



PLANNING & ZONING COMMISSION

July 18, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Joe Peterson and Dante Tomassoni

Others Present: Eric Johnson, Community Development Director; Jerry Jenny, 5472 W Arrowhead Rd.; Brett Kolquist; and Doug Gulden, 5491 W Arrowhead Rd.

2. APPROVAL OF AGENDA

Motion made by Samuel Clark to approve the July 18, 2023 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Buckley Simmons to approve the June 21, 2023 minutes as presented. Seconded by Beth Wentzlaff. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

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.

Eric Johnson, Community Development Director, presented the application by Doug Gulden who is requesting a Special Use Permit for construction of a 1,600 square foot accessory structure.

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.

Motion made by Buckley Simmons to approve the application by Doug Gulden for a Special Use Permit for the construction of a 1,600 square foot accessory structure. Seconded by Valerie Ouellette. Motion carried 5 to 0.

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.

Eric advised the commission that the applicant, Brett Kolquist/Kolquist Trucking, is proposing to construct 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 also proposing that the building to house his existing businesses 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.

Motion made by Valerie Ouellette to approve the 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. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

5C. Review of proposed Tax Increment Financing District No. 1-2: The Greenhouse.

Eric presented to the commission a recommendation seeking 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.

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.

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.

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.

John Mulder, City Administrator, elaborated more to the commission and answered questions the members had.

Motion made by Buckley Simmons to approve the proposed Tax Increment Financing District No. 1-2: The Greenhouse. Seconded by Valerie Ouellette. Opposed by Samuel Clark. Motion carried 4 to 1.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – Absent

Corey Kolquist – None

Valerie Ouellette – None

Samuel Clark – None

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – Absent

John Geissler – Introduced Trish Crego, the new Utility and Infrastructure Director. Joe Wicklund, Communications & Community Engagement Director, gave an update on the upcoming Summerfest activities.

ADJOURN

Motion made by Samuel Clark to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:20 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant