



PLANNING & ZONING COMMISSION

October 17, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Dante Tomassoni

Others Present: Eric Johnson, Community Development Director; Mark & Donna Romano, 5146 Arrowhead Rd.; Chris Tracey, 3983 Ugstad Rd.; Wally Kucza, 5140 Lavaque Jct.; Mary Murphy, 5180 Arrowhead Rd.; Elyse & Tom Strapple, 5149 W Arrowhead Rd.; and Ron Holman, 4862 W Pioneer Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the October 17, 2023 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Buckley Simmons to approve the September 19, 2023 minutes as presented. Seconded by Corey Kolquist. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application for a Special Use Permit by Michael Tracey for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a single-family home. The property is located at 3983 Ugstad Road and is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director presented the application of applicant, Michael Tracey, who owns the property at 3983 Ugstad Road. Applicant is looking to subdivide the northern portion of the lot in order to build a new single family residential home and related driveway at a future date.

The Department of Natural Resources has identified an unmapped tributary to the Midway River along the western right of way associated with Ugstad Road. The proposed driveway and house location work is on the western edge of a Natural Environment Shoreland Area and is expected to impact approximately 9,000 square feet of shoreland area.

Prior to the issuance of any building permit, the applicant will be required to subdivide the property in order to create the new lot.

Chris Tracey, 3983 Ugstad Rd., representing applicant, is here tonight to follow the process and see what it would take to get this permit approved as the goal is to live next door to his grandparents as they get older in life.

Motion made by Corey Kolquist to approve the application for a Special Use Permit by Michael Tracey for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a single-family home. The property is located at 3983 Ugstad Road. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

5B. An application by Rainy Day Funding LLC for a Subdivision to create a 136-foot-wide parcel of 0.5 acres and a 1.88-acre lot accessed by way of a flag lot of 30-foot width at 5154 W Arrowhead Road. The property is located in an R-3 zoning district.

Eric advised the commission that the property owner, Rainy Day Funding, LLC, owns a 2.33 acre property at 5154 W Arrowhead Road. The property has a lot dimension of 166' x 625'. The property is currently vacant..

The property owner proposes to create a new flag lot along the eastern border of the existing property. The property owner is proposing a 30 foot 'pole/driveway' connection to W Arrowhead Road for a distance of 160 feet with the 'flag' portion of the lot being approximately 166' x 465'. The proposed lot sizes for the two total parcels are:

Parcel A: 136' x 160' = 23,000/43,560 or 0.5 acres

Parcel B: 33' x 160' and 166' x 465' = 109,000/ 43,560 sf. or 1.88 acres

The property owner intends to market both properties for sale. Any new home applications will require coordination with the City's Utility Billing Clerk for utility hook ups and Public Works regarding driveway locations.

The following residents spoke about their concerns regarding this project:

Mark Romano, 5146 Arrowhead Rd.; Mary Murphy, 5180 Arrowhead Rd.; Tom Strapple, 5149 W Arrowhead Rd.; and Wally Kucza, 5140 Lavaque Jct. Rd.

The main issues/concerns were: privacy, impact on existing wells of neighbors; and that the integrity of the Jackson homes should be protected properties.

Motion made by Beth Wentzlaff to table the application by Rainy Day Funding LLC for a Subdivision to create a 136-foot-wide parcel of 0.5 acres and a 1.88-acre lot accessed by way of a flag lot of 30-foot width at 5154 W Arrowhead Road. Seconded by Valerie Ouellette. Motion carried 5 to 0.

5C. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5 – Land Use Regulations by creating Section 590 – Hermantown Business Park.

Eric advised the commission that the City has been working with the property owner along Highway 53, Lavaque Bypass and Abrahamson Road on the creation of a 120-acre business park. To date, the City has engaged Braun Intertec to facilitate a concept master plan and environment scoping documents. The next stage for this is the creation of a Hermantown Business Park zoning district.

The Hermantown Business Park zoning district is intended as a transition between more industrial uses and business uses. This district is appropriate for manufacturing, warehousing, and similar

industrial uses because of access to thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.

The 120-acre land area is currently comprised of three different zoning districts: C, Commercial; C-1, Office/Light Industrial and C-1A, Office/Light Industrial/Adult Uses. In addition, there are the Airport Safety Zones 2 and 3 associated with this 120-acre area.

Once specific zoning code language is adopted, City staff will continue work with the property owners to determine the extent of the 120 acres that the new zone district will encompass.

Motion made by Beth Wentzlaff to table the Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5 – Land Use Regulations by creating Section 590 – Hermantown Business Park. Seconded by Buckley Simmons. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

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

23-155 - Resignation letter from Sam Clark.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

OPEN –

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – Absent

John Geissler – Provided follow up information on the Dale Siemsen correspondence

ADJOURN

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:01pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant