

**MINUTES OF A PUBLIC HEARING CONDUCTED BY THE ST. LOUIS COUNTY PLANNING COMMISSION HELD BOTH VIRTUALLY VIA WEBEX AND IN-PERSON AT THE ST. LOUIS COUNTY GOVERNMENT SERVICES CENTER, VIRGINIA, MN, ON THURSDAY, MAY 12, 2022.**

9:00 AM – 11:15 AM

Planning Commission members in attendance: Tom Coombe  
Steve Filipovich  
Dan Manick  
Pat McKenzie  
Commissioner Keith Nelson  
Dave Pollock  
Roger Skraba, Chair  
Ray Svatos  
Diana Werschay

Planning Commission members absent: None

Also present: Matthew Johnson, Director of Planning and Community Development Department.

**Decision/Minutes for the following public hearing matters are attached:**

**NEW BUSINESS:**

- A. Cast Iron Bar and Grill, a conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use - Class II to include an outdoor event area/space as a Public/Semi-Public use.
- B. Town of Crane Lake, a conditional use permit for a Recreational Vehicle (RV) campground as a Commercial Planned Development Use – Class II and a visitor center as a Public/Semi-Public Use.

**OTHER BUSINESS:**

**Motion by Svatos/McKenzie** to approve the minutes of the April 14, 2022 meeting.

**In Favor:** Coombe, Filipovich, Manick, McKenzie, Nelson, Pollock, Skraba, Svatos, Werschay – 9

**Opposed:** None – 0

**Motion carried 9-0**

*Matthew Johnson*, Director of the Planning and Community Development Department, stated he presented the progress report for Chronic Wasting Disease to the St. Louis County Board and was well-received. The moratorium expires September 28, 2022. The option explored is to look at ordinance language to prevent any new or the expansion of any existing cervid farms to work at best management practices for the existing farms. There will be also work done with other stakeholders as needed to find a cure for this disease and to find funds for the existing farms to be bought out or for best management practices. There are no proper disposal sites which is an issue right now which needs to be resolved. He asked the Planning Commission to look at Zoning

Ordinance 62 for an August public hearing. There are other ordinance revision discussions that need to take place this fall and should wrap up some time over early winter to be in place before the next building season. If the public hearing is in August, the Zoning Ordinance will be before the County Board at their second meeting in September 2022. In the future, there may be changes and there could be new cervid farms in St. Louis County and ordinance language can be changed. Until this is sorted at the state level, this may be what is best for St. Louis County.

*Jenny Bourbonais*, Acting Secretary, reminded the Planning Commission that action should be taken on the Planning Commission bylaws and will schedule the discussion at the beginning of the June 9, 2022, hearing.

## **NEW BUSINESS:**

### **Cast Iron Bar and Grill**

The first hearing item is for the Cast Iron Bar and Grill, a conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use-Class II to include an outdoor event area/space as a Public/Semi-Public Use. The property is located in S36, T51N, R16W (Grand Lake). *Jared Ecklund*, St. Louis County Senior Planner, reviewed the staff report as follows:

- A. The applicant is requesting approval for an expansion of the use on the property to include space for outdoor events.
- B. This space would allow for outdoor private parties and other events.
- C. A portion of the proposed outdoor event area would be covered by a tent for shade and inclement weather.
- D. The area for the tent is over existing parking area on the property.
- E. There is additional area on the property that could be utilized for parking if necessary.
- F. The proposed hours of operation would remain consistent with the current restaurant/bar hours of operation which are 11:00 a.m. until 10:00 p.m. on Monday through Friday, 9:00 a.m. until 12:00 a.m. on Saturday, and 9:00 a.m. until 10:00 p.m. on Sunday.
- G. Food and beverages for the outdoor events would be provided by the bar/restaurant on site.
- H. An outdoor bar would be set up on site for certain events.
- I. Typical events expected would include wedding receptions, celebrations of life, birthday parties, retirement parties, class reunions, etc.
- J. The property is on the Pike Lake Area Wastewater Collection System.
- K. The applicant has been working with the Minnesota Department of Health and the St. Louis County Liquor Committee on the permitting for these events.

*Jared Ecklund* reviewed staff facts and findings as follows:

- A. Plans and Official Controls:
  1. A portion of the property is located within the Lakeshore Development Area of the Future Land Use Map in the St. Louis County Comprehensive Land Use Plan.
    - a. This is due to the proximity of the property to Pike Lake.
    - b. These areas are intended for development adjacent to lakes including infill, new development or redevelopment of existing residential, commercial, or mixed-use areas.
  2. Most of the property is zoned Multiple Use.
    - a. The proposed event area would be located in the Multiple Use zone district.

3. Zoning Ordinance 62 states that a Public/Semi-Public Use is an allowed use in the Multiple Use zone district with a Conditional Use Permit.
4. The Multiple Use zone district provides opportunity for a variety of uses, including residential and commercial uses.
5. The applicant also owns the adjacent parcel to the south. With this additional property, there is more than enough land area for the number of proposed uses on the property.

B. Neighborhood Compatibility:

1. The property is located at the intersection of Old Miller Trunk Highway and Solway Road.
2. This area north of Old Miller Truck Highway is a lakeshore development area that is densely populated around Pike Lake.
3. Old Miller Trunk Highway was likely a more heavily traveled road in the past.
4. This road is now used more for travel by the residences in the area with Highway 53 located approximately one-quarter mile from this property.
5. The use of the property is more of a neighborhood restaurant rather than a larger scale commercial use.
6. Had there been more than the one commercial use in the intersection, it likely would have met the criteria to be considered a crossroads commercial area in the St. Louis County Comprehensive Land Use Plan.
7. There are many residences located within one-quarter mile of the property.
  - a. There is one residence located directly across Old Miller Trunk Highway from the property.
  - b. There is another residence located on the adjacent property to the west.
    - i. This residence is located approximately 200 feet from the proposed event area.

C. Orderly Development:

1. There are many residences located within a quarter mile from the property.
  - a. Several are located within 500 to 600 feet from the existing bar/restaurant building.
  - b. Noise from the event center could be a nuisance for the neighboring landowners.
2. The proposed use would also have potential to create a significant increase in traffic in this intersection during events.
  - a. The increased traffic may be a nuisance and a safety concern for the residences that travel through this intersection.
  - b. Information provided by the applicant indicates there could be space for up to 150 guests with this event space.
  - c. The property has been holding indoor events for years on the property. This may have increased traffic to the property but would have had less noise impact to the surrounding area.

D. Desired Pattern of Development:

1. A desired pattern of development in this area could be a variety of uses.

- a. The St. Louis County Comprehensive Land Use Plan intends these types of areas to be used for a variety of uses.
- b. The commercial use on this property may be desirable because it has been operating on the property for some time.
- c. A residential use could also be desirable in this area as it would fit in with the surrounding area.

E. Other Factors:

1. The applicant is in the process of applying for the appropriate liquor license for the expansion of the use on the property.
2. The Pike Lake Area Wastewater Collection System indicated that the system is at capacity for commercial development and the applicant would need to work with them to discuss options if there will be additional development connected to the system.
  - a. Portable toilets and hand wash stations may be an option for the outdoor use, but the applicant would need to work with the sanitary district.

*Jared Ecklund* noted no items of correspondence.

### **STAFF RECOMMENDATION**

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use-Class II to include an outdoor event area/space as a Public/Semi-Public Use, the following conditions shall apply:

1. If liquor is allowed at an event, St. Louis County Liquor License Ordinance 28 shall be followed.
2. Lighting shall be directed in accordance with dark sky standards.
3. There shall be no on-street/road parking during events.
4. The applicant shall comply with all local, county, state, and federal regulations.

*Aaron Pellett*, 8922 West Shipley Road, Albion, stated he owns the Cast Iron Bar and Grill. They had county approval to expand a tent area for serving in 2020 during the pandemic. After that, the tent was added for customers to sit in during inclement weather. This approval went until October 2021. They were unaware that they needed an expanded conditional use permit. They went to the liquor license committee to make this a permanent structure so that they did not need to apply each time there was an event on the property. They have also gotten their Minnesota Department of Health license. They are excited about this project.

Two members of the audience spoke. There was one virtual attendee who declined to speak.

*Bruce Winship*, 5890 Brooks Drive, stated they moved up to the Pike Lake area in 1956. They have seen a lot of growth and development in this area. It is nice to have this restaurant in this area again. His concern is the loud music with amplified speakers especially at night from the event. There are times when they hear bass and percussion until midnight. There is also a traffic concern because the groups that gather at Cast Iron drive in such a way that may scare children riding bikes

and alarm residents. He asked if the music could be cut off by 10 PM. He handed a letter from Matt and April Kilgore to the Planning Commission for the record.

*Lori Holeman*, 5867 Brooks Drive, stated she has no concerns with the hours of operation.

No other audience members spoke.

The *Planning Commission* discussed the following:

- A. Commission member *Coombe* asked what the Pike Lake Area Wastewater Collection System meant by saying the current system is at capacity for commercial development. *Jared Ecklund* stated this is a better question for PLAWCS. There is a review process that determines if the proposal has the infrastructure to handle additional water usage. There may be an additional approval process. *Aaron Pellett* added that they have met with PLAWCS several times. The property is located on a line that runs from Hermantown to the Western Lake Superior Sanitary District (WLSSD). That line is currently too small but is planned to be updated. PLAWCS allocated line use for this proposal a year ago.
- B. Commission member *Coombe* asked how many events are held per year. *Aaron Pellett* stated that they began in 2020 during the pandemic when outdoor seating was more comfortable. They tried new things last year, including bands, which did not work in the area as well. They found that other events like weddings and birthday parties were more fitting for the area.
- C. Commission member *Skraba* stated the Planning Commission can add a condition when there are noise issues. *Jared Ecklund* stated conditions have been added in the past to limit outdoor music to a certain time. Commissioner *Nelson* stated there has been a condition used in the past for tent walls to be put up to limit outdoor noise to inside the tent.
- D. Commissioner *Nelson* stated Cast Iron ownership has recognized the Sheriff's Office concerns and the liquor committee's concerns. When the applicant comes up in front of the liquor committee, there will be concerns such as location, security between the existing bar and event place and the expanded service area that is on the patio extending towards Old Miller Trunk Highway.
- E. Commission member *McKenzie* wanted to address the noise concerns. Commissioner *Nelson* stated that a tent with walls would help alleviate amplified noise concerns. The 10 p.m. cutoff for amplified music would not be much of an issue. *Jenny Bourbonais*, Acting Secretary, read a condition that addressed amplified music concerns which was used in the March 2022 hearing: All amplified music shall be played inside after 9:00 p.m. in any temporary or permanent facility that has four walls. Amplified music shall be allowed outdoors until 9:00 p.m.
- F. Commission member *Pollock* asked *Bruce Winship* if he was aware of the motorcycle event from last summer. *Bruce Winship* stated he was aware of the event but was more concerned with car traffic because during that event there was burnt rubber on the highway going in all directions. Commission member *Pollock* stated that if the applicant is aware there was an issue with the motorcycle group and handled it, the applicant could be aware of the car group and handle that situation.
- G. Commission member *Coombe* asked if the Planning Commission could have a one-year review to make sure there are no issues in the neighborhood.

- H. Commission member *Svatos* stated that there is only one night that has hours beyond 10:00 p.m. Having a tent with four walls makes more sense than cutting off music at 10:00 p.m. That does not make sense for an event like a wedding.
- I. Commissioner *Nelson* stated these types of venues are part of the community. This is a populated area that is getting more populated. This should come back for a one-year review to make sure there are no issues. This is likely a stipulation that will be added on the liquor license. The bar/restaurant has been a welcome addition since it reopened. If they wall up the tent after a certain time, the event will now be inside. This should be done by 9:00 p.m. because 10:00 p.m. is too late.
- J. Commission member *Filipovich* stated he lived in the Pike Lake area for 14 years and this bar/restaurant has existed for 50 plus years. There are houses that have been around for 50 years. He agreed that this should have a one-year review. While music can be intrusive, it is not dangerous like cars tearing out of the parking lot.
- K. Commissioner *Nelson* asked if the applicant owns the tent. *Aaron Pellett* stated he does own the tent and there are walls for it. The walls take probably an hour to put down. They have the band set up in the garage and open it to face the music to the field and Highway 53 to cut down the noise. They have worked with their neighbors to turn down the music if neighbors call about the bass level. He asked for a 10:00 p.m. cutoff time because that would be when the event is over. Nobody wants to put walls down on a tent and nobody wants to spend an hour moving a band inside to continue playing music.
- L. Commission member *Skraba* stated 10:00 p.m. should be the cutoff time because that is the closing time for the bar/restaurant. It would allow for later music within a tent if the walls were down.
- M. Commission member *McKenzie* asked if there could be events on Sundays. *Aaron Pellett* stated there could be.

## **MOTION**

**Motion by McKenzie/Coombe** to approve a conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use-Class II to include an outdoor event area/space as a Public/Semi-Public Use.

## **DISCUSSION ON MOTION**

- A. Commission member *Manick* suggested adding a condition for a one-year review.
- B. Commission member *Pollock* asked that amplified outdoor music will be done at 10:00 p.m. unless it is inside a tent with walls down or inside a structure. *Jenny Bourbonais* agreed that the condition would allow music inside after 10:00 p.m.
- C. Commissioner *Nelson* stated a one-year review would be troublesome. From a business perspective, the owners would book the summer by late winter next year. It would be better to do a six-month review to get through the summer.
- D. Commissioner *Nelson* stated while the owner is saying that the tent walls take an hour to put down, business is not easy. He added that amplified music should stop at 9:00 p.m. Having walls on the tent would be reasonable. He appreciates that the owners are facing any live music to an open field. There will be one, maybe two walls up because it would be windy. Closing off a wall is not the end of the world.
- E. Commission member *Filipovich* asked if the applicant's tent should be open towards the field. Commissioner *Nelson* stated the applicant had indicated they have live music in the

garage and that faces towards the open field and Highway 53. This faces away from Pike Lake.

- F. Commission member *Pollock* asked if the liquor committee could allow an event up to 1:00 a.m. Commissioner *Nelson* noted that St. Louis County has a 1:00 a.m. liquor closing time. Patrons need to clear any bar by 1:20 a.m. Cast Iron would be requesting an expansion of their service area from the liquor license and the St. Louis County Board. If they are granted the expansion of their service area, it would be within their license. If the Planning Commission has restrictions on the conditional use, the liquor license would exist in all other areas but the restriction on use would be within the tent. The patio could be open until 1:00 a.m. unless otherwise restricted by the liquor committee.

## **DECISION**

**Motion by McKenzie/Coombe** to approve a conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use-Class II to include an outdoor event area/space as a Public/Semi-Public Use, based on the following staff facts and findings:

A. Plans and Official Controls:

1. A portion of the property is located within the Lakeshore Development Area of the Future Land Use Map in the St. Louis County Comprehensive Land Use Plan.
  - a. This is due to the proximity of the property to Pike Lake.
  - b. These areas are intended for development adjacent to lakes including infill, new development, or redevelopment of existing residential, commercial, or mixed-use areas.
2. Most of the property is zoned Multiple Use.
  - a. The proposed event area would be located in the Multiple Use zone district.
3. Zoning Ordinance 62 states that a Public/Semi-Public Use is an allowed use in the Multiple Use zone district with a conditional use permit.
4. The Multiple Use zone district provides opportunity for a variety of uses, including residential and commercial uses.
5. The applicant also owns the adjacent parcel to the south. With this additional property, there is more than enough land area for the number of proposed uses on the property.
6. The proposal is allowed in the Multiple Use zone district with a conditional use permit.
7. The use conforms to the land use plan.

B. Neighborhood Compatibility:

1. The property is located at the intersection of Old Miller Trunk Highway and Solway Road.
2. This area north of Old Miller Truck Highway is a lakeshore development area that is densely populated around Pike Lake.
3. Old Miller Trunk Highway was likely a more heavily traveled road in the past.
4. This road is now used more for travel by the residences in the area with Highway 53 located approximately one-quarter mile from this property.
5. The use of the property is more of a neighborhood restaurant rather than a larger scale commercial use.

6. Had there been more than the one commercial use in the intersection, it likely would have met the criteria to be considered a crossroads commercial area in the St. Louis County Comprehensive Land Use Plan.
7. There are many residences located within one-quarter mile of the property.
  - a. There is one residence located directly across Old Miller Trunk Highway from the property.
  - b. There is another residence located on the adjacent property to the west.
    - i. This residence is located approximately 200 feet from the proposed event area.
8. The neighborhood in the area is established and highly developed. This has been a supper club type of business since the 1970s. The highway in front of the business is no longer as busy as it once was.
9. The use is compatible with the existing neighborhood.

C. Orderly Development:

1. There are many residences located within a quarter mile from the property.
  - a. Several are located within 500 to 600 feet from the existing bar/restaurant building.
  - b. Noise from the event center could be a nuisance for the neighboring landowners.
2. The proposed use would also have potential to create a significant increase in traffic in this intersection during events.
  - a. The increased traffic may be a nuisance and a safety concern for the residences that travel through this intersection.
  - b. Information provided by the applicant indicates there could be space for up to 150 guests with this event space.
  - c. The property has been holding indoor events for years on the property. This may have increased traffic to the property but would have had less noise impact to the surrounding area.
3. The business has been there for decades under a variety of different names and owners. The business is a positive use for continued development if not allowed to turn into a neighborhood nuisance.
4. The use will not impede the normal and orderly development and improvement of the surrounding area.

D. Desired Pattern of Development:

1. A desired pattern of development in this area could be a variety of uses.
  - a. The St. Louis County Comprehensive Land Use Plan intends these types of areas to be used for a variety of uses.
  - b. The commercial use on this property may be desirable because it has been operating on the property for some time.
  - c. A residential use could also be desirable in this area as it would fit in with the surrounding area.
2. Under the lakeshore development category of the St. Louis County Comprehensive Land Use Plan, this type of business is considered desirable.
3. The location and character of the proposed use is considered consistent with a desirable pattern of development.



E. Other Factors:

1. The applicant is in the process of applying for the appropriate liquor license for the expansion of the use on the property.
2. The Pike Lake Area Wastewater Collection System indicated that the system is at capacity for commercial development and the applicant would need to work with them to discuss options if there will be additional development connected to the system.
  - a. Portable toilets and hand wash stations may be an option for the outdoor use, but the applicant would need to work with the sanitary district.

The following conditions shall apply:

1. If liquor is allowed at an event, St. Louis County Liquor License Ordinance 28 shall be followed.
2. Lighting shall be directed in accordance with dark sky standards.
3. There shall be no on-street/road parking during events.
4. The applicant shall comply with all local, county, state, and federal regulations.
5. All amplified music shall be played inside after 10:00 p.m. in any temporary or permanent facility that has four walls. Amplified music shall be allowed outdoors until 10:00 p.m.
6. There will be a six-month review in November to ensure conditions are being met and there are no issues.

**In Favor:** Coombe, Filipovich, Manick, McKenzie, Pollock, Skraba, Svatos, Werschay - 8

**Opposed:** Nelson - 1

**Motion carries 8-1**

**Town of Crane Lake**

The second hearing item is for the Town of Crane Lake, a conditional use permit for a Recreational Vehicle (RV) campground as a Commercial Planned Development Use – Class II and a visitor center as a Public/Semi-Public Use. The property is located in S26, T67N, R17W (Crane Lake). *Jenny Bourbonais*, St. Louis County Land Use Manager, reviewed the staff report as follows:

- A. The applicant is requesting a Recreational Vehicle (RV) campground for up to 40 sites and a visitor center for the Voyageur National Park Service.
- B. The proposed RV campground hours of operation are anticipated to be from 9:00 a.m. until 5:00 p.m. with quiet hours from 10:00 p.m. until 8:00 a.m.
- C. Variances for the visitor center will require Board of Adjustment approval due to the proposed location and height of the structure.
- D. The visitor center may include space for national park service staff/ranger and a permit station, Crane Lake Township and the Crane Lake Sanitary Sewer District (CLSSD) staff, break rooms and meeting rooms, a welcoming center, public meeting rooms and informational kiosk, and other public space for observational and educational purposes.

*Jenny Bourbonais* reviewed staff facts and findings as follows:

- A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in this Shoreland Multiple Use (SMU) zone district with a conditional use permit.
2. Zoning Ordinance 62 states that a Public/Semi-Public Use is an allowed use in this SMU zone district with a conditional use permit.
3. Zoning Ordinance 62 allows a maximum development density for commercial planned developments based on the amount of the property within each development density tier.
  - a. Based on the information on record and the information provided by the applicant, the proposed development density would be within what is allowed by Zoning Ordinance 62.
4. The property falls within the Community Growth Area of the St. Louis County Comprehensive Land Use Plan. The intent of this land use category is to help communities guide future growth that would be most advantageous given environmental constraints, and various development opportunities.
5. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campgrounds within the confines of existing regulations.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 states that, when possible, direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services.
7. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.
8. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
9. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.

B. Neighborhood Compatibility:

1. This is a very highly developed area around Crane Lake.
2. There are several planned developments and residential properties in the area.
3. There have been two Recreational Vehicle (RV) parks approved within the Crane Lake area within the last six months.

C. Orderly Development:

1. Since this area is already highly developed, development density is not anticipated to increase significantly in the future.
2. Increasing the development density on this property would increase traffic and use of the area.
3. The number of RV sites proposed on the property meets the density requirements of St. Louis County Zoning Ordinance 62.

D. Desired Pattern of Development:

1. The desired pattern of development appears to be a mix of residential, commercial, and planned development uses.
2. A RV campground in this area would allow additional opportunities for tourism and recreation on Crane Lake.

E. Other Factor:

1. The proposed request is within CIC Plat #84 which will need to be dissolved prior to issuance of permits.

*Jenny Bourbonais* noted four items of correspondence in support from Voyageur's National Park, Drake Dill, Voyageur's Conservancy and Deena Congdon. These items were provided to the Planning Commission prior to the hearing.

**STAFF RECOMMENDATION**

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an RV park as a Commercial Planned Development Use - Class II and a Visitor Center as a Public/Semi-Public Use, the following conditions shall apply:

1. Additional sites may be added to the RV campground but shall not exceed the Commercial Planned Development density standards allowed per Zoning Ordinance 62.
2. The applicant shall adhere to local sanitary district requirements.
3. Recreational vehicles shall have a current motor vehicle license.
4. All setbacks shall be maintained within the planned development RV campground.
5. Detached decks shall require permits.
6. A stormwater management plan shall be submitted and approved by the county prior to issuance of a permit.
7. All local, county, state, and federal regulations shall be met.
8. The CIC plat designation of the property shall be terminated per Minnesota State Statute requirements and any other relevant regulations.
9. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.

*Dan Hinzmann*, SEH Engineer, 418 West Superior Street, Duluth, stated they want to be a good partner with the county and lay their cards on the table. They are working with the county through the funding process with this project. The county is already a partner in this process. It is understood that if they are not able to dissolve the CIC, they would not be able to meet conditions of permit approval.

*Jim Janssen*, 7642 Gold Coast Road, Vice-Chair of the Town of Crane Lake, was also present.

Two virtual attendees did not choose to speak. One audience member spoke.

*Russ Leland*, no address given, asked if there will be another road built to get boats from the campground to the DNR launch.

*Jim Janssen* stated there is currently a process with the county to upgrade Bayside Drive. There will be property owner meetings to discuss this project and a separate meeting will be held at the Town Board at the end of May. Nothing has been decided about this yet. There is information that will be provided to those that live on Bayside Drive. There are a few options to improve the road surface. The township owns the western edge of that road. The impact to the eastern property owners will not be nearly as significant.

No other audience members spoke.

The *Planning Commission* discussed the following:

- A. Commission member *Svatos* asked how close the two RV parks are to this current proposal that were approved by the Planning Commission within the past six months. *Jenny Bourbonais* stated both are in close proximity with one across Crane Lake Road and one to the north.
- B. Commission member *Pollock* asked about detached decks on an RV and what permits are required. *Jenny Bourbonais* stated that RVs at a campground would require a land use permit for a detached deck which is a Zoning Ordinance standard. This is not a platform to get up into an RV. The platform can be four feet wide and would not require a permit. Commission member *Pollock* asked if it is the responsibility of an RV owner to be aware they need a land use permit to add a deck. *Jenny Bourbonais* stated not necessarily. Commission member *Skraba* stated that the applicant or manager should have that responsibility that land use permits are required for a deck. If there are decks without permits, it would be a violation of conditional use permit approval. *Jenny Bourbonais* stated if that happens, this will go through the compliance process. If the deck meets all requirements, it will just require a land use permit. Commission member *Pollock* added that if all RV sites had a deck, all the allotted green space would be taken up by decks.
- C. Commission member *Filipovich* asked about dissolving CIC Plat #84. *Jenny Bourbonais* stated it is staff's understanding that the campground and visitor center will be on one parcel together. How the plat is terminated or dissolved is out of staff's hands. Commission member *Skraba* asked if the CIC would allow the proposed uses. *Jenny Bourbonais* stated if the CIC is dissolved or terminated, there would be no issue. If not dissolved, there would be complications on where structures could go because of the common interests within the plat.
- D. Commission member *McKenzie* asked if the township would run this RV park and will compete with two other RV parks. *Jim Janssen* stated this proposed campground is a transient campground so RVs will not be there year-round. This proposed campground is intended for an overnight or a week stay, not for an entire season. The other campgrounds in the area would be seasonal and allow for longer stays.
- E. Commission member *Manick* asked about the parking areas. *Dan Hinzmann* stated there will be designated parking for cars and trailers as well as a parking area for tent campers only.
- F. Commission member *Manick* asked if there will be fire rings and picnic tables. *Dan Hinzmann* stated they have gone back and forth but currently the answer is no. If their customers ask for them, this may change in the future.
- G. Commission member *Manick* asked what the utility area is. *Dan Hinzmann* stated that RV pads are well-regulated by the Minnesota Department of Health and the Minnesota

Department of Labor and Industry. When they get involved in public projects, they follow these regulations to a tee. These requirements designate a square footage for each site. On the map, that is what each drawn box stands for. RVs would back in and would have a green space in the front. In the back would be the hookups for sewer, electricity, and water. That is what the utility area is designated for.

- H. Commission member *Skraba* asked if the sewer will be utilized through the Crane Lake Sanitary Sewer District. *Dan Hinzmann* stated yes. SEH is managing this line. Commission member *Skraba* asked if the campground falls within allowed capacity. *Dan Hinzmann* stated yes. The system will be within the allowed capacity and is sized to accept new flows. They are looking to improve their system as a whole and not because of these projects.
- I. Commission member *Skraba* stated the electricity provided is likely coming from a power supplier and asked where the water is coming from. *Dan Hinzmann* stated there will be a new well and water supply system to serve both the campground and visitor center with a water tank and possible storage tanks. They need to design around water supplied per minute. The well will be intended to serve for both uses only. It will not be expanded to the municipal level. There will be no water tower. This will be a nematic tank.
- J. Commission member *Skraba* asked who will own the visitor center building. *Dan Hinzmann* stated the visitor center building would be owned by Crane Lake Township with a lease agreement with the National Park Service.
- K. Commission member *Skraba* asked what the plan is for marina/dock space for 40 campsites. *Dan Hinzmann* stated the township has some municipal dock space. There is also a Department of Natural Resources (DNR) boat launch. He anticipates the primary use will be the DNR launch to get in and out. Commission member *Skraba* asked if the municipal docks are open to anyone to park or if they would be allowed exclusively for campground tenants. *Jim Janssen* stated they are still finalizing plans for the municipal docks. There are still questions about whether the DNR would add docks or if the township would need to provide the docks.
- L. Commission member *Skraba* asked if speed bumps will make a return. *Jim Janssen* stated that the county had said they did not need speed bumps. The township purchased them and installed them and after a few complaints removed them. There is no current plan to bring them back.
- M. Commission member *Skraba* should have a way to regulate driving if there are 70 plus new RV sites on this lake. There is a lot going on and the speed limit might be too fast on this local road.
- N. Commissioner *Nelson* stated his office has received complaints over the years about traffic concerns.
- O. Commission member *Svatos* stated as far as orderly development, there were two RV campgrounds approved in the same general area. There will be a lot of extra work on the township's part because there is a lot going on and there will be 40 sites at this campground. This will be a major impact to this area. Commissioner *Nelson* stated this is a tremendous project Crane Lake is taking on. Dealing with the National Park Service there are a lot of players and they have put together a project that will serve this area very well. There is a need in this area and this campground will help fill that need.

## **DECISION**

**Motion by Manick/Nelson** to approve a conditional use permit to allow an RV park as a Commercial Planned Development Use - Class II and a Visitor Center as a Public/Semi-Public Use, based on the following staff facts and findings:

### **A. Plans and Official Controls:**

1. The St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in this Shoreland Multiple Use (SMU) zone district with a conditional use permit.
2. Zoning Ordinance 62 states that a Public/Semi-Public Use is an allowed use in this SMU zone district with a conditional use permit.
3. Zoning Ordinance 62 allows a maximum development density for commercial planned developments based on the amount of the property within each development density tier.
  - a. Based on the information on record and the information provided by the applicant, the proposed development density would be within what is allowed by Zoning Ordinance 62.
4. The property falls within the Community Growth Area of the St. Louis County Comprehensive Land Use Plan. The intent of this land use category is to help communities guide future growth that would be most advantageous given environmental constraints, and various development opportunities.
5. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campgrounds within the confines of existing regulations.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 states that, when possible, direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services.
7. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.
8. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
9. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.
10. The use conforms to the land use plan.

### **B. Neighborhood Compatibility:**

1. This is a very highly developed area around Crane Lake.
2. There are several planned developments and residential properties in the area.
3. There have been two Recreational Vehicle (RV) parks approved within the Crane Lake area within the last six months.
4. The use is compatible with the existing neighborhood.

C. Orderly Development:

1. Since this area is already highly developed, development density is not anticipated to increase significantly in the future.
2. Increasing the development density on this property would increase traffic and use of the area.
3. The number of RV sites proposed on the property meets the density requirements of St. Louis County Zoning Ordinance 62.
4. The use will not impede the normal and orderly development and improvement of the surrounding area.

D. Desired Pattern of Development:

1. The desired pattern of development appears to be a mix of residential, commercial, and planned development uses.
2. An RV campground in this area would allow additional opportunities for tourism and recreation on Crane Lake.
3. The location and character of the proposed use is considered consistent with a desirable pattern of development.

E. Other Factor:

1. The proposed request is within CIC Plat #84 which will need to be dissolved prior to issuance of permits.

The following conditions shall apply:

1. Additional sites may be added to the RV campground but shall not exceed the Commercial Planned Development density standards allowed per Zoning Ordinance 62.
2. The applicant shall adhere to local sanitary district requirements.
3. Recreational vehicles shall have a current motor vehicle license.
4. All setbacks shall be maintained within the planned development RV campground.
5. Detached decks shall require permits.
6. A stormwater management plan shall be submitted and approved by the county prior to issuance of a permit.
7. All local, county, state, and federal regulations shall be met.
8. The CIC plat designation of the property shall be terminated per Minnesota State Statute requirements and any other relevant regulations.
9. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.

**In Favor:** Coombe, Filipovich, Manick, McKenzie, Nelson, Pollock, Skraba, Svatos, Werschay -

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**Opposed:** None - 0

**Motion carries 9-0**

**Motion to adjourn by Manick. The meeting was adjourned at 11:15 AM.**