

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
August 10, 2026 Meeting Summary
5:00 PM

1. ROLL CALL

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

Members Absent:

Others Present: Eric Johnson, Community Development Director; Chris Dixon; and Eileen Dixon.

2. APPROVAL OF AGENDA

Motion made by Cyndy Reno to approve the August 10, 2026 agenda as presented. Seconded by Gerald Wallace. Motion carried 4-0.

3. APPROVAL OF MINUTES

Motion made by Cyndy Reno to approve the May 12, 2026 minutes as presented. Seconded by Chris Kibler. Motion carried 4-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Christopher Dixon for a Variance associated with an addition to the existing residential structure. The variance request is for a 1.3 foot reduction to the 10 foot wide minimum side yard setback. The property is located at 4271 Lavaque Road and is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director, discussed Christopher Dixon's application to construct a 10' x 10' addition to the south side of the existing residence. The original 4.7-acre property was subdivided in 2025, creating an approximately 4-acre flag lot.

The addition would reduce the existing 18.7' side yard setback to 8.7', requiring a 1.3' variance from the required 10' setback.

Eric described the lot subdivision process that previously occurred on the overall property. Questions from the Board included if the proposed addition could be reduced in size and how setbacks are measured.

The applicant stated that the addition is for an accessible bathroom along with a washer and dryer in the same room which would allow the applicant to 'age in place' in their home.

Motion made by Gerald Wallace to approve the application of Christopher Dixon for a Variance associated with an addition to the existing residential structure. The variance request is for a 1.3 foot reduction to the 10 foot wide minimum side yard setback. The property is located at 4271 Lavaque Road and is located in a R-3, Residential zoning district. Seconded by Chris Kibler. Motion carried. 5.0.

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 – None
Chris Kibler – None
Brian LeBlanc – None

ADJOURN

Motion made by Gerald Wallace to adjourn the meeting. Seconded by James Nelson. Motion carried 5-0. Meeting adjourned at 5:18 pm.

Officiated by:

Transcribed by:

Michael Boese, Chair

Mary Melde, Administrative Assistant