

CITY OF HERMANTOWN
BOARD OF APPEALS & ADJUSTMENTS
June 9, 2020 Meeting Summary
5:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Councilor Gloria Nelson; Gerald Wallace; Michael Boese; and James Nelson.

Members Absent: Cyndy Reno.

Others Present: Eric Johnson, Community Development Director, Bryan Hanson, 4966 Thompson Rd.; and Joe Wicklund, Communications & Community Engagement Mgr.

2. APPROVAL OF AGENDA

Motion made by Gerald Wallace to approve the June 9, 2020 agenda as presented. Seconded by Michael Boese. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Michael Boese to approve the March 10, 2020 minutes as presented. Seconded by Gloria Nelson. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5.A An application by Bryan Hanson of 4966 Thompson Road for a side yard setback variance in order to construct an accessory structure on a R-3, Residential zoned lot.

Eric Johnson, Community Development Director informed the Board that the applicant, Bryan Hanson, recently purchased this property and is proposing to demolish the existing accessory structure which has structural issues exacerbated by erosion issues on the east side of the structure. The existing accessory structure is approximately 20' x 22' and is located 4' from the eastern property line of the site.

Bryan is proposing to build a new 24' x 36' accessory structure to be located 5' from the eastern property line. The proposed structure is approximately 12' from the existing house. In addition, he is proposing to construct a low retaining wall along the east and south sides of the proposed structure to create a pad for the building. Bryan has spoken to the adjoining property owner to the east who has given his verbal consent to the work.

Bryan Hanson, 4966 Thompson Rd., agreed with Eric's introduction. Bryan moved into this house 7 years ago and has been making improvements since that time. He's looking at building a functional garage for he and his wife to park their vehicles. He wants to tear down the existing accessory structure, shore up the site that it is currently sitting on, and build a new garage.

Gloria Nelson suggested that Eric contact Mr. Hanson's neighbor at 4960 Thompson Rd. to obtain his approval of the project.

James Nelson asked if the approval of variances is generally approved or denied depending on the approval or disapproval of a neighbor.

Eric stated that anyone within or outside the City has an opportunity to express their support or nonsupport for any given project and that the Board hearing the matter will either approve or deny the request. Eric went on to say that City staff mailed Notice of Public Hearing letters to residents within the 350' radius of Mr. Hanson's home; a public hearing notice was placed in the Hermantown Star; and the agenda is posted on the City's webpage.

James stated that he is comfortable with making a motion to approve this variance based on Mr. Hanson's conversations with his neighbor; his neighbor's approval; the City's direct mailings to all the neighboring property owners; and the notice being placed in the Hermantown Star.

Joe Peterson agreed.

Gloria noted that she is not opposed to the project, she stated that "just within the City, and sometimes the comments we (City Council) hear are in regard to the fact that we have a rather small mailing area." She asked Eric how many mailings were mailed out.

Eric stated that approximately 15-20 residents within the 350' radius had been mailed Public Hearing Notice letters.

Gloria withdrew her initial suggestion regarding the additional verification issue.

James asked if any signage was placed on the subject property.

Eric indicated that signage is only placed on property for plats and PUD (Planned Unit Developments), not on variances.

Motion made by Michael Boese to approve the application by Bryan Hanson of 4966 Thompson Road for a side yard setback variance in order to construct an accessory structure 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 – Absent.

Joe Peterson – None.

Gloria Nelson – None.

Michael Boese – None.

Gerald Wallace – None.

James Nelson – None.

ADJOURN

Motion made by _____ to adjourn the meeting. Seconded by Michael Boese. Meeting adjourned at 5:28 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant