



PLANNING & ZONING COMMISSION

May 16, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Valerie Ouellette; Samuel Clark; Buckley Simmons; Beth Wentzlaff; and Councilor John Geissler

Members Absent: Joe Peterson; Corey Kolquist; and Dante Tomassoni

Others Present: Eric Johnson, Community Development Director

2. APPROVAL OF AGENDA

Motion made by Beth Wentzlaff to approve the May 16, 2023 agenda as presented. Seconded by Buckley Simmons. Motion carried 4 to 0.

3. APPROVAL OF MINUTES

Motion made by Valerie Ouellette to approve the April 18, 2023 minutes as presented. Seconded by Buckley Simmons. Motion carried 4 to 0.

4. PUBLIC DISCUSSION

None

5. PUBLIC HEARING

5A. An application for a Commercial Industrial Development Permit by Liechty International, LLC for the construction of a 6,000 square foot building used for assembly purposes. The property is located at 4861 Miller Trunk Highway and is located in a C, Commercial zoning district.

Eric Johnson, Community Development Director, presented the Commercial Industrial Development Permit (CIDP) application of Liechty International, LLC to construct a 6,000 sq. ft. assembly building.

The applicant is proposing to utilize an existing vacant property along the western property line, located at 4861 Miller Trunk Highway in order to construct the proposed building and paved driving surface. There will also be stormwater improvements to the property for the new building.

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

Motion made by Valerie Ouellette to approve the application by Liechty International, LLC for the construction of a 6,000 square foot building used for assembly purposes. Seconded by Buckley Simmons. Motion carried 4 to 0.

5B. An application for a Special Use Permit by Russ Bradley for the construction of a 672 square foot garage addition which would bring his accessory structure to 1512 square feet. The property is located at 3990 Ugstad Road and is located in a R-3, Residential zoning district.

Eric advised the members of the requested Special Use Permit of applicant Russ Bradley to allow construction of a 672 square foot addition to an existing 840 square foot accessory structure bringing the structure to 1,512 square feet total. Since the accessory structure will be greater than 1,200 square feet in size, a Special Use Permit per Section 515.03.1 of the Zoning Ordinance is required.

The proposed accessory building would be 24 feet by 28 feet in size, with 8-foot sidewalls. The overall height of the proposed building is approximately 13 feet. The construction type would be slab-on-grade, with steel siding and roof. The building will be used to house the applicant's personal belongings. No business activity or residential living is proposed/allowed as part of this use.

The proposed accessory structure is approximately 80 feet from the nearest neighboring structure and approximately 268 feet from Ugstad Road.

Motion made by Buckley Simmons to approve the application by Russ Bradley for the construction of a 672 square foot garage addition which would bring his accessory structure to 1512 square feet. Seconded by Beth Wentzlaff. Motion carried 4 to 0.

5C. 5C. An application for a Special Use Permit by Trisha Crace for the construction of an 896 square foot single family home in a Natural Environment Shoreland Area. The property is located at 428x Birch Valley Road and is located in a R-1, Residential zoning district.

Eric informed the members that the applicant, Trisha Crace, desires to build a single family residence on a property at 428x Birch Valley Road. The proposed single family home and driveway are within a Natural Environment Shoreland Area and will require filling and grading within an approximately 1,200 square feet area of disturbance.

People that were attending the meeting via Zoom spoke to the following:

Will the applicant be living in the home? Can a clause be put in to not allow a shining light that would be restricted to the property line?

Motion made by Beth Wentzlaff to approve the application by Trisha Crace for the construction of a 2,944 square foot single family home in a Natural Environment Shoreland Area. Seconded by Valerie Ouellette. Motion carried 4 to 0.

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

Motion made by Valerie Ouellette to approve Zoning Ordinance text amendments by the City of Hermantown amending Chapter 14 – Signs and Ground Signs. Seconded by Beth Wentzlaff. Motion carried 4 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – Absent

Corey Kolquist – Absent

Valerie Ouellette – None

Samuel Clark – None

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – Absent

John Geissler – THC update

ADJOURN

Motion made by Buckley Simmons to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 7:42 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant