



PLANNING & ZONING COMMISSION

June 16, 2026 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Corey Kolquist and Ryan Johnson

Others Present: Eric Johnson, Community Development Director; Patty Bastian and Tom Peterson, 5853 W Arrowhead Rd.

2. APPROVAL OF AGENDA

Motion made by Matthew Fournier to approve the June 16, 2026 agenda as presented. Seconded by John Stauber. Motion carried 5-0.

3. APPROVAL OF MINUTES

Motion made by Kevin Hagen to approve the May 19, 2026 minutes as presented. Seconded by Amanda Radzak. Motion carried 5-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by 1 LLC for a Special Use Permit for a 103-unit, 4 story apartment building on a 6.2-acre site located at 4818 Maple Grove Road. The property is located in an HM – Hermantown Marketplace zoning district.

Eric Johnson, Community Development Director, presented the application of 1 LLC, who is proposing the Hermantown Apartment Project on 6.2 acres of a 30-acre property. The development includes a 4-story, 103-unit apartment building with studio, one-, and two-bedroom units ranging from 418 to 1,026 square feet. The 45-foot-tall building has an approximate footprint of 19,370 square feet and includes 206 surface parking spaces, meeting City requirements.

The site is currently undeveloped and contains several wetlands, including a large wetland along the southern portion of the project area. Access is proposed from Maple Grove Road via the existing Stebner Park driveway until additional roads are developed. The project also includes a 10-foot-wide paved trail connecting the apartment building to the City's trail system.

At the May 19, 2026 Planning and Zoning Commission public hearing, questions were raised about using the existing Stebner Park driveway for project access and the timeline for converting it to a public roadway. City staff noted that roadway plans are 80% complete, with construction expected shortly after the apartment project is finished to avoid damage from construction traffic. The City will coordinate access to both the development and nearby soccer fields as roadway plans are

finalized, and the applicant has also begun coordinating with the Hermantown Youth Soccer Association.

Amanda Radzak asked about potential traffic impacts from the development.

Eric responded that St. Louis County anticipates future traffic improvements, but none are planned at this time. He also noted that City staff are evaluating additional access points to serve the area as part of the broader Hermantown Uptown development.

When asked about the discrepancy in the site acreage, Eric clarified that the correct project area is 6.2 acres, not 5.8 acres.

Motion made by John Stauber to approve the application by 1 LLC for a Special Use Permit for a 103-unit, 4 story apartment building on a 6.2-acre site located at 4818 Maple Grove Road. The property is located in an HM – Hermantown Marketplace zoning district. Seconded by Beth Wentzlaff. Motion carried. 5-0.

5B. An application by Patty Bastian and Tom Peterson for a Special Use Permit associated with greenhouse sales on a 10-acre property located at 5853 W Arrowhead Road. The property is located in a S-1, Suburban zoning district.

Eric presented the application of Patty Bastian and Tom Peterson who are seeking a Special Use Permit to operate a greenhouse and nursery on their property in the S-1 Suburban District. The proposal includes replacing an existing pole building with a 30' x 60' greenhouse, regrading the site, using the existing gravel driveway for 3–5 parking spaces, and adding landscaping. The existing home will remain a residence.

The applicants currently host small floral workshops and operate a CSA program. The greenhouse would expand these activities, opening to the public 2–3 days per week from late spring through early fall, with hours of 9:00 a.m. to 5:00 p.m. The rural property is surrounded by neighboring residences, with the nearest home approximately 300 feet from the proposed greenhouse.

A couple of residents have expressed concerns about potential traffic and visitor volume associated with the proposed greenhouse. Staff noted that the Special Use Permit includes operational conditions, and if those conditions are exceeded, staff would work with the applicants to address and resolve any issues. Failure to comply could result in the revocation of the Special Use Permit.

Motion made by Kevin Hagen to approve the application by Patty Bastian and Tom Peterson for a Special Use Permit associated with greenhouse sales on a 10-acre property located at 5853 W Arrowhead Road. The property is located in a S-1, Suburban zoning district. Seconded by John Stauber. Motion carried. 5-0.

6. CONTINUING BUSINESS

Mentioned that staff continues to focus on two ordinances, one of them being accessory structures and working on the shoreland ordinance.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Correspondence 2026-328 – 2026-329; 2026-338; 2026-340 – 2026-342; and 2026-344.

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 – Absent

ADJOURN

Motion made by Amanda Radzak to adjourn the meeting. Seconded by Kevin Hagen. Meeting adjourned at 7:26 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant