



Presenter:  
Stephen Erickson-Planner



# Matthew Roderick

2068 Hwy 169, Ely, MN



# Request



- Conditional use permit for a mini-storage business as a Commercial, Retail and Service Establishment-Class II.
- Proposed 128 foot by 50 foot mini-storage building.
- The hours of operation will be 9am-6pm daily.
- Less than 10 vehicles per day will enter/exit the site.



# Request

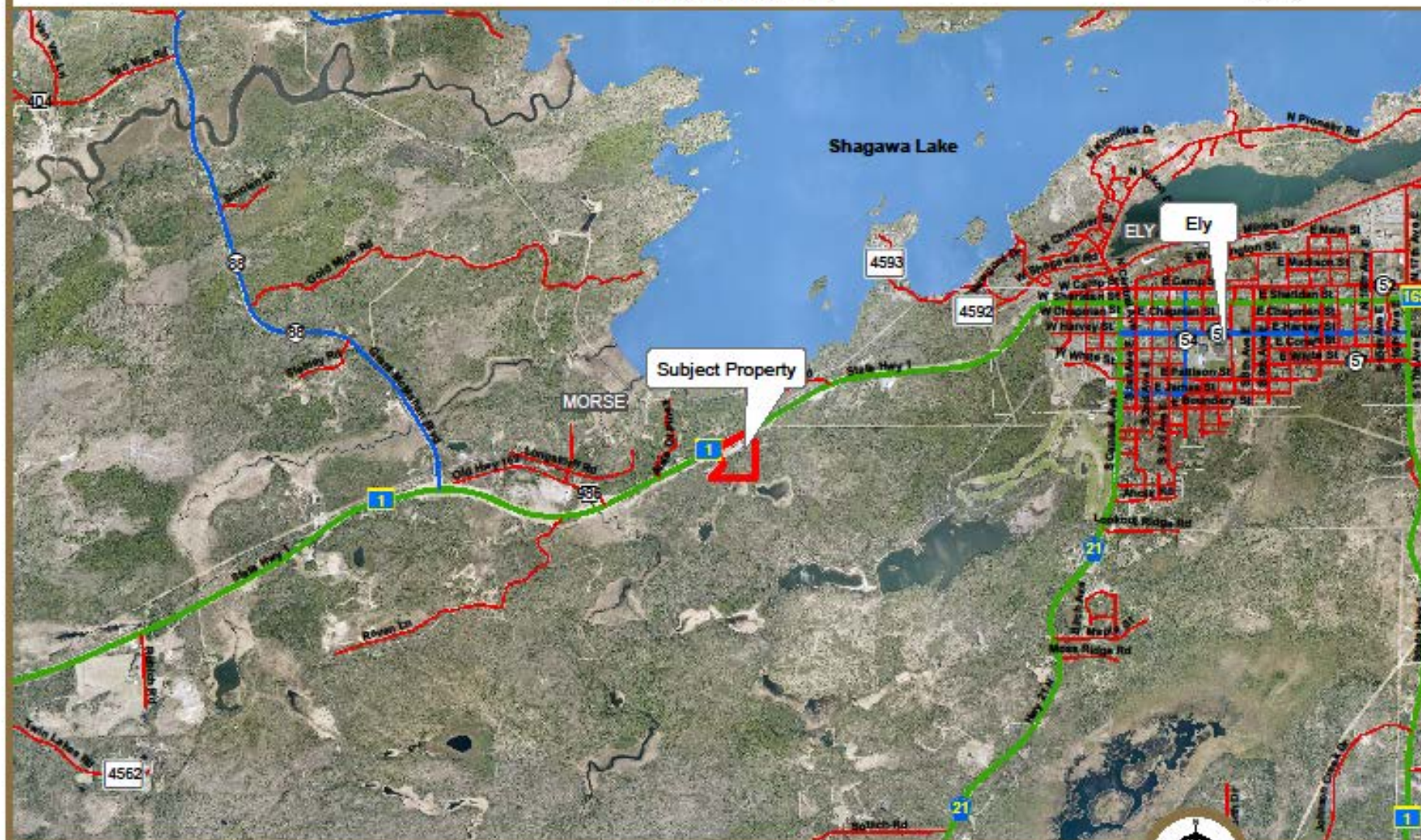


- Parcel is currently 16.5 acres in size and a parcel 11.5 acres will be retained by the applicant for the proposed use.
- Parcel has previously been used as a log cabin construction business and a small engine repair shop.
- In January a CUP was approved for a Masonry business and a parcel 6 acres in size was subdivided from the current parcel.



# St. Louis County

August PC Meeting



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**Roderick / Gruba**  
**Location Map**  
PIN:465-0020-04644



0 0.25 0.5 0.75  
Miles

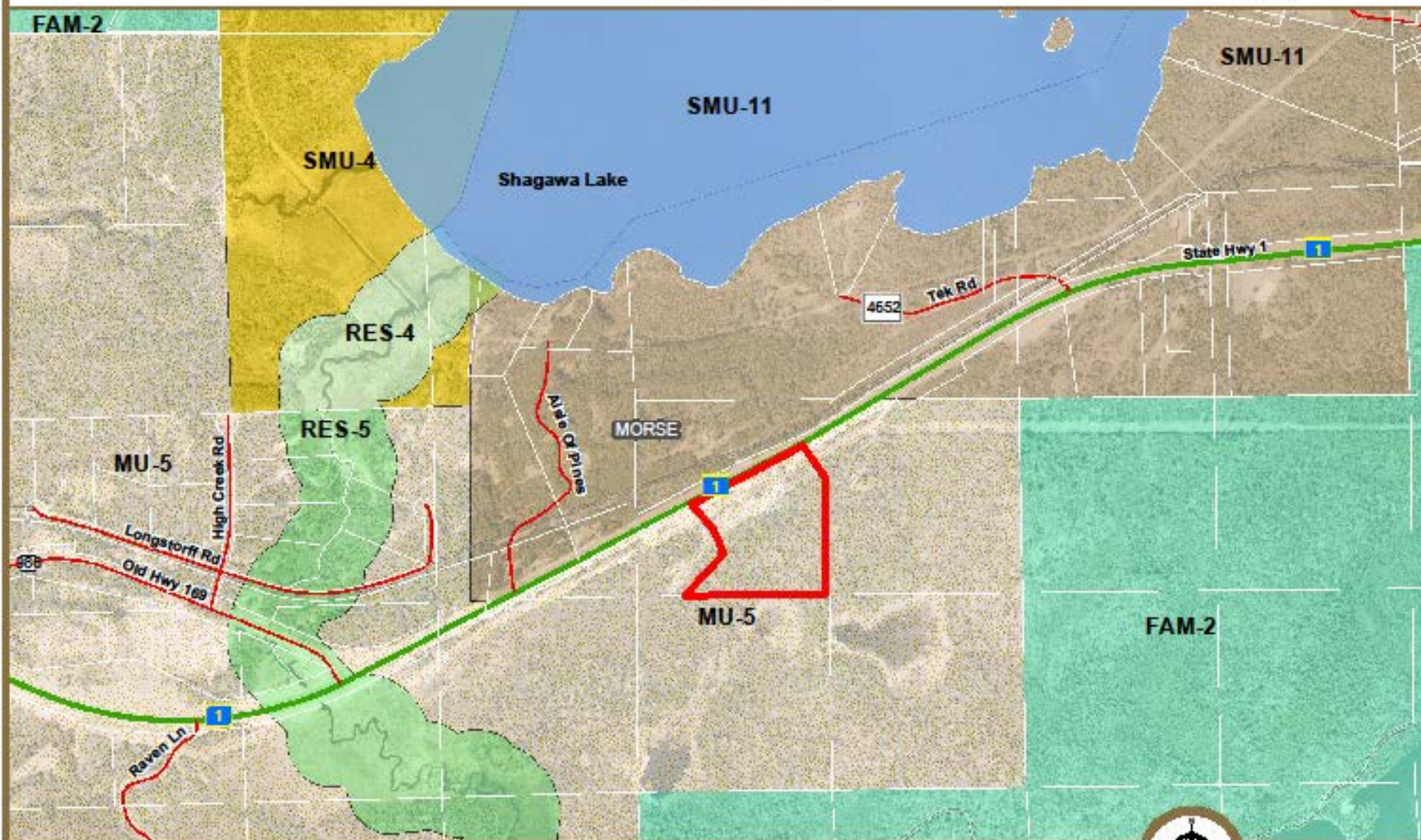


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## Roderick / Gruba

### Zoning Map

PIN:465-0020-04644



0 0.08 0.16 0.24  
Miles



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**Roderick / Gruba**  
**Survey**  
PIN:465-0020-04644



0 0.02 0.04 0.06  
Miles



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## Matthew Roderick Site Map

DIN: 465-0000-04644



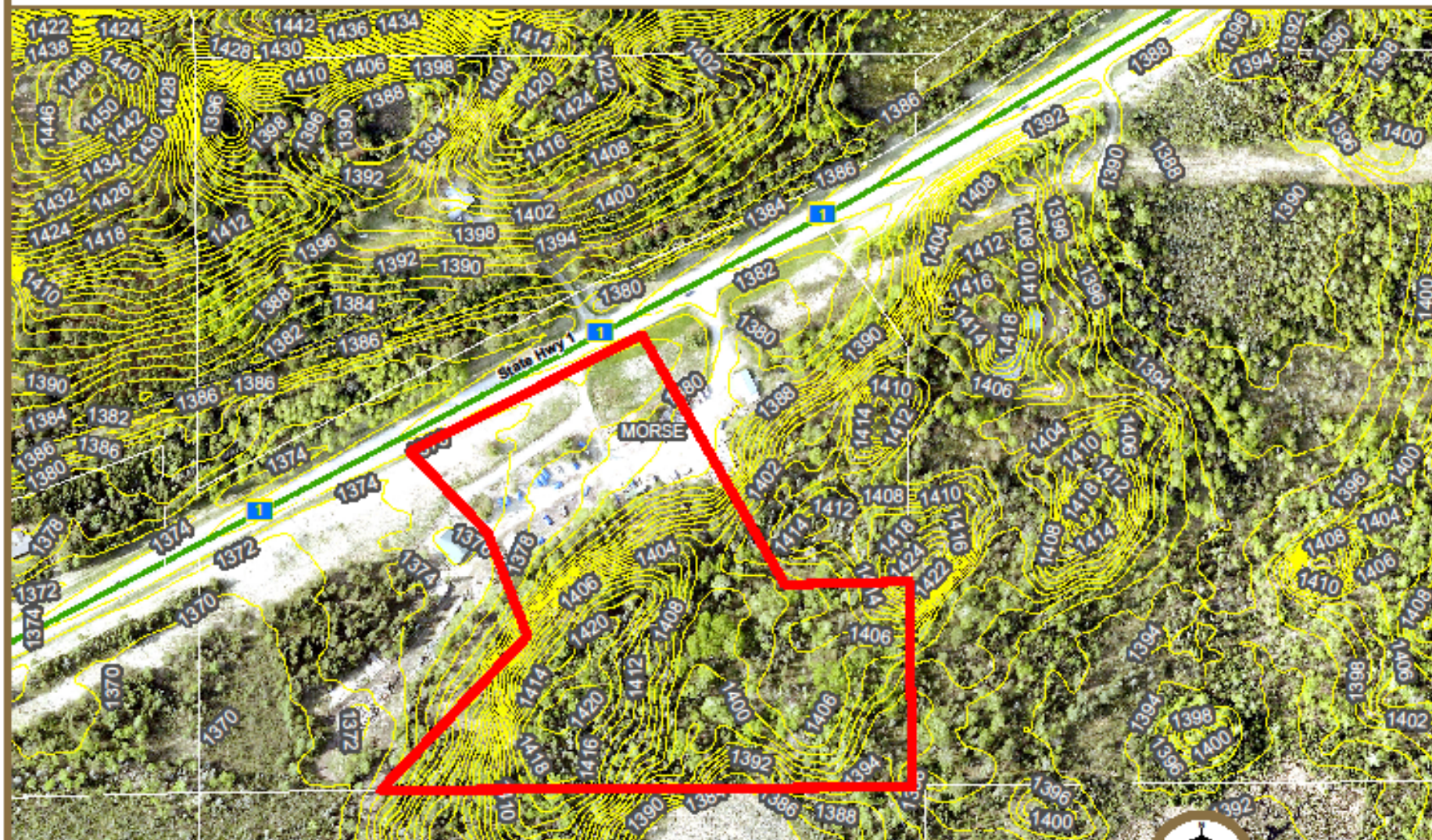
0 125 250 375  
Feet





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**Matthew Roderick**

**Elevation Map**

**PIN:465-0020-04644**



0 125 250 375  
Feet



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Existing Structure



# Plans and Official Controls

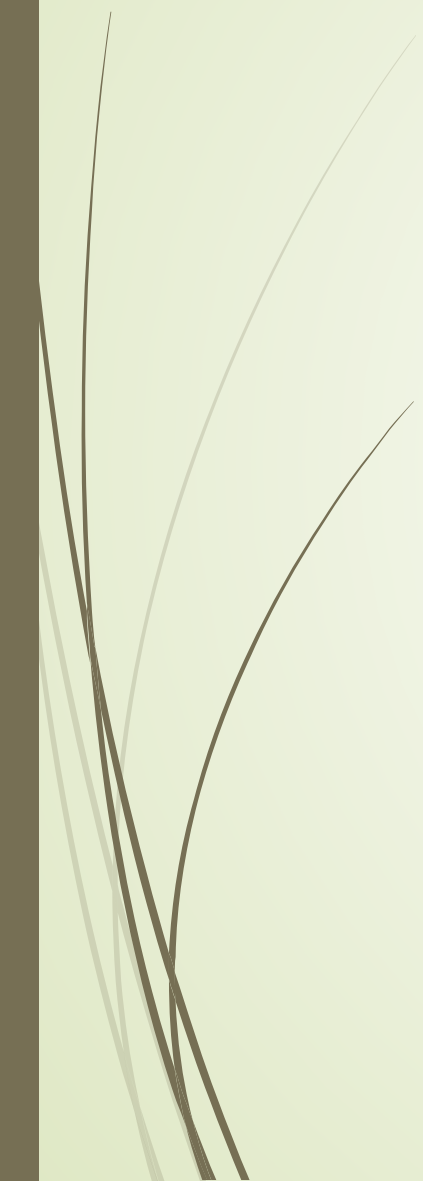


- Ordinance 62, Article V, Section 5.6, B., indicates that a mini-storage business is an allowed use with a conditional use permit, as a Commercial, Retail and Service Establishment- Class II.
- The property falls within the Forest and Agriculture land use category of the Comprehensive Land Use Plan.
- Goal LU-7 of the Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
- Objective LU 7.1- Encourage expansion of regional commercial opportunities in existing corridors along collector or arterial routes and at nodes where infrastructure and traffic volumes can support economic growth.





# Neighborhood Compatibility

- The general area south and east of the proposed parcel consists of parcels approximately 40 acres in size. The parcels north of Hwy 169 vary in size from 2 to 20 acres.
  - There is one permanent residence located directly across the highway from the proposed parcel and mini-storage business. There is also a residence approximately 500 feet east of the proposed use.
  - The proposed mini-storage business would likely be a compatible use with the neighborhood as the parcel has been historically used commercially.
  - Hwy 169 is an arterial road that has a substantial amount of regular traffic.
- 



# Orderly Development



- The proposed use is bordered by a masonry business on the adjoining parcel to the west and a proposed rolloff business on the proposed 5 acre parcel to the east.
- There is residential development to the north and east of the parcel.



# Desired Pattern of Development

- The subject parcel, as well as a majority of the surrounding area, is zoned Multiple Use.
- Multiple Use zone districts allow a wide range of uses.
- A mini-storage business is an allowed use in Multiple Use zone district with a conditional use permit.
- The parcel has been used commercially. A CUP was approved in January 2020 for commercial development on the parcel to the west and there is proposed commercial business to the east.





# Other Factors

- In 1988 a CUP was approved on the parent parcel for a log cabin manufacturing business.
- In January of 2020, a CUP was approved for a masonry business and a parcel 6 acres in size was subdivided from the current parcel.
- A rolloff business is proposed on the eastern 5 acres of the parcel.



# Correspondence

- Morse Township Resolution
- In support with no more vegetation cut and road entrances wide enough that drivers can see to access highway



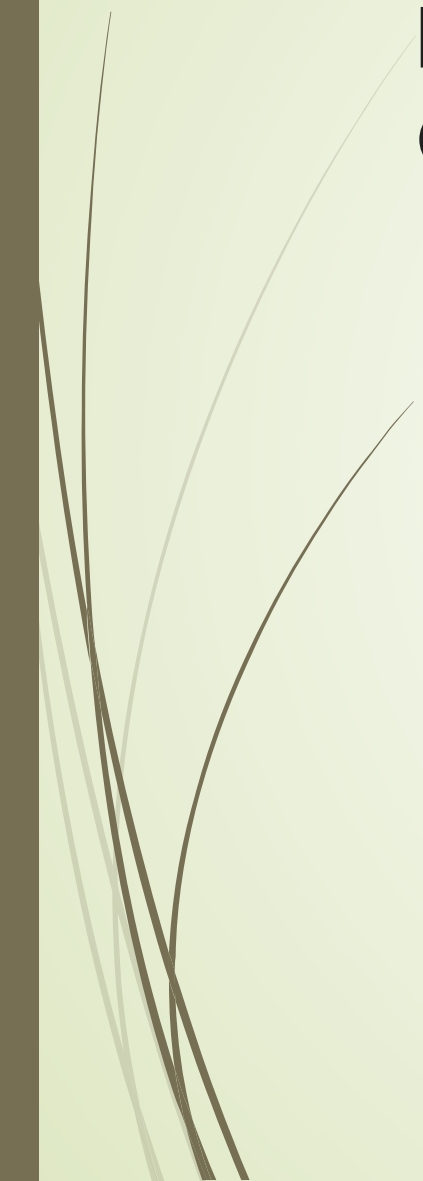
Questions?







# 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

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a mini-storage as a Commercial, Retail and Service Establishment-Class II, the following conditions shall apply:

1. The applicant shall obtain approval for access from the appropriate road authority.
2. Parcel Review shall be recorded prior to the issuance of a Conditional Use Permit.
3. The applicant shall comply with all county, state and federal regulations.
4. Lighting shall be directed downward in accordance with dark sky standards.
5. Existing vegetative screening along Hwy 169 shall remain intact.