

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
March 15, 2016 Meeting Summary
6:30 PM

1. ROLL CALL

Members Present: Chair Joe Peterson; Phil Zastrow; Mike Lundstrom; Greg Zimmerman; Chad Scott; Councilor John Geissler; Eric Johnson, Community Development Director; Josh Bergstad, City Planner

Members Absent: Dwayne Haapanen; Mark Reed

Others Present: Dr. and Mrs. Lindsey, 4173 Ugstad Rd.; Brad Johnston, 4180 Ugstad Rd.; Dick & Patti Jenkins, 4165 Ugstad Rd.; Leo Plewa, 4238 Stebner Rd.; Lonnie Swartz, 4897 Adrian Lane; and Mary & Frank Stocke, 5530 Driftwood Estates, Duluth, MN

2. APPROVAL OF AGENDA

Motion made by Phil Zastrow to approve the March 15, 2016 agenda as presented. Seconded by Chad Scott. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Chad Scott to approve the December 15, 2015 regular meeting minutes as presented. Seconded by Mike Lundstrom. Motion carried.

4. PUBLIC DISCUSSION

Ashley Lindsey, 4173 Ugstad Rd. – She stated her concerns about the upcoming Jackson Estates 4th Addition project. Her concerns highlighted the lack of communication that she has received from the developer and his engineer.

Brad Johnston, 4180 Ugstad Rd. – He stated that the neighborhood has some discussions regarding the JLG project and his concern about being downstream of the project. He's been in his house for 15 years he has had no flooding problems. His sump pump has never operated in those 15 years and he's concerned about the impact the project may have on his property. He is not against the project and believes that they've done a good job with bringing people into the neighborhood.

Josh Bergstad, City Planner - He stated that as part of the development, a storm water management plan is going to be required and that's going to address storm water run-off for the entire development. In terms of utilities and other things, that will be part of the subdivision and the development agreements on how are those things are going to be served, built and designed.

Eric Johnson, Community Development Director – He stated that when plans come in, we review them with the City Engineer. From a grading standpoint and utility standpoint, we need to make sure that this potential subdivision functions and serves that area properly. It will be reviewed by professional engineers and staff for those types of items.

Johnston – He asked who bears the cost of the road and culverts.

Johnson – He stated that it's a developer based project, and the developer would be the one that bears the cost of the construction of that roadway.

Chair Peterson – He stated we can definitely come back and touch on this again once everybody has seen a plan.

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Mike Lundstrom - He stated that he thinks we need to evaluate the process and when a project is at a certain threshold of impact to a neighborhood, and a number of houses or however we quantify that, that there needs to be a public session, and informational session for that group of people.

Councilor Geissler - He stated that we will look into it. We'll have to ask the City Attorney. I don't know that we can require that if they don't submit anything to the City.

5. PUBLIC HEARINGS

A Wetland Replacement Plan by the City of Hermantown for reconstruction of Stebner Road north of Maple Grove Road to Trunk Highway 53. The proposal includes the fill of 2,114 square feet of wetlands.

Josh Bergstad presented that staff report to the Planning Commission. The City is reconstructing Stebner Road this summer and making several safety upgrades. An addition of right hand turn lanes at Stebner and Arrowhead Road and the relocation of a commercial driveway near Highway 53. It will require expanding the roads' profile and will result in approximately 2,000 square feet of permanent wetland impacts. The City TEP Panel reviewed and approved the application. We are being approved to withdraw or take credits from the State and Local Government Road Wetland Replacement Program.

Leo Plewa, 4238 Stebner Rd. - He asked if the road will still be two lanes with some turn lanes.

Bergstad – Yes. It will be the same two lane road with the same shoulder width, but will be widened around Arrowhead Road with some turn lanes. He showed Mr. Plewa the map.

Lonnie Swartz, 4897 Adrian Lane – He questioned whether there would be any impact on the wetlands on his property.

Bergstad – He stated the most of the impacts are near the intersections or the driveways. The road is being built and re-engineered with storm water drainage. We will be replacing some culverts and making sure the ditches function properly

Peterson – He asked if the turn lanes are already planned or are we just the wetland part tonight?

Bergstad – He stated just the wetlands. I did include where all the wetlands are. Not all of those on that map are impacted. Overall this is 2,000 square feet along the roadway, about a mile and a half project. So, it's a very minimal wetland impact.

Plewa – He stated he would like to see that right turn lane going on to Trails End Drive stay. He also asked about the wetland impacts regarding the widening of the sidewalk.

Bergstad – Wetland impacts are limited to 2,000 square feet. We are following the rules on keeping the hydrology in place and not impacting negatively the flow of water.

Peterson – He asked if everything taking place is in the existing right-of-way.

Bergstad – He stated he believes so.

Mary Stocke, 5530 Driftwood Estates, Duluth, MN – She asked when the actual road design will be available to be seen and are the engineers done?

Geissler – He stated the plan is done it's going out for bids.

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Johnson – He stated the plans are completed. He can obtain a copy of those plans from the City Engineer, so if anyone wants to come and see those, I'd be happy to talk to them about them.

Plewa – He asked about the drain in front of his house and if the storm water will drain off of his property and onto the street.

Peterson – He stated that it's on City property.

Johnson – He stated it's in the right-of-way area. He will have to look at the plans to see how they've basically accommodated the drainage in that area. We can set up a meeting to answer your questions.

Motion made by Mark Lundstrom to approve A Wetland Replacement Plan by the City of Hermantown for reconstruction of Stebner Road north of Maple Grove Road to Trunk Highway 53. The proposal includes the fill of 2,114 square feet of wetlands. Seconded by Phil Zastrow. Motion carried.

6. CONTINUING BUSINESS

7. NEW BUSINESS

2015 Planning & Zoning Annual Report

Josh Bergstad presented the report to the Planning Commission. It summarizes the various permits and other issues that came before the Planning Commission last year. You can see there was about 16 or 17 items that came before you approval throughout the year.

8. COMMUNICATIONS

Communication 16-04 from Jim Rich, Building Official to City Officials regarding 2015 Building Permits

Communication 16-05 from Jim Rich, Building Official to City Officials regarding 2015 Building Permit Comparison

Communication 16-11 from John Mulder, City Administrator to Park Board regarding 2015 Report of Park Activity

Greg Zimmerman – He asked about the Ford Dealership using the property at Highway 53 and Haines Road.

Bergstad – He stated that we gave them until sometime in mid-April to use that lot. We did that last year, they needed it for winter storage and so we had them submit a letter and we wrote a letter back attaching a few conditions and a timeline

9. COMMISSION MEMBER REPORTS

Dwayne Haapanen - Absent

Greg Zimmerman – No report

Phil Zastrow – No report

Joe Peterson – No report

Mark Reed – Absent

Chad Scott – No report

Mike Lundstrom – I want to give a shout out to Eric and welcome him on board. I had a chance to sit down with Eric and he's got a very nice background. I think he'll be really good for us all to work with.

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John Geissler – Likewise, I want to welcome Eric on board. Also, there were 36 new homes built in Hermantown last year. That's pretty remarkable. That helps spread the tax base out for all of us. It's a good thing. People want to move to Hermantown, and build houses here, so that's a good thing.

Johnson – I just want to say that I'm very pleased to be at the City and to join you all. I'm looking forward to a very exciting period here at the City of Hermantown. Thank you for making my first meeting very enjoyable and easy to get through. I appreciate it.

ADJOURN

Motion made by Chad Scott to adjourn the meeting. Seconded by Phil Zastrow. Meeting adjourned at 8:03 p.m.

Officiated by:

Transcribed by:

Joe Peterson, Chair

Mary Melde, Administrative Assistant