



## PLANNING & ZONING COMMISSION

January 17, 2024 Meeting Summary

7:00 PM

### 1. ROLL CALL

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

Members Absent: Buckley Simmons; and Dante Tomassoni

Others Present: Eric Johnson, Community Development Director

### 2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the January 17, 2024 agenda as presented. Seconded by Beth Wentzlaff. Motion carried.

### 3. APPROVAL OF MINUTES

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

### 4. PUBLIC DISCUSSION

None

### 5. PUBLIC HEARING

5A. An application by Arola Architects for a Commercial Industrial Development Permit for the construction of a 3,139 square foot dental clinic and associated site improvements. The property is located at 48xx W Arrowhead Road and is located in a C, Commercial zoning district.

Eric Johnson, Community Development Director, presented the application of applicant, Arola Architecture Studio, who is working with the owners of M Dental to develop the property in order to construct a 3,139 square foot dental office with 23 parking spaces. The project involves the construction of the building along with a shared driveway onto W Arrowhead Road; a paved bituminous parking lot with 23 spaces with room for future expansion of an additional 14 spaces; new landscaping; and stormwater facilities. In addition, a 1,500 square foot building expansion may be constructed at a future date.

A CIDP for this property was previously approved in 2022. CIDP approvals are valid for 1 year with the approved project needing to commence within that time period. The previous approval of a 2,750 square foot building was not acted upon with the 1 year period. In addition, the property owner is now proposing a larger building along with architecture that differs from the previous approval.

Motion made by Corey Kolquist to approve the application by Arola Architects for a Commercial Industrial Development Permit for the construction of a 3,139 square foot dental clinic and associated site improvements. Seconded by Valerie Ouellette. Motion carried 4 to 0.

**6. CONTINUING BUSINESS**

6A. Update from HKGI on Hermantown Comprehensive Plan

Eric Johnson, Community Development Directed introduced Jeff Miller, from HKGI, to present the Hermantown Comprehensive Plan Update to the board members.

**7. NEW BUSINESS**

7A. Discussion on Accessory Dwelling Units (ADU)

Eric discussed with the commission that city staff has gathered information from neighboring cities (different size communities as well), and they all allow ADU in some sort of fashion.

Eric pointed to some common threads with the ADU. Sizes vary from 350 sq. ft to 800 sq. ft., and utilities would be required.

**8. COMMUNICATIONS**

**9. COMMISSION MEMBER REPORTS**

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

OPEN –

Beth Wentzlaff – None

Buckley Simmons – Absent

Dante Tomassoni – Absent

John Geissler – None

**ADJOURN**

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:31 pm.

Officiated by:

Transcribed by:

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Joe Peterson, Chairman

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Mary Melde, Administrative Assistant