



PLANNING & ZONING COMMISSION

September 15, 2026 Meeting Summary

7:00 PM

1. ROLL CALL

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

Members Absent: Kevin Hagen and Ryan Johnson

Others Present: Eric Johnson, Community Development Director; Tim Resberg, Hermantown; Dawn LaPointe, Hermantown; and Jackie Dolentz, Hermantown

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the September 15, 2026 agenda as presented. Seconded by Matthew Fournier. Motion carried 5-0.

3. APPROVAL OF MINUTES

Motion made by John Stauber to approve the August 18, 2026 minutes as presented. Seconded by Amanda Radzak. Motion carried 5-0.

4. PUBLIC DISCUSSION

Tim Resberg, Hermantown – he questioned the proposed zoning and location of the Data Center, asking why it was being placed in a residential area. He expressed concern that the Data Center could cause surrounding property values to decline significantly. He also raised questions about potential water-related issues and the impact the facility could have on local water resources. He stated that, in his view, a Data Center would be more appropriately located in an industrial area.

Dawn LaPointe, Hermantown – Spoke about the AUAR and presented statistics she gathered regard the Data Center and presented those figures to the members. She asked that the members not approve the final AUAR.

Jackie Dolentz, Hermantown – She spoke about the DNR correspondence and the AUAR. She has compiled various public letters, communications, documents, and other materials related to the proposed Data Center for their review and asked that Eric or Mary forward those items to the members.

5. PUBLIC HEARING

5A. 5A. An application for a Special Use Permit by Dan and Holly Elnes for the purpose of constructing a 1,768 square foot accessory structure. The property is located at 4218 Ugstad Road and is located in a R-3, Residential zoning district.

Eric Johnson, Community Development Director, presented the request from Applicants Dan and Holly Elnes to demolish their existing 790-square-foot garage and construct a new 1,768-square-foot accessory structure on the property located at 4218 Ugstad Road.

Under Section 535.06.5 of the Zoning Ordinance, construction of an accessory structure exceeding 1,200 square feet requires approval of a Special Use Permit. The Applicants are therefore requesting approval of a Special Use Permit to construct the proposed 1,768-square-foot accessory structure.

Motion made by John Stauber to approve the application for a Special Use Permit by Dan and Holly Elnes for the purpose of constructing a 1,768 square foot accessory structure. The property is located at 4218 Ugstad Road and is located in a R-3, Residential zoning district. Seconded by Beth Wentzlaff. Motion carried. 5-0.

5B. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5, Section 555 SH, Shoreland, of the Hermantown Zoning Ordinance. ITEM 5A REMOVED FROM AGENDA.

6. CONTINUING BUSINESS

Eric spoke to the Zoning Ordinance text amendments and conversations taking place with the DNR. The DNR wants to keep the Zoning Ordinance as status quo related to keeping our current setbacks. Eric is looking at having additional information available at the October 20, 2026 Planning & Zoning meeting.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

Correspondence: 2026-407 – 2026-430; 2026-432 – 2026-571; 2026-573 – 2026-576; 2026-579 – 2026-580; 2026-585 – 2026-596; 2026-598 – 2026-601; 2026-606 – 2026-636; 2026-638 – 2026-642; 2026-644 – 2026-654; and 2026-656 – 2026-657.

9. COMMISSION MEMBER REPORTS

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

ADJOURN

Motion made by Amanda Radzak to adjourn the meeting. Seconded by Corey Kolquist. Meeting adjourned at 7:19 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

