

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
September 10, 2024 Meeting Summary
5:00 PM

1. ROLL CALL

Members Present: Joe Peterson; James Nelson; Michael Boese; and Councilor Brian LeBlanc

Members Absent: Cyndy Reno and Gerald Wallace

Others Present: Eric Johnson, Community Development Director; and Todd Pelkey

2. APPROVAL OF AGENDA

Motion made by James Nelson to approve the September 10, 2024 agenda as presented. Seconded by Brian LeBlanc. Motion carried.

3. APPROVAL OF MINUTES

Motion made by James Nelson to approve the September 12, 2023 minutes as presented. Seconded by Brian LeBlanc. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Todd Pelkey/Northwoods Sod for a 100-foot variance request from the 200-foot building setback associated with a Natural Environment Shoreland Area. The property is located at 3688 Midway Road and is located in a BLM, Business Light Manufacturing zoning district.

Eric Johnson, Community Development Director, presented the application of the applicant (Northwoods Sod/Todd Pelkey) who owns the property located at 3688 Midway Road and operates Northwoods Sod at the property. The applicant is seeking 100-foot variance request from the 200-foot building setback associated with a Natural Environment Shoreland Area. Applicant purchased this property in 2018 and moved his business to the property with its existing building.

The Natural Environment Shoreland Area identifies a 200-foot building setback from the ordinary high water level (OHWL) of the tributary. The applicant contacted the City in early 2024 to discuss the construction of a 6,750 square foot building on the property for the purpose of storing vehicles and supplies. This building expansion is proposed on the graded pad area originally done in 2019 and within the shoreland area and is approximately 100 feet from the OHWL.

The 5.0-acre property contains an existing building located in the northwest corner of the property. There is an existing unmapped tributary of the Midway River with a corresponding wetland area which is located approximately 100' to the north of the tributary with the majority of the southeast portion of the site being wetland. The location of the proposed structure is in an upland area with no new wetland impacts being proposed as part of this project.

Motion made by Michael Boese to approve the application by Todd Pelkey/Northwoods Sod for a 100-foot variance request from the 200-foot building setback associated with a Natural Environment Shoreland Area. The property is located at 3688 Midway Road and is located in a

BLM, Business Light Manufacturing zoning district. Seconded by James Nelson. Motion carried 3 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Cyndy Reno – Absent

Michael Boese – None

Gerald Wallace – Absent

James Nelson – None

Brian LeBlanc – None

ADJOURN

Motion made by Michael Boese to adjourn the meeting. Seconded by James Nelson. Meeting adjourned at 5:18 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant