

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Mark Lindhorst](#)
Subject: FW: Conditional Use Application
Date: Monday, April 26, 2021 8:19:00 AM

Fyi and for the file. Thanks.

From: Pat Chapman [mailto:clerk@fieldtownship.com]
Sent: Saturday, April 24, 2021 3:16 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Conditional Use Application

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hello,
The Field Township Board has no objections to the conditional use application filed by Fred Denn for property 350-0010-02220.
Pat Chapman/Clerk

To Whom it May Concern:

Mr. Denn has not even been a resident of this area for that long. He has no concern for the neighbors that would be affected by his RV Park Plan. He has not made any attempts to ask those of us in the area regarding our thoughts or worries about his plan. We have a small quiet family community that will be directly impacted by him and his plan.

As a single mother and a resident in the Field Township which is in the Cook Community Area of Hwy 1 and Hwy 53, I have some serious concerns about Fred Denn's RV Park Plans.

1. The population of Cook is small with 564 residents. We already have an RV park on Hwy 24 and there is no need for another one. Our town has many resorts, a motel and RV Park for the tourist already. Let alone that there are places in Tower and Crane Lake for RVs.
2. There are serious safety concerns of living near an RV Park where multiple random people who have no vested interest in the neighborhood will come and go. I have a young son and having strangers wander onto my property is dangerous. Not to mention the trash and noise which is inevitable, but it will destroy and disrupt our peaceful community.
3. This location of his proposed RV Park could also cause more traffic accidents. Which Mr. Denn should be aware of as he has seen many happen in front of his own house. Just last year the intersection of Hwy 1 and Hwy 53 was fixed due to all these accidents.
4. The location of this park will not only dramatically decrease property values in the area but will make the sale of my home virtually impossible in the future.

Fred Denn has a history of making arbitrary decisions for selfish reasons. He has had to be removed from his business due to his temper, and he has repeatedly trespassed on other people's properties to hunt. He simply has no regard for our community or the people who live here.

This RV park is a selfish, inconsiderate, and unsafe move that will be detrimental to our neighborhood and community. Mr. Denn should consider buying land near a lake or golf course, somewhere that does not cause chaos or safety concerns to families and children.

Again, Mr. Denn has NOT a member of this community long, rather a coward for not coming to his neighbors in the community to hear us out with our concerns first. PLEASE consider stopping his plan before it causes irreversible damage to a quiet neighborhood and community.

Sincerely,

Caroline Roesch
9802 Hwy 1 Neighbor

May 6,2021

To: Mark Lindhorst, Senior Planner; Paul McDonald, St. Louis County Commissioner

RE: Letter to Property Owners dated April 27, 2021, applicant, Fred Denn

In regard to the application requesting construction of an RV campground in this area, I do not and would not support this application. I am a tax payer resident of Field Township and would not like to see the township or county begin to be rezone land within the township to accommodate such an enterprise. First, I do not know what the proposal/application details might be in regard to capacity, entrance locations, effects on the environment, noise interferences, sanitary specifications, increased traffic on Highway 1, which is busy enough, and possible increase in crime in the area. What type of licenses would be issued to operate such a park? Importantly, this business would place a burden on me in the devaluation of my property

I am not sure why anyone would think this proposal is a good idea for field township.

I would like to request all the documents submitted on this proposal so far and in the future. It is always best to provide all documentation before any public meeting especially since this one is on-line. Also, what are the policies that Field Township has established for all residents regarding the rezoning of property within the township? Will this present a precedence for other residents to request rezoning of their property for business ventures such as this? Were all residents of Field Township sent the letter of April 27, 2021. Also, now with restrictions being lifted, I would request, before any action is taken on this item, that a face to face meeting take place to ask questions and to hear answers to everyone's questions. I don't know Mr. Denn. To my knowledge he has not been in the area long and does not seem to care what his neighbors might think about the changes that would come about with this venture. I do know that there have been problems in the past with his business ventures prior to him moving to this area, which is also of great concern.

Also, there was not very much notice given in regards to this upcoming meeting or time enough for us to begin a petition from the other residents in Field that would be opposing this proposed RV park.

These are my questions and comments to be used at the meeting as I do have to work that day. How will I be able to receive the minutes of this meeting?

Sincerely,

Colleen Rablin
9801 Highway 1
Cook, MN 55723
crablin1948@gmail.com

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Stephen Erickson](#); [George Knutson](#); [Mark Lindhorst](#); [Jared Ecklund](#)
Subject: FW: Multiple Conditional Use Permit Application Reviews
Date: Friday, May 7, 2021 9:16:59 AM

FYI and for the files. Please place a copy in each case file mentioned below.

Thanks much,
Jenny

From: Gears, Timothy (DOT) <timothy.gears@state.mn.us>
Sent: Friday, May 7, 2021 8:54 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Multiple Conditional Use Permit Application Reviews

WARNING: External email. Please verify sender before opening attachments or clicking on links.

ALCON,

The following are the MnDOTs comments for multiple notices received recently.

1. Conditional Use Permit (aggregate extraction) - KGM at 10037 Osborn RD Britt MN 55710
MnDOT takes no issue with the application.

2. Conditional Use Permit (commercial wood working school) – Suzanne French at 7807
Industrial Road Saginaw MN 55779
MnDOT takes no issue with the application.

3. Conditional Use Permit (RV campground) – Fred Denn, 1907 HWY 53, Cook MN 55723
The applicant would need to apply for a new access permit and may need to come off of TH 1.
Applicant would need to provide a site plan to: D1 Permits: Scheer, Wayne (DOT) wayne.scheer@state.mn.us, D1 Traffic: Miles, James (DOT) james.miles@state.mn.us
Application for permits are located: <http://www.dot.state.mn.us/utility/forms.html>

4. Conditional Use Permit (commercial retail – auto mechanic) - Christine Schlotec, 1907 HWY
53, Cook MN 55723
The applicant would need to apply for a new access permit and may need a right turn lane if
accessing site from TH 53. Applicant would need to provide a site plan to: D1 Permits: Scheer,
Wayne (DOT) wayne.scheer@state.mn.us, D1 Traffic: Miles, James (DOT) james.miles@state.mn.us
Application for permits are located: <http://www.dot.state.mn.us/utility/forms.html>

V/R

Gears, Timothy (PE)
Assistant Right of Way Engineer

District 1, MN DOT
218-725-2835

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Mark Lindhorst](#)
Subject: FW: RV Park
Date: Monday, May 10, 2021 1:24:37 PM

FYI and for the file thanks.

From: Colleen Rablin <crablin1948@gmail.com>
Sent: Monday, May 10, 2021 9:59 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Re: RV Park

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Thank you for responding to my email.

I have a few more comments to make after reading the staff report from the commission. Is tent camping going to be allowed in this designated area? Are mobile homes going to be allowed in this area? If this is just for RVs, why is the proposed use going to be open all year round? If there is a need for an RV campground, the season for camping is over when the snow falls. As for neighborhood compatibility, Field township as this is a rural area with all properties surrounded by forests and single family homes. This proposal will create disruptions and distractions to the way of living in the area which I might add will certainly decrease property values. The location and character of the proposal is not desirable to the residents who live here.

In the recommended conditions, it states that additional sites may be added. So what is the total maximum sites that would be allowed on this site, four to begin with and to what end?

In the proposal, Mr. Denn states there will be no potential to generate the increase in traffic when he does know how many vehicles a camper may have, especially if the campers have visitors. And certainly the sites will have parking lot provisions. This proposal will certainly increase traffic on Highway 53 and Highway 1. There is the potential for foot traffic as well especially on Highway 1 which is a worry to those living in single family homes close to the road.

The parcel and site information is also misleading as there are wooded areas in the back of the property and to the west, yet the park will be in plain site from the highways. And what about noise impeding the neighborhood as there certainly will be noise if one has ever stayed in a camping park. In that line any recreational vehicles such as four wheelers are noisy and the sound carries especially with some the newer larger models.

This proposed RV park will create hard feelings towards this business and is just a bad idea for this neighborhood. This area is a forested area surrounded by the Superior National Forest, farm land, single family dwellings, safe, and it is quiet and an easy place to live. We do not want this type of

business that would allow transients to come into our neighborhood.

I would strongly recommend that the commission deny this application for this RV park. There are too many negatives that would impact the neighborhood and the surrounding area. I don't believe the Mr. Denn meets the criteria to start this business in that the only met criteria is he has the land, as do many residents in Field Township, yet none of the residents living here would be inclined to the idea of creating an RV park.

Enjoy life.
Colleen K.

On Thu, May 6, 2021 at 3:47 PM Jennifer Bourbonais <BourbonaisJ@stlouiscountymn.gov> wrote:

Ms. Rablin,

Thank you for the correspondence; it will be forwarded to the St. Louis County Planning Commission for their consideration.

Here is a link to more information regarding the proposal that may help answer some of you concerns: <https://www.stlouiscountymn.gov/LinkClick.aspx?fileticket=tzv8d9FaiBQ%3d&tabid=57&portalid=0&mid=1011>

Data requested for all document submitted in the future may require a data practices request. We cannot anticipate additional documents that may be submitted in the future.

I would like to point out that the proposal is not for a rezoning request as the proposal is allowed in the zone district with a conditional use permit. Field Township has been notified of the request, as have the property owners within the applicable distance and timeframe for notification per zoning ordinance.

In addition, the meeting has already been scheduled to be heard virtually, so there is not a way to conduct the hearing otherwise at this time.

We can send you the draft minutes of the hearing once they are complete which may take a couple weeks after the hearing date. The official minutes of the hearing will not be available until the Planning Commission approves them at the next scheduled meeting.

Please let us know if you have any additional comments or questions.

Thanks much,

Jenny Bourbonais
Land Use Manager
Planning and Community Development

St. Louis County
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
218-749-0629
bourbonaisj@stlouiscountymn.gov

From: Colleen Rablin <crablin1948@gmail.com>
Sent: Thursday, May 6, 2021 3:15 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>; Paul McDonald <McDonaldP@StLouisCountyMN.gov>
Subject: RV Park

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Please see the attached for my questions and comments to be used at the upcoming meeting on May 13th.

Enjoy life.
Colleen K.

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Mark Lindhorst](#)
Subject: FW: Rv Park hearing on May 13 2021
Date: Monday, May 10, 2021 1:25:35 PM

FYI and for the file thanks

From: Caroline Roesch <caroline8019@yahoo.com>
Sent: Saturday, May 8, 2021 4:55 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Re: Rv Park hearing on May 13 2021

WARNING: External email. Please verify sender before opening attachments or clicking on links.

I will also let you know I have an HRO on Charles J Roesch (my ex husband). This week I notice the camper we once shared together is parked on Fred Denn's property. It's is not sold to Fred either as I still have the title. It would be real easy for Charles to continue to harass me if this RV Pack opens. I hope you and the others take this into consideration when voting to make Fred Denn's property commercial or not.

Caroline Roesch

On May 4, 2021, at 11:04 AM, Jennifer Bourbonais
<BourbonaisJ@stlouiscountymn.gov> wrote:

Thank you. We will make sure the Planning Commission is aware of your letter and concerns. Please let me know if you have any additional comments or need any information regarding the hearing.

Thanks much,

Jenny Bourbonais
Land Use Manager
Planning and Community Development
St. Louis County
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
218-749-0629
bourbonaisj@stlouiscountymn.gov

From: Caroline Roesch <caroline8019@yahoo.com>
Sent: Tuesday, May 4, 2021 10:30 AM
To: Matthew Johnson <JohnsonM12@StLouisCountyMN.gov>; Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Cc: Paul McDonald <McDonaldP@StLouisCountyMN.gov>
Subject: Re: Rv Park hearing on May 13 2021

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Sorry, I thought my letter had attached to the email.
Caroline Roesch

On Tuesday, May 4, 2021, 08:14:16 AM CDT, Jennifer Bourbonais <bourbonaisj@stlouiscountymn.gov> wrote:

Ms. Roesch,

Thank you for the email; however, it appears the letter was not attached. Can you please resend with the attachment? Correspondence received will be forwarded to the St. Louis County Planning Commission for their consideration.

Thanks much,

Jenny Bourbonais
Land Use Manager
Planning and Community Development
St. Louis County
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
218-749-0629
bourbonaisj@stlouiscountymn.gov

-----Original Message-----

From: Caroline Roesch <caroline8019@yahoo.com>
Sent: Monday, May 3, 2021 7:26 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>; Matthew Johnson <JohnsonM12@StLouisCountyMN.gov>
Cc: Paul McDonald <McDonaldP@StLouisCountyMN.gov>
Subject: Re: Rv Park hearing on May 13 2021

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Here is my reply letter to Fred Denn's RV Park Proposal. I hope to attend the hearing by WebEx.

For your information, some of my neighbors did not receive this letter regarding Denn's Rv Park Plan Hearing. Also wondering is all residents in Field Township will be including in learning of this hearing?

I have also copied our local commissioner Paul McDonald on this email. As I feel he needs to know and hear from someone he represents.

Caroline Roesch
218.348.1844