

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
May 12, 2026 Meeting Summary
5:00 PM

1. ROLL CALL

Members Present: Cyndy Reno; Michael Boese; and Chris Kibler;

Members Absent: Gerald Wallace; James Nelson & Brian LeBlanc

Others Present: Eric Johnson, Community Development Director; Daniel Miller 5400 Miller Trunk Hwy.; and Jeffry Miller, 5400 Miller Trunk Hwy.

2. APPROVAL OF AGENDA

Motion made by Cyndy Reno to approve the May 12, 2026 agenda as presented. Seconded by Chris Kibler. Motion carried 3-0.

3. APPROVAL OF MINUTES

Motion made by Cyndy Reno to approve the March 18, 2026 minutes as presented. Seconded by Chris Kibler. Motion carried 3-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Dan and Jeff Miller for a Variance associated with the construction of a 16,200 square foot office/contractor shop. The variance request is for a 66,000 square foot gravel parking lot for storage of outdoor equipment and vehicles. The property is located at 5400 Miller Trunk Highway and is located in a C-1, Office/Light Industrial zoning district.

Eric Johnson, presented the application of Dan and Jeff Miller (“Applicants”). Applicants own multiple parcels associated with Sunbelt Rentals along Miller Trunk Highway. In April 2025, the Applicants received approval for a Conditional Interim Development Permit (CIDP) and Variance related to the construction of a 32,580-square-foot multi-tenant office/contractor shop building, along with associated parking and site improvements.

Since receiving approval, the Applicants have been in discussions with prospective tenants and are currently negotiating a lease with a truck and equipment sales, service, and repair business. Because the proposed tenant only requires approximately 16,200 square feet of building space, the Applicants are requesting a modification to the previously approved variance to increase the approved gravel surface area from 33,000 square feet to 66,000 square feet.

The expanded gravel area would accommodate the future Phase 2 portion of the development, including an additional 16,200 square feet of building area and approximately 16,000 square feet of associated drive and parking surfaces.

The project proposes to maintain the previously approved stormwater treatment and detention pond located in the southern portion of the property adjacent to the outdoor storage area. The revised building plan consists of a 2,250-square-foot office area and a 90-foot by 155-foot (13,950-square-foot) shop/service bay area.

The proposed outdoor storage area will total approximately 66,000 square feet and will utilize a gravel surface. The Applicants are requesting a variance to allow the expanded gravel surface due to the nature of the heavy vehicles and equipment operating within the area. The outdoor storage area will also be enclosed with fencing.

Motion made by Chris Kibler to approve the application of Dan and Jeff Miller for a Variance associated with the construction of a 16,200 square foot office/contractor shop. The variance request is for a 66,000 square foot gravel parking lot for storage of outdoor equipment and vehicles. The property is located at 5400 Miller Trunk Highway and is located in a C-1, Office/Light Industrial zoning district. Seconded by Cyndy Reno. Motion carried. 3-0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

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

ADJOURN

Motion made by Cyndy Reno to adjourn the meeting. Seconded by Chris Kibler. Motion carried 3-0. Meeting adjourned at 5:11 pm.

Officiated by:

Transcribed by:

Michael Boese, Chair

Mary Melde, Administrative Assistant