After modeling and analyzing the proposed operational scenarios at the project site, the consultant determined that on-site operational noise levels are anticipated to slightly exceed the nighttime noise level limit of 50 dB(A) at the residences to the north and east at Full Buildout for typical operations.

Without mitigation, the predicted typical operational noise levels are expected to range between approximately 46 dB(A) and 52 dB(A). To reduce typical operational noise level, implementing a screen wall along the northern property boundary, approximately 16 feet in height, is recommended.

Additionally, a screen wall, approximately 10 feet in height, on top of the earthen berm to the east is recommended. With these noise abatement measures in place, typical operational noise levels are anticipated to be reduced to be near or below approximately 50 dB(A) at the closest noise-sensitive land uses.

Lighting

Lighting for the project will consist of perimeter site light incorporating downcast, shielded light. Interior site lighting will consist of wall pack fixtures on the buildings and interior light poles in and around drive lanes, parking lots and sidewalk areas. These fixtures are downcast, shielded light fixtures.

Wetlands

A wetland delineation was done as part of the site analysis for the project and was reviewed in the field in the fall of 2024 and late summer 2025 (Exhibit M). There will be wetland impacts associated with the proposed project with the impacts falling under an individual permit requirement which is administered by the Corps of Engineers. The City will require a wetland replacement plan documenting how any wetland impacts will be mitigated with this being required prior to the commencement of site work, with the replacement plan being reviewed after the Corps of Engineers determination/permit issuance. There are approximately 35 acres of wetlands proposed to be protected as part of the project.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.

Summary

Staff recommends approval Commercial Industrial Development Permit based on the findings of this report and the following:

1. The Project meets the intent of the BLM, Business and Light Manufacturing Zoning District, Chapter 5 Section 535 and the overall goals and policies of the Zoning Ordinance.
2. The Project meets the Comprehensive Plan for Business and Light Manufacturing, which is land guided for the integration of commercial and industrial land uses which are compatible with each other, including office, light industrial and retail/services uses.
3. The Project hereby approved is hereby expressly subject to the following conditions:
 - 3.1 That the Project will be constructed as described in the plans accompanying the Application and the conditions contained herein and the Development Agreement.
 - 3.2 The property is rezoned from S-1, Suburban to BLM, Business and Light Manufacturing by the Hermantown City Council.
 - 3.3 The Project receives a Special Use permit approval by the Hermantown City Council.
 - 3.4 The Zoning Administrator of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within five (5) days thereafter.
 - 3.5 Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection to see that the terms of this permit are met.
 - 3.6 Applicant/Property Owner is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
 - 3.7 Trees and brush cannot be burned on the Land, but may be chipped and shredded.
 - 3.8 An MPCA Stormwater Permit and erosion control measures must be in place prior to any construction on the Project.
 - 3.9 All wetland impacts are to be approved by the Corps of Engineers/Hermantown Technical Evaluation Panel prior to the commencement of construction activities.
 - 3.10 Receiving of any and all environmental and utility based permits (MPCA, MNDNR, Corps of Engineers, St. Louis County, etc.) associated with the Project.
 - 3.11 All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the entity that owns the utility.
 - 3.12 Applicant/Property Owner shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
 - 3.13 Dimensional requirements of lots, setbacks, and rights-of-way shall be according to the site plan submitted with the Application and table 1 below.

| Zoning District: BLM, Business and Light Manufacturing | | |
|--|----------|---------------|
| Type | Required | Proposed |
| Min Lot Area | None | 234 acres |
| Lot Width | 100 feet | +/- 2900 feet |
| Front Yard | 20 feet | +/- 220 feet |

| | | |
|-------------------------|--|--------------|
| Rear Yard | 20 feet | +/- 825 feet |
| Side Yard | 20 feet | +/- 206 feet |
| Lot coverage | 35% | 13.1% |
| Maximum Building Height | 80 feet | +/- 50 feet |
| Parking | 1 for each employee on the maximum working shift | 575 spaces |

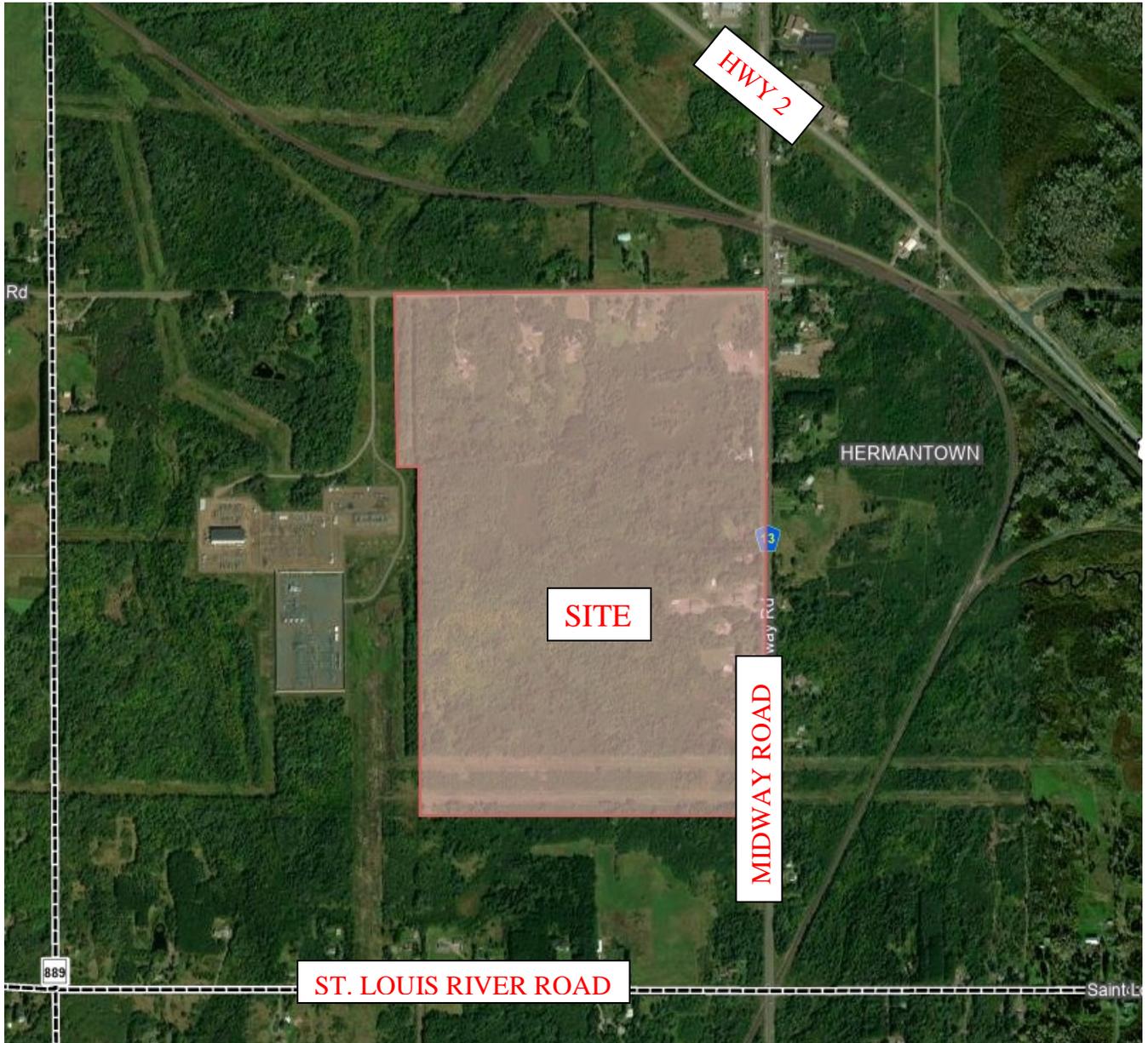
- 3.14 The Applicant will have one year from the date of the Project approval to enter into a Development Agreement with the City.
 - 3.15 The Applicant shall sign a consent form assenting to all conditions of this Resolution.
 - 3.16 Property Owner will provide for the ongoing maintenance of the drives, parking lots, landscaping features and other improvements constructed as part of the Project and also provide for snow removal, salting, sanding, and other such work within the development at Applicants cost and expense.
 - 3.17 No separate frontage on a public roadway will be required for any building constructed in the Land. The frontage of the Land on Morris Thomas Road will satisfy the road frontage requirements for all buildings on the Land.
 - 3.18 The Applicant is required to submit final construction documents (water, storm sewer, sanitary sewer, drives, parking lots etc.) according to City standards and coordinated with the City Engineer which will be incorporated into the Development Agreement.
 - 3.19 The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.
4. The approval given by this Resolution is not effective until Applicant executes and delivers an acceptance of the terms and provisions of this Resolution.
 5. The approval made by this resolution only extends to the Project as defined in this resolution.
 6. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this Resolution.

ATTACHMENTS:

- Exhibit A: Location Map
- Exhibit B: Initial Site Plan
- Exhibit C: Overall Site Plan
- Exhibit D: Full Build-Out Grading Plan
- Exhibit E: Water Upgrade Map
- Exhibit F: Sanitary Sewer Upgrade Map
- Exhibit G: Interior Site Utility Plan
- Exhibit H: Traffic Improvement Map
- Exhibit I: Full Build-Out Landscape Plan
- Exhibit J: Landscape Screening Cross Section
- Exhibit K: Initial Building Sound Contour Map
- Exhibit L: Full Build-Out Sound Contour Map
- Exhibit M: Overall Site Wetland Delineation

Exhibit A

Location Map

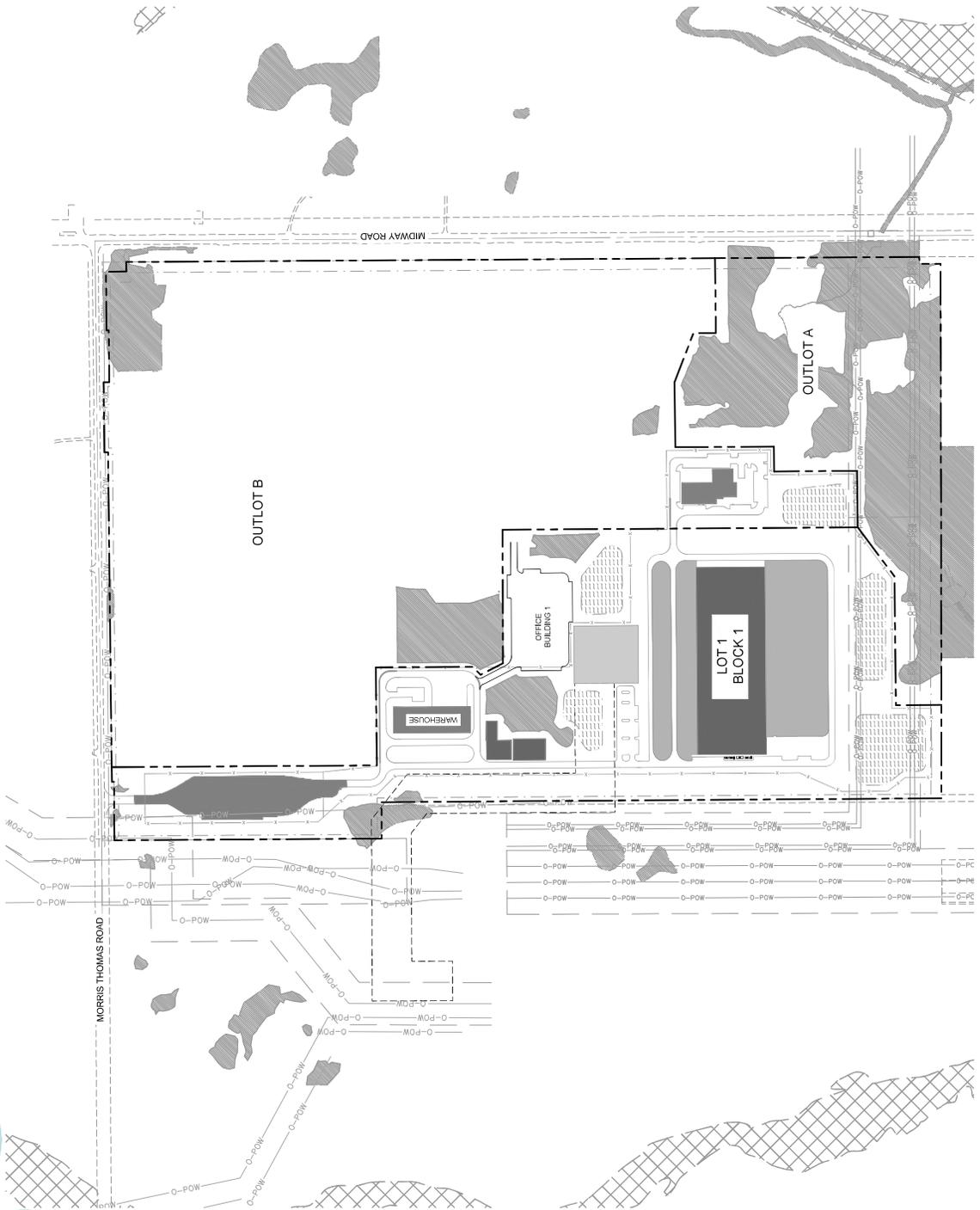


HERMANTOWN INDUSTRIAL - PLATTING EXHIBIT

HERMANTOWN, MN
ST. LOUIS COUNTY

Exhibit B

| SITE LEGEND | |
|-------------|-------------------|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |



| NO. | REVISIONS | DATE | BY |
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Kimley-Horn
 11905 SHILOH LANE, SUITE 220, Eagan, MN 55124
 PHONE: 612-915-1212
 WWW.KIMLEY-HORN.COM

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|------------|------------|
| PROJECT | INDUSTRIAL |
| DATE | 08/15/2025 |
| SCALE | AS SHOWN |
| DRAWN BY | MJC |
| CHECKED BY | MMW |

OVERALL SITE PLAN

HERMANTOWN INDUSTRIAL HARMONY GROUP LLC
 HERMANTOWN MINNESOTA
 SHEET NUMBER

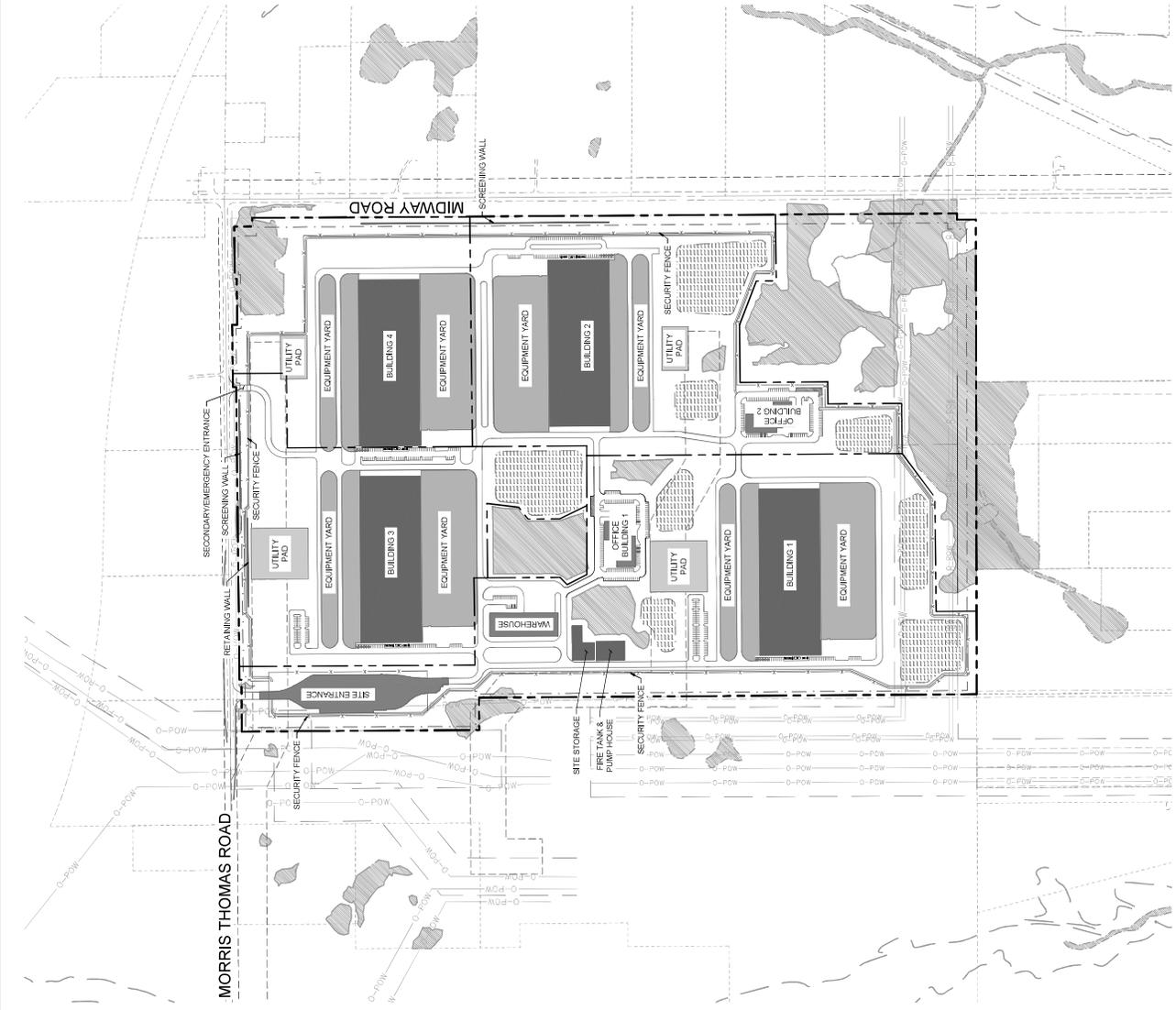
Exhibit C

LEGEND

| | |
|--|---|
| | PROPERTY LINE |
| | SETBACK AND UTILITY EASEMENT |
| | PROPOSED SECURITY FENCE |
| | PROPOSED RETAINING WALL |
| | PROPOSED CURB AND GUTTER |
| | WETLAND PRESERVATION |
| | STORMWATER MANAGEMENT SEE GRADING PLAN FOR DETAILS |

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS. DIMENSIONS REFER TO THE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT FIXTURES, CONDUITS, AND ELECTRICAL EQUIPMENT. LOCATIONS OF EXISTING EASEMENTS, PROPERTY BOUNDARY, DIMENSIONS, AND ADJACENT REAL-CASE-WAY & PARCELS INFORMATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HERMANTOWN ORDINANCES AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HERMANTOWN ORDINANCES AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HERMANTOWN ORDINANCES AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS.
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- TYPICAL SHADING SHALL BE SPECIFIED IN WIDTH AND HEIGHT IN INCHES UNLESS OTHERWISE INDICATED.
- MONUMENT BOUNDS ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED BY THE OWNER. LOCATION AND REQUIRED PERMITS WITH THE OWNER.



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

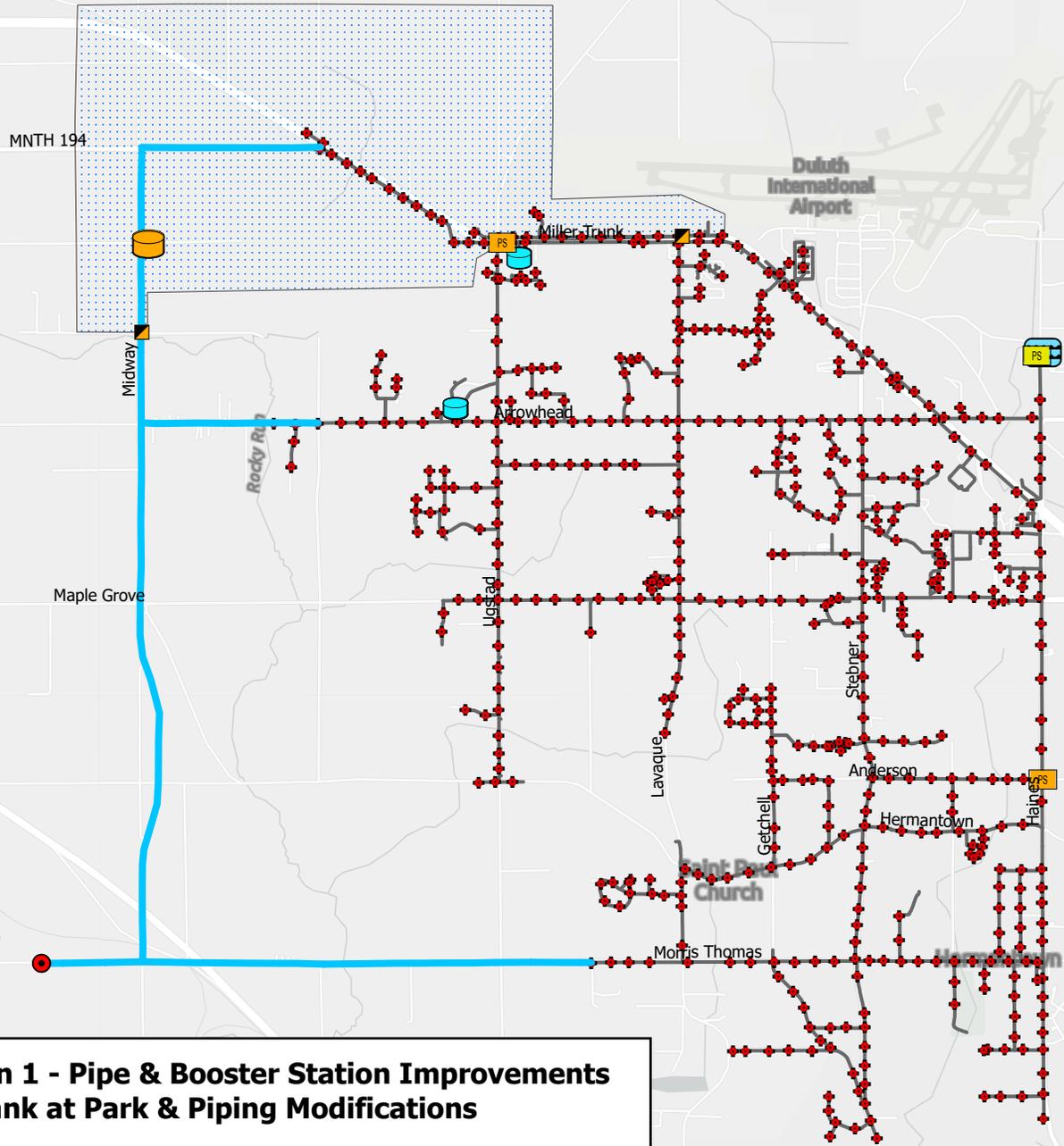
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NORTH

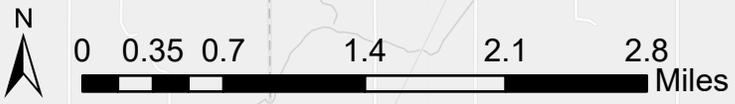
This document, together with the concepts and designs presented herein, is an instrument of service, prepared, issued and proper release on the document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be the work of Kimley-Horn and Associates, Inc.

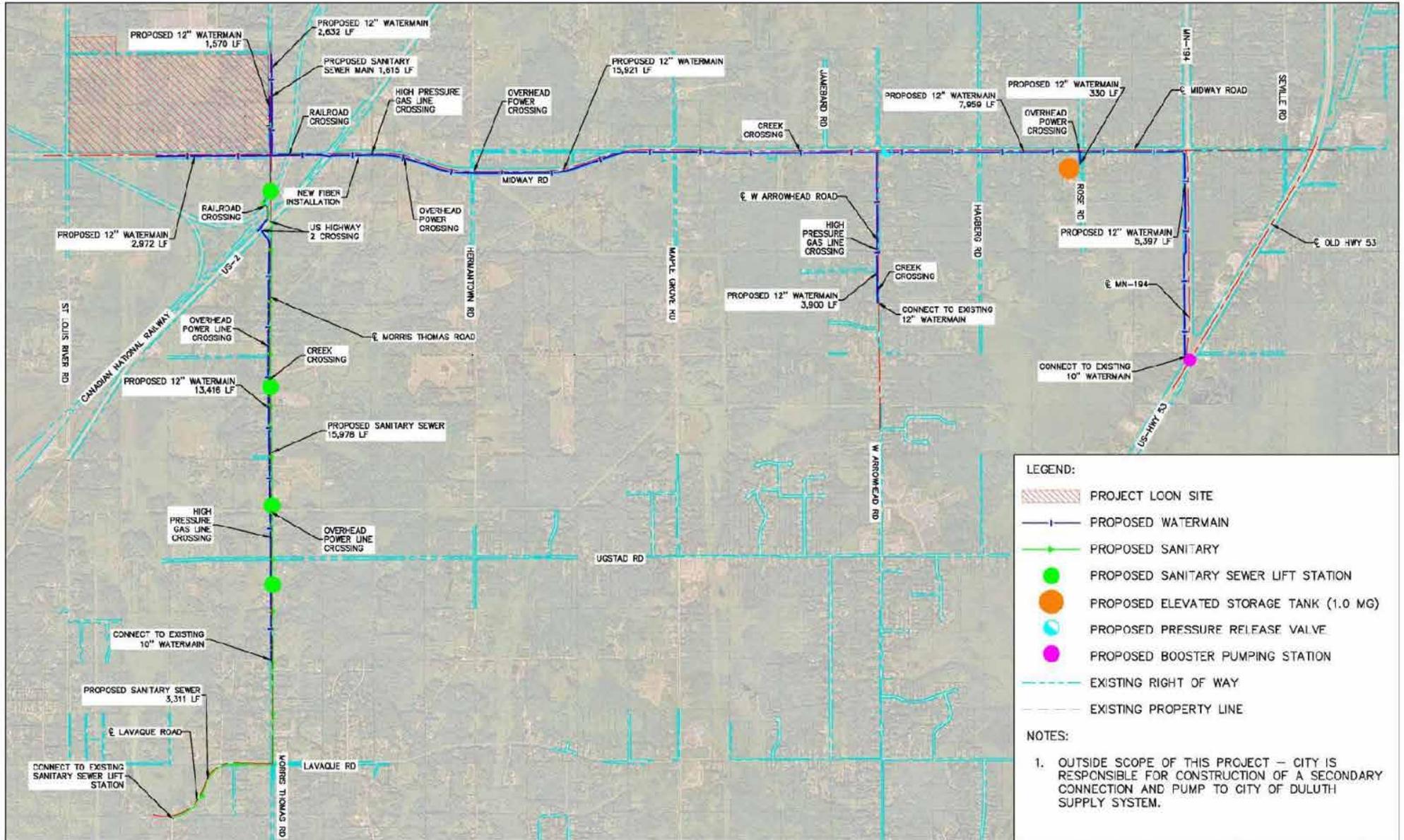
Legend

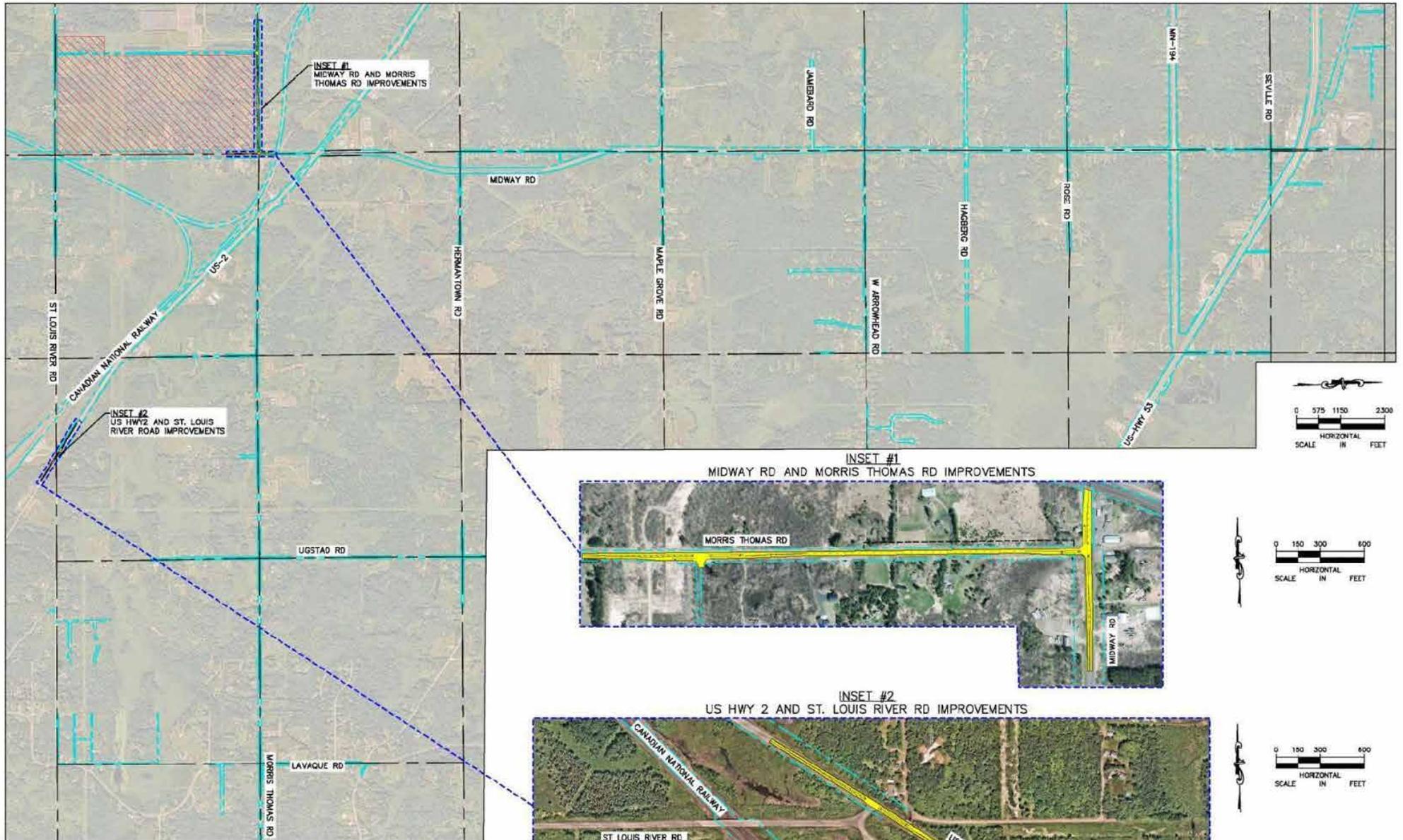
- Edge of Development
- ▣ New PRV
- New Storage Tank
- PS New Booster Station
- Existing Water Storage
- PS Existing Duluth Pump Station
- Existing Duluth Supply Location
- ◆ Existing Hydrants
- Proposed Pipes
- Existing Pipes
- ▨ NW Pressure Zone



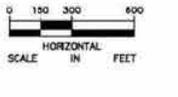
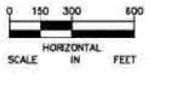
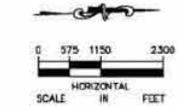
**Figure 1 - Option 1 - Pipe & Booster Station Improvements
New Tank at Park & Piping Modifications**







- LEGEND:
- PROJECT LOON SITE
 - PROPOSED ROADWAY
 - EXISTING RIGHT OF WAY
 - EXISTING PROPERTY LINE
 - INSET

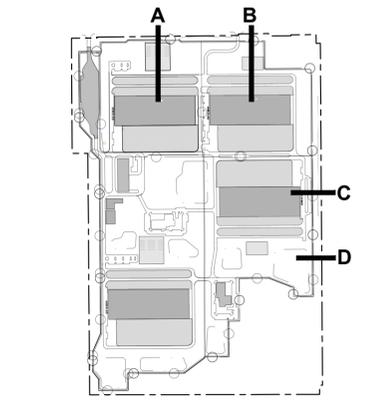
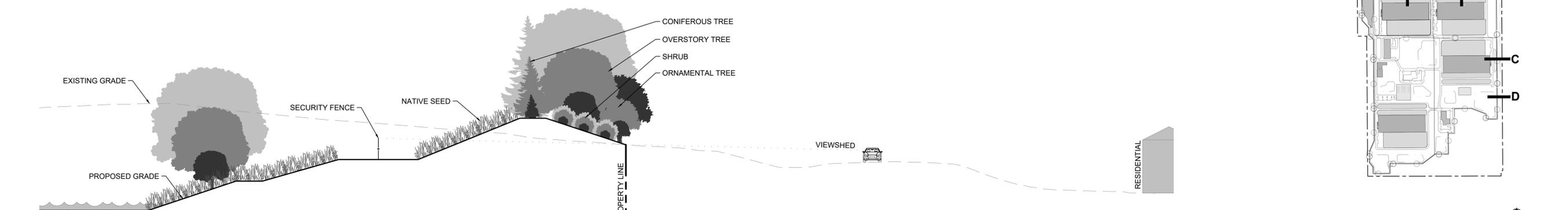
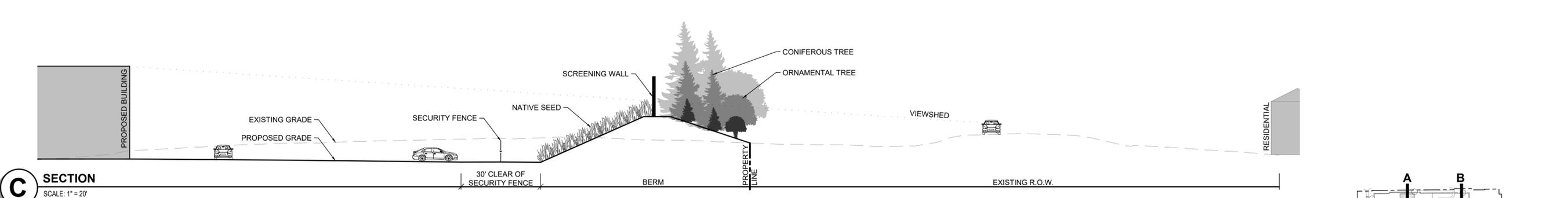
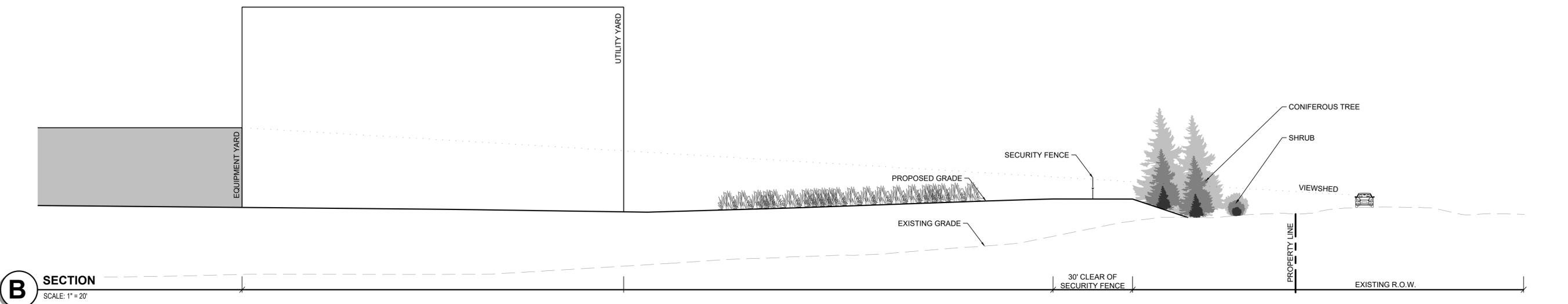
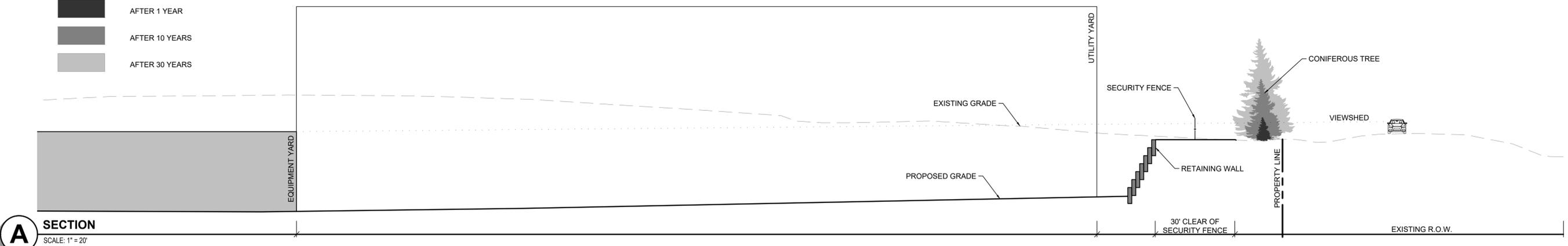


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Exhibit J

VEGETATION GROWTH LEGEND

- AFTER 1 YEAR
- AFTER 10 YEARS
- AFTER 30 YEARS



| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
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 PHONE: 612.315.1272
 WWW.KIMLEY-HORN.COM

| | | | |
|---|--|-------------------------------------|--|
| KHA PROJECT 161333002 | | DESIGNED BY CFK | |
| DATE 08/15/2025 | | DRAWN BY CFK | |
| SCALE AS SHOWN | | CHECKED BY RAH | |
| PROJECT LOCATION HERMANTOWN INDUSTRIAL | | PROJECT NO. 25000000000000000000 | |
| PROJECT DESCRIPTION PREPARED FOR HARMONY GROUP LLC | | DATE 08/15/2025 | |
| PROJECT ADDRESS HERMANTOWN, MINNESOTA | | LIC. NO. 53828 | |

LANDSCAPE SECTIONS

HERMANTOWN INDUSTRIAL
 PREPARED FOR
HARMONY GROUP LLC
 HERMANTOWN, MINNESOTA

Figure 4. Assumed Phase I Operational Noise Contours - Typical Operations

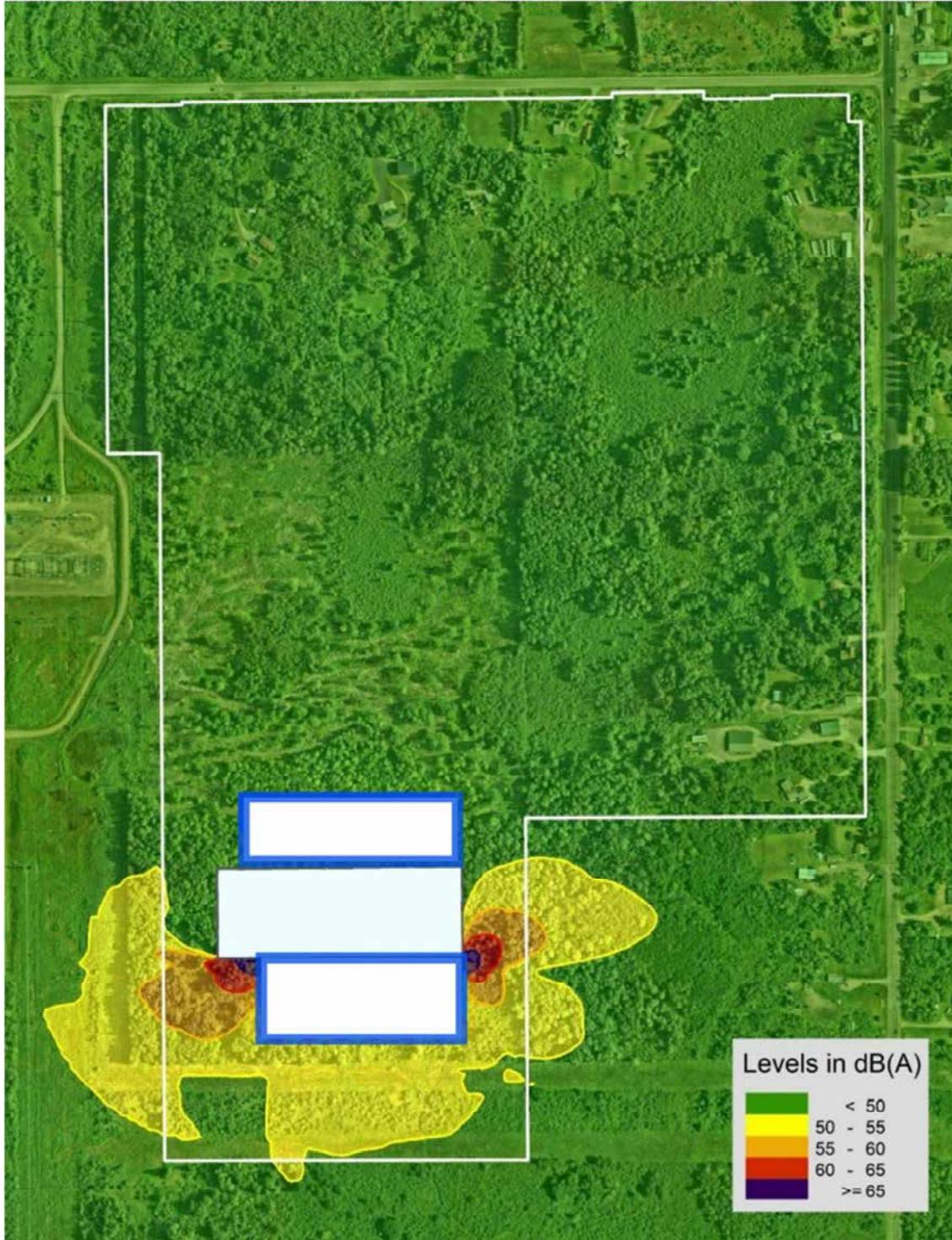
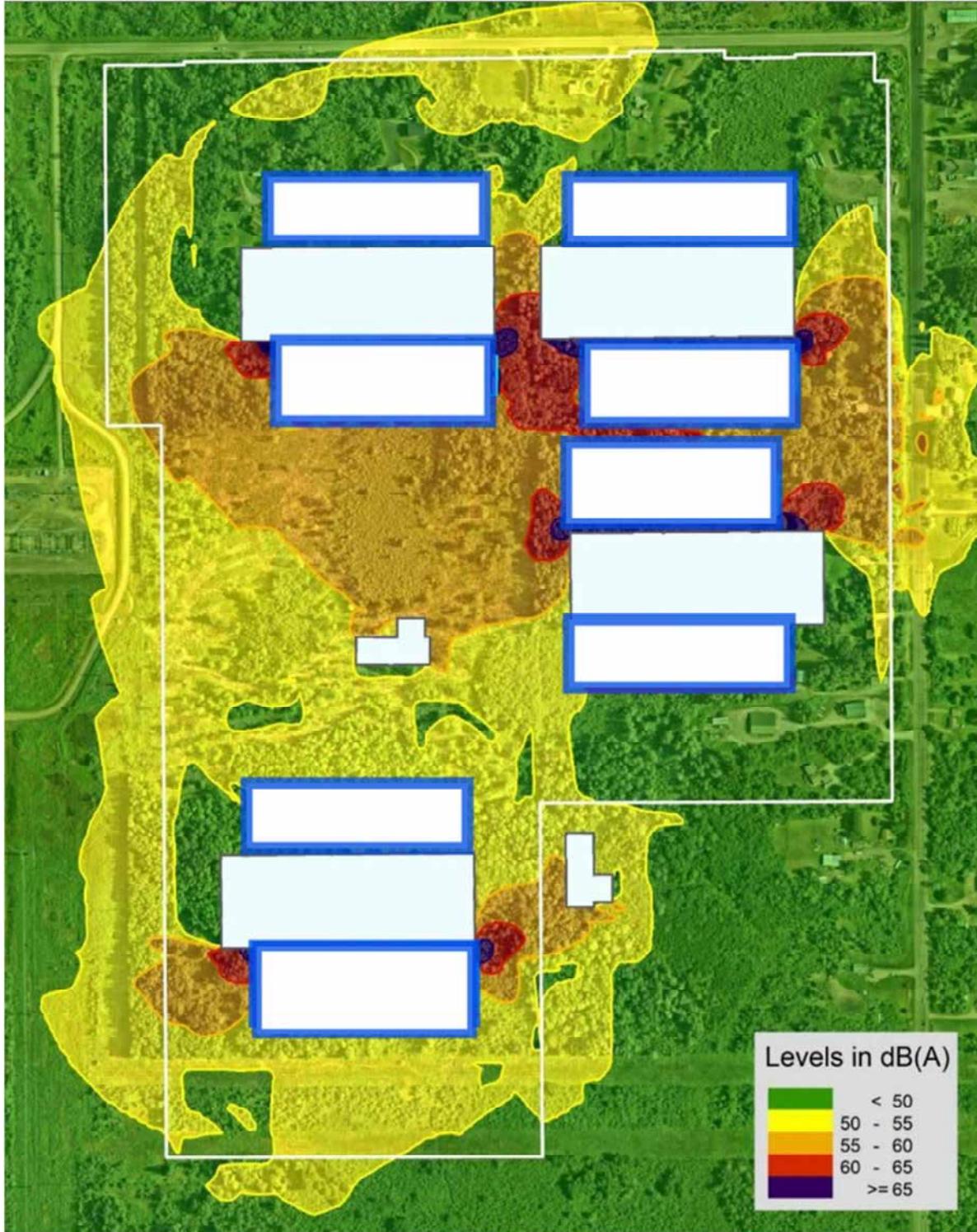
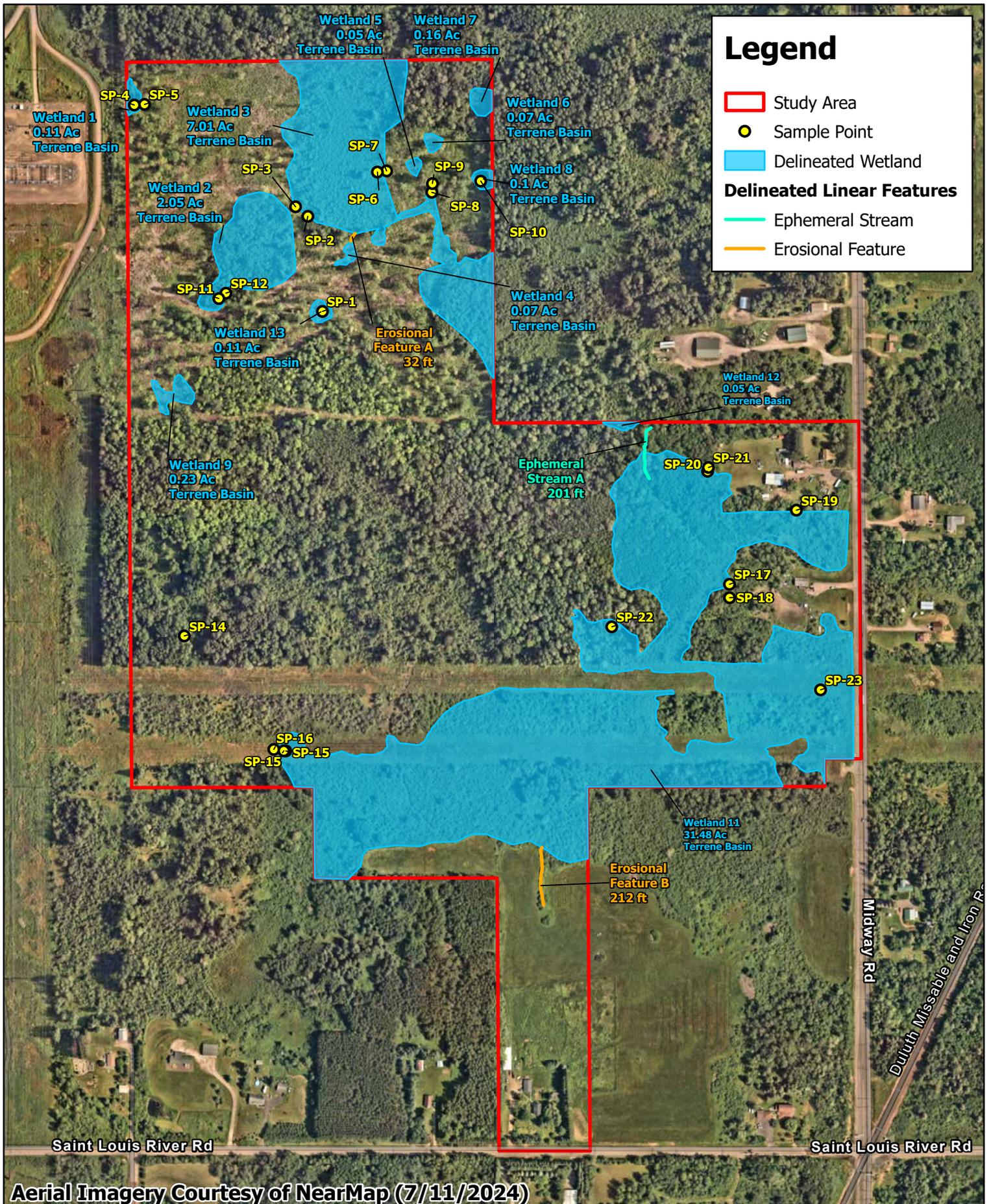


Figure 5. Full Buildout Operational Noise Contours - Typical Operations





Aerial Imagery Courtesy of NearMap (7/11/2024)

| | | | | | |
|-----------|--------|---------------------------------------|-------------------------------|---|-----------|
| 9/25/2025 | 25-151 | Jaym Fitzgerald, jaymfitz@gmail.com | Eric Johnson, Comm. Dev. Dir. | AUAR Proposed Data Center | 9/24/2025 |
| 9/25/2025 | 25-152 | Adam Kauppila, kaupps@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment for Project Loon AUAR | 9/24/2025 |
| 9/25/2025 | 25-153 | Amanda Mosiniak, mosiniak08@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Blackwater in the Twin Ports | 9/24/2025 |
| 9/25/2025 | 25-154 | Sienna Prom, sienna.prom15@gmail.com | Eric Johnson, Comm. Dev. Dir. | Strong Opposition to Proposed Data Mine in Hermantown | 9/24/2025 |
| 9/25/2025 | 25-155 | Bailey Prusi, baytuominen@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Public Comment | 9/25/2025 |
| 9/25/2025 | 25-156 | Kyle Caskey, kylejcaskey@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Proposed Data Center Development | 9/25/2025 |
| 9/25/2025 | 25-157 | Kelsey Mack, mackkelsey5@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Proposed Data Center Development | 9/25/2025 |
| 9/25/2025 | 25-158 | Saddie Serier, saddieserier@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown | 9/25/2025 |

| | | | | | |
|-----------|--------|--|-------------------------------|--------------------------------------|-----------|
| 9/25/2025 | 25-159 | Anna Estep, aestep@proctor.k12.mn.us | Eric Johnson, Comm. Dev. Dir. | AUAR/Hermantown Data Center Concerns | 9/25/2025 |
| 9/25/2025 | 25-160 | Jennie Esler, jesler.je@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/25/2025 |
| 9/25/2025 | 25-161 | Asher Holloman, asherholloman@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/25/2025 |
| 9/25/2025 | 25-162 | Kaila Formanek, 10formka@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Hermantown Data Center | 9/25/2025 |
| 9/25/2025 | 25-163 | Lauren Gean, laurenbettygeans@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Opposition | 9/25/2025 |
| 9/25/2025 | 25-164 | Kelsey Polcher, kelsey.polcher@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment: Data Center | 9/25/2025 |
| 9/25/2025 | 25-165 | Katarina Korman, katarinafk@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/25/2025 |
| 9/25/2025 | 25-166 | Anna Nistler, annanistler1@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/25/2025 |
| 9/25/2025 | 25-167 | Spunki Jansen, detritusrotwell@gmail.com | Eric Johnson, Comm. Dev. Dir. | Rezoning for Data Center | 9/25/2025 |

| | | | | | |
|-----------|--------|---|-------------------------------|--|-----------|
| 9/25/2025 | 25-168 | Jesse Jarvi, jjarvi3121@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Proposed Data Center in Hermantown, MN | 9/25/2025 |
| 9/25/2025 | 25-169 | Amy Kozak, amykozak14@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/25/2025 |
| 9/25/2025 | 25-170 | Lacey Parr, laceymoriah@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to the Data Center | 9/25/2025 |
| 9/25/2025 | 25-171 | Joseph Barnstorf, jbarstorf@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/25/2025 |
| 9/26/2025 | 25-172 | Gretchen Kehoe, gggreenwell8@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center - Community Member Feedback | 9/26/2025 |
| 9/26/2027 | 25-173 | Emily Rakos, emilyrakos2@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown | 9/26/2025 |
| 9/26/2025 | 25-174 | Sabrina Wertman, sabrinawertman@gmail.com | Eric Johnson, Comm. Dev. Dir. | AI Data Center | 9/26/2025 |
| 9/26/2025 | 25-175 | Jac Brown, jaclyn.brown1@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center? | 9/26/2025 |
| 9/26/2025 | 25-176 | Erin DeWitt, edewitt4970@msn.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/26/2025 |

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|-----------|--------|--|--|--|-----------|
| 9/26/2025 | 25-177 | Ryan Nelson, rnels@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/25/2025 |
| 9/26/2025 | 25-178 | Wade Ruelas, ghostboys2010@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/25/2025 |
| 9/26/2025 | 25-179 | Kiera Simmons, kiera_simmons@yahoo.com | Eric Johnson, Comm. Dev. Dir., Chad Ronchetti, Econ. Dev. Dir., Brandon Holmes, Bldg. Official, Kevin Orme, Dir. of Finance & Admin, and John Mulder, City Administrator | Proposed Data Center | 9/25/2025 |
| 9/26/2025 | 25-180 | Lily Boehland-Goeden, lilyboehlandgoeden@gmai..com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown, MN | 9/25/2025 |
| 9/26/2025 | 25-181 | ragstorichard, cpdick826@gmil.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/25/2025 |
| 9/26/2025 | 25-182 | Chance, chancelf55a1@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Data Center | 9/25/2025 |
| 9/26/2025 | 25-183 | Elizabeth Harri, elizabeth.harri@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Data Center | 9/25/2025 |

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|-----------|--------|--|----------------------------------|---|-----------|
| 9/26/2025 | 25-184 | Brandon Hartung, brandonphartung@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center! | 9/25/2025 |
| 9/26/2025 | 25-185 | Linnea Lebens, linnea.lebens@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/26/2025 |
| 9/26/2025 | 25-186 | Andy Pelland, andy.pelland@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center Concern | 9/26/2025 |
| 9/26/2025 | 25-187 | Aleeya Verdi, aleeyaverdi@icloud.com | Eric Johnson, Comm. Dev. Dir. | Betrayal by Data Center | 9/26/2025 |
| 9/26/2025 | 25-188 | Jennifer K, elizabrussov@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concern in Hermantown | 9/26/2025 |
| 9/26/2025 | 25-189 | Madeline Glatzel, mad.mummey@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/26/2025 |
| 9/29/2025 | 25-190 | Sydney Johnson, sydney.carlinojohnson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Concern Regarding Proposed Data Center in Hermantown | 9/28/2025 |
| 9/29/2025 | 25-191 | Agatha Pokrzywinski, agathapokrzywinski@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/28/2025 |

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|-----------|--------|--|--|----------------------------------|-----------|
| 9/29/2025 | 25-192 | Jacob Warkentin, jacob.warkentin911@gmail.com | Eric Johnson, Comm. Dev. Dir. | Support for Data Center | 9/27/2025 |
| 9/29/2025 | 25-193 | Erin Adams, erinnadamss@gmail.com | Wayne Boucher, Mayor | Data Center Project | 9/26/2025 |
| 9/29/2025 | 25-194 | Cory JT, codydog124@gmail.com | Eric Johnson, Comm. Dev. Dir. | Light Industrial Development | 9/26/2025 |
| 9/29/2025 | 25-195 | Kevin Erickson, dethmobile@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/29/2025 | 25-196 | Terry McCarthy, jtmjourneys@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 9/29/2025 | 25-197 | Coryl Fearnall, coryl.fearnall@gmail.com | Wayne Boucher, Mayor, Eric Johnson, Comm. Dev. Dir., Councilor Peterson and councilor Leblanc | Concern About the Data Center | 9/28/2025 |
| 9/29/2025 | 25-198 | Renee Priola, renepriola1018@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please No Data Center | 9/28/2025 |
| 9/29/2025 | 25-199 | Angela Scott, angela.niebolte@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concerns | 9/28/2025 |

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|-----------|--------|---|---------------------------------|--|-----------|
| 9/29/2025 | 25-200 | Kyle Dalton, kyle.b.dalton@gmail.com | Chad Ronchetti, Econ. Dev. Dir. | Data Centers - Be Smart About Our Future | 9/28/2025 |
| 9/29/2025 | 25-201 | Jacob Downs, jacokd218@icloud.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/28/2025 |
| 9/29/2025 | 25-202 | Alexa Zaeske, zaeskealexa@gmail.com | Wayne Boucher, Mayor | Hermantown Data Center | 9/28/2025 |
| 9/29/2025 | 25-203 | Lydia Murphy-Ralph, lydia.r.murphy@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Data Center in Hermantown | 9/28/2025 |
| 9/29/2025 | 25-204 | Josie Goellner, josiegoellner@icloud.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/28/2025 |
| 9/29/2025 | 25-205 | Rayann Rehwinkel, rayanngoats@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/28/2025 |
| 9/29/2025 | 25-206 | Joel Tiburzi, tiburzijoel@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/28/2025 |
| 9/29/2025 | 25-207 | McKenna Vanhorn, mckennavanhorn@gmail.com | Eric Johnson, Comm. Dev. Dir. | Comment on the Hermantown Data Center | 9/28/2025 |
| 9/29/2025 | 25-208 | Elizabeth Grbavcich, grbavcich@hotmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/28/2025 |
| 9/29/2025 | 25-209 | Sarah Bamford Seidelmann, sarahseidelmann@gmail.com | Eric Johnson, Comm. Dev. Dir. | Don't Do It | 9/28/2025 |

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|-----------|--------|---|-------------------------------|---|-----------|
| 9/29/2025 | 25-210 | Eldri Snow, eldri.snow@icloud.com | Eric Johnson, Comm. Dev. Dir. | Say No To the Data Center! | 9/26/2025 |
| 9/29/2025 | 25-211 | Nicolas Remer. remern20@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/28/2025 |
| 9/29/2025 | 25-212 | Carly, weinb2@tutamail.com | Eric Johnson, Comm. Dev. Dir. | No Data Centers! | 9/28/2025 |
| 9/29/2025 | 25-213 | Maggie Hannelore Fae, allhisbark@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Data Center | 9/28/2025 |
| 9/29/2025 | 25-214 | Alexa Zaeske, zaeskealexa@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/28/2025 |
| 9/29/2025 | 25-215 | Olivia Wright, olivia.rose.sa@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concerns | 9/28/2025 |
| 9/29/2025 | 25-216 | Emma Anderson, ande.emea.1989@gmail.com | Wayne Boucher, Mayor | Put People First - Oppose the Data Center | 9/28/2025 |
| 9/29/2025 | 25-217 | Jonah Provance, drworm961@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/28/2025 |
| 9/29/2025 | 25-218 | Linnea Nordgren, lineanordgren@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown | 9/28/2025 |

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|-----------|--------|--|-------------------------------|---|-----------|
| 9/29/2025 | 25-219 | Bella Maldonado, bellamaldo@me.com | Eric Johnson, Comm. Dev. Dir. | Stop the Data Center | 9/28/2025 |
| 9/29/2025 | 25-220 | Brian Kline, kline185@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/28/2025 |
| 9/29/2025 | 25-221 | Paul Marinos, pmarinos27@hcs700.org | Eric Johnson, Comm. Dev. Dir. | Data Center Being Proposed in Hermantown | 9/28/2025 |
| 9/29/2025 | 25-222 | Dominic Nevares, nevaresdominic@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center Please! | 9/28/2025 |
| 9/29/2025 | 25-223 | Becca Grumdahl, becca.grumdahl97@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/28/2025 |
| 9/29/2025 | 25-224 | Aedea Winter, sciengirl@winterfam.org | Eric Johnson, Comm. Dev. Dir. | Do Not Approve the Data Center | 9/28/2025 |
| 9/29/2025 | 25-225 | Alena Krause, alena.n.krauss@gmail.com | Eric Johnson, Comm. Dev. Dir. | Say No to Proposed Hermantown Data Center | 9/28/2025 |
| 9/30/2025 | 25-226 | Nicky Becher, nfbecher@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/28/2025 |
| 9/30/2025 | 25-227 | Antonia Weiss, antonia.r.weiss@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/28/2025 |

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|-----------|--------|---|-------------------------------|--|-----------|
| 9/30/2025 | 25-228 | Peter Taylor, prtaylor2@gmail.com | Eric Johnson, Comm. Dev. Dir. | Comments on September 2025 Final Alternative Urban Areawide Review | 9/28/2025 |
| 9/30/2025 | 25-229 | Kailey Forliti, kaileyforliti17@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/28/2025 |
| 9/30/2025 | 25-230 | Aaron Knudsen, arrow.knudsen@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/27/2025 |
| 9/30/2025 | 25-231 | Irie Unity, ibunny1234@gmail.com | Eric Johnson, Comm. Dev. Dir. | Stop the Build of the Data Center | 9/28/2025 |
| 9/30/2025 | 25-232 | Quinn Trang, beanie2quynh@gmail.com | Eric Johnson, Comm. Dev. Dir. | Request | 9/27/2025 |
| 9/30/2025 | 25-233 | Corie Casper, c.casper333@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/27/2025 |
| 9/30/2025 | 25-234 | Katlyn Kampmeier, katlynkampmeier@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-235 | Amber Frederick, amber4800@me.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/27/2025 |
| 9/30/2025 | 25-236 | Nick Parker, nickp2912@icloud.com | Eric Johnson, Comm. Dev. Dir. | Auar | 9/27/2025 |

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|-----------|--------|---|------------------------------------|--|-----------|
| 9/30/2025 | 25-237 | Layne Anderson, chillyguppy001@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/27/2025 |
| 9/30/2025 | 25-238 | Faith LeMone, faithlemone@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown | 9/27/2025 |
| 9/30/2025 | 25-239 | Melissa Weidendorf, mellykayrey@gmail.com | Eric Johnson, Comm. Dev. Dir. | 403 Acre Data Center | 9/27/2025 |
| 9/30/2025 | 25-240 | Lucinda Boyd, lucindab84@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-241 | Krysta Mielke, kemielke16@gmail.com | Eric Johnson, Comm. Dev. Dir. | No AI Data Center | 9/27/2025 |
| 9/30/2025 | 25-242 | Nick Van Loh, nvanloh@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comments | 9/27/2025 |
| 9/30/2025 | 25-243 | Ted Conover, t.david,conover@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/27/2025 |
| 9/30/2025 | 25-244 | Isabelle Brezinka, brezinka.isabelle@gmail.com | Eric Johnson, Comm. Dev. Dir. | Concern for Data Center | 9/27/2025 |
| 9/30/2025 | 25-245 | Kayla Erdmann, kaylajerdmann@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/27/2025 |
| 9/30/2025 | 25-246 | Nicola Schaust, nschaust@gmail.com | Chad Ronchetti, Econ. Dev. Dir. | Constituent Opinion on | 9/27/2025 |

| | | | | Hermantown Data Center | |
|-----------|--------|---|-------------------------------|---|-----------|
| 9/30/2025 | 25-247 | Heidi Stinski, heidigroth09@hotmail.com | Eric Johnson, Comm. Dev. Dir. | 403 Acre Data Park | 9/27/2025 |
| 9/30/2025 | 25-248 | Rebekah Beach, rebekah.syverson@gmail.com | Eric Johnson, Comm. Dev. Dir. | New Data Facility | 9/27/2025 |
| 9/30/2025 | 25-249 | Kelly Killorin, kelly.killorin@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment Regarding Data Center Proposal | 9/27/2025 |
| 9/30/2025 | 25-250 | Ahnika Berg, ahnikaberg@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center Public Comment | 9/27/2025 |
| 9/30/2025 | 25-251 | Kaitlyn Dexter, kaitlindexter@gmail.com | Eric Johnson, Comm. Dev. Dir. | Do Not Allow Data Center | 9/27/2025 |
| 9/30/2025 | 25-252 | Jocelyn Pihlaja, omightycrisis@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-253 | Aspen Herbert, aspenherbert1@gmail.com | Eric Johnson, Comm. Dev. Dir. | The 403 Acre Proposed Data Center in Hermantown | 9/27/2025 |

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|-----------|--------|---|-------------------------------|--|-----------|
| 9/30/2025 | 25-254 | Leah Bevington, leahbeving@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center in Hermantown | 9/27/2025 |
| 9/30/2025 | 25-255 | Emilie Vukelich, dqwv2005@protonmail.com | Eric Johnson, Comm. Dev. Dir. | On The Topic of a Data Center in Hermantown | 9/27/2025 |
| 9/30/2025 | 25-256 | Emily V, flightlessdesign@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/27/2025 |
| 9/30/2025 | 25-257 | Sierra Stevens, sierrastevens@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-258 | Teri Kesti, kesti2@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-259 | Suzie Baer, suzie.baer@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center Against Community Best Interest | 9/27/2025 |
| 9/30/2025 | 25-260 | Megan Sellers, msellers124@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Hermantown Data Center | 9/27/2025 |
| 9/30/2025 | 25-261 | Olivia Jascor, oliviajascor26@hotmail.com | Wayne Boucher, Mayor | No to Proposed Data Center | 9/27/2025 |
| 9/30/2025 | 25-262 | Jason Heinen, jasonheinen21@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/27/2025 |

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|-----------|--------|--|----------------------------------|-----------------------------------|-----------|
| 9/30/2025 | 25-263 | James Bushey, jrbushey1234@gmail.com | Wayne Boucher, Mayor | Data Center | 9/27/2025 |
| 9/30/2025 | 25-264 | Olivia Jascor, oliviajascor26@hotmail.com | Eric Johnson, Comm. Dev. Dir. | No to Data Center | 9/27/2025 |
| 9/30/2025 | 25-265 | Mark Burton, burton.mark.e@outlook.com | Eric Johnson, Comm. Dev. Dir. | Protect Lake Superior | 9/27/2025 |
| 9/30/2025 | 25-266 | Madi Carlson, madicarlson12@gmail.com | Eric Johnson, Comm. Dev. Dir. | Potential Data Center | 9/27/2025 |
| 9/30/2025 | 25-267 | Sue Halverson, grammatodigs@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-268 | Carrie Lucia, lucia.carrie@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Midway Rd. | 9/27/2025 |
| 9/30/2025 | 25-269 | Nora Sandstad, norasandstad@hotmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/27/2025 |
| 9/30/2025 | 25-270 | Seth Currier, sethdcurrier@gmail.com | Eric Johnson, Comm. Dev. Dir. | Do Not Build the Data Center | 9/27/2025 |
| 9/30/2025 | 25-271 | Agatha Pokrzywinski, agathapokrzywinski@gmail.com | Eric Johnson, Comm. Dev. Dir. | Say No To Data Center Proposal | 9/27/2025 |

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| 9/30/2025 | 25-272 | Deb Williams, djwills0518@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-273 | Candace LaCosse, candace.lacosse@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please do Not Steal Our Water | 9/27/2025 |
| 9/30/2025 | 25-274 | Caitlin Larson, caitlinclarson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-275 | Amy Hayes, amy2hayes@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/27/2025 |
| 9/30/2025 | 25-276 | Nicolo Schaust, nschaust@gmail.com | Eric Johnson, Comm. Dev. Dir. | Constiuent Opinion on Hermantown Data Center Proposal | 9/26/2025 |
| 9/30/2025 | 25-277 | Jade Aakre, hjaakre@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal | 9/26/2025 |
| 9/30/2025 | 25-278 | Kailyn Schmitt, kailynrschmitt@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal | 9/26/2025 |
| 9/30/2025 | 25-279 | Kellie Powless, kelliepowless@hotmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center! | 9/26/2025 |
| 9/30/2025 | 25-280 | Orion Wargin, warginprojects@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment | 9/26/2025 |

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| 9/30/2025 | 25-281 | JoAnne Bates, tomjobates@gmail.com | Wayne Boucher, Mayor | Data Center Coming to a Neighborhood Near Me! | 9/26/2025 |
| 9/30/2025 | 25-282 | Laura Lucarelli, ljseppanen@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposed to Data Center In Hermantown! | 9/26/2025 |
| 9/30/2025 | 25-283 | David Baldus, davbaldus@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment - Opposition to Proposed Data Center / "Communications Services Center" (Hermantown Industrial AUAR) | 9/26/2025 |
| 9/30/2025 | 25-284 | Julie Maurer, juliemaurer73@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment Regarding Proposed Data Center in Hermantown | 9/29/2025 |
| 9/30/2025 | 25-285 | Kyle Dalton, kyle.b.dalton@gmail.com | John Mulder, City Administrator | Data Centers May be Necessary, But Are They Good for Minnesota and Hermantown? | 9/28/2025 |
| 9/30/2025 | 25-286 | Sarah Winter, longlivewinter@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center Please | 9/29/2025 |

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| 9/30/2025 | 25-287 | Giada Poggio, giadapoggio525@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Proposed Hermantown Data Center | 9/29/2025 |
| 9/30/2025 | 25-288 | Karly Katchmark, kkatchy@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-289 | Allisun Zager, mndownfall@gmail.com | Wayne Boucher, Mayor | Important Community Response | 9/29/2025 |
| 9/30/2025 | 25-290 | Brittany Malec, brittnymalec@gmail.com | Eric Johnson, Comm. Dev. Dir. | Comment on Proposed Data Center | 9/29/2025 |
| 9/30/2025 | 25-291 | Lindsay Furtak, lindsayfu92@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concerns/Public Comments | 9/29/2025 |
| 9/30/2025 | 25-292 | Allison Zagar, mndownfall@gmail.com | Eric Johnson, Comm. Dev. Dir. | Important Community Response | 9/29/2025 |
| 9/30/2025 | 25-293 | Yoto Lee, yotolee555@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-294 | Anna Swarts, swarts.anna@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comment Perior | 9/29/2025 |

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| 9/30/2025 | 25-295 | Chelsey Harju, chelseyharju@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-296 | Tabby Helgeson, tabbyhelgeson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Industrial Construction / Data Center in Hermantown | 9/29/2025 |
| 9/30/2025 | 25-297 | Clarissa Ek, clarissa.l.ek@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment and Questions Re: Hermantown Industrial AUAR Project | 9/29/2025 |
| 9/30/2025 | 25-298 | Rebecca Gramdorf, gramdorf@gmail.com | Eric Johnson, Comm. Dev. Dir. | 2025 Final Alternative Urban Areawide Review Comment | 9/29/2025 |
| 9/30/2025 | 25-299 | Ashley Hausch, ashleyhausch@gmail.com | Eric Johnson, Comm. Dev. Dir. | Concerned Neighbor | 9/29/2025 |
| 9/30/2025 | 25-300 | Candace LaCosse, candace.lacosse@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-301 | Nicole Janssen, ncjanssen09@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown | 9/29/2025 |
| 9/30/2025 | 25-302 | Jen Marksteiner, jenra31@hotmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Centers in the Northland | 9/29/2025 |

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| 9/30/2025 | 25-303 | Benjamin Hooghkirk, benhooghkirk@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-304 | Rob, rangerfrostactual@gmail.com | Eric Johnson, Comm. Dev. Dir. | Do Not Allow Data Center!! | 9/29/2025 |
| 9/30/2025 | 25-305 | Tyler Bonam, tbonam@gmail.com | Eric Johnson, Comm. Dev. Dir. | 403 Acre Data Center | 9/29/2025 |
| 9/30/2025 | 25-306 | Annie Miller, ammillers304@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 9/30/2025 | 25-307 | Kiah Breidenbach, kiahbreidenbach@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Proposed Data Center | 9/29/2025 |
| 9/30/2025 | 25-308 | M Vogt, mmvogt@outlook.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center - Please Say No | 9/29/2025 |
| 9/30/2025 | 25-309 | Emma Wojack, ejwojack@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 9/30/2025 | 25-310 | Christine Novotny, christine.ann.novotny@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-311 | Rachel & Fritz Matney & Bogott, matneybogott@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |

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| 9/30/2025 | 25-312 | Ellen Vaagen, ellen.vaagen@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 9/30/2025 | 25-313 | Jeanne/Greg Wright, wright@boreal.org | Eric Johnson, Comm. Dev. Dir. | Data Center in Hermantown | 9/29/2025 |
| 9/30/2025 | 25-314 | Abby Tofte, abbytofte@gmail.com | Eric Johnson, Comm. Dev. Dir. | AUAR Comment | 9/29/2025 |
| 9/30/2025 | 25-315 | Lori Rothstein, lorirothstein@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Oppose Data Center | 9/29/2025 |
| 9/30/2025 | 25-316 | Whitney Walter, whits.knitts@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |
| 9/30/2025 | 25-317 | Abby Zak LeGare, abbysaklegare@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please Do Not Build a Data Center and Jeopardize Our Pressure Water | 9/29/2025 |
| 9/30/2025 | 25-318 | Rissa Holl, marissaholl.12@gmail.com | Eric Johnson, Comm. Dev. Dir. | Protect Our Environment | 9/29/2025 |
| 10/1/2025 | 25-319 | Michael P. Geraci, me@mgeraci.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 10/1/1025 | 25-320 | Gwendolyn Danfelt, gwen.danfelt@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |

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| 10/1/2025 | 25-321 | Jennylynde Renteria-Packham, jennylynde@gmail.com | Eric Johnson, Comm. Dev. Dir. | Say No to the Data Center! | 9/29/2025 |
| 10/1/2025 | 25-322 | Shoshanna Matney, msmatney@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 10/1/2025 | 25-323 | Tom Bates, blitzenjaeger@gmail.com | Eric Johnson, Comm. Dev. Dir. | New Data Center | 9/29/2025 |
| 10/1/2025 | 25-324 | Mathew West, bill.mathewwest@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-325 | Jake Posterick, jack.posterick@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |
| 10/1/2025 | 25-326 | Cori Miller, miller.cori@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-327 | Gina Joyce, gmpalomo12@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Hermantown Data Center Development | 9/29/2025 |
| 10/1/2025 | 25-328 | Neil Pederson, neil.pederson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Oppose Data Center | 9/29/2025 |
| 10/1/2025 | 25-329 | Kayla Muchka, kayla.muchka@gmail.com | Wayne Boucher, Mayo and Eric Johnson, Comm. Dev. Dir. | Stop the Data Center | 9/29/2025 |

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| 10/1/2025 | 25-330 | Maziere Flynn, maziere.flynn@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center Public Comment | 9/29/2025 |
| 10/1/205 | 25-331 | Emy Farley, emy.farley@gmail.com | Eric Johnson, Comm. Dev. Dir., Wayne Boucher, Mayor, Councilor Geissler, Councilor, Peterson, Councilor, Hjelle, Councilor LeBlanc, and Chad Ronchetti, Econ. Dev. Dir. | No Data Center in Hermantown | 9/29/2025 |
| 10/1/2025 | 25-332 | Anna Gessner, annaruthgessner@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project | 9/30/2025 |
| 10/1/2025 | 25-333 | Kylee Berube, kylee.berube56@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-334 | Thomas Zelman, tzelman1@icloud.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-335 | Katelyn Gronvall, kat.rn23@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project | 9/30/2025 |

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| 10/1/2025 | 25-336 | Steph Vos, steph.r.vos@gmail.com | Eric Johnson, Comm. Dev. Dir. | Oppose the Proposed Hermantown Data Center - Protect Lake Superior | 9/30/2025 |
| 10/1/2025 | 25-337 | Brynlee Lipoff, brynlee1701@outlook.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposed for Hermantown | 9/29/2025 |
| 10/1/2025 | 25-338 | Kristi Olson, thatsoundlady@gmail.com | Councilor Geissler, Councilor Peterson, Councilor Hjelle & Councilor LeBlanc | Data Center Development Concerns | 9/30/2025 |
| 10/1/2025 | 25-339 | Vaughn & Denis Regstad, dregstad@juno.com | Eric Johnson, Comm. Dev. Dir. | AUAR | 9/30/2025 |
| 10/1/2025 | 25-340 | Dorota Fredericks, dkonarze@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Data Centers Please | 9/29/2025 |
| 10/1/2025 | 25-341 | Maggie Nancarrow, rector@stpaulsduluth.org | Eric Johnson, Comm. Dev. Dir. | Development of Data Center | 9/30/2025 |
| 10/1/2025 | 25-342 | Adrea Beres, adberes@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal | 9/30/2025 |
| 10/1/2025 | 25-343 | Logan, logancarson123@gmail.com | Eric Johnson, Comm. Dev. Dir. | Help | 9/30/2025 |

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| 10/1/2025 | 25-344 | David Hernandez, david196h@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-345 | Oliver Moon, olivermoon3001@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-346 | Shelby Suhr, shelby.suhr@gmail.com | Eric Johnson, Comm. Dev. Dir. | Oppose the Proposed Data Center in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-347 | Alyssa Swanson, ajswancon.art@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concern | 9/30/2025 |
| 10/1/2025 | 25-348 | Mara Metcalf, marametcalf30@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Development | 9/30/2025 |
| 10/1/2025 | 25-349 | Rebecca Tom, rtom675@gmail.com | Eric Johnson, Comm. Dev. Dir. | AI Data Centers for Suckers | 9/30/2025 |
| 10/1/2025 | 25-350 | Laura Jorris, laurajorris@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project | 9/30/2025 |
| 10/1/2025 | 25-351 | Catherine Hafdahl, catherinehafdahl@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposed to Hermantown Data Center - Water and Health Concerns | 9/30/2025 |
| 10/1/2025 | 25-352 | William Scott, sescott1988@gmail.com | Wayne Boucher, Mayor | Data Center Concerns | 9/30/2025 |

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| 10/1/2025 | 25-353 | Sarah Kilgour, sgmkilgour@gmail.com | Wayne Boucher, Mayor | Don't Build a Data Center | 9/30/2025 |
| 10/1/2025 | 25-354 | Samantha Gon, samantha.k.gon@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project | 9/30/2025 |
| 10/1/2025 | 25-355 | Elise Bouvy, elisebouvy@gmail.com | Eric Johnson, Comm. Dev. Dir. | Against Data Center Project - AUAR Industrial | 9/30/2025 |
| 10/1/2025 | 25-356 | Katie Zezulka, katie.zezulka@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Centers in the Northland | 9/30/2025 |
| 10/1/2025 | 25-357 | Mateo Arredondo, matarrendondo48@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-358 | Alli Travis, allimtravis@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please Reconsider the Data Center | 9/30/2025 |
| 10/1/2025 | 25-359 | Nick Smith, nickosmith01@gmail.com | Councilor LeBlanc, Councilor Peterson, Councilor Geissler, Wayne Boucher, Mayor and Eric Johnson, Comm. Dev. Dir. | Please Don't Build Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-360 | Ren Schmidt, schmidt.laurenk@proton.me | Eric Johnson, Comm. Dev. Dir. | No 403 Acre Data Center in Hermantown | 9/30/2025 |

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| 10/1/2025 | 25-361 | Andy Pelland, andy.pelland@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center Concern | 9/30/2025 |
| 10/1/2025 | 25-362 | Bud Stadler, stadler.h19@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-363 | Baily Neumann, bmneumann2@gmail.com | Eric Johnson, Comm. Dev. Dir., Wayne Boucher, Councilor Geissler, Councilor Peterson, Councilor Hjelle & Councilor LeBlanc | Data Center Objection | 9/30/2025 |
| 10/1/2025 | 25-364 | Jon Amst, ja4417357@gmail.com | Eric Johnson, Comm. Dev. Dir. | Google Data Center | 9/30/2025 |
| 10/1/2025 | 25-365 | Erica Busta, ericabusta1@gmail.com | Eric Johnson, Comm. Dev. Dir. | Comment on Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-366 | Frankie Felegy, frankiefelegy@proton.me | Councilor LeBlanc, Councilor Peterson, Councilor Geissler, Wayne Boucher, Mayor and Eric Johnson, Comm. Dev. Dir. | Do Not Build the Hermantown Data Center | 9/30/2025 |

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| 10/1/2025 | 25-367 | Ann Erickson, ann.o.erickson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Hermantown Data Center Public Comment | 9/30/2025 |
| 10/1/2025 | 25-368 | Jed Eichel, jedeichel@gmail.com | Eric Johnson, Comm. Dev. Dir. | Do Not Build the Data Center | 9/30/2025 |
| 10/1/2025 | 25-369 | Lesa Hofer, lesahofer@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Hermantown Data Center! | 9/30/2025 |
| 10/1/2025 | 25-370 | Mon Grant, montrongrant@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-371 | Alice Brandt, alicebrandtmpls@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-372 | Caden Wakefield,cwakefield@css.edu | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-373 | Jess McKnight, j_l_mcknight@hotmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment Re: 403 Acre Data Center in Hermantown, MN | 9/30/2025 |
| 10/1/2025 | 25-374 | Claire Dzierzak, ckdzierzak@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment - Data Center | 9/30/2025 |
| 10/1/2025 | 25-375 | Karin Kraemer, karin@duluthpottery.com | Eric Johnson, Comm. Dev. Dir. | Data Center - No | 9/30/2025 |

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| 10/1/2025 | 25-376 | Liv Sulerud, livsulerud@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment in Opposition to Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-377 | Sarah Kilgour, sgmgilgour@gmail.com | Eric Johnson, Comm. Dev. Dir. | Don't Build a Data Center | 9/30/2025 |
| 10/1/2025 | 25-378 | Alex Blust, alex.blust@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center! | 9/30/2025 |
| 10/1/2025 | 25-379 | Eric Nichols, ean55330@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Opposition | 9/30/2025 |
| 10/1/2025 | 25-380 | Melanie Richards, melocrich@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on the Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-381 | Victoria Doane, victoriadoane@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |
| 10/1/2025 | 25-382 | Mary Cowen, marylcowen@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |
| 10/1/2025 | 25-383 | Lee Start, lee.none.start@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Data Center | 9/29/2025 |
| 10/1/2025 | 25-384 | David Hoh, davidthepants@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please No Data Center in Hermantown | 9/29/2025 |

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| 10/1/2025 | 25-385 | Elena Bantle, elena.bantle@gmail.com | Eric Johnson, Comm. Dev. Dir. | AUAR Comment | 9/29/2025 |
| 10/1/2025 | 25-386 | William Lipoff, williamlipoff@outlook.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 10/1/2025 | 25-387 | Abby Swanson, abbyswansonmn@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-388 | Bethanie Barr, bethaniebarr93@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-389 | Hannah Olson, hannahchristineolson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/29/2025 |
| 10/1/2025 | 25-390 | Nora Rickey, norarickey@gmail.com | Eric Johnson, Comm. Dev. Dir. | So No to Data Center! | 9/29/2025 |
| 10/1/2025 | 25-391 | Jeff Knutson, aero1@runbox.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center in Hermantown | 9/29/2025 |
| 10/1/2025 | 25-392 | Cassandra Nagle, cassandra.j.n@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-393 | Rachael Schauer, rachschaer@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Hermantown Data Center Project | 9/29/2025 |

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| 10/1/2025 | 25-394 | Nicole Sara Simpkins, simpkins.nicole@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-395 | Don Romano, romanod1405@gmail.com | Eric Johnson, Comm. Dev. Dir. | AUAR Data Center Project | 9/29/2025 |
| 10/1/2025 | 25-396 | Max Lemp, maxlemp95@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-397 | David Erickson, erickson.dave@att.net | Eric Johnson, Comm. Dev. Dir. | Proposed Hermantown Industrial Data Center | 9/29/2025 |
| 10/1/2025 | 25-398 | Miri Karraker, mwkarraker@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comment | 9/29/2025 |
| 10/1/2025 | 25-399 | Jaime Lehmann, jlehm0011@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-400 | Travis Hinrichs, travishinrichs@gmail.com | Eric Johnson, Comm. Dev. Dir. | Reconsider Data Center | 9/29/2025 |
| 10/1/2025 | 25-401 | Al Johnson, aj.johnso2000@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Data Center | 9/29/2025 |
| 10/1/2025 | 25-402 | Mairwen Hershberber@mairwenchloe@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please No Data Centers! | 9/29/2025 |

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| 10/1/2025 | 25-403 | Andrea Lahti, an.lahti1@gmail.com | Eric Johnson, Comm. Dev. Dir. | Disapproval of the Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-404 | Angela Scott, angela.niebolte@gmail.com | Wayne Boucher, Mayor | Data Center Concerns | 9/29/2025 |
| 10/1/2025 | 25-405 | Jenna Rogalla, jennarogalla@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposed to the Hermantown Data Center | 9/29/2025 |
| 10/1/2025 | 25-406 | Tori Philippi, tnphilippi@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center Public Comment | 9/29/2025 |
| 10/1/2025 | 25-407 | Victoria D'Amico, vdamico427@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comments | 9/29/2025 |
| 10/1/2025 | 25-408 | Harry Redmann, lshharry@hotmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concerns | 9/29/2025 |
| 10/1/2025 | 25-409 | Ashton Linnum, thundersawesome@gmail.com | Eric Johnson, Comm. Dev. Dir. | No AI Data Center | 9/29/2025 |
| 10/1/2025 | 25-410 | Mitch Breit, mbreit983@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal in Hermantown | 9/29/2025 |

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| 10/1/2025 | 25-411 | Cora Knutson, aero1@runbox.com | Eric Johnson, Comm. Dev. Dir. | Potential Data Center in Hermantown | 9/29/2025 |
| 10/1/2025 | 25-412 | Jonia Whitney, joniawhitney@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/29/2025 |
| 10/1/2025 | 25-413 | Jess Langer, langer.m.jessica@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment: Proposed Data Center in Hermantown | 9/29/2025 |
| 10/1/2025 | 25-414 | Amy Kozak, amykozak14@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-415 | Burty Barto, jacobgbarto@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposition | 9/29/2025 |
| 10/1/2025 | 25-416 | Ann Russ, russ@boreal.org | Eric Johnson, Comm. Dev. Dir. | No to Call Center | 9/29/2025 |
| 10/1/2025 | 25-417 | Sarah Jorgenson-Hallberg, jorgenbergens@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Concerns From a Fellow Lake Superior Resident | 9/29/2025 |
| 10/1/2025 | 25-418 | Katy Bombard, katybombard97@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center in Hermantown | 9/29/2025 |
| 10/1/2025 | 25-419 | Nimisha Nagalia, nnagalia11@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposing the Data Center | 9/29/2025 |

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|-----------|--------|---|----------------------------------|--|-----------|
| 10/1/2025 | 25-420 | Danielle Voight, daniellevoight@gmail.com | Eric Johnson, Comm. Dev. Dir. | Ugent Concerns Regarding Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-421 | Emily Helgeson, ehelgeson@live.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/29/2025 |
| 10/1/2025 | 25-422 | BK Bellefeuille, brittanykopy@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comment | 9/29/2025 |
| 10/1/2025 | 25-423 | Emma Anderson, ande.emma.1989@gmail.com | Eric Johnson, Comm. Dev. Dir. | Put People First! - Comment on AUAR | 9/29/2025 |
| 10/1/2025 | 25-424 | Thomas Kane, t.e.kane23120@gmail.com | Eric Johnson, Comm. Dev. Dir. | AUAR For Data Center | 9/29/2025 |
| 10/1/2025 | 25-425 | Hannah Miller@hakateri@gmail.com | Eric Johnson, Comm. Dev. Dir. | In Opposition to Hermantown Data Center Plans | 9/29/2025 |
| 10/1/2025 | 25-426 | Jenny Z, jennyaz1141@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Wetlands | 9/30/2025 |
| 10/1/2025 | 25-427 | Katie LaPlant, katierebeccalaplant@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |

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| 10/1/2025 | 25-428 | Brandon Meland, brandon@andersonrealtymn.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project Concerns | 9/30/2025 |
| 10/1/2025 | 25-429 | Anissa Thompson, missanissalorraine@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-430 | Tim, siirilabwca@gmail.com | Eric Johnson, Comm. Dev. Dir. | I Support the Data Center | 9/30/2025 |
| 10/1/2025 | 25-431 | Hailee Salander, hsalander25@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal | 9/30/2025 |
| 10/1/2025 | 25-432 | Jacque Black, jblack1434@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition of Proposed Development in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-433 | Tess, tessadele17@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-434 | Thomas Tonkin, thomas.tonkin9@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/29/2025 |
| 10/1/2025 | 25-435 | Justin Silvis, justin.a.silvis@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please do Not Move Forward with the Proposed Data Center | 9/29//2025 |

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| 10/1/2025 | 25-436 | Ken Fuelling, kfuelli3@gmail.com | Eric Johnson, Comm. Dev. Dir. | Ugent Concerns Regarding Proposed Data Center and Zoning Change in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-437 | Hailey Online, heidenschink97@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-438 | Allison Hafften, allison.adam14@gmail.com | Eric Johnson, Comm. Dev. Dir., Councilor Peterson, Councilor Hjelle, Councilor LeBlanc, Councilor Geissler and Wayne Boucher, Mayor | Hermantown Alternative Urban Areaside Reivew Public Comments A. Haften | 9/30/2025 |
| 10/1/2025 | 25-439 | Taylor Johnson, tayanjohn@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Comment | 9/30/2025 |
| 10/1/2025 | 25-440 | Steph Myers, stephmyersmlis@gmail.com | Eric Johnson, Comm. Dev. Dir. | Comments Regarding Data Center Plan | 9/30/2025 |
| 10/1/2025 | 25-441 | Quinton Gessner, quinton.gessner@gmail.com | Eric Johnson, Comm. Dev. Dir. | Regarding the Hermantown Data Center Prject | 9/30/2025 |

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| 10/1/2025 | 25-442 | Katie Beth Strand, katiebeth.strand@gmail.com | Eric Johnson, Comm. Dev. Dir. | Please Keep Data Centers Out of MN | 9/30/2025 |
| 10/1/2025 | 25-443 | Moriah Babneau, moriah.bebneau@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project | 9/30/2025 |
| 10/1/2025 | 25-444 | Lonnah Royale | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-445 | Alana Metz, metzl81@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to AI Data Center | 9/30/2025 |
| 10/1/2025 | 25-446 | Rebecca Tom, rtom675@gmail.com | Eric Johnson, Comm. Dev. Dir. | AI Data Centers are for Suckers | 9/30/2025 |
| 10/1/2025 | 25-447 | Michelle Remer, michelleremer8@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment Re: Data Center | 9/30/2025 |
| 10/1/2025 | 25-448 | Val Langer, vfl934@gmail.com | Eric Johnson, Comm. Dev. Dir. | Rejecting the Hermantown Data Center | 10/1/2025 |
| 10/1/2025 | 25-449 | Maria Beck, mariakodet.beck@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 10/1/2025 |

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| 10/1/2025 | 25-450 | Kristin Phillips, kristinphilmat@gmail.com | Eric Johnson, Comm. Dev. Dir., Wayne Boucher, Mayor, Councilor Geissler, Councilor Peterson, Councilor Hjelle & Councilor LeBlanc | No on Data Center | 10/1/2025 |
| 10/1/2025 | 25-451 | Maddie Thies, maddiejthies@gmail.com | Eric Johnson, Comm. Dev. Dir. | Keep the Great Lakes Great - No AI Data Center! | 9/30/2025 |
| 10/1/2025 | 25-452 | Wesley Sisson, sissonwesley98@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-453 | Z Leno, zleno519@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-454 | Amie Abenth, amieabenth@gmail.com | Eric Johnson, Comm. Dev. Dir. | Reject Data Center Please | 9/30/2025 |
| 10/1/2025 | 25-455 | Britta Kauppila, kauppilafamily@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Public Comment | 9/30/2025 |
| 10/1/2025 | 25-456 | Sydney Peterson, sydneylapeterson@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-457 | Alo Osberg, allison.osberg@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |

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| 10/1/2025 | 25-458 | Garrett Hoffman, garrett.drew.hoffman@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-459 | Shelly Wiita, shelly.lynnw89@gmail.com | Eric Johnson, Comm. Dev. Dir. and Wayne Boucher, Mayor | Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-460 | Tanner Liubakka, tannerliubakka@gmail.com | Eric Johnson, Comm. Dev. Dir., Wayne Boucher, Mayor, Councilor Geissler, Councilor Peterson, Councilor Hjelle & Councilor LeBlanc | Data Center Concerns | 9/30/2025 |
| 10/1/2025 | 25-461 | Z Behlen, percentdegrees@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 9/30/2025 |
| 10/1/2025 | 25-462 | Maximilian Homstad, max.homstad@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-463 | Kelsey Vierow, kvierow@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment: Opposition to Proposed Data Center Zoning Change in Hermantown | 9/30/2025 |

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|-----------|--------|---|-------------------------------|---|-----------|
| 10/1/2025 | 25-464 | Nan Onkka, nan.onkka@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on the Proposed Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-465 | Jeff Cook-Lundgren, jjlundgren2@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-466 | Cassidy Welhouse, crwelhouse@gmail.com | Eric Johnson, Comm. Dev. Dir. | No AI Data Center | 9/30/2025 |
| 10/1/2025 | 25-467 | Julia Lau, juliaalau@gmail.com | Eric Johnson, Comm. Dev. Dir. | Reject the Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-468 | Mae Gackstetter, maegackstetter@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-469 | Eric Torvinen, eric.torvinen@gmail.com | Eric Johnson, Comm. Dev. Dir. | New Data Center Environmental Concerns | 9/30/2025 |
| 10/1/2025 | 25-470 | Rachel Lipson, rrlipson@gmail.com | Eric Johnson, Comm. Dev. Dir. | No on Data Center Rezoning! | 9/30/2025 |
| 10/1/2025 | 25-471 | Jaz Farkas, jazfarkas@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Centers | 9/30/2025 |

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| 10/1/2025 | 25-472 | Bridgette Hingeveld, bhingeveld99@gmail.com | Eric Johnson, Comm. Dev. Dir. | Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-473 | A Dilley, addilley@yahoo.com | Eric Johnson, Comm. Dev. Dir. | Public Comment on Data Center | 9/30/2025 |
| 10/1/2025 | 25-474 | Courtne Carver, clcarver23@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to the Proposed Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-475 | Susanna Baker, suzyokyrbrk@gmail.com | Wayne Boucher, Mayor, Councilor Geissler, Councilor Peterson, Councilor Hjelle, Councilor LeBlanc, & Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown, MN | 9/30/2025 |
| 10/1/2025 | 25-476 | Stephanie Staudohar, sstaudohar@outlook.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-477 | Alex Thompson, alexthompson467@gmail.com | Eric Johnson, Comm. Dev. Dir. | No to Hermantown Data Center | 9/30/2025 |

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| 10/1/2025 | 25-478 | Angel Dobrow, adobrow@hotmail.com | Eric Johnson, Comm. Dev. Dir., Wayne Boucher, Mayor, Councilor Geissler, Councilor Peterson, Councilor Hjelly & Councilor LeBlanc | Please, No Data Center in Hermantown | 9/30/2025 |
| 10/1/2025 | 25-479 | Scout Holding Eagle-Bushaw, scout.holding.eagle@gmail.com | Eric Johnson, Comm. Dev. Dir. | Public Comment Opposing Data Center Construction | 9/30/2025 |
| 10/1/2025 | 25-480 | Josie Lucero, josie.lucero.2012@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-481 | Al Panchyshyn, a.panch1017@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-482 | Werner J. Baker, wnrbrkr@gmail.com | Eric Johnson, Comm. Dev. Dir. | On the Hermantown Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-483 | Amy Kozak, amykozak14@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-484 | Kieran Lapcinski, kieranlapcinski@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 9/30/2025 |

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| 10/1/2025 | 25-485 | Lauren Martin, laurenrosemartin93@gmail.com | Eric Johnson, Comm. Dev. Dir. | Protect Lake Superior: 403 Acre Data Center | 9/30/2025 |
| 10/1/2025 | 25-486 | Brian Vroman, vromanbrian@gmail.com | Eric Johnson, Comm. Dev. Dir. | Oppose Data Center | 9/30/2025 |
| 10/1/2025 | 25-487 | Katie Taffe, kit10@georgetown.edu | Chad Ronchetti, Econ. Dev. Dir. | Citizen Concern Over Proposed Hermantown Industrial Development | 9/30/2025 |
| 10/1/2025 | 25-488 | Mehgan Blair, mmb346@gmail.com | Eric Johnson, Comm. Dev. Dir., and City Council | Final Alternative Urban Areawide Review | 9/30/2025 |
| 10/1/2025 | 25-489 | Giada Poggio, pel86963@gmail.com | Eric Johnson, Comm. Dev. Dir. | Opposition to Proposed Hermantown Data Center | 9/30/2025 |
| 10/1/2025 | 25-490 | Lars Johnson, lars.e.johnson@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center: No! | 10/1/2025 |
| 10/1/2025 | 25-491 | Katie Taffe, kit10@georgetown.edu | Eric Johnson, Comm. Dev. Dir. | Citizen Concern Over Proposed Hermantown Industrial Development | 9/30/2025 |

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| 10/1/2025 | 25-492 | Andrea Crouse, deepwaters.andrea@gmail.com | Eric Johnson, Comm. Dev. Dir., & City Council | Public Comment on Proposed Data Center | 9/30/2025 |
| 10/1/2025 | 25-493 | Liam Wright-Meier, liamwrightmeier@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-494 | Jess Waldbillig, jesswaldbillig@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center | 9/30/2025 |
| 10/1/2025 | 25-495 | Lydia Liubakka, lydialiubakka@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Public Comment | 9/30/2025 |
| 10/1/2025 | 25-496 | Jay Ostazeski, jmostazeski@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center in Hermantown | 9/30/2025 |
| 10/2/2025 | 25-497 | Tim Comfort, tim.comfort22@gmail.com | Eric Johnson, Comm. Dev. Dir. | AI Data Center | 10/1/2025 |
| 10/2/2025 | 25-498 | Alissa Torvinen, alissa.torvinen@gmail.com | Eric Johnson, Comm. Dev. Dir. | Data Center Proposal | 10/1/2025 |
| 10/2/2025 | 25-499 | Julie Bernhardt, bernhardt.julie@gmail.com | Eric Johnson, Comm. Dev. Dir. | Objection to Proposed Data Center in Hermantown | 9/30/2025 |
| 10/2/2025 | 25-500 | Ross Thorn, thornbrothersmusic@gmail.com | Eric Johnson, Comm. Dev. Dir. | About the Data Center | 10/1/2025 |

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| 10/2/2025 | 25-501 | Joanne Bates, tomjobates@gmail.com | Eric Johnson, Comm. Dev. Dir. | Communication Center | 10/1/2025 |
| 10/3/2025 | 25-502 | Austin Torvinen, austin.t.torvinen@gmail.com | Eric Johnson, Comm. Dev. Dir. | No Data Center | 10/2/2025 |
| 10/3/2025 | 25-503 | George Stone, gstone1941lovlml@gmail.com | Eric Johnson, Comm. Dev. Dir. | Vote No on Data Center | 10/2/2025 |
| 10/3/2025 | 25-504 | Michael Hubbard, PO Box 3312, Duluth, MN 55803 | Hermantown Police Dept. | Preservation of Information | 10/2/2025 |
| 10/8/2025 | 25-505 | Jonathan Thornton | City Council | Assessment on Hermantown Rd. | 9/29/2025 |
| 10/8/2025 | 25-506 | Elijah Hoffman | City Council | Proposed Data Center | 10/6/2025 |
| 10/8/2025 | 25-507 | Khan Winter, khan@windchillmedia.com | Eric Johnson, Comm. Dev. Dir. | Data Center Project Comments | 10/7/2025 |
| 10/8/2025 | 25-508 | Matthew Zupetz, matthewzupetz@gmail.com | Joe Wicklund, Asst. City Admin. & Eric Johnson, Comm. Dev. Dir. | Concern Regarding Proposed Data Center Project in Hermantown | 10/7/2025 |
| 10/8/2025 | 25-509 | Makayla Zupetz, makaylazupetz@gmail.com | Joe Wicklund, Asst. City Admin. & Eric Johnson, Comm. Dev. Dir. | Concerns Regarding Proposed Data Center Project Near Hermantown | 10/7/2025 |

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| 10/9/2025 | 25-510 | MN Pollution Control Agency | Wayne Johnson, 5105 Morris Thomas Rd. | Petroleum Tank Release Site File Closure | 10/3/2025 |
| 10/13/2025 | 25-511 | Luke Godburn, luke.godburn@coregridpower.com | Eric Johnson, Comm. Dev. Dir. | Upcoming Data Center Development in Hermantown AUAR Zone | 10/9/2025 |
| 10/13/2025 | 25-512 | Mangan Golden, mangomhp2@gmail.com | Eric Johnson, Comm. Dev. Dir. | Proposed Data Center | 10/9/2025 |
| 10/13/2025 | 25-513 | Mike Perell, 5338 Roosevelt Dr. | Trish Crego, Util. & Infa. Dir. | Sewer Backup Incidents and Request for Action | 10/8/2025 |
| 10/13/2025 | 25-514 | Joe Wicklund, Asst. City Admin. & Comm. Dir. | Matthew Zupetz, matthewzupetz@gmail.com | Concern Regarding Proposed Data Center Project in Hermantown | 10/9/2025 |
| 10/13/2025 | 25-515 | Joe Wicklund, Asst. City Admin. & Comm. Dir. | Makayla Zupetz, makaylazupetz@gmail.com | Concerns Regarding Proposed Data Center Project Near Hermantown | 10/9/2025 |