



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