

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
March 10, 2020 Meeting Summary
5:00 PM

1. ROLL CALL

Members Present: Cyndy Reno; Councilor Gloria Nelson; Gerald Wallace; Michael Boese; and James Nelson.

Members Absent: Joe Peterson.

Others Present: Gary Gilbert, 3986 Lindahl Rd., Doug Saucier, 4171 Jefferson Dr.; Katie and Kelly Collins; and Eric Johnson, Community Development Director.

2. APPROVAL OF AGENDA

Motion made by Gloria Nelson to approve the March 10, 2020 agenda as presented. Seconded by Cyndy Reno. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Michael Boese to approve the September 11, 2018 minutes as presented. Seconded by Cyndy Reno. Motion carried.

4. PUBLIC DISCUSSION

Eric Johnson, Community Development Director welcomed the two newest members to the Board of Appeals & Adjustments, (Gerald Wallace and James Nelson). Eric presented a power point presentation which covers the purpose of the boards upon which a new member sits, as well as how the boards act and members' responsibilities to that particular board.

5. PUBLIC HEARING

5A. An application by Kelly Lee and Katie Ann Collins of 4186 Jefferson Drive for a front yard setback variance in order to construct a single-family home on a R-3, Residential zoned lot.

Eric presented the board with the applicants' request for a variance. Applicant has purchased a lot within the Jackson Estates 4th Addition and is in the process of designing a home for the property. This lot is approximately 0.56 acres in size however the eastern 0.26 acres of the property is encumbered by an existing wetland which was delineated as part of the plat process. There are no additional wetland impacts allowed within this development as all of the impacts were permitted as part of the plat process.

The configuration of this lot with its required setbacks and existence of the wetland create a small triangular shaped building pad. The maximum width of the building pad is 46 feet and tapers to zero at the southern end of the property. This lot configuration was dictated by the plat for Jackson estates 4th Addition. The City required an additional ingress/egress to this plat and the connection point to Jackson Estates 2nd addition was located to the west of 5354 McKinley Drive, which is located directly north of this lot. The location of this road connection point and the presence of wetlands dictate a smaller, triangular shaped building pad then would typically be seen on a standard ½ acre lot.

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Michael Boese asked if the owner at 5354 McKinley Dr. filed for a variance.

Eric stated that he did not because the owner was on a corner lot, which becomes a side yard.

James Nelson asked the homeowners if they knew it was going to be a difficult lot when they purchased it.

Katie Collins and Kelly Collins, current address of 5861 St. Louis River Road in Hermantown. Katie noted that they did not. Katie said that when she looked at the lot last fall with Gary Gilbert (the developer), they gave Gary some ideas of what the house structure would look like. It was through her work with Mindy Sonoman, they came up with the current plan.

Gloria Nelson commented that given the situation of the lot, this would be a good decision to help them develop and build a home on it.

Motion made by Michael Boese to approve the application by Kelly Lee and Katie Ann Collins of 4186 Jefferson Drive for a front yard setback variance in order to construct a single-family home on a R-3 as presented. Seconded by Gerald Wallace. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Cyndy Reno – None.

Joe Peterson – Absent

Gloria Nelson – None.

Michael Boese – None.

Gerald Wallace – None.

James Nelson – None.

ADJOURN

Motion made by Gerald Wallace to adjourn the meeting. Seconded by Michael Boese. Meeting adjourned at 5:22 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant