



PLANNING & ZONING COMMISSION

Agenda
October 15, 2024
7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - 3A. August 20, 2024 regular meeting.
- 4. PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
- 5. PUBLIC HEARINGS**
 - 5A. An application by JLG Enterprises for a Preliminary and Final Plat for a 8 lot and 1 outlot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district.
 - 5B. An application by the City of Hermantown for a rezoning of 4 parcels totaling 46-acres located at and adjacent to 5315 Miller Trunk Highway and including parcels 395-0010-00820, 395-0010-00822, 395-0010-00853 and 395-0010-00854. The parcels are currently zoned C, Commercial with a proposed rezoning to HBP, Hermantown Business Park.
 - 5C. An application by Kevin Ruhnke for a Commercial Industrial Development Permit for the construction of a 6,000 square foot contractor’s shop/truck repair business with associated site and stormwater improvements. The property is located at 434x Sundby Road and is located in a BLM, Business and Light Manufacturing zoning district.
- 6. CONTINUING BUSINESS**
- 7. NEW BUSINESS**
- 8. COMMUNICATIONS**

9. COMMISSION MEMBER REPORTS

Joe Peterson
Corey Kolquist
Valerie Ouellette
Beth Wentzlaff
Kevin Hagen
Matthew Fournier
John Stauber
John Geissler

ADJOURN



PLANNING & ZONING COMMISSION

August 20, 2024 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Corey Kolquist; Valerie Ouellette; Beth Wentzlaff; Matthew Fournier; John Stauber; and John Geissler

Members Absent: Joe Peterson and Kevin Hagen

Others Present: Eric Johnson, Community Development Director; Tim & Jan Kusnierek, 5021 Thompson Rd.; Tom Carlson, 5013 Thompson Rd.; Dale & Mary Siemsen, 4993 Thompson Rd.; Glen Pratt, 5075 Willoughby Ln.; Tyler Miller, 5113 Sheridan Rd.; Daryl Richtor, 3599 Secora Rd.; and Mary Murphy, 5180 W Arrowhead Rd.

2. APPROVAL OF AGENDA

Motion made by Valerie Ouellette to approve the August 20, 2024 agenda as presented. Seconded by John Stauber. Motion carried.

3. APPROVAL OF MINUTES

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

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Robb Stauber for a Subdivision to create a 164-foot-wide parcel of 0.99 acres and a 2.05-acre lot accessed by way of a flag lot of 33-foot width at 5019 Thompson Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director presented to the members that the property owner, Robb Stauber, owns a 3.04 acre property at 5019 Thompson Road, and had a lot dimension of 201' x 660'. There is an existing home and two outbuildings located on the eastern side of the property.

The property owner proposes to create a new flag lot along the western border of the existing property. The property owner is proposing a 33 foot 'pole/driveway' connection to Thompson Road for a distance of 225 feet with the 'flag' portion of the lot being approximately 201' x 385'.

The property owner intends to keep the existing home and outbuildings as is and either market the new lot or build on the proposed parcel at a future date. Any new home application will require coordination with the City Utility Clerk for utility hook ups and Public Works regarding driveway locations.

The following residents spoke about their concerns regarding this project. The main issues were, driveway placement, building coverage, issues/concerns with flag lots, public hearing notifications, and utilities associated with the project.

Tim Kusnierek, 5021 Thompson Rd.
Tom Carlson, 5013 Thompson Rd.
Dale Siemsen, 4993 Thompson Road
Mary Siemsen, 4993 Thompson Road
Jan Kusnierek, 5021 Thompson Rd.

Motion made by Valerie Ouellette to approve the application by Robb Stauber for a Subdivision to create a 164-foot-wide parcel of 0.99 acres and a 2.05-acre lot accessed by way of a flag lot of 33-foot width at 5019 Thompson Road. Seconded by Matthew Fournier. Motion carried 4 to 0. John Stauber abstained.

5B. An application for a Special Use Permit by Glen Pratt for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing an 1,800 square foot accessory structure. The property is located at 5075 Willoughby Lane and is located in a R-3, Residential zoning district.

Eric introduced that applicant, Glen Pratt, owns property with an existing home and detached accessory structure at 5075 Willoughby Lane, and he is looking to construct an additional 1,800 square accessory structure and related driveway in order to store personal items. The proposed structure and driveway are within a Natural Environment Shoreland Area associated with Mogie Lake and is expected to impact and will require filling and grading within approximately 2,500 square feet of shoreland area disturbance.

Motion made by Beth Wentzlaff to approve the application for a Special Use Permit by Glen Pratt for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing an 1,800 square foot accessory structure. Seconded by John Stauber. Motion carried 5 to 0.

5C. An application for a Special Use Permit by Glen Pratt for the purpose of constructing an 1,800 square foot accessory structure. The property is located at 5075 Willoughby Lane and is located in a R-3, Residential zoning district.

Eric presented that the applicant, Glen Pratt, desires to build an 1,800 square foot accessory structure on a property at 5075 Willoughby Lane. Construction of an accessory structure over 1,200 square feet in size is permitted with a Special Use Permit per Section 515.03.1 of the Zoning Ordinance. The applicant is requesting approval for construction of an 1,800 square foot accessory structure.

Correction was noted that the accessory building with dimensions of 40 feet by 48 feet in size would equal 1,920 square feet, not 1,800 square feet.

Motion made by Matthew Fournier to approve the application for a Special Use Permit by Glen Pratt for the purpose of constructing a 1,920 square foot accessory structure. Seconded by John Stauber. Motion carried 5 to 0.

5D. An application for a Variance by Glen Pratt for the purpose of constructing an 1,800 square foot accessory structure. The variance request is for a 25' reduction in the front yard setback

associated with the construction of the accessory structure. The property is located at 5075 Willoughby Lane and is located in a R-3, Residential zoning district.

Eric stated that the applicant, Glen Pratt, desires to build an 1,800 square foot accessory structure (corrected in Item 5C to 1,920 square feet) on a property at 5075 Willoughby Lane. Willoughby Lane is a private road maintained by an association, with the applicant owning the land associated with the western 530 feet of Willoughby Lane.

The construction of the accessory structure requires two variances: 1) 30' variance reduction from Willoughby Lane and 20 increase in height of side wall from 14 feet to 16 feet.

Motion made by Valerie Ouellette to approve the application for a Variance by Glen Pratt for the purpose of constructing an 1,800 square foot accessory structure (corrected in Item 5C to 1,920 square feet). The variance request is for a 25' reduction in the front yard setback associated with the construction of the accessory structure. The property is located at 5075 Willoughby Lane. Seconded by John Stauber. Motion carried 5 to 0.

5E. An application for a Special Use Permit by Tyler Miller for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a single-family home and associated site improvements. The property is located at 5113 Sheridan Road and is located in a R-3, Residential zoning district.

Eric advised the members that the applicant, Tyler Miller, owns a vacant property at 5113 Sheridan Road and is looking to construct an 1,590 square foot home and related driveway. The proposed work is within the Natural Environment Shoreland Area associated with Mogie Lake and is expected to impact approximately 7,500 square feet of shoreland area.

Motion made by Valerie Ouellette to approve the application for a Special Use Permit by Tyler Miller for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a single-family home and associated site improvements. The property is located at 5113 Sheridan Road. Seconded by Matthew Fournier. Motion carried 5 to 0.

6. CONTINUING BUSINESS

Eric updated the members that the consultant for the comprehensive plan, HGKI will address the City Council at the September 3, 2024 pre agenda meeting, beginning at 4:30 pm.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None

9. COMMISSION MEMBER REPORTS

Joe Peterson – Absent

Corey Kolquist – None

Valerie Ouellette – None

Beth Wentzlaff – None

Kevin Hagen – Absent

Matthew Fournier – None

John Stauber – None

John Geissler – Updated the members on Fichtner Park and Arena.

ADJOURN

Motion made by Matthew Fournier to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:15 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant



5A. 3956 Stebner Road - Peyton Acres Final Plat Phase 3

Applicant: JLG Enterprises of Hermantown, LLP
Case No.: 2020-08-SUB-P
Staff Contact: Eric Johnson, Community Development Director
Request: Approval of a Preliminary and Final Plat Phase 3

DESCRIPTION OF REQUEST:

Applicant is requesting approval of a Preliminary and Final Plat for construction of an 8 lot, 1 outlot residential development at 3956 Stebner Road. The property has a zoning of R-3, Residential.

SITE INFORMATION:

Parcel Size: +/-21 acres
Legal Access: 3956 Stebner Road
Wetlands: Yes, delineation approved in 2019; Impacts approved in 2020 and 2024
Existing Zoning: R-3, Residential (1/2 acre minimum)
Airport Overlay: None
Shoreland Overlay: None
Comprehensive Plan: Suburban

Development Details

JLG Enterprises (Applicant) is proposing to construct the fifth phase of the Peyton Acres development. Since 2020, JLG has constructed 37 lots, 3 ponds and approximately 3,730 linear feet of road and utilities over 4 previous phases.

The Applicant is now bringing forward the preliminary and final plat for Phase 4 of the project consisting of 8 lots and one outlot. Outlot A contains the remaining +/-12 acres of the applicant's property.

This proposed phase is in keeping with the Peyton Acres Master Plan that would originally envisioned in 2020.

Zoning Analysis

The entirety of the Peyton Acres development is zoned R-3, Residential.

Should the Applicant wish to construct another housing product, other than single family housing, within the development, they would be required to pursue a Planned Unit Development for the work.

Lot Size

The proposed preliminary and final plat meets the R-3, Residential dimensional standards for single-family homes connected to City water and sanitary sewer of ½ acre in area with 100 feet wide frontage at lot line and at the 50’ building setback line of lots on cul-de-sacs.

Setbacks

The proposed site plan shows the building setbacks associated with the R-3, Residential dimensional standards for single-family homes.

Utilities

The project will connect to City water lines located within the right-of-way of Peyton Drive. New sewer and water lines will be via City mains constructed to City standards. The Applicant will provide engineered plans to the City Engineer for utility connections prior to beginning such work on this phase. Preliminary engineering plans are in the process of being developed by the Applicants engineer.

Stormwater

The applicant is proposing to treat stormwater in a separate retention treatment pond previously constructed as part of Phase 2. Final location, sizing, and design of permanent stormwater control will be subject to approval of final stormwater plans and MS4 Letter of Compliance by the City Engineer.

Roadway

The applicant will construct a +/-575’, 28’ wide curb face to curb face bituminous roadway with curb and gutter with a sidewalk on one side with a cul-de-sac in accordance with the City of Hermantown Urban Section design standards and City design speed standards as approved by the City Engineer. This new road will connect to Peyton Drive.

Wetlands

There are no new wetland impacts associated with the construction of the road nor installation of the utilities. The applicant has purchased wetland credits associated with the previous wetland impacts for the previous phases.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid according to the Hermantown Fee Schedule. Those fees currently are:

Development Type	Recommended
Single Family, Two Family, Three Family Residential Parcel/CIC Unit	\$1,100/lot
Per bedroom fee	\$150

Summary:

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

1. The proposed plat meets the intent of the R-3, Residential Zoning District and the overall goals and policies of the Zoning Ordinance.
2. The proposed plat meets the Comprehensive Plan criteria for residential development.
3. The lots will be served by public water and sewer which will be constructed by the applicant. The new water and sewer main will be constructed by the applicant, reviewed and approved by the City Engineer then turned over to the City.
4. The development agreement shall prescribe either a:
 - a. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the road and infrastructure improvements to be made at the time of approval of the Final Plat, or
 - b. Installation of road and infrastructure facilities prior to obtaining the Final Plat for the development.
 - c. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the stormwater facilities to be made at the time of approval of the Final Plat.
5. Prior to starting any site work, the Applicant shall hold a preconstruction meeting with the appropriate development, construction, and City representatives.
6. Prior to issuance of a building permit:
 - a. All necessary permits shall be obtained.
7. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
8. Prior to issuance of a building permit, all necessary permits shall be obtained, including, without limitation, any stormwater permits required by the Minnesota Pollution Control Agency.
9. The Applicant shall comply with the following conditions during construction:
 - a. Development activity shall comply with all City noise ordinances. There shall be no construction activity between the hours of 10 p.m. and 7 a.m.
 - b. Loud equipment shall be kept as far as possible from adjacent residences.
 - c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
 - d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
 - e. The City shall be contacted a minimum of 72 hours prior to any work in a public street or right-of-way. Work in a public street shall take place only upon the determination by the Public Works Director that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
 - f. No burning or burying of trees, stumps or brush is allowed on site.

g. The Zoning Administrator may impose additional conditions if it becomes necessary in order to mitigate the impact of construction on surrounding properties.

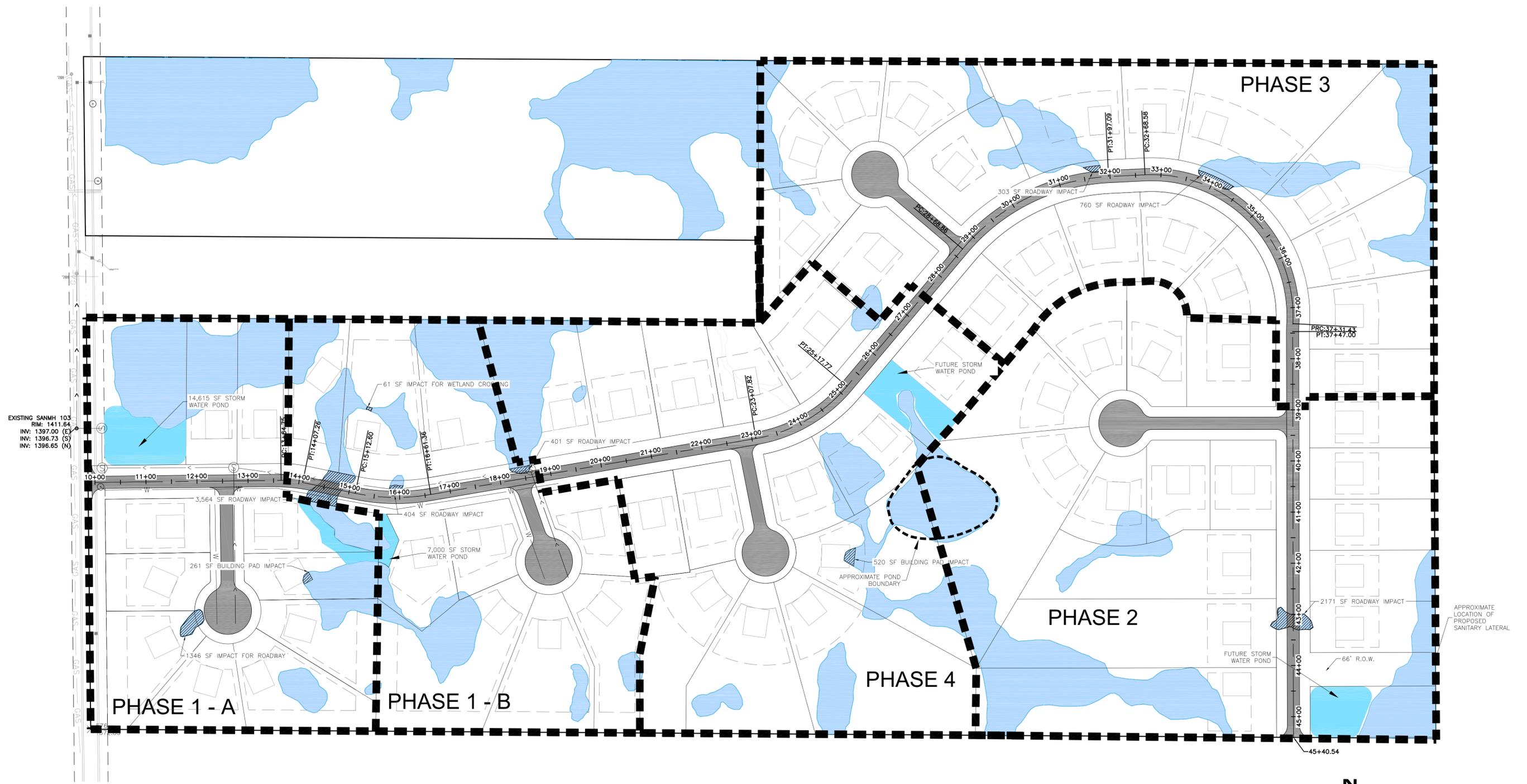
10. Prior to the issuance of any temporary or permanent occupancy permit the following shall be completed:
 - a. All exterior building improvements shall be completed.
 - b. All disturbed areas on the site shall be seeded or sodded.
11. The Applicant shall pay a park dedication fee of \$8,800.00 (\$1,100/lot for 8 lots). This fee will be paid at the time of plat approval. The applicant/builder will be responsible for the \$150/bedroom park dedication at the time of building permit.
12. The Applicant shall sign a consent form assenting to all conditions of this approval.
13. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Location Map
- Preliminary Plat
- Overall Project Master Plan

Location Map





SITE LEGEND:

-  PROPOSED BITUMINOUS
-  PROPOSED STORMWATER MANAGEMENT
-  PROPOSED HOUSE - 45' X 55'
-  EXISTING WETLANDS
-  WETLAND IMPACT
-  SETBACKS

SITE SUMMARY:

- APPROXIMATELY 66 BUILDABLE LOTS (HALF ACRE LOT MINIMUM)
- 10 LOTS IN PHASE 1A
- 9,791 SF ESTIMATED WETLAND IMPACT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
NOT FOR CONSTRUCTION
 NAME: _____
 SIGNATURE: _____
 DATE: 10/25/2019

REV.	DESCRIPTION

DATE	REV.	DESCRIPTION

PEYTON ACRES	HERMANTOWN, MN
PRELIMINARY LAYOUT ALL PHASES SKETCH	

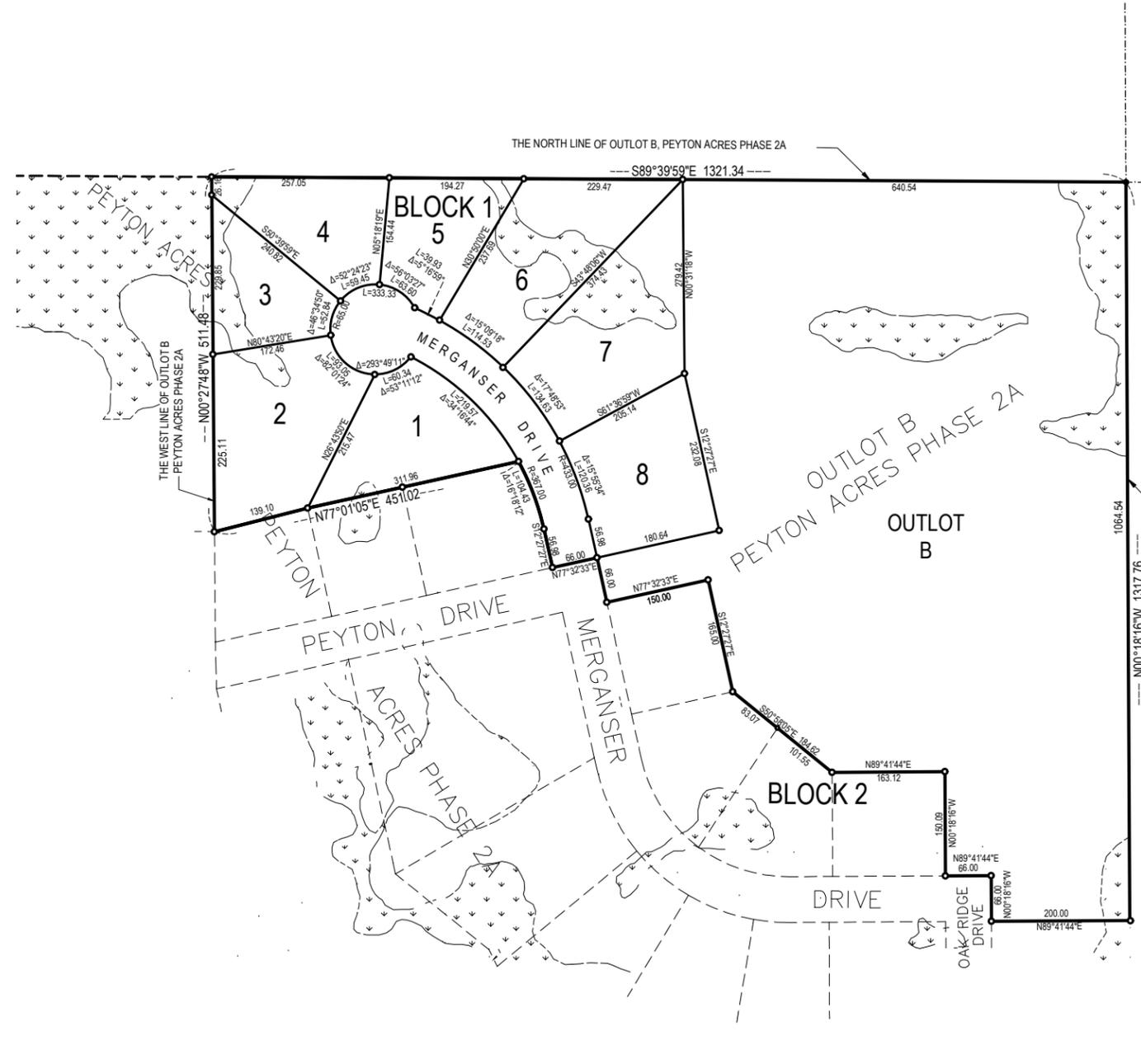
JOB No: 191104
 DATE: 02.20.2020
 DRAWN BY: BPK
 DESIGNED BY:

SHEET:
SK-2

OFFICIAL PLAT

PEYTON ACRES PHASE 3

LOCATED IN OUTLOT B, PEYTON ACRES PHASE 2A
SECTION 24, TOWNSHIP 50 NORTH, RANGE 15 WEST,
ST. LOUIS COUNTY, MINNESOTA



NOTE:
Bearings, Distances, and Coordinates are based on the SLCTM96 Coordinate System. Assigned SLCTM96 NAD83 NSRS 2007 bearing for the West line of the SW 1/4 is N00°37'20"W.

- LEGEND**
- PLAT BOUNDARY
 - BLOCK BOUNDARY
 - LOT BOUNDARY
 - EXISTING PLAT LINE
 - PLSS LINE
 - WET LAND
 - FOUND REBAR W/ CAP NO. 7437A
 - SET 1/2 INCH REBAR W/ CAP NO. 7437A
 - (MEAS) MEASURED DIMENSION
 - (PLAT) PLAT DIMENSION
 - FOUND SECTION CORNER



5B. Hawkline Business Park – Zoning Map Amendment

Applicant: City of Hermantown

Case No.: 2024-07 ZM

Staff Contact: Eric Johnson, Community Development Director

Request: Rezone Parcels 395-0010-00820, 395-0010-00822, 395-0010-00853 and 395-0010-00854. from C, Commercial to HBP, Hermantown Business Park

RECOMMENDED ACTION:

Staff recommends that the Planning and Zoning Commission hold a public hearing regarding the zoning of parcels 395-0010-00820, 395-0010-00822, 395-0010-00853 and 395-0010-00854. from C, Commercial to HBP, Hermantown Business Park.

SITE DATA

Address: 5315 Miller Trunk Highway (Parcels 395-0010-00820, 395-0010-00822, 395-0010-00853 and 395-0010-00854)

Comprehensive Plan: Concept Area 3: Develop New Compatible Commercial with Adequate Public Utilities and Facilities, Develop Frontage/Backage Road System, Preserve Wetlands and Natural Features

Zoning: C, Commercial

Lot Size: 46+/- acres total

Wetlands: Yes, per the National Wetland Inventory

Shoreland Overlay: No

Airport Zoning: Yes

DESCRIPTION OF REQUEST:

The City is initiating a zoning change to the four subject parcels associated with the Bill and Irv’s ownership of land in the northwest quadrant of Miller Trunk Highway 53 and Lavaque Bypass. The rezoning does not affect the existing ATK min-storage business along Lavaque Bypass which will continue with its C1-A zoning designation.

BACKGROUND:

The City has been working with the property owners along Highway 53, Lavaque Bypass and Abrahamson Road on the creation of a 120 acre business park. In late 2023, the City created a new Hermantown Business Park to reflect the planning efforts in this area. Since this time, City staff has

discussed the extent of the rezoning with the property owners with the owners of the four parcels associated with the Bill and Irv’s property being the sole interested party for the rezoning.

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.

Infrastructure

The subject parcels have limited availability to City infrastructure (interior roads, sanitary sewer, water, storm sewer). The City has submitted a grant application to the State of Minnesota for a two million dollar grant to aid in the constructure of these City services. In addition, the City has entered into an agreement with the subject parcel owners on an assessment agreement associated with future development.

Wetlands

The National Wetland Inventory shows a wetland along the existing ATK mini-storage facility on the eastern part of the property. A wetland delineation is currently underway to determine the extent of wetlands on the subject parcels.

Zoning

Applicant is requesting a rezoning from C, Commercial to HBP, Hermaton Business Park..

Dimensional standards would change as follows:

Dimensional Standards	C	HBP
Height	65 feet	60 feet
Setbacks		
<i>Front</i>	35 feet	20 feet
<i>Side (abutting street)</i>	35 feet	20 feet
<i>Side</i>	10 feet	20 feet
<i>Rear</i>	405 feet	20 feet
Minimum lot area	None	1 acre – within Airport Safety Zone 3 2.5 acres – within Airport Safety Zone 2
Minimum lot width	None	100 feet
Maximum lot coverage	50%	65%

Comprehensive Plan

The site is in Concept Area 3: Develop New Compatible Commercial with Adequate Public Utilities and Facilities, Develop Frontage/Backage Road System, Preserve Wetlands and Natural Features. As part of the Comprehensive Plan Update, which is currently being worked on, it is envisioned that these parcels will be guided towards Business and Light Manufacturing.

SUMMARY & JUSTIFICATION:

The proposed rezoning meets the criteria of the Comprehensive Plan and the overall goals and policies of the Zoning Ordinance. Per discussion with the property owner, the goal of the owner and the City is the creation of a business park to facilitate the redevelopment of these parcels.

1. The parcels are within Concept Area 3: Develop New Compatible Commercial with Adequate Public Utilities and Facilities, Develop Frontage/Backage Road System, Preserve Wetlands and Natural Features. As part of the Comprehensive Plan Update, which is currently being worked on, it is envisioned that these parcels will be guided towards Business and Light Manufacturing.

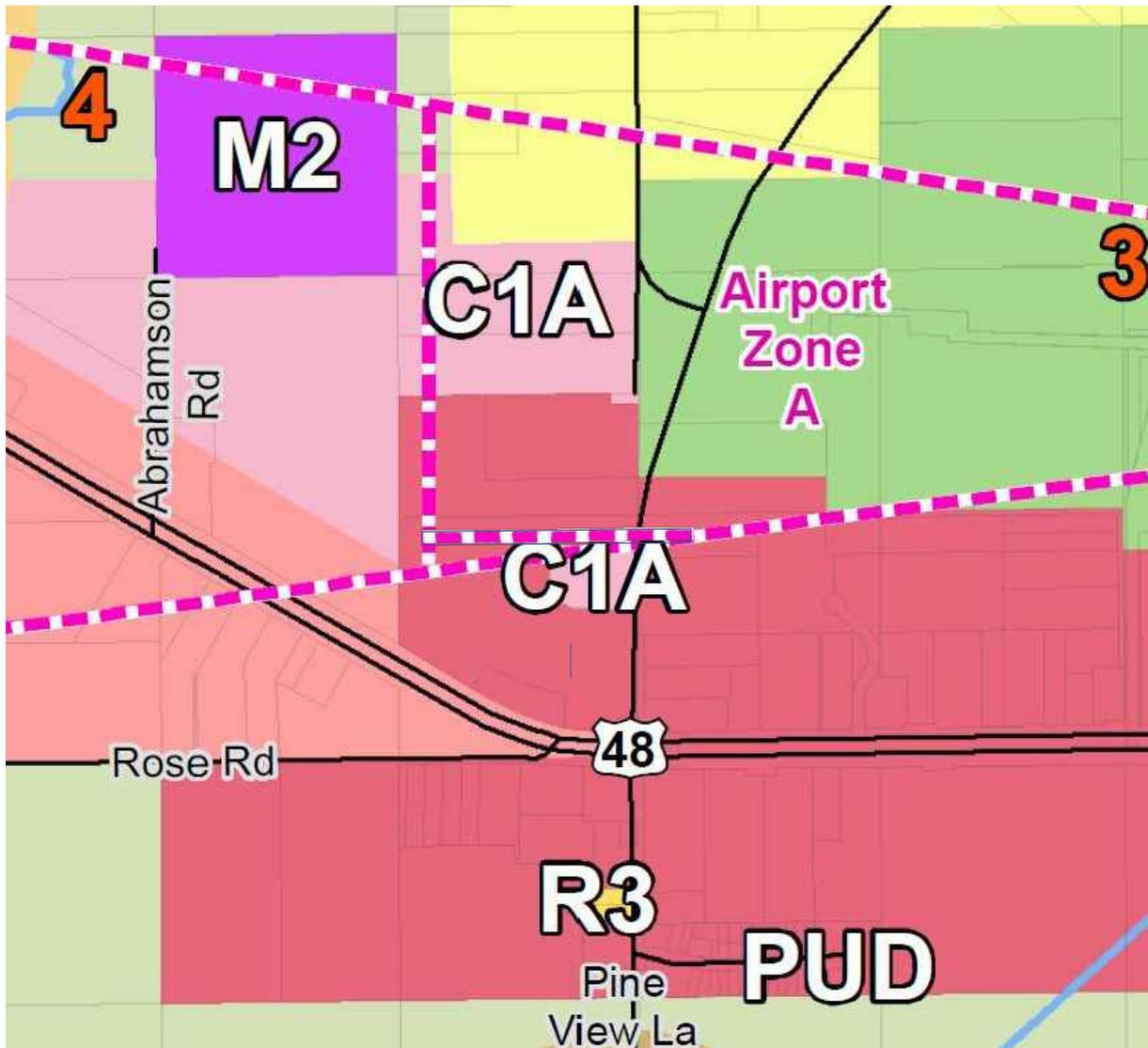
ATTACHMENTS

- Location Map
- Existing Zoning Map
- Proposed Zoning Map

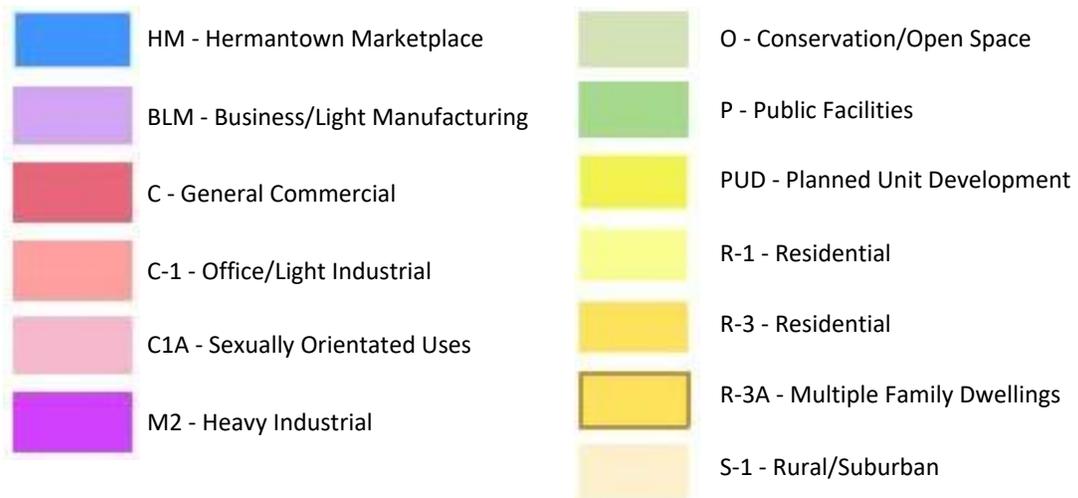
Location Map



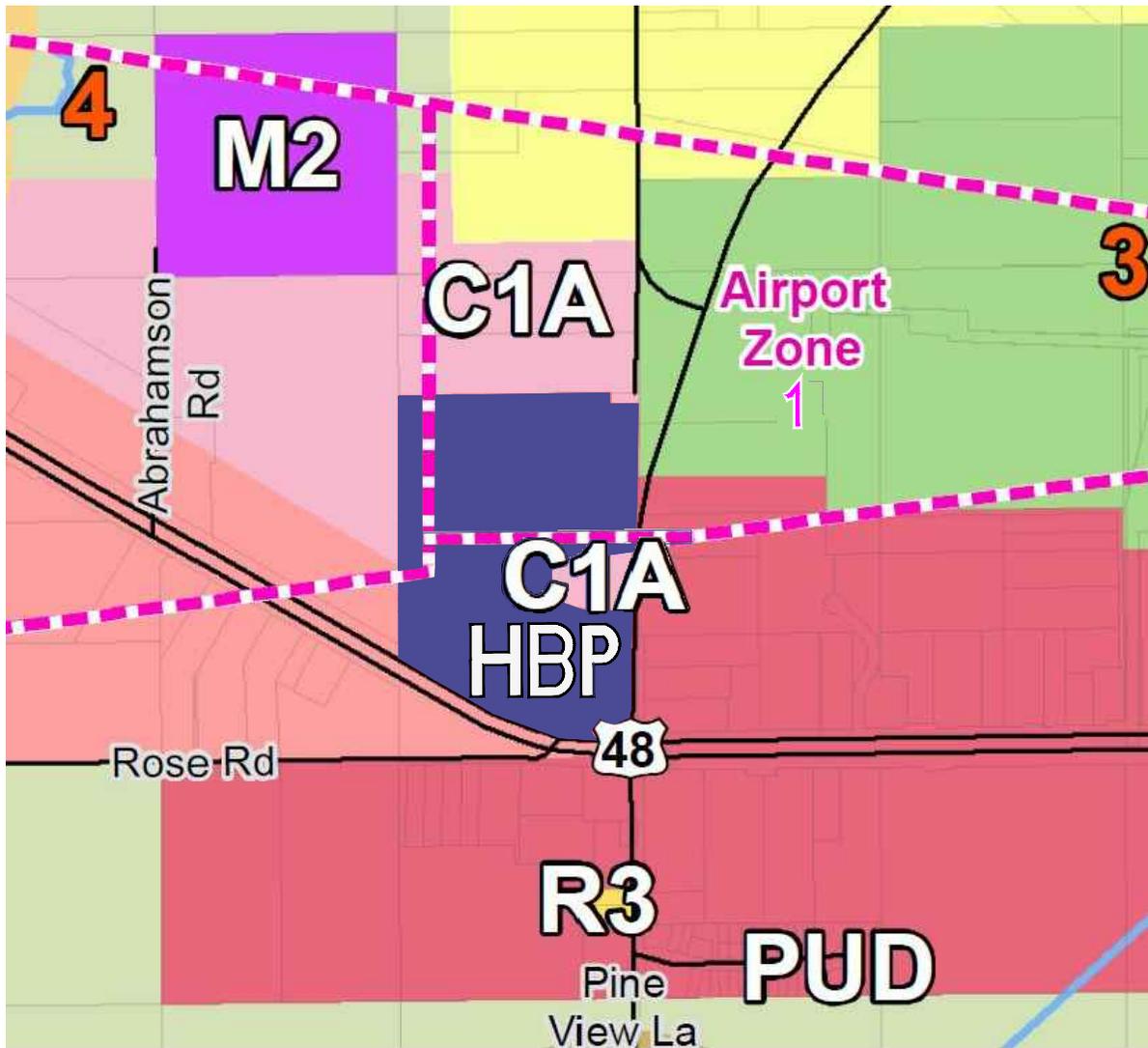
Existing Zoning Districts



Hermantown Zoning Districts



Proposed Zoning Districts



Hermantown Zoning Districts



5C. 434x Sundby Road – Commercial Industrial Development Permit (CIDP)

Applicant: Kevin Ruhnke/Ruhnke Trucking
Case No.: 2024-58-CIDP
Staff Contact: Eric Johnson, Community Development Director
Request: Approve a Commercial Industrial Development Permit with conditions for a 6,000 square foot shop/truck repair business and associated site improvements

RECOMMENDED ACTION:

Approve a Commercial Industrial Development Permit (CIDP) in order to construct a 6,000 square foot shop/truck repair business and associated site improvements.

BACKGROUND:

Kevin Ruhnke/Ruhnke Trucking (Applicant) owns the subject parcel located in the NE intersection of Sundby Road and Airbase Road. This property was previously utilized as a stockpile site for work associated with local road projects and the Costco construction.

The proposed project is for the construction of a 6,000 square foot shop/truck repair business. The project proposes 14 parking spaces for employees and storage of vehicles to be worked on with the property having access from Sundby Road. The project proposes two stormwater basins, one each on the east and west portions of the property. The building contains a small office space with restroom with the majority of the building being utilized for truck repair.

SITE INFORMATION:

Parcel Size: 1.2 acres
Legal Access: 434x Sundby Road
Wetlands: None per the National Wetland Inventory
Zoning: BLM, Business and Light Manufacturing
Airport Overlay: Zone 3, height restrictions only
Shoreland Overlay: Easterly 25 feet of property. Not in proposed work area

ZONING ANALYSIS:

Zoning District: BLM, Business and Light Manufacturing		
Type	Required	Proposed
Min Lot Area	None	1.2 acres
Lot Width	100 feet	125 feet
Front Yard	20 feet	+/- 100 feet
Rear Yard	20 feet	+/- 225 feet
Side Yard	20 feet	20 feet minimum
Lot coverage	35%	11.5%
Maximum Building Height	80 feet	+/- 24 feet
Parking	1 for each employee on the maximum working shift	14 spaces

Stormwater Management

The property is 1.2 acres in size. The proposed impervious surface consists of the 6,000 square foot building, 13,270 square feet of bituminous parking lot, and 1,990 square feet of concrete sidewalk for a total of 21,260 square feet of impervious area (40.7%).

The plan proposes two ponds for the development, one on the east and one on the west. Stormwater would be directed to the ponds via roof drains and storm pipes from the building and surface drainage from the parking lot area. The applicant is proposing curb along the north side of the building as well as the southern portion of the parking lot in order to direct stormwater to each pond area. The applicant has submitted preliminary engineering plans locating the system and its proposed size. The applicant will need to submit final engineering plans and stormwater calculations in order to receive a MS4 Statement of Compliance Erosion Control Permit from the City Engineer before issuance of the Commercial Industrial Development Permit.

Access

The site is accessed via Sundby Road. The property was assessed as part of the 2021 Sundby Road improvement project with the payments running through 2036.

Utilities

There is a City of Duluth sanitary sewer main in Airbase Road. This property is within 400 feet of the line but since it is not a City owned utility, the applicant is not required to utilize the system. The applicant will instead have a holding tank and well for the project which will require St. Louis County review and approval. The City will require documentation of St. Louis County approval prior to the issuance of building permits.

Building Architecture

The proposed building is 6,000 square feet in size and approximately 24 feet in height. The building is to be constructed of a wood framed building with metal siding. There is a 14 foot height door proposed along with an entry door on the west façade and two 14 foot doors on the east side of the façade. There are proposed windows located on the north and east side of the building as well. The trash generated by this business will be kept inside the building.

Any signage will need to be applied for under a separate application with the City Building Official.

SUMMARY AND RECOMMENDATION:

Staff recommends approval of the Commercial Industrial Development Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The applicant is seeking to construct a 6,000 square foot shop/truck repair building and subsequent site improvements. The applicant will need to supply final site engineering and architectural plans prior to the issuance of the Commercial Industrial Development Permit (CIDP).
2. The proposal meets the requirements of Section 535, “BLM, Business and Light Manufacturing” of the Hermantown Zoning Ordinance.
3. The proposal meets the requirements of Chapter 8, “Commercial-Industrial Development Permits” of the Hermantown Zoning Ordinance.
4. Prior to issuance of the CIDP, the applicant shall submit final Stormwater and Erosion and Sediment Control Plans and computations as well as receive a MS4 Statement of Compliance from the City Engineer.
5. Any outdoor storage must be screened from off site views and kept in an orderly manner per Section 535.03.11.2 and 535.03.11.3 of the Hermantown Zoning Ordinance.
6. Parking areas shall be paved per Section 535.03.10.1 of the Hermantown Zoning Ordinance.
7. Applicant shall pay park dedication fees in the amount of \$1,100.00 per acre. Park dedication fees in the amount of \$1,320.00 (1.2 x \$1,100.00) to be collected at time of building permit.
8. The applicant shall sign a consent form assenting to all conditions of this approval.
9. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Site Location Map
- Proposed Site Plan
- Proposed Grading
- Proposed Erosion Control Plan
- Proposed Building Elevation

Location Map



25

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



Engineering
Land Surveying
Site Development

JPJ ENGINEERING, INC
425 Grant Street
Hibbing, MN 55746
(218) 262-5528

5670 Miller Trunk Hwy
Duluth, MN 55811
(218) 720-6219

www.jpjeng.com

THE SUNDBY ROAD PROJECT
HERMANTOWN, MINNESOTA

GRADING PLAN

REVISION DATE:	DESCRIPTION:

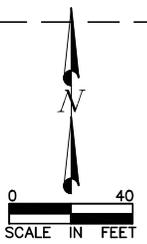
SURVEYED	AG
DESIGNED	DCP
DRAWN	DCP
CHECKED	

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

John P. Jamnick
JOHN P. JAMNICK, P.E.

DATE 10/7/2024 LIC. NO. 19907

24-380 PROJECT NO. 5

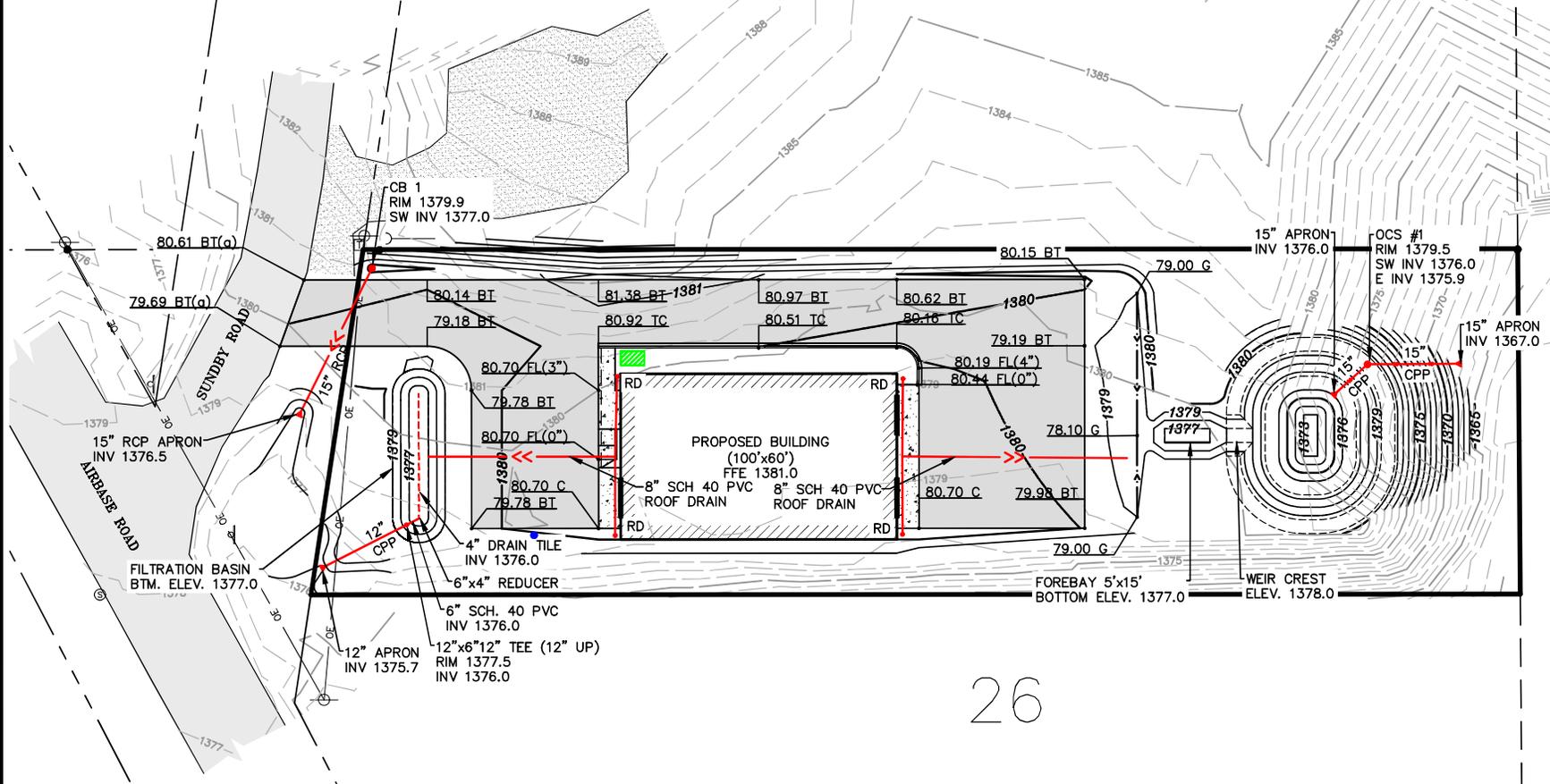


UTILITY NOTES:
FOR ALL UTILITIES LOCATED OUTSIDE BUILDING SHALL BE AS FOLLOWS:

THE STORM SEWERS SHALL BE HDPE PIPE MEETING ASTM F2306 WITH ASTM D3212 FITTINGS, INSTALLATION SHALL COMPLY WITH ASTM D2321

STORM SEWERS INSTALLED ABOVE WATER MAINS AND WATER SERVICE LINES SHALL BE PVC (SCHEDULE 40) MEETING ASTM D 1785

FLEXIBLE COMPRESSION JOINTS SHALL BE USED TO MAKE WATER TIGHT CONNECTIONS TO SANITARY MANHOLES AND STORM SEWER STRUCTURES, PER MINNESOTA PLUMBING CODE, MN RULES, CHAPTER 4714, SECTION 719.60



26

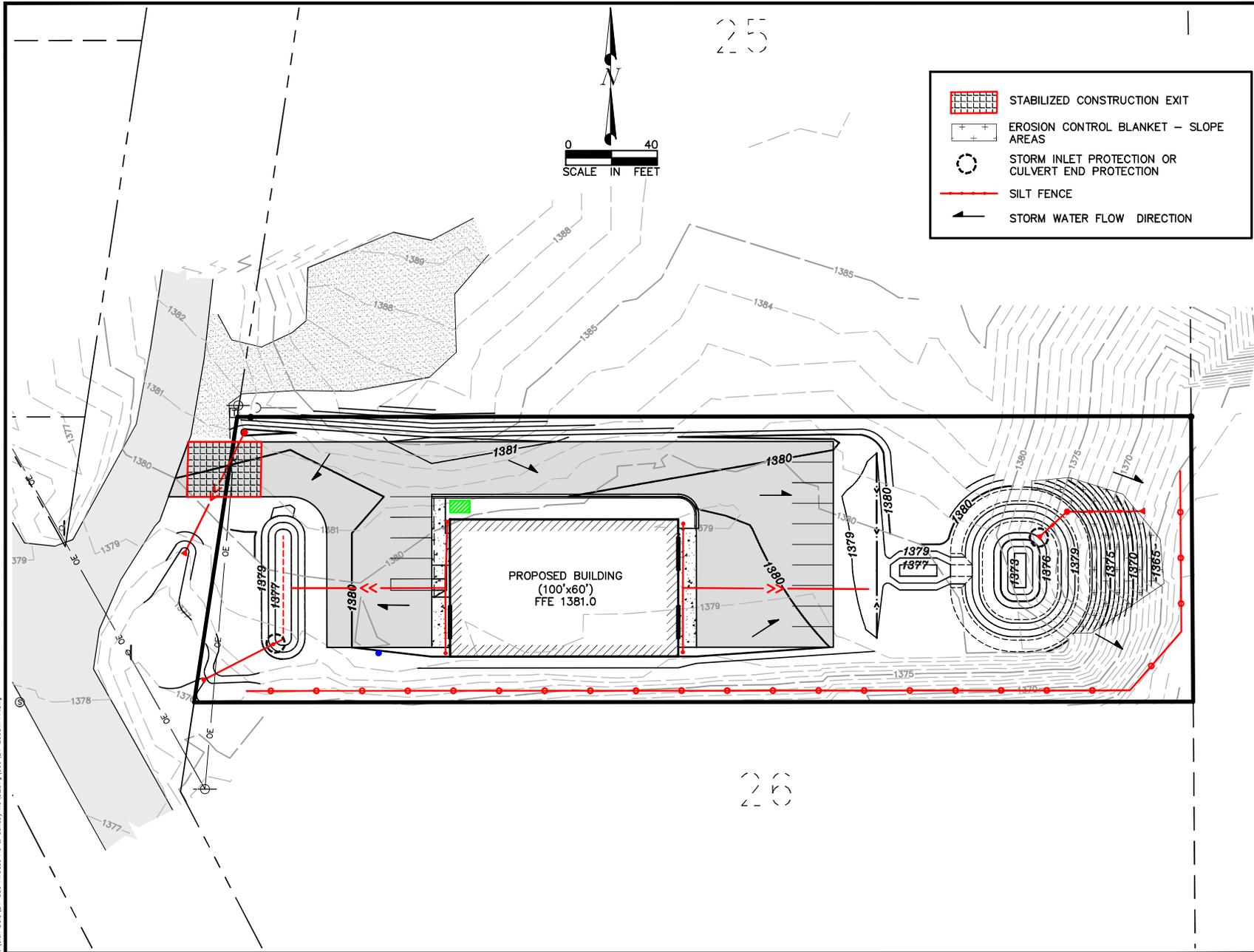
NOTE:
ANY PUBLIC UTILITIES SHOWN ON THIS PLAN ARE ONLY APPROXIMATE IN DEPTH AND LOCATION AND MUST BE VERIFIED BY THE CONTRACTOR.

OTHER UTILITIES MAY EXIST AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SUCH.

NOTE:
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF O/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Oct 07, 2024 12:08pm
G:\Users\jammnick\Desktop\24-380\24-380.dwg

Oct 07, 2024, 12:16pm
 C:\Users\jeng\OneDrive\Documents\Projects\24-380 SWPPP\24-380 SWPPP.dwg



	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET - SLOPE AREAS
	STORM INLET PROTECTION OR CULVERT END PROTECTION
	SILT FENCE
	STORM WATER FLOW DIRECTION



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Site Development

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THE SUNDBY ROAD PROJECT
HERMANTOWN, MN

STORMWATER POLLUTION
PREVENTION PLAN

REVISION DATE:	DESCRIPTION:

SURVEYED
DESIGNED
DRAWN
CHECKED

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Brandon Mandt

DATE 10/7/2024 LIC. NO. _____

24-380 PROJECT NO. SWPPP-1

Proposed Building

