

Presenter

Mark Lindhorst– Senior Planner



Ron Peterson

General Purpose Borrow Pit

7229 Maple Grove Road, Cloquet

Brevetor Twp.



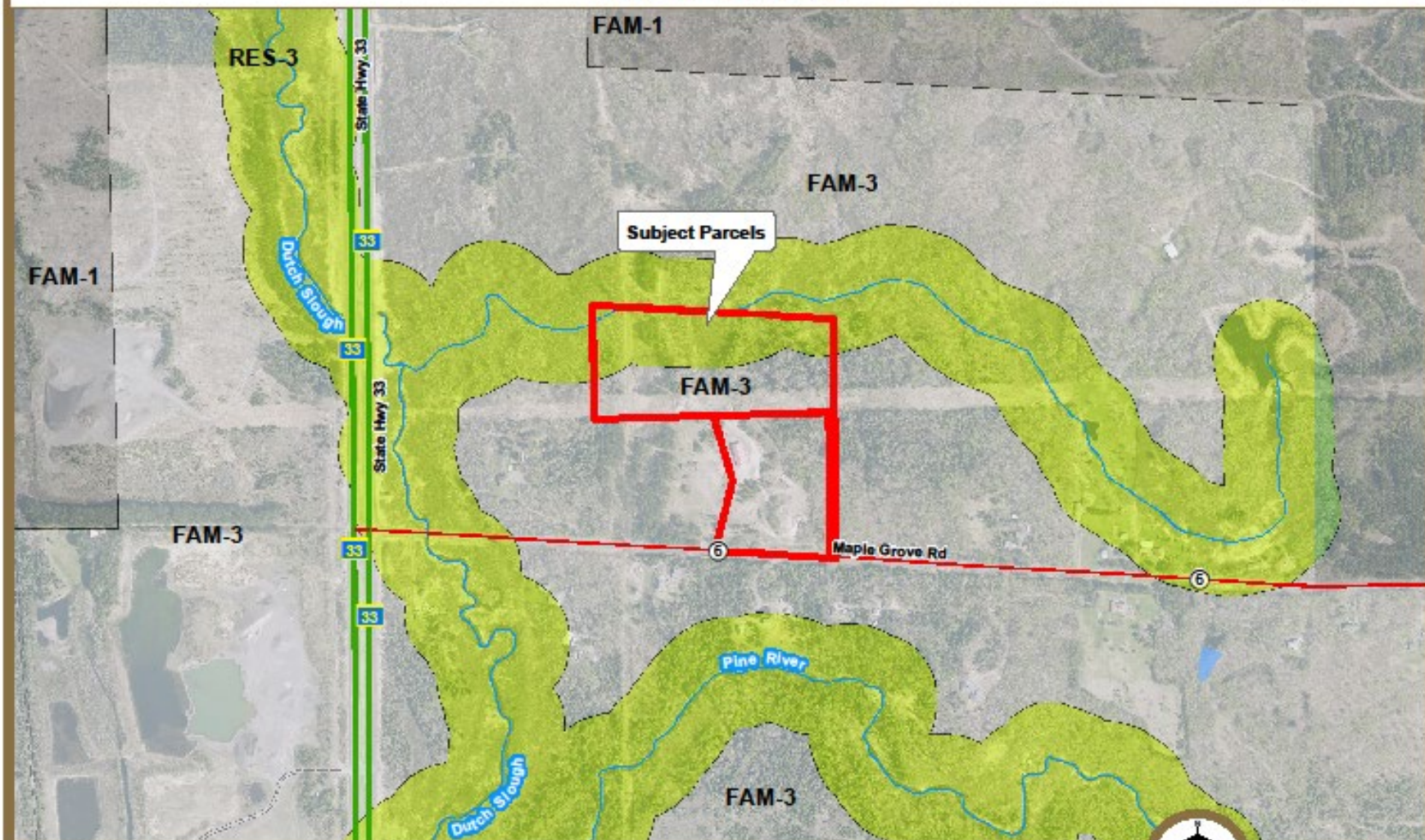
Request

- The proposed operation will include crushing, washing, screening, recycling of asphalt and concrete and portable hot mix. It is estimated that approximately 1,000 cubic yards of material will be removed each year. Standard hours of operation are proposed from 7am to 7pm, Monday through Saturday. It is estimated that trucks leaving the pit will be variable with the possibility of up to 20 per day.



St. Louis County

December PC Meeting



Prepared By: Planning & Community
Development
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Source: St. Louis County
Map Created: 11/12/2021

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RS3 LLC Zoning Map

PIN: 275-0013-00852, 275-0013-00850



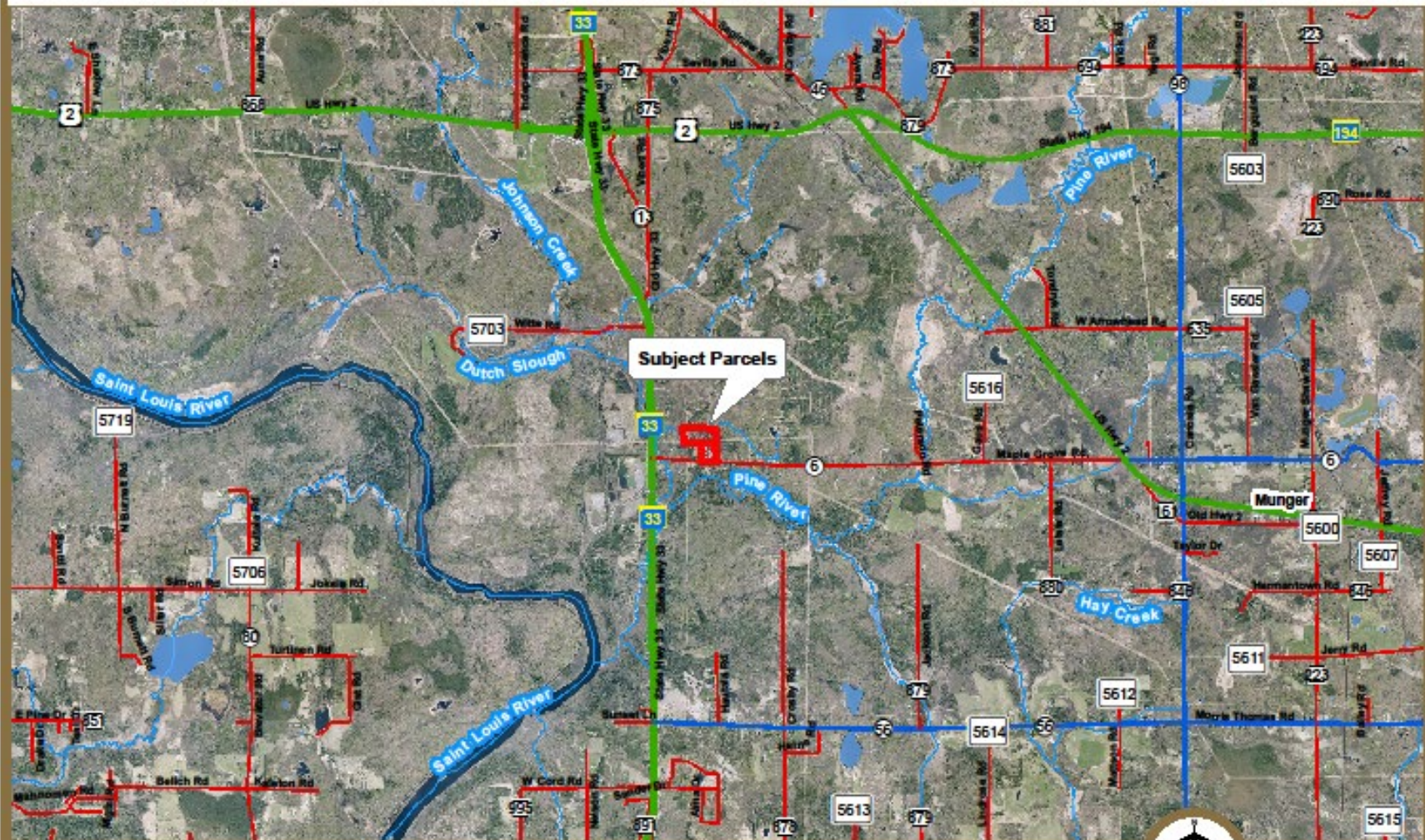
0 500 1,000
Feet



St. Louis County MN

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RS3 LLC Location Map

PIN: 275-0013-00852, 275-0013-00850



0 0.75 1.5
Miles



St. Louis County MN

St. Louis County

Site map

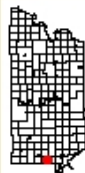


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Ron Peterson
Parcel 275-0013-00852, 00850



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Feet

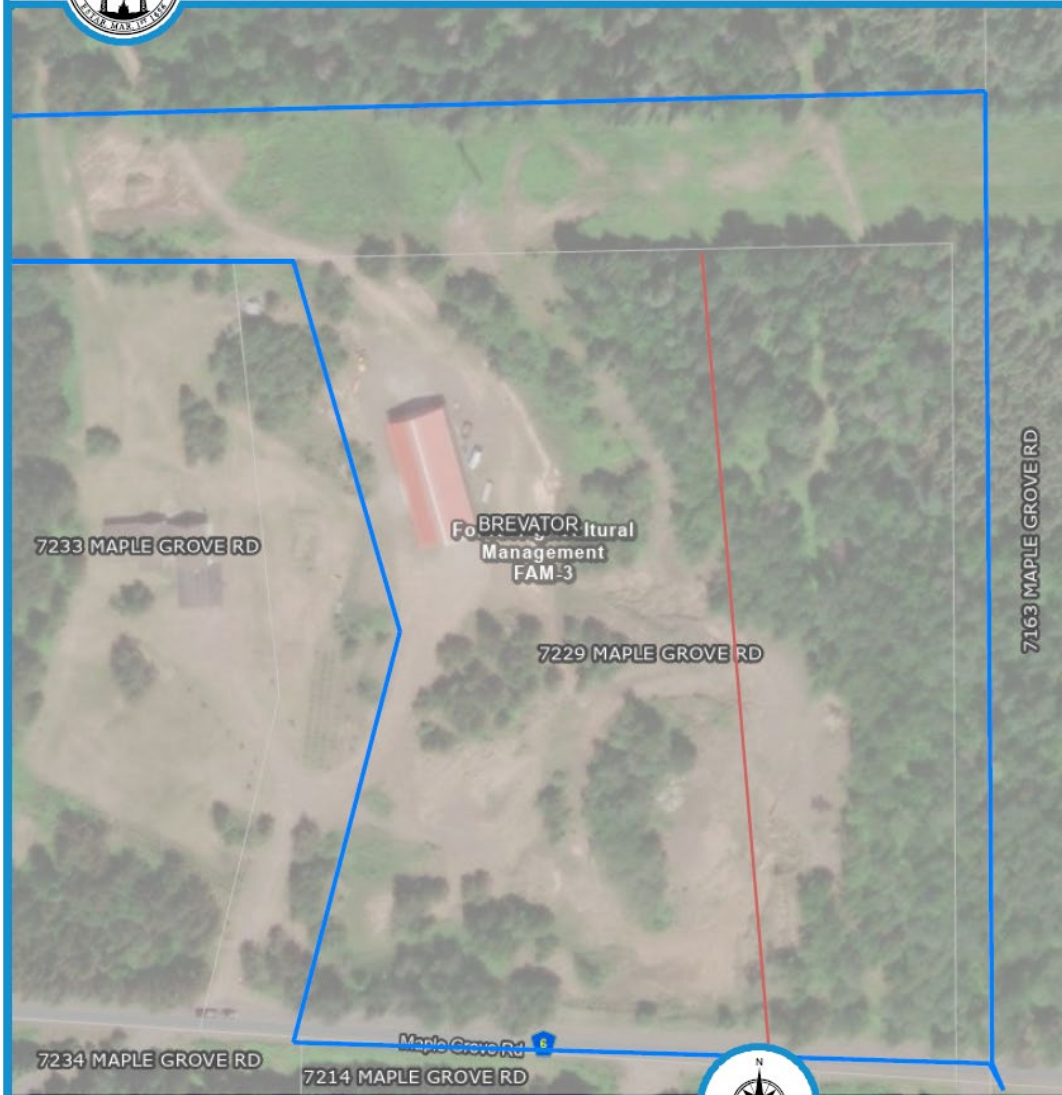


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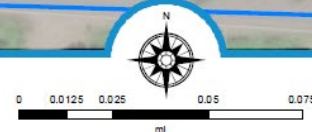
County Land Explorer

St. Louis County, Minnesota



RS3 LLC Pit location and road

default author



County Land Explorer
St. Louis County www.stlouiscountymn.gov/explorer Minnesota

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St. Louis County

Residential properties

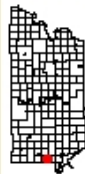


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0 270 540 810
Feet



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Proposed access







Preexisting pit area





Proposed access location looking West

Proposed access location looking East



Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates general purpose borrow pits are an allowed use with a conditional use permit.
2. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as Forest and Agriculture (FA) on the Future Land Use Map. The property is within the FA concept area.



Neighborhood Compatibility

1. There are eleven residential properties located within a quarter mile with a majority meeting minimum zoning of 9 acres.
2. The closest residence is approximately 200 feet to the west and the proposed haul road will be located across the road from an established residence.
3. The property consists of a preexisting borrow pit with no permit authorization.
4. Proposed uses for the borrow pit may impact the existing residential development with increased noise and truck activity.





Orderly Development

1. This is rural area with high density residential development.



Desired Pattern of Development

1. The established pattern of development is residential which is not typical of areas zoned FAM. St. Louis County Zoning Ordinance 62, Article V, Section 5.4 states that FAM districts are typically used in area with land development at very low densities and often there is considerable corporate or public ownership. A low level of development is important in this district, since uses encouraged in this district would be less compatible in a more urban setting.
2. The property is within the Forest and Agriculture concept area which is intended primarily for forest and agriculture uses and not intended for future rural or urban development. The pattern of development is more consistent with what is found in a Residential dimensional district.



Other Factors

1. The proposed use is requesting crushing and portable hot mix which can have an impact on residential uses due to noise and air quality.
2. A portion of the pit is proposed within a powerline easement. It is recommended that pit excavation take place south of the power line easement. However, it is the applicant's responsibility to ensure easement compliance.
3. The property owner to the west has provided written statement waiving non disturbance buffer.
4. Brevator Township held a public meeting on the request and has provided a letter and resolution objecting to the issuance of the CUP.



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?



RECOMMENDATION

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a general purpose borrow pit as an Extractive Use-Class II, the following conditions shall apply:

Condition Precedent:

1. A wetland delineation shall be completed.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
2. No borrow pit activity is allowed within the RES zone district.
3. The applicant shall adhere to all local, county, state and federal regulations.
4. The Wetland Conservation Act shall be followed.



Correspondence



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Planning Commission

Questions?



Public

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