



PLANNING & ZONING COMMISSION

May 21, 2024 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Valerie Ouellette; John Stauber; Matthew Fournier; and Councilor John Geissler

Members Absent: Beth Wentzlaff

Others Present: Eric Johnson, Community Development Director; Jack Dougherty, 3205 Wellington St., Duluth; and Barbara Harris, 4017 Stebner Rd.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the May 21, 2024 agenda as presented. Seconded by Valerie Ouellette. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Valerie Ouellette to approve the April 16, 2024 minutes as presented. Seconded by Matthew Fournier. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by 3W Properties, Inc. for a Special Use Permit for the construction of a two-family home located at 405x Misty Morning Drive. The property is located in an R-3 zoning district.

Applicant, 3W Properties, Inc., is acting on the behalf of the property owner at 4058 Misty Morning Drive. This existing 2.1-acre parcel will be administratively split to form a 0.96-acre parcel with the existing home and a 1.14 -acre parcel for the two-family home.

Motion made by Matthew Fournier to approve the application by 3W Properties, Inc. for a Special Use Permit for the construction of a two-family home located at 405x Misty Morning Drive. The property is located in an R-3 zoning district Seconded by Corey Kolquist. Motion carried 5 to 0.

5B. An application by the ~~City of Hermantown~~ applicant, PPT LLC, for a Commercial Industrial Development Permit for the construction of a 10,130 square foot retail building with associated site and stormwater improvements. The property is located at 4716 Lindgren Road and is located in a HM, Hermantown Marketplace zoning district.

The applicant, PPT, LLC, is seeking a Commercial Industrial Development Permit (CIDP) in order to construct a 10,130 square foot retail building along with subsequent site improvements.

The proposed project has 43 parking spaces and has access from Richard Avenue and Lindgren Road. The project proposes underground stormwater treatment and detention. The building is comprised of 6,666 square feet of retail space, 2,800 square feet of storage/warehouse space and 665 square feet of office/support related space.

Motion made by Valerie Ouellette to approve the application by the ~~City of Hermantown~~ applicant, PPT LLC, for a Commercial Industrial Development Permit for the construction of a 10,130 square foot retail building with associated site and stormwater improvements. The property is located at 4716 Lindgren Road and is located in a HM, Hermantown Marketplace zoning district. Seconded by John Stauber. Motion carried 4 to 0. Joe Peterson abstained.

5C. An application for a Final Planned Unit Development (PUD) by Jay Zierden/BMAX for a 10 building/20 total unit townhome development on 10 acres. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district.

Applicant (Jay Zierden/BMAX, Inc.) is requesting approval of a Final Planned Unit Development (PUD) for construction of a 10 twinhome (20 units total) on a 10-acre parcel located at 399x Stebner Road. The property is located in an R-3 zoning district.

The Preliminary PUD was approved by the City Council at the March 18, 2024 meeting. The developer has submitted updated plans which have shortened the road length and cul-de-sac location in order to minimize wetland impacts and relocated the pickleball courts. The Applicant has kept the 7' minimum side yard setback but has staggered the units in order to provide a visual variety along the road frontage.

In addition, there has been discussions with the applicant as well as the adjoining property owner of Peyton Acres to build a connecting road between the two projects which would eventually connect to Stebner Park. This road connection will provide vehicular and pedestrian access at multiple locations as well as provide access to Stebner Park. If this occurs, the pickleball courts will be relocated to either another location on this property or potentially to another location in a City park.

Barbara Harris, 4017 Stebner Rd., stated that she didn't understand why the Commission had the need to decrease the variance/space and the need of this density of housing in this small area.

Eric explained that there is no variance, and that the Planned Unit Development (PUD) which allows for the setting of setbacks and lot sizes, which is available in any zoning district within the City.

Motion made by Valerie Ouellette to approve the application for a Final Planned Unit Development (PUD) by Jay Zierden/BMAX for a 10 building/20 total unit townhome development on 10 acres. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district. Seconded by Corey Kolquist. Motion carried 4 to 0. John Stauber abstained.

5D. An application by the City of Hermantown for a Commercial Industrial Development Permit for the construction of a new indoor sheet of ice/arena expansion with associated site and stormwater improvements. The property is located at 4307 Ugstad Road and is located in a P, Public zoning district.

The Applicant, City of Hermantown, seeks approval of a Commercial Industrial Development Permit (CIDP) in order to construct a 45,000 square foot arena expansion along with subsequent site improvements.

As part of the Hermantown Community Recreation Initiative, an addition to the Hermantown Arena was approved by the City residents. The preferred location of this addition is on the west side of the existing building where there are currently two outdoor skating rinks.

The City, Hermantown School District and Hermantown Area Hockey Association (HAHA) have been working for the past year plus on plans for the second sheet of ice, parking lot expansion and the relocation of outdoor rinks. This process looked at available funds, potential wetland impacts and needs of the facility users.

The proposed project consists of a 45,000 square foot arena space to house the new sheet of ice along with supporting locker rooms, and public gathering space. The proposed expansion will connect to the existing rink via a pedestrian gathering space/lobby on the south side of the building.

The proposed work includes a 42 space expansion to the existing parking lot, a pedestrian trail to the parking lots associated with the school, a connection to the school property to the west which currently is used for the school bus barn and an underground stormwater treatment and storage system

Motion made by Corey Kolquist to approve the application by the City of Hermantown for a Commercial Industrial Development Permit for the construction of a new indoor sheet of ice/arena expansion with associated site and stormwater improvements. The property is located at 4307 Ugstad Road and is located in a P, Public zoning district. Seconded by Matthew Fournier. Motion carried 5 to 0.

5E. An application for a Special Use Permit by the City of Hermantown for grading and filling in a Recreational Shoreland Area for the purpose of constructing a new indoor sheet of ice/arena expansion with associated site and stormwater improvements. The property is located at 4307 Ugstad Road and is located in a P, Public zoning district.

The Applicant, City of Hermantown, desires to build a second sheet of ice and a parking lot expansion at 4307 Ugstad Road. The project site is within a Recreational Environment Shoreland Area and although no direct work is planned within the shoreland area, there is the possibility of storage of materials and equipment within this area.

The City, Hermantown School District and Hermantown Area Hockey Association (HAHA) have been working for the past year plus on plans for the second sheet of ice, parking lot expansion and the relocation of outdoor rinks. This process looked at available funds, potential wetland impacts and needs of the facility users. The proposed work falls partially within a Recreational Shoreland Area associated with an unmapped tributary of the Rocky Run Creek, located on the east side of Ugstad Road.

A Special Use Permit (SUP) was approved for the relocation of the outdoor skating rinks with the current proposed SUP being for the arena and parking lot expansion.

Motion made by Valerie Ouellette to approve the application for a Special Use Permit by the City of Hermantown for grading and filling in a Recreational Shoreland Area for the purpose of constructing a new indoor sheet of ice/arena expansion with associated site and stormwater

improvements. The property is located at 4307 Ugstad Road and is located in a P, Public zoning district. Seconded by James Stauber. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – None

OPEN –

Beth Wentzlaff – Absent

Matthew Fournier – None

John Stauber – None

John Geissler – Welcomed John Stauber to Planning and Zoning and spoke about openings on City Council.

ADJOURN

Motion made by Valerie Ouellette to adjourn the meeting. Seconded by Matthew Fournier. Meeting adjourned at 7:53 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant