



PLANNING & ZONING COMMISSION

September 16, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Corey Kolquist; Beth Wentzlaff; John Stauber; Matthew Fournier; Kevin Hagen; and Ryan Johnson

Members Absent: Amanda Radzak, Joe Peterson

Others Present: (31 total) including Joe Wicklund, Asst. City Admin. & Communications Dir.; Sharon & Manny Umpierre, 18 Lois Ln., Esko; John Nordin, 5757/5789 Morris Thomas Rd.; Carrie Umpierre, 5747 St. Louis River Rd.; Kevin & Rhonda Tomlin; Tim Resberg, 3646 Midway Rd.; Kelsey Mack, 3608 Midway Rd.; Jordan Urshan, 5770 Morris Thomas Rd.; Scott Goode, 3578 Midway Rd.; Rachel Johnson, 5702 Oneida St.; Brian Wardeman, 11975 Singlefree Ln.; Kerrie & Todd Pelkey, 3609 Midway Rd.; Kelly Sather, 5734 Morris Thomas Rd.; Joe Nixon, 3629 Midway Rd.; Mike Ralph, 5781 St. Louis River Rd. (additional names not included due to unclear printing).

2. APPROVAL OF AGENDA

Motion made by John Stauber to approve the September 16, 2025 agenda as presented. Seconded by Matthew Fournier. Motion carried 6-0.

3. APPROVAL OF MINUTES

Motion made by Kevin Hagen to approve the August 19, 2025 minutes as presented. Seconded by John Stauber. Motion carried 6.0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application for a Special Use Permit by Kevin Tomlin for grading and filling in a Recreational Environment Shoreland Area for the purpose of constructing a 24-foot-wide driveway and future accessory structure. The property is located at 5057 Anderson Road and is located in a R-3, Residential zoning district.

Joe Wicklund, Asst. City Admin. & Communications Dir., presented that the Applicant, Kevin Tomlin, desires to construct a 24 foot wide driveway and construct a future accessory structure on a property at 5057 Anderson Road. There is an existing home and accessory structure on the property with both of them being within the Recreational Environment Shoreland Area. The proposed driveway and future

accessory structure will require filling and grading within an approximately 14,000 square feet area of disturbance.

Rick Reno, 3940 Lavaque Rd., claimed that all of the work has already been completed and asked how can that be done without receiving authority from the Planning & Zoning Commission.

Joe stated that staff will be in contact with the property owner and the party that delivered the fill. Joe also stated that City staff has been out to look at the property and that no wetlands were impacted.

The Applicant, Kevin Tomlin and his wife Rhonda appeared before the Commission. Rhonda stated the project is for a secondary driveway and for the possible future construction of a pole building. Rhonda has been working with Trish Crego, Utility & Infrastructure Dir. regarding the fill permit and with Paul Senst, Public Works Dir. regarding the driveway and culvert.

Motion made by John Stauber to approve the Special Use Permit by Kevin Tomlin for grading and filling in a Recreational Environment Shoreland Area for the purpose of constructing a 24-foot-wide driveway and future accessory structure with the stipulation that a property survey or follow-up by City staff be completed. The property is located at 5057 Anderson Road and is located in a R-3, Residential zoning district. Seconded by Ryan Johnson. Motion carried. 6-0.

5B. An application by Nordski Construction-EDSA Storage for a Special Use Permit for the construction of a two-family home located at 3971 Haines Road. The property is located in an R-3 zoning district.

Joe discussed the application of Applicant, Nordski Construction/EDSA Storage's request for a special use permit to construct a two-family dwelling unit in an R-3 Residential zone.

The Applicant is seeking to construct a two-family home (twinhome) on the property. The overall property is approximately 5.0 acres in size with the Applicant proposing to subdivide the lot at a future date. The subdivision of the property would create a 0.63 acre parcel for the proposed two-family dwelling and would necessitate a variance for the lot size.

The City has been looking at the properties along Haines Road as well as been in discussions with two property owners, who own multiple parcels. The City believes there is the opportunity to assemble properties along Haines Road in order to have enough land to facilitate a residential development consisting of a mixture of housing types. Due to the nature of the deep, narrow lots along Haines Road, there appears to be the opportunity to utilize the rear portions of these properties for development, while maintaining the existing homes that abut Haines Road

Motion made by John Stauber to approve the application by Nordski Construction/EDSA Storage for a Special Use Permit for the construction of a two-family home located at 3971 Haines Road. The property is located in an R-3 zoning district. Seconded by Kevin Hagen. Motion carried. 6-0.

5C. An application by Nordski Construction-EDSA Storage for a Variance associated with the construction of a two-family home. The variance request is for a reduction to the side yard setback and a

reduction to the minimum lot size. The property is located at 3971 Haines Road and is located in an R-3 zoning district.

Joe advised the Commission that the Applicant, Nordski Construction/EDSA Storage is requesting a variance for the side yard setbacks and minimum lot size associated with the construction of a two-family dwelling unit in an R-3 Residential zone.

As noted in Item 5B, the Applicant is seeking to construct a two-family home (twinhome) on the property. The overall property is approximately 5.0 acres in size with the Applicant proposing to subdivide the lot at a future date. The subdivision of the property would create a 0.63 acre parcel for the proposed two-family dwelling and would necessitate a variance for the lot size.

Motion made by Matthew Fournier to approve the application by Nordski Construction/EDSA Storage for a Variance associated with the construction of a two-family home. The variance request is for a reduction to the side yard setback and a reduction to the minimum lot size. The property is located at 3971 Haines Road and is located in an R-3 zoning district. Seconded by Ryan Johnson. Motion carried. 6-0.

5D. An application by Harmony Group, LLC for a rezoning of 17 parcels totaling 220.27 acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-09135, 395-0010-09130, 395-0010-09131, 395-0010-09080, 395-0010-09095, 395-0010-09150, 395-0010-09090, 395-0010-09155, 395-0010-09161, 395-0010-09160, 395-0010-09300, 395-0010-09302, 395-0010-09140, 395-0010-09310, 395-0010-09320, 395-0010-09330, 395-0010-09340. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing.

Joe advised the Commission that Harmony Group, LLC (Applicant) is requesting that 17 parcels of land totaling 220.27 acres be rezoned from S-1, Suburban to BLM, Business and Light Manufacturing. These parcels are within a quadrant of the City which has been identified in the City's Comprehensive Plan Update for Business and Light Manufacturing.

The following residents spoke about their concerns regarding this project:

Tim Resberg, 3646 Midway Rd.
Kelsey Mack, 3608 Midway Rd.
Mike Ralph, 5781 St. Louis River Rd.

The main issues were: the non-disclosure of what would or might be a database; what regulations/protections are or would be in place to protect neighboring property owners; Star Tribune contacting a homeowner regarding the project going in – how do they know that information and the City does not; and who is going to pay for the water and sewer that will have to be installed.

Motion made by Ryan Johnson to approve the application by Harmony Group, LLC for a rezoning of 17 parcels totaling 220.27 acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-09135, 395-0010-09130, 395-0010-09131, 395-0010-09080, 395-0010-09095, 395-0010-09150, 395-0010-09090, 395-0010-09155, 395-0010-09161, 395-0010-09160, 395-0010-09300, 395-0010-09302, 395-0010-09140, 395-0010-09310, 395-0010-09320, 395-0010-09330,

395-0010-09340. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing. Seconded by Kevin Hagen. Motion carried. 6-0.

6. CONTINUING BUSINESS

6A. Discussion on City’s ADU ordinance.

Joe discussed the continuing proposed ADU ordinance with the Commission. The following are items of consideration moving forward: unit size, heights, utility connections, etc. and are all ongoing discussions by City staff.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

- Joe Peterson – Absent
- Corey Kolquist – None
- Beth Wentzlaff – None
- Kevin Hagen – None
- Matthew Fournier – None
- John Stauber – None
- Amanda Radzak – Absent
- Ryan Johnson – None

ADJOURN

Motion made by Ryan Johnson to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:11 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant