



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 5-16-2023

REPORT DATE: 5-23-2023

MEETING DATE: 6-8-2023

APPLICANT INFORMATION

APPLICANT NAME: Peter Niska

APPLICANT ADDRESS: 1963 Johnson Rd Ext., Cook, MN 55723

OWNER NAME: BUS MAINTENANCE SERVICES CO (applicant's business)

SITE ADDRESS: 9163 HWY 53, COTTON, MN 55724

LEGAL DESCRIPTION: Please see Exhibit A

PARCEL IDENTIFICATION NUMBER (PIN): 305-0020-01712, 305-0020-01720, 305-0020-01700

NATURE OF REQUEST: A conditional use permit for establishing a Residential Use in a Commercial Zone District.

PROPOSAL DETAILS: The property was historically used for school bus storage. The applicant is proposing to convert the former school bus garage into a dwelling. The property is zoned Commercial (COM) – 11. St. Louis County Ordinance requires CUP approval for establishing a residence within a commercial zone district.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Frontage Rd

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property is currently developed with an accessory structure and parking area.

ZONE DISTRICT: COM 11

PARCEL ACREAGE: 2.7 acres

LOT WIDTH: 215 FEET

FEET OF ROAD FRONTAGE: 107 FEET

FEET OF SHORELINE FRONTAGE: NA

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is adequate screening from property lines.

TOPOGRAPHY: The property is relatively flat.

FLOODPLAIN ISSUES: NA

WETLAND ISSUES: NA

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 E, states that a Residential Use – Class I is an allowed use in the Commercial zone district with a conditional use permit.
2. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.

B. Neighborhood Compatibility:

1. The area is zoned COM-11, however, there are existing residential uses adjacent to the subject property.
2. The surrounding area consists of rural residential properties, public/semi-public uses, commercial uses, and vacant properties.
3. The property is located along the heavily traveled Highway 53.

C. Orderly Development:

1. The property is already developed with existing road access with no additional proposed structures. Historically, the property was a school district bus garage.

D. Desired Pattern of Development:

1. The existing pattern of development includes a variety of uses in the immediate area.
2. This property is zoned Commercial, however, adjacent properties are used residentially.
3. The property is located in the Rural Communities category on future land use maps. Primary use within this category include single family residential use.

E. Other Factor(s):

1. The property was split off from the former school property in 2013.
2. The applicant currently has a SSTS permit to construct for the dwelling.

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 a Residential Use – Class I, the following conditions shall apply:

1. St. Louis County On-site Wastewater SSTS standards shall be followed.
2. The applicant shall comply with all applicable local, state, and federal regulations.
3. If the zone district remains Commercial, no additional Conditional Use Permits shall be required for future Residential Uses.

Exhibit A: Legal Description

PART OF NW1/4 OF SE1/4 LYING SLY OF A LINE COMM AT NE COR THENCE SLY ALONG E LINE 331 FT TO PT OF BEG THENCE RT 88DEG48'00" WLY TO W LINE OF SAID NW1/4 OF SE1/4 EX THAT PART OF NW1/4 OF SE1/4 BEG 331 FT S OF NE COR RUNNING THENCE S 608 FT THENCE W 670 FT THENCE N 600 FT THENCE ELY TO PT OF BEG & EX ALL THAT PART OF NW1/4 OF SE1/4 LYING WITHIN DESC: COMMENCING AT NE COR OF SAID NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG

And

THAT PART OF NW1/4 OF SE1/4 BEG 331 FT S OF NE CORNER RUNNING THENCE S 608 FT THENCE W 670 FT THENCE N 600 FT THENCE ELY TO PT OF BEG EX THAT PART OF NW1/4 OF SE1/4 LYING WITHIN DESC: COMM AT NE COR OF SAID NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG

And

THAT PART OF NE1/4 OF SE1/4 LYING W OF HWY & BETWEEN TWO LINES DRAWN PARALLEL WITH N LINE OF SAID NE1/4 OF SE1/4 AND 331 FT & 931 FT DISTANT THEREFROM EX PART LYING WITHIN FOLLOWING DESC: COMM AT NE COR OF NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG

Of Section 10, Township 54N, Range 17W (Cotton)



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

| | | | |
|----------------|--------------------|----------------|--------------------|
| *Primary PIN | 305 - 0020 - 01712 | Associated PIN | 305 - 0020 - 01700 |
| Associated PIN | 305 - 0020 - 01720 | Associated PIN | - |

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

| | | | |
|--|---|-----------------------------------|------------------------|
| *Applicant Name Peter Niska | I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other | *Daytime # 218-780-5817 | Date 4/12/23 |
| *Applicant Address 1963 Johnson Rd Ext. | *City Cook | *State MN | *ZIP 55723 |
| Applicant Email niskapete@gmail.com | | | |
| Contact Person <i>If applicable.</i> | | Contact Person # | |
| Mailing Address <i>If different than above.</i> | | City | State |
| | | ZIP | |
| Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i> | | | |

SITE INFORMATION

| | |
|--|---|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.) |
| If yes above, please list site address: 9163 Hwy 53 | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | *Do you have written authorization from the leased property owner? If yes, you must attach written authorization form. |
| *How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other | |

PROJECT INFORMATION

| | |
|---|---|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Is this project on a parcel less than 2.5 acres? |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is this project within 300 feet of a stream/river or 1,000 feet of a lake? |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Is this project adding a bedroom? Include home, garage, & accessory dwelling. |
| # 2 | *Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: well and septic to be installed |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Is the property connected to a municipal or sanitary district system? |

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$165 Greater than 1,200 square feet-\$325

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse or gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$85

- ☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.
- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)
- What will the new use of the structure be?
Current: _____ Proposed: _____

Other-\$60

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$650
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
- ☐ Lot Line Adjustment-\$85
- ☐ Parcel Review-\$85
- ☐ Performance Standard Subdivision-\$385

#4 Performance Standard-\$385 Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☐ Other

#5 Site Evaluation Site Visit/Evaluation-\$165

#6 Wetland Reviews Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$165
- ☐ Wetland Delineation Review-\$385
- ☐ Wetland Banking Plan Review-\$1,140

#7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,275
- ☐ Environmental Assessment-\$1,140
- ☒ Conditional Use Permit-\$650
- ☐ Conditional Use Permit Rehearing-\$210
- ☐ Interim Use Permit-\$650
- ☐ Interim Use Permit Rehearing-\$210
- ☐ General Purpose Borrow Pit-\$650
- ☐ Variance-\$650
- ☐ Variance Rehearing-\$210
- ☐ Multiple Hearing (Variance/conditional use)-\$980
- ☐ Rezoning-\$650

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

| <input type="checkbox"/> New Structure(s) | *Structure Type (Same as box #1 or 2 above) | *Foundation Type (Basement, Slab, Pier, etc) | *Maximum Length (Exterior Footprint Only) | *Maximum Width (Exterior Footprint Only) | *Maximum Sq. ft (Exterior footprint only) | *Maximum Height (Ground Level to Roof Peak) |
|--|--|---|--|---|--|--|
| Change use of current structure | Dwelling | Post Frame | 104 Feet | 50 Feet | Sq. ft. | 20 Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| <input type="checkbox"/> Structure Additions | *Structure Type (Same as box #2 above) | *Foundation Type (Basement, Slab, Pier, etc) | *Maximum Length (Exterior Footprint Only) | *Maximum Width (Exterior Footprint Only) | *Maximum Sq. ft (Exterior footprint only) | *Maximum Height (Ground Level to Roof Peak) |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- ☐ New business
- ☐ Expansion of existing business
- ☐ Replace existing business
- ☐ Extractive Use-General Purpose Borrow (Gravel) Pit*

**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

☒ Other

If Other, please explain:

Current structure will be renovated to be a residence/garage, with well + septic (holding tank)

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

Storage for School district Bus garage

What type of business/use is being applied for? (List all uses that will take place)

Change use to Dwelling

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start:

End:

Start:

End:

Start:

End:

TRAFFIC, PARKING, AND/OR DOCKAGE

☐ Yes

☐ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

If Yes, estimated increase: ☐ 10 vehicles or less ☐ 11-25 vehicles ☐ Greater than 25 vehicles

☐ Yes

☐ No

Does the proposal require parking? (Please include employees, visitors, and other parking)

If Yes, how many parking spaces are available on the property?

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)

☐ No

SIGNAGE AND LIGHTING

☐ Yes ☒ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

☐ Yes ☒ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

☒ No New Structures

| | | | | | | |
|---|-----------------------|---|--|---|--|--|
| <input type="checkbox"/> New Structure(s) | Structure Type | Foundation Type (Basement, Slab, Pier, etc) | Maximum Length (Exterior Footprint Only) | Maximum Width (Exterior Footprint Only) | Maximum Sq. ft (Exterior footprint only) | Maximum Height (Ground Level to Roof Peak) |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | Other | | | | | |

| | | | | | | |
|--|-----------------------|---|--|---|--|--|
| <input type="checkbox"/> Structure Additions | Structure Type | Foundation Type (Basement, Slab, Pier, etc) | Maximum Length (Exterior Footprint Only) | Maximum Width (Exterior Footprint Only) | Maximum Sq. ft (Exterior footprint only) | Maximum Height (Ground Level to Roof Peak) |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | | | Feet | Feet | Sq. ft. | Feet |
| | Other | | | | | |

OUTDOOR BUSINESS ACTIVITY Check all that apply to the project.

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

☐ Yes ☒ No

If Yes, please explain:

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☐ No

If Yes, what type of system will be used to handle wastewater treatment?

☒ Private Septic System

☐ Municipal

☐ Other, please explain:

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

self contained 2500 gal. holding tank,
Pumping contract with Brent's Septic Service

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

| | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Will there be more than one (1) acre of altered surface? |
|------------------------------|--|--|

| | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |
|------------------------------|-----------------------------|--|

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777
Land Use Information
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Duluth

Government Services Center
320 West 2nd Street, Suite 301
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(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions

- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF it has the required information indicated above.**

*Applicant Name:

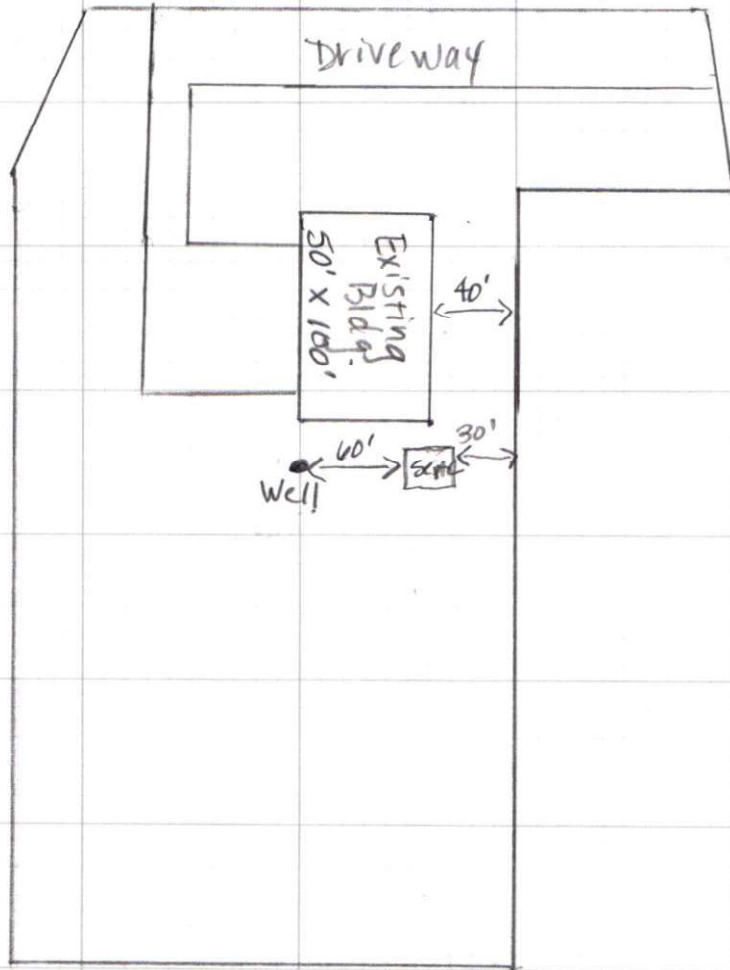
*Site Address:

*PIN:



Distance between
well & Holding tank
60'

Depth of well 165'



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title _____



County Land Explorer

St. Louis County, Minnesota



Peter Niska property 9xxx hwy 53, Cotton MN

0 0.0125 0.025 0.05 0.075
mi

County Land Explorer

St. Louis County

www.stlouiscountymn.gov/explorer

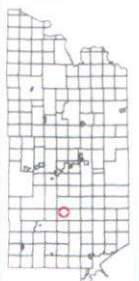
Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

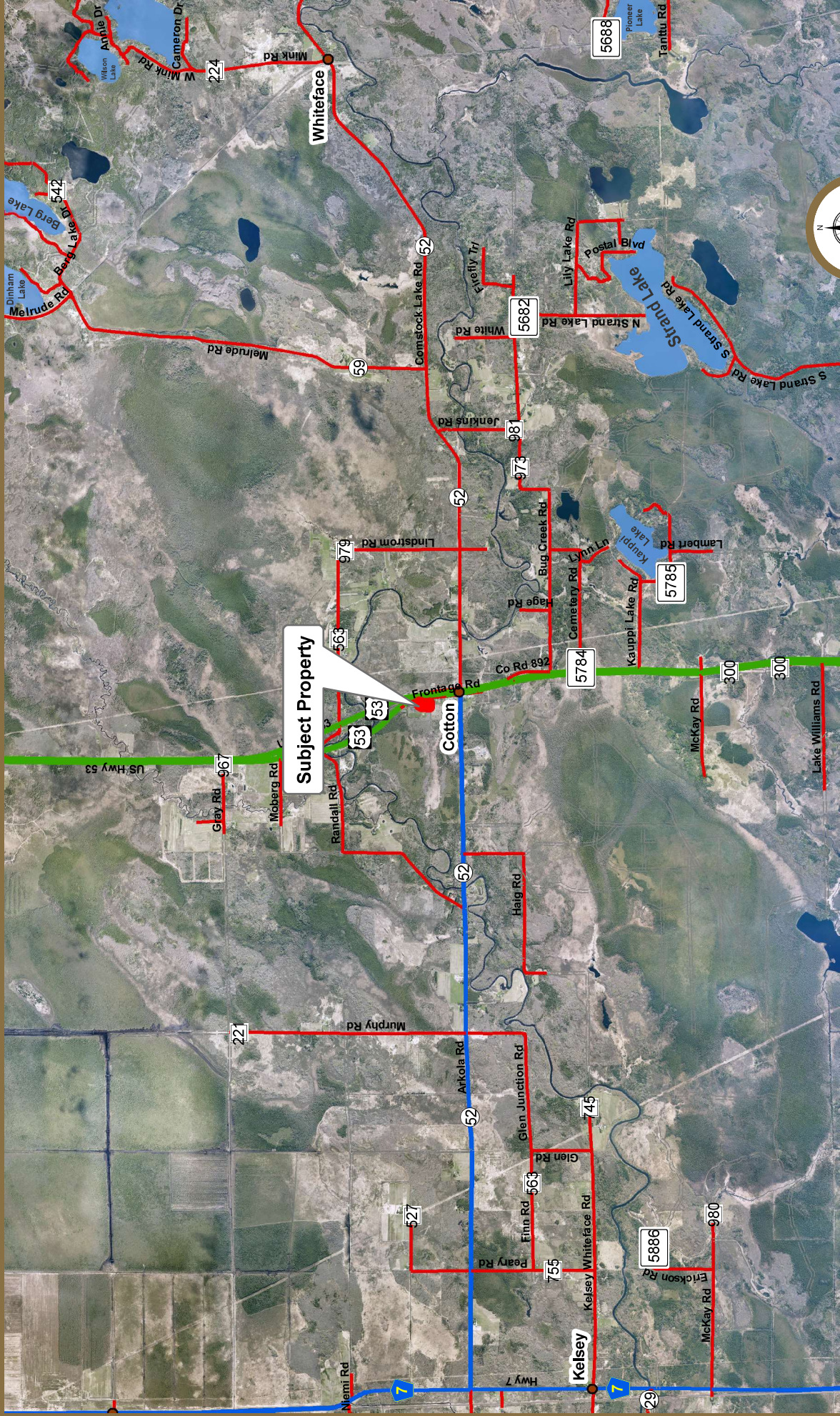
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Map created using County Land Explorer
www.stlouiscountymn.gov/explorer



St. Louis County

June PC Meeting



Prepared By: Planning & Community Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 5/17/2023

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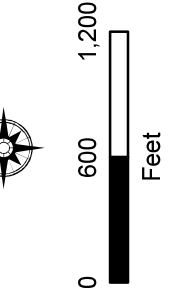
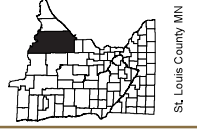
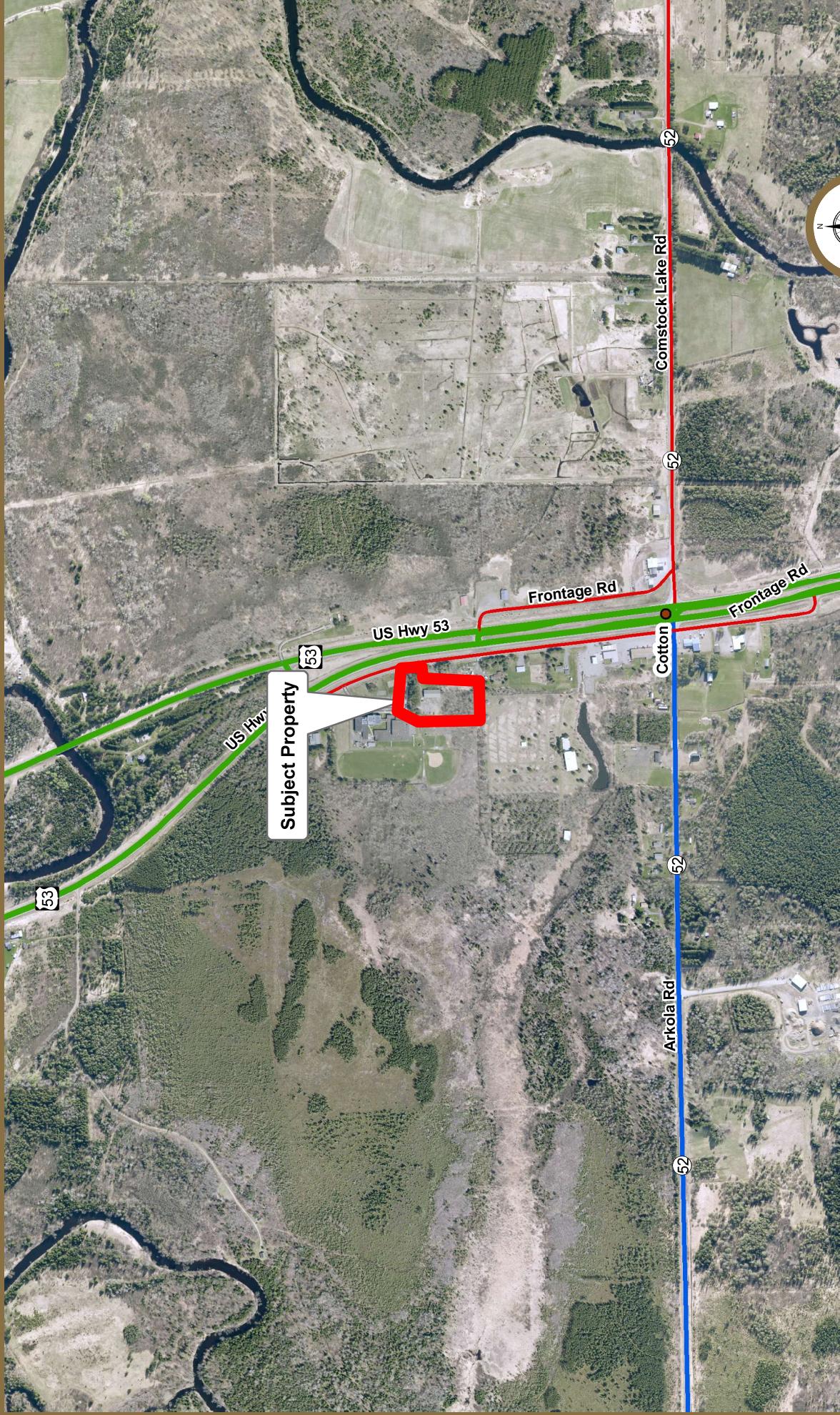
Peter Niska
Location Map

305-0020-01712, 305-0020-01720, 305-0020-01700



St. Louis County

June PC Meeting



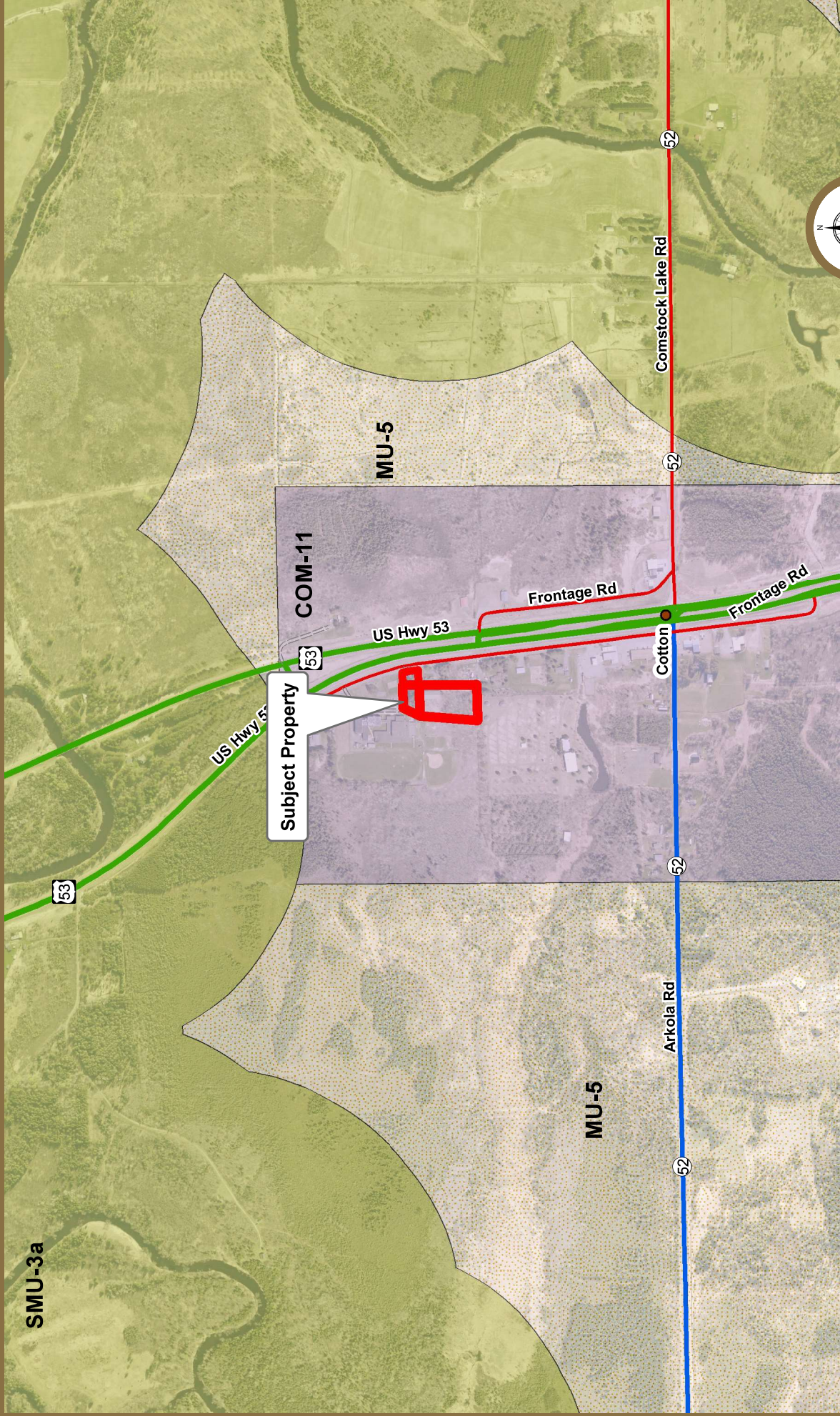
Peter Niska
Location Map
305-0020-01712, 305-0020-01720, 305-0020-01700

Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 5/17/2023
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St. Louis County

June PC Meeting



Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 5/17/2023

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Peter Niska
Zoning Map

305-0020-01712, 305-0020-01720, 305-0020-01700

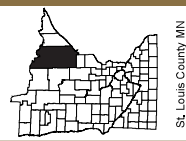


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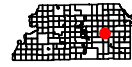
June PC Meeting



Peter Niska

Site & Elevation Map

PIN: 305-0020-01712, 305-0020-01720, 305-0020-01700



Prepared By: Planning & Community Development
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Source: St. Louis County

Map Created: 5/18/2023

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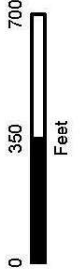
June PC Meeting



Legend

○ 0.25 mile buffer

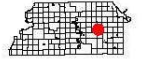
● Residential dwellings



Peter Niska

Area Map

PIN: 305-0020-01712, 305-0020-01720, 305-0020-01700



Prepared By: Planning & Community Development
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Source: St. Louis County

Map Created: 5/19/2023

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St. Louis County

June PC Meeting



Prepared By: Planning & Community Development

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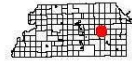
www.stlouiscountymn.gov

Source: St. Louis County

Map Credec: 5/18/2023

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Peter Niska Proposal Map

PIN: 305-0020-01712, 305-0020-01720, 305-0020-01700



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