



PLANNING & ZONING COMMISSION

Agenda
April 21 2026
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3A. March 17, 2026 regular meeting.

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

5. PUBLIC HEARINGS

5A. An application by Jerid Prah for a Special Use Permit for the construction of a 2,400 square foot accessory structure located at 4311 Sugar Maple Drive and located in a R-3, Residential zoning district.

5B. An application by Scannell Properties for a Commercial Industrial Development Permit for the construction of a 231,000 square foot office/freight distribution building, 591 space and parking and associated site improvements on a 47 acre parcel. The property is located at 531x Miller Trunk Highway and is located in a BP – Hermantown Business Park zoning district.

5C. An application by Scannell Properties for a Preliminary and Final Plat associated with the construction of a 231,000 square foot office/freight distribution building, 591 space and parking and associated site improvements on a 47 acre parcel. The property is located at 531x Miller Trunk Highway and is located in a BP – Hermantown Business Park zoning district.

6. CONTINUING BUSINESS

7. NEW BUSINESS

8. COMMUNICATIONS

Correspondence 2026-015 – 2026-020; 2026-022 – 2026-28; 2026-030; 2026-032; and 2026-033; 2026-035 – 2026-036.

9. COMMISSION MEMBER REPORTS

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

ADJOURN



PLANNING & ZONING COMMISSION

March 17, 2026 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Beth Wentzlaff; John Stauber; and Amanda Radzak

Members Absent: Matthew Fournier; Ryan Johnson; and Kevin Hagen

Others Present: Eric Johnson, Community Development Director; Dawn LaPointe, 4731 Portland Rd.; Jason Warner, 3971 Stebner Rd.; and Jackie Dolentz, 5542 Old Hwy. 2.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the March 17, 2026 agenda as presented. Seconded by Amanda Radzak. Motion carried 4-0.

3. APPROVAL OF MINUTES

Motion made by Beth Wentzlaff to approve the December 16, 2025 minutes as presented. Seconded by John Stauber. Motion carried 4-0.

4. PUBLIC DISCUSSION

Dawn Lapointe presented concerns associated with the proposed data center.

5. PUBLIC HEARING

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.

Eric Johnson, Community Development Director, presented Jason Warner's application to create a flag lot on his 6.5-acre property at 3971 Stebner Road. The site (approx. 212' x 1,325') includes a home and two outbuildings on the northeast side. The proposal includes a new lot along the south border with a 51-foot-wide, 258-foot-long driveway and a main area of about 211' x 927'. The two resulting parcels would be:

- Parcel A: 0.83 acres (160' x 225')
- Parcel B: 4.75 acres (includes driveway and main lot)

The Applicant will transfer 7,000 sq. ft. to the northern neighbor for an existing pond. The current home and outbuildings will be sold, and the new lot will be used for a future home, pending city coordination for access and utilities.

Motion made by Corey Kolquist to approve the 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. Seconded by John Stauber. Motion carried. 4-0.

Councilmember Joe Peterson suggested that future flag lot requests be handled administratively by City staff rather than reviewed by the Planning & Zoning Commission. Further discussion will take place at the April Planning & Zoning meeting when additional members are present.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Correspondence 25-750 – 755; 25-757 – 761; 2026-008 –2026-010; 2026-013 (attached only is 2026-013) and 2026-014.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Beth Wentzlaff – None

Kevin Hagen – Absent

Matthew Fournier – Absent

John Stauber – None

Amanda Radzak – None

Ryan Johnson – Absent

ADJOURN

Motion made by John Stauber to adjourn the meeting. Seconded by Amanda Radzak. Meeting adjourned at 7:19 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant



5A. 4311 Sugar Maple Drive – Special Use Permit to construct an 2,400 square foot accessory structure in an R-3 zoning district

Applicant: Jerid Prahll
Case No.: 2026-08 SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for construction of an 2,400 square foot accessory structure and associated driveway in a R-3 zoning district

RECOMMENDED ACTION:

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit for the construction of a 2,400 (40’ x 60’) square foot accessory building for City Council consideration subject to the attached conditions.

DESCRIPTION OF REQUEST:

The applicant (Jerid Prahll) desires to build an 2,400 square foot accessory structure on a property at 4311 Sugar Maple Drive. Construction of an accessory structure over 1,200 square feet in size is permitted with a Special Use Permit per Section 535.06.5 of the Zoning Ordinance. The applicant is requesting approval for construction of a 2,400 square foot accessory structure.

SITE INFORMATION:

Parcel Size: +/- 1.8 acres
Legal Access: 4311 Sugar Maple Drive
Wetlands: Yes, as part of the original plat
Existing Zoning: R-3, Residential
Airport Overlay: Safety Zone 3 – height restrictions only
Shoreland Overlay: No
Comprehensive Plan: Residential

BACKGROUND

Accessory structures over 1,200 square feet in size are permitted only with a Special Use Permit in the R-3, Residential Zoning District. The applicant is requesting approval to construct a 2,400 square foot accessory building. The accessory building would be 40 feet by 60 feet in size, with 11-foot sidewalls. The overall height of the proposed building is approximately 21 feet. The construction type would be slab-on-grade, with LP style siding with decorative rock wainscot and shingle roof. The building will be used to house the applicant’s personal belongings. No business activity is proposed as part of this use.

The proposed property is located on Sugar Maple Drive, and is comprised of two lots which have been combined to create a +/-1.8 acre parcel. The proposed accessory structure is approximately 80 feet from the nearest neighboring structure and approximately 95 feet from Sugar Maple Drive.

Section 535.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 1,200 square feet	R-3 Requirement	Provided
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	+/- 95 feet (similar to primary structure)
Minimum side yard setback	Equal to the height of the accessory structure	+/- 28 feet from east property line
Minimum rear yard setback	Equal to the height of the accessory structure	+/- 190 feet
Minimum setback from primary structure	10 feet	+/- 20 feet
Maximum building height	35 feet	+/- 21 feet
Maximum sidewall height	14 feet	11 feet

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 “Governing Criteria” of the Zoning Ordinance.

- 1. Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?*

There are no significant accessory structures in the vicinity of the property. However, the Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 2,400 square foot structure, the property would be at approximately 6.9%.

- 2. Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?*

The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for personal property.

- 3. Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?*

The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 35% lot coverage for structures with the proposed property being at 6.9% coverage after the construction of the proposed accessory structure. The proposed use meets the performance standards set in Section 535.06.5 regulating accessory structures in excess of 1,200 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*

The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 2,400 square foot structure, the property would be at approximately 6.9%

5. *Are there other criteria of the Zoning Ordinance that should be considered?*

The applicant has already combined the two parcels into a single one and has applied for a land disturbance permit.

Wetlands

The property was delineated as part of the development of the Maple Village plat. In addition, the National Wetland Inventory does not show any wetland impacts associated with the proposed work.

Summary

The applicant meets the requirements for a Special Use Permit. Staff recommends a motion to recommend approval of the application to the City Council, subject to included conditions.

Recommendation

Staff recommends approval of the Special Use Permit, subject to the following conditions:

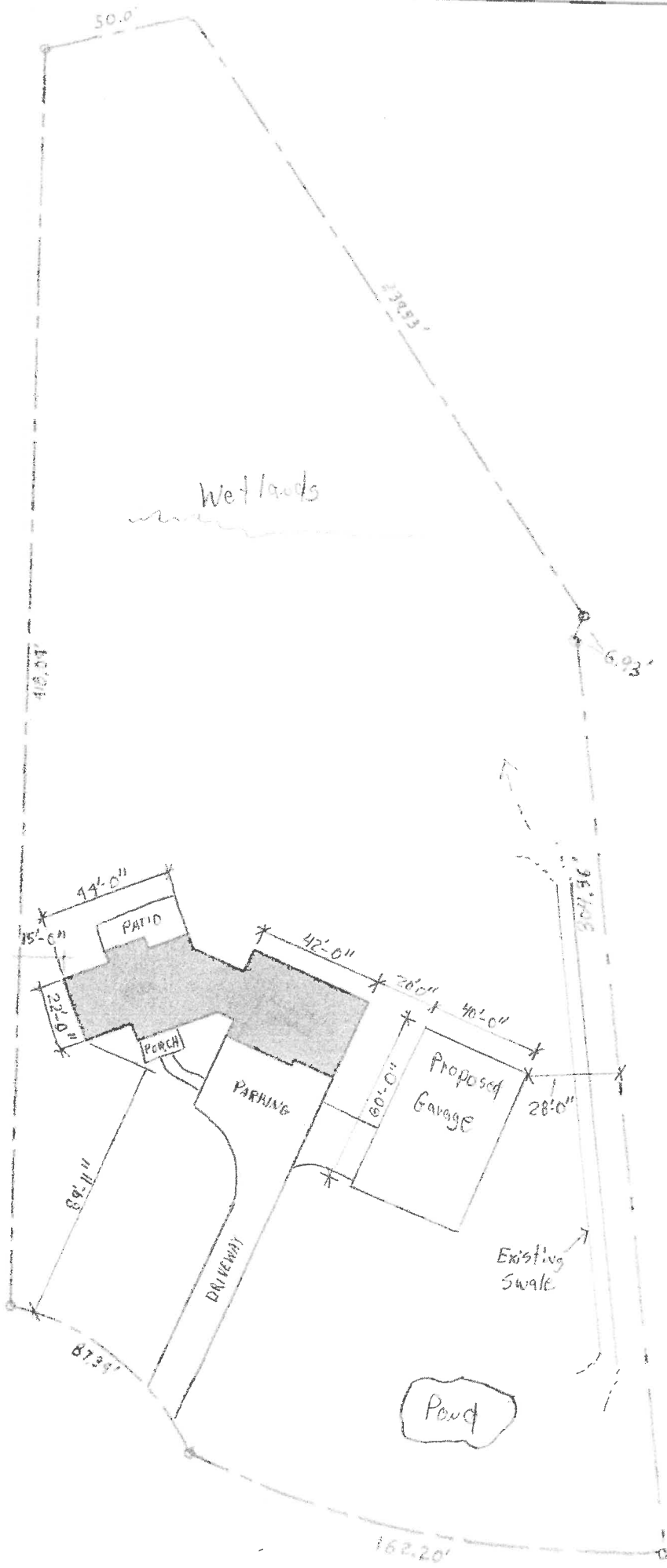
1. The approval is for a 2,400 square foot accessory structure on the property at 4311 Sugar Maple Drive (395-0134-00250)
2. The proposed accessory structure shall meet all setback requirements for setbacks for Accessory Structures in the R-3 Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site, however the 2,400 square foot accessory building will need to meet the minimum setback requirements and/or obtain a variance per Section 535.06.5 of the Zoning Ordinance.
4. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
5. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
6. No business activity is allowed in association with the accessory structure approval.
7. The applicant shall sign a consent form assenting to all conditions of this approval.
8. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Site Plan
- Proposed Structure Image
- Property Photos
- Project Narrative
- HOA Letter

Location Map

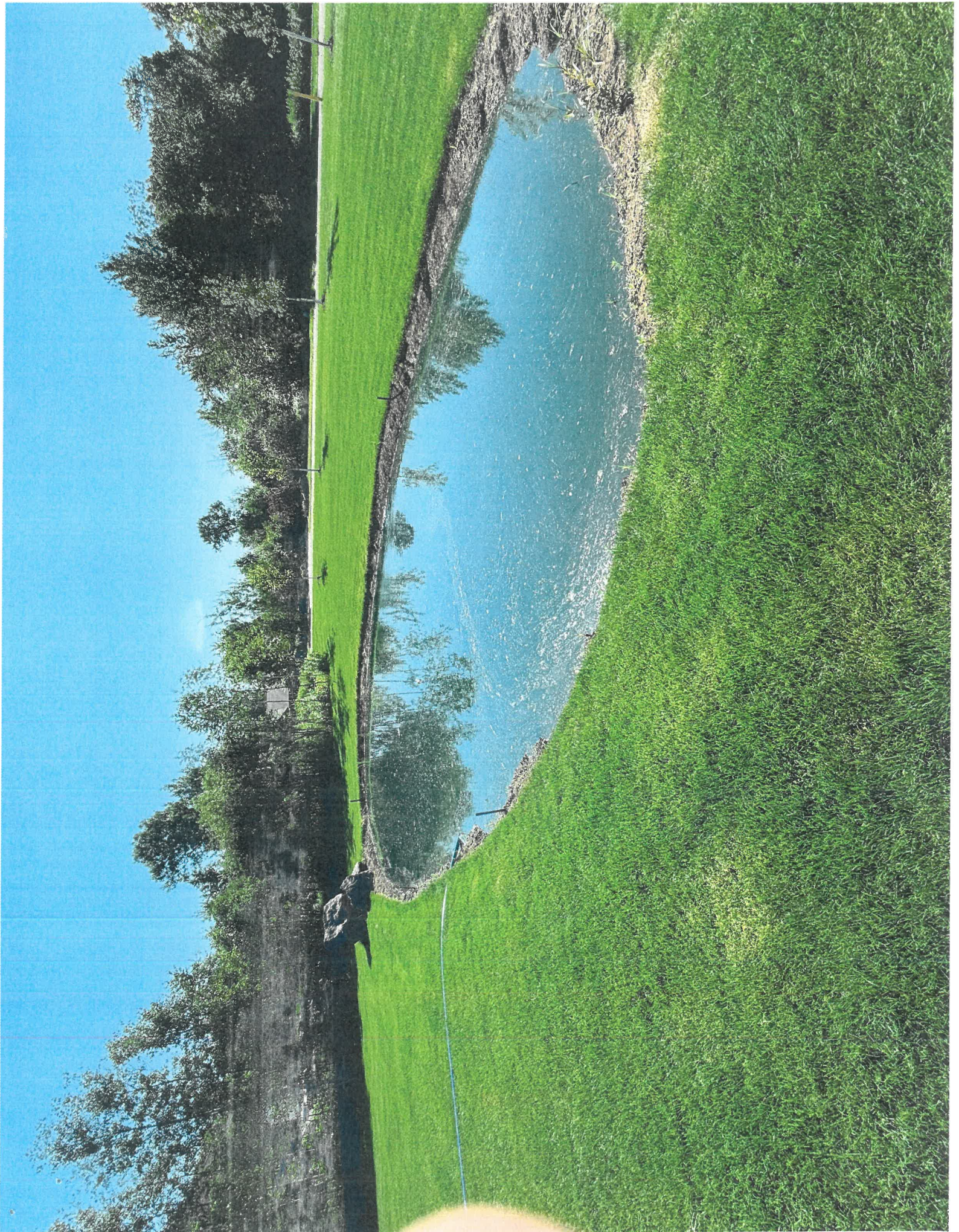




Prahl
Proposed Garage

Existing Swale





To: Hermantown Zoning and Planning Commission

Subject: Additional Background – Jerid & Diana PrahI Proposed Garage

We built a single-family home on lot 25 of Maple Village Development in 2015 (4311 Sugar Maple Drive). In 2025 I purchased the lot to the East of Lot 25 (Lot 26). I had them combined into a single lot with St. Louis County (see included document).

The lot was landscaped under City of Hermantown Erosion Control and Fill Permit from Trish Crego. This included fill & gravel pad which will serve as foundation of this garage. All excavation/dirt/swale work was done by licensed Contractor Jay Peterson of Peterson Excavating and landscaping. Sodding and tree planting was done by Scott Pionk Sodding and Landscaping. Included in the work was creation of a drainage swale on easterly side of lot to collect excess water from both our lot and the easterly neighbor lot. Now that this landscaping and pad is completed, no additional lot work is required to place the proposed garage, outside slab preparatory work and utility connections.

As part of the initial landscaping, we planted mature maple trees in front of proposed garage location and 100 spruce on the side yard between the proposed garage and neighbor's house. I will also be planting 200 more spruce trees on the property in spring of 2026 (already ordered from State of MN).

The proposed garage is sized for parking of vehicles, a storage of existing recreational vehicles and trailers so they are not left in driveway and visible by neighbors to result in a visual detracton. Additionally, we would like to use some space for kid's sport area and fitness

This project also falls under the jurisdiction of Maple Village and their restrictive covenants. This review was completed and approved by the Maple Village Architectural Control Committee on 12/03/25. See the attached letter from Cindy Vittorio – President of Maple Village HOA and Architectural Board Member

If you have any questions regarding this application, please feel free to contact me.

Thank you in advance for consideration and approval of my request.

Regards,

Jerid and Diana PrahI

4311 Sugar Maple Drive
Hermantown, MN 55803
(218) 591-1788
jprahl@nextecsystems.com

To: Hermantown Planning and Zoning Commission

From: Cindy Vittorio – Maple Village HOA Architectural Control Committee member and President of Maple Village HOA

Subject: Prah! Proposed Garage (Lot 25 Maple Village)

Consistent with Maple Village Bylaws, all new construction within Maple Village must be reviewed by the HOA's Architectural Control Committee (ACC) for compliance with Restrictive Covenants within our Governing documents.

In addition to my role as President of the HOA, I am also a member of the Architectural Control Committee (ACC)CC. In December of 2025, the Architectural Control Committee reviewed Jerid and Diana Prah!'s proposed Garage Plan and approved the plans based on the HOA Covenants, which include Architectural alignment with the neighborhood, size of the building, exterior finishing, among other factors included in our Restrictive Covenants.

The Prah!'s have done an excellent job landscaping the lot and adding trees to enhance the look of the property. The Prah!'s have indicated that they will be planting more trees in the spring.

Please contact me with any further questions.

Regards,

Cindy Vittorio

Maple Village HOA ACC member

President of Maple Village HOA

5B. Commercial Industrial Permit Application – Hawklane Business Center

Applicant: Scannell Properties #791, LLC
Case No.: 2026-07-CIDP
Staff Contact: Eric Johnson, Community Development Director
Request: Commercial Industrial Development Permit request for a Warehouse/Distribution Facility

DESCRIPTION OF REQUEST:

Applicant (Scannell Properties #791, LLC) is requesting approval of a Commercial Industrial Development Permit (CIDP) for a 231,000 square foot warehouse/distribution facility, consisting of loading docks, trailer, van and auto parking along with stormwater management and site improvements. The proposed project is located in the northwest quadrant of State Highway 53 and Lavaque Bypass Road and is in a Hermantown Business Park (BP) zoning district.

SITE INFORMATION: +/- 46 acres
Legal Access: Lavaque Bypass Road
Wetlands: Yes – been delineated
Existing Zoning: BP
Airport Overlay: Yes – zones 2 and 3
Shoreland Overlay: No
Comprehensive Plan: Business and Light Manufacturing

Background

The Applicant is proposing the constructing of a 231,000 square foot warehouse/distribution facility in the northwest quadrant of Highway 53 and Lavaque Bypass (Project). The proposed project consists of the following elements:

- 231,000 square foot warehouse/distribution facility
- Future phase area – +/- 7.1 acres
- 516 parking spaces (20 – office, 114 – warehouse, 315 – delivery van, 67 – seasonal employee) +/- 15.4 acres
- New roadway right of way - +/- 1.0 acres
- Existing roadway right of way for Lavaque Bypass Road - +/- 1.7 acres
- 3 – stormwater detention basins - +/- 4.0 acres
- Seed/sod or undisturbed areas - +/- 13.5 acres

Process

The applicant has applied for a Commercial Industrial Development Permit (CIDP) for the property. The Planning and Zoning Commission reviews and acts on the CIDP. The CIDP is specific to the site related work for the project and includes building sizes and placement, overall site layout, stormwater, utilities and screening and landscaping.

Any additional work/buildings after the approval of a CIDP would require the Applicant to a new CIDP for the new project work.

Zoning Analysis:

A Warehouse/Distribution Center is permitted in a BP zoning district with a CIDP. The CIDP addresses dimensional standards; performance standards; building architecture; parking and circulation; lighting and landscaping.

Setbacks

Typical setback standards in the BP, Hermantown Business Park Zoning District and proposed setbacks are shown in Table 1:

Zoning District: BP, Hermantown Business Park		
Type	Required	Proposed
Min Lot Area	1 acre – within Airport Safety Zone 3 2.5 acres – within Airport Safety Zone 2	+/- 46 acres
Lot Width	100 feet	+/- 625 feet minimum
Front Yard	20 feet	+/- 570 feet
Rear Yard	20 feet	+/- 200 feet
Side Yard	20 feet	+/- 330 feet
Lot coverage	65%	11.5%
Maximum Building Height	60 feet	+/- 41 feet
Parking	1 for each employee on the maximum working shift	516 spaces

Stormwater

The Applicant is proposing that the stormwater for the Project will consist of a wet detention pond that outlets to the larger stormwater retention pond for the entire 46 acre site, which is located on the southwest quadrant of the property. Impervious areas will be collected upstream of the pond and routed through a bay filter for treatment before discharging to the pond.

The final and signed storm water management plan will be further developed as the project details are finalized. Once the application is found in compliance with the City storm water ordinance, a storm water certificate will be issued.

Stormwater Utility Fees:

The Stormwater Facility Fee for the proposed development will be calculated as a non-residential use and is calculated on the amount of impervious surface (buildings, parking, gravel areas) divided by 9,100 square feet, which is the Equivalent Residential Unit (ERU). A stormwater fee will be calculated at the time of building permit submission with any credits will be required to be paid under current rates at the time.

This application indicates 903,044 SF of newly created impervious area, which equates to 99 ERUs. The project is eligible for up to a 50% reduction in stormwater fees with the construction of stormwater ponds which address rate and water quality.

Utilities

The City, property owner and Applicant have entered into an agreement for the expansion of public utilities to serve this site and project. In addition, the City has a grant from MN DEED to cover a portion of the costs associated with the work.

The public utility expansion involves the following:

- Installing a new lift station on NE corner of Hwy 53 & Lavaque Bypass Road
- Boring a forcemain under Hwy 53 into the existing manhole outside the Aery apartment property
- Extending water main on Lavaque Bypass to the southern cul-de-sac to the property
- Improving the existing lift station on Ugstad Road in order to add capacity for the proposed development and future development opportunities within the area

Once the City sanitary sewer and water mains are extended to the property, the Applicant will then extend the utilities into the site privately in order to provide connection to the proposed building and future outlot. This work will be done at the Applicants expense.

All of the design work will either be prepared and/or reviewed by the City Engineer.

Road Improvements

The Applicant is proposing two access points into the property. A right in/out along Lavaque Bypass Road will be constructed as a public road/right of way with the entrance being approximately 680 feet north of the Highway 53/Ugstad Road/Lavaque Bypass Road intersection. As part of the overall project, the City, applicant and St. Louis County have entered into an agreement for the reconstruction of Lavaque Bypass as well as the intersection of Lavaque Bypass and Ugstad Road at the north end of the project area.

The road improvements include:

- Construction of a 400 foot long public road/cul-de-sac approximately 680 feet north of the Highway 53/Ugstad Road/Lavaque Bypass Road intersection
- Construction of a 650 foot long public road/cul-de-sac connecting to Ugstad Road
- Construction of a roundabout at the intersection of Ugstad Road and Lavaque Bypass Road
- Construction of a raised center median approximately 1,800 feet long from 500 feet north of the Hwy 53/Ugstad Road/Lavaque Bypass Road intersection to the new roundabout

Traffic

The Applicant has completed a traffic study for the project. The proposed development is anticipated to generate 2,145 daily trips, including 266 trips during the AM peak hour and 173 during the PM peak hour.

Airport Safety Zones

The proposed project falls within Safety Zones 2 and 3 of the Duluth International Airport. Approximately 70 percent of the proposed building is within Safety Zone 2, which has a density limitation of 20 people per acre. This portion of the property has approximately 21.2 acres within Safety Zone 2 which then has a density limitation of 424 people. The Applicant is approximating a total of 450 employees total for the facility with there being a maximum of 155 employees per shift, which is under the density limitation associated with Safety Zone 2.

Architecture

The proposed building will be constructed with precast concrete panels with three different gray colors. The windows will be aluminum storefront style windows along with clerestory windows along all four facades. The main entry proposes a canopy above the doorways. There are also proposed to be dock doors along two of the facades and drive-in doors along a third façade. The Applicant will be responsible to apply for the necessary building and signage permits associated with the project.

Landscape/Screening

The Applicant is proposing 50 – 6 foot height evergreen trees, 64 overstory trees – 2.5 caliper inches (8 foot height) and 6 – 1.75 inch caliper (5' minimum height) understory planting. These proposed trees are generally planted

along the parking lot areas to provide screening where the lots abut the public roadway and/or stormwater basin. In addition to the trees, the Applicant is proposing 98 shrubs and 96 ornamental grasses.

Lighting

Lighting for the project will consist of perimeter site light incorporating downcast, shielded light. Interior site lighting will consist of wall pack fixtures on the buildings and interior light poles in and around drive lanes, parking lots and sidewalk areas. These fixtures are downcast, shielded light fixtures.

Wetlands

A wetland delineation was done as part of the site analysis for the project and was reviewed in the field in the fall of 2024 and late summer 2025. There will be wetland impacts associated with the proposed project as well as the City constructed cul-de-sac at the north end of the property with the impacts being viewed as a connected project. The City will require a wetland replacement plan documenting how any wetland impacts will be mitigated with this being required prior to the commencement of site work. There are approximately 3 acres of wetlands proposed to be impacted as part of the entire project work.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.

Summary

Staff recommends approval Commercial Industrial Development Permit based on the findings of this report and the following:

1. The Project meets the intent of the BP, Hermantown Business Park Zoning District, Chapter 5 Section 590 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 as described in the plans 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 An MPCA Stormwater Permit and erosion control measures must be in place prior to any construction on the Project.

- 3.7 All wetland impacts are to be approved by the Hermantown Technical Evaluation Panel prior to the commencement of construction activities.
- 3.8 Receiving of any and all environmental and utility based permits (MPCA, MNDNR, Corps of Engineers, St. Louis County, etc.) associated with the Project.
- 3.9 All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the entity that owns the utility.
- 3.10 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.
- 3.11 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: BP, Hermantown Business Park		
Type	Required	Proposed
Min Lot Area	1 acre – within Airport Safety Zone 3 2.5 acres – within Airport Safety Zone 2	+/- 46 acres
Lot Width	100 feet	+/- 625 feet minimum
Front Yard	20 feet	+/- 570 feet
Rear Yard	20 feet	+/- 200 feet
Side Yard	20 feet	+/- 330 feet
Lot coverage	65%	11.5%
Maximum Building Height	60 feet	+/- 41 feet
Parking	1 for each employee on the maximum working shift	516 spaces

- 3.12 The Applicant shall sign a consent form assenting to all conditions of this CIDP.
 - 3.13 Property Owner will provide for the ongoing maintenance of the drives, parking lots, landscaping features and other improvements constructed as part of the Project and also provide for snow removal, salting, sanding, and other such work within the development at Applicants cost and expense.
 - 3.14 The Applicant is required to submit final construction documents (water, storm sewer, sanitary sewer, drives, parking lots etc.) according to City standards and coordinated with the City Engineer which will be incorporated into the Development Agreement.
 - 3.15 The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.
- 4. The approval given by this Resolution 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.

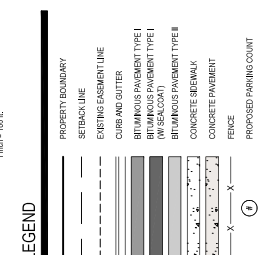
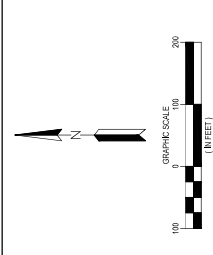
6. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this Resolution.

ATTACHMENTS:

- Location Map
- Site Plan
- Grading Plan
- Public Improvements Map
- Landscape Plan
- Proposed Building Images

Location Map





NOTES

- SEE SHEET C-103 FOR ADDITIONAL PROJECT NOTES.
- DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS NOTED OTHERWISE.
- DESIGNED BY OTHERS. ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN ARE BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

SITE ANALYSIS TABLE

ADDRESS	C- High Density/Commercial	
EXISTING ZONING	C1 - Office/Light Industrial	
PROPOSED ZONING	Warehouse/Distribution Center	
PROPOSED USE	Warehouse/Distribution Center	

LOT NUMBER	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)
EXISTING PARCEL SUMMARY	97.03		
PROPOSED USE	7.16		
FUTURE SPEC. BUILDING	2.70		
DEVELOPED RIGHT OF WAY	2.70		
PROPOSED USE TOTAL	46.88	26.37	21.51

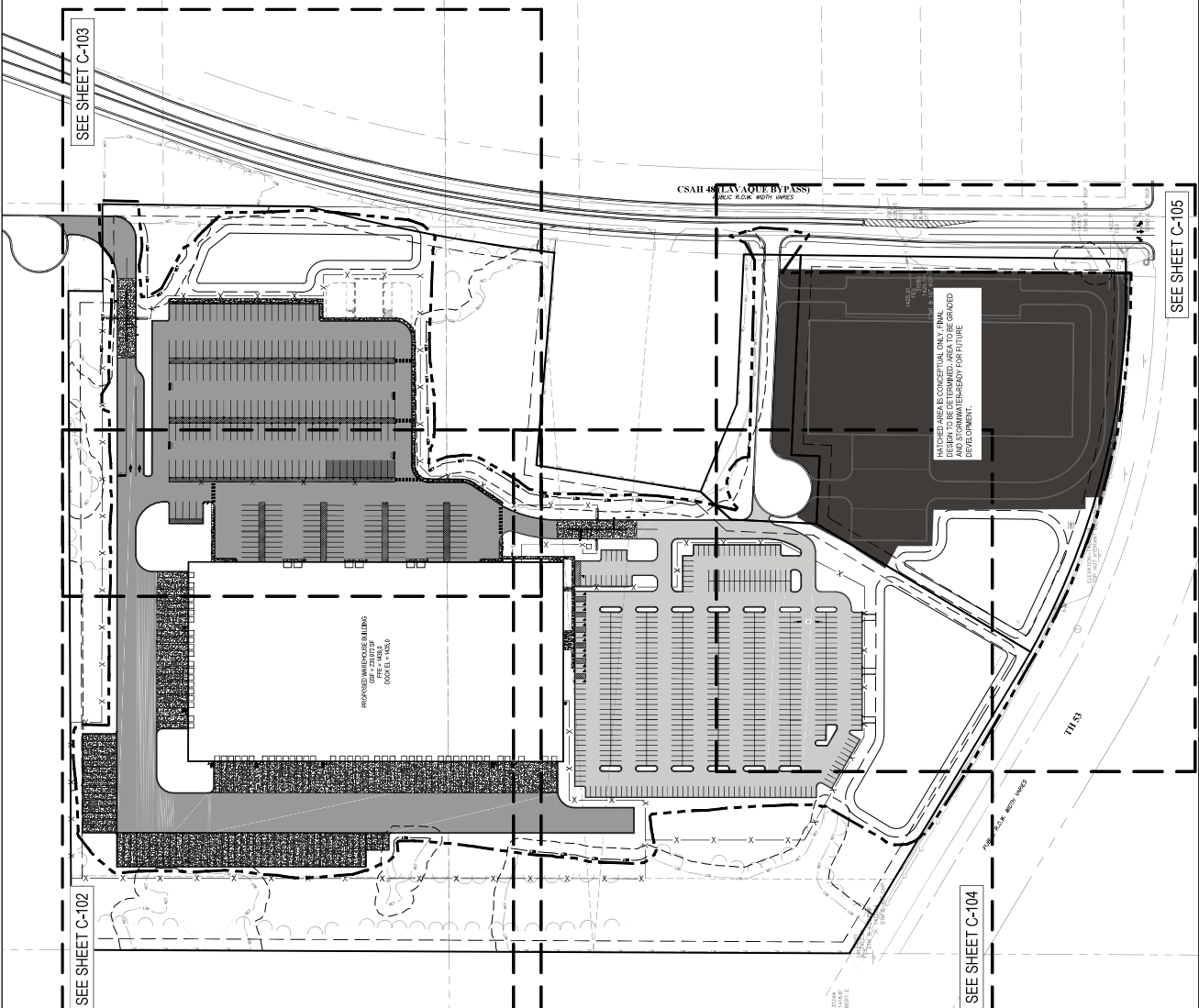
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED USE (W9)	230,972	230,972	1

TOTAL PARKING	REQUIRED	PROPOSED
PROPOSED USE (W9)	118	597
EXISTING DEVELOPMENTS	RECORDED	PROPOSED
PROPOSED USE (W9)		73

GREENSPACE SUMMARY	PROPOSED
CODE REQUIREMENT	65%
IMPERVIOUS AREA (INCL. BLDG.)	46%
BUILDING AREA	15%

SETBACK SUMMARY	REQUIRED	PROPOSED
FRONT	20'	20'
REAR	20'	20'
SIDE CORNER	20'	20'
SEMI-ENCL.	20'	20'

NOTES: PROPOSED EMPLOYEES = 20 OFFICE + 114 WAREHOUSE + 335 DELIVERY VAN + 67 TEMPORARY



THIS AREA IS SHOWN AS AN AREA OF FUTURE DEVELOPMENT. THIS AREA SHOULD BE GRADED AND STORMWATER-READY FOR FUTURE DEVELOPMENT.

SEE SHEET C-102

SEE SHEET C-104

SEE SHEET C-105

SEE SHEET C-103

SEE SHEET C-104

SEE SHEET C-105

SEE SHEET C-106

SEE SHEET C-107

SEE SHEET C-108

SEE SHEET C-109

SEE SHEET C-110

SEE SHEET C-111

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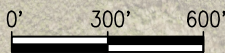
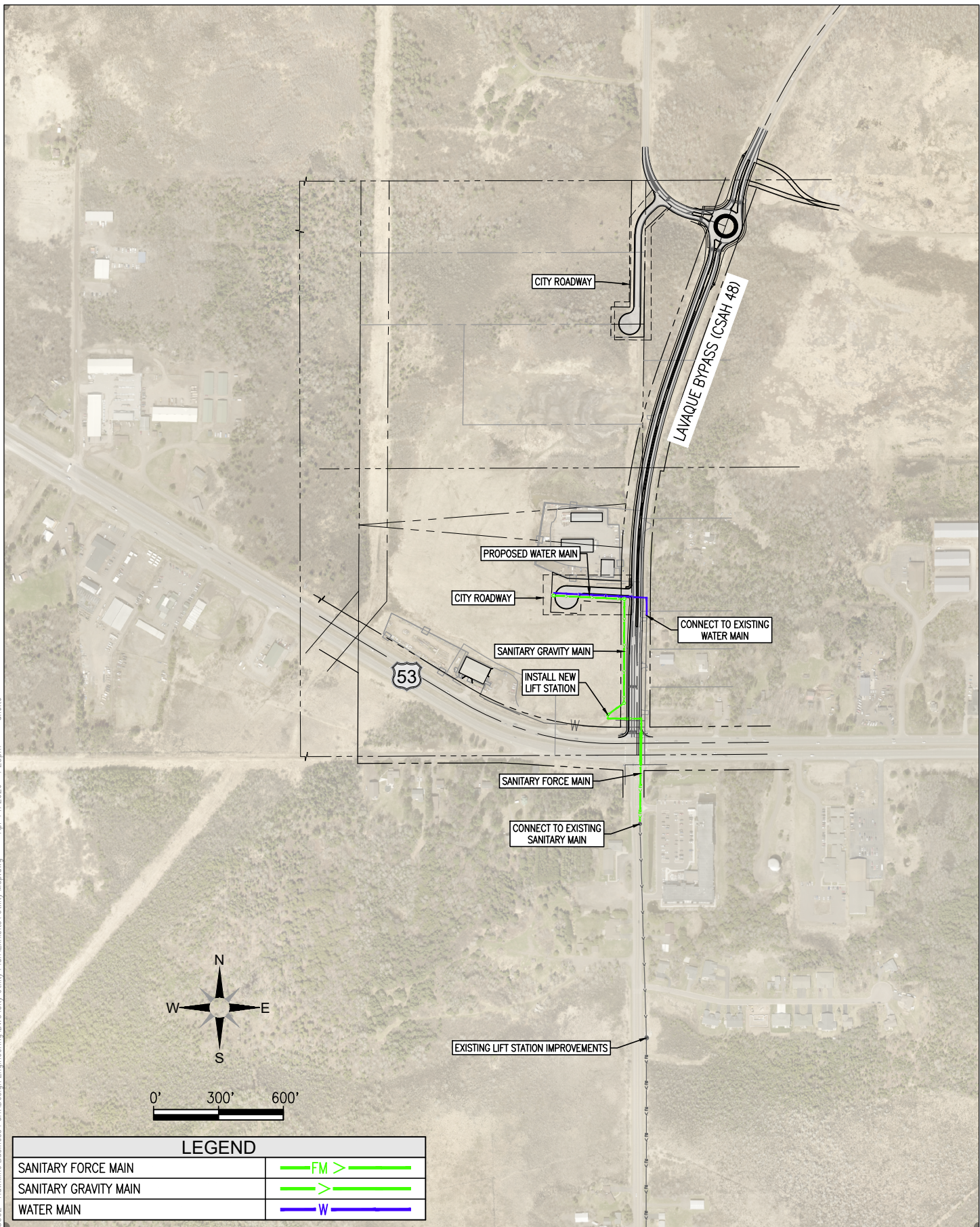
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I:\Projects\26-8001 & 26-8002 - Hawkline Business Park\Design Engineering\DWG\City Utility Plan\Exhibits\Utility Map.dwg Apr 14, 2026 - 1:23pm dholte



LEGEND	
SANITARY FORCE MAIN	
SANITARY GRAVITY MAIN	
WATER MAIN	



Northland
Consulting Engineers L.L.P.
102 South 21st. Ave. West Suite #1
Duluth, Minnesota 55806
Tele: 218.727.5995
Fax: 218.727.7779
www.nce-engineers.com

HAWKLINE BUSINESS PARK

UTILITY CONSTRUCTION

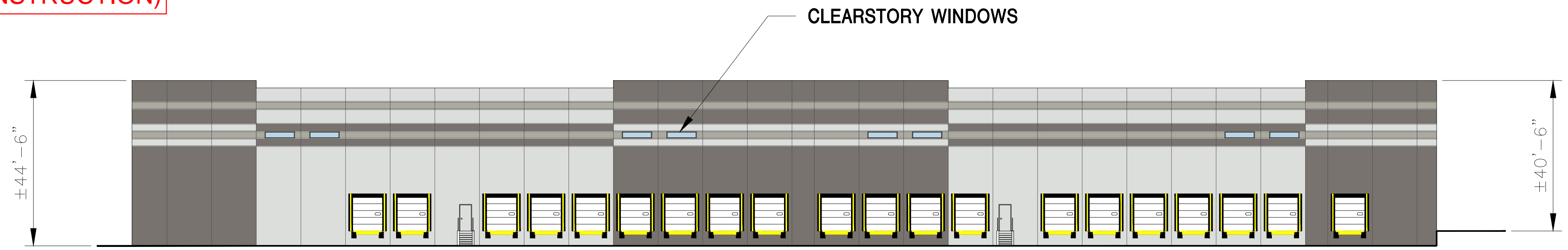
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Sheet Title
UTILITY MAP

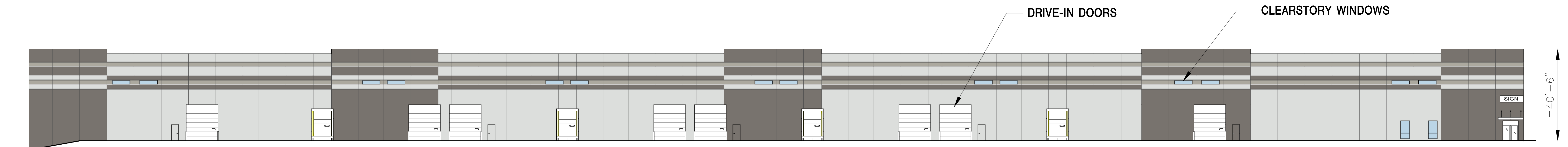
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DATE: 04/14/26
CHECKED: TTP
DRAWN: DRH

Sheet #
EX-A

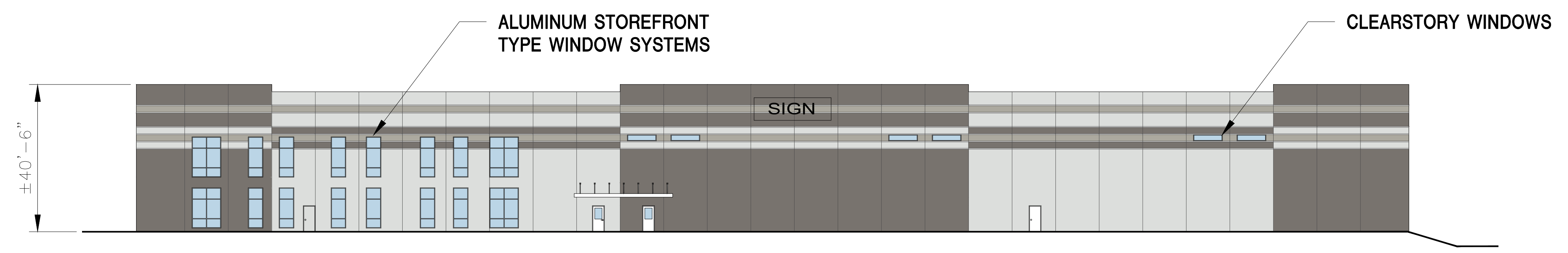
CONCEPT ELEVATIONS (NOT FOR CONSTRUCTION)



NORTH ELEVATION

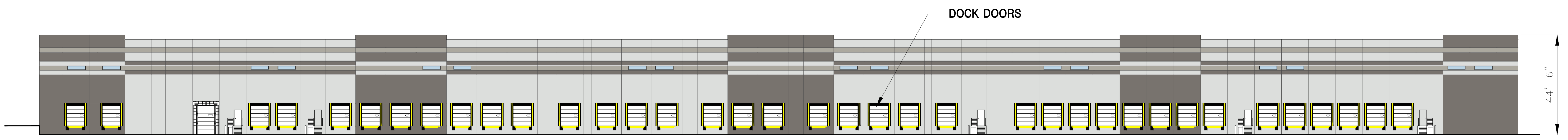


EAST ELEVATION



SOUTH ELEVATION

- SW 7019 GAUNTLET GRAY
- SW 7015 REPOSE GRAY
- SW 6252 ICE CUBE



WEST ELEVATION

5C. Preliminary and Final Plat Application – Hawkline Business Center

Applicant: Scannell Properties #791, LLC
Case No.: 2026-07-CIDP/Plat
Staff Contact: Eric Johnson, Community Development Director
Request: Commercial Industrial Development Permit request for a Warehouse/Distribution Facility

DESCRIPTION OF REQUEST:

Applicant is requesting approval of a Preliminary and Final Plat associated with the construction of a 231,000 square foot warehouse/distribution facility in the northwest quadrant of Highway 53 and Lavaque Bypass (Project). The property is located in a Hermantown Business Park (BP) zoning district.

SITE INFORMATION: +/- 46 acres
Legal Access: Lavaque Bypass Road
Wetlands: Yes – been delineated
Existing Zoning: BP
Airport Overlay: Yes – zones 2 and 3
Shoreland Overlay: No
Comprehensive Plan: Business and Light Manufacturing

Development Details

The Applicant is proposing the constructing of a 231,000 square foot warehouse/distribution facility in the northwest quadrant of Highway 53 and Lavaque Bypass (Project). The proposed project consists of the following elements:

- 231,000 square foot warehouse/distribution facility
- Future phase area – +/- 7.1 acres
- 516 parking spaces (20 – office, 114 – warehouse, 315 – delivery van, 67 – seasonal employee) +/- 15.4 acres
- New roadway right of way - +/- 1.0 acres
- Existing roadway right of way for Lavaque Bypass Road - +/- 1.7 acres
- 3 – stormwater detention basins - +/- 4.0 acres
- Seed/sod or undisturbed areas - +/- 13.5 acres

The project area is currently comprised of four parcels with the Applicant proposing to reconfigure the parcels into five parcels; 1) a 37.0 acre parcel for the proposed project; 2) a 7.1 acre lot for a future development project and 3) a 1.0 acre right of way deeded to the City for the purposes of building a future road which will provide access to Lavaque Bypass and 4) two parcels of 1.7 acres of right of way deeded to St. Louis County for Lavaque Bypass Road.

Zoning Analysis

The entirety of the land area is zoned BP – Hermantown Business Park.

Lot Size

The proposed preliminary and final plat meets the BP – Hermantown Business Park dimensional standards for development for both the land areas located within Safety Zones 2 and 3 associated with the Airport safety zones.

Setbacks

The proposed site plan meets or exceeds the building setbacks associated with the BP – Hermantown Business Park zoning district.

Utilities

The City, property owner and Applicant have entered into an agreement for the expansion of public utilities to serve this site and project. In addition, the City has a grant from MN DEED to cover a portion of the costs associated with the work.

The public utility expansion involves the following:

- Installing a new lift station on NE corner of Hwy 53 & Lavaque Bypass Road
- Boring a forcemain under Hwy 53 into the existing manhole outside the Aery apartment property
- Extending water main on Lavaque Bypass to the southern cul-de-sac to the property
- Improving the existing lift station on Ugstad Road in order to add capacity for the proposed development and future development opportunities within the area

Once the City sanitary sewer and water mains are extended to the property, the Applicant will then extend the utilities into the site privately in order to provide connection to the proposed building and future outlet. This work will be done at the Applicants expense.

All of the design work will either be prepared and/or reviewed by the City Engineer.

Stormwater

The Applicant is proposing that the stormwater for the Project will consist of a wet detention pond that outlets to the larger stormwater retention pond for the entire 46 acre site, which is located on the southwest quadrant of the property. Impervious areas will be collected upstream of the pond and routed through a bay filter for treatment before discharging to the pond.

The final and signed storm water management plan will be further developed as the project details are finalized. Once the application is found in compliance with the City storm water ordinance, a storm water certificate will be issued.

Road Improvements

The Applicant is proposing two access points into the property. A right in/out along Lavaque Bypass Road will be constructed as a public road/right of way with the entrance being approximately 680 feet north of the Highway 53/Ugstad Road/Lavaque Bypass Road intersection. As part of the overall project, the City, applicant and St. Louis County have entered into an agreement for the reconstruction of Lavaque Bypass as well as the intersection of Lavaque Bypass and Ugstad Road at the north end of the project area.

The road improvements include:

- Construction of a 400 foot long public road/cul-de-sac approximately 680 feet north of the Highway 53/Ugstad Road/Lavaque Bypass Road intersection
- Construction of a 650 foot long public road/cul-de-sac connecting to Ugstad Road

- Construction of a roundabout at the intersection of Ugstad Road and Lavaque Bypass Road
- Construction of a raised center median approximately 1,800 feet long from 500 feet north of the Hwy 53/Ugstad Road/Lavaque Bypass Road intersection to the new roundabout

Wetlands

A wetland delineation was done as part of the site analysis for the project and was reviewed in the field in the fall of 2024 and late summer 2025. There will be wetland impacts associated with the proposed project as well as the City constructed cul-de-sac at the north end of the property with the impacts being viewed as a connected project. The City will require a wetland replacement plan documenting how any wetland impacts will be mitigated with this being required prior to the commencement of site work. There are approximately 3 acres of wetlands proposed to be impacted as part of the entire project work.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid according to the Hermantown Fee Schedule. Those fees currently are:

Development Type	Recommended
Commercial and Industrial	\$1,100/acre

Summary:

Staff recommends approval of the Preliminary and Final Plat based on the following findings:

1. The proposed plat meets the intent of the BP – Hermantown Business Park Zoning District and the overall goals and policies of the Zoning Ordinance.
2. The proposed plat meets the Comprehensive Plan criteria for development.
3. The project will be served by public water and sewer which will be constructed by the applicant. The new water and sewer main will be constructed by the City as part of a Development Agreement with the Applicant.
4. Prior to starting any site work, the Applicant shall hold a preconstruction meeting with the appropriate development, construction, and City representatives.
5. Prior to issuance of a building permit:
 - a. All necessary permits shall be obtained.
6. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
7. Prior to issuance of a building permit, all necessary permits shall be obtained, including, without limitation, any stormwater permits required by the Minnesota Pollution Control Agency.
8. The Applicant shall comply with the following conditions during construction:
 - a. Development activity shall comply with all City noise ordinances. There shall be no construction activity between the hours of 10 p.m. and 7 a.m.
 - b. Loud equipment shall be kept as far as possible from adjacent residences.
 - c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
 - d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
 - e. The City shall be contacted a minimum of 72 hours prior to any work in a public street or right-of-way. Work in a public street shall take place only upon the determination by the Public Works Director that appropriate safety measures have been taken to ensure motorist and pedestrian safety.

- f. No burning or burying of trees, stumps or brush is allowed on site.
- g. The Zoning Administrator may impose additional conditions if it becomes necessary in order to mitigate the impact of construction on surrounding properties.

9. Prior to the issuance of any temporary or permanent occupancy permit the following shall be completed:

- a. All exterior building improvements shall be completed.
- b. All disturbed areas on the site shall be seeded or sodded.

10. The Applicant shall pay a park dedication fee of \$48,598.00 (44.18 acres x \$1,100/acre). The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Payment is due at the time of approval of the Project or as agreed to in the development agreement.

11. The Applicant shall sign a consent form assenting to all conditions of this approval.

12. The Applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS:

- Location Map
- Preliminary Plat

Location Map



PRELIMINARY PLAT OF HAWKLINE BUSINESS PARK

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

REAL PROPERTY IN THE CITY OF HERMANTOWN, COUNTY OF ST. LOUIS, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS: THE NORTHERLY 462.00 FEET OF THE EASTERLY 630 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 50 NORTH, RANGE 15 WEST OF THE FOURTH PRINCIPAL MERIDIAN; EXCEPT THE NORTHERLY 60.00 FEET OF THE EASTERLY 153.00 FEET THEREOF. (ABSTRACT PROPERTY). REAL PROPERTY IN THE CITY OF HERMANTOWN, COUNTY OF ST. LOUIS, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS: PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE NORTHERLY 462 FEET OF THE EASTERLY 630 FEET THEREOF. SECTION 4, TOWNSHIP 50 NORTH, RANGE 15 WEST. ST. LOUIS COUNTY, MINNESOTA. (ABSTRACT PROPERTY). PARCEL 2: ALL THAT PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE 1/4 OF SE 1/4), SECTION FOUR (4), TOWNSHIP FIFTY (50) NORTH OF RANGE FIFTEEN (15) WEST OF THE FOURTH PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF U.S. HIGHWAY 453, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 40 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 A DISTANCE OF 797.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 14 MINUTES 19 SECONDS WEST A DISTANCE OF 338.83 FEET; THENCE NORTH 67 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 185.41 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 43 SECONDS EAST A DISTANCE OF 291.59 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 56 SECONDS EAST A DISTANCE OF 450.82 FEET TO THE EAST LINE OF SAID SE 1/4 SE 1/4; THENCE SOUTH 00 DEGREES 40 MINUTES 26 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 328.43 FEET TO THE POINT OF BEGINNING. (ABSTRACT PROPERTY).

PRESENT ADDRESS

SUBJECT PROPERTY ADDRESS: PID: 395-0010-00853 (5315 MILLER TRUNK HWY HERMANTOWN MN 55811); PID: 395-0010-00854; PID: 395-0010-00820; PID: 395-0010-00822; ALL LOCATED IN HERMANTOWN, MN 55811 AT THE INTERSECTION OF MILLER TRUNK HIGHWAY AND LAVAQUE BYPASS ROAD.

TAXPAYER / PROPERTY OWNER

SCANNELL PROPERTIES, LLC

LAND SURVEYOR

STANTEC
2080 WOODDALE DRIVE, SUITE 100
WOODBURY, MN 55125
KYLE A. DOMEK
MN LICENSE NUMBER 62734

DATE OF PRELIMINARY PLAT

MARCH 20, 2026

PLATTED AREAS

GROSS LAND AREA TO BE PLATTED = 2,041,962.98 SQ. FT. (46.88 ACRES)

LOT 1= 311,570.97± S.F. OR 7.15± ACRES

LOT 2= 1,612,885.96± S.F. OR 37.03± ACRES

DEDICATED RIGHT-OF-WAY = 117,506.05± S.F. OR 2.70± ACRES

ZONING INFORMATION

THE SETBACKS SHOWN HEREON ARE THUS:

FRONT: 20 FEET
SIDE: 20 FEET
REAR: 20 FEET

SURVEYORS CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

DRAFT COPY

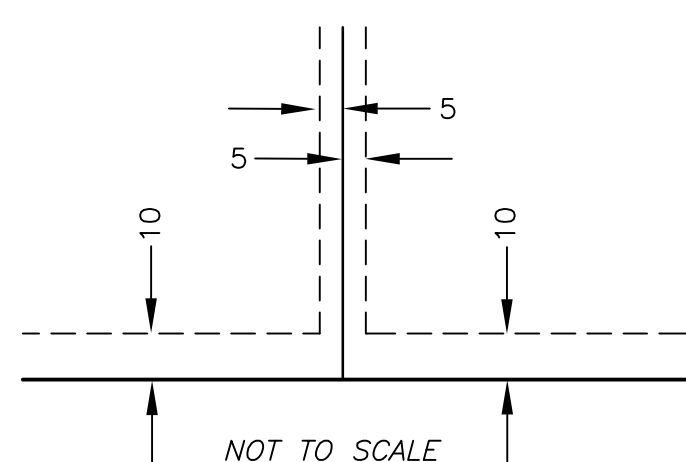
Kyle A. Domek
MN LS 62734

3/20/2026
Date

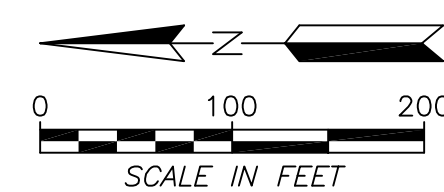
LEGEND

○	SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 62734 OR MAG NAIL W/WASHER	⊠	ELECTRIC METER	---	BOUNDARY LINE
●	FOUND MONUMENT	⊠	ELECTRIC TRANSFORMER	- - - -	EXISTING EASEMENT LINE
⊙	SANITARY SEWER MANHOLE	⊠	TRAFFIC SIGN	---	RIGHT OF WAY LINE
⊙	STORM SEWER MANHOLE	⊠	BOLLARD/POST	---	SECTION LINE
⊙	STORM SEWER INLET	⊠	UTILITY POLE	---	QUARTER SECTION LINE
⊙	STORM SEWER INLET	⊠	ANCHOR CABLE	---	SIXTEENTH SECTION LINE
⊙	HYDRANT	⊠	LIGHT POLE	---	RIGHT OF WAY CENTERLINE
⊙	AUTO SPRINKLER	⊠	IRRIGATION CONTROL VALVE	---	DELINEATED WETLAND LINE
⊙	GAS METER	⊠	DECIDUOUS TREE	---	FENCE LINE
⊙	COMMUNICATIONS PEDESTAL	⊠	WATER VALVE	---	STORM SEWER
⊙	ELECTRIC MANHOLE	⊠		---	SANITARY SEWER
⊙	DECORATIVE LIGHT	⊠		---	WATERMAIN
		⊠		---	UNDERGROUND GAS LINE
		⊠		---	UNDERGROUND COMMUNICATION LINE
		⊠		---	OVERHEAD UTILITY LINE
		⊠		---	UNDERGROUND FIBER OPTIC LINE
		⊠		---	TREE LINE
		⊠		---	BUILDING

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

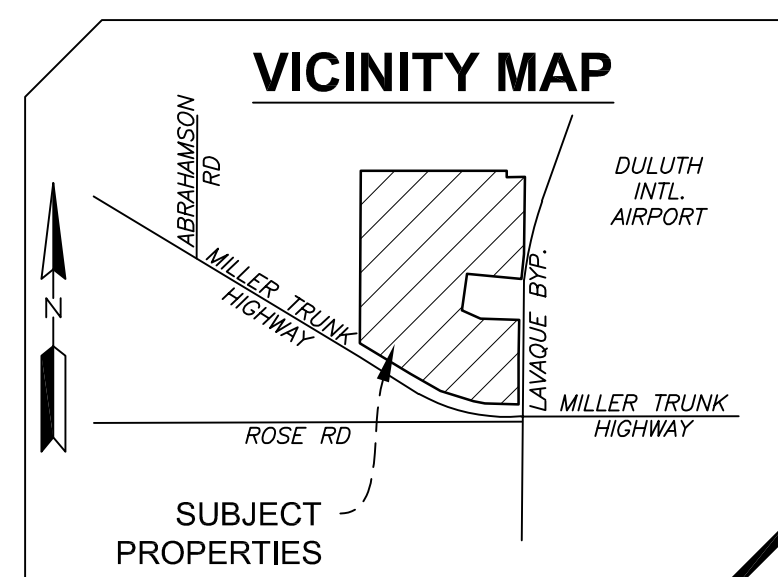


BEING 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS SURVEY.



GENERAL NOTES

- Bearings shown hereon are based on the St. Louis County Transverse Mercator 1996 Coordinate System relative to the NAD83 control adjustment.
- Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.



CLIENT NAME
SCANNELL PROPERTIES, LLC

PROJECT TITLE
PRELIMINARY PLAT

DWN BY	CHK'D	APP'D	DWG DATE	SEE CERT.
KAD	JRN	KAD	SCALE	SEE SCALE BAR

PROJECT NO.	SHEET NO.
190300341	1 OF 1