

Presenter

Mark Lindhorst  
Senior Planner

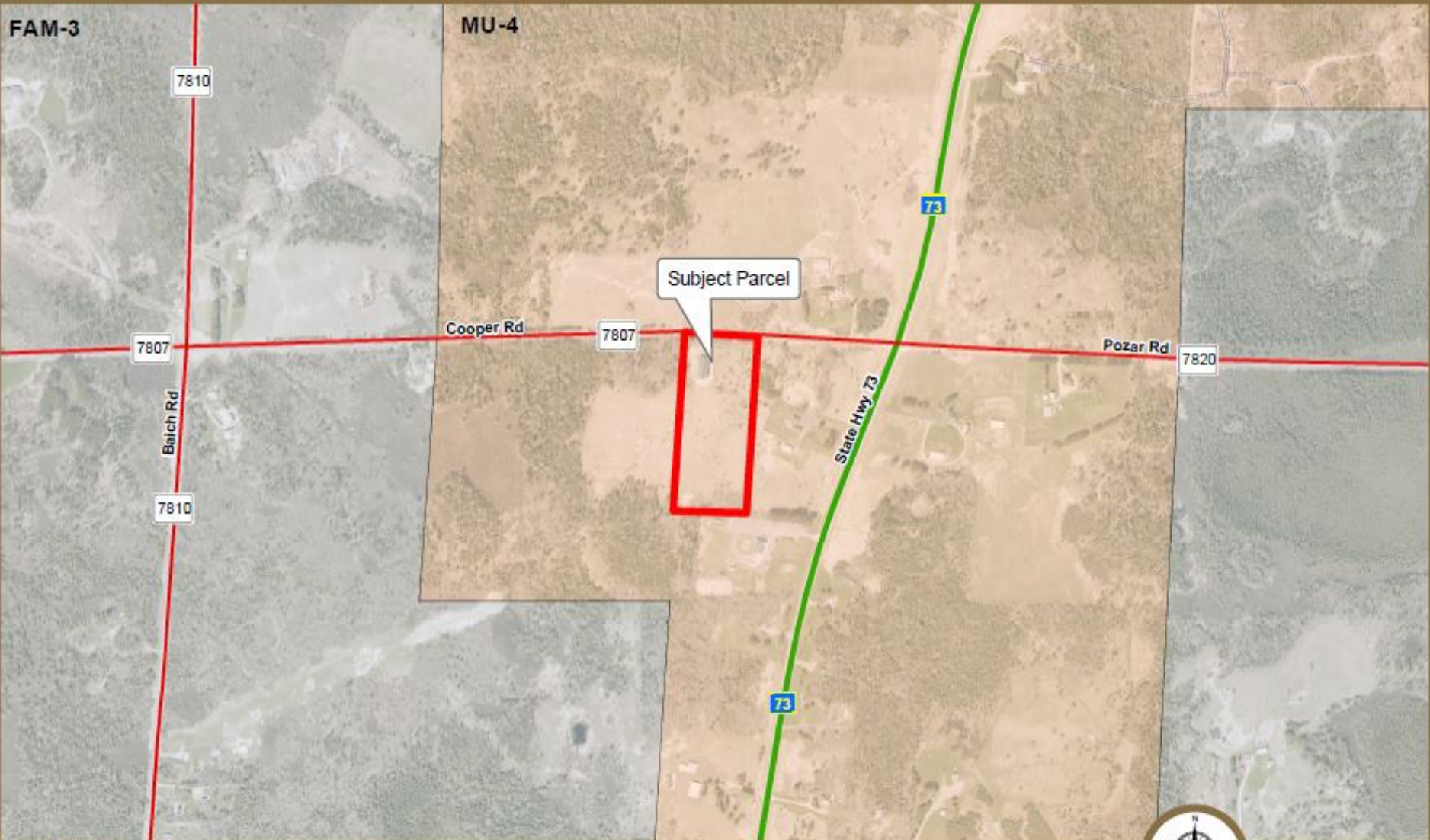
John Bougalis  
S33, T59N, R20W  
Balkan Township

# Request

- To establish a warehouse/general wholesaling business.
- The applicant will utilize existing buildings located on site.
- The buildings will contain office space and storage area for mining parts to be stored and shipped.
- Business will receive and ship out parts to customers. No daily customer traffic is anticipated.
- Hours of operation is 7 a.m. to 4 p.m. Monday - Friday

# St. Louis County

December PC Meeting



Prepared By: Planning & Community

Development  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 11/13/2020

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**John Bougalis**  
**Zoning Map**

PIN:235-0030-05211



0 500 1,000  
Feet

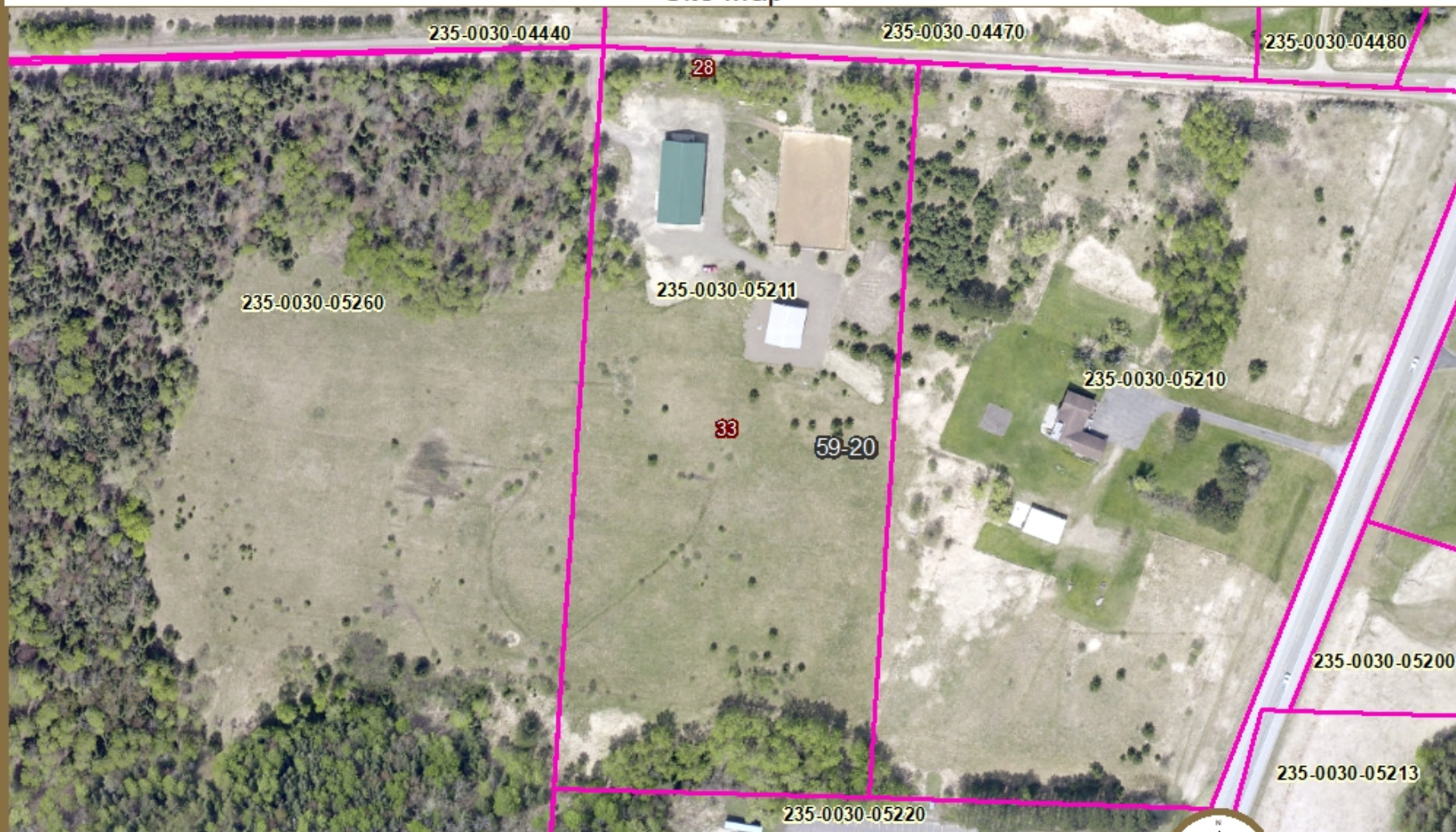


St. Louis County MN



# St. Louis County

## Site Map



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

Source: St. Louis County  
Map Created: 11/10/2020

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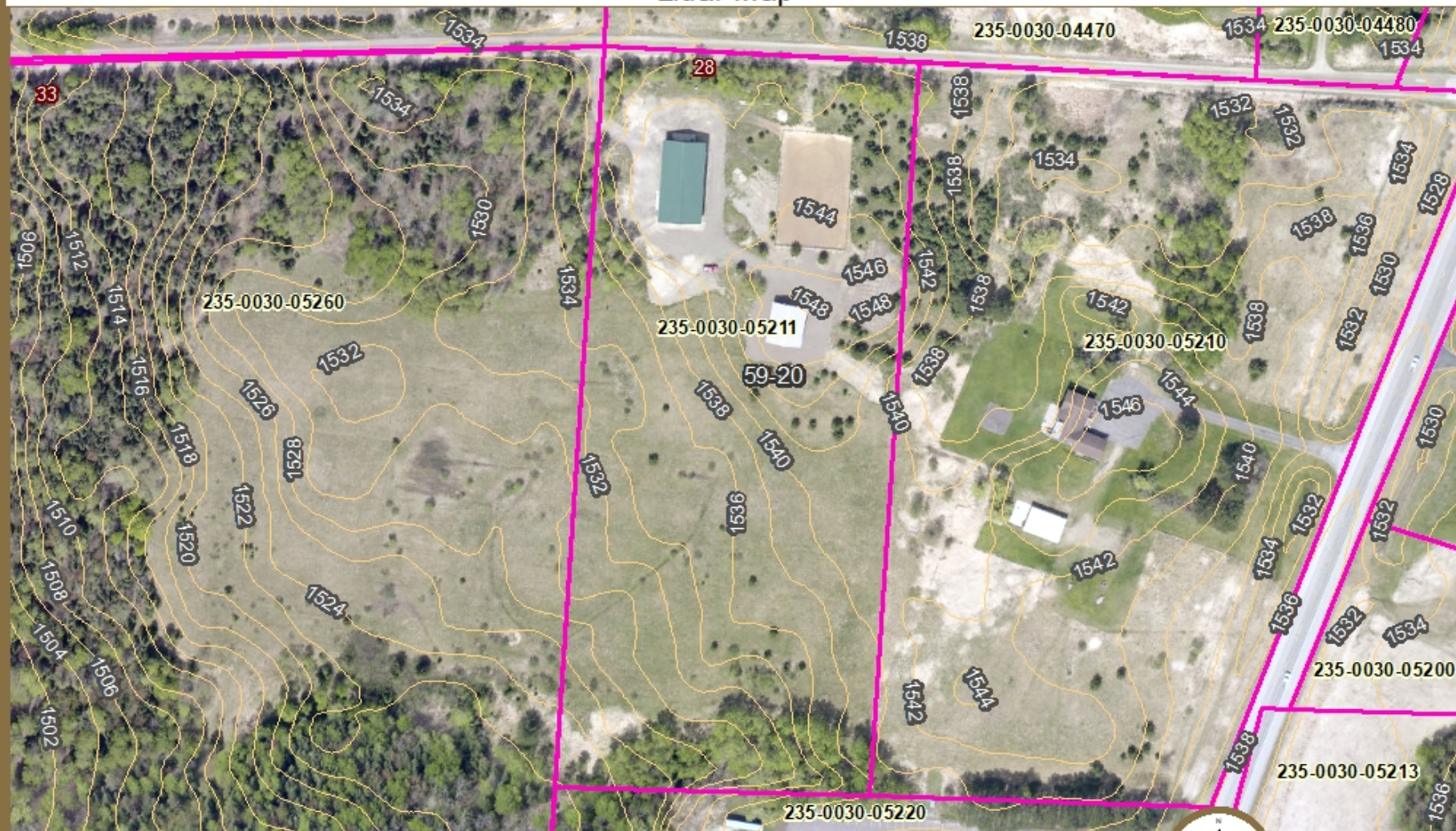
0 75 150 225  
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St. Louis County MN

# St. Louis County

## Lidar Map



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0 75 150 225  
Feet



St. Louis County/MN



Cooper Rd

All Existing

Driveway

Parking lot

100'x50'  
Building

90'  
Fenced in  
lot

150'

Parking lot

48'x40'  
Cold  
Storage



Entrance Cooper Road



Cooper Road West



Cooper Road East



# Facts and Findings

## A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.6 requires a conditional use permit for an Industrial Use-Class II.
2. ED 1.1 of the St. Louis County Comprehensive Land Use Plan states the following "Broaden the industry base by supporting marketing efforts for value-added industries that spin-off from existing industries". This business will be supply mining parts to local and outstate mining industries.

## B. Neighborhood Compatibility:

1. The property is zoned MU-4 which allows for multiple uses including, industrial, commercial and residential.
2. There are 8 residential properties within a quarter mile. The closest is the adjacent property to the east approximately 200 feet away.
3. The proposed business will not be selling to the general public, limiting daily traffic and noise that could be considered a nuisance.

### **C. Orderly Development:**

1. The existing neighborhood consists of both large and small tracts of land. The properties have either been established with a residence or consist of undeveloped forest land and fields.
2. The property has direct access to a township road. It is recommended that the road authority approve the access for the proposed use.

### **D. Desired Pattern of Development:**

1. The subject parcel, as well as a majority of the surrounding area, is zoned Multiple Use.
  - a. Multiple Use zone districts allow a wide range of uses.
  - b. The proposed use should have little to no effect on the current or future development of the area.

# Recommendation

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a warehouse/wholesaling business as an Industrial Use-Class II, the following conditions shall apply:

## Conditions Precedent

1. The applicant shall obtain access approval from the appropriate road authority.

## Conditions Concurrent:

1. The property shall be kept in a neat and orderly manner.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. Waste shall be disposed in a manner acceptable to the St. Louis County Solid Waste Ordinance 45.

# Correspondence

# Planning Commission

Questions?

Public

Questions?