



PLANNING & ZONING COMMISSION

April 16, 2024 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Valerie Ouellette; and Matthew Fournier

Members Absent: Beth Wentzlaff and Councilor John Geissler

Others Present: Eric Johnson, Community Development Director; Douglas Lane, 5340 Sunnyview Rd.; John Stauber, 4234 Lavaque Rd.; Todd Mell, 4460 Midway Rd.; Jamie Foreman, 4945 Trails End Dr.; and Duane Lahti, 4302 Fayre Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the April 16, 2024 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the March 19, 2024 minutes as presented. Seconded by Corey Kolquist. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by the City of Hermantown. for a rezoning of a 65-acre parcel located at 4860 Maple Grove Road associated with parcels 395-0010-06630 and 395-0010-06740. The parcels are currently zoned P, Public with a proposed rezoning to HM, Hermantown Marketplace.

Eric Johnson, Community Development Director presented that City staff is requesting from the Planning Commission approval of the proposed change to the Hermantown Zoning Map by rezoning the 65 acres associated with Stebner Park from P, Public to HM, Hermantown Marketplace. The property is located at 4860 Maple Grove Road.

The City was approached by Excel North Physical Therapy and Performance (Excel), who currently has an existing business in the Hermantown Marketplace. Excel expressed the desire to construct a 100,000 square foot sports dome along with a physical therapy clinic and inquired about City owned land in order to utilize for the project. City staff discussed the potential of using a portion of land within Stebner Park for the sports dome and then facilitated a meeting between Excel and Hermantown Youth Soccer Association (HYSA). HYSA is the primary user group of Stebner Park, so staff wanted to ensure that the field needs of HYSA would continue to be met should a dome be constructed on one of the existing soccer fields.

HYSA and Excel have since entered into an agreement for use of the dome which will provide the opportunity for year-round field availability for HYSA on both the existing outdoor soccer fields and indoor turf within the dome. Excel will also utilize the dome for their physical therapy and performance business as well as rent the dome for year-round sports activities, events and recreational activities.

Matthew Fournier asked if HYSA (Hermantown Youth Soccer Association) has been involved and support this action.

According to Eric, yes, HYSA has been involved and support this action.

John Stauber, 4234 Lavaque Rd., stated that the Commission should consider just rezoning a portion of it for that project.

Jill Levin, from Lovett Texas, asked would there be any obstruction to Peyton Acres.

Eric stated it is undetermined at this time.

Motion made by Valerie Ouellette to approve the application by the City of Hermantown. for a rezoning of a 65-acre parcel located at 4860 Maple Grove Road associated with parcels 395-0010-06630 and 395-0010-06740. The parcels are currently zoned P, Public with a proposed rezoning to HM, Hermantown Marketplace. Seconded by Joe Peterson. Motion carried 4 to 0.

5B. An application by the City of Hermantown for a Preliminary and Final Plat for the creation of an 8.1-acre lot, 2 outlots and associated right of way located at 4860 Maple Grove Road associated with parcels 395-0010-06630 and 395-0010-06740. The parcels are currently zoned P, Public.

As noted in item 5A, Eric brought forth a request for approval of a Preliminary and Final Plat for subdivision of a 65-acre parcel (Stebner Park) into 2 outlots, a public right of way and an 8.03-acre lot.

City staff recommends approval of the Preliminary and Final Plat based on the following findings:

1. The proposed final plat meets the intent of the HM, Hermantown Marketplace Zoning District and the overall goals and policies of the Zoning Ordinance.
2. The proposed final plat meets the Comprehensive Plan criteria for development.
3. The proposed lot will be served by public water and sewer which will be constructed by the City prior to any development on the proposed lot.

Motion made by Matthew Fournier to approve the application by the City of Hermantown for a Preliminary and Final Plat for the creation of an 8.1-acre lot, 2 outlots and associated right of way located at 4860 Maple Grove Road associated with parcels 395-0010-06630 and 395-0010-06740. The parcels are currently zoned P, Public. Seconded by Corey Kolquist. Motion carried 4 to 0.

5C. An application by Jamie Foreman and Duane Lahti for a Commercial Industrial Development Permit for the construction of a 75-foot-tall, 125,000 square foot sports dome, 10,000

square foot clinic with associated site and stormwater improvements. The property is located at 4860 Maple Grove Road and is located in a P, Public zoning district.

Eric introduced the application for a Commercial Industrial Development Permit (CIDP) in order to develop a newly created 8.03-acre lot located at 4860 Maple Grove Road. The applicant is proposing to construct a 100,000 square foot sports dome and 11,993 square foot clinic and support building along with subsequent site improvements.

Eric also noted that the proposed dome is 75 feet in height. The HM, Hermantown Marketplace zoning district allows for a 45-foot height structure with the ability to increase to 75 feet with a Special Use Permit. The Special Use Permit will require a separate public hearing at the Planning and Zoning Commission and review and approval by the City Council.

The proposed project consists of three elements, a 100,000 square foot dome; a 4,691 square foot support building consisting of locker rooms, offices and restrooms; and a future 7,302 square foot physical therapy and performance clinic. The proposed dome is 75 feet in height with the clinic/support building being approximately 22 feet in height. The sports dome is an inflated structure which will be utilized year-round. The clinic/support building is to be constructed of a wood framed building with a combination of EIFS, masonry wainscoting and composite wood siding. The support building and future clinic will have separate entrances but will have a shared interior doorway at a future date.

Motion made by Corey Kolquist to approve the application Jamie Foreman and Duane Lahti for a Commercial Industrial Development Permit for the construction of a 75-foot-tall, 125,000 square foot sports dome, 10,000 square foot clinic with associated site and stormwater improvements. Seconded by Valerie Ouellette. Motion carried 4 to 0.

5D. An application by Jamie Foreman and Duane Lahti for a Special Use Permit for the construction of a 75-foot-tall, 125,000 square foot sports dome, 10,000 square foot clinic with associated site and stormwater improvements. The property is located at 4860 Maple Grove Road and is located in a P, Public zoning district.

Eric is seeking approval from the Commission of a Special Use Permit with conditions in order to develop a newly created 8.03-acre lot located at 4860 Maple Grove Road. The applicants are proposing to construct a 100,000 square foot sports dome and 11,993 square foot clinic and support building along with subsequent site improvements. The Special Use Permit is for increasing the height of the proposed dome structure from 45 feet to 75 feet. The HM, Hermantown Marketplace allows for this increase with a submission of a Special Use Permit.

Jamie Foreman, 4945 Trails End Dr., and Duane Lahti, 4302 Fayre Rd., the applicants, stated that they have been working with the dome provider for the past two years and that 75 feet is the standard dome height they like to use.

Valerie Ouellette is curious as to what is going to happen in that dome.

Jamie Foreman stated that the primary use will be for field sports, soccer, baseball, softball, there will be batting cages, and pickleball. Ultimate uses will be determined when they have a capacity allowed within the dome.

Valerie asked about the fee structure associated with the dome.

Jamie stated that you can rent to entire field for a fee, there will be a fee to play pickleball, and there will be a fee associated with the use of the batting cages. Fees will be charged by the hour. Construction would start spring of 2025, and finish September, 2025.

Motion made by Corey Kolquist to approve the application by Jamie Foreman and Duane Lahti for a Special Use Permit for the construction of a 75-foot-tall, 125,000 square foot sports dome, 10,000 square foot clinic with associated site and stormwater improvements. The property is located at 4860 Maple Grove Road and is located in a P, Public zoning district. Seconded by Matthew Fournier. Motion carried 4 to 0.

5E. An application by the City of Hermantown for a Special Use Permit for grading and filling within a shoreland area. The project is located at 4118 Ugstad Road and is located within a Natural Environment Shoreland Area.

Eric advised the Commission that as part of the Community Recreation Initiative, the City is utilizing sales tax funds for the reconstruction of Fichtner Park. Work on the existing park, south of Rocky Run will commence in the spring of 2024 with work running through the summer.

A second City project is the reconstruction of Hermantown Road. The City is proposing to place excess soil material from the excavation of the existing road bed onto the former football field located north of Rocky Run Creek. The purpose of this grading and filling activity is to prepare the land for future park development at as of yet undetermined date.

Matthew asked why the two projects were not presented as two separate applications.

Eric stated that both are associated with the Ugstad Road address.

Matthew asked if there are any wetlands on the site, and if the fill material coming in will be tested for contamination.

Eric stated that yes, there are a couple remnant wetlands on the extreme left side, and those have been delineated.

Eric noted the fill testing would be handled by Braun Intertec and another company.

Steven Grazier, 4143 Ugstad Road asked about the extent of the work associated with the project.

Motion made by Matthew Fournier to approve the application by the City of Hermantown for a Special Use Permit for grading and filling within a shoreland area. The project is located at 4118 Ugstad Road and is located within a Natural Environment Shoreland Area. Seconded by Corey Kolquist. Motion carried 4 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Logged correspondence 24-32 and 24-34

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

OPEN –

Beth Wentzlaff – Absent

OPEN –

Matthew Fournier – None

John Geissler – Absent

ADJOURN

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 8:05 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant