



Hermantown Planning & Zoning Meeting – July 18, 2023

Hermantown's upcoming Planning & Zoning meeting will include both remote access and in-person access to Council Chambers. The remote access will be available through the platform, "Zoom," which allows the public to view and participate in the meeting via phone or computer. Interested parties can also choose to attend the Planning & Zoning meetings in person at City Hall.

Remote access to the 7:00 pm Planning & Zoning Meeting will be available at:

<https://us02web.zoom.us/j/89710487385?pwd=RFZYekswalBBNEluUjZXTXVQUEYydz09>

and/or by calling the number (312) 626-6799 and utilizing the meeting ID number of 897-1048-7385 and the passcode of 122771.

A few important tips regarding the Zoom platform:

- If your computer does not support audio, you can still watch the meeting on your computer and call in on your phone to hear the meeting.
- Everyone has varying levels of comfort regarding remote technology, so grace and understanding are appreciated.



PLANNING & ZONING COMMISSION

Agenda
July 18, 2023
7:00 PM

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - 3A. June 21, 2023 regular meeting.
4. **PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
5. **PUBLIC HEARINGS**
 - 5A. An application by Doug Gulden for a Special Use Permit for the construction of a 1,600 square foot accessory structure. The property is located at 5491 W. Arrowhead Road and is located in a R-3, Residential zoning district.
 - 5B. An application by Brett Kolquist/Kolquist Trucking for a Commercial Industrial Development Permit for the construction of a 5,000 square foot district office building with associated site and stormwater improvements. The property is located at 498x Lightning Drive and is located in a BLM, Business and Light Manufacturing zoning district.
 - 5C. Review of proposed Tax Increment Financing District No. 1-2: The Greenhouse.
6. **CONTINUING BUSINESS**
7. **NEW BUSINESS**
8. **COMMUNICATIONS**
9. **COMMISSION MEMBER REPORTS**
 - Joe Peterson
 - Corey Kolquist
 - Valerie Ouellette
 - Samuel Clark
 - Beth Wentzlaff
 - Buckley Simmons
 - Dante Tomassoni
 - John Geissler

ADJOURN



PLANNING & ZONING COMMISSION

June 21, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Samuel Clark; Buckley Simmons; Beth Wentzlaff; and Dante Tomassoni

Members Absent: Valerie Ouellette and Councilor John Geissler

Others Present: Eric Johnson, Community Development Director; Rob Irving, 5963 W Arrowhead Rd.; Jay Zierden, 4571 Martin Rd.; Joseph Pelawa, JPJ Engineering; Mary Murphy, 5180 W Arrowhead Rd.; Paul Fish, 3935 Solway Rd.; and Mark Carlson, 3988 Stebner Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the June 21, 2023 agenda as presented. Seconded by Buckley Simmons. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Samuel Clark to approve the May 16, 2023 minutes as presented. Seconded by Dante Tomassoni. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application for a Special Use Permit by Jay Zierden for grading and filling in a Recreational Shoreland Area for the purpose of constructing a garage. The property is located at 5179 W Arrowhead Road and is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director, brought forward the application by Jay Zierden who is requesting approval of a Special Use Permit to construct an oversized accessory structure of 32' x 56' (1,792 square feet) on CIC #150 Red Tail Hawk Town Homes plat. The property is approximately 5.8 acres site and is located at 5179 W Arrowhead Road.

Jay Zierden, 4571 Martin Rd., advised the commission that to date, he has sold two of the four units, and that both buyers are coming from large homes and wanted additional storage space.

Motion made by Dante Tomassoni to approve the application for a Special Use Permit by Jay Zierden for grading and filling in a Recreational Shoreland Area for the purpose of constructing a garage. The property is located at 5179 W Arrowhead Road. Seconded by Corey Kolquist. Motion carried 6 to 0.

5B. An application for a Planned Unit Development (PUD) Amendment by Jay Zierden for grading and filling in order to amend the Red Tail Hawk PUD for the purpose of constructing a garage. The property is located at 5179 W Arrowhead Road and is located in a R-3, Residential zoning district.

Eric presented the application that Jay Zierden is proposing an oversized accessory structure (1,792 square feet) which will contain a unit for each twinhome owner. This accessory structure was not part of the original development plan associated with the Red Tail Hawk PUD.

In 2021, the Applicant was approved for a Planned Unit Development (PUD) for the construction of two – twinhomes on the subject property. The structures were built in 2022/2023 and are now occupied. A Common Interest Community (CIC) plat was formed where the owners of each twinhome unit own the land underneath the structure, with the rest of the property being held in common interest. The owners of the twinhomes have contacted the Applicant asking about additional storage space for their personal items.

Motion made by Buckley Simmons to approve the application for a Planned Unit Development (PUD) Amendment by Jay Zierden for grading and filling in order to amend the Red Tail Hawk PUD for the purpose of constructing a garage. The property is located at 5179 W Arrowhead Road. Seconded by Corey Kolquist. Motion carried 6 to 0.

5C. An application by JLG Enterprises for a Final Plat for a 13 lot and 2 outlot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district.

Eric advised the commission the Applicant, JLG Enterprises is proposing to construct the fourth phase of the Peyton Acres development. The preliminary plat for Phase 2A was brought to the April 2023 Planning and Zoning Commission and was approved by the City Council at the May 2023 meeting. The Applicant is now bringing forward the final plat for Phase 2A of the project consisting of 13 lots and two outlots. Outlot A contains the stormwater pond for this phase with Outlot B containing the remaining +/-21 acres.

Motion made by Beth Wentzlaff to approve the application by JLG Enterprises for a Final Plat for a 13 lot and 2 outlot subdivision located at the formerly addressed 3956 Stebner Road. Seconded by Samuel Clark. Motion carried 6 to 0.

5D. An application for a Special Use Permit by the Hermantown Area Hockey Association for grading and filling in a Recreational Shoreland Area for the purpose of constructing two outdoor skating rinks. The property is located at 4307 Ugstad Road and is located in a P, Public zoning district.

Eric discussed with the commission that Hermantown Area Hockey Association (Applicant) desires to build two new outdoor skating rinks at 4307 Ugstad Road. The proposed rinks are within a Recreational Environment Shoreland Area and will require filling and grading within an approximately 16,000 square feet area of disturbance.

Eric noted that as part of the Hermantown Community Recreation Initiative, an addition to the Hermantown Arena was approved by the City residents. The preferred location of this addition is on the west side of the existing building where there are currently two outdoor skating rinks.

In an effort to utilize fill material from the adjacent Ugstad Road project, the fill would be placed to the north of the building towards Hawk Circle Drive, where the two new proposed rinks would be constructed. This area of the property is currently wooded and has approximately 4 feet of elevation change from north to south. The fill material would be used to level this area in order to provide a pad for the two relocated outdoor rinks. It is anticipated that these relocated rinks would come into use in the winter season of 2024, which allows for the settling of the fill material in order to create a compact base for the relocated outdoor rinks.

Motion made by Corey Kolquist to approve the application for a Special Use Permit by the Hermantown Area Hockey Association for grading and filling in a Recreational Shoreland Area for the purpose of constructing two outdoor skating rinks. The property is located at 4307 Ugstad Road. Seconded by Dante Tomassoni. Motion carried 6 to 0.

5E. An application by Hermantown Community Schools for a Commercial Industrial Development Permit for the construction of a 5,600 square foot district office building with associated site and stormwater improvements. The property is located at 5328 W Arrowhead Road and is located in a P, Public zoning district.

Eric informed the commission of the application of a Commercial Industrial Development Permit (CIDP) by the Applicant, Hermantown Community Schools, in order to construct a 5,600 square foot district office building with associated site improvements. The property is located at 5328 W Arrowhead Road and is located in a P, Public zoning district.

The property at 5328 W Arrowhead Road is owned by the City of Hermantown and contains a portion of the Essentia Wellness Center building and parking lot as well as two existing garages that were once part of a former residential structure located on the property.

As part of the Community Recreation Initiative, it is envisioned that the existing Hermantown Community Schools district office located at 4307 Ugstad Road would be relocated to the subject property. The City of Hermantown and the School District are currently in discussions for a land swap arrangement that would subdivide the subject property into it's own parcel for the proposed district office.

The proposed district office site consists of a 5,600 square foot building. The design provides for a 25 space parking lot located on the north and west sides of the building. A stormwater area is proposed on the southwest portion of the property.

The site is accessed from W Arrowhead Road with an addition egress drive being located on the southern portion of the property which connects to the Essentia Wellness Center property.

Motion made by Buckley Simmons to approve the application by Hermantown Community Schools for a Commercial Industrial Development Permit for the construction of a 5,600 square foot district office building in a P, Public zone, with associated site and stormwater improvements. The property is located at 5328 W Arrowhead Road. Seconded by Samuel Clark. Motion carried 6 to 0.

5F. An application by Dirt, Inc. (Rob Irving) for a Commercial Industrial Development Permit for the construction of a 6,720 square foot building with associated site and stormwater improvements. The property is located at 3750 Midway Road and is located in a BLM, Business and Light Manufacturing zoning district.

Eric instructed the commission that the Applicant, Dirt, Inc. (Rob Irving) is proposing the construction of a 6,720 square foot building. The design provides for a 17 space parking lot located on the west and south sides of the building. A stormwater area is proposed on the southeast portion of the property.

The Applicant is proposing 3,040 square feet of the building to house three businesses with the remaining 3,680 square feet comprised of shop/storage space. The Applicant envisions this as a low volume retail space with most customers being on an appointment only basis.

Motion made by Samuel Clark to approve the application by Dirt, Inc. (Rob Irving) for a Commercial Industrial Development Permit for the construction of a 6,720 square foot building with associated site and stormwater improvements. The property is located at 3750 Midway Road. Seconded by Corey Kolquist. Motion carried 6 to 0.

5G. An application by Russ Bradley for a Special Use Permit for the construction of a twinhome/duplex at 5106 Hermantown Road. The property is located in a R-3 Residential zoning district.

Eric directed the commission to the application by Russ Bradley (Applicant) who is requesting a special use permit to construct a two-family dwelling unit in an R-3 Residential zone.

The Applicant owns property at 5106 Hermantown Road. There is currently an existing single family home and two accessory buildings located on the property. The Applicant is proposing to subdivide the property in order to create a new 4+ acre parcel and to construct a twinhome/duplex home. The two existing accessory buildings will be located on the newly created parcel.

The Applicant, Russ Bradley, stated that he is currently the owner of the property located at 5106 Hermantown Road outright, and that the one of the two accessory structures has been deconstructed.

Motion made by Corey Kolquist to approve the application by Russ Bradley for a Special Use Permit for the construction of a twinhome/duplex at 5106 Hermantown Road. Seconded by Dante Tomassoni. Motion carried 6 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

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

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Buckley Simmons. Meeting adjourned at 7:35 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. Subdivision Application to construct a 1,600 square foot accessory structure in an R-3 zoning district

<u>Applicant:</u>	Doug Gulden
<u>Case No.:</u>	2023-30-SUP
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Special Use Permit for construction of a 1,600 square foot accessory building in a R-3 zoning district

RECOMMENDED ACTION:

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit for the construction of a 1,600 (40' x 40') square foot accessory building for City Council consideration subject to the attached conditions.

SITE DATA

Address:	5491 W. Arrowhead Road
Comprehensive Plan:	Residential
Zoning:	R-3, Residential
Lot Size:	2.5 acres
Wetlands:	None per the National Wetland Inventory
Shoreland Overlay:	No
Airport Zoning:	N/A

DESCRIPTION OF REQUEST:

Requested is a Special Use Permit to allow construction of an accessory structure over 1,200 square feet in size per Section 515.03.1 of the Zoning Ordinance. The applicant is requesting approval for construction of a 1,600 square foot accessory structure.

BACKGROUND:

Accessory structures over 1,200 square feet in size are permitted only with a Special Use Permit in the R-3, Residential Zoning District. The applicant is requesting approval to construct a 1,600 square foot accessory building. The accessory building would be 40 feet by 40 feet in size, with 12-foot sidewalls. The overall height of the proposed building is approximately 20 feet. The construction type would be slab-on-grade, with steel siding and roof. The building will be used to house the applicant's vehicles and personal belongings. No business activity is proposed as part of this use.

The proposed property is located on Highway 194 with the lot dimensions being approximately 200' x 1,120' for a total of +/-5.0 acres. The proposed accessory structure is approximately 420 feet from the nearest neighboring structure and approximately 580 feet from Highway 194.

Section 515.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 1,200 square feet	R-3 Requirement	Provided
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	+/-320 feet
Minimum side yard setback	Equal to the height of the accessory structure	30 feet
Minimum rear yard setback	Equal to the height of the accessory structure	+/- 290 feet
Minimum setback from primary structure	10 feet	+/- 100 feet
Maximum building height	35 feet	20 feet
Maximum sidewall height	14 feet	12 feet

The accessory structure as proposed either meets or exceeds these requirements.

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 “Governing Criteria” of the Zoning Ordinance.

- 1. Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?*

There are no significant accessory structures in the vicinity of the property. However, the Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,600 square foot structure, the property would be at approximately 5.2%.

- 2. Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?*

The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for vehicles and personal property.

- 3. Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?*

The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 35% lot coverage for structures with the proposed property being at 5.2% coverage after the construction of the proposed accessory structure. The proposed use meets the performance standards set in Section 515.06.5 regulating accessory structures in excess of 1,200 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*

The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,600 square foot structure, the property would be at approximately 5.2%.

5. *Are there other criteria of the Zoning Ordinance that should be considered?*

No.

Wetlands

The National Wetland inventory does not show wetlands on the property.

Summary

The applicant meets the requirements for a Special Use Permit. Staff recommends a motion to recommend approval of the application to the City Council, subject to included conditions.

Recommendation

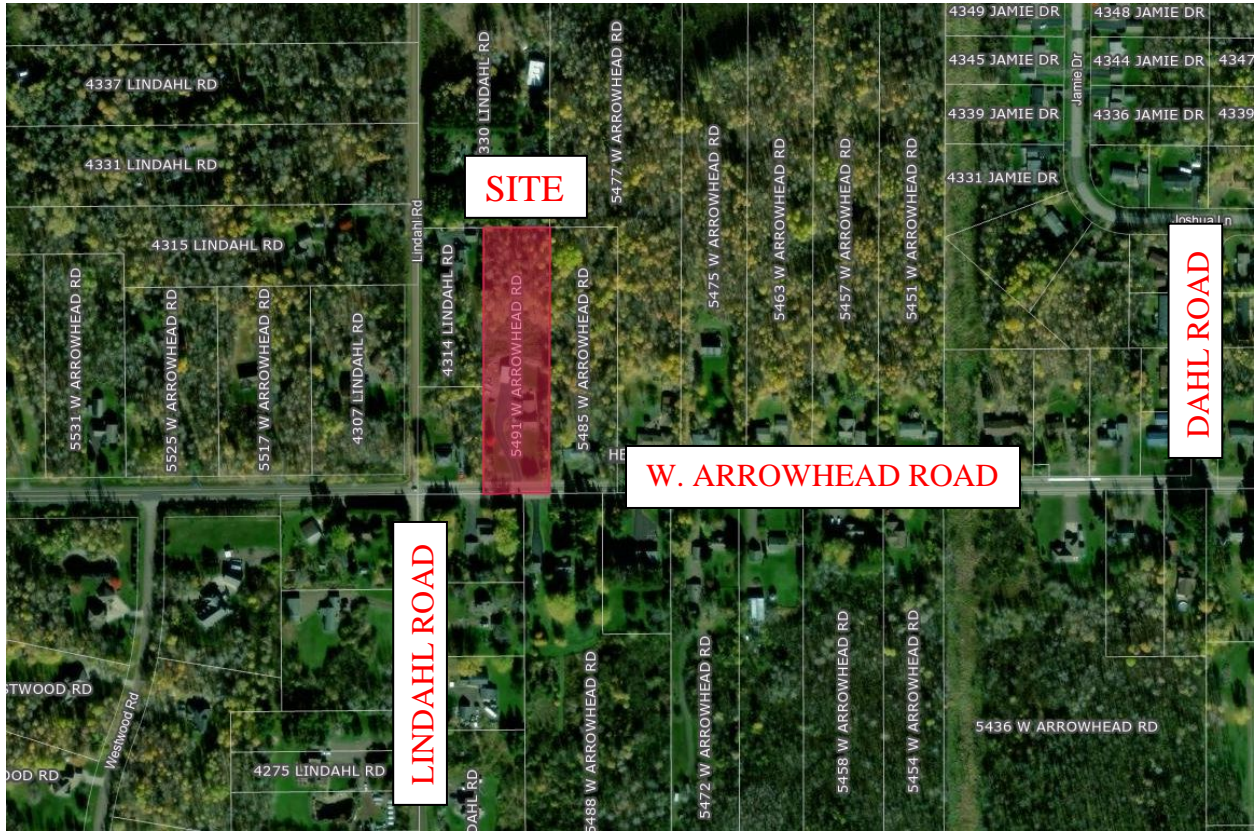
Staff recommends approval of the Special Use Permit, subject to the following conditions:

1. The approval is for a 1,600 square foot accessory structure on the property at 5491 W. Arrowhead Road (395-0010-02647)
2. The proposed accessory structure shall meet all setback requirements for Accessory Structures in the R-3 Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site, however the 1,600 square foot accessory building will need to meet the minimum setback requirements per Section 515.06.5 of the Zoning Ordinance.
4. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
5. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
6. No business activity is allowed in association with the accessory structure approval.
7. The applicant shall sign a consent form assenting to all conditions of this approval.
8. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

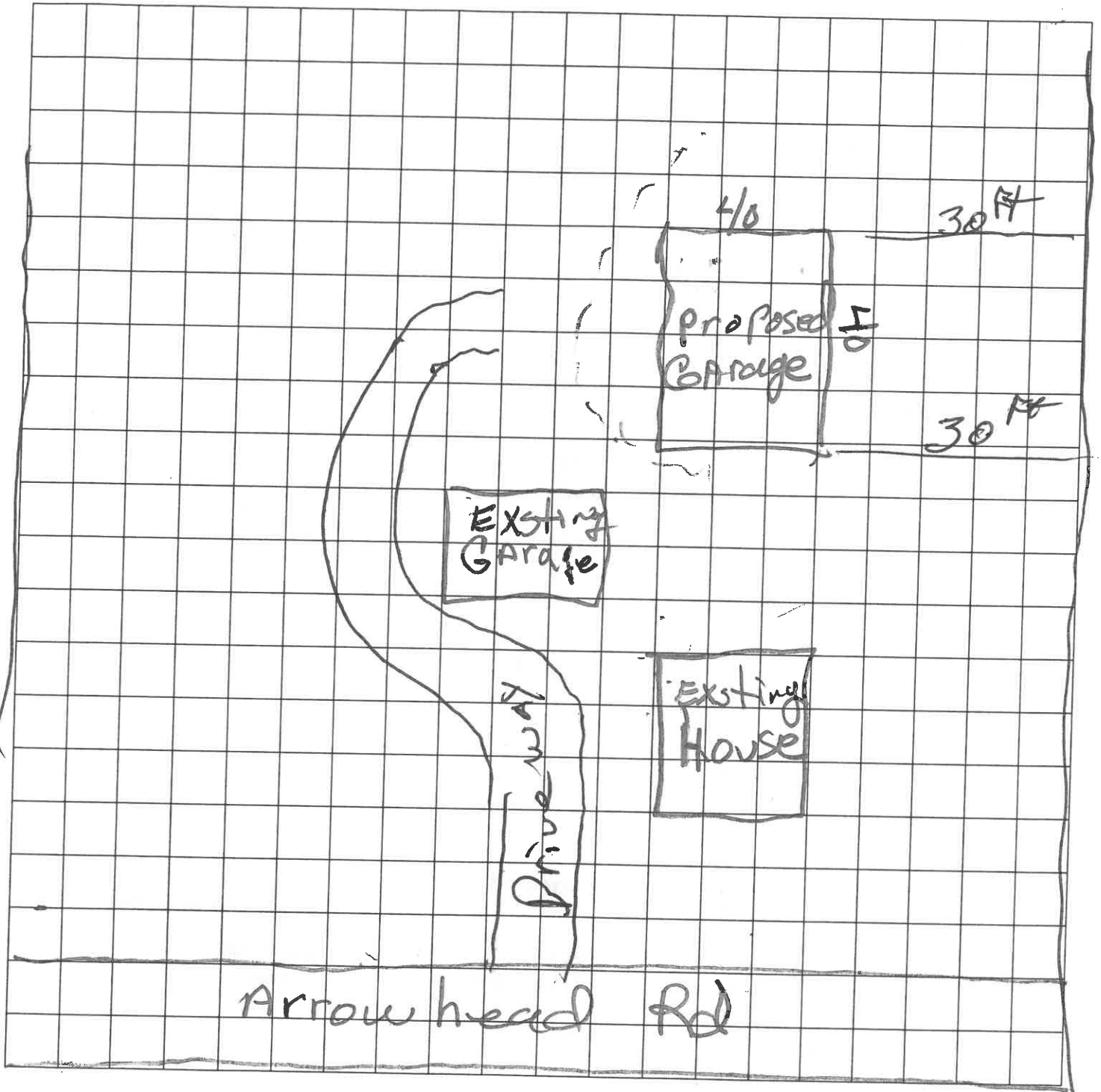
Attachments

- Location Map
- Site Plan
- Proposed Structure Images

Location Map



Building Site Plan



Address / Legal Description / Parcel Number:

Proposed Construction:

Signature:

[Handwritten Signature]

Date:

6-08-2023





5B. 499x Lightning Drive – Commercial Industrial Development Permit (CIDP)

<u>Applicant:</u>	Kolquist Trucking, LLC (Brett Kolquist)
<u>Case No.:</u>	2023-32-CIDP
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Approve a Commercial Industrial Development Permit with conditions for a 5,000 square foot shop building with associated site improvements.

RECOMMENDED ACTION:

Approve a Commercial Industrial Development Permit (CIDP) in order to construct a 5,000 square foot shop building with associated site improvements for Kolquist Trucking LLC/Brett Kolquist (Applicant). The property is located at 499x Lightning Drive and is located in a BLM, Business and Light Manufacturing zoning district.

DESCRIPTION OF REQUEST:

The Applicant is proposing a 5,000 square foot building. The design provides for 4 space parking spaces located on the north side of the building and a paved driving surface. A stormwater area is proposed on the south portion of the property.

The Applicant is proposing that the building to house his existing businesses which will be relocated from another location in Hermantown. There may be the opportunity to rent one of the other garage bay areas to a future tenant. The Applicant envisions this as a low volume traffic generating space with most/all of the trips being generated by the employees.

The site is accessed from Lightning Drive via a proposed driveway entrance.

SITE INFORMATION:

Parcel Size:	4.0 acres
Legal Access:	499x Lightning Drive
Wetlands:	Yes, delineated in June 2023
Existing Zoning:	BLM, Business and Light Manufacturing
Airport Overlay:	N/A
Shoreland Overlay:	N/A
Comprehensive Plan:	Commercial

ZONING ANALYSIS:

Zoning District: BLM, Business and Light Manufacturing		
Type	Required	Proposed
Min Lot Area	None	4.0 acres
Lot Width	100 feet	431 feet along Lightning Drive ROW
Front Yard	20 feet ROW	138 feet
Rear Yard	20 feet	210 feet
Side Yard	20 feet	25 feet minimum
Lot coverage	35%	2.9%
Maximum Building Height	80 feet	25 feet
Parking	4 spaces (1 space/employee per shift	4 spaces

Stormwater Management

The stormwater created by the building and paved surface will surface drain to a proposed filtration basin located south of the building. The stormwater will be treated in this basin then discharged into the adjacent wetland.

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.

Access

The site is accessed from Lightning Drive via a proposed driveway. The applicant will need to coordinate Hermantown Public Works on the driveway/culvert design and placement.

Utilities

Sanitary and water service is available from the Lightning Drive right of way. The applicant’s engineer has submitted preliminary utility drawings for the project and will be required to submit final engineering documents and receive approval by the City Engineer before issuance of the Commercial Industrial Development Permit.

Building Architecture

The proposed building is 5,000 square feet in size and approximately 25 feet in height. The façade is comprised of steel siding with a 3’ foot height stone veneer wainscot. There are 5 overhead doors total and 2 entry doors. The roof is also steel in composition.

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

The trash area is located within the interior of the building.

Wetlands

The property had a wetland delineation performed in June 2023. There is an existing wetland located south of Lightning Drive which will be impacted by the entry drive. In addition, there is a wetland complex on the east and south sides of the building. This wetland complex is not proposed to be impacted as part of the building or paved area surface.

SUMMARY AND RECOMMENDATION:

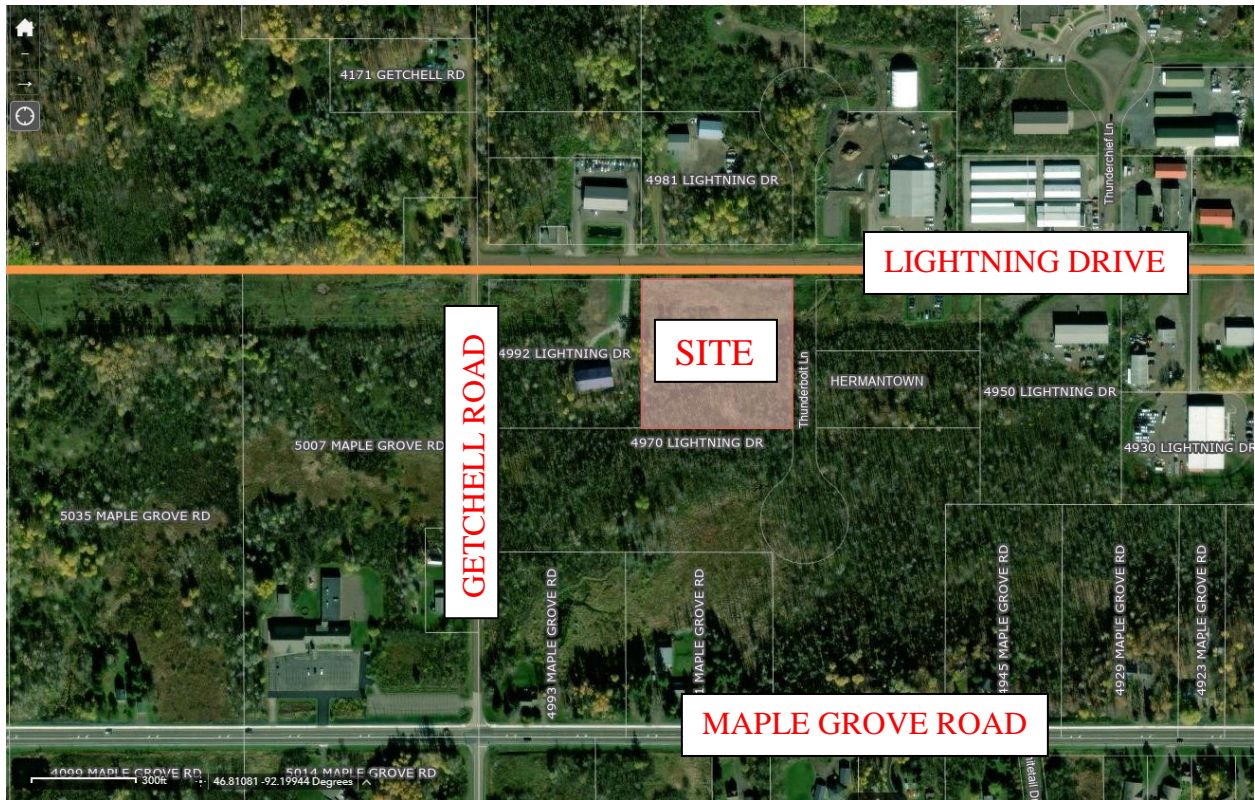
Staff recommends approval of the Commercial Industrial Development Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The applicant is seeking to construct a 5,000 square foot retail/shop building with associated site improvements. Upon City staff approval of the final site engineering and architectural plans, staff will then issue a final Commercial Industrial Development Permit (CIDP).
2. The proposal meets the requirements of Section 535, “BLM, Business and Light Manufacturing” of the Hermantown Zoning Ordinance.
3. The proposal meets the requirements of Chapter 8, “Commercial-Industrial Development Permits” of the Hermantown Zoning Ordinance.
4. A wetland delineation has been performed with wetland impacts already approved by the Hermantown Technical Evaluation Panel.
5. Prior to issuance of the CIDP, the applicant shall submit final Stormwater and Erosion and Sediment Control Plans and computations as well as receive a MS4 Statement of Compliance from the City Engineer.
6. The applicant shall sign a consent form assenting to all conditions of this approval.
7. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Site Location Map
- Proposed Site Plan
- Proposed Grading Plan
- Proposed Building Images

Location Map



PROJECT DATA		
LEGAL DESCRIPTION: Northeast Quarter of the Southwest Quarter of Section 12, Township 50 North, Range 15 West. See Alta for full description		
	EXISTING (SF)	PROPOSED (SF)
OVERALL SITE AREA	179,560 (4.12 AC)	179,560
WETLANDS	59,290	56,441
BUILDING AREA	0	5,000
IMPERVIOUS AREA	0	16,585
GREEN SPACE	179,560	103,534

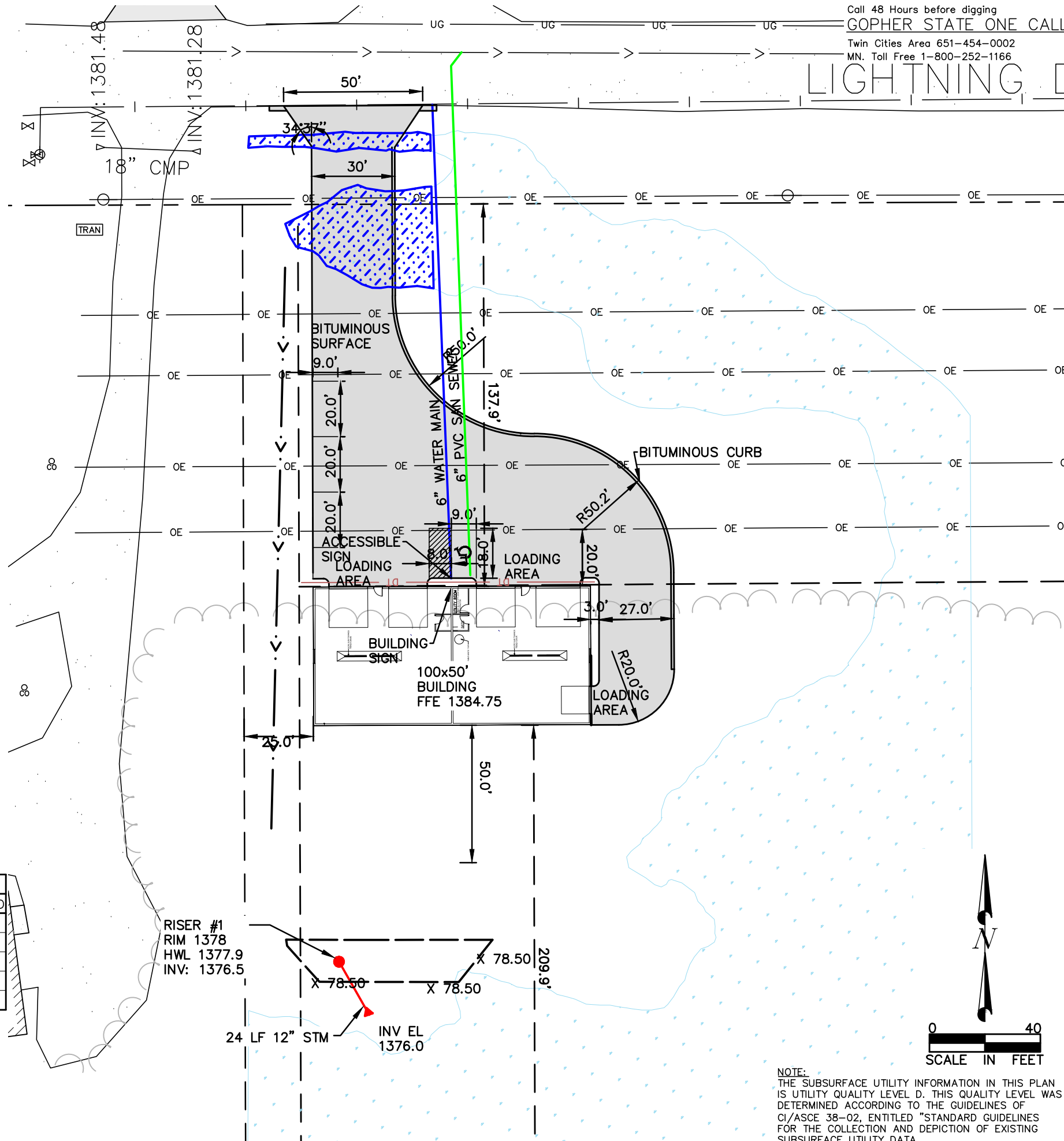
ZONING INFORMATION		
ZONING	BLM	BLM
FRONT SETBACK (FT)	20	138
INT. SIDE SETBACK (FT)	20/50	25
COR. SIDE SETBACK (FT)	N/A	N/A
REAR SETBACK (FT)	20/50	430
BUILDING HEIGHT (FT)	80	25
LOT AREA (SF)	NONE	N/A
LOT WIDTH MIN. (FT)	100	N/A
% LOT BLDG COVERAGE	35%	75%
OPEN SPACE	N/A	N/A

ZONING - OVERLAY DISTRICTS	
NATURAL RESOURCES OVERLAY	
WETLANDS	59,290
IMPACTED WETLANDS	1,821
FLOOD PLAIN TYPES	N/A
SHORELAND CLASS	N/A
STORM WATER MANAGEMENT	< 1 ACRE
AIRPORT OVERLAY	C
HISTORICAL RESOURCES OVERLAY	N/A
SHORELAN OVERLAY	N/A

PERMITS	
BUILDING PERMIT	CITY OF HERMANTOWN
ZONING PERMIT	CONTRACTOR'S SHOP/ STORAGE
PLUMBING PERMIT	MN DEPT OF LABOR
SWPPP	MS4 STATEMENT OF COMPLIANCE
ACCESS PERMIT	COMMON USE AGREEMENT
SIGN PERMIT	CITY OF HERMANTOWN
FENCING PERMIT	CITY OF HERMANTOWN
OTHER PERMIT(S)	TBD; SWPPP

PARKING LOT		
	REQUIRED	PROPOSED
SPACES PER BLDG SF	1/1500 GSF = 3	4
SIZES	MIN 9'x17'	9'x18'
AISLES	90 DEG; 2-WAY TRAFFIC = 24'	+24'
SNOW STORAGE	N/A	N/A
HANDICAP STALLS	MIN 1/25 SPACES	1

NOTE:
 ANY PUBLIC UTILITIES SHOWN ON THIS PLAN ARE ONLY APPROXIMATE IN DEPTH AND LOCATION AND MUST BE VERIFIED BY THE CONTRACTOR.
 OTHER UTILITIES MAY EXIST AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SUCH.



Call 48 Hours before digging
 GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

LIGHTNING D



Engineering
 Land Surveying
 Site Development

JPJ ENGINEERING, INC
 425 Grant Street
 Hibbing, MN 55746
 (218) 262-5528

5670 Miller Trunk Hwy
 Duluth, MN 55811
 (218) 720-6219

www.jpjeng.com

KOLQUIST TRUCKING
 COMMERCIAL BUILDING
 HERMANTOWN, MINNESOTA

OVERALL SITE PLAN

REVISION DATE:	DESCRIPTION:

SURVEYED	SB
DESIGNED	TC
DRAWN	SB
CHECKED	JPJ

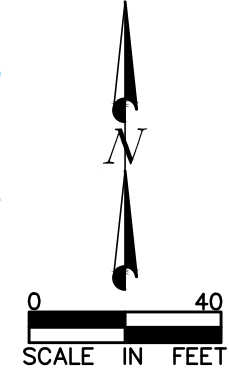
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

JOHN P. JAMNICK, P.E.

DATE _____ LIC. NO. 19907

23-203 PROJECT NO. C2.1



NOTE:
 THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Jun 19, 2023 4:25pm C:\Users\Terago\AppData\Local\Temp\AerPublish\1340\23-203\bc.dwg

Jun 19, 2023 4:25pm
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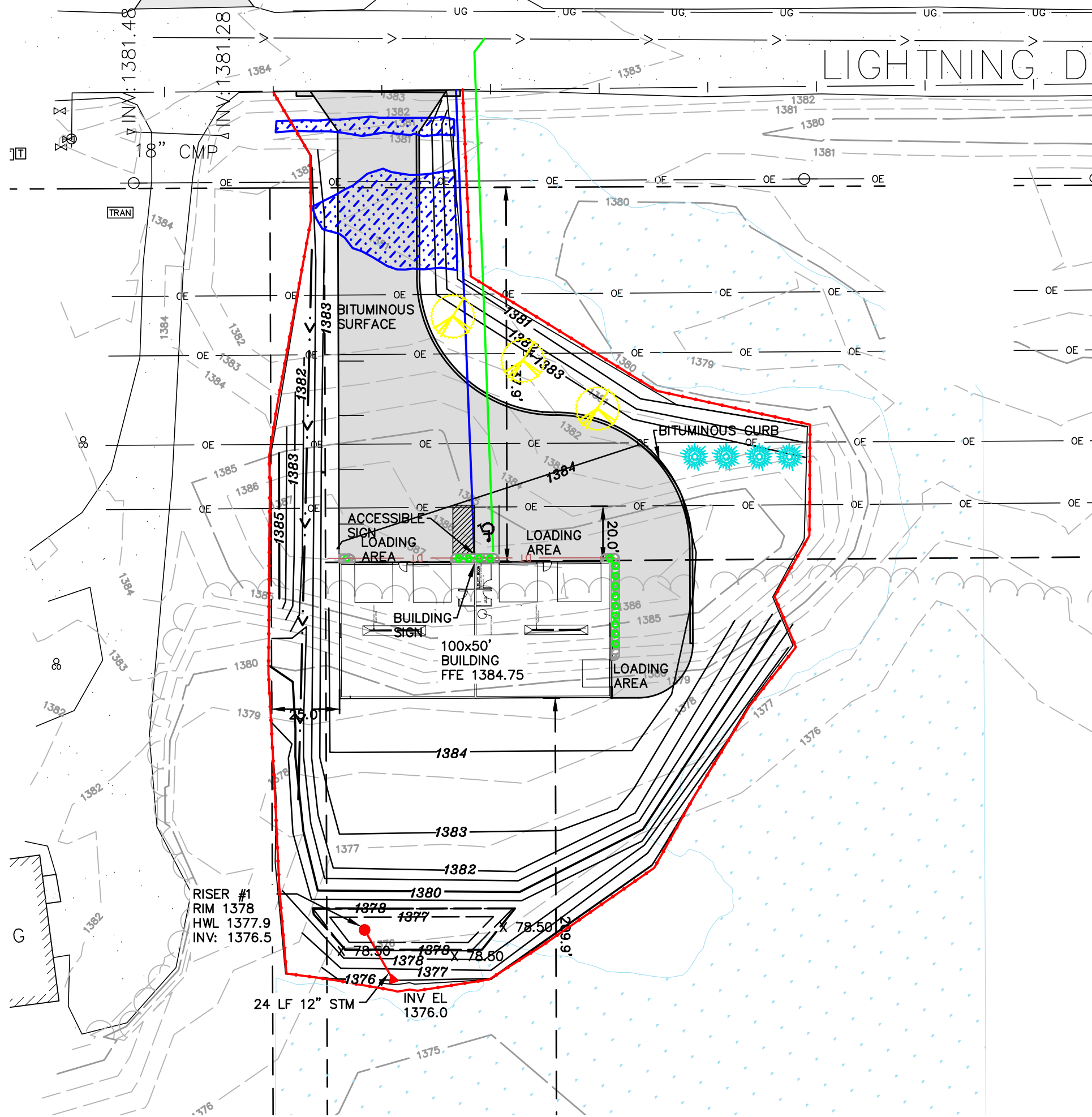
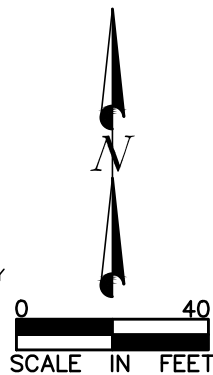
Call 48 Hours before digging
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

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Engineering
Land Surveying
Site Development

JPJ ENGINEERING, INC
425 Grant Street
Hibbing, MN 55746
(218) 262-5528

5670 Miller Trunk Hwy
Duluth, MN 55811
(218) 720-6219

www.jpjeng.com

**KOLQUIST TRUCKING
COMMERCIAL BUILDING**
HERMANTOWN, MINNESOTA

GRADING PLAN

REVISION DATE:	DESCRIPTION:

SURVEYED	SB
DESIGNED	TC
DRAWN	SB
CHECKED	JPJ

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

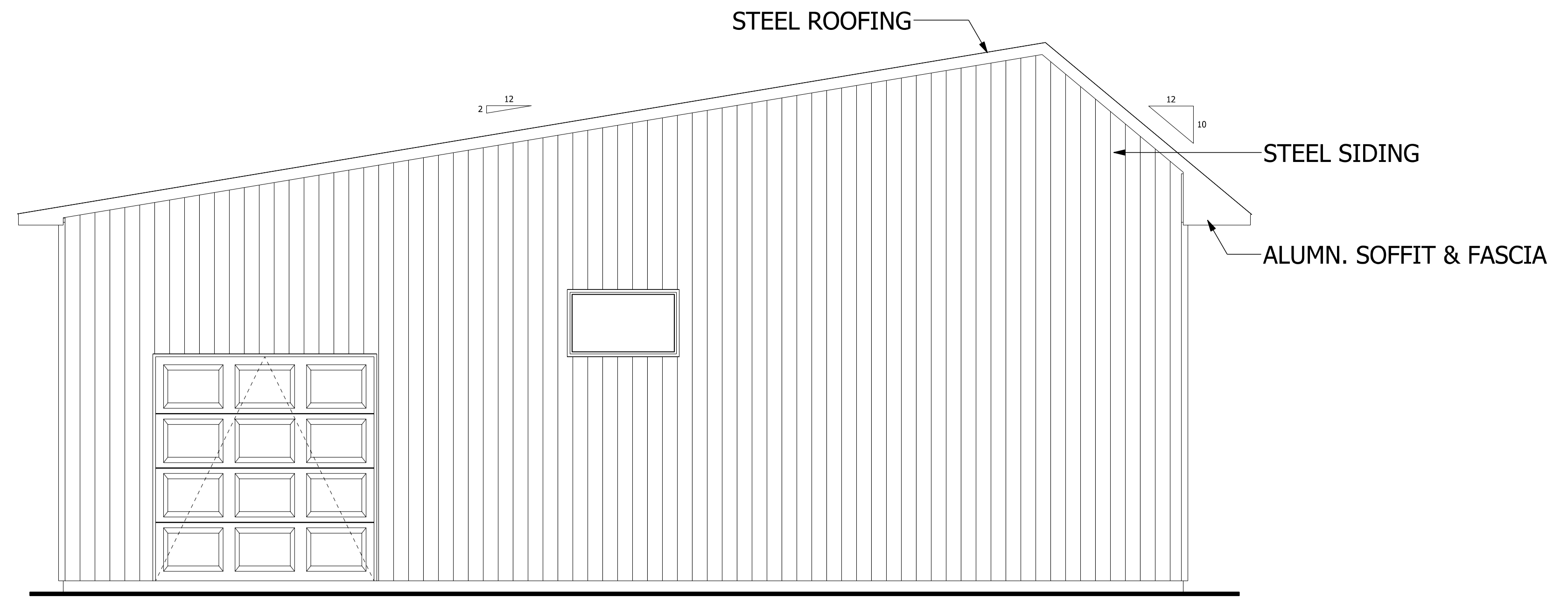
PRELIMINARY

JOHN P. JAMNICK, P.E.

DATE _____ LIC. NO. 19907

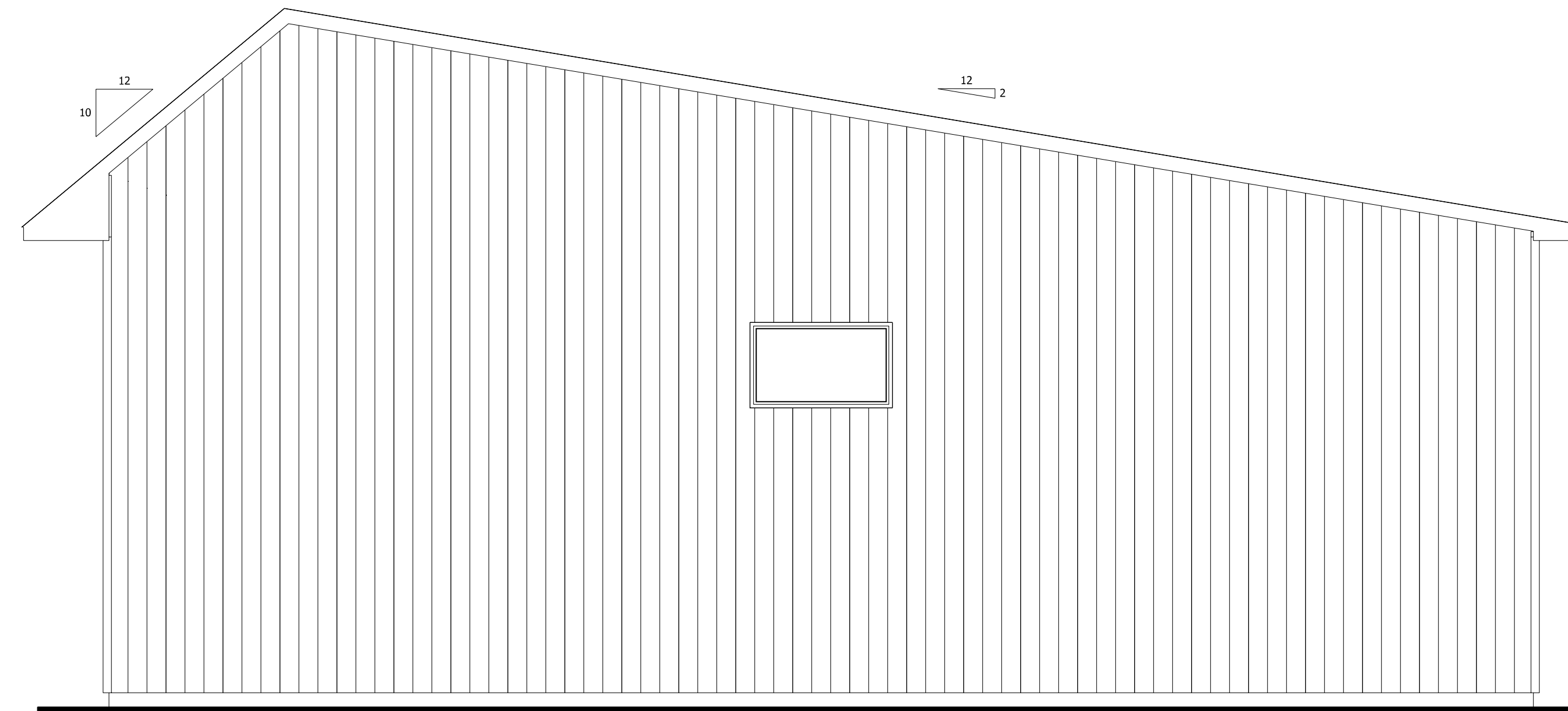
23-203
PROJECT NO.

C2.2

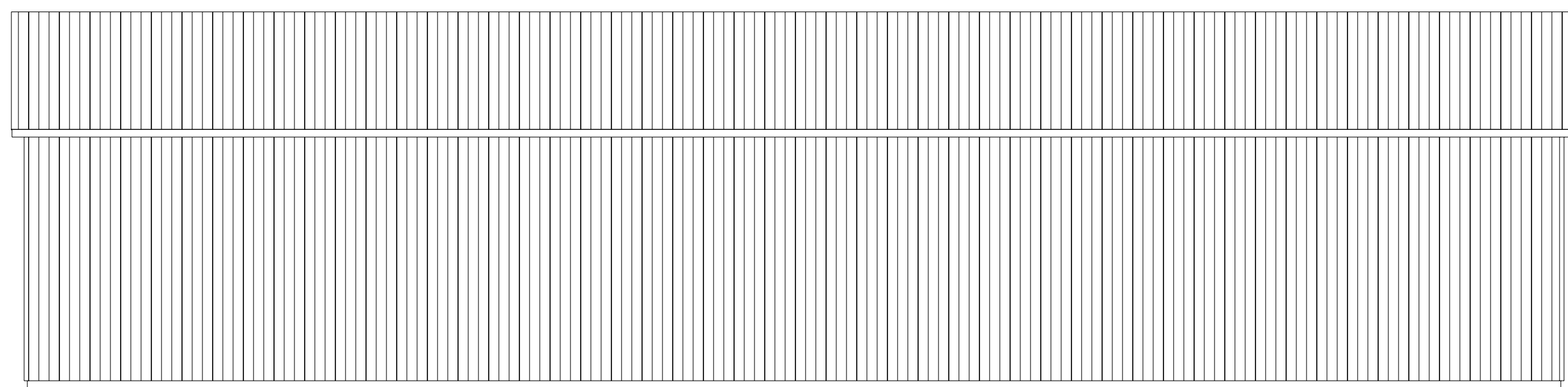


1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

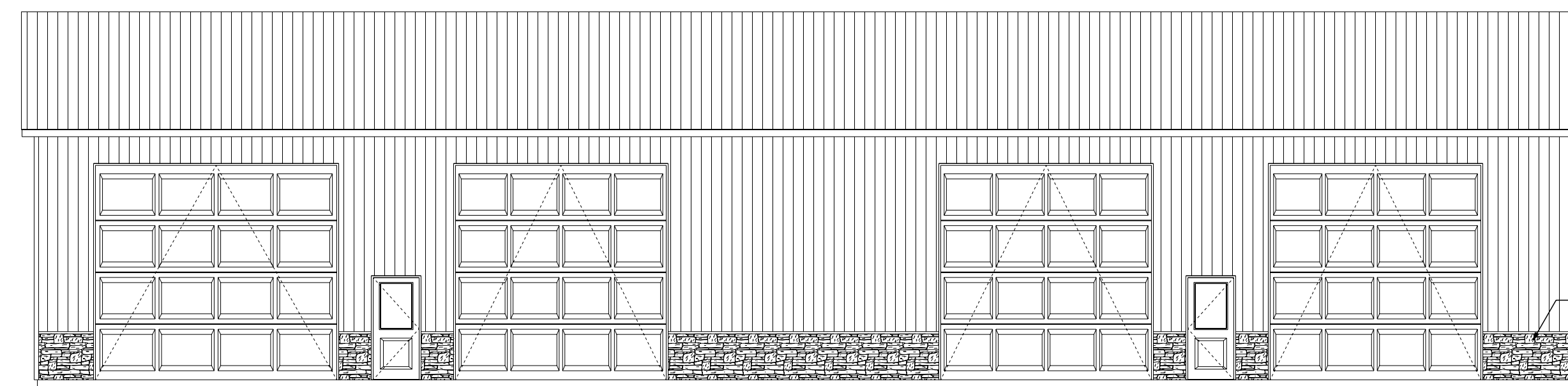
VERIFY ALL FINISH SELECTIONS w/ OWNER



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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55811
PHONE: (715) 494-9668
ARCTEKDESIGN@OUTLOOK.COM

APPROVED:

CHECKED BY:

SCALE: As Noted

DRAWN BY: MSS

6/20/2023

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PAGE:

A1

GENERAL CONSTRUCTION NOTES:

ROOF ASSEMBLY ITEMS:

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- * MIN. 1" AIR FLOW PASSAGE TO BE MAINTAINED @ ALL ROOF EDGES FOR A MIN. OF 4'-0" FROM OUTSIDE OF EXTERIOR WALL. INSTALL CHUTES AS REQ'D.
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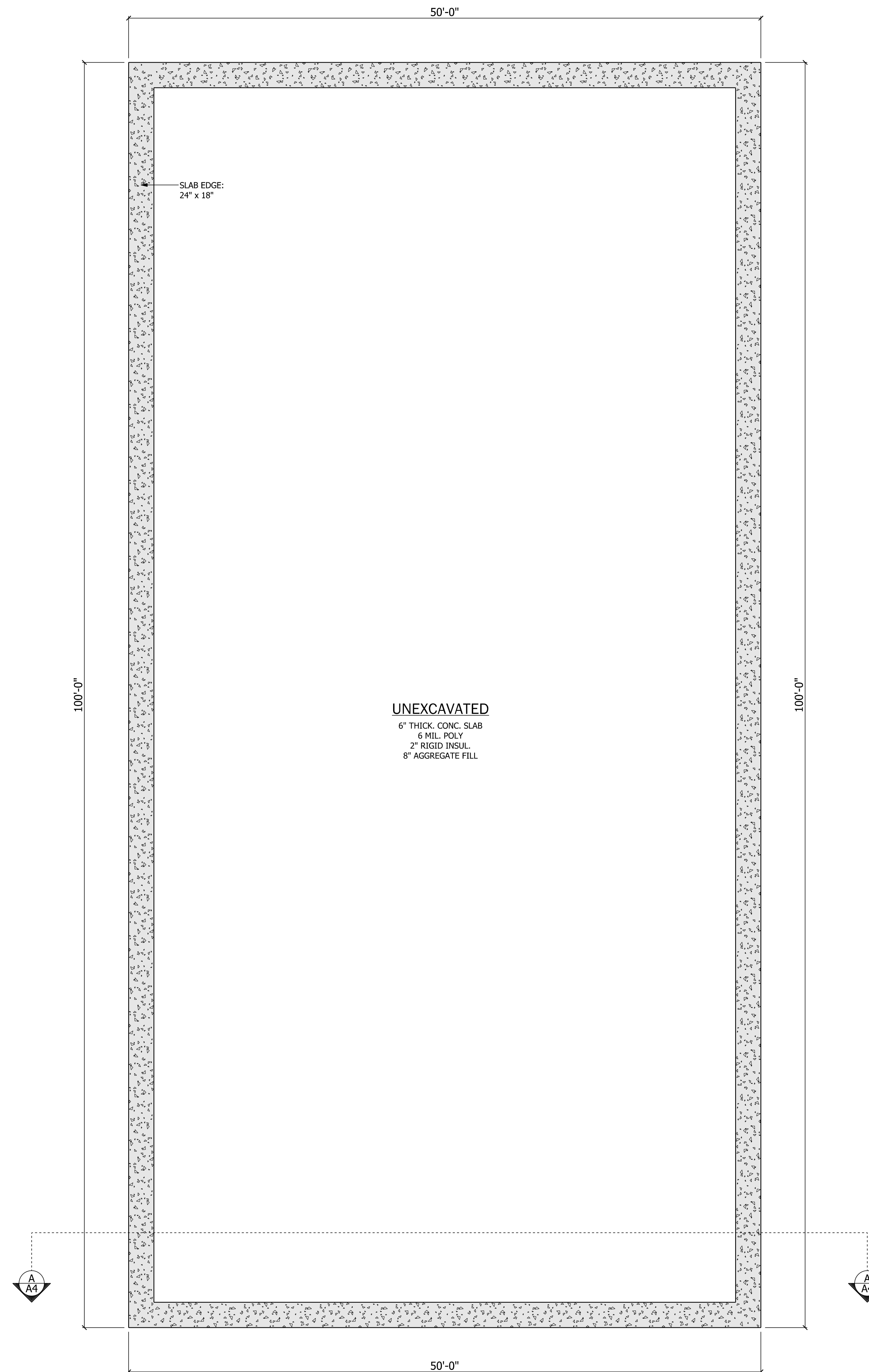
FOUNDATION WALL DIMENSIONS FROM OUTSIDE OF CONC.

EXTERIOR WALL DIMENSIONS FROM OUTSIDE OF SHEATING

INTERIOR WALL DIMENSIONS FROM CENTER OF STUD

DETAILS:

- SLAB EDGE = 2'-0" x 1'-6"
- GARAGE PLATE HGT. = 16'-0"
- ROOF PITCH = 2/12 & 10/12



1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



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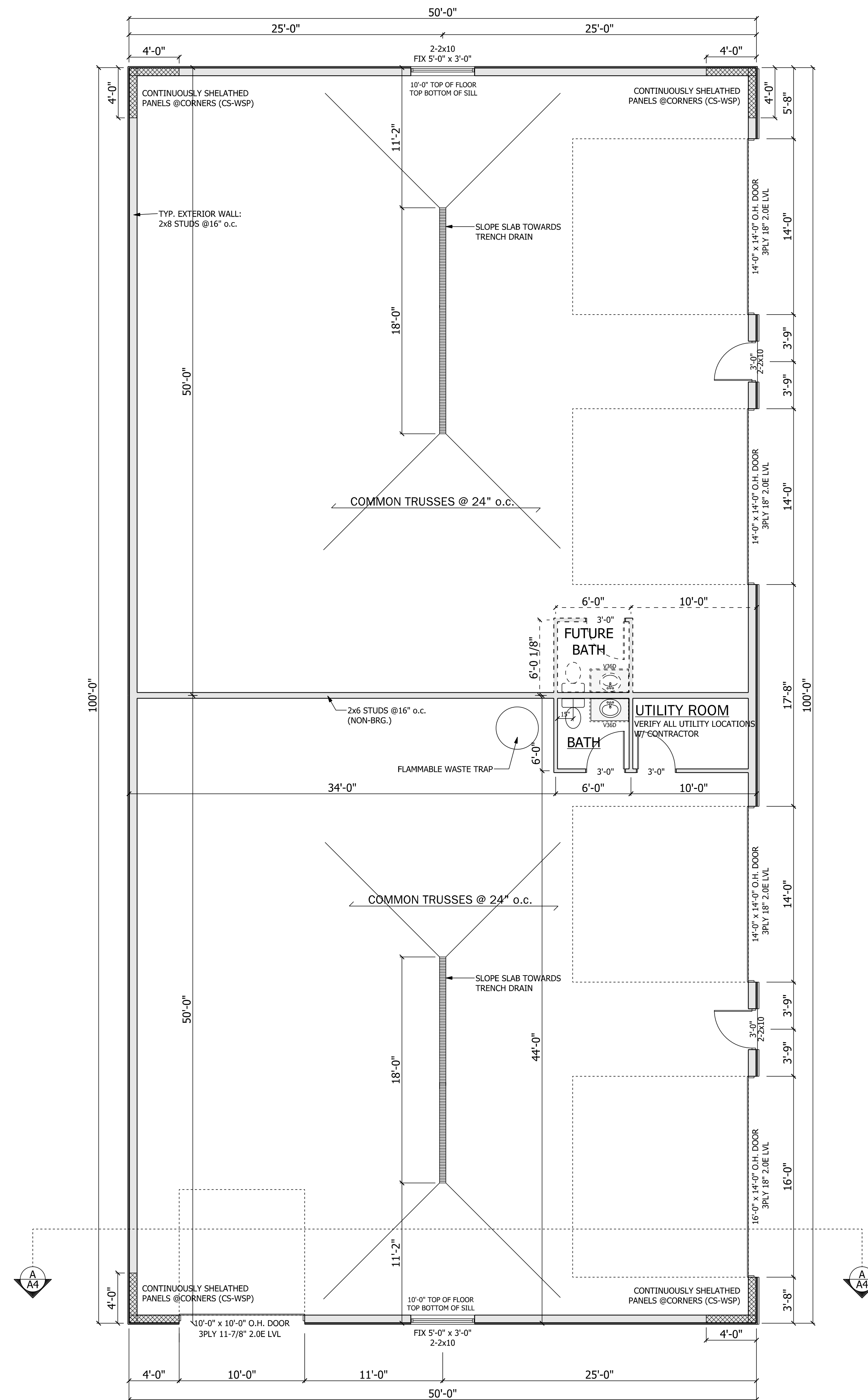
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SCALE: 3/16" = 1'-0"



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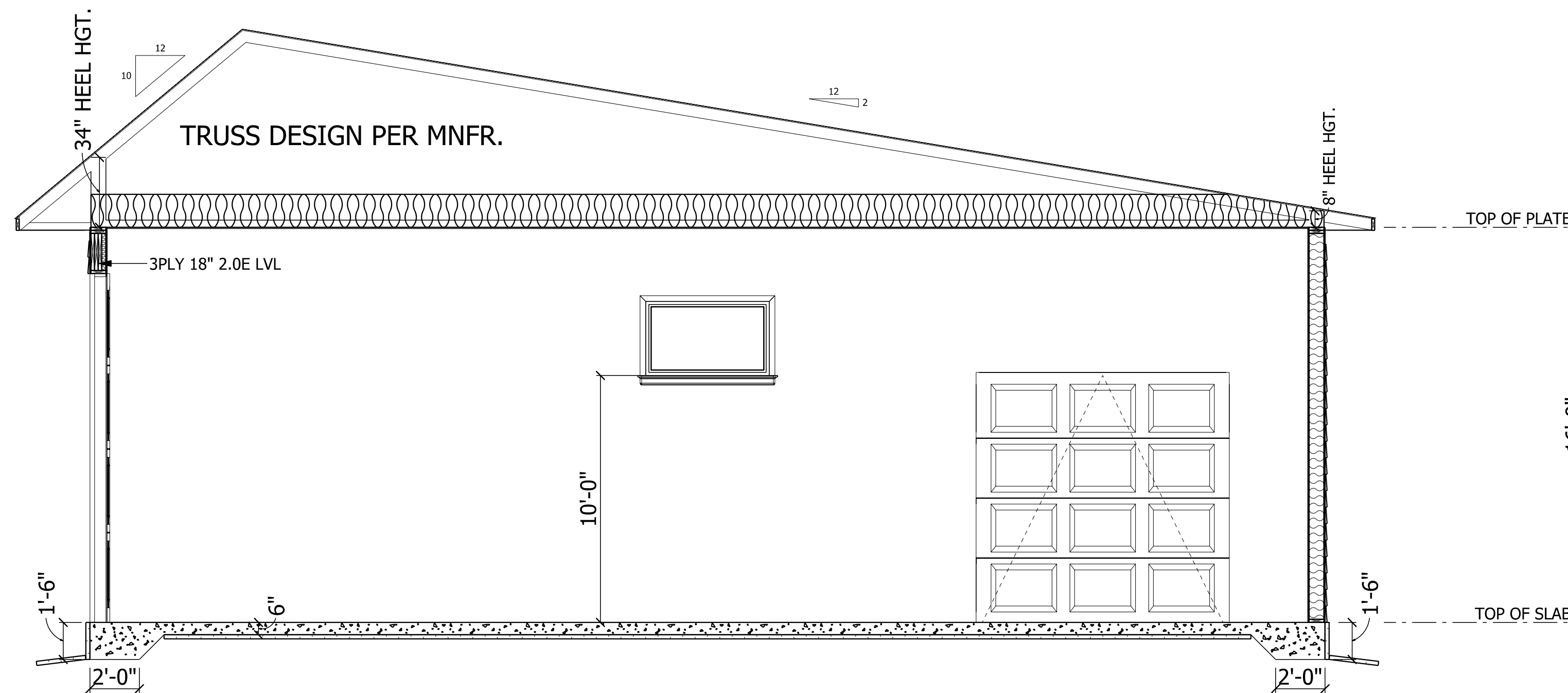
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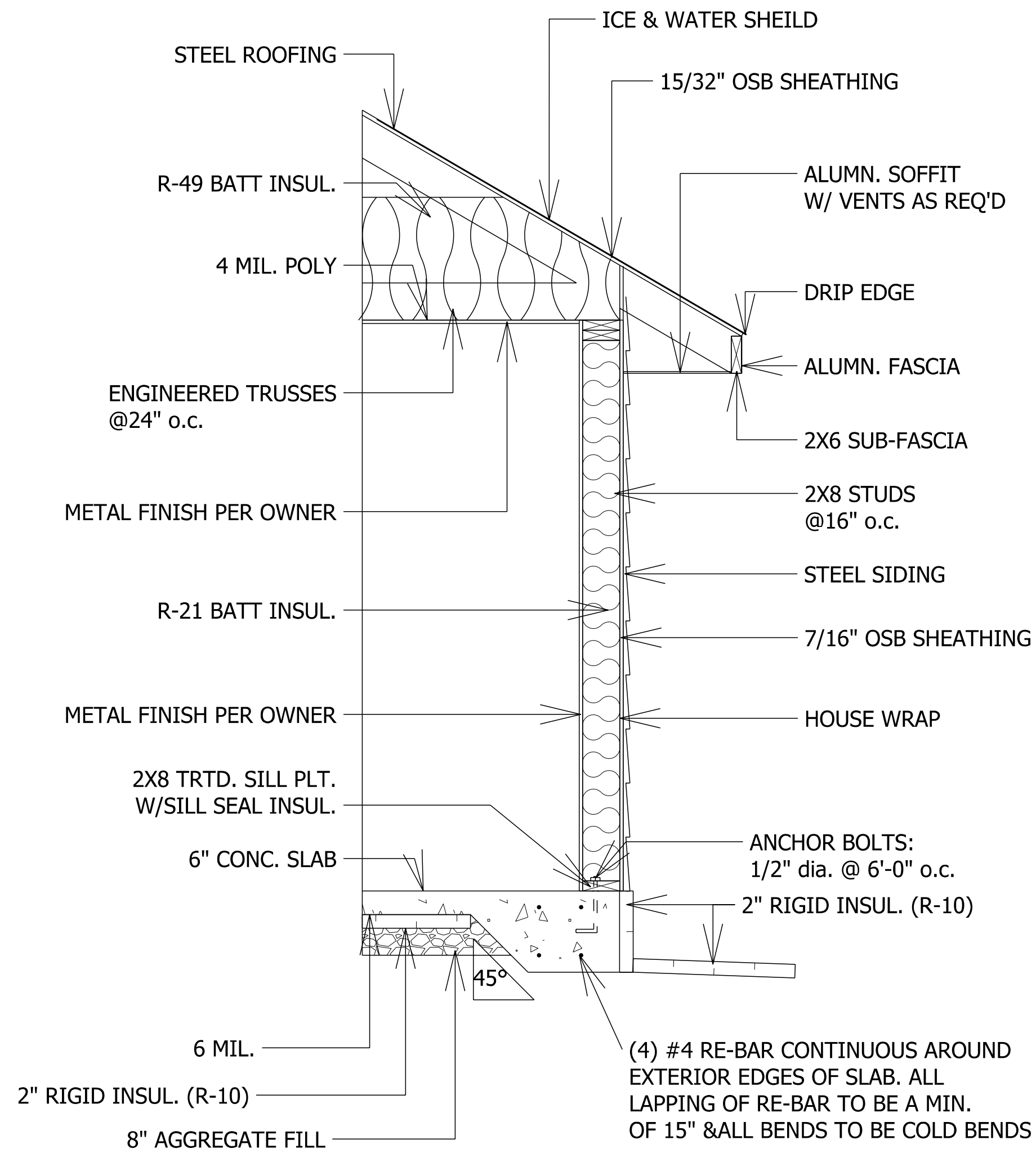
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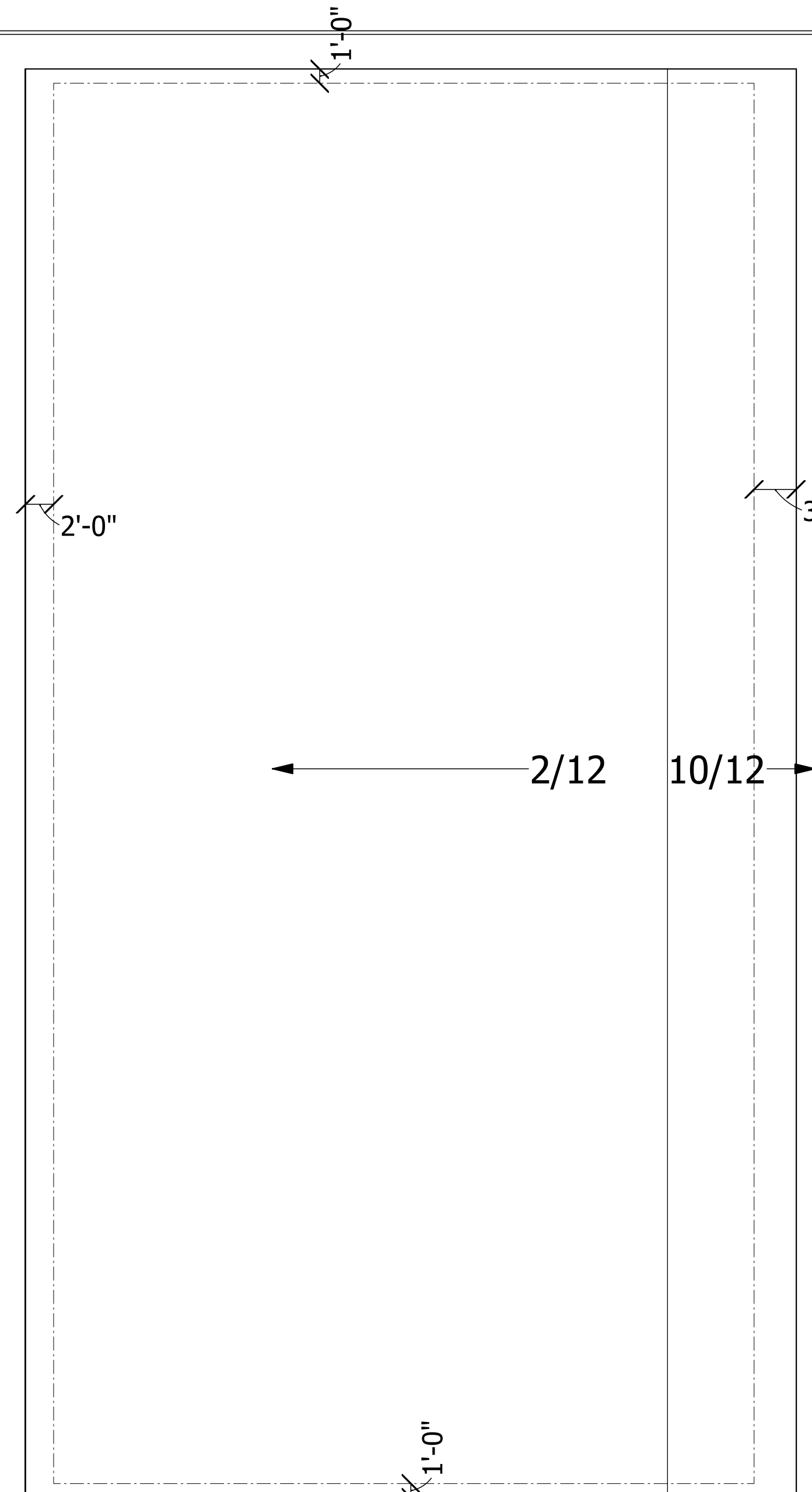
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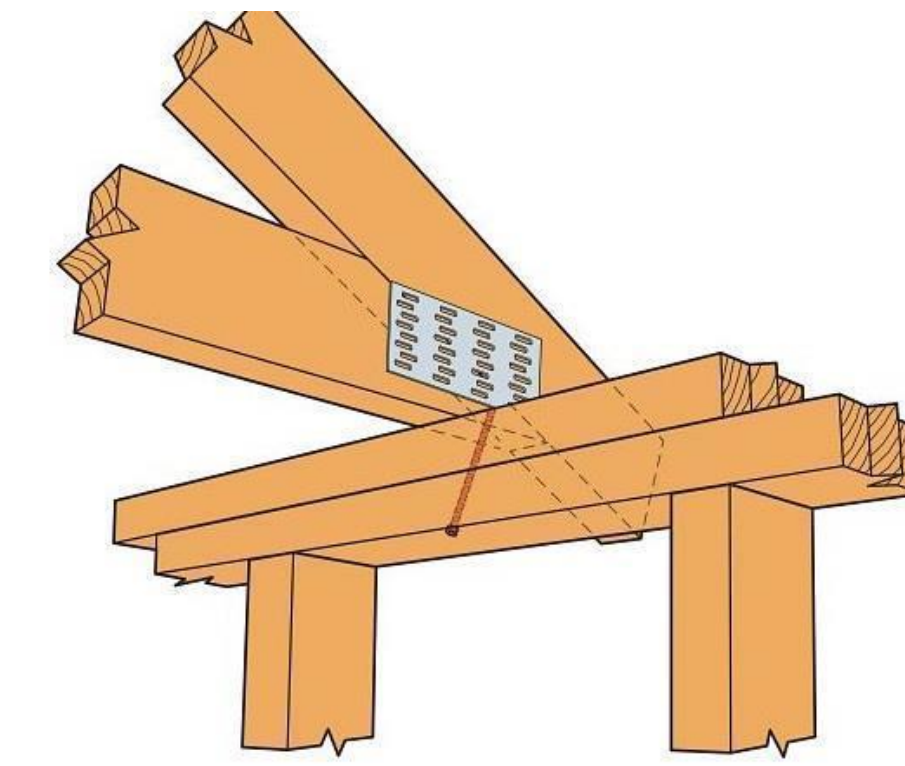
A CROSS SECTION
SCALE: 1/4" = 1'-0"



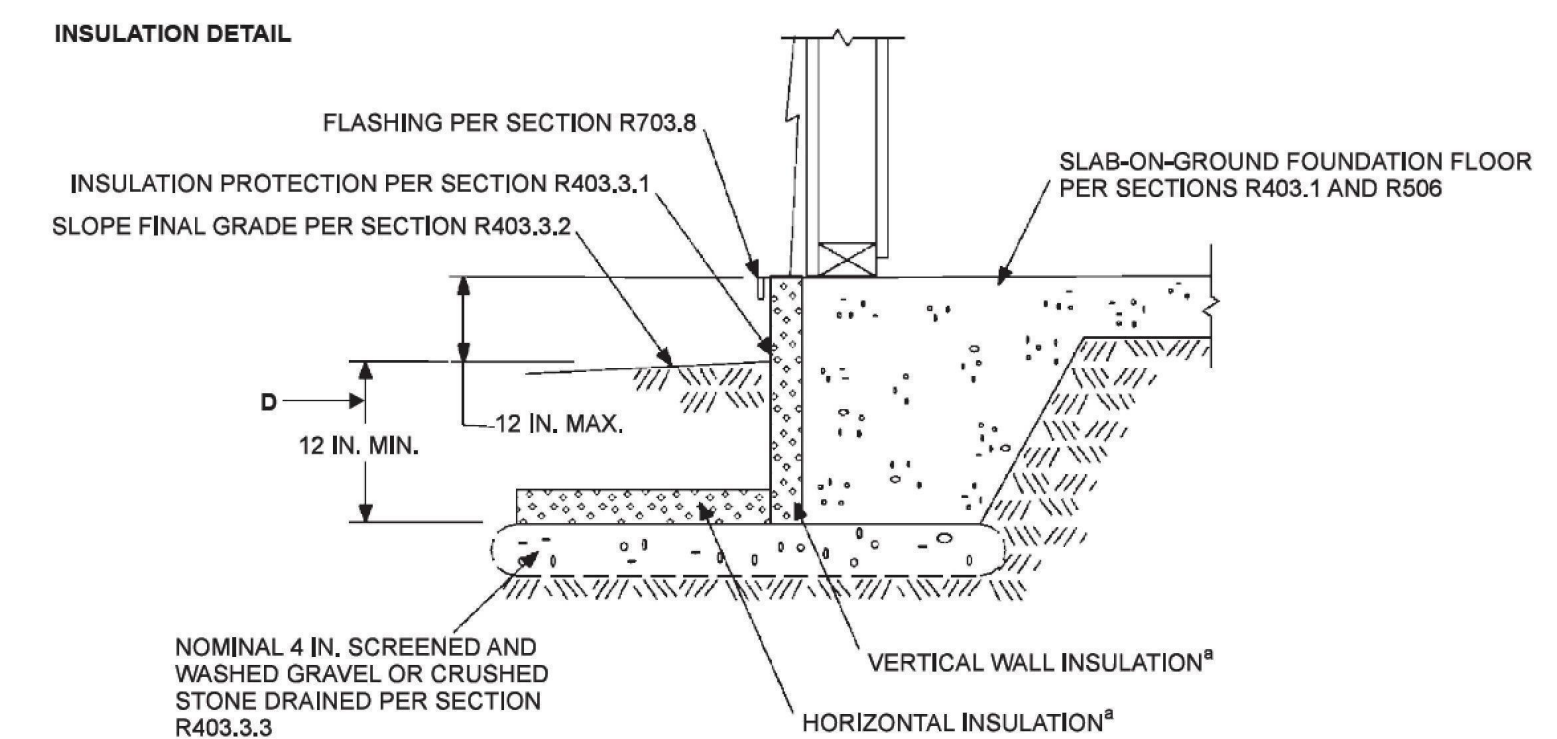
WALL SECTION
NOT TO SCALE



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



TRUSS TO WALL CONNECTION (SIMPSON SDWC)



SLAB EDGE DETAIL



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PAGE:

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5C. 4949 Hermantown Road – Modification of TIF District for The Greenhouse project

<u>Applicant:</u>	City of Hermantown.
<u>Case No.:</u>	2023-41-TIF
<u>Staff Contact:</u>	Eric Johnson, Community Development Director
<u>Request:</u>	Recommend approval to the Hermantown City Council for the modification to Tax Increment Financing District 1

RECOMMENDED ACTION:

Recommmend approval of a modification to Tax Increment Financing (TIF) Development District 1 for the purpose of constructing The Greenhouse project and subsequent site improvements within the vicinity. The Hermantown City Council will hold a public hearing on this issue at the August 21, 2023 meeting.

DESCRIPTION OF REQUEST:

The Greenhouse is a proposed development by P&R Properties for the redevelopment of the 27 acre property at the former Engwalls Nursery. P&R has been in discussions with the City regarding this potential project for the past year. In September 2022, the Hermantown City Council approved the rezoning of the property to C, Commercial.

One of the discussion items regarded the ability to utilize Tax Increment Financing (TIF) for project related expenses. The City engaged Ehlers Public Finance Advisors to work with representatives from P&R and analyze the ability to utilize TIF for the redevelopment of the property.

The conclusion of that analysis was:

Tax increments collected from the TIF District will enable the City to facilitate the development of the Engwall's floral site into a two-phase, two-building project with plans for an additional third phase to the north. The initial project includes 140 units of residential market-rate apartments with amenity spaces in Phase 1 and a second 120 unit building for Phase 2 on the southern 18 acres of land with plans to develop approximately 26 single-family homes on the remaining 9 acres to the north. Site work include improvements to ½ mile of Hermantown Road, a new north/south local road approximately ¼ of a mile in length, on-site stormwater improvements, construction of a City trail segment with parking and pedestrian shelter and public sewer and water improvements.

BACKGROUND:

The Hermantown Economic Development Authority (HEDA)/City Council are considering a proposal to enlarge Development District No. 1 and to establish Tax Increment Financing District No. 2: The Greenhouse and to adopt a Tax Increment Financing Plan. The TIF District will be a redevelopment tax increment financing district on 27 acres of land associated with this development.

SUMMARY AND RECOMMENDATION:

Staff recommends approval of the modification to Tax Increment Financing District 1 based on the following findings:

1. Staff finds that the proposed redevelopment would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan;
2. That the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole;
3. The 2001 Comprehensive Plan identifies this area to ‘Maintain Suburban Character, Preserve Critical Natural Features, Phase Residential Development, Develop Existing and New Park Areas’. The proposed Greenhouse project will add additional residential units to the City while preserving open space and protecting Keene Creek as part of the development work.
4. The Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, and for the development or redevelopment of the District by private enterprise.
5. The project to be assisted by the District will result in increased housing opportunities in the City, the renovation of substandard properties, removal of blight, increased tax base of the State and add a high quality development to the City.

ATTACHMENTS:

- Resolution
- Proposed Development District Map
- TIF Schedule of Events
- Proposed Development Plan
- Proposed Development Images

**City of Hermantown Planning Commission
Meeting of July 18, 2023**

**FINDINGS OF THE HERMANTOWN PLANNING COMMISSION FINDING THAT THE
MODIFICATION OF THE DEVELOPMENT PLAN FOR DEVELOPMENT DISTRICT NO. 1 AND
CREATION OF THE GREENHOUSE TAX INCREMENT FINANCING DISTRICT NO. 2
CONFORM TO THE COMPREHENSIVE PLANS OF THE CITY OF HERMANTOWN**

BE IT RESOLVED by the Planning Commission of the City of Hermantown, Minnesota, as follows:

Section 1. Background

- 1.01. The City of Hermantown (the “City”) and the Economic Development Authority of the City of Hermantown (the “EDA”) has proposed to adopt modifications to the Development Plan for Development District No. 1 (the “Development Plan”) and create a Tax Increment Financing Plan for a Tax Increment Financing District to be known as The Greenhouse Tax Increment Financing District No. 2 (the “TIF Plan”) and has submitted the proposal to the Hermantown Planning Commission pursuant to Minnesota Statutes.

- 1.02. Pursuant to Minnesota Statutes, Section 469.175, Subd. 3, the City and EDA have submitted the Development Plan and the TIF Plan to the Hermantown Planning Commission for review.

- 1.03. The Hermantown Planning Commission has reviewed the Development Plan and the TIF Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

- 1.04. The Hermantown Planning Commission's review of the TIF Plan relates solely to compliance with the TIF Act. The Planning and Zoning Commission shall undertake a detailed review of the proposed project described in the TIF Plan as part of the City's normal planning process on a later date.

Section 2. Planning Commission Action

- 2.01. The Hermantown Planning Commission adopts the facts and conclusions set forth in the staff report dated July 18, 2023 and based thereon finds that the Development Plan and the TIF Plan conform to the general plans for development and redevelopment of the City as described in the adopted 2001 City of Hermantown Comprehensive Plan Update.

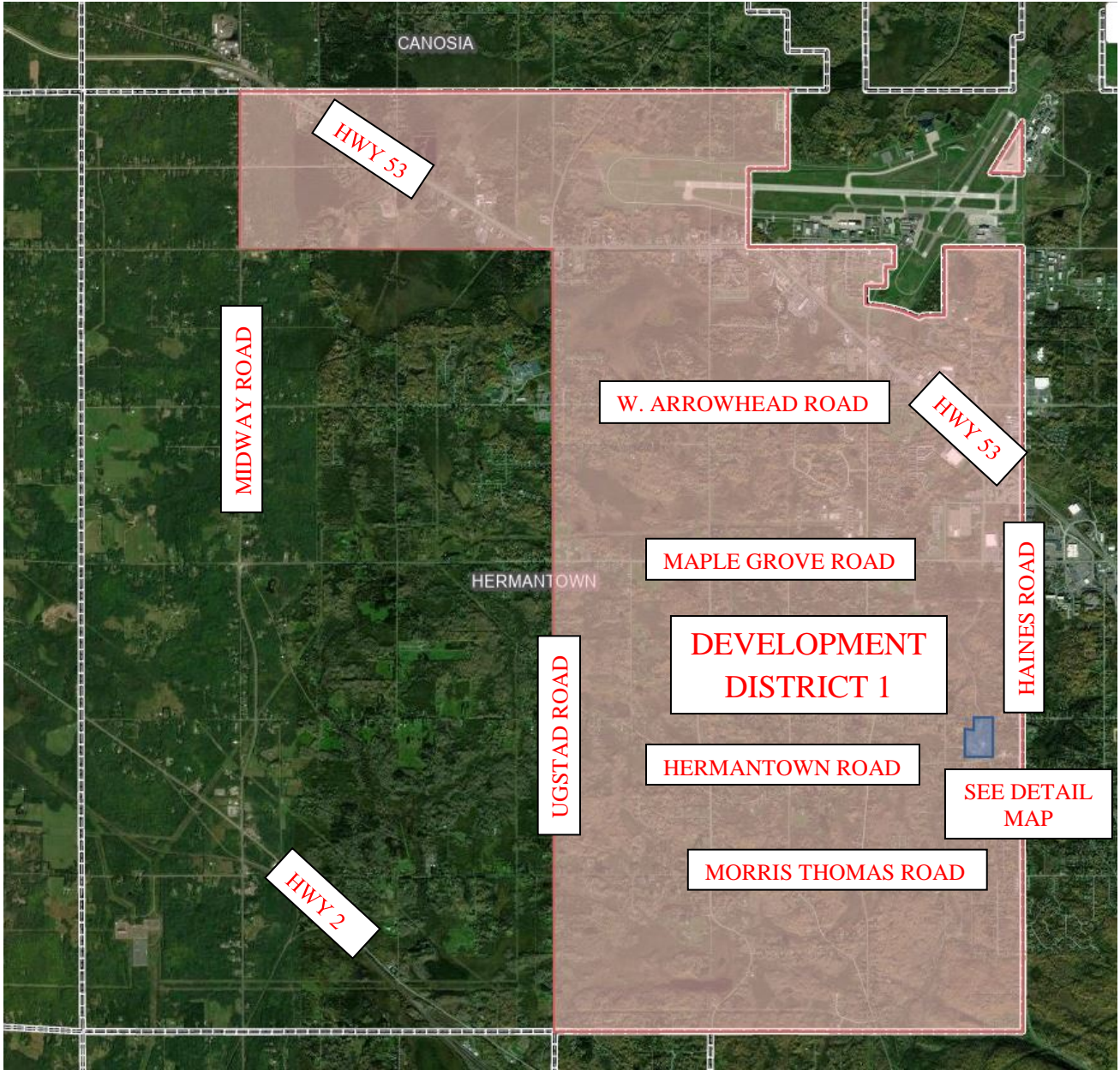
Adopted by the Planning Commission of the City of Hermantown, Minnesota, on July 18, 2023.

Chair

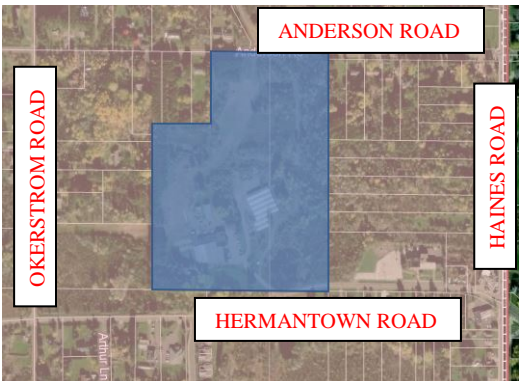
Attest:

City Clerk

Location Map – Hermantown Development District 1



Detail Map – TIF District 2: The Greenhouse





Master Site Plan

ENGWALL CONCEPT DESIGN
P&R Properties





Master Site Plan

ENGWALL CONCEPT DESIGN
P&R Properties





Master Site Plan

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P&R Properties

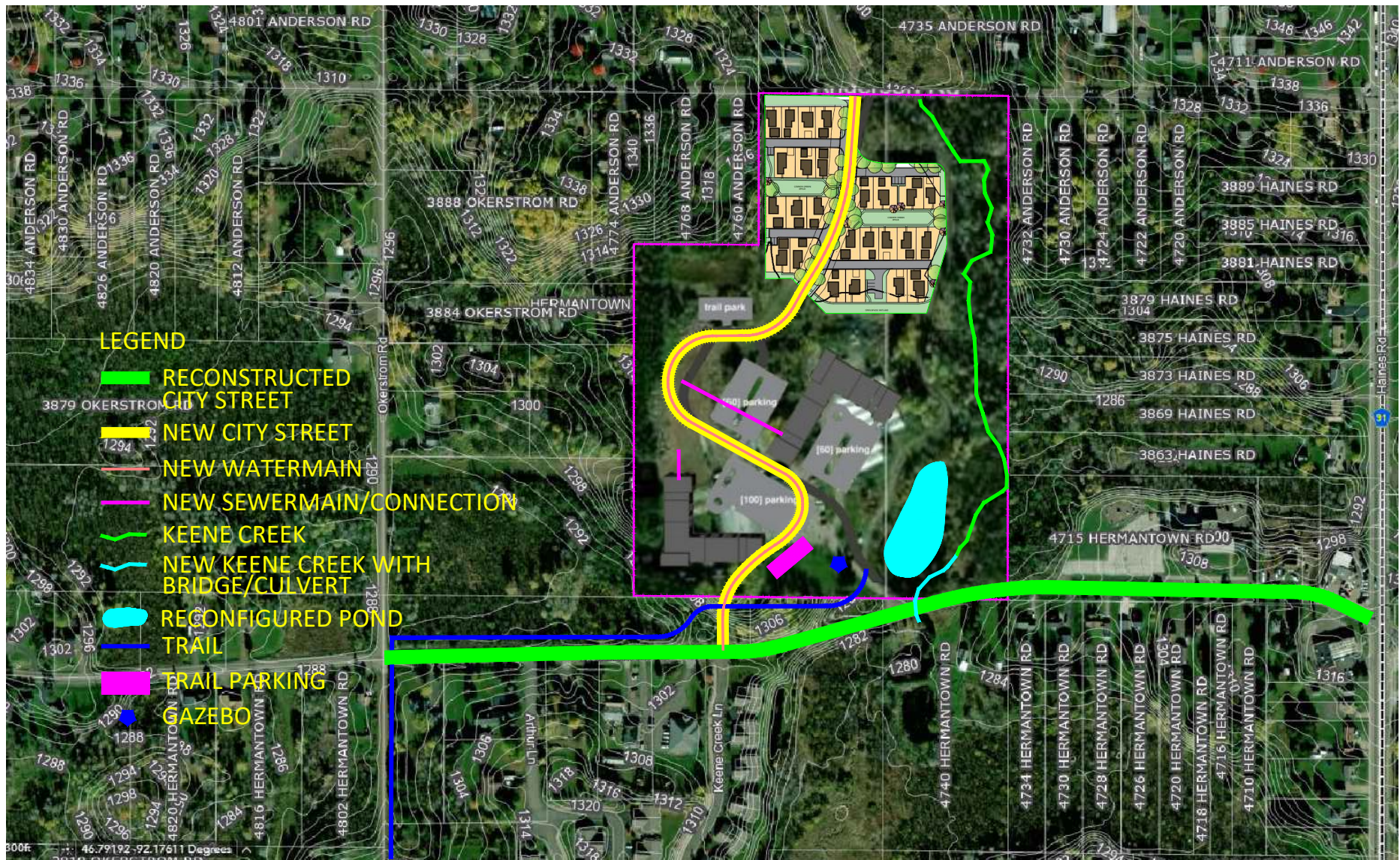




Master Site Plan

ENGWALL CONCEPT DESIGN
P&R Properties





LEGEND

- █ RECONSTRUCTED CITY STREET
- █ NEW CITY STREET
- █ NEW WATERMAIN
- █ NEW SEWERMAIN/CONNECTION
- ~ KEENE CREEK
- ~ NEW KEENE CREEK WITH BRIDGE/CULVERT
- RECONFIGURED POND
- █ TRAIL
- ▭ TRAIL PARKING
- ◆ GAZEBO

300F
 46.79192 -92.17611 Degrees
 3819 OKERSTROM RD

Schedule of Events

Hermantown Economic Development Authority City of Hermantown in St. Louis County, Minnesota

For the proposed enlargement of Development District No. 1 and the modification to the Redevelopment Plan; and the proposed establishment of Tax Increment Financing District No. 2 and the Tax Increment Financing Plan: The Greenhouse (a redevelopment district)

As of July 10, 2023

June 29, 2023	HEDA meets at 5:00 PM to recommend the City Council move forward with a resolution calling for public hearing.
July 5, 2023	City Council meets at 6:30 PM to call for a public hearing related to the TIF District.
July 10, 2023	Letter received by County Commissioner giving notice of potential redevelopment TIF district (at least 30 days prior to publication of public hearing notice). [Ehlers will distribute.]
July 14, 2023	Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation. Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.
By July 18, 2023	Ehlers conducts internal review of Plan Modification and TIF Plan.
July 18, 2023	Planning Commission meets at 7:00 PM to review Plan Modification and TIF Plan and consider a resolution affirming the Plan Modification and TIF Plan conform to the general Plan Modification and TIF Plan for development and redevelopment of the City as a whole. [Attorney provides resolution information by July 11, 2023.]

July 21, 2023	<p>Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.]</p> <p>*The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because City staff believes that the proposed TIF district will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing.</p>
July 27, 2023	<p>HEDA meets at 5:00 PM to consider the Plan Modification and TIF Plan, resolution adopting the Plan Modification and TIF Plan in connection with the TIF District. [Attorney provides resolution by July 11, 2023.]</p>
August 10, 2023	<p>Publication of hearing notice and map in the Hermantown Star (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: August 3, 2023.]</p>
August 21, 2023	<p>City Council holds public hearing at 6:30 PM on the modification to the Redevelopment Plan for Development District No. 1 and the proposed Establishment of Tax Increment Financing District No. 2: The Greenhouse and considers a resolution approving the Plan Modification and TIF Plan. [Ehlers and attorney provide packet information August 14, 2023.]</p> <p>City considers an Interfund Loan resolution in connection with the TIF District.</p>
August 22, 2023	<p>City may issue building permits.</p>
Before June 30, 2024	<p>Ehlers files the Plan Modification and TIF Plan with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.</p>

An action under subdivision 1, paragraph (a), contesting the validity of a determination by an authority under section 469.175, subdivision 3, must be commenced within the later of:

(1) 180 days after the municipality's approval under section 469.175, subdivision 3; or

(2) 90 days after the request for certification of the district is filed with the county auditor under section 469.177, subdivision 1.