



PLANNING & ZONING COMMISSION

July 21, 2026 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Corey Kolquist.

Others Present: Eric Johnson, Community Development Director; Jay Zierden, Stebner Rd.; Steph Lantry, Peyton Acres; Dale & Barb Harris, Stebner Rd.; Sharon & Roger Lindberg.

2. APPROVAL OF AGENDA

Motion made by Matthew Fournier to approve the July 21, 2026 agenda as presented. Seconded by Kevin Hagen. Motion carried 6-0.

3. APPROVAL OF MINUTES

Motion made by Ryan Johnson to approve the June 16, 2026 minutes as presented. Seconded by John Stauber. Motion carried 6-0.

4. PUBLIC DISCUSSION

5. PUBLIC HEARING

5A. An application for a Planned Unit Development (PUD) Amendment by BMAX, Inc. for an 11 building/22 total unit twinhome/duplex development on 10 acres. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director, presented a Planned Unit Development (PUD) amendment request from BMAX, Inc. for an 11-building, 22-unit twinhome/duplex development on 10 acres. The property was previously approved in 2024 for a 10-building, 20-unit development with access from Stebner Road, including a public street, sidewalk, accessory/storage building, and two pickleball courts.

The applicant proposes relocating the approved garage area and pickleball courts approximately 60 feet west and removing the planned right-of-way extension to Peyton Acres, as a future road connection is no longer feasible due to nearby residential development.

One question was asked why was the pickleball court moved.

The pickleball court and garage moved approx. 60 feet to the east in order to accommodate the proposed additional twinhome building.

Jay Zierden spoke before the commission about the project amendment.

Steph Lantry, Hermantown, expressed concerns that noise from the proposed pickleball courts would be sporadic, unpredictable, and could continue throughout the day. She noted she has a backyard pickleball court that is used by only five people.

Dale Harris, Hermantown, said that at the 2024 meeting there was reportedly barely enough room for the project, yet additional development has since been added. He stated ongoing development often makes it difficult to access his driveway and said he opposes the project.

Barbara Harris, Hermantown, echoed her husband's comments, calling the proposal a "bait and switch." She believes the developer is attempting to add another unit and criticized the Commission for not planning ahead and following best practices.

Sharon Lindberg, Hermantown, attended to gather information and asked questions about the wetlands.

According to the staff report, a wetland delineation was completed in 2019 for the Peyton Acres development. The plan includes wetland impacts from road construction, 11 buildings, a garage area, a pond, and pickleball courts. The Technical Evaluation Panel (TEP) approved these impacts.

Regarding stormwater, the Applicant is proposing a detention pond located north of the entry road by Stebner Road to accommodate the stormwater associated with the project. The applicant has submitted final construction plans for the development which include an erosion and sediment control plan for construction and post-construction control of run-off. Bio-rolls, silt fencing and other Best Management Practices will be required in order to control runoff during construction.

The stormwater pond is within the proposed outlot for the plat and will be turned over to the City upon completion and acceptance by the City Engineer.

The Applicant's engineer has submitted updated stormwater calculations reflecting the increased impervious area associated with the additional twinhome unit. The City Engineer has reviewed these plans and has indicated that the updated stormwater system will accommodate the additional overall site impervious area.

Roger Lindberg, Hermantown, asked if the pickleball courts would be open to the entire community or to just the residents in the proposed development. He also asked about the lighting and times that play would occur.

Eric stated it would be for the residents of the development only.

Jay stated that perhaps the proposed pickleball play hours would be 9:00 AM to dusk. He also stated that there will be no lights on the courts.

Motion made by Ryan Johnson to approve the application for a Planned Unit Development (PUD) Amendment by BMAX, Inc. for an 11 building/22 total unit twinhome/duplex development on 10 acres, with the condition that there be no lights on the pickleball courts and that the play time hours will be 9:00 AM to dusk. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district, Seconded by Beth Wentzlaff. Motion carried. 6-0.

5B. An application for a Preliminary and Final Plat by BMAX, Inc. for a 23 lot and 2 outlot development (11 building/22 total unit twinhome/duplexes) on 10 acres. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district. APPLICATION WITHDRAWN.

5C. An application by Minnesota Power/Allete for a Wetland Replacement Plan for 1.12 acres of wetland impacts associated with the Arrowhead Substation expansion (stormwater pond and electrical equipment enclosure) located at 5816 Morris Thomas Road and is located in a BLM – Business and Light Manufacturing zoning district.

Eric presented that Minnesota Power/ALLETE is requesting approval of a Wetland Replacement Plan (WRP) for expansion and upgrades at the Arrowhead Substation, located in the northeast quadrant of Morris Thomas Road and Solway Road in a Business and Light Manufacturing (BLM) zoning district.

The Applicant proposes to expand and upgrade infrastructure at the Arrowhead Substation by replacing the existing Electrical Equipment Enclosure (EEE), grading and filling the site, and expanding the substation footprint by approximately 1.2 acres. The project will improve system reliability and maintain compliance with applicable industry reliability standards.

Additional work includes installing 546 feet of security fencing and constructing a stormwater pond adjacent to the substation to provide permanent stormwater treatment in accordance with the Minnesota Pollution Control Agency (MPCA) Construction Stormwater General Permit.

The project will impact 1.12 acres of wetland located between the existing substation and the facility entrance. The Hermantown Technical Evaluation Panel (TEP) reviewed the wetland delineation on October 27, 2025. Following field comments and revisions submitted in March 2026, the updated delineation and report were approved by the TEP on April 6, 2026.

A representative from Minnesota Power/ALLETE stated that this project involves substation maintenance, including the replacement of equipment that is approximately 50 years old.

Motion made by John Stauber to approve the application by Minnesota Power/Allete for a Wetland Replacement Plan for 1.12 acres of wetland impacts associated with the Arrowhead Substation expansion (stormwater pond and electrical equipment enclosure) located at 5816 Morris Thomas Road and is located in a BLM – Business and Light Manufacturing zoning district.

Seconded by Amanda Radzak. Motion carried. 6-0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric advised the Commission that coming up in August, there will be updates to the flag lot and shoreland ordinances.

8. COMMUNICATIONS

Correspondence 2026-349; 2026-352 – 2026-377; 2026-380; 2026-283 – 2026-387; 2026-389 – 2026-396; 2026-398 – 2026-401; and 2026-403 – 2026-406.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None
Corey Kolquist – Absent
Beth Wentzlaff – None
Kevin Hagen – None
Matthew Fournier – None
John Stauber – None
Amanda Radzak – None
Ryan Johnson – None

ADJOURN

Motion made by Kevin Hagen to adjourn the meeting. Seconded by John Stauber. Meeting adjourned at 7:36 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant