

Presenter

Mark Lindhorst– Senior Planner



Glenmore Resort

RV Campground

Greenwood Township



SAINT
LOUIS
COUNTY
MINNESOTA

Request

- RV park as a commercial planned development.
- 15 RV sites all within tier 3.
- The property is currently undeveloped and located across the road from the main resort.
- The applicant is proposing a new access to the property from Glenmore Drive.
- Holding tanks are being proposed for wastewater.



St. Louis County

Location Map



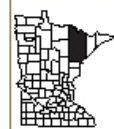
Prepared By: **Planning & Community Development**
 (218) 725-5000
www.stlouiscountymn.gov
 Source: St. Louis County
 Map Created: 8/2/2021

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 Feet

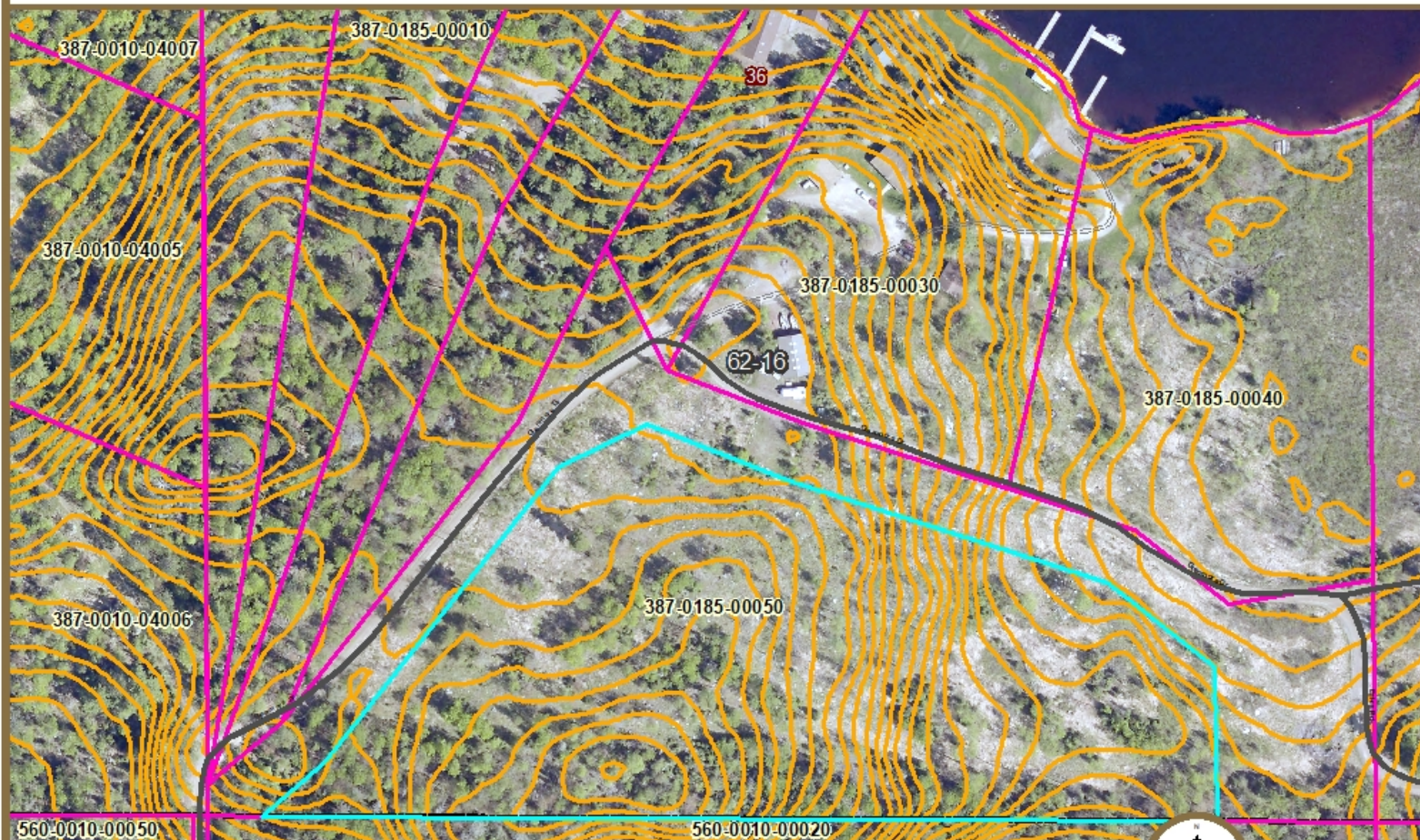


St. Louis County MN



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0 60 120 180
Feet



St. Louis County MN



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Site Map



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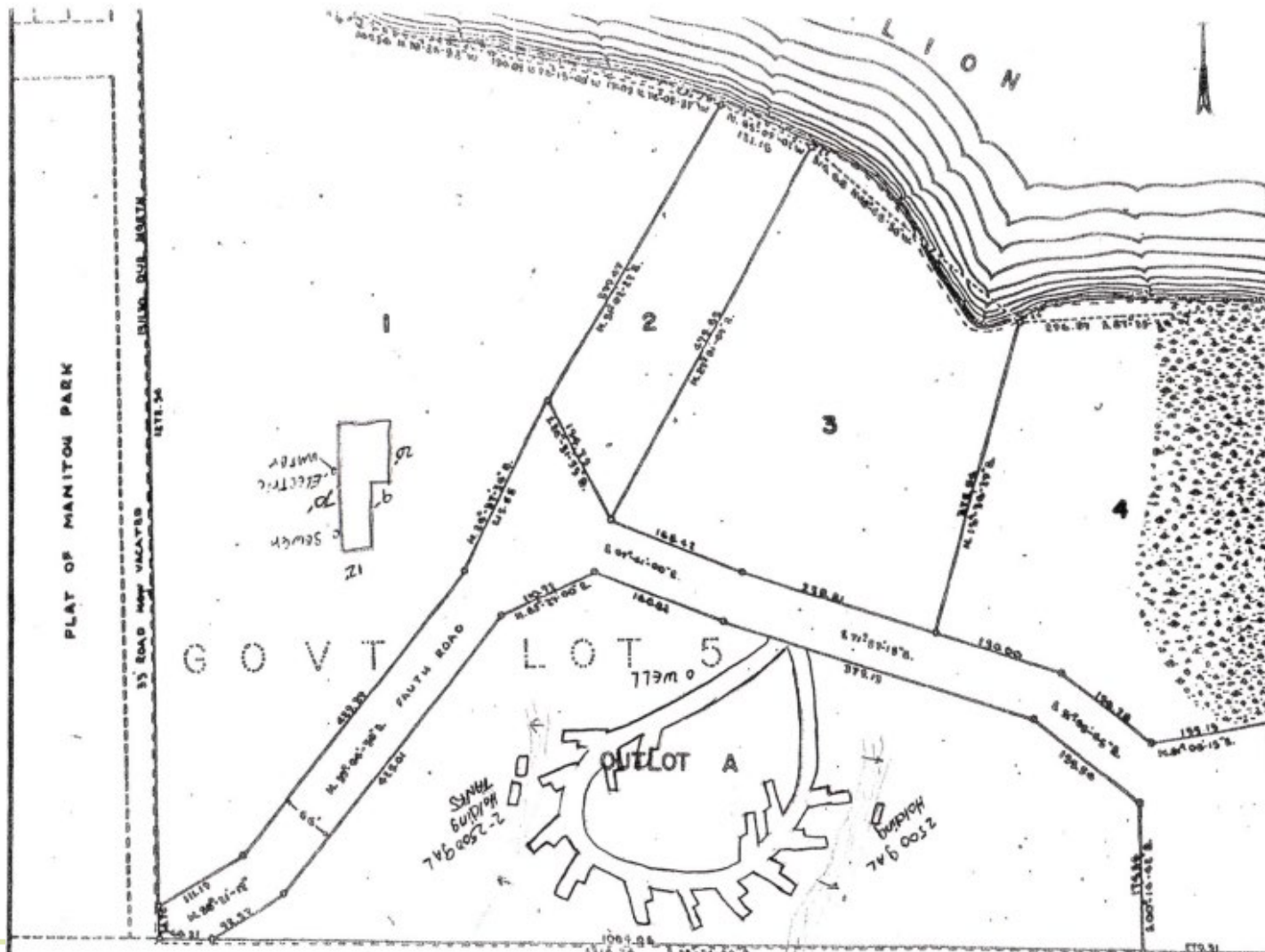
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Applicant Sketch





Looking south to proposed site from
Glenmore Drive





Glenmore Drive Looking SE

Glenmore Drive looking NW



Staff Facts & Findings



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in the LCO zone district with a conditional use permit.
2. Ordinance 62 allows a maximum development density for commercial planned developments based on the amount of the property within each development density tier.
 - Based on the information provided by the applicant, the proposed development density would be within what is allowed by Ordinance 62.
3. Although this property is not located in the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan, the plan describes the lodging industry as foundational to county tourism.
4. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campground within the confines of existing regulations.
5. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 states that, when possible, direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services. The proposed use is part of the Glenmore Resort that is located directly across the road.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.
7. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
8. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.



Neighborhood Compatibility

1. The property is located within a Lakeshore Commercial Overlay established under the Lake Vermillion Plan. The overlay was established to allow for existing commercial businesses to continue and expand.
2. The subject property is a non-riparian, located on the other side of Glenmore Drive.
 - Impact to near shore areas maybe limited because the property is located on non-riparian parcel separated by a private road.



Orderly Development

1. Development density is not anticipated to increase significantly due to existing established uses, parcel sizes and a large riparian wetland located to the east.
2. The number of RV sites proposed on the property meets the density requirements of St. Louis County Zoning Ordinance 62.



Desired Pattern of Development

1. As stated above, the pattern of development in the area is both commercial and residential. The request is to expand a commercial business away from the lakeshore and residential areas.
2. Public interest would be best served by the proposal because resorts provide a significant opportunity for the public to utilize the County's water resources, and it is in the public's interest for the County to encourage the long-term viability of the industry for economic and cultural reasons.
3. An RV campground in this area would allow additional opportunities for tourism and recreation on Lake Vermilion.



Other Factors

1. Access to the lake from the proposed RV sites would require the occupants to cross Glenmore Drive.



PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. Does the use conform to the land use plan?
2. Is the use compatible with the existing neighborhood?
3. Will the use impede the normal and orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?



Recommended Conditions if Approved

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an RV park as a Commercial Planned Development-Class II, the following conditions shall apply:

Conditions Concurrent:

1. Additional sites may be added but shall not exceed the commercial planned development density standards allowed per Ordinance 62.
2. St. Louis County on-site sewage treatment regulations shall be followed.
3. Recreational vehicles shall have a current motor vehicle license.
4. All setbacks shall be maintained.
5. Detached decks shall require permits.
6. The applicant shall adhere to all local, county, state and federal regulations.



Correspondence



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Planning Commission

Questions?



Public

Questions?

