

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
March 18, 2026 Meeting Summary
5:00 PM

1. ROLL CALL

Members Present: Cyndy Reno; Gerald Wallace; Michael Boese; Chris Kibler; and Councilor Brian LeBlanc

Members Absent: James Nelson

Others Present: Eric Johnson, Community Development Director

2. APPROVAL OF AGENDA

Motion made by Gerald Wallace to approve the March 18, 2026 agenda as presented. Seconded by Cyndy Reno. Motion carried 4-0.

3. APPROVAL OF MINUTES

Motion made by Gerald Wallace to approve the July 8, 2025 minutes as presented. Seconded by Chris Kibler. Motion carried 4-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by RB Holdings, LLC for a Variance associated with the construction of a single home. The variance request is for a 20 foot reduction to the rear yard setback. The property is located at 5102 Hermantown Road and is located in an R-3 zoning district.

Eric Johnson, Community Development Director, presented an application from RB Holdings, LLC requesting a 20-foot rear yard setback variance to construct a single-family home at 5102 Hermantown Road.

The R-3 zoned property was originally 5.29 acres with a home and two outbuildings and has been subdivided three times, leaving a triangular parcel at Hermantown and Lavaque Roads.

A buyer proposes a 1,350 sq. ft. home. While buildable under current setbacks, the variance would allow a larger footprint and better placement on flatter terrain to the south.

The lot has about 188 feet of frontage and ranges from 70 to 180 feet deep, with west-to-east slope making the western portion most suitable for building.

The applicant (Russ Bradley) explained his discussions with the future home buyer and the need for the variance which allowed the house to be sited on a flatter piece of property, which would reduce the amount of site grading.

Motion made by Gerald Wallace to approve the application by RB Holdings, LLC for a Variance associated with the construction of a single home. The variance request is for a 20 foot reduction to the rear yard setback. The property is located at 5102 Hermantown Road and is located in an R-3 zoning district. Seconded by Chris Kibler. Motion carried. 4-0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Cyndy Reno – None
Michael Boese – None
Gerald Wallace – None
James Nelson – Absent
Chris Kibler – None
Brian LeBlanc – None

ADJOURN

Motion made by Gerald Wallace to adjourn the meeting. Seconded by Cyndy Reno. Motion carried 4-0. Meeting adjourned at 5:19 pm.

Officiated by:

Transcribed by:

Michael Boese, Chair

Mary Melde, Administrative Assistant