

Presenter

Stephen Erickson– Planner



Breitung Township



Request

- Rezoning involving Section 33 of T62N, R15W. The proposed zoning change is from RES-11 to MU-4.



Proposal

- The applicant is requesting to rezone a 40 acre parcel owned by the City of Tower to allow for future non-residential development.
- The parcels were previously rezoned to Residential (RES-11) in 2002 to accommodate for residential development that never was constructed.
- The applicant is requesting Multiple Use (MU-4) zoning to be consistent with surrounding zoning and uses allowed within a Multiple Use district.



St. Louis County

December PC Meeting



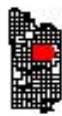
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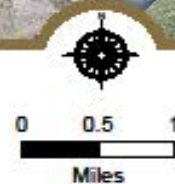
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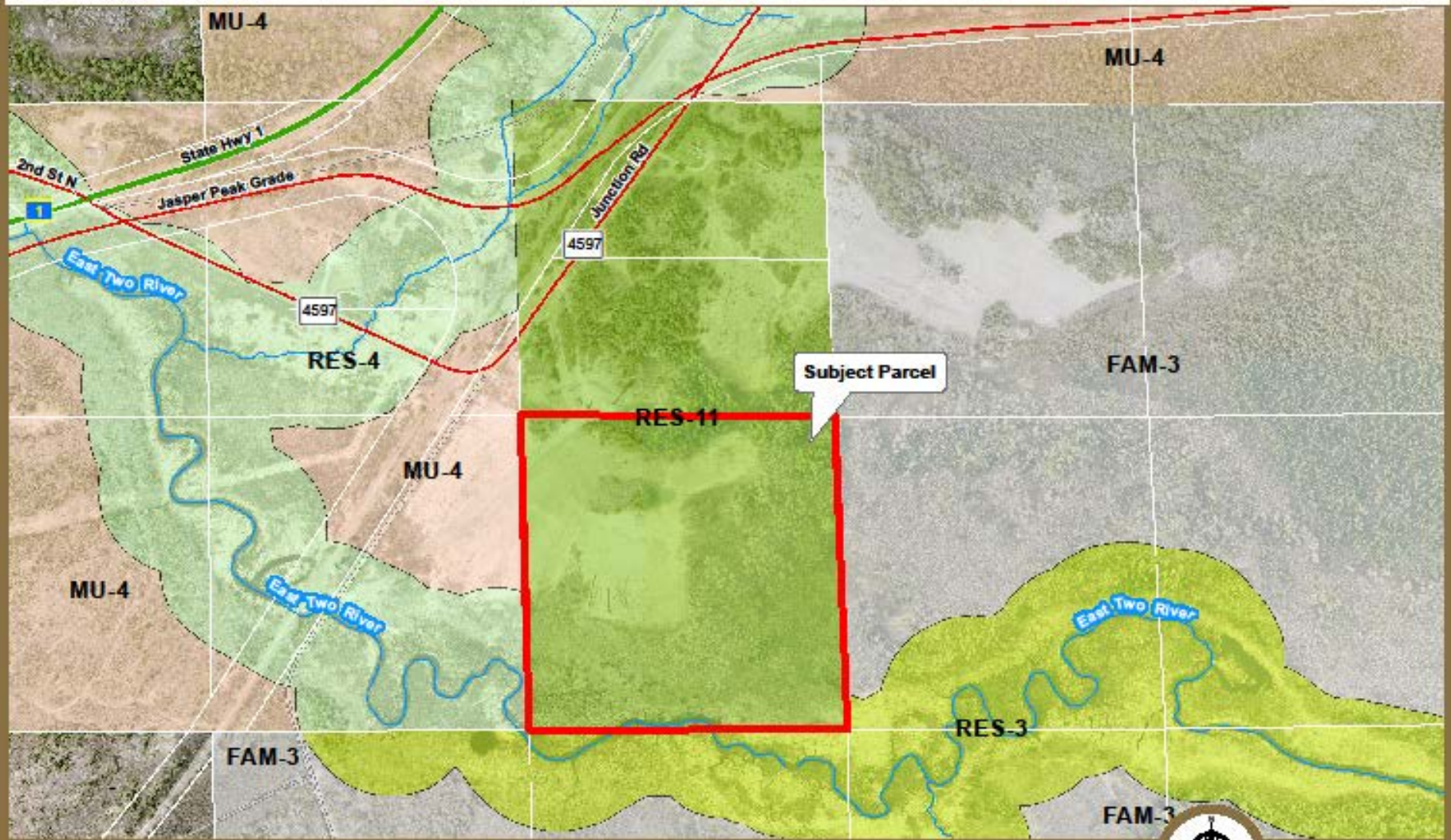


Breitung Township Location Map PIN:270-0020-03330



St. Louis County

November PC Meeting



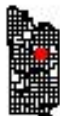
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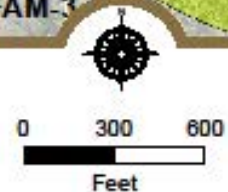
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Breitung Township

Zoning Map

PIN:270-0020-03330



St. Louis County MN

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December PC Meeting



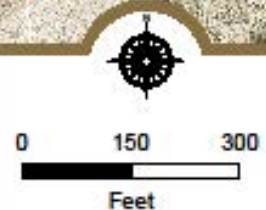
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Breitung Township Site Map PIN: 270-0020-03330



St. Louis County MN

St. Louis County

December PC Meeting



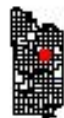
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Breitung Township Elevation/Wetland Map PIN: 270-0020-03330



0 150 300
Feet



St. Louis County MO



Photos of parcel proposed to be rezoned
MU-4



Plans and Official Controls

1. St. Louis County Ordinance 62, Article VIII, 8.7 C, requires a public hearing for proposed zoning map amendments.
2. The existing RES-11 zoning is not consistent with the zoning in the surrounding area. Residential zoning is intended to be used in areas with extensive or potential for extensive residential development. Residential districts restrict non-residential uses. Since 2002, no extensive residential development has occurred.
3. Multiple Use is intended to accommodate a wide range of uses, if properly sited, in the rural areas of St. Louis County, due to the low density of development. Multiple Use zoning is more consistent with the surrounding area and accommodates both residential and non-residential uses.



Zoning

1. The existing zoning around the subject parcel is MU-4, FAM-3, and RES-3 along the East Two River. The East Two River is classified as a Trout Stream and all Trout Steams have a 300-foot Residential zoning buffer.
2. Residential zone districts are intended to provide a residential living environment and where nonresidential uses are restricted.
3. The current proposal by the township is to only rezone a portion of what was rezoned in 2002.
4. The parcels were previously zoned FAM-3 prior to being rezoned to RES-11 in 2002.
5. The township will meet to discuss proposal on December 2nd, 2021, this will be after notices have been sent. The township may be able to provide further information regarding the intent of rezoning and the township should state why the northern parcels are remaining as RES-11 and not included in the request to rezone.



Public Need

1. The city of Tower is approximately ½ mile from the proposal.
2. The parcels were originally rezoned for residential development that was never constructed.
3. Breitung Township is anticipated to hold a public meeting to discuss the rezoning on December 2, 2021, to gather further public information.
4. The township has indicated the rezoning would allow for a future use that will require a Conditional Use Permit.
5. The township has indicated the public need for the rezoning to allow for future use of the property for a non-residential development.



Public Interest

1. The surrounding area is mostly forested vacant land.
2. A portion of the property proposed to be rezoned contains wetlands; a wetland delineation has been submitted by the applicant.
3. The surrounding area is mostly vacant land. The Tower/Soudan water tower is on the adjoining parcel to the north.
4. The parcel is located within the forest and agriculture district of the compressive land use plan as these areas intended primarily for forest and/or agriculture uses.



Other Factors

1. Change in zoning to Multiple Use is consistent with what previously existed prior to being changed to RES-11 in 2002.
2. The rezoning will allow for a future use that would require a Conditional Use Permit, as well as other non-residential uses consistent with the area.



Amendments to the zoning map shall be recommended for approval only upon the finding by the Planning Commission that all of the following conditions exist:

- 1. The proposed zoning shall be consistent with the comprehensive or land use plan adopted for the county.**
- 2. The proposed zoning shall not be spot zoning, which is zoning to discriminate in favor of one lot or parcel out of harmony with surrounding lots or parcels and the comprehensive or land use plan and without benefit to the community.**
- 3. There shall exist a clear public need for and benefit from additional zoning of the type proposed, which shall be above and beyond any benefit or convenience to the landowner.**
- 4. Beyond a public need being evident, there shall be a showing that the public interest would be best served by rezoning the property in question rather than other property in the community.**



Recommendation

In the event the Planning Commission determines the criteria for rezoning have been met, staff recommends that the Planning Commission forward the proposal onto the County Board with the recommendation to approve a zoning map amendment involving Section 33 of T62N, R15W. The proposed zoning change is from RES-11 to MU-4.



Correspondence



SAINT
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COUNTY
MINNESOTA

Planning Commission

Questions?



Public

Questions?

