



PLANNING & ZONING COMMISSION

October 21, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: None

Others Present: Eric Johnson, Community Development Director; Tracy Gavist, 330 N 16th Ave., E, Duluth; Rebecca Gilbertson, 5854 Hermantown Rd.; Lynn Anderson, 4001 Getchell Rd.; Isabella Nicola, 102 S 17th Ave. E, Duluth; Jim & Tracy Sonneson, 5629 W Arrowhead Rd.; Seth & Alexandra Betts, 5053 Morris Thomas Rd.; Owen Lyons, 5143 W Arrowhead Rd.; Katie Hawkins, 3683 Stebner Rd.; Brad Schminski, 3483 Stark Jct. Rd., Duluth; and Alicia Navetta, 5219 Wadena St., #2, Duluth.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the October 21, 2025 agenda as presented. Seconded by Kevin Hagen. Motion carried 7-0.

3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the September 16, 2025 minutes as presented. Seconded by John Stauber. Motion carried 7-0.

4. PUBLIC DISCUSSION

The following people spoke about their concerns regarding Data Center project:

Carrie Haren, 37 Fourth St., Proctor
Lynn Anderson, 4001 Getchell Rd.
Rocki Modeen, 4884 Midway Rd.
Emma Richtman, 5215 Chris Dr.
Isabella DiNicola, 102 S 17th Ave. E, Duluth
Nick Rhinehart, 4976 W Arrowhead Rd.
Rebecca Gilbertson, corner of Highway 2 and Hermantown
Danielle Fitzimmons, 4742 Matterhorn Cir.
Allison Hafften, 5971 St. Louis River Rd., Proctor
Meagan Elling, 5969 Morris Thomas Rd., Duluth
Josh Sandstrom, 3892 Munger Shaw Rd., Proctor
Rebecca Oikari, 2902 Midway Rd., Duluth

Alyssa Burr, 5778 W Arrowhead Rd.
Jackie Dolentz, 5842 Old Highway 2
David Johnson, 1025 Firwood Ct.
Owen Lyons, 5143 W Arrowhead Rd.
Frankie Feligee 1905 E Third St., Duluth
Aaron Rose, Lincoln Park, Duluth
Richard Hilton, 5502 Hermantown Rd.

Comments included:

Thank you for pausing and for looking at environmental issues; proposed project is in a wetland; water concerns; electronic waste; noise pollution; electric rate hike; electric frequency; jobs; not acting in the public's best interest; AUAR document; Adolph abomination; cooling of the Data Center; rural living; school zone lights; loss of woodlands; AI bust; impact on fishing; river concerns; and we the people;

5. PUBLIC HEARING

5A. An application for a Special Use Permit by Alexandra and Seth Betts for the keeping of small livestock (3 horses and 4 goats). The property is located at 5053 Morris Thomas Road.

Eric Johnson, Comm. Dev. Dir., presented the application of Alexander and Seth Betts for a Special Use Permit for the keeping of livestock at 5053 Morris Thomas Road, located in the R-3, Residential zoning district. The purpose of the request is the keeping of small livestock (3 horses and 4 goats) at the property.

The property is within a Recreational Environment Shoreland Area, however, the applicant is not proposing any modifications or disturbances within the shoreland area

The applicant intends to fence the perimeter of the property with fence appropriate for horses and goats. The proposed fence would be setback a minimum of 70 feet from the adjacent property lines. There is an existing pole building within the proposed pasture area which can be used for shelter of the horses and goats.

Motion made by Ryan Johnson to approve the Special Use Permit by Alexandra and Seth Betts for the keeping of small livestock (3 horses and 4 goats). The property is located at 5053 Morris Thomas Road. Seconded by Beth Wentzlaff. Motion carried 7-0.

5B. An application for a Special Use Permit by Jordan Urshan for grading and filling in a Natural Environment Shoreland Area for the purpose of building a new residential structure and driveway. The property is located at 557x Hermantown Road.

Eric discussed that the applicant, Jordan Urshan, desires to build a new residential structure, 4,200 square foot accessory structure and driveway on a property at 557x Hermantown Road. The portion of the property where the proposed residential structure is within a Natural Environment Shoreland Area and will require filling and grading within an approximately 7,000 square feet area of disturbance. The proposed 4,200 square foot accessory structure is outside of the shoreland area but requires a Special Use Permit.

Eric further advised the Commission members that the applicant owns a property which involved a flag lot split, which was approved by the Planning and Zoning Commission in April 2025. The applicant is now proposing to construct a new single family home, a 4,200 square foot accessory structure and driveway on the property. The proposed home is in a Natural Environment Shoreland Area and the accessory structure and driveway are outside of it. The proposed work within the Natural Environment Shoreland Area associated with Rocky Run and is expected to impact approximately 7,000 square feet of shoreland area.

Owen Lyons, 5143 W Arrowhead Rd., stated the property is located by a trout stream, and that people have been trying to build on this property for years and said the DNR has said no way.

Richard Hilton, 5502 Hermantown Rd., would also like to know what the DNR has to say about the project.

Eric responded that building setbacks with a Natural Environment Shoreland is 150 feet from the water course. In this case, the setback is greater than 150 feet. He also noted that if the setback was under 150 feet, the DNR would certainly take issue with it.

Motion made by John Stauber to approve the Special Use Permit by Jordan Urshan for grading and filling in a Natural Environment Shoreland Area for the purpose of building a new residential structure and driveway. The property is located at 557x Hermantown Road. Seconded by Corey Kolquist. Motion carried. 7-0.

6. CONTINUING BUSINESS

Eric stated that Staff is continuing work on the accessory dwelling unit and it is anticipated that the revised ordinance will come before the Commission at the November 18, 2025 meeting.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Logged Correspondence 2025-151 through 2025-503; 2025-505 through 2025-509; 2025-511; 2025-512; 2025-514 and 2025-515.

9. COMMISSION MEMBER REPORTS

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

ADJOURN

Motion made by John Stauber to adjourn the meeting. Seconded by Amanda Radzak. Meeting adjourned at 8:07 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant