CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
September 9, 2026 Meeting Summary
5:00 PM

1. ROLL CALL

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

Members Absent: Gerald Wallace and Brian LeBlanc

Others Present: Joe Wicklund, Asst. City Administrator; Darlene Haedrich, 5079 Benson Rd.; Gary Lucia, 5061 Benson Rd.; and Loren Johnston, 2327 E Flynn Rd., Duluth.

2. APPROVAL OF AGENDA

Motion made by Cyndy Reno to approve the September 9, 2026 agenda as presented. Seconded by James Nelson. Motion carried 4-0.

3. APPROVAL OF MINUTES

Motion made by Cyndy Reno to approve the August 10, 2026 minutes as presented. Seconded by James Nelson. Motion carried 4-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application by Loren Johnston for a Variance associated with the minimum lot size for a parcel requiring private water and/or sewer. The variance request is for a 4,356 square foot. (0.1 acre) reduction to the 1 acre minimum lot size. The property is located at 508x Benson Road and is located in a R-3, Residential zoning district.

Joe Wicklund, Assistant City Administrator, advised the members that Applicant Loren Johnston owns a 0.9-acre property, Lot 17, Bengus Acres, which is a legal lot of record created as part of the Bengus Acres plat. The Applicant is in the process of selling the property and requested a variance to allow the lot to remain below the required 1.0-acre minimum for properties without City utility services.

Staff recommends approval of the variance to reduce the minimum lot size requirement for the R-3, Residential-zoned property, subject to the following conditions:

1. Prior to issuance of a building permit, the Applicant/owner shall submit an approved St. Louis County permit for installation of a mound septic system and well.

2. Erosion control measures shall be maintained throughout construction and until vegetation is established.

3. All necessary permits shall be obtained prior to issuance of a building permit.

4. The Applicant shall sign a consent form agreeing to all conditions of approval.

5. The Applicant shall pay an administrative fine of $750 for each violation of any condition of approval.

Motion made by Chris Kibler to approve the application of Loren Johnston for a Variance associated with the minimum lot size for a parcel requiring private water and/or sewer. The variance request is for a 4,356 square foot. (0.1 acre) reduction to the 1 acre minimum lot size. The property is located at 508x Benson Road and is located in a R-3, Residential zoning district. Seconded by Michael Boese. Motion carried. 4-0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Cyndy Reno –
Michael Boese –
Gerald Wallace –
James Nelson –
Chris Kibler –
Brian LeBlanc –

ADJOURN

Motion made by Michael Boese to adjourn the meeting. Seconded by James Nelson. Motion carried 4-0. Meeting adjourned at 5:11pm.

Officiated by:	Transcribed by:
Michael Boese, Chair	Mary Melde, Administrative Assistant