

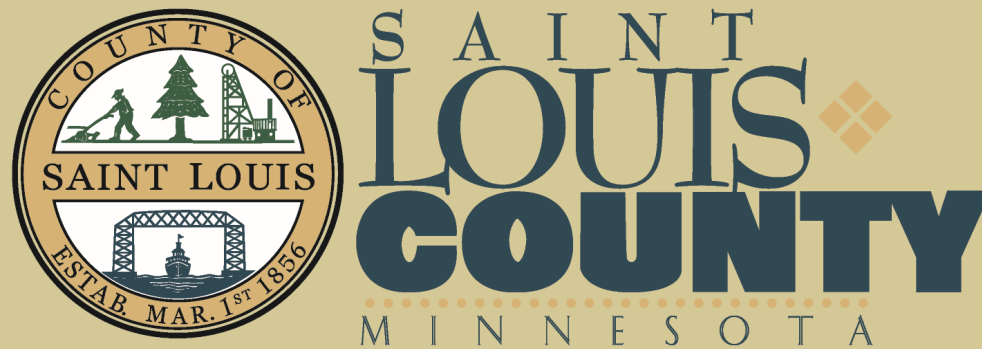
# Presenter

## George Knutson – Planner



# Emily Richey

1109 Two Harbors Rd., Two Harbors  
Alden



# Request

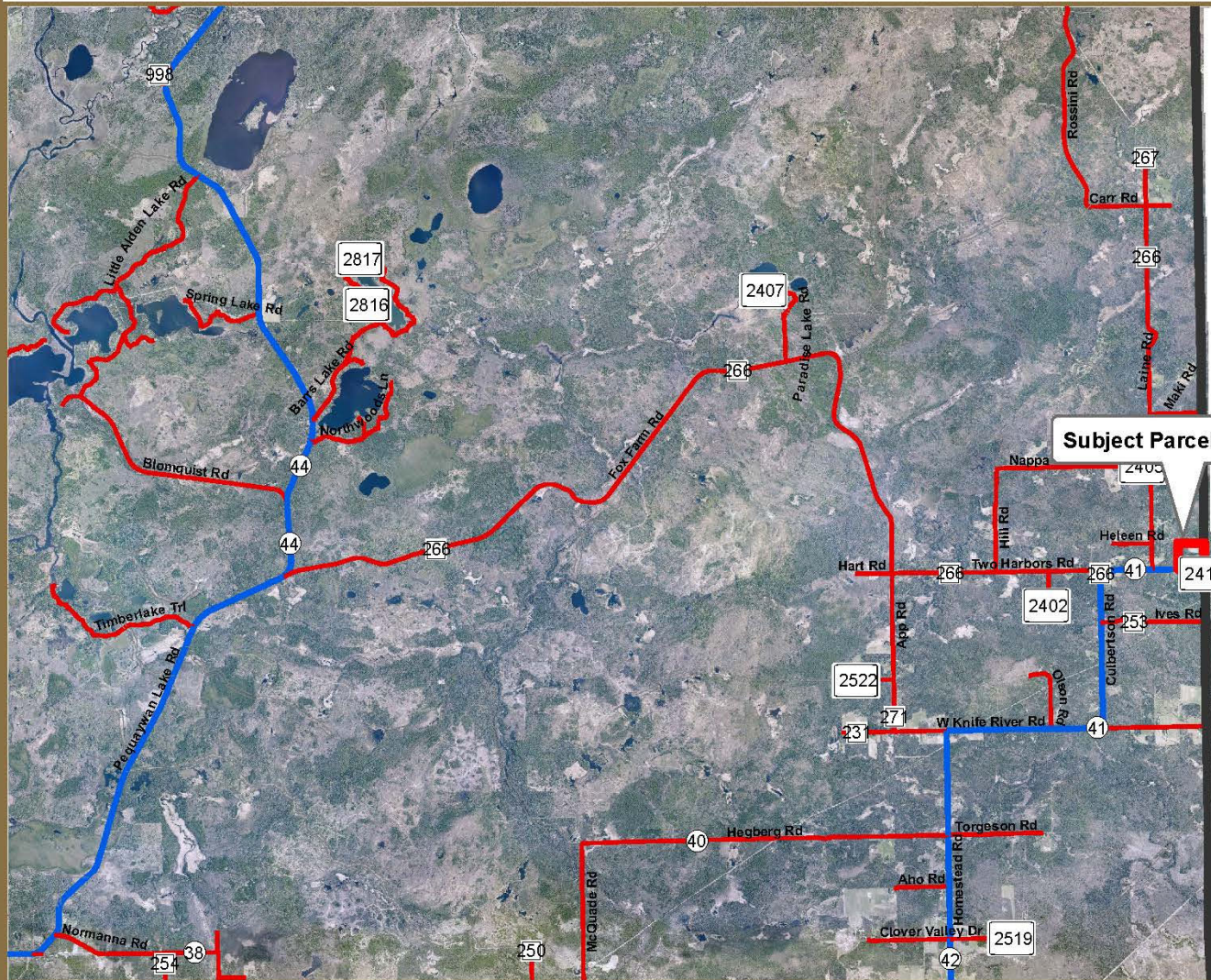
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- The applicant is requesting a conditional use permit for a wedding venue/event center.
- Weddings will be the main event offered. Approximately 30 or more weddings a year occurring on Fridays and Saturdays between April to mid-October. Weddings may host 50-125 guests.
- Access to renovated dairy barn, multiple outdoor ceremony spaces, and a large tent will be offered.
- Food and liquor may be provided by the renters, vendors, and caterers. The venue may also offer these services once applicable license(s) are obtained.
- Portable toilets, wash stations, and other waste disposal will be offered by the venue.
- Other similar events including small parties, business meetings/workshops, and retreats may also take place on the property utilizing similar infrastructure as weddings would.
- Hours of operation proposed are Monday through Friday, 8:00am to 10:00pm, and Saturday and Sunday, 10:00am to midnight.



# St. Louis County

## January PC Meeting



Lake County

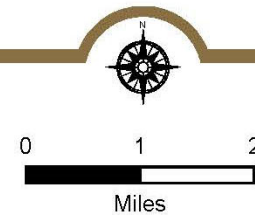
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(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
Source: St. Louis County  
Map Created: 12/8/2021

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**Emily Richey**  
Location Map  
PIN: 210-0010-06510



St. Louis County MN

# St. Louis County

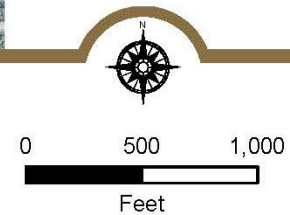
January PC Meeting



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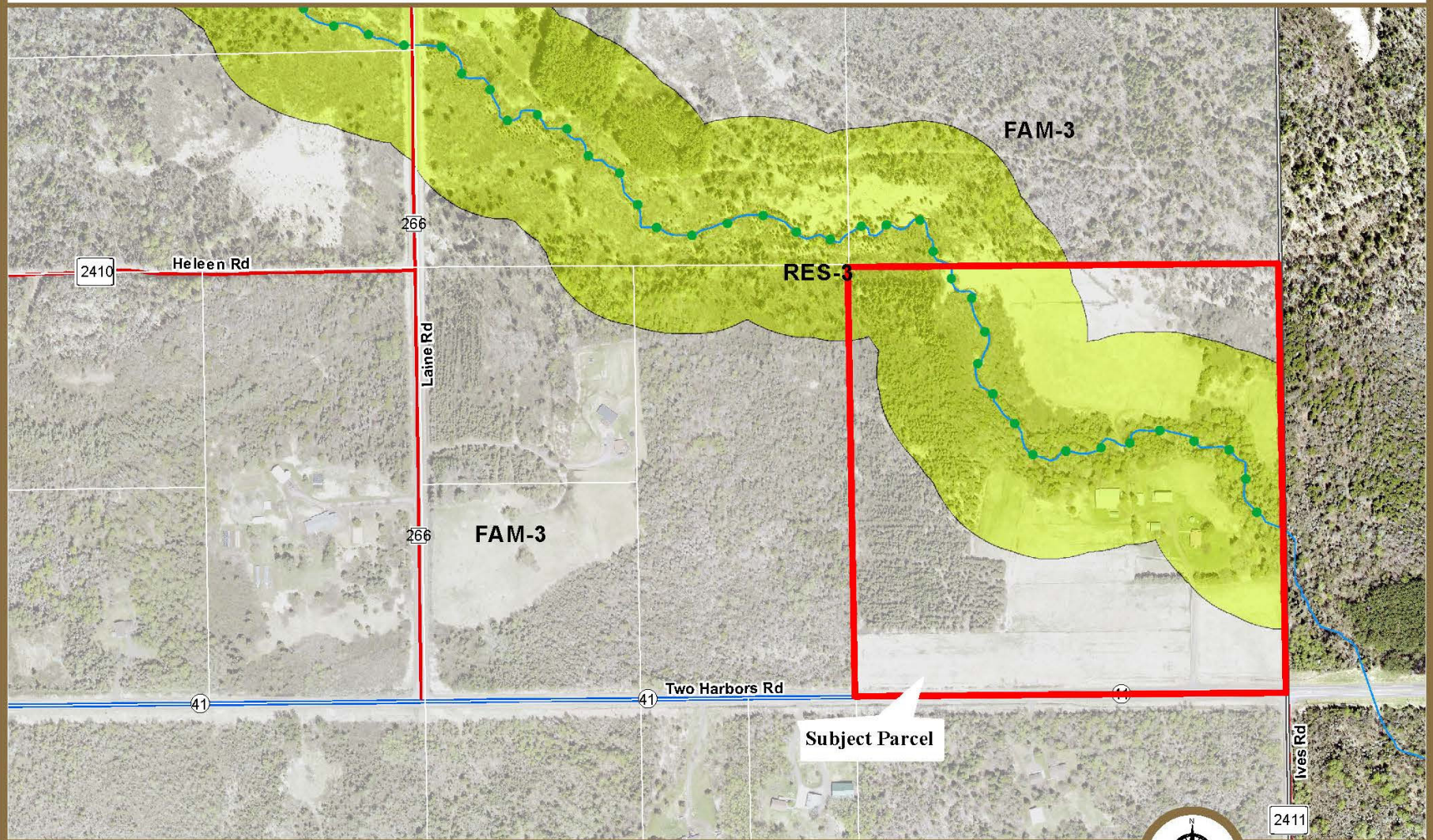


**Emily Richey**  
Location Map  
PIN: 210-0010-06510



# St. Louis County

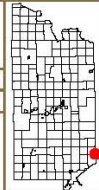
January PC Meeting



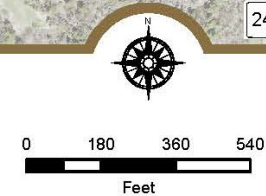
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**Emily Richey**  
**Zoning Map**  
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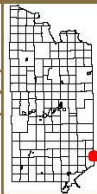
St. Louis County MN

# St. Louis County

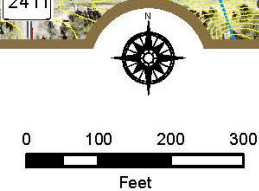
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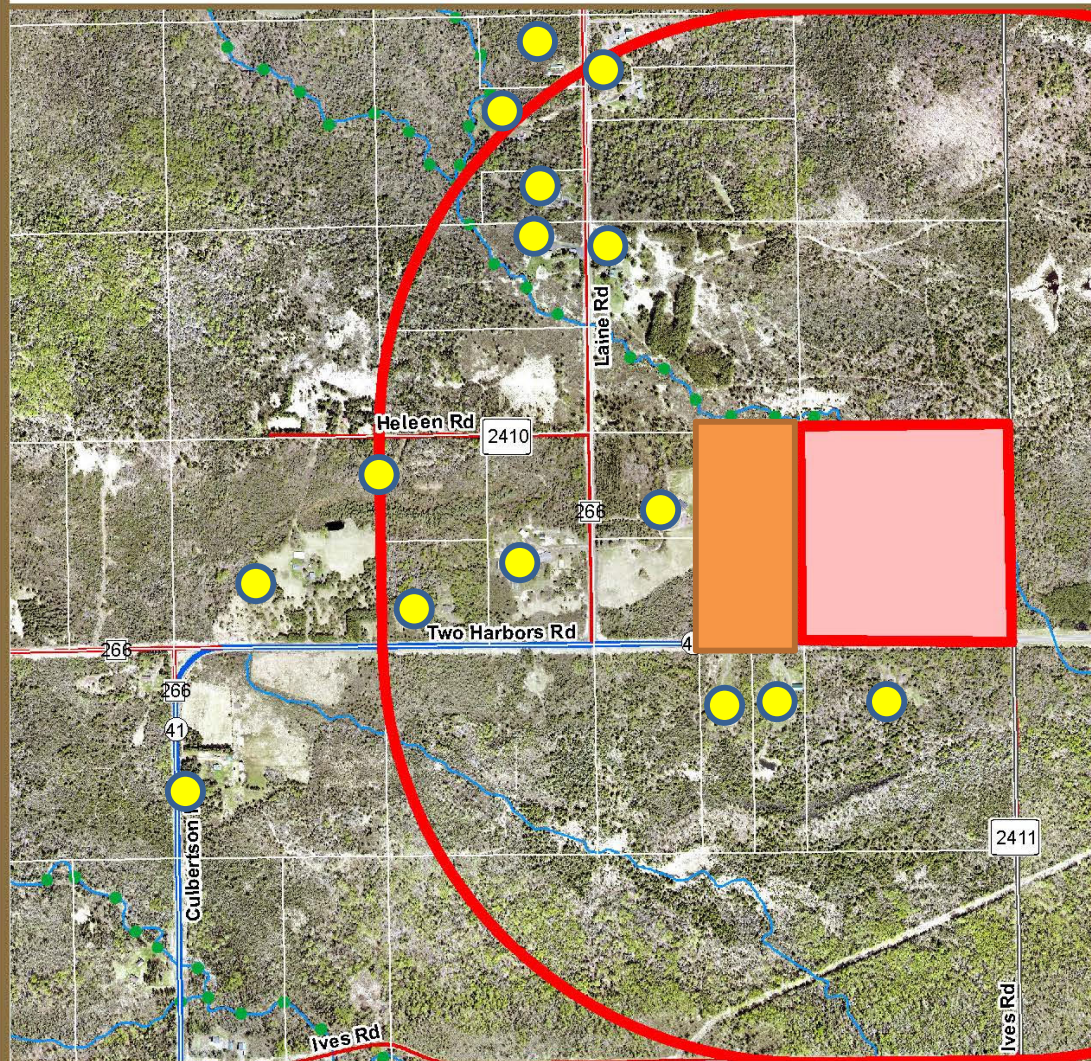
**Emily Richey**  
**Site/Elevation Map**  
PIN: 210-0010-06510



St. Louis County MN

# St. Louis County

January PC Meeting



Lake County

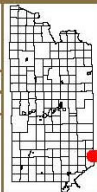
## Legend

- Subject parcel
- Common ownership
- Residential uses
- Half-mile buffer

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**Emily Richey**  
**Area Map**  
PIN: 210-0010-06510



0 460 920 1,380  
Feet



St. Louis County MN

# Applicant Sketch



West on Two Harbors Rd



East on Two Harbors Rd



North into subject parcel



South from subject parcel entrance



Parking area



Barn to be used for events



South towards Two Harbors Rd.



Field north of dwelling across stream



# Staff Facts & Findings



# Plans and Official Controls

1. The subject parcel contains both FAM and RES zoning.
  - a. St. Louis County Zoning Ordinance 62, Section 5.6, states that a Public/Semi-Public Use is allowed in both the FAM and RES zone district with a conditional use permit.
2. The subject parcel is located within Planning Area 6 on the Future Land Use Map.
  - a. A majority of the parcel is classified in the Forest and Agriculture category.
  - b. Area within the statutory shoreland area of the stream is classified as Natural Areas.
3. St. Louis County Comprehensive Land Use Plan:
  - a. Goal LU-4 states that development shall proceed in an orderly, efficient, and fiscally responsible manner. When development opportunities arise in isolated areas, such development should be self-supporting.
  - b. Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
  - c. Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.



# Neighborhood Compatibility

1. The proposal may have some impact on the neighborhood in terms of development.
  - a. An event tent may be used that may be visible from the road. Vegetative screening exists that may limit any visual impact of the tent from the road.
  - b. In addition, the parking area is visible from the road.
2. The proposal has the potential to impact the residential properties in the area with added noise and traffic during events.
  - a. The nearest residential dwelling is located south from the subject parcel across Two Harbors Road. It is approximately 700 feet from the existing development on the subject parcel.
  - b. There are approximately eleven residential dwellings within 0.5 miles of the subject parcel.
3. Amplified music for the purpose of an outdoor reception or reception within a tent, may cause a nuisance to surrounding neighbors. A condition limiting hours of amplified music may lessen the impact to adjacent properties.



# Orderly Development

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1. Many of the parcels in the area are large tracts of land that are utilized for seasonal and year-round residential development or are vacant.
2. The subject parcel is located in an area that is predominately FAM-3 zoning. While FAM zoning may allow other uses, the majority of parcels in the immediate area are utilized residentially.
  - a. Future development could include other uses allowed in the FAM zone district.

## Desired Pattern of Development

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1. The underlying zoning of FAM-3 limits density due to established minimum size standards. The majority of parcels within the immediate area meet or exceed the required minimums, including the subject parcel.
2. Current density of the area is low and the desired pattern of development is encouraged to continue to be low density due to the underlying zoning.



# Other Factors

1. The applicant owns the adjacent property to the west of the subject parcel.
2. The subject parcel is adjacent to Lake County to the east.
3. The existing dwelling and septic system will not be used as part of the proposed wedding venue/event center use, per the applicant.
  - a. If in the future the existing dwelling or existing septic system is proposed to be used as part of the wedding venue/event center, it will need to meet all St. Louis County On-Site Wastewater SSTS standards.
4. If the existing septic system is not used, all waste generated will need be contained in portable toilets and wash stations.
  - a. The applicant is planning to use portable stations and contracting with a maintainer to pump them when needed.
  - b. If different waste collection is proposed in the future, all St. Louis County On-Site Wastewater SSTS standards must be followed.



# PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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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 wedding venue/event center as a public/semi-public use, the following standards shall apply:

## Conditions Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.
2. Notice of the proposal shall be sent to the local fire department.

## Conditions Concurrent:

1. St. Louis County On-Site Wastewater SSTS standards shall be followed.
2. The applicant shall comply with all local, county, state, and federal regulations.
3. If liquor is allowed at an event, St. Louis County Liquor License Ordinance 28 shall be followed.
4. Lighting shall be directed in accordance with dark sky standards.
5. There shall be no on-street/road parking during events.
6. During events, no amplified music shall be played outside after 9:00 PM.



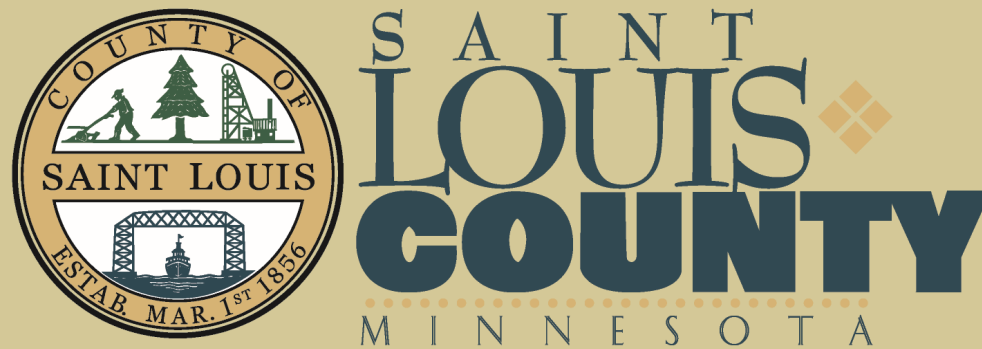
# Correspondence



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Planning Commission

Questions?



# Public

## Questions?



S A I N T  
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