



PLANNING & ZONING COMMISSION

Agenda
December 16, 2025
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3A. November 18, 2025 regular meeting.

4. PUBLIC DISCUSSION – Public comment on any item not otherwise listed on the agenda.

5. PUBLIC HEARINGS

5A. An application by Robin Mansell for a Special Use Permit for cannabis cultivation. The property is located at 4599 Abrahamson Road is located in a C-1A zoning district.

6. CONTINUING BUSINESS

7. NEW BUSINESS

8. COMMUNICATIONS

Logged Correspondence: 25-695 through 25-705; 25-708 & 25-709; 25-715 through 25-718; 25-720 through 25-740; and 25-742 through 25-749

9. COMMISSION MEMBER REPORTS

Joe Peterson
Corey Kolquist
Beth Wentzlaff
Kevin Hagen
Matthew Fournier
John Stauber
Amanda Radzak
Ryan Johnson

ADJOURN



PLANNING & ZONING COMMISSION

November 18, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Corey Kolquist and Kevin Hagen

Others Present: Eric Johnson, Community Development Director; Kelsey Mack, 3608 Midway Rd.; Jerry Carlson, 5736 Kehtel Rd.; Jeffrey Donohue, 5540 Pine Hill Rd.; Tim Resberg, 3646 Midway Rd.; Rebecca Gramdorf & Peter Taylor, 4198 Solway Rd.; Eleanor Dolan, 806 N 23rd Ave. W; Emma Richtman, 5215 Chris Dr.; Kerry Herron, 37 Fourth St., Proctor; Amanda Mosiniak, 3221 Restormel St.; Jackie Dolentz, 5842 Old Highway 2; Joanne & Tom Bates, 5369 Morris Thomas Rd.; Sarah Winter, 3658 Birch Rd.; Meagan Elling, 5969 Morris Thomas Rd.; Brandon Parker, 621 Atlantic Ave.; Avery Enochson, 4802 Hermantown Rd.; Greg Zimmerman, 3855 Getchell Rd.; Alissa Evida, 5219 Wadena St.; Sarah Lofald, 5502 Hermantown Rd.; Bob Kohlmeier, 5757 St. Louis River Rd.; James Thorestensen, 5784 Hermantown Rd.; Jonathon Thornton, 5869 Hermantown Rd.; Jack Dougherty, 3205 Wellington St.; Gary Gilbert, JLG Enterprises.

2. APPROVAL OF AGENDA

Motion made by Matthew Fournier to approve the November 18, 2025 agenda as presented. Seconded by John Stauber. Motion carried 5 – 0.

3. APPROVAL OF MINUTES

Motion made by John Stauber to approve the October 21, 2025 minutes as presented. Seconded by Amanda Radzak. Motion carried 5 – 0.

4. PUBLIC DISCUSSION

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

Kelsey Mack, 3608 Midway Rd.
Jeffrey Donohue, 5540 Pine Hill Rd.
Tim Resberg, 3646 Midway Rd.
Rebecca Gramdorf, and Peter Taylor, 4198 Solway Rd.
Eleanor Dolin, 806 N 23rd Ave. W
Emma Richtman, 5215 Chris Dr.
Kari Haren, 37 Fourth St., Proctor
Amanda Mosiniak, 3221 Restormel St.

Jackie Dolentz, 5842 Old Highway 2
Joanne Bates, 5369 Morris Thomas Rd.
Tom Bates, 5369 Morris Thomas Rd.
Sarah Winter, 3658 Birch Rd.
Meagan Elling, 5969 Morris Thomas Rd.
Brandon Parker, 621 Atlantic Ave.
Avery Enochson, 4802 Hermantown Rd.
Greg Zimmerman, 3855 Getchell Rd.
Alissa Evida, 5219 Wadena St.
Sarah Lofald, 5502 Hermantown Rd.
Bob Kohlmeier, 5757 St. Louis River Rd.
James Thorestensen, 5784 Hermantown Rd.
Jonathon Thornton, 5869 Hermantown Rd.

Comments included:

Request to reverse the recent rezoning and revisit the 2045 Comprehensive Plan; noise levels associated with the proposed data center; slow down the process regarding the proposed data center; put the proposed data center up on Highway 53; door knocking regarding the proposed data center; and environmental issues associated with the proposed data center.

5. PUBLIC HEARING

A. An application by JLG Enterprises for a Preliminary and Final Plat for a 14-lot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director, presented that JLG Enterprises (Applicant) is proposing to construct the final phase of the Peyton Acres development. Since 2020, JLG has constructed 45 lots, 3 ponds and approximately 4,400 linear feet of road and utilities over the previous phases. The Applicant is now bringing forward the preliminary and final plat for Phase 4 of the project consisting of 14 lots.

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

Motion made by Ryan Johnson to approve the application by JLG Enterprises for a Preliminary and Final Plat for a 14-lot subdivision located at the formerly addressed 3956 Stebner Road. The property is located in an R-3 zoning district. Seconded by John Stauber. Motion carried. 5 – 0.

5B. An application by JLG Enterprises for a Preliminary and Final Planned Unit Development for 3 two-family structures on 3 lots (6 units total) within the Peyton Acres Subdivision. The property is located at the formerly addressed 3956 Stebner Road and is located in an R-3 zoning district.

Eric advised the commission that JLG Enterprises (Applicant) is proposing to construct the final phase of the Peyton Acres development. As part of this phase the applicant is proposing 3 lots within the plat to be designated as a PUD in order to construct 3 two-family homes (6 units total). The applicant is proposing another type of housing style (two-family homes) that are in keeping with the size and scale of the other homes within the development.

Motion made by John Stauber to approve the application by JLG Enterprises for a Preliminary and Final Planned Unit Development for 3 two-family structures on 3 lots (6 units total) within the Peyton Acres Subdivision. The property is located at the formerly addressed 3956 Stebner Road and is located in an R-3 zoning district. Seconded by Matthew Fournier. Motion carried. 5 – 0.

5C. An application by Robin Mansell for a Special Use Permit for cannabis cultivation. The property is located at 4599 Abrahamson Road is located in a C-1A zoning district.

Eric gave information regarding Robin Mansell's (Applicant) request for approval of a Special Use Permit (SUP) for a cannabis cultivation facility. The proposed project is located at 4599 Abrahamson Road and is located in an Office and Light Industrial/Adult Use - C-1A zoning district.

The cannabis would be produced at this location, then transported to the applicant's retail store in Duluth. Per the applicant - anticipates less than 5 employees being on the site at any given time. Transportation will follow OCM transportation requirements and will be insured for a minimum of \$300,000.00 and Bonded for a minimum of \$1,000,000.00. The transportation vehicle will be registered with the OCM and UNG employees will complete each trip as required. All of our product that we produce is entered into METRC the state-wide track and trace system down to the gram.

The facility is only used for production with yearly yields of approximately 450 pounds of cured dried flower and approximately 135 pounds of extra leaf product to be used in pre-roll manufacturing. The remaining plant matter will be composted and reused in the operation.

There is 24/7 alarm monitoring, cameras on all exits and entrances that record at 720p min. Footage is stored for 90 days. Motion activated flood lights and alarms at each door that can be heard at 100 ft. All doors are metal, commercial grade doors with badge access that records who has entered the building and when. A universal back-up battery will be installed in case of power outage that can keep the security system running for up to 3 days. The security system will meet or exceed the Office of Cannabis Management's (OCM) requirements.

Beth Wentzlaff commented on the security issues and asked if there were plans that would secure the facility even more.

Robin Mansell, 903 Martha St. in Duluth, stated that in 2023 the State of Minnesota legalized cannabis, with the intent of developing a well-regulated market for the industry. According to Robin, maintaining security is paramount.

The discussion also addressed the differences between State of Minnesota laws and those of the Federal Government, and how each set of regulations may apply. Applicant will be following laws established by the State of Minnesota.

A question arose regarding the depositing of funds in a bank. According to Applicant, an arrangement is in place with Park State Bank.

Joe Peterson asked about the facility's ventilation and whether fumes could escape into the surrounding community air. The applicant stated that the location was chosen primarily due to the low population density in the area and that, if necessary, carbon filters could be installed in the HVAC system.

Jerry Carlson, 5756 Kehtel Rd., expressed that he does not want this product to be grown in the community and hopes for a future in which the community is drug-free.

Tobbi Stager, of Duluth, stated that cannabis is already present in Hermantown. He noted that he has spent over a million dollars on payroll, paying local union printers, and more than \$18 million on development. While acknowledging that the city needs development, he emphasized that it must be done safely, and he believes this approach provides a safe way to achieve it.

Sarah Lofald, 5502 Hermantown Rd., was skeptical, but after hearing from applicant, her concerns are very low. She also stated that regulated, and controlled sale of cannabis is the right way to go.

Rebecca Grundorf, 4198 Solway Rd., pointed out there was an error in the staff report for this item.

Eric also read a letter he had received from Ruth Bird, President of ChickadEagle Investments, regarding this proposed project.

Motion made by John Stauber to table the application by Robin Mansell for a Special Use Permit for cannabis cultivation. The property is located at 4599 Abrahamson Road is located in a C-1A zoning district. Seconded by Beth Wentzlaff. Motion carried. 5 – 0.

5D. An application for a Special Use Permit by Windsor Engineers for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a new 15,000 square foot office/warehouse facility and associated site improvements. The property is located at 47xx Maple Grove Road.

Eric advised the commission that the applicant, Windsor Engineers, is working with their client for the construction of a 15,000 square foot office/warehouse building and associated site improvements on a property at 47xx Maple Grove Road. The property is located in a HM, Hermantown Marketplace zoning district.

As part of the project, the applicant is proposing a stormwater pond which is located south of the proposed building and parking lot. The southern half of the stormwater pond is within a Natural Environment Shoreland Area and will require filling and grading within an approximately 14,020 square feet area of disturbance. The remainder of the proposed project is outside of the shoreland area.

Jack Dougherty, 3205 Wellington St., is the civil engineer on the project. Jack clarified that Eric noted that there might be 9,000 square feet of well impact, but the current anticipated square footage would be 2,780 and that they are not anticipating any well impacts on the shoreland buffer.

Motion made by Ryan Johnson to approve the application for a Special Use Permit by Windsor Engineers for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a new 15,000 square foot office/warehouse facility and associated site improvements. The property is located at

47xx Maple Grove Road. Seconded by John Stauber. Amanda Radzak and Beth Wentzlaff both abstained. Motion carried. 3 – 0.

5E. An amendment to Chapter 18 of the Hermantown Zoning Code by adding Section 1830, Accessory Dwelling Units to the code.

Eric discussed that city staff have been discussing the addition of accessory dwelling units (ADUs) to residentially zoned districts for the past 22 months. In January 2024, ADUs were reviewed at a Planning and Zoning Commission meeting, where the Commission expressed general support, though no further action was taken at that time.

The topic was revisited with the City Council in April 2025, with the Council directing staff to begin the process of incorporating ADUs into the City’s residentially zoned districts.

Staff reviewed zoning ordinances from various cities in Minnesota, and that all of those communities allowed ADU’s and identified conditions under which they could be permitted.

Following discussions with the Planning and Zoning Commission and input from the public, city staff have drafted an amendment to Chapter 18 of the Hermantown Zoning Code to add Section 1830: Accessory Dwelling Units.

Several commission members agree that the ADU should be detached and not attached to a primary residence structure.

Johnathon Thornton spoke to the proposed ordinance and gave his support.

Motion made by Ryan Johnson to approve the amendment to Chapter 18 of the Hermantown Zoning Code by adding Section 1830, Accessory Dwelling Units to the code, and striking the language regarding the work “attached.” Seconded by Amanda Radzak. Motion carried. 5 – 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Logged Correspondence 25-516 through 25-640 and 25-643 through 25-693.

Logged Correspondence 25-694 from Mortenson Dev., Inc. (attached).

9. COMMISSION MEMBER REPORTS

- Joe Peterson – None
- Corey Kolquist – Absent
- Beth Wentzlaff – None
- Kevin Hagen – Absent
- Matthew Fournier – None

John Stauber – None
Amanda Radzak – None
Ryan Johnson – None

ADJOURN

Motion made by Matthew Fournier to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 8:56 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant



5A. Cannabis Cultivation Facility

Applicant: Robin Mansell
Case No.: 2025-70-SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Special Use Permit request for Cannabis Cultivation in a C-1A Zoning District

DESCRIPTION OF REQUEST:

Robin Mansell (Applicant) is requesting approval of a Special Use Permit (SUP) for a cannabis cultivation facility. The proposed project is located at 4599 Abrahamson Road and is located in an Office and Light Industrial/Adult Use - C-1A zoning district.

SITE INFORMATION: 40 acres
Legal Access: 4599 Abrahamson Road
Wetlands: Yes – been delineated
Existing Zoning: C-1A
Airport Overlay: Zone 2
Shoreland Overlay: No
Comprehensive Plan: Business and Light Manufacturing

Background

The Applicant is proposing the construction of a 2,700 square foot indoor cannabis cultivation facility. The proposed building is 54' x 50' and is approximately 20 feet in height. The proposed location of the facility is at the north end of Abrahamson Road. The property is a 40 acre parcel which has a split zoning of C-1A, Office/Light Industrial/Adult Uses and O, Open. The southern 16 acres of the property is zoned C-1A and is where the proposed building is located. There is an existing residential structure on the property which is proposed to be used as an office. The application is only for cannabis cultivation and not for a retail facility.

Per the applicant:

The facility is only used for production with yearly yields of approximately 450 pounds of cured dried flower and approximately 135 pounds of extra leaf product to be used in pre-roll manufacturing. The remaining plant matter will be composted and reused in the operation.

There is 24/7 alarm monitoring, cameras on all exits and entrances that record at 720p min. Footage is stored for 90 days. Motion activated flood lights and alarms at each door that can be heard at 100 ft. All doors are metal, commercial grade doors with badge access that records who has entered the building and when. A universal back-up battery will be installed in case of power outage that can keep the security system running for up to 3 days. Our security system will meet or exceed the Office of Cannabis Management's (OCM) requirements

The cannabis would be produced at this location, then transported to the applicant’s retail store in Duluth. The applicant anticipates less than 5 employees being on the site at any given time. Transportation will follow OCM transportation requirements and will be insured for a minimum of \$300,000.00 and Bonded for a minimum of \$1,000,000.00. Our transportation vehicle will be registered with the OCM and UNG employees will complete each trip as required. All of our product that we produce is entered into METRC the state wide track and trace system down to the gram.

Process

The property is zoned of C-1A, Office/Light Industrial/Adult Uses and P, Public. The C-1A zoning district permits cannabis cultivation on a 5 acre minimum parcel in the C-1A zoning district with a SUP. City staff has had multiple conversations with the applicant regarding the nature of the business, anticipated number of employees, access to the property and use of the property.

Zoning Analysis:

Cannabis Cultivation is permitted on a 5 acre minimum parcel in the C-1A zoning district with a SUP. The proposed property is located at the end of Abrahamson Road with abutting properties consisting of Tamarack Materials, Economy Garages, Acuren Inspection and an existing warehouse. The property located directly to the east is vacant and zoned M-2 Manufacturing and Heavy Industrial. In addition, the property is located in a Airport Safety Zone 2, which limits the number of people that can be on a property.

Access

The property is accessed via Abrahamson Road, which has a gravel surface. The City maintains the road and utilizes an informal turn around on the M-2 property. In order to ensure access to the subject property, City staff is requiring the dedication of a hammerhead style turnaround at the northern terminus of Abrahamson Road. The hammerhead will be dedicated to the City in order to provide turnaround capabilities of both maintenance and public safety vehicles/equipment.

Setbacks

Typical setback standards in the C-1A - Office/Light Industrial/Adult Uses Zoning District and proposed setbacks are shown in Table 1:

Zoning District: C-1A Office/Light Industrial/Adult Uses		
Type	Required	Proposed
Min Lot Area	2.5 acres	40 acres
Lot Width	200 feet	+/- 1320 feet
Front Yard	35 feet	+/- 130 feet
Rear Yard	35 feet	+/- 1120 feet
Side Yard	15 feet	+/- 1140 feet
Lot coverage	50%	0.22%
Maximum Building Height	45 feet	+/- 20 feet
Parking	1 for each employee on the maximum working shift	10 spaces

Special Use Permit

There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is located at the end of an existing gravel road. There is an existing small warehouse building 350 feet to the southeast and a small office building located approximately 600 feet to the southeast.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Conditions placed on the SUP regarding City will be required prior to the issuance of any building permits.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is within an area marked for Business and Light Manufacturing on the Hermantown Comprehensive Plan, which envisions this property and surrounding area be guided towards Business and Light Manufacturing.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

This area of the City is characterized by a mixture of office, storage, contractor yards and small businesses. The proposed project abuts existing C-1A zoned property located to the south and west, O, Open zoned land to the north and M-2 Manufacturing and Heavy Industrial to the east.

- 5. Other criteria required to be considered under the provisions of this code for any special use permit.**

Any deviations from the submitted/approved documents would necessitate the Applicant to modify the SUP application for review and approval.

Summary

Staff recommends approval of the Special Use Permit based on the findings of this report and the following:

1. The Project meets the intent of the C-1A, Office/Light Industrial/Adult Uses Zoning District, Chapter 5 Section 530 and the overall goals and policies of the Zoning Ordinance.
2. The Project meets the Comprehensive Plan for Business and Light Manufacturing, which is land guided for the integration of commercial and industrial land uses which are compatible with each other, including office, light industrial and retail/services uses.
3. The Project hereby approved is hereby expressly subject to the following conditions:
 - 3.1 That the Project will be constructed and run as described in the /information accompanying the Application.

- 3.2 The Zoning Administrator of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within five (5) days thereafter.
- 3.3 Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection to see that the terms of this permit are met.
- 3.4 Applicant/Property Owner is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
- 3.5 Trees and brush cannot be burned on the Land, but may be chipped and shredded.
- 3.6 Applicant/Property Owner shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
- 3.7 Dimensional requirements of lots, setbacks, and rights-of-way shall be according to the site plan submitted with the Application and table 1 below.

Zoning District: C-1A Office/Light Industrial/Adult Uses		
Type	Required	Proposed
Min Lot Area	2.5 acres	40 acres
Lot Width	200 feet	+/- 1320 feet
Front Yard	35 feet	+/- 130 feet
Rear Yard	35 feet	+/- 1120 feet
Side Yard	15 feet	+/- 1140 feet
Lot coverage	50%	0.22%
Maximum Building Height	45 feet	+/- 25 feet
Parking	1 for each employee on the maximum working shift	10 spaces

- 3.8 The Applicant shall sign a consent form assenting to all conditions of this Resolution.
- 3.9 The Applicant shall dedicate the hammerhead turnaround as depicted in Exhibit D to the City.
4. The approval given is not effective until Applicant executes and delivers an acceptance of the terms and provisions of this Resolution.
5. The approval made by this resolution only extends to the Project as defined in this resolution.
6. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this Resolution.

ATTACHMENTS:

- Location Map
- Site/Hammerhead Plan
- Building Floor Plan
- Proposed Building Images

Location Map



4599 Abrahamson Rd Hermantown MN 55811

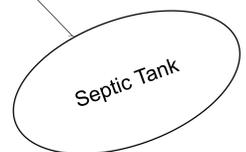
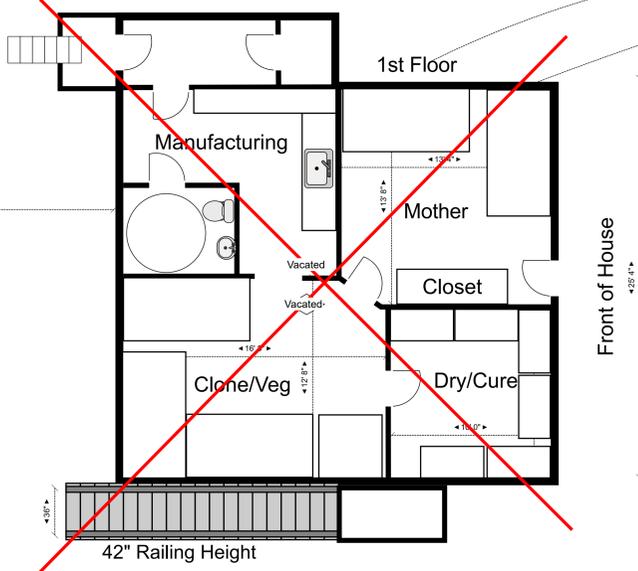
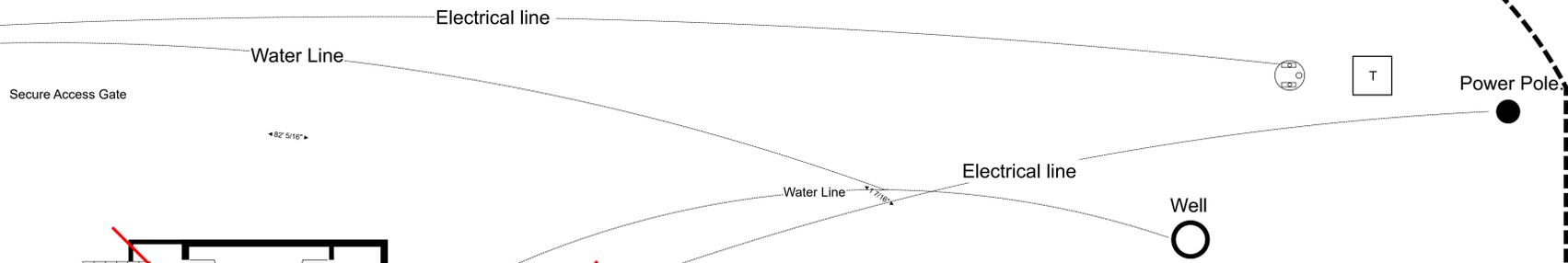
UpNorth Growery Cultivar Site Plan



Parking up to 10 cars

Gravel Driveway

Need a T type Turn Here



- Led Fixture
- Motion Detector
- Smoke Detector
- Carbon Monoxide Detector
- Camera

All Grow box doors are panic bar
 All Man doors are panic bar
 Building height less than 45'

Abrahamson Road

