

From: [Victor Lund](#)
To: [Ron Peterson](#); [Mark Lindhorst](#); [Donald Rigney](#)
Cc: [Andy Olson](#)
Subject: RE: RS3 LLC/Ron Peterson borrow pit application attachment
Date: Thursday, November 18, 2021 3:27:30 PM

Good Afternoon,

Public Works measured the available intersection sight distance for the revised driveway location as noted below by Ron. Our measurements...

- From the driveway looking to the west = 570 ft
- From the driveway looking to the east = unrestricted

The prevailing speed of most vehicles on this segment of Maple Grove Road is estimated at 45-50 mph. The corresponding intersection sight distance needed to meet design standards is 500 ft (45 mph) to 550 ft (50 mph). The available intersection sight distance exceeds the recommended minimum intersection sight distance. Therefore, Public Works approves of this revised driveway location.

Ron: Please note that this segment of Maple Grove Road has a year-around axle weight limit (either 5 tons/axle or 8-tons/axle). The reason for the weight restriction is to protect the chip seal surfacing that was placed on top of the gravel road. We can discuss how Maple Grove Road could be upgraded to allow increase weight limits.

Mark and Don: Please use this email as Public Works' approval of this revised driveway location.

Thanks!

Victor Lund, PE

Traffic Engineer

St. Louis County, MN

Direct: 218-625-3873

Main: 218-625-3830

lundv@stlouiscountymn.gov

www.stlouiscountymn.gov

From: Ron Peterson <rpeterson807@gmail.com>
Sent: Friday, November 12, 2021 10:30 AM
To: Victor Lund <LundV@StLouisCountyMN.gov>
Cc: Donald Rigney <RigneyD@StLouisCountyMN.gov>; Andy Olson <OlsonA4@StLouisCountyMN.gov>; Mark Lindhorst <LindhorstM@StLouisCountyMN.gov>
Subject: Re: RS3 LLC/Ron Peterson borrow pit application attachment

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Good morning Victor -

I have followed your directions and placed a wood stake painted orange at top further to the east as necessary to mark a driveway location which gives proper sight distance. I measure a 600 foot sight distance to the west and significantly more sight distance to the east of the stake. Please let me know if any questions or if you would like to meet at the property to discuss. Thanks. Ron.

On Tue, Nov 2, 2021 at 5:49 PM Victor Lund <LundV@stlouiscountymn.gov> wrote:

Good Afternoon,

St. Louis County measured the available intersection sight distance for the proposed gravel pit driveway and noted the following...

- From the driveway looking to the west = 150 ft
- From the driveway looking to the east = unrestricted

The prevailing speed of most vehicles on this segment of Maple Grove Road is estimated at 45-50 mph. The corresponding intersection sight distance needed to meet design standards is 500 ft (45 mph) to 550 ft (50 mph). The available intersection sight distance is significantly lower than what is required for design.

Is it possible to shift the driveway location to provide more intersection sight distance? As currently proposed, St. Louis County Public Works Department does not support the proposed driveway location. At the end of the day, Public Works will approve a driveway to be installed, however, we need to do our homework to see where the driveway should be located within the parcel limits to obtain the most sight distance.

Please advise.

Thanks!

Victor Lund, PE

Traffic Engineer

St. Louis County, MN

Direct: 218-625-3873

Main: 218-625-3830

lundv@stlouiscountymn.gov

www.stlouiscountymn.gov

From: Andy Olson <OlsonA4@StLouisCountyMN.gov>

Sent: Monday, November 1, 2021 2:02 PM
To: Victor Lund <LundV@StLouisCountyMN.gov>
Subject: FW: RS3 LLC/Ron Peterson borrow pit application attachment

From: permits <permits@StLouisCountyMN.gov>
Sent: Thursday, October 28, 2021 9:09 AM
To: Andy Olson <OlsonA4@StLouisCountyMN.gov>
Cc: Gordy Halverson <HalversonG@StLouisCountyMN.gov>
Subject: FW: RS3 LLC/Ron Peterson borrow pit application attachment

7229 Maple grove. Gravel pit. We need an e-mail saying the entrance is ok. Andy please call Ron he has questions. Thanks

From: Ron Peterson <rpeterson807@gmail.com>
Sent: Thursday, October 28, 2021 9:02 AM
To: permits <permits@StLouisCountyMN.gov>
Subject: RS3 LLC/Ron Peterson borrow pit application attachment

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

Good morning -

As part of my borrow pit application filing online, I am being asked to attach a "Local road authority approval form".

Can you please forward this form or whatever I need to have to work through this attachment request.

Thank you. Ron Peterson 218-391-6796.

RESOLUTION # 234
Brevator Township
St. Louis County, Minnesota

**RESOLUTION OUTLINING THE TOWN OF BREVATOR'S RESPONSE TO THE CONDITIONAL USE
PERMIT REQUEST BY RS3 LLC**

WHEREAS: RS3 LLC has requested a conditional use permit for Primary Property Identification Number 275-0013-00852, Associated Property Identification Numbers (PIN) 275-0013-00850; 275-0013-00820;

WHEREAS: These properties are located within Brevator Township's boundaries;

WHEREAS: The conditional use permit is for a Borrow Pit/Extractive Use Permit....;

WHEREAS: The Borrow Pit size is twenty acres and will be forty feet deep;

WHEREAS: There will be approximately twenty trucks coming from the pit daily;

WHEREAS: No environmental impact survey has been completed for the additional waste oil, grease and hazardous materials generated from the heavy equipment and vehicles being used for the extraction of materials;

WHEREAS: The survey provided with the CUP doesn't provide accurate information where the pit will be located;

WHEREAS: A more accurate survey needs to be completed to show exactly where the pit will be located on parcel 275-0013-00820;

WHEREAS: Based on the sketch provided there are residential properties within 300 feet of the pit borders, where the CUP states there is not;

WHEREAS: Based on St. Louis County land explorer there is a pond and wetlands in the North East of Primary PIN and the PIN to the North 275-0013-00810;

WHEREAS: There is no traffic survey provided for the additional trucks entering onto Maple Grove Road;

WHEREAS: The intersection of Maple Grove Road and MN Trunk Highway 33 already has heavy truck usage using this crossover to head north bound; the heavy truck traffic is coming from several businesses using gravel pits on the west side of Highway 33. This causes a safety concern for north bound traffic traveling 65 MPH.

WHEREAS: There is no data provided on the weight limit of Maple Grove Road so it is unknown if the road will support the weight of loaded trucks;

WHEREAS: There is no data in the CUP on cleaning up the roadway for the dirt and rocks falling from the trucks onto the roadway;

**TOWN OF BREVATOR
P O BOX 623
CLOQUET, MN 55720**

November 12, 2021

St. Louis County Planning Commission
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792

RE: RS3 LLC Conditional Use Borrow Pit/Extractive Use Permit Application

To: Jenny Bourbonais, Acting Secretary

On behalf of the Board of Supervisors for Brevator Township as well as the residents directly affected by the Conditional Use Permit submitted by RS3 LLC, we are writing this letter as an objection to the issuance of this permit.

The Board of Supervisors objects to the issuance of this permit for the following reasons and concerns of the impact on the environment and the residents that live within a two-mile radius of the proposed site. Some of the reasons for our objection to the Conditional Use Permit include the following:

1. The conditional use permit notes 20 acres of the said property will have 1,000 cubic yards per year being excavated and transported out by 20 vehicles per day. There has been no traffic survey completed and there is concern of the amount of vehicles that are entering and leaving the site along with an additional safety concern at the exit onto MN State Trunk Highway 33N, which has a speed limit of 65 MPH. There is already heavy truck usage at the intersection of Maple Grove Road and MN State Trunk Highway 33 due to several businesses using gravel pits on the west side of Highway 33.
2. No environmental impact survey has been completed and with heavy equipment such as trucks, dozers and excavators being used/stored on-site, there is potential of pollutants such as grease, oil and other hazardous materials leaching into the soil and contaminating the water table on this property and properties within proximity. It should also be noted there are wetlands located on this property.
3. There is not accurate information provided on the exact location of the projected pits it has only been drawn into the sketch and the CUP application does not denote the weight limit for the Maple Grove Road so it is unknown if the road can sustain the weight of the truck activity.

In closing, the conditional use permit for RS3 LLC, if approved, would greatly affect the soil, water table, wetlands, wildlife, air quality, traffic flow, and resident's quality of life. Therefore, the Township of Brevator by way of Resolution Number 234, which is attached and the concerns noted in this letter, hereby oppose the conditional use permit. The Township of Brevator request that St. Louis County honors Brevator's Resolution Number 234, and deny the conditional use permit submitted by RL3 LLC.

Sincerely,



Carey Ferrell, Chairman, Town of Brevator

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Mark Lindhorst](#)
Subject: FW: Ron Peterson CUP
Date: Monday, November 22, 2021 7:45:22 AM

Fyi, and for the file. Please make sure to send to PC ahead of the hearing date.

From: Jennifer Bourbonais
Sent: Monday, November 22, 2021 7:44 AM
To: 'Carey Ferrell' <ferrell5512@gmail.com>
Cc: Brenda Pallin <bpallin22@gmail.com>
Subject: RE: Ron Peterson CUP

Chair Ferrell,

Thank you for the correspondence; it will be forwarded to the St. Louis County Planning Commission for their consideration. If the Planning Commission chooses to table the hearing that decision would be made at their December 9th, 2021, meeting. Please let me know if you have any additional questions, comments or need further information.

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: Carey Ferrell <ferrell5512@gmail.com>
Sent: Saturday, November 20, 2021 11:17 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Cc: Brenda Pallin <bpallin22@gmail.com>
Subject: Ron Peterson CUP

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Jennifer

On October 28th, Brevator Township received your letter and a Conditional Use Permit application from RS3-LLC. The CUP application is for a Borrow Pit that would not include the following general operations, Crushing, Washing, Screening, Pit Topsoil, Portable Hot Mix, Recycling

of Asphalt, Recycling of Concrete, and other uses. At the township's November monthly meeting held on November 9th, the town-board drafted a resolution opposing the CUP and reasons why. This resolution and cover letter were sent to you on November 19th from the townships clerk Brenda Pallin. Our resolution is based on the CUP application dated October 28th.

After sending the township's resolution and cover letter opposing the CUP dated October 28th, Brenda received a revised CUP dated November 16th. This new CUP is entirely different than the original CUP application dated October 28th. The new CUP has expanded the general operation **to include Crushing, Washing, Screening, Pit Topsoil, Portable Hot Mix, Recycling of Asphalt, Recycling Concrete, and other uses such as incoming loaded trucks with material for recycling.** The new CUP application also increases the depth of the proposed pit.

Brevator township's next scheduled meeting is December 14th, after the planning commission hearing date of December 9th. If the new/revised CUP application goes in front of the planning commission at this meeting, the township will not have the opportunity to respond. Therefore, on behalf of Brevator township and the residents affected by the CUP, I request that the planning commission's consideration be removed from the December 9th meeting to later after the township's December 14th meeting. Changing the hearing date will ensure the township the opportunity to respond to the new CUP.

Thank you for considering this request

Carey Ferrell

218-428-2405

Chairman of the Brevator Township Board of Supervisors.

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Mark Lindhorst](#); [Jared Ecklund](#)
Subject: FW: hearing for 7229 maple grove rd,cloquet. borrow pit for Ron Peteson
Date: Monday, December 6, 2021 8:16:02 AM

Fyi and for the file please. thanks.

From: Matt Downs <mdowns1981@gmail.com>
Sent: Sunday, December 5, 2021 12:38 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: hearing for 7229 maple grove rd,cloquet. borrow pit for Ron Peteson

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I will be attending the hearing in person. My comments are as follows. The maple grove rd, is not real blacktop and is being destroyed by the gravel truck activity already by two pits at the intersection of hwy33 and maple grove rd. The noise from both pits are heard and felt ALL DAY! Adding another pit will only make the existing conditions worse. Last, if the pit site is allowed, what pit expansion over the coming years will take place? There are more than enough gravel pits in this area to meet the needs of construction in the area. Sincerely, Matthew G Downs , 7101 Grove RD,Cloquet , MN

From: [Mike Sundin](#)
To: [Michelle Claviter-Tveit](#); [Jennifer Bourbonais](#)
Subject: A thorough permitting process
Date: Monday, December 6, 2021 12:03:32 PM

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It has come to my attention that an amended application will be considered by the planning commission on December 9, regarding the borrow pit at 7229 Maple Grove Rd. Cloquet, MN. I understand that Brevator Township would like to weigh in on this amended application, as is their right to do so. I stand with the property owners and taxpayers in Brevator Township when I insist on a fair and complete review of the project and the additional proposals in the amended application.

Sincerely,
Mike Sundin

Mike Sundin
State Representative, 11A
Office: 651-296-4308

RESOLUTION # 234

Brevator Township St. Louis County, Minnesota

RESOLUTION OUTLINING THE TOWN OF BREVATOR'S RESPONSE TO THE CONDITIONAL USE PERMIT REQUEST BY RS3 LLC

WHEREAS: RS3 LLC has requested a conditional use permit for Primary Property Identification Number 275-0013-00852, Associated Property Identification Numbers (PIN) 275-0013-00850; 275-0013-00820;

WHEREAS: These properties are located within Brevator Township's boundaries;

WHEREAS: The conditional use permit is for a Borrow Pit/Extractive Use Permit....;

WHEREAS: The Borrow Pit size is twenty acres and will be forty feet deep;

WHEREAS: There will be approximately twenty trucks coming from the pit daily;

WHEREAS: No environmental impact survey has been completed for the additional waste oil, grease and hazardous materials generated from the heavy equipment and vehicles being used for the extraction of materials;

WHEREAS: The survey provided with the CUP doesn't provide accurate information where the pit will be located;

WHEREAS: A more accurate survey needs to be completed to show exactly where the pit will be located on parcel 275-0013-00820;

WHEREAS: Based on the sketch provided there are residential properties within 300 feet of the pit borders, where the CUP states there is not;

WHEREAS: Based on St. Louis County land explorer there is a pond and wetlands in the North East of Primary PIN and the PIN to the North 275-0013-00810;

WHEREAS: There is no traffic survey provided for the additional trucks entering onto Maple Grove Road;

WHEREAS: The intersection of Maple Grove Road and MN Trunk Highway 33 already has heavy truck usage using this crossover to head north bound; the heavy truck traffic is coming from several businesses using gravel pits on the west side of Highway 33. This causes a safety concern for north bound traffic traveling 65 MPH.

WHEREAS: There is no data provided on the weight limit of Maple Grove Road so it is unknown if the road will support the weight of loaded trucks;

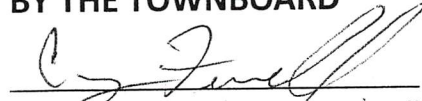
WHEREAS: There is no data in the CUP on cleaning up the roadway for the dirt and rocks falling from the trucks onto the roadway;


NOW, THEREFORE, BE IT RESOLVED that the Town Board of Brevator opposes the conditional use permit and requests the permit be denied by St. Louis County.

The motion for the adoption of the foregoing resolution was proposed by Supervisor Carey Ferrell and duly seconded by Supervisor Keith Oswald and upon vote being taken thereon, the following voted in favor: 3 against: 0.

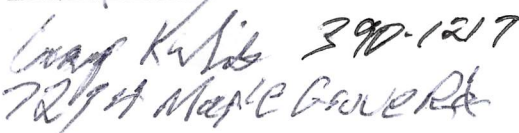
Adopted this 9th day of NOV., 20 21.

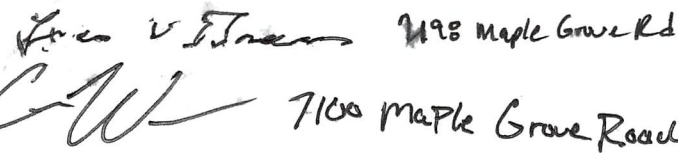
BY THE TOWNBOARD


Town Board Chair: Carey Ferrell

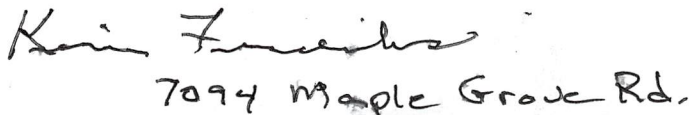
Attest: 
Town Board Clerk: Brenda Pallin

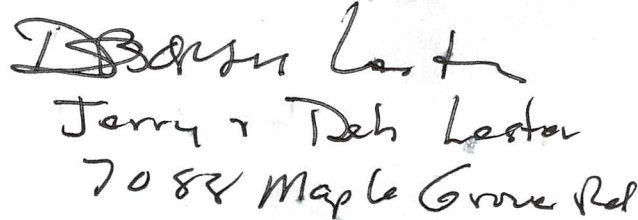

Pam DONNELL
7234 MAPLE GROVE RD

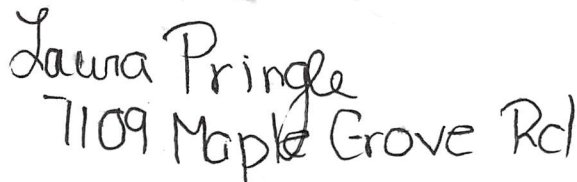

Craig Kulik 390-1217
7274 MAPLE GROVE RD

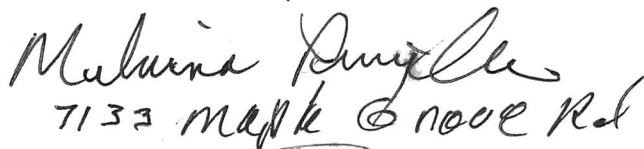

Lisa V. Evans 7198 Maple Grove Rd
CW 7100 Maple Grove Road

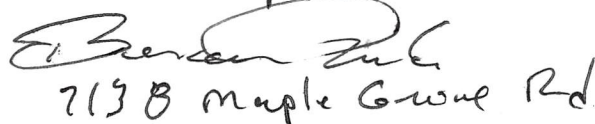

Black Adams
7100 Maple Grove Rd

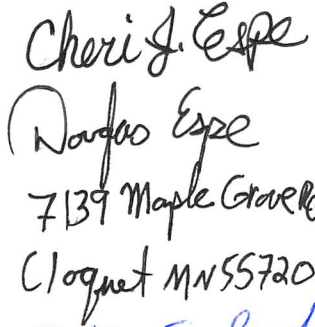

Karin Francisco
7094 Maple Grove Rd.

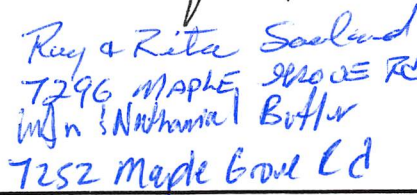

Jerry & Deb Lester
7088 Maple Grove Rd

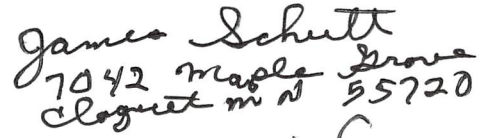

Laura Pringle
7109 Maple Grove Rd

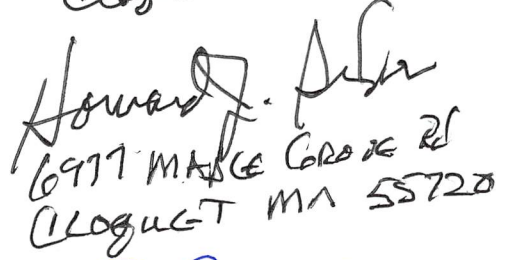

Melvina Pungler
7133 Maple Grove Rd

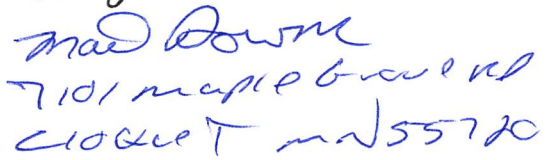

E. Brandon Zuk
7138 Maple Grove Rd

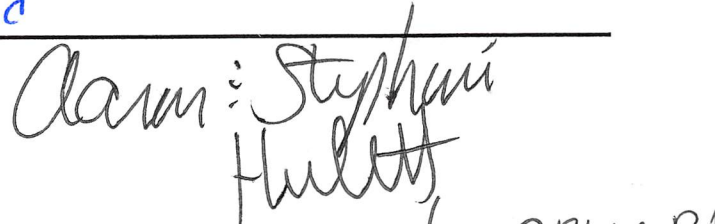

Cheri J. Espe
Dorcas Espe
7139 Maple Grove Rd
Cloquet MN 55720


Ray & Rita Soelund
7296 MAPLE GROVE RD
Wyn & Nathaniel Butler
7252 Maple Grove Rd


James Schutt
7042 Maple Grove
Cloquet MN 55720

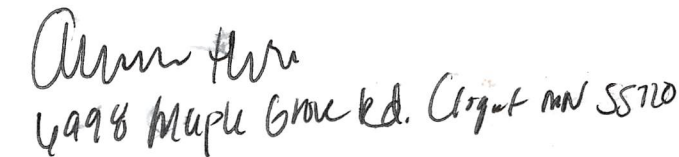

Howard J. Fisher
6977 MAPLE GROVE RD
CLOQUET MN 55720


Mac Down
7101 Maple Grove Rd
CLOQUET MN 55720


Adam: Stephani
Hult

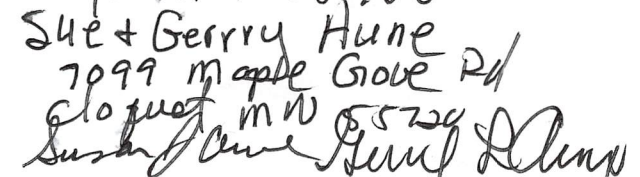
7166 Maple Grove Rd
Cloquet MN 55720
Lynn Zeis
7163 Maple Grove Rd


7024 MAPLE GROVE


Anna Hult
6998 Maple Grove Rd. Cloquet MN 55720


Fichte Koch
6991 Maple Grove Rd Cloquet MN 55720
Wendy Kels

6982 Maple Grove Rd
Cloquet, MN 55720


Sue & Gerry Hune
7099 Maple Grove Rd
Cloquet MN 55720
Susan Jane Hune Hune

Carey Ferrell
Chair of Brevator Township Board of Supervisors
7184 East Cord Road
Cloquet, MN 55720
December 6, 2021

RE: Amended Conditional use Permit Request by RS3 LLC

TO: St. Louis County Planning Commission

Brevator Township submitted Resolution #234 to the planning commission after its November 9th meeting. The Resolution was objecting to the CUP from RS3 LLC dated October 28, 2021, where RS3 LLC was requesting a permit for a borrow pit that included **Only Extraction of Material**. After St. Louis County received our Resolution #234, an amended CUP request was received from RS3 LLC, dated November 16th, 2021.

The amended CUP permit request was a completely new CUP request when you look at the first request. The request went from a simple extraction of material to a request for a fully functioning gravel pit to include, ***CRUSHING, WASHING, SCREENING, PIT TOPSOIL, PORTABLE HOT MIX, RECYCLING OF ASPHALT, RECYCLING CONCRETE, AND OTHER USES SUCH AS INCOMING LOADED TRUCKS WITH MATERIAL FOR RECYCLING.*** This new CUP also increases the depth of the proposed pit to sixty feet. The new CUP request reveals a lot more concerns than the original CUP request. As a result of the amended CUP the concerns that require a need for are noted below:

- An Environmental Impact Study to be completed by the MPCA.
- A study and report by the DNR on the effect on the nearby wetlands and trout stream.
- A noise pollution impact statement concerning the increased decibels from all the equipment being used in the pit's operation.
- A traffic survey completed by the Minnesota Department of Transportation for the increase of traffic on MN Truck Hwy 33 as well as State Hwy 2. As truck traffic will head east on Maple Grove to HWY 2, to avoid the scale on Hwy 2 & Hwy 33 interchange.
- A survey showing the exact location of the proposed pit that shows how far the edges of the pit are from neighboring property lines.
- Also, if Maple Grove Road needs to be improved to be rated for the increased weight of loaded trucks coming and going from the pit, who is funding this improvement?

In conclusion I'm asking that the planning commission table discussion and voting on the amended CUP request until after the 1st of the January 2022. This will give the board of supervisors the opportunity to hold a meeting to formally prepare another resolution on the new amended CUP. If the planning commission doesn't honor this request, please accept the above concerns to **REJECT THE AMENDED CUP REQUEST.** If the commission refuses to table the request or honor the concerns listed above, it will be depriving the Township to voice its **OBJECTIONS TO THE AMENDED CUP.**

Sincerely,

Carey Ferrell,
Chairman of Brevator Township Board of Supervisors