



PLANNING & ZONING COMMISSION

Agenda

February 18, 2026

7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - 3A. December 16, 2025 regular meeting.
- 4. PUBLIC DISCUSSION** – Public comment on any item not otherwise listed on the agenda.
- 5. PUBLIC HEARINGS**
 - 5A. An application by Jason Warner for a Subdivision to create a 160-foot-wide parcel of 0.95 acres and a 5.32-acre lot accessed by way of a flag lot of 50.97-foot width at 3971 Stebner Road. The property is located in an R-3, Residential zoning district.
- 6. CONTINUING BUSINESS**
- 7. NEW BUSINESS**
- 8. COMMUNICATIONS**

Correspondence 25-750 – 755 and 25-757 – 761
- 9. COMMISSION MEMBER REPORTS**

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

ADJOURN



PLANNING & ZONING COMMISSION

December 16, 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:

Others Present: Eric Johnson, Community Development Director; Joe Wicklund, Asst. City Administrator; Jerry Carlson, 5756 Kehtel Rd.; Rob Mansell, 903 Martha St.; Bob Kohlmeier, 5757 St. Louis River Rd.; Shawn Mitchell; 15 S 64th Ave. W; Mitchell Dennie, 5092 Morris Thomas Rd.; Emma Richtman, 5215 Chris Dr.; Dawn LaPointe, 4731 Portland; Ben Neeson, 1015 N 6th Ave. E; and Joanne Bates, 3369 Morris Thomas Rd.

2. APPROVAL OF AGENDA

Motion made by John Stauber to approve the December 16, 2025 agenda as presented. Seconded by Corey Kolquist. Motion carried 7-0.

3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the November 18, 2025 minutes as presented. Seconded by John Stauber. Motion carried 7-0.

4. PUBLIC DISCUSSION

The following people spoke:

Emma Richtman, 5215 Chris Dr.
Jeffrey Donohue, 5540 Pine Hill Rd.
Sara Lofald, 5502 Hermantown Rd.
Wayne; 6165 Old Miller Trunk Hwy.
Noel Donohue, 5540 Pine Hill Rd.
Ben Neeson, 1015 N 6th Ave. E

Comments included:

Opposition to the proposed Data Center

5. PUBLIC HEARING

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.

Eric Johnson, Community Development Director, presented that Applicant, Robin Mansell, 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.

Corey Kolquist asked about security at the facility.

Eric advised that it would be treated similarly to security measures at a storage facility.

Robin Mansell, 903 Martha St., stated that the building itself would be fully secured with cameras, a 24 hour alarm system, motion detector flood lights, motion detector system inside of the facility and additional rooms are locked with key pad locks.

Corey asked about ventilation.

According to Robin, the flower room has its own dedicated ventilation system. In addition, the building is equipped with an overall ventilation system that exhausts air vertically. With 20-foot-high ceilings, exhaust air is vented at a significant height, allowing for proper dispersion.

The nearest structure to the facility is a storage unit located more than 300 feet away, which further minimizes any potential impact from exhaust or odor.

Beth Wentzlaff asked about cars to parking ratio.

Robin stated that on average, there would be four to five employees there at most.

Beth also wanted to put in the record, that they are not allowed to do more than 5,000 sq. feet of growing at this facility.

The following people spoke:

Jerry Carlson, 5756 Kehteol Rd.
Sara Lofald, 5502 Hermantown Rd.
Ryan Nylander, 3691 Lindahl Rd.
Shawn Mitchell, 15 S 64th Ave. W

Comments included:

A commenter stated they have firsthand personal knowledge of the effects of drug and alcohol abuse and requested that the Commission not approve the permit. Another commenter stated that after speaking with the applicant, they were impressed by the applicant's detailed, passionate explanation of the business plan and strong commitment to safety, noting full transparency and no secrecy regarding the project. Just because something is legal doesn't mean it is moral – comment from another person. This facility is a

production point, and the State of Minnesota will allow production points statewide to supply the amount of product needed for all state-approved licensed facilities.

Corey thanked Jerry for his comments and stated that for over the past year, he has had THC products at his business, and stated that the permitting process was more extensive than alcohol permitting. He has experienced no issues on this field.

Motion made by Corey Kolquist to approve 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 Kevin Hagen. Opposed by John Stauber. Motion carried. 6-1.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Joe Wicklund shared an approval of a Resolution to purchase the homestead of Mary Murphy on Arrowhead Rd. It will be named the Murphy Family Jackson Project Park.

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 – 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 Beth Wentzlaff to adjourn the meeting. Seconded by John Stauber. Meeting adjourned at 7:47 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

5A. Subdivision Application to create a flag lot in an R-3 zoning district

Applicant: Jason Warner
Case No.: 2026-01-SUB-A
Staff Contact: Eric Johnson, Community Development Director
Request: Subdivision of an R-3 zoned property to create a flag lot.

DESCRIPTION OF REQUEST:

The applicant (Jason Warner) owns a 6.5 acre property at 3971 Stebner Road. The property has a general lot dimensions of 212' x 1325'. There is an existing home and two outbuildings located on the northeastern portion of the property.

The applicant proposes to create a new flag lot along the south border of the existing property. The applicant is proposing a 51 foot 'pole/driveway' connection to Stebner Road for a distance of 258 feet with the 'flag' portion of the lot being approximately 211' x 927'. The proposed lot sizes for the two total parcels are:

Parcel A: 160' x 225' = 36,000/ 43,560 sf. or 0.83 acres (excludes right of way)

Parcel B: 51' x 225' and 211' x 927' = 207,072/ 43,560 sf. or 4.75 acres (excludes right of way)

In addition, the applicant intends to convey a 7,000 square foot portion of the property to the adjacent neighbor to the north for the existing pond on the 3975 Stebner Road property.

The applicant intends to keep the sell the existing home and outbuildings with the newly created lot being proposed to be a new home for the applicant. Any new home application will require coordination with Hermantown Public Works regarding driveway locations and utility connections.

SITE INFORMATION:

Parcel Size: 4.64 acres (does not include right of way)
Legal Access: 3971 Stebner Road
Wetlands: Yes, per the NWI
Existing Zoning: R-3, Residential
Minimum Lot Area: 0.5 acres with City utilities
Airport Overlay: No
Shoreland Overlay: No
Comprehensive Plan: Residential

BACKGROUND:

The City updated its regulations covering splitting of land and subdivisions in 2016. The update to the regulations created a process to allow flag lots in residential zoning districts. A flag lot is defined as a lot containing an area shaped like a “flag” which is the portion of the lot where all structures are to be located and an area shaped like a “pole” which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. The regulations set ten standards for flag lots in Hermantown. These are listed in the Findings section. Flag lots require a public hearing by the Planning Commission and approval by the City Council.

Administrative approvals and Flag Lot approvals require a certificate of survey, resulting legal descriptions, and review of any assessments. In addition, the City charges a fee in lieu of land dedication of \$1,100 for parks and recreation for every new residential lot created.

City sewer and water are in the Stebner Road right of way. Any future home will be required to connect to City sewer and water services and pay all applicable connection and availability fees.

FINDINGS:

Staff recommends the following findings of fact regarding the flag lot split application:

1. **The resulting lots do not violate any provision of the Hermantown Zoning Regulations, Comprehensive Plan, or any other local ordinance.** The new lot exceeds minimum standards in the R-3, Residential District, maintains the suburban residential development pattern identified in the Comprehensive Plan, and has access to water and sewer.
2. **The width of the flag lot at the front yard setback line must meet the lot width requirements of the Hermantown Zoning Regulations.** The lot is 211’ wide at the front yard setback line which exceeds the requirement of 100’.
3. **The pole portion of a flag lot shall not exceed 500 feet.** The pole is 258’ feet long.
4. **The pole portion of a flag lot must have a minimum width of 30 feet, be of uniform width, be a platted part of the flag lot, and connect to a public street. The driveway shall be set back a minimum of 10 feet from the neighboring property that was not used to create the flag lot and five feet from the mother property.** The pole is 51’ wide. Approval of building permits will be conditioned on siting of the driveway to meet setback standards defined in Section 1010.04.04 of the Hermantown Zoning Regulations.
5. **The pole portion of the flag lot will not be included in calculating the minimum lot area.** The lot area without the “pole” is 4.48 acres which exceeds the 0.5 acre minimum lot size of the R-3, Residential zoning district.
6. **Only one flag lot may be created from an existing/mother property.** The city will record that no further flag lots can be created from PIN # 395-0010-06394.
7. **Must be used exclusively for single family dwelling and accessory uses.** The intended use of the new developable lot is for single family residential. The City will only issue building or zoning permits for single family residential and related uses.
8. **The City must determine that the creation of the flag lot will not interfere with future development of roads or interior lands.** The land to the north, south and west of the subject parcel have existing single family homes located on them.
9. **The City must determine that the flag lot provides adequate accessibility of emergency responders.** The proposed pole meets minimum width and is less than the maximum length. Both standards were developed with emergency response vehicles in mind.

10. All flag lots must display an address at their closest point of access to a public street for emergency responders. The applicant will have to assent to displaying 911 addressing in a visible location at the entrance of the driveway.

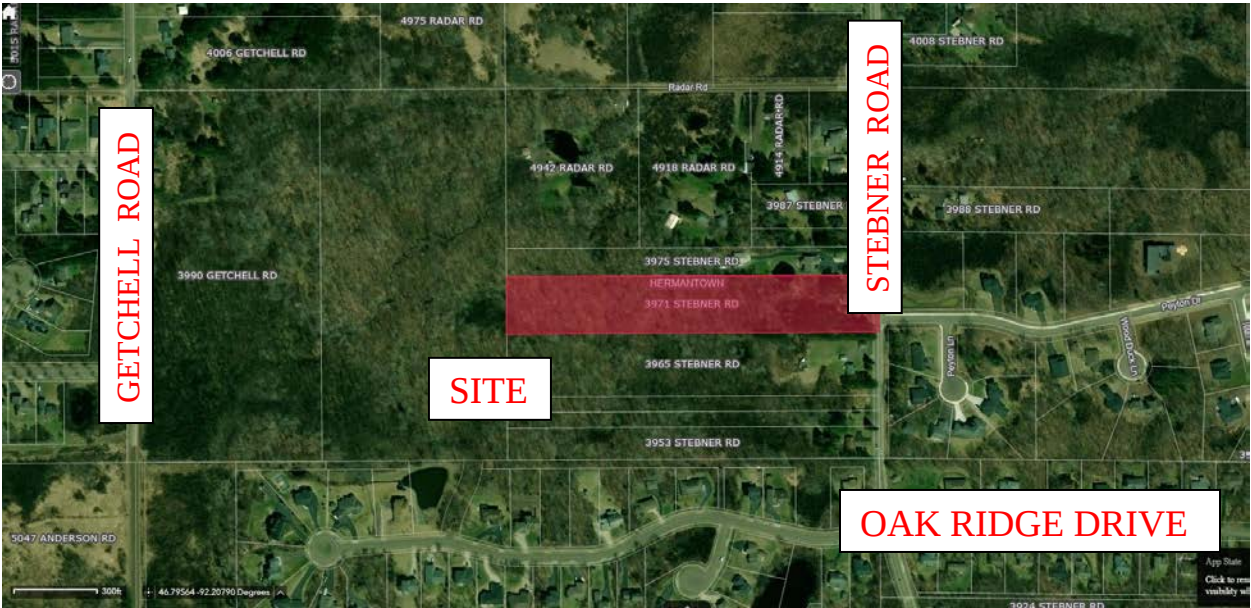
RECOMMENDATION:

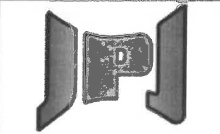
1. Recommend approval of the creation of a 160' x 225' and 51' x 225' and 211' x 927' lot abutting Stebner Road.
2. Adopt the stated Findings of Fact and other content of this report as the required findings identified in Section 1010.04.11.6 of the Hermantown Zoning Regulations.
3. Prior to issuance of a City land alteration permit for site work on the flag lot the property owner of the land alteration permit will provide a site plan depicting the driveway and flag the location of the driveway for inspection to confirm that it meets setback requirements listed Section 1010.04 of the Hermantown Zoning Regulations.
4. The new flag lot will be required to connect to City sewer and water services and pay all applicable connection and availability fees.
5. The property owner shall sign a consent form assenting to all conditions of this approval.
6. The property owner shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Survey and Legal Descriptions

Location Map





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

CERTIFICATE OF SURVEY

For: Jason Warner

Part of the NE1/4 of the SE1/4, Section 23, T50N, R15W, St. Louis County, MN.
3791 Stebner Road, Hermantown, MN 55811.

SURVEY BY :	AJS
DRAWN BY :	AJG
DESIGNED BY :	
APPROVED BY :	AJG
DATE:	11/06/2025
PROJECT NUMBER	25-530
SHEET NUMBER	1 OF 1

EXISTING PROPERTY DESCRIPTION:

The north two thirds of the Northeast Quarter of the Southeast Quarter of Section 23, Township 50 North, Range 15 West, St. Louis County, Minnesota, Except the north 666.00 feet thereof.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:

The north two thirds of the Northeast Quarter of the Southeast Quarter of Section 23, Township 50 North, Range 15 West, St. Louis County, Minnesota, Except the north 666.00 feet of said Northeast Quarter of the Southeast Quarter and Except the south 50.00 feet of the north 716.00 feet of the west 140.00 feet of the east 398.00 feet of said Northeast Quarter of the Southeast Quarter and Except the south 160.00 feet of the north 826.00 feet of the east 258.00 feet of said Northeast Quarter of the Southeast Quarter.

Subject to Stebner Road right of way.

PARCEL B:

The south 50.00 feet of the north 716.00 feet of the west 140.00 feet of the east 398.00 feet of the Northeast Quarter of the Southeast Quarter of Section 23, Township 50 North, Range 15 West, St. Louis County, Minnesota.

PARCEL C:

The south 160.00 feet of the north 826.00 feet of the east 258.00 feet of the Northeast Quarter of the Southeast Quarter of Section 23, Township 50 North, Range 15 West, St. Louis County, Minnesota.

Subject to Stebner Road right of way.

CERTIFICATION:

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Signed this 6th day of November, 2025 for JPJ Engineering, Inc.

Austin J. Gotchnik
Austin J. Gotchnik, PLS License Number 62293

NE1/4 SE1/4 SEC 23 T50N R15W

EXCEPTION

SURVEYOR NOTES:

Orientation of the bearing system is based on the north line of The NE1/4 of the SE1/4 of Section 23, T50N, R15W, to have a bearing of S 89°33'21" W.

JPJ Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Area of the overall property is 280,166 square feet or 6.4317 acres ±.

Address of the property is 3791 Stebner Road, Hermantown, MN 55811.

Parcel Identification Number is 395-0010-06394.

LEGEND:

- iron monument found
- 1/2 inch iron monument set, marked "JPJ ENG 62293"
- OE — overhead power line
- concrete surface
- bituminous surface
- ▨ gravel surface



SCALE: 1 INCH = 100 FEET
0 50 100 200
SCALE IN FEET

PARCEL A

AREA = 231,886 SF
OR 5.3234 ACRES ±

PARCEL B

AREA = 7,000 SF
OR 0.1607 ACRES ±

PARCEL C

AREA = 41,280 SF
OR 0.9476 ACRES ±

STEBNER ROAD

T:\Warner Jason\25-530 Boundary Stebner Rd Hermantown\3.dwg\700\25-530 Warner Split COS.dwg 11/6/2025 10:46 AM