



PLANNING & ZONING COMMISSION

December 19, 2023 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Dante Tomassoni

Others Present: Eric Johnson, Community Development Director;

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

Motion made by Valerie Ouellette to approve the November 21, 2023 minutes as presented. Seconded by Buckley Simmons. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Jack Kolar for a Commercial Industrial Development Permit for the construction of a 18,565 square foot automotive sales and service facility with associated site and stormwater improvements. The property is located at 5014 Miller Trunk Highway and is located in a C, Commercial zoning district.

Eric Johnson, Community Development Director, presented that the Applicant, Jack Kolar of Kolar Hyundai, is proposing to construct a 18,565 square foot automotive sales and service facility with associated site improvements for Kolar Hyundai. The proposed project site is located at 5014 Miller Trunk Highway, which currently has an existing building on it. The existing building will be demolished and the site improved for the construction of the proposed facility.

The proposed development has 201 parking spaces which will be used for vehicle inventory, employee and customer parking. Stormwater basins are proposed along the west and south property boundaries with an underground stormchamber located in the eastern portion of the parking lot along Miller Trunk Highway.

The site has access from Miller Trunk Highway by way of an existing driveway entrance.

Motion made by Corey Kolquist to approve the application by Jack Kolar for a Commercial Industrial Development Permit for the construction of a 18,565 square foot automotive sales and service facility with associated site and stormwater improvements. The property is located at 5014 Miller Trunk Highway. Seconded by Buckley Simmons. Motion carried 5 to 0.

5B. An application by Vermillion Homes, Inc. for a rezoning of a 1.9-acre parcel located at 4560 Norway Pines Place and parcel 395-0133-00040 which consist of 6.0 acres. The parcels are currently zoned C, Commercial with a proposed rezoning to C-1, Office/Light Industrial.

Eric advised the commission, that the applicant, Vermillion Homes, is requesting a rezoning of Parcels of 395-0133-00020 and 395-0133-0040 from C, Commercial to C-1, Office/Light Industrial.

Vermillion Homes, who owns the property, has been marketing parcel 395-0133-00040 for a number of years. Parcel 395-0133-00020 is currently developed with an office use that is leased by the applicant to Benedictine Health System. The applicant is currently in negotiations with a landscape contracting company who is interested in parcel 395-0133-0040 in order to locate a landscape contracting business on the parcel. Contractor yards are not allowed in the C, Commercial zoning district but are in the C-1. The existing office building associated with parcel 395-0133-00020 is an allowed use in the C-1 zoning district.

Motion made by Corey Kolquist to approve the application by Vermillion Homes, Inc. for a rezoning of a 1.9-acre parcel located at 4560 Norway Pines Place and parcel 395-0133-00040 which consist of 6.0 acres. The parcels are currently zoned C, Commercial with a proposed rezoning to C-1, Office/Light Industrial. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

6. CONTINUING BUSINESS

6A. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5 – Land Use Regulations by creating Section 590 – Hermantown Business Park.

Eric updated 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.

Beth Wentzlaff commented that she would like to see the increase of the permitted restaurant size from 2,500 sq. ft to 4,000 sq. ft.

Motion made by Valerie Ouellette to approve the text amendments, with approved changes, by the City of Hermantown amending Chapter 5 – Land Use Regulations by creating Section 590 – Hermantown Business Park. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

7. NEW BUSINESS

City staff will discuss drafting a letter under mayor's signature for absent member.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – Accessory Dwelling Units – future conversation, possible work session in January.

Corey Kolquist – None

Valerie Ouellette – None

OPEN –

Beth Wentzlaff – None

Buckley Simmons – None

Dante Tomassoni – Absent

John Geissler – Discussed changes that will be coming for City including the City taking over the fire department and new staff hires.

ADJOURN

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 7:45 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant