

PLANNING & ZONING COMMISSION

September 19, 2023 Meeting Summary

7:00 PM

# 1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Valerie Ouellette; Samuel Clark; and Councilor John Geissler

Members Absent: Buckley Simmons; Dante Tomassoni; and Beth Wentzlaff

Others Present: Eric Johnson, Community Development Director; Jonathan Thornton, 5869

 Hermantown Rd.; Doug Peterson, 3720 Alexander Rd.; Nancy Deever, 3868 Getchell Rd.; Carissa & William Hawn, 3840 Getchell Rd.; Maynard Soulier, 4326 Air Base Rd.; and Greg Zimmerman, 3855 Getchell Rd.

**2. APPROVAL OF AGENDA**

Motion made by Valerie Ouellette to approve the September 19, 2023 agenda as presented. Seconded by Corey Kolquist. Motion carried.

# 3. APPROVAL OF MINUTES

# Motion made by Corey Kolquist to approve the July 18, 2023 minutes as presented. Seconded by Samuel Clark. Motion carried.

# 4. PUBLIC DISCUSSION

**5. PUBLIC HEARING**

5A.An application by Union Cemetery Association for a rezoning of a 6.4-acre parcel located at 3807 Getchell Road. The parcel is currently zoned P, Public with a proposed rezoning to R-3, Residential.

Eric Johnson, Community Development Director, presented to the commission the application of Union Cemetery Association, who owns two parcels associated with the Union Cemetery; 395-0010-07820 and 395-0010-07840, and who is requesting a proposed change to the Hermantown Zoning Map by rezoning the northern 6.4 acres of Union Cemetery from P, Public to R-3, Residential. The property is located at 3807 Getchell Road. The purpose of the rezoning is to facilitate the sale of the property for future residential development.

The following residents spoke about their concerns regarding this project:

William Hawn, 3840 Getchell Rd.;

Greg Zimmerman, 3855 Getchell Rd.; and

Nancy Deever, 3868 Getchell Rd.

The main issues/concerns were: effect on wildlife; losing the remote residential setting; pending sale of the property – intentions; increased traffic; and rain/water issues with climate change.

Motion made by Valerie Ouellette to approve the application by Union Cemetery Association for a rezoning of a 6.4-acre parcel located at 3807 Getchell Road. Seconded by Corey Kolquist. Motion carried 4 to 0.

5B. An application by Civil Site Group for a Commercial Industrial Development Permit for a 10,700 square foot building expansion of the Titan Machinery business along with associated site and stormwater improvements. The property is located at 4311 Haines Road and is located in a BLM, Business and Light Manufacturing zoning district.

Eric advised the commission of the applicant, Civil Site Group (Titan Machinery), is proposing a 10,700 square foot building addition. The existing building is used for the storage and rental of construction based equipment as well as parts storage and offices associated with the business. The proposed building addition is for additional stoarge space and loading docks for deliveries.

Maynard Soulier, 4326 Air Base Road spoke about his concerns for Miller Creek with the proposed expansion. However, once he understood the extent of the project and that no wetland impacts were proposed, he was generally supportive of the project.

Motion made by Corey Kolquist to approve the application by Civil Site Group for a Commercial Industrial Development Permit for a 10,700 square foot building expansion of the Titan Machinery business along with associated site and stormwater improvements. Seconded by Samuel Clark. Motion carried 4 to 0.

5C. An application for a Special Use Permit by Civil Site Group for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a 10,700 square foot building expansion of the Titan Machinery business. The property is located at 4311 Haines Road and is located in a BLM, Business and Light Manufacturing zoning district.

Eric brought forth the application of Civil Site Group (Titan Machinery), who is proposing a 10,700 square foot building addition. The existing building is used for the storage and rental of construction based equipment as well as parts storage and offices associated with the business. The proposed building addition is for additional stoarge space and loading docks for deliveries.

The property is adjacent to Miller Creek with the creek being the properties western boundary. There is a Natural Environment Shoreland Area associated with Miller Creek. The proposed building addition is not within the shoreland area, however the rear gravel storage area is within the shoreland area and the proposed lot improvements require a Special Use Permit.

Motion made by Valerie Ouellette to approve the application for a Special Use Permit by Civil Site Group for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a 10,700 square foot building expansion of the Titan Machinery business along with associated site and stormwater improvements. Seconded by Corey Kolquist. Motion carried 4 to 0.

 **6. CONTINUING BUSINESS**

6A. Update on alternative Urban Areawide Review document for the proposed Hermantown Business Park.

Eric provided the commission with an update of the Alternative Urban Areawide Review document.

**7. NEW BUSINESS**

Eric introduced a new zoning district called “Hermantown Business Park District” and he will be providing additional information at the October 17, 2023 Planning & Zoning meeting.

**8. COMMUNICATIONS**

23-132 – Correspondence to Dale Siemsen, 4993 Thompson Rd.

**9. COMMISSION MEMBER REPORTS**

Joe Peterson – None

Corey Kolquist – Asked about P&R Properties as it relates to the Engwalls project

Valerie Ouellette – Will be absent at the October 17, 2023 meeting

Samuel Clark – Resigning from Planning & Zoning Commission

 Beth Wentzlaff – Absent

 Buckley Simmons – Absent

 Dante Tomassoni – Absent

 John Geissler – None

**ADJOURN**

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Samuel Clark. Meeting adjourned at 7:44 pm.

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| Officiated by: |  | Transcribed by: |
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| Joe Peterson, Chairman |  | Mary Melde, Administrative Assistant |