

Northland Constructors Correspondence Index

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From: [Town Hall](#)
To: [Michelle Claviter-Tveit](#)
Subject: Re: Conditional use hearing information for March 14, 2024
Date: Wednesday, February 21, 2024 10:20:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Michelle,

Industrial Township will not be submitting any comments regarding this conditional use permit request.

Thanks much,

Amy Skluzacek, Clerk
Industrial Township

From: Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>
Sent: Tuesday, February 6, 2024 1:32 PM
To: industrialmn@outlook.com <industrialmn@outlook.com>
Subject: Conditional use hearing information for March 14, 2024

Enclosed, please find a copy of a conditional use permit application received by this Department for consideration by the St. Louis County Planning Commission for the meeting scheduled on March 14, 2024.



Michelle Claviter-Tveit, Information Specialist II
Planning & Zoning Department

Office: 218-749-7103 **Toll Free:** 1-800-450-9777 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 S 3rd Ave W, Virginia MN 55792

claviter-tveitm@stlouiscountymn.gov

www.stlouiscountymn.gov

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From: [LandUseInfo](#)
To: [Mark Lindhorst](#)
Cc: [Michelle Claviter-Tveit](#)
Subject: FW: Opposition to Northland Constructions proposed Hwy 33 pit expansion
Date: Tuesday, March 5, 2024 8:21:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

I did email him a link to the packet online as well as an adjoining landowner notice so he has date, location, and time of hearing.



Angela Lepak, Information Specialist III
Planning and Zoning

Office: 218-471-7103 **Toll Free:** 1-800-450-9777 ext. 7562 **Fax:** 218-471-7194

St. Louis County Government Services Center, 201 South 3rd Avenue West, Virginia MN 55792

Email: lepaka@stlouiscountymn.gov

Website: <http://www.stlouiscountymn.gov/>

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From: Zach K <kilp3991@yahoo.com>
Sent: Monday, March 4, 2024 10:29 PM
To: LandUseInfo <LandUseInfo@StLouisCountyMN.gov>
Subject: Opposition to Northland Constructions proposed Hwy 33 pit expansion

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To whom it may concern,

I want an emailed confirmation this was received.

My name is Zach Kilpela, I live at 7462 Gauthier Road in Saginaw, Mn with my wife and two kids.

I was just informed by my neighbors, who recently found out through the neighborhood

grapevine, that Northland Construction has applied for a conditional use permit to expand there gravel pit.

I read the proposed conditional use permit after it was emailed to me via a neighbor. In Northlands proposed plans I see they want to move their hot mix plant closer towards my residence and mine gravel below the water table.

I am strongly opposed to both of these plans on several different levels.

One, I was never notified by St.Louis County or Northland Construction that this proposal was being sought and I live less than 1/2 mile away from the proposed expansion and hot mix plant move.

As a local resident and tax payer that this proposal directly negatively impacts. I have the right of being informed what's going on in my area. Especially, when it has potential to negatively impact my health, property and way of life.

Two, the items in the proposed conditional use application can and have negatively affected my property already.

The hours of operation 7am-8pm. These hours have not been followed. I have personally heard the crusher starting up and smelled burning oil, or seen oil smoke in my yard from the hot mix plant as early as 615 to 630 am. They crush as late at 730-8pm which effects any outside time I spend at my house. There is no need to be crushing after normal business hours. Say 430pm-5pm. The residents of this area would like to enjoy their property without all the noise this business generates. I'd like to think that Monday through Friday is plenty of time to operate. Saturday should be removed from any current, or future applications. This way the residents of this area can enjoy their property at least two days a week without all the noise and air pollution this business generates.

The mining below the water table has the potential to negatively impact both wells on my property. Who's going to pay for any wells that run dry? This area has very shallow wells and any activity that threatens that should be prohibited.

The proposed hot mix plant move to an area closer to my house will, and I repeat will, negatively impact the air quality in and around my house.

You may ask how I know this; well let me tell you. Every morning that hot mix plant fires

up and the wind is blowing even slightly towards my property I get 2-4 hours of heavy oil filled smoke blanketing my house and property. The odor of burning oil fills the air. At times, the smoke is so heavy I can barely see to the end of my 690 foot driveway. Now add in that I have livestock and two children breathing that vile crap in. Any movement of that hot mix plant closer to my house will directly affect the health and well being of my family and animals. I object to any moving of that god awful hot mix plant anywhere closer to my property. The smoke has been so bad at times we've had to go to town until it passes. It's already 1/2 mile away and it causes these problems now they want to move it 1/3 of a mile away. Absolutely not!!!

Even on days where the wind is calm you still get to odor of burning oil from that hot mix plant.

The expansion of any type of crushing is also concerning. The noise that crusher generates is more than a Nuisance. From very early hours in the morning into the late evening all you can hear is the noise from that crusher. Not to mention, if the wind is blowing towards my house it sounds like they are crushing right outside my living room window.

Every part of Northlands proposed conditional use permit application negatively impacts the surrounding properties. Whether it's increased semi truck traffic, traffic hazards caused by increased truck traffic, noise from the crusher, harmful toxic smoke encompassing the neighboring properties effecting people's livelihoods and health, to the new proposed threat on our potable well water.

My families, neighbors, guests and animals health and wellbeing outweigh any potential gain that northland construction hopes to get from their expansion / plant move application . I along with my wife, kids and neighbors strongly oppose it.

Please let me know when the meeting is so I can show up and voice my concerns.

Thankyou

[Sent from Yahoo Mail for iPhone](#)

St Louis County Planning Commission
In reface to:
Northland Construction Pit Expansion
5529 HWY 33, Saginaw MN

++++Meeting scheduled for Virginia, MN March 14,
2024++++

Caroline Lewis
5173 Minnesota Dr. SE
Southport, NC 28461

I have much concern about the proposed gravel pit off
of Sunset Lake Rd, Saginaw, MN.

1. The water quality will be disturbed due to
blasting.
2. Erosion control to the lake.
3. Flood control, as the pit will change the water
flow from the natural spring.
4. Disruption of protected wildlife a.nd designated
wet lands
5. Disruption of drinking water wells, for the
homes that are located on Sunset Lake
6. Constant noise from the rock crushers.
7. Smell in the air from the Hot-Mix plant site.

My names is Caroline Lewis and have been a previous
land owner and year round home owner of a property
located on Bear Trap Rd, Saginaw, MN, Sunset Lake. In

addition, my family has owned property and a home on the lake since the late 1950's.

This is a quiet spring feed lake that has wildlife that is both protected and endangered, as well as wetlands that protect the water quality.

Sunset Lakes wetlands allow threatened and endangered species to live and produce. There are both eagle and loon nests on the lake. Other species frequent the water, such as Trumpeter Swans, Pileated Woodpeckers, Sand hill Crane, Bear, Fox, Badger, Deer, Beaver and Otter.

The Bald eagle was in danger of extinction 40 years ago and due to the "Bald Eagle Protection Act" has made a remarkable recovery in the state of Minnesota. The Act prohibits anyone, without permit issued by the Secretary of the Interior, from taking a bald eagles, including there nests or eggs." The act states further that nests are NOT to be "disturbed" as there is a high potential of decreasing their productivity and interfere with their normal breeding and feeding behavior.

There is a family of Loons that live on the lake. They nest and produce yearly. According to Gulf Spill Restoration in MN, the loon "restoration project aims the restore and protect loon breeding habitat."

Sand hill Crane is another protected specie that frequents this lake.

The presence of these protected species show the state that all are doing a good job in preserving wetland habitat and water quality.

All of the homeowners on Sunset Lake have drilled and use wells for their drinking water. I am quite concerned that the turbidity of the water from the pit will affect the quality of drinking water for the residents.

Thank you for considering the above issues in your decision for allowing Northland Construction Company and their proposed Class 2 extraction use.

Sincerely, Caroline Lewis

From: [Elaine Morrison](#)
To: [LandUseInfo](#)
Subject: Northland Constructors of Duluth, 5529 Hwy 33, Saginaw MN 55779
Date: Tuesday, March 5, 2024 8:31:00 AM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

RE: Above mentioned company's application for a conditional use permit for expansion of existing pit

To the Saint Louis County Planning and Zoning Department,

I am strongly opposed to the approval of the conditional use permit for expansion of the existing pit.

The gravel pit expansion is not compatible with the existing neighborhood. The existing neighborhood is residential, not industrial. My family & many others have had a cabin on Sunset Lake for over 60 years. We have a variety of wildlife in the woods as well as in the lake. Those are the sounds we enjoy & want to hear. My grandfather designed the cabin & my mother had it built in 1960.

Her brother had the cabin next to ours, which is now owned by his son. We come up to Sunset Lake; spring, summer & fall & immensely enjoy it in the winter. It is cherished by my brother & sisters, my children & their children. We all come to the cabin at Sunset Lake for the beauty & natural peace. It is a precious refuge for us all.

The gravel pit, as it exists currently, is already very noisy & not compatible with the uses of any of the neighbors.

It is not compatible with sailing, kayaking, fishing, hunting, hiking, swimming, sitting on the porch, listening to the loons, hawks, eagles, swans, owls & other wildlife. It is not compatible with peaceful afternoons of enjoying the great Minnesota woods around us.

I'm sure if you picture yourself sitting in your yards, working or relaxing peacefully with your family, you can see how the idea of hearing up to 50 gravel trucks per day, with the pit operating 7:00 am - 8:00 pm Monday through Friday, the closer location of the new Hot Mix Plant Site's noise, the breaking up of the gravel going on nonstop does not seem at all compatible much less tolerable.

Moreover the question of the proximity of the proposed expansion to the wetlands & the impact on the ground water which we rely on for drinking water is very concerning. I don't agree that a conditional use permit is adequate without a complete environmental impact assessment being done.

Best regards,
Elaine Morrison
elaine.h.morrison@gmail.com

630-254-9852

From: [Katherine Hall Rogers](#)
To: [LandUseInfo](#)
Subject: Gravel pit extension on Hwy 33
Date: Tuesday, March 5, 2024 6:25:49 PM

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To whom this may concern,

I grew up on Sunset Lake. I treasure this lake and the surrounding land. My family owns a major portion of land ranging from the lakefront up to Highway 33. The land is an "old growth" forest, which remains as a natural habitat for deer, wolves, birds, swans, loons, and woodland animals.

Sunset Lake is a fresh water, spring fed lake with no public access. This was the reason my father, Guilford Lewis, originally purchased the land in the early 1950's. Currently my brother, Brian Lewis, owns the land parcel which consists of 1500 feet of lakefront footage with a total of 126 acres.

As you are aware, gravel and sand changes the morphology and drainage pattern. Please note from the proposal that digging will be under the water table. Gravel pits and subsequent digging intersects the geological layering and changes the chemistry of the lakes quality of fresh water. There is leaching of chemicals. Your proposal places the expansion of the gravel pit within 300 feet of Sunset Lake. The area where the gravel pit comes nearest to Sunset Lake is marshy and low lying, which will increase the inflow of contaminated water and chemicals below ground and at the water table further impacting the water quality if the lake. This will precipitate metal oxides, calcite, and composite minerals (phosphorus, calcium, and carbon.) This land use change will upset the original biodiversity of Sunset Lake. The quarry will disrupt the existing movement of surface water and groundwater by interrupting the natural water recharge and lead to reduced quantity and quality of the lake water.

In addition, the property owned by Brian Lewis has a well used for drinking water, cooking, and showering. How can you ensure that our water will not be contaminated through groundwater inflow from the quarry.

The 1972 Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of the nations waters.

In addition, the Minnesota Department of Natural Resources is to support healthy aquatic environment for plants and animals.

Your proposal to extend the gravel pit to 300 feet of Sunset Lake will change the ecosystem of the lake, drinking water, impact the old growth forest, health and diversity of fish in the lake, and natural habitat of animals, birds, and protected species.

I strongly oppose extension of the gravel pit.

Sincerely,

Kathy
Kathy Lewis Hall Rogers
Khallrogers@gmail.com

From: [Donald Rigney](#)
To: [Michelle Claviter-Tveit](#)
Cc: [Mark Lindhorst](#)
Subject: FW: Concerns regarding Conditional Use Permit for Northland Constructors of Duluth. March 14th, 2024 meeting
Date: Wednesday, March 6, 2024 11:24:07 AM

Michelle,

Please add to the correspondence file.

Thank you,

Donald

From: David Perron <dogmusherdave@yahoo.com>
Sent: Tuesday, March 5, 2024 9:16 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: Concerns regarding Conditional Use Permit for Northland Constructors of Duluth. March 14th, 2024 meeting

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March 6th, 2023

David Perron
7671 Sunset Lane
Saginaw, MN 55779

Dear Planning Commission and Donald Rigney,

I am against the granting of a Conditional Use Permit to Northland Constructors of Duluth. Their current operation negatively impacts the neighbors and the area, from the ugly berm on Highway 33, to the noise pollution from the crushing and gravel operation running from sun up to sun down and the noxious smell of the hot mix plant. Allowing them to increase their presence would further negatively impact the neighbors. Below is a list of concerns I want to see addressed, resolved and make you aware of.

- There should be a full wetlands delineation done before any expansion.
- There should be no excavation done in any land zoned Shoreland Multiple Use. A minimum of 1000 foot set back should be maintained from Sunset Lake
- There should be no excavation of any wetland and wetland buffer zones. Northland Constructors of Duluth should not be allowed to excavate, fill or otherwise alter existing wetlands, even if their proposal includes wetland replacement. It is of high importance not to disturb wetlands in this watershed. The Minnesota Wetland's conservation act has the purpose of avoiding direct or indirect impacts from activities that destroy or diminish the quantity, quality, and biological diversity of wetlands. The GOAL of this act is to avoid ANY impact on wetlands.
- The water shed is of major importance to the community and the surrounding area. The wetlands on the NDC property connect to Sunset Lake. Sunset Lake drains directly into the Cloquet River, a Minnesota State Water Trail. Just downstream Bear Trap creek, a Minnesota Designated Trout stream, enters the Cloquet river.
- What are the conditions of the NPDES permit? What is the plan for wastewater at the site? And concern for storm water run off into wetland areas. Once the excavation goes below the presumed water table, will water be pumped from the pit to allow further excavation? How will this water be treated prior to discharge? And where is the water going to be discharged to? I believe that they should not be allowed to excavate below the depth of ground water.
- There is also concern for hazardous material spill negatively effecting water quality related to the chemicals used at the hot mix plant.
- Due to the size of expansion, over 40 acres, has the environmental review been completed? And what are the results?

Please, do not grant their request! It is our responsibility to be good stewards of this water shed. Do not approve this permit.

Sincerely,

Dave Perron

|

From: [Donald Rigney](#)
To: [Michelle Claviter-Tveit](#)
Cc: [Mark Lindhorst](#)
Subject: FW: Proposed Development by Northland Contractors / Letter
Date: Wednesday, March 6, 2024 2:21:03 PM
Attachments: [Northland Expansion Letter.pages](#)

Michelle,

Please add to the correspondence file.

Thank you,

Donald

From: Van Cleary-Hammarstedt <vanjonch@gmail.com>
Sent: Wednesday, March 6, 2024 1:58 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: Proposed Development by Northland Contractors / Letter

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Dear Mr. Rigney,

My letter regarding the proposed expansion by Northland Contractors is below and attached.

Parcel ID #: 400-0010-01690, 1700, 1670, 1710, 1720

Thanks much for your thoughtful consideration.

Sincerely,

Van Cleary-Hammarstedt

Van Cleary-Hammarstedt
7671 Sunset Lane

Saginaw, MN 55779
March 6, 2024

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792

Re: Northland Contractors Expansion Proposal
5529 Highway 33
Saginaw, MN 55779

Dear Sir/Ms.,

I'm writing to express serious concerns about the proposed gravel site expansion by Northland Contractors (PARCEL IDENTIFICATION NUMBER (PIN): 400-0010-01690, 1700, 1670, 1710, 1720). Our family has enjoyed the use of our residential property on Sunset Lake for over 95 years. The dramatic increase in the size envisioned by the proposed development raises significant environmental and land use problems which make it untenable.

Environmental concerns include:

- Wetland drainage into Sunset Lake
- Interruption of Loon and Eagle habitat
- Effects on the water table and lake level in Sunset Lake
- Effects on the Cloquet River and Bear Trap Creek
- Plant water treatment and chemical abatement

Quality of life and economic concerns for the adjacent properties:

- Dramatic quality of life reductions for the adjacent residential properties through expanded traffic, noise, dust, smell, and night lighting
- Loss of residential property values due to increased industrial activity

Prior to any decision on this proposal, a thorough review is required by Minnesota's Department of Natural Resources, including a Minnesota Environmental Quality Review.

The Planning Commission needs to ensure our environment is protected and balance the loss of the quality of life (including lost property values) of neighbors against the economic gains the developer hopes to achieve. The current operation is FAR from ideal from the adjacent residential property owners' perspective. The proposed expansion further tips the balance in favor of the developer. It should be denied. Commissioners need only ask themselves one question: would you want this expansion in the backyard of the lakes you enjoy?

Sincerely,

Van Cleary-Hammarstedt

March 5, 2024

To whom it may concern,

We have lived at our property on the Berg Road for 40+ years. When we purchased our land it was a 20 acre parcel. We loved our country living and raised our 2 children here. We have since purchased an additional 100 acres adjoining our property. Our grandchildren now love to explore our woods. We have created trails, planted trees and enjoy the space and wildlife.

That said, we have now found out that Northland Constructors wants to expand their pit and put in a permanent black top plant. We are not happy! We are totally against this plan. Since taking over that pit the noise, truck traffic and air quality has decreased in our area. We have not complained at this point because of the property being somewhat landlocked. We assumed after exhausting their resources there, they soon would be moving on. We never dreamt they would get bigger and encroach on Sunset Lake, the lowland area (north of the lake) and surrounding neighbors.

In the years since Northland has been using the pit, we have listened to their crushers and have smelled the black top odor coming from the pit. We can hear the plant firing up many mornings at 5:00am. We are also tired of sitting out on our deck and listening to trucks jake braking, as well as the box rattlers rattling while dumping their trucks. The back up alarms from equipment and diesel smells continue all day long, six days a week. Let's not forget the smells of tar when the black top plant is set up. Their hours of operation are supposed to be 7:00am to 8:00pm per their current pit permit. This isn't being followed now. If they get any bigger, do you think those hours won't increase? Who will be monitoring that? If they are going to bring in concrete and black top to crush, there will be constant dust clouds that would drift across Highway 33 depending on the wind direction. This would affect traffic, Sunset Lake and our homes. We witnessed this first hand last summer when Ulland Brothers had their crusher by Pine River.

We are also concerned about going deeper into the water table. We have a well that is 114 feet deep. What will happen to our water supply as well as the quality of our water?

We are so glad we found out about this so our voices could be heard. Many other people should have been notified and surveyed as this impacts our way of life. We do not want our health to be affected by this or our property devalued. We are also angry that nobody contacted us and we had to hear about it second hand.

We will be attending the meeting and would like any other pertinent information.

Claudia & Jeff Engelmeier
7463 Berg Road
Saginaw, MN 55779
218-591-3464 (Claudia)
218-591-5467 (Jeff)
cengelme@d.umn.edu

Kevin & Pam Hedlund
5442 Bear Trap Rd
Saginaw, MN 55720
March 6, 2024

Donald Rigney
Interim Land Use Planning Manager
St Louis County Planning Commission
201 South 3rd Ave West
Virginia MN 55792

Dear Planning Commission and Donald Rigney:

We are writing this letter to express our displeasure with Northland Constructors decision to expand their gravel pit located at 5529 Highway 33, Saginaw Minnesota. We have many concerns related to this proposed expansion. Our concerns range from environmental concerns to health and financial concerns.

Our environmental concerns are the proximity of excavation in relation to Sunset Lake, its bog, and wetlands and what affect it will have on our lake's ecosystem. Furthermore, phases 2a&b talk about excavation below the water table. What will that do to the wetlands? How will that affect our lake? Which way do the wetlands drain, into our lake or away from our lake? Each way brings up a different problem. If they drain away from our lake, how do we know that excavating below the water table won't cause our lake level to drop? If they drain into our lake, how do we know that contaminants won't drain into our lake? Has there been an environmental impact study?

Our loons' nest on the north end of the lake. We are all concerned about them as we should be. We are concerned about possible contaminates to our lake that could affect the fish. The loons survive on those fish. Also there are studies that show excessive noise during nesting season can lead to nest-abandonment. I would really hate for that to happen.

The health-related concerns that we have are related to the noise, smell, and dust. We can already hear the equipment noise from the current operation and that is only going to get worse as the operation expands and gets larger. The sound is amplified when it travels over the water, and I can only imagine how unbearable it's going to be. We moved out of the city to get away from the noise and now we are going to get to listen to the trucks, the concrete crushing, and the other machinery for 13 hours a day, six days a week. What a joy. Same goes for the hot mix plant. It will be closer to the road/lake, less of a buffer, and we are going to smell that more. Nobody in the world wants to smell that on a regular basis. Dust is going to be a huge issue. A 50-foot buffer isn't going to do anything to stop the noise, smell or dust. Our house is 200 feet from a low-traffic gravel road and we can't open our windows on that side of the house in the summer because the county won't put down dust control. I can't even imagine the amount of dust we are going to have from an operation this size. Micro dust from aggregate is not good for anyone's lungs.

We are also concerned about the value of our property. If we don't want to live next to a gravel mining operation, why would anyone else want to live next to one? What will happen if we decide to sell our property some day? Do we only have showings at 9pm when all is finally quiet or do we wait until winter when the operation isn't running?

Sincerely,

Kevin & Pam Hedlund

Angela Lepak

From: Meridith <meridith.morrison@yahoo.com>
Sent: Thursday, March 7, 2024 3:54 PM
To: LandUseInfo
Subject: Northland Constructors of Duluth, 5529 Hwy 33, Saginaw MN 55779

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Subject: Northland Constructors of Duluth, 5529 Hwy 33, Saginaw MN 55779
To: <landuseinfo@stlouiscountymn.gov>

RE: Above mentioned company's application for a conditional use permit for expansion of existing pit

To the Saint Louis County Planning and Zoning Department,

I am adamantly opposed to the approval of the conditional use permit for expansion of the existing pit.

The gravel pit expansion is not compatible with the existing neighborhood. The existing neighborhood is residential, not industrial. My family & many others have had a cabin on Sunset Lake for over 60 years. We have a variety of wildlife in the woods as well as in the lake. Those are the sounds we enjoy & want to hear. My grandfather designed the cabin & my mother had it built in 1960.

We come up to Sunset Lake year round. We come to the to enjoy Sunset Lake for the beauty, abundant wild life, peace and quiet. It is a precious refuge for us all. As you know sound carries extremely well over water. So their goal of 50 trucks a day will be quite invasive. More than already comes from that pit at present.

It will be more disruptive to life on the lake. The lake where we enjoy sailing, kayaking, fishing, hiking, swimming, floating in inner tubes or just relaxing on the porch. The lake where we enjoy seeing and listening to the loons, hawks, eagles, swans, owls & other such wildlife. The lake with peaceful days of enjoying what the great Minnesota woods offer us.

Imagine waking up to 50 gravel trucks per day, with the pit operating 7am to 8pm daily. The closer location of the new Hot Mix Plant Site's noise, the breaking up of the gravel going on nonstop does not seem at all tolerable.

Moreover the question of the proximity of the proposed expansion to the wetlands & the impact on the ground water which we rely on for drinking water is very concerning. I don't agree that a conditional use permit is acceptable. I also think a complete environmental impact assessment should be done.

Best regards,
Meridith Morrison_
meridith.morrison@yahoo.com
773-203-8047
Sunset Lake
5365 HWY 33
Saginaw Mn 55779
Meridith Morrison

March 7, 2024

St. Louis County Planning Commission
201 South 3rd Avenue West
Virginia, MN 55792

Re: Northland Constructors of Duluth's (NCD) expansion application for a CUP for the plant at 5529 Hwy 33, Saginaw MN, 55779

Dear Commissioners:

I am a nearby landowner who objects to the CUP and is asking the Planning Commission (PC) to reject the CUP based on its unacceptability per the PC's Approval Criteria (See Table 1) and the numerous, other compelling objections being made by me and others.

To be clear, the plant's current operation makes the "quiet enjoyment" of my property unacceptable. Granting the CUP would make it intolerable.

EXECUTIVE SUMMARY

1. **It seems like the CUP was announced by NCD in such a way as to minimize the opportunity for community participation and dissent, and to preclude enough time for affected citizens to prepare for the meeting.**

Additionally, the CUP is so abbreviated, obfuscated and ambiguous that it appears to be an attempt by NCD to avoid serious inspection by an overworked Planning Commission.

Furthermore, it feels like an attempt by NCD to "rush this through" and to circumvent the good intentions of the St Louis County.

Finally, this CUP has serious consequences for many of us and for St Louis County (see following arguments), and I am counting on the PC to safeguard the process and come to an appropriate disposition.

2. In the same way that you have asked us for our electronic submissions by 11-Mar so you can prepare, I am asking for the same courtesy from the PC so we can prepare and be respectful of the PC's time and workload. Therefore, please email me, and those I've copied, with the following documents at least 48 hours before the meeting as best you can.
 - a. Electronic copies in searchable PDF formats (or similar) of all of "conditional use compliance reports" along with associated documentation of the PC's policies and procedures for such. I assume they are required every 3-5 years, so there should be at least a dozen reports from 1960-2023. Of course, I am most interested in the latest one.
 - i. In the future, I am insisting that the PC invite a homeowner's designee to accompany the next, and all future reviews, and to give us at least 7 days' advanced notice via email.
 - b. Electronic copies in searchable PDF formats (or similar) of all of the documents associated with "attestation reports, inspections and evidentiary reports" validating that the existing operation

is only a “borrow” operation as claimed and that the CUP, if approved, it will so continue to be a “borrow” only operation.

- c. Electronic copies in searchable PDF formats (or similar) of all of the documents associated with inspections along with all independently surveyed evidence confirming that the CUP is NOT greater than the acre threshold that automatically triggers an Environmental Review (ER).
 - d. Electronic copies in searchable PDF formats (or similar) of all of the documents associated with the PC’s deliberations, meeting minutes etc. regarding environment issues.
 - i. Regardless of whether the PC has to have an environmental assessment done, all of us should be able to agree that it is in the citizenry’s best interest for it to be done, especially a CUP of this magnitude. Therefore, I will be insisting at the meeting that the PC require an “Environment Assessment Analysis and Worksheet” by the Environment Quality Board be a prerequisite for CUP submission. If the PC declines, then we will do so via the Citizen Petition process and insist that the PC table the process until this is completed and included.
 - e. Electronic copies in searchable PDF formats (or similar) of all of the documents associated with the PC’s participation in “full access...CR 869” authorization by St Louis County Public Works dated 18-Jan-2024 along with a written explanation and documentation as to why this was granted prior to CUP approved or only granted conditionally. It seems out of sequence to have been granted before CUP approval as it is not a necessitated prerequisite. Or for it to have been applied for in a way that skirts the CUP application process and the authority of the PC. Furthermore, I strongly object that this is unnecessary and detrimental. See Figure 3.
 - f. Electronic copies in searchable PDF formats (or similar) of all of the documents associated with OSHA, or similar audit reports and findings related to a reported onsite fatality. As a citizen, it seems obviously reasonable that a large magnitude CUP should be conditional upon evidence of a safe working environment. Likewise, it seems that PC should have, at least, a peripheral concern approving a plant expansion where there are outstanding worker safety issues.
3. Provide a list of all of NCD’s pits within a 15 mile radius of the Hwy 33 plant. Why does this plant location have to be expanded which would be to the detriment of our “quiet enjoyment” and to the county’s financial shortfall (because the CUP will guarantee that the nearby large tracts will never be developed). Provide the documentation from NCD proclaiming that this cannot be done anywhere else?
4. In the event that the CUP is approved at the meeting without significantly more due diligence and without thoughtful consideration of my objections and those of others, it would be my intent to:
- a. Pursue further means of appeal and protest.
 - b. Next year when the taxes statements come out, hire a forensic residential property accessor to show the calculations of the decreased valuations and protest accordingly.
 - c. Likewise, I will enlist (since there is not enough time now) the appropriate St Louis County agency(s) about doing an analysis of the potential foregone revenues for the negatively affected large, undeveloped parcels in the nearby area and then submit to the PC as well as other agencies for the public record.
 - d. Monitor other NCD CUP applications and advise other affected property owners.

SPECIFIC OBJECTIONS ASSOCIATED WITH THE PLANNING COMMISSION’S APPROVAL CRITERIA

Here are my point-by-point rebuttals to the CUP.

Table 1		
Approval Criteria	CUP Application	My Rebuttals to the CUP
2 ... compatible with existing neighborhood?	<i>“is compatible because ... operating since 1960”</i>	<p>Disagree</p> <p>OPERATING SINCE 1960 IS NOT THE SAME AS COMPATIBILITY!</p> <p>SUBSEQUENT CUPS, THAT HAVE BEEN IMPOSED UPON US, HAVE DRAMATICALLY IMPAIRED OUR “QUIET ENJOYMENT”, DEGRADED PROPERTY VALUES, AND BEEN INTOLERABLY PROBLEMATIC IN TERMS OF WATER QUALITY, NOISE, DUST, SMELL, LIGHTING, TRUCK BACKUP ALARMS, NIGHT SKY, ETC.</p> <p>ADDITIONALLY, THERE APPEARS TO BE EVIDENCE OF AN UNSAFE WORKING ENVIRONMENT FOR WHICH IT MAY BE PREMATURE TO EXPAND.</p>
3 ...desirable pattern of development? 4 ...impede normal and orderly development and improvement of surrounding area?	<i>“(only) limited residential developmental (opportunity nearby) ...no affect (sic) on future development among large undeveloped parcels”</i>	<p>Disagree</p> <p>LARGE UNDEVELOPED PARCELS ARE AN UNTAPPED REVENUE OPPORTUNITIES FOR THE ST LOUIS COUNTY</p> <p>CUP GUARANTEES THAT THOSE PARCELS WILL NOT BE DEVELOPED</p>
5 ...other factors? Floodplain	<i>“plan to excavate below the water table” ... “wetlands are on the property...but no delineation has been completed”</i> “NA”	<p>Disagree</p> <p>THE WATER TABLE, WETLANDS AND SUNSET LAKE ARE CONTIGUOUS WATER. SEE FIGURE 1. CERTAINLY, AN <u>ENVIRONMENTAL STUDY SHOULD BE REQUIRED BEFORE THE APPLICATION CAN BE APPROVED.</u></p> <p><u>COMPELLING EVIDENCE IS PRESENTED HERE OF FLOODPLAIN ISSUES WHICH NCD IS SURELY WELL AWARE OF (SEE FIGURE 3) AND WILL CERTAINLY BE WORSENERD.</u></p>

OBJECTIONS FOR OTHER RELATED REASONS

The simplistically and superficially submitted CUP raises serious questions and concerns that have not been adequately addressed and, therefore, the CUP is incomplete and premature; and should be rejected by the PC in its current form.

1. I don't think the existing permits allow for all of these to be added - "crushing, washing, screening, portable hot mix, recycling of concrete and asphalt"? No evidence to dispute this.
 - a. True or false? Isn't the current Hot Mix plant and future Hot Mix plant located in the Future Land Use category of the LDA (Lakeshore Development Area) which is not for "industrial uses."
 - b. Therefore, shouldn't the PC be scaling back the existing operation instead of expanding it? What is the process for imposing a scaling back of an existing operation?
2. I think that the CUP exceeds the definition of borrow pit mining per the related MN Handbook and various other statutes. No evidence to dispute this.
3. After a hurried review of the existing permits, it appears that the CUP is for substantially more than the acre threshold that triggers an Environmental Review (ER). Therefore, the Planning Commission should not approve the CUP at this time without it and an approved compliance plan.
4. CUP seeks permission for "unlimited below the water table extraction" which I don't think is allowable without other permits. Please cite the regulations. A waiver was not included.
5. Any impact on the water table on NCD's property has consequential impacts on the watershed all the way to the nearby Cloquet River. See Figure 2.

IF THE CUP IS BE APPROVED, DESPITE THE OBJECTIONS OF THE COMMUNITY, THEN I PROPOSE THAT THE FOLLOWING BE ADDED AS PART OF THE FINAL APPROVAL

6. Require that all real property expansion is footprinted at the north end of the property to help minimize detrimental impacts to the wetlands, flood plain and quiet enjoyment of the nearby property owners.
7. Require an independent survey, and staking, of the wetland setbacks so that compliance is assuredly complied with.
8. Require that the water table and wetlands impacts are measured annually by an independent expert and reported for remediation.
9. Rescind Sunset Lake Drive (CR 869) 2nd access for ingress/egress. (See Figure 3)
10. Disallow truck parking on CR 869.
11. Cap the plant's operational hours at 9:00 am – 5:00 pm, Monday through Friday and not on holidays.
12. Cap the number of trucks per day so as not to exceed the average – both monthly and annually per 2023 actuals. To be audited with an accredited "Traffic Analysis Surveys" or similar.
13. Amend the site plan's traffic patterns to minimize truck back-up alarms. Maybe add traffic circle(s).
14. Require retrofitting of existing and new lighting to minimize light and night sky pollution in a way that is consistent with the spirit and intent of applicable regulations, ordinances and guidelines.
15. Cap future noise, dust, smell etc. levels not to exceed the average of the levels of the average month in 2023 and to implement further noise pollution suppression plans etc. to the PC for approval. Suggestions include implementing noise deflection berms, situating noise making equipment below grade, etc.
16. Document, measure and report annually to the PC on its mitigation plans, goals, and achievements for air, dust, smell, etc. with special emphasis on noise, dust and smell pollution.

17. Employ sound suppression technology or other approaches to minimize noise from crushing etc.
Maybe deploy noise making machines below grade and/or behind berms.
18. Prohibit future ingress/egress access via CR 872 (See Figure 4).

List of Figures

1.	Wetlands, Floodplain, and Sunset Lake Impacts
2.	Cloquet River Watershed Impacts
3.	2 nd Entrance Approval from CR 869 Should Be Rescinded
4.	Access To CR 872 Should Never Be Allowed

Respectfully and electronically submitted to Donald Rigney on 7-March-2024 by:

Ross Hammarstedt

Ross Hammarstedt rhammarstedt@gmail.com
7671 Sunset Lane
Saginaw, MN 55799

CC List:

Environmental Quality Board

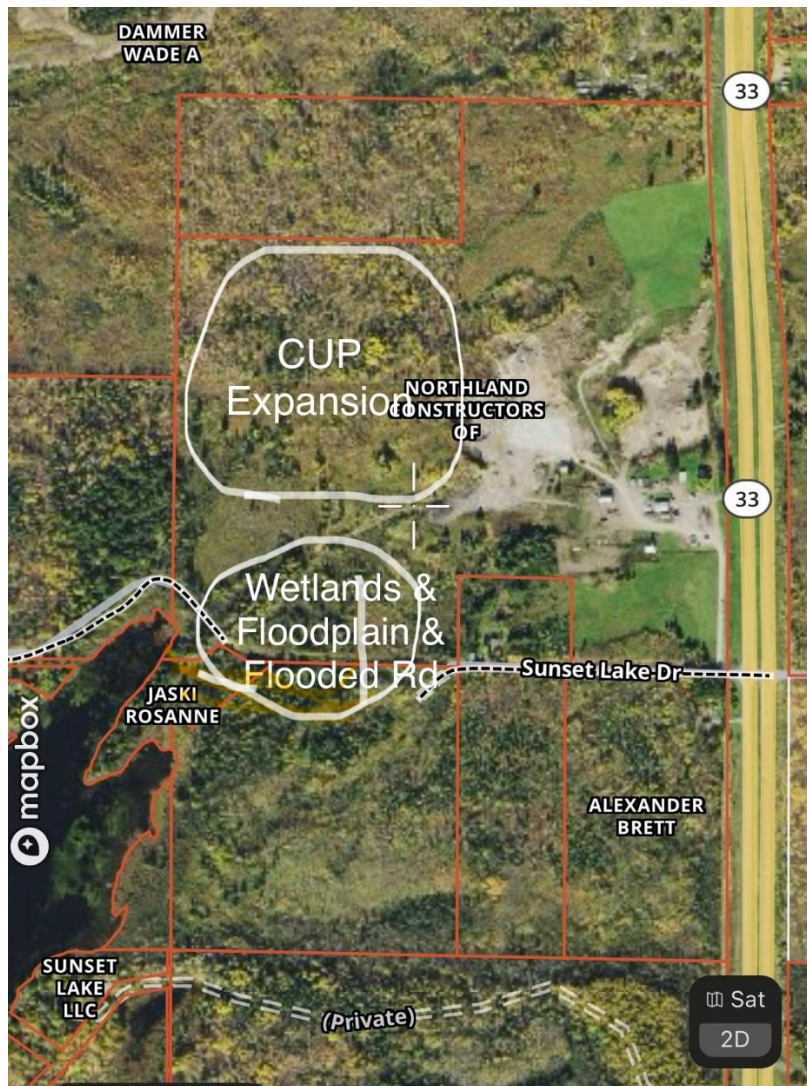
Van Cleary-Hammarstedt	vanjonch@gmail.com
Jean Hammarstedt	hammarstedtjk@aol.com
Pam Hedlund	pammyk.hedlund@gmail.com
Kevin Hedlund	khedlund22@gmail.com
Brian Lewis	blewis@shopgomoc.com
Dave Perron	dogmusherdave@yahoo.com

Figure 1

Map of Hwy 33 Plant's Property showing that the CUP and its proposed water table intrusion pollution will directly impact the WETLANDS¹, FLOODPLAIN², and SUNSET LAKE³ for the adjoining properties and the Cloquet River⁴ watershed (See Figure 2), which is why an Environmental Assessment must be completed.

Clearly, the expansion of NCD caused pollution to the adjoining wetlands, floodplain, and Sunset Lake has a detrimental impact on all of the stakeholders (landowners, hunters, fishermen, birdwatchers, recreation boaters etc.)

See Figure 3 to see how this also affects the nearby Cloquet River.



¹ Which extends beyond NCD's property and is affected by actions on NCD's property.

² Ibid

³ Ibid

⁴ Ibid

Figure 2

NCD's Hwy 33 Plant's acknowledged water table intrusion and consequential, increased pollution is likely to even affect the nearby CLOQUET RIVER WATERSHED, which is why an Environmental Assessment must be completed.

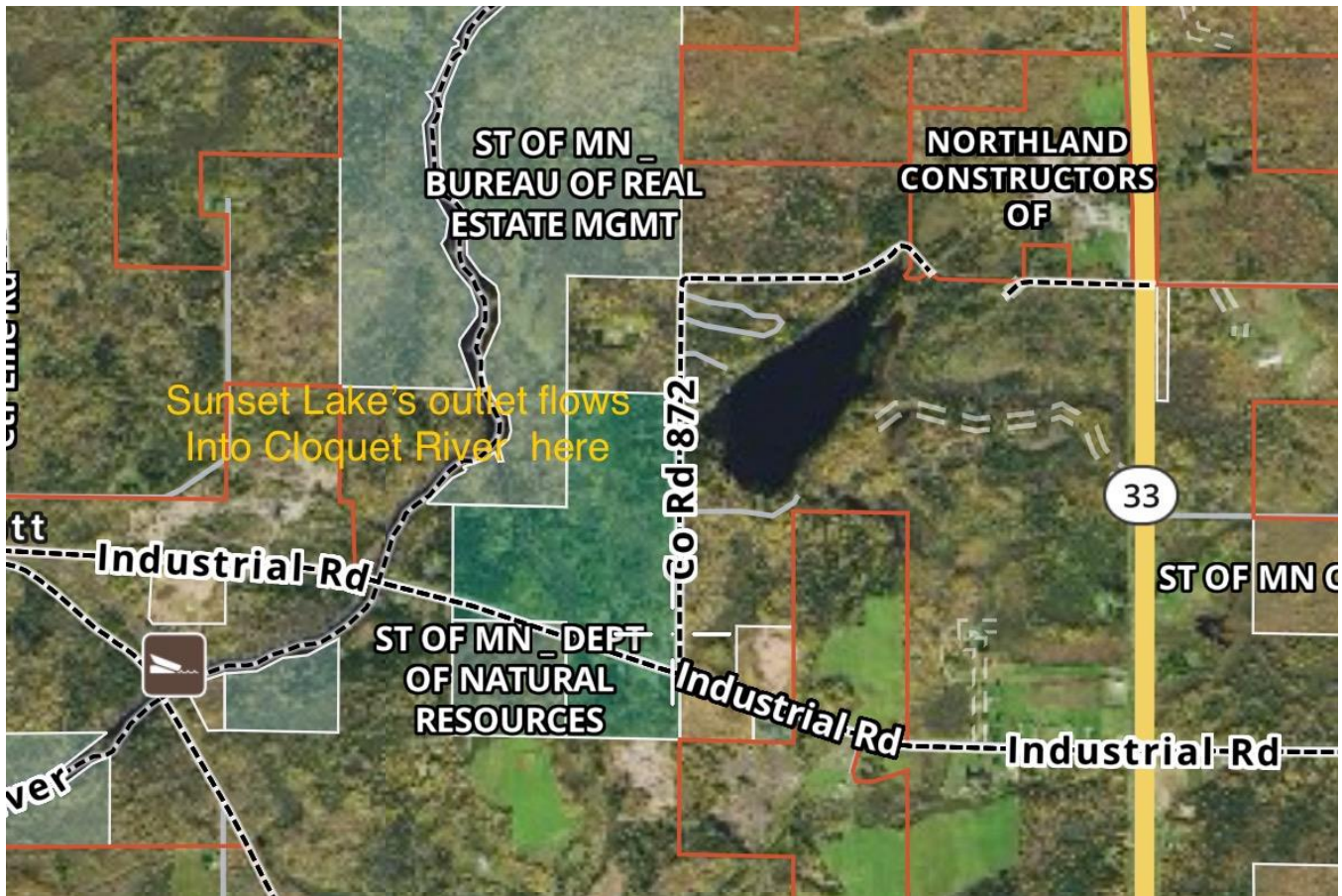


Figure 3

Sunset Lake Drive (CR 869) is unsuitable for plant ingress/egress and there is no critical need for a 2nd entrance there.

A second entrance will increase St Louis County's road maintenance costs for, further disrupt the wetlands, interfere with the floodplain; and cause more dust and noise for nearby residents. St Louis County's granting of a 2nd ACCESS APPROVAL FOR CR 869 SHOULD BE RESCINDED.

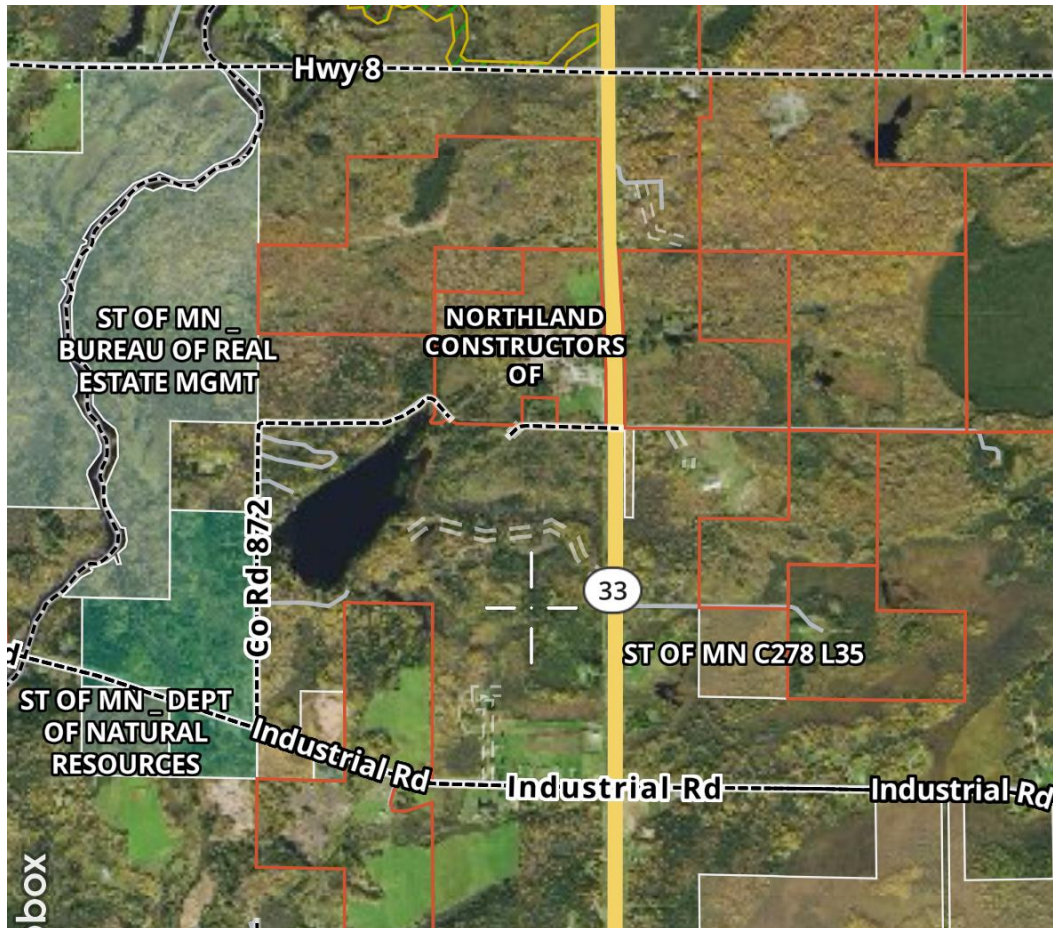
It is redundant and unnecessary because NCD's already has paved road ingress/egress access going N-S on Hwy 33 and E-W on County Road 7 or 8. See Figure 4.



Figure 4

ACCESS TO CR 872 (aka Bear Trap Road) SHOULD NEVER BE ALLOWED because is not suitable for truck hauling (ingress/egress) because of FAMILY SAFETY, “QUIET ENJOYMENT”, DUST, NOISE, AND SMELL issues etc.

It would be clearly redundant and unnecessary because NCD already has paved road ingress/egress access going N-S on Hwy 33 and E-W on CR 7 or 8.



Angela Lepak

From: Donald Rigney
Sent: Friday, March 8, 2024 8:05 AM
To: Angela Lepak
Cc: Mark Lindhorst; Michelle Claviter-Tveit
Subject: FW: March 14 planning commission meeting attendance

Angie,

Please add to correspondence folder.

Thank you,

Donald

From: Brigham Erickson <brericks@gmail.com>
Sent: Thursday, March 7, 2024 10:48 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Cc: Ian Erickson <valhalla8881@gmail.com>; Ron Erickson <rjeric54@gmail.com>
Subject: March 14 planning commission meeting attendance

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Good evening Mr. Rigney,

Per the agenda for the subject meeting, I am writing to let you know that I will be attending the meeting to speak out against issuing a conditional use permit (CUP) to Northland Constructors for the expansion of the borrow pit. Ron Erickson and Ian Erickson will be attending with me, and we are representing my grandmother, Geraldine Erickson, who is one of the property owners on Sunset Lake. She is 94 years old and unable to attend herself but has owned the property since ~1984.

We have several concerns that are not likely to be addressed by the mitigation measures noted in the permit application and accompanying documents. We will bring these up at the meeting, but we wanted to provide you with advance notice of our concerns.

1) The CUP and worksheet do not address noise. As shown in the figures, much of the wetland area between the proposed excavation area and Sunset Lake is bog with very little tall vegetation, which provides limited sound absorption. The noises from the excavation, trucks, crushers, and other equipment will have a mostly unobstructed path to the lake from across the bog. The lake has no public access point and is very quiet. The lake and homes/cabins are likely to be significantly impacted by noise with the proposed 6-day per week operation. It is highly likely this will have a negative impact on the lifestyle and property values around the lake.

2) The wetlands noted on the drawings flow directly into the lake. The documents noted that material other than clean fill will be deposited within the pit. They also noted that the groundwater elevation is tied

to the lake level, implying that the groundwater in contact with the "other than clean fill" will flow through the gravel/wetlands into the lake. What has been done to show that there will not be an impact to lake water quality? Additionally, the wetlands shown are based on GIS data from the County. Will the County require a wetland delineation prior to making any final decisions on the CUP application to ensure the wetlands are not directly impacted as well?

3) Stormwater has been a concern for roughly the last 15-20 years. Lake water levels increase faster due to increased stormwater flows (possibly due to enlarged culverts across Highway 33 flowing towards the lake that were installed around that time). The high water levels come very close to the buildings on the lake and any changes to the flow of stormwater to the lake could exacerbate the problem. The worksheets note that a NPDES and MPCA Borrow Pit Stormwater Permit have each been obtained, but they were not provided, and there are no documents showing how any the proposed excavation and potential dewatering will impact stormwater. Has a study been completed to show there will not be a significant impact?

4) The worksheet notes that the proposed pit will be "up to 75 acres". According to the notes with the worksheet an Environmental Review is required per MN Rule 4410.4300, Subp. 12 if the area excavated has potential for 40 acres or more. Has the environmental review been completed?

Thank you for consideration of our concerns.
Brigham Erickson

Angela Lepak

From: Donald Rigney
Sent: Friday, March 8, 2024 10:38 AM
To: Angela Lepak
Cc: Mark Lindhorst; Michelle Claviter-Tveit
Subject: FW: Northland gravel pit expansion

Angie,

Please add to the correspondence folder.

Thank you,

Donald

From: John Welna <jmwelna@gmail.com>
Sent: Friday, March 8, 2024 10:20 AM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: Northland gravel pit expansion

WARNING: External email. Please verify sender before opening attachments or clicking on links.

I've been living on the north end of Sunset Lake for 48 years. When I built my home it was a quiet, serene place to live. The sounds I heard were loons, ducks, and the wind. A small gravel pit opened up in those early years and I'd hear bulldozers and dumptrucks about a half mile away. A few years ago, that small gravel operation was sold to Northland who enlarged the mining area significantly. They had bigger dozers, many dump trucks, rock crushers, and built an asphalt plant. The noise pollution went up significantly. The asphalt plant would start up about 6am and it was an incessant roar until it was shut down. I could hear the dozers clanging and banging on rocks and gravel. I could hear the annoying beeping of the dumptrucks in reverse. There were times when it was hard to sleep. In addition to the noise, the fumes from the asphalt plant were overwhelming when the winds were right. I understand that Northland wants to move their asphalt plant to the south and away from a blocking berm, which will make noise conditions worse. I don't want to have to live with the increased noise annoyance. In addition, Northland wants to recycle concrete as part of the permit. That would result in continuous crusher noise and dust which can blow significant distances. In phase 2 of the permit, they want to mine below the water table. This could potentially pollute ground water. The other effects aren't really known. Could this affect wells or the lake level? This pit expansion is not a reasonable use of the land adjacent to Sunset Lake. Please vote NO to the conditional use permit.

John Welna
7630 Sunset Lake Drive
Saginaw, Mn. 55779
218 580 9049

Angela Lepak

From: Dick Bianco <bianc001@umn.edu>
Sent: Friday, March 8, 2024 12:34 PM
To: LandUseInfo
Subject: Sunset Lake

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Sir

On behalf of the entire Bianco family we write in strong opposition to the proposed expansion of Northland Construction- essentially encroaching on wetlands and Sunset Lake, a spring fed body of water. It is hard for me to understand why this discussion is even taking place in 2024. Minnesota holds its lakes in almost a sacred position, they must be protected against the irresponsible proposal by Northland.

My Grandparents built our cabin on Sunset Lake in the 1920's. He practiced medicine in Duluth for many years until retiring on Sunset Lake in the 60's. This represents the quintessential Minnesota culture. I now own this cabin and property. It will be passed to my 3 daughters at the appropriate time. . It's interesting to note that my Grandfather purchased additional land to the South of our cabin to protect us from expansion of another gravel pit. Now we are being attacked from another direction. I think the word attacked in appropriate .

It seems to me that since the whole area sits on gravel there is no legitimate reason to destroy wetlands and lakes for private profit.

Please reject this proposal.

Thanks for listening

Richard W Bianco
7655 Sunset Lane
Saginaw, MN 55669

Angela Lepak

From: Caroline Morrison <sunsetclm@icloud.com>
Sent: Friday, March 8, 2024 2:51 PM
To: LandUseInfo
Subject: "Subject: Northland constructors of Duluth, 5529 hwy 33, Saginaw,

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Subject: Northland constructorspp of Duluth,

5529 Highway 33, SaginawMN 55779

Re: conditional use permit for expansion of existing gravel pit
To: St. Louis County Planning and Zoning Department

I am absolutely OPPOSED.

When I heard that Northland Constructors of Duluth was not satisfied with their huge gravel pit and had bought more property adjoining and closer, including wetland area, to my home on Sunset Lake which my family (4 generations now) have had for 65 years I knew I would have to complain. As a military family our cabin home has been a permanent refuge for us in war and peace to reconnect with grandparents and other relatives and teach our children to enjoy nature by swimming, boating, fishing, walking through the woods, watching wild life and looking for agates. It has been lovely.

Since Northland has come to the neighborhood it has changed the quiet enjoyment to the incessantly noisy beeping of trucks

positioning to pick up gravel all the daylight hours. And now they want to dig closer to us! More noise ! Louder noise ! Sound travels easily across the water. Please don't let them do this without taking the precautions needed. Think of the nesting and migrating birds that use and look forward to this wetland area. Think of the air above ground, smoke from trucks and equipment. Think of the water below the surface that they want to extract. Will it affect all our wells? Will it cause changes in the lake which feeds into the Cloquet River? What are environmental consequences to them digging? What will it do the approximately 25 families that live on the lake? Will they find looking at and listening to a trucking and gravel business on their lake is gross and will they want to sell? And think of all our neighbors who don't live on the lake. Will it impact their lives? You know it will. The 500 more gravel trucks in the area will be a safety question.

Thank you for your consideration. Please do not give them a conditional use permit.

Caroline L. Morrison
5365 Highway 33, Saginaw, MN 55779
sunsetclm@icloud.com
(305)479-3802

Open my shared note:



**Subject: Northland constructors of
Duluth,**
Notes

Sent from my iPad

March 10th, 2024

Jean Hammarstedt

7671 Sunset Lane

Saginaw, MN 55779

St. Louis County Planning Commission

201 South 3rd Avenue west

Virginia, MN 55792

Re: Northland Constructors of Duluth's (NCD) expansion application for a CUP for the plant at 5529 HWY 33, Saginaw, MN 55779

Dear Commissioners,

I am writing today in opposition of the current pit operations and it's expansion! I want to make the board aware that all the residents of Sunset Lake and the surrounding area are in agreement and are addressing you as one voice with the same concerns and desires. You have received petitions and letters from Ross Hammarstedt, Brian Lewis, Kevin Hedlund, David Perron, Don Hoag and others. They have done there due diligence and have given you strong reasons to oppose this CUP and to amend what is currently happening at NCD's pit. We will be attending the meeting to have our voices and needs heard.

I would like to give the board a little historical information on the lake, the surrounding area, and this pit. Our family is oldest residents of this lake. We have owned and enjoyed our cabin on Sunset Lake for **95** years. When we first bought this cabin, we accessed the lake from the north side using a "road" that St Louis County (SLC) tried to put in and we would boat across. Early on SLC realized that a road on the back side would not work. It was all wetlands and was bottomless swamp. The water from what is now NCD's property drains down and across the road and into the lake. In my lifetime, the northern boundary of our lake has changed. In fact, it has migrated north. Much of the year, we are unable to even drive to the end of Bear Trap Road on the north side. In Ross Hammarstedt's letter, you saw a picture of what that looks like. In 2024, we are smarter about the planet and what we leave behind for future generations. We know this is all part of the same water shed that is feeding Lake Superior. We live in an area, thanks to the glaciers, where gravel is abundant. There is no need have a gravel pit of this scale and magnitude so close to a lake, let alone expand it and allow extraction below the water table.

Let's talk about this particular gravel pit. In the application, NCD is quick to point out that this gravel pit has been in existence since 1960. And they are right, it was not a problem. Anderson (the Uncle), sold to his nephew Allen Anderson. Allen was a truck driver by occupation, and scooped out a couple loads of gravel here and there. It was never an issue for the residents. Then it sold to NCD and has been a problem ever since. The once peaceful lake and is now plagued with constant noise, pollution, and smell. I am on the far side of the lake, and the noise is awful and starts at 6am and goes through 8pm, 6 days a week.

Concerns, questions, and requests:

- I want the CUP rejected on the points submitted to you by Ross Hammarstedt, Dave Perron, Kevin Hedlund, Brian Lewis, Don Hoag and the others.
- I want the hours of the existing pit and any expansion to be M-F 9am to 5pm and not on Holidays.
- I want there to be **no** hot mix plants and above all **no** recycling of concrete and asphalt. Again, this was originally permitted as a borrow pit, not for hot mix and concrete asphalt recycling. It is spreading more contaminants into the water shed. The current hot mix plant and future hot mix plant sites are in the Future Land Use category of LDA, Lakeshore Development Area. This Future Land Use category does not promote Industrial uses, instead the LDA Future Land use category contemplates uses such as: single family residential, convenience commercial and fuel services, roadside restaurants, Bed and Breakfast, Motel/Hotel, campgrounds, lakeshore related tourism. Why are we putting hot mix and recycling of concrete and asphalt here?
- NCD should never be able to dig near or below the water table.
- Wetland setbacks need to be larger.
- The current noise problem needs to be addressed and resolved. They need to take further noise mitigation steps. There should be no further movement to the south. The land and vegetation should not be disturbed. They should have to build a berm on their side to stop the noise. This berm should not be visible from Sunset Lake.
- I believe NCD is already operating outside their current permit in both hours and boundaries. This should automatically disqualify them for an expansion.
- On the CUP request, under FACTS and FINDINGS they talk about "this request should have little or no effect on the surrounding areas"! As I have stated about, it is intolerable now and would only get 50x's worse. They use the 1960 argument above, which I have addressed, to try to grandfather this "borrow" pit in. It is not the same operation They talk about the large tracts that are undeveloped. We all live in this area because it is undeveloped. Yes, we do not want it developed. If we did, we would have chosen to live and recreate somewhere else. They talk about the 500-foot set back from the closest neighbor and 800 feet from Sunset Lake. The average person can walk 800 feet in 3 minutes. Would you want these contaminants within a 3-minute walk of your water?
- The 1994 borrow pit application estimated a volume of 5,000 cubic yards per season of pit run sand and gravel with an average of 10 trucks per day and no hot mix plant. The current request is for 150,000 cubic yards per season with an average of 50 trucks per day plus the hot mix plant and recycling of concrete and asphalt. In my opinion, the current operation of material extraction with crushing, washing, grading and stockpiling of material is mining. The request for expansion will turn this once small surface borrow pit into a large-scale open pit **GRAVEL MINE**.

This current gravel mining operation, hot mix plant and future request for concrete and asphalt recycling goes beyond a simple extractive use borrow pit to an industrial Class III use which is not allowed under the current zoning of MU-4, MU-5 and certainly not SMU-7. .

You have the opportunity to be good stewards of the environment. Please, do the right thing here and vote NO on this CUP and correct the current situation.

Thank you for your time and consideration.

Jean Hammarstedt

Emailed to Donald Rigney on March 10th, 2024

From: [Donald Rigney](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Mark Lindhorst](#)
Subject: FW: 03/14/2024 PC AGENDA - Northland Constructors of Duluth, Inc.
Date: Monday, March 11, 2024 8:03:17 AM

Please add to correspondence folder.

Thank you,

Donald

-----Original Message-----

From: Lee Anne Auerhan <lauerhan@yahoo.com>
Sent: Sunday, March 10, 2024 9:03 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: 03/14/2024 PC AGENDA - Northland Constructors of Duluth, Inc.

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Mr. Rigney,

I am a current property owner local to the 75 Acre Aggregate/Gravel Pit owned by Northland Constructors of Duluth, Inc. The current site is situated along the South-Western lane of Highway 33 within Industrial Township, MN (55779-9705 USPS Zip) near Sunset Lake and the surrounding area.

The March 14, 2024 Planning Commission agenda includes hearing the intent of Northland Constructors of Duluth, Inc. to increase the size of their current operating gravel pit to add facilities capable of concrete crushing, and asphalt processing including a "hot mix asphalt plant." There is no possible way that expanding the operations of Northland Constructors of Duluth, Inc. conform to the current land use plan, as an aggregate producer, and it will not be compatible with the current existing neighborhood and surrounding residents.

The use of an expanded site by Northland Constructors of Duluth, Inc. would have a detrimental environmental impact to the water table, including my water well and the wells of each of my neighbors in turn. The local air quality would be placed in jeopardy from the dust and particulates generated by the asphalt processing to be conducted by Northland Constructors of Duluth, Inc. The noise from the asphalt processing, concrete crushing and reclamation during the work hours proposed by Northland Constructors of Duluth, Inc. will be a detriment to the surrounding area and its residents. The proposed expansion of the site will be a rapid impediment to the normal and orderly development, and improvement of the surrounding area. The location and character of the proposed use considered for Northland Constructors of Duluth, Inc. will be completely inconsistent with a desirable pattern of development throughout the surrounding area.

I have been contacted directly by Steve Krasaway, Resident Engineer for St Louis County Public Works, regarding the redirection of Chalberg Creek. Chalberg Creek is a rare cold-water refuge containing a naturally reproducing population of brook trout with its source in the lower Cloquet River watershed. The proposed redirection by St Louis County would return Chalberg Creek to its original running path within the bounds of my property. We are excited to have Chalberg Creek redirected onto our property to restore its original south-western flow to the Cloquet River.

Mr Rigney, there are other factors to be taken into consideration on this case along with the complications of water, air and noise polluting factors. This proposed expansion of Northland Constructors of Duluth, Inc. will also decrease property values for myself and all surrounding residents.

At a minimum, a study to include an Environmental Assessment Worksheet (EAW), and an Environmental Impact Study (EIS) would be the best course forward for the county, and for the surrounding residents.

Thank you for your consideration in this matter,

Lee Anne Auerhan
7534 Highway 8
Saginaw, MN 55779-9705

Date: March 10, 2024

St. Louis County Planning Commission
307 1st St South
Virginia, MN 55792

Dear Planning Commission Committee Members,

This letter outlines the facts as to why the Northland Contractors' application for a Conditional Use Permit (CUP) to expand their aggregate gravel mining operation should not be granted. As stated in the [St. Louis County Planning Commission Staff Report](#), there are five questions being asked regarding the criteria to approve this CUP which I shall address.

Does the use conform to the land use plan?

Based on the [St. Louis County Comprehensive Land Use Plan](#) which is very extensive and detailed regarding: Natural Environment, Economic Development, Recreation & Tourism, Transportation, Public Safety, and Land Use. By considering each of these areas highlighted in the comprehensive land use plan, this aggregate gravel mining operation in this location **does not conform to the land use plan** on many levels:

NATURAL ENVIRONMENT

This aggregate gravel mining project threatens the wetlands, forested areas and especially the pristine Sunset Lake. This is the greatest concern of the neighborhood, but should also be of great concern to the county. The [St. Louis County Comprehensive water management plan](#) specifically pages 8-19 outlines four priority concerns:

Priority Concern #1: Development Goal: Mitigate impacts of development. Emphasis: sensitive areas, including lakeshore, wetlands, and riparian areas along streams and rivers.

Consideration: Sunset Lake is a pristine body of water surrounded by wetlands and forest areas that keeps the lake clean. An aggregate gravel mining operation within 800 feet that disturbs this natural environment does not enhance the environment, but can only have a negative impact of this lake and fragile habitat surrounding it.

Priority Concern #2: Wastewater Management Goal: Address water quality problems stemming from inadequate wastewater management. Emphasis: Failing (SSTS) and sanitary system overflows.

Consideration: What is the sanitary system that will need to be expanded to support this operation and how will that impact the wetlands, ground and surface waters in the area as well as Sunset Lake?

Priority Concern #3 Ground and Surface Waters Goal: Protect ground and surface water from the combined impacts of point and non-point source pollutants. Emphasis: Contaminated run-off.

Consideration: This is of the utmost importance considering that by nature, an aggregate gravel mining operation is disturbing the ground and will therefore impact point and non-point source pollutants which will no doubt be contaminated.

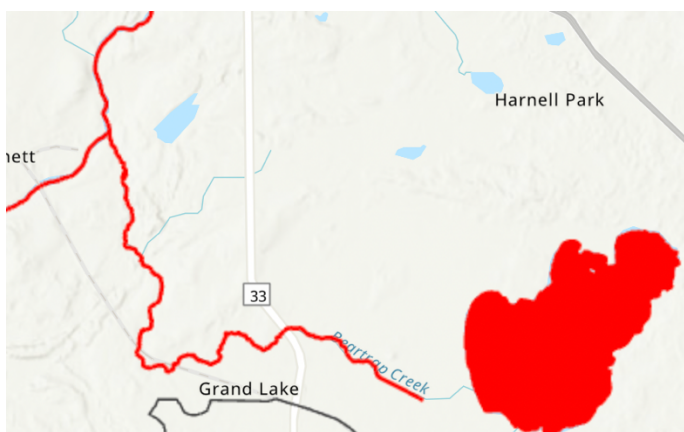
Priority Concern #4 Impaired Waters Goal: Work towards restoring those waters in the county listed as impaired on state 303(d) list.

Consideration: The good news is that Sunset Lake is NOT on the Impaired Waters list. It is not impaired due to the benefit of the surrounding natural environment that protects the lake. Therefore, it is important to assure that it stays pristine. Additional thoughts:

Sunset Lake is surrounded by many other Impaired Waters which in itself is a threat. Expanding Northland Constructors existing operation to within 850 feet of this pristine resource significantly increases the risk of Sunset Lake joining the fast-growing ranks of St. Louis County Impaired Waters. Most importantly, this CUP expansion works against the St. Louis County Comprehensive Water Management Plan's stated goal of *"Work towards restoring those waters in the county as listed as impaired on state 303(d) list."*

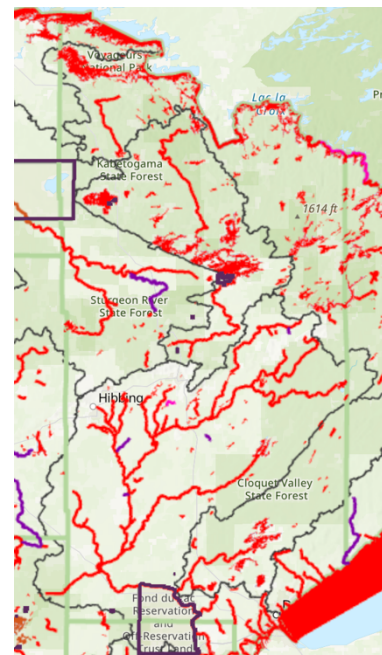
For your reference, here are a few screen shots from the [Minnesota Pollution Control map of the Draft 2024 Impaired Waters List](#). All bodies of water in red indicate that they are on the Impaired Waters list.

Close up view of Sunset Lake

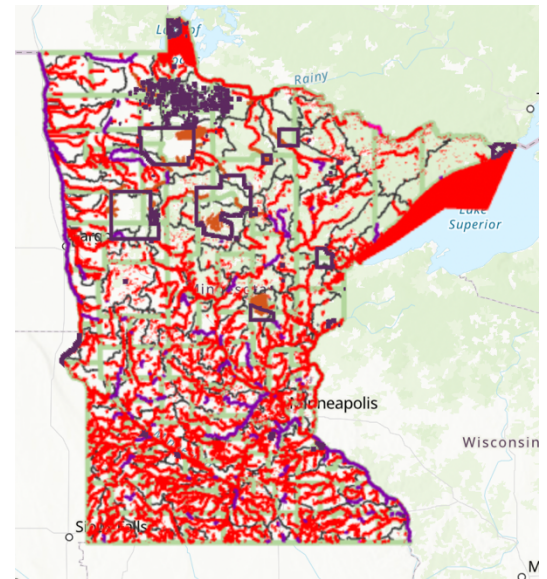


C

St. Louis County Impaired Waters



Minnesotans are proud of the Land of 10,000 Lakes. Sadly, the list of Impaired Waters continues to grow, and this map is an indication of this trend. Note: everything in red is on the list of Impaired Waters.



Considering the Natural Environment portion of the land use plan, there are too many questions and concerns about the potential impacts to the environment need to be addressed. As it stands right now, this application for CUP **does not conform to the land use plan**. As noted in the application, and at minimum, an Environmental Assessment Worksheet (EAW) needs to be conducted, and perhaps an Environmental Impact Statement (EIS) may be necessary.

ECONOMIC DEVELOPMENT

The first goal stated, ED-1 is to *Leverage locational advantages to develop economic strength*. To accomplish this goal, Objective ED1-1 states *Develop new industries or clusters of related industries which support and strengthen local assets. Broaden the industrial base by supporting marketing efforts for value-added industries that “spin-off” from existing industries*.

This goal and objective is admirable as it supports diversity of industry that is complementary to the local area. Expansion of an existing aggregate gravel mining operation in this location **does not conform to the land use plan**. This operation may actually interfere with growth of other industries that are complementary and will enhance the economic growth of the area. In particular, [recreation and tourism](#). **Further research needs to be conducted.**

RECREATION AND TOURISM

St. Louis County has done an incredible job establishing a successful and growing recreation and tourism industry which has become highly prized by Minnesotans from all over the state. The stated goals:

Goal R-1: *Preserve opportunities for outdoor recreation in St. Louis County*

Goal R-2: *Promote regional trail development and maintenance.*

The Northland Constructors property CUP application location so close to Duluth, Cloquet, and other tourist attraction, that expanding this aggregate gravel mining

operation has the potential to harm the growing recreation and tourism industry. For that reason, this operation **does not conform to the land use plan**.

Before a CUP is approved, further research needs to be completed about what the potential impact of this operation will have on the recreation and tourism industry.

TRANSPORTATION

In reviewing the goals and objectives in this section of the Land Use Plan, this project highlights more questions and concerns including: increasing daily truckloads from 3 to 50, what impact will this have on the cost of road maintenance, who will pay for the maintenance, how will this affect public safety, tourism, other industries, interfering with school buses, and so much more. As the application stands right now, **this project does not conform to the land use plan**. These concerns are legitimate and need further research in the EAW or other appropriate studies.

PUBLIC SAFETY

As stated in the introduction of this portion of the Land Use Plan *“Public health and safety considerations are paramount in planning. These considerations underpin policy at every level of government, from land use planning and permitting activities, to highway safety planning and administration of emergency service operations. The legal basis for zoning lies in government’s responsibility to protect the health, safety, and welfare of all people.”*

Thank you for looking out for the best interests, and the safety of everyone. This project has so many questions regarding its effects on public safety that need to be answered including but not limited to: impact of noise, air pollutants, traffic, on the health and wellbeing of the local residents and visitors to the area. Until these questions are answered, this project **does not conform to the land use plan**. Further research is necessary, beyond the EAW.

LAND USE

As indicated on the [Future Land Use map for Area 6, Superior Watershed](#) , this area already has been designated as both a Forest and Agriculture (FA) and Lakeshore Development Areas (LDA). Specifically, LDA is primarily characterized for development of: single family residential; convenience grocery and fuel service; roadside restaurant; small-scale tourist service specialty shops such as fishing, hunting, snowmobiling, ATV, etc; bed and breakfast facilities; motels/hotels; campgrounds; Lakeshore related tourist service.

An aggregate gravel mining operation in this area **does not conform to the land use plan** and may harm future development of this area, particularly regarding property values, and limiting economic opportunities for business and resources as noted above. **Further research needs to be conducted.**

Is the use compatible with the existing neighborhood?

Considering that this project is so large, with a significant environmental impact that it automatically requires an Environmental Assessment Worksheet, the county needs to expand the definition of the neighborhood affected. This project impacts a substantially larger area than just within the ¼ mile radius of the site. This project will impact all landowners of the entirety of Sunset Lake and the surrounding community. The proposed project area itself is much larger than ¼ mile.

As stated above, **this land use is not compatible** with the existing neighborhood, especially considering the impact on the natural environment, future development of the Sunset Lake LDA, economic development of the area, and public safety of the local communities.

Once the Planning Commission reviews this CUP application and makes recommendations to the County Commissioners, the definition of the “neighborhood” needs to be expanded to include property owners within a two-mile radius of the proposed operation that will be directly affected, and future notifications need to be sent to them all.

Will the use impede the normal and orderly development and improvement of the surrounding area?

As noted above, this expanded, aggregate gravel mining operation **does not conform with the St. Louis County Land Use Plan**, and in particular, does not conform to the Future Land Use Maps for development. Expanding this operation will not only harm the environment, but will also impede the development of the Sunset Lake LDA which is intended to encourage residential development and supporting small businesses in the surrounding area along with recreational and tourism growth.

Is the location and character of the proposed use considered consistent with a desirable pattern of development?

Even though Northland Constructors has been in operation at this location since 1960, aggregate gravel mining does not define the character of the area. This area, well beyond the ¼ mile “neighborhood” is not, and should not, be characterized as an industrial, aggregate mining area. As outlined in the St. Louis County Land Use Plan, the desirable pattern of development for this LDA would be: single family residential; convenience grocery and fuel service; roadside restaurant; small-scale tourist service specialty shops such as fishing, hunting, snowmobiling, ATV, etc; bed and breakfast facilities; motels/hotels; campgrounds; Lakeshore related tourist service. An expanded aggregate gravel mining operation is not a desirable pattern of development for this area.

What, if any, other factors should be taken into consideration on this case?

Timing - At minimum, the decision as to whether or not to approve a CUP for this application needs to be delayed out of respect to the neighborhood and the environment that will be

impacted. There needs to be ample time to assure that a thorough and truthful review of all issues of concern are addressed. Too much is at stake for too many concerned parties. What is the hurry and who will benefit if there is not enough time to do a thorough evaluation?

Inclusion – As the RGU, St. Louis County has a responsibility to represent the interests of all of its hard-working, tax-paying constituents, and there are many constituents who are deeply concerned about how this aggregate mining operation will impact the environment, their property values, future development, public safety, and projected expenses to the community.

Evaluation of existing operation – before making a recommendation to approve the CUP for expansion of Northland Constructors operation, there needs to be a thorough evaluation as to whether or not they have been 100% compliant with their existing permits, as well as adhering to changes to ordinances and environmental rules since they acquired their first permits in 1960. Of most concern is to determine if they have been a good neighbor with their existing operation. If the company has not been in compliance, perhaps there may need to be an evaluation as to whether or not they should continue their current operation.

Process – I want to thank the individuals who choose to be public servants and serve in various committees and capacities within the RGU. I acknowledge that you face many challenges in balancing the conflicting interests of private and commercial interests. This also means that you have the advantage of understanding the processes, rules, regulations, and laws to address the various issues that come up. Those of us who do not have this advantage, and depend on our RGU to assure our interests are heard, have a HUGE disadvantage with a learning curve to understand everything in context of the laws. It is overwhelming to try and learn all of this in such a short period of time. PLEASE work with the concerned citizens to assure that everyone is heard and understands the processes, in order to eliminate the unnecessary expense of litigation.

Sincerely,

Debbie Morrison
Co-owner
5365 Hwy 33
Saginaw, MN 55779

Home address
2752 215th Avenue
Mora, MN 55051
320-492-0727

From: [Donald Rigney](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Mark Lindhorst](#)
Subject: FW: Northland Constructors CUP Application
Date: Monday, March 11, 2024 7:59:06 AM

Please add to the correspondence folder.

Thank you,

Donald

-----Original Message-----

From: Jim & Debbie Morrison <farmers@sapsuckerfarms.com>
Sent: Sunday, March 10, 2024 8:24 PM
To: LandUseInfo <LandUseInfo@StLouisCountyMN.gov>
Cc: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: Northland Constructors CUP Application

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Dear St. Louis County Planning Commission Committee,

Your thoughtful consideration is requested.

I oppose this CUP (Conditional Use Permit) without the following concerns properly addressed.

Here is a list of questions, concerns and requirements if a CUP is to be considered.

The CUP application meets the requirements for an EAW (Environmental Assessment Worksheet). There are at least two reasons. 1. Application, as it indicates, 75 acres are planned, that exceeds 40 acres during its existence. 4410.4300 subp12. 2. Possible land conversion in shoreland. 4410.4300 subpt 36a.

A neighborhood citizen petition has also been submitted.

Concerns involve: incompatibility with neighbors, Sunset Lake is at a distance of 850 feet from planned pit, every lake shore owner due to how sound travels and waters commingle, are now up close neighbors with a cause for concern. Hydrologic interactions, which way will waters drain and flow, adjacent wetlands within 350 feet, lake levels, ground water levels, pit levels, digging below water table, sensitive shoreline considerations. Inadequate sound barrier between pit operations and lake shore. Truck traffic increased from 10-15 loads a day to up to 50 loads a day, operating from 7:00am to 8:00pm everyday possible. MPCA should do current sound levels to establish a baseline and enforceable limits for future growth.

Current Land Use Permit #50391 operations have not kept within the planned footprint of the permit, note areas of operations. It would appear no reclamation work has been performed thus far. Inadequate mining plan: no dewatering estimates, gravel washing source, volumes, outcomes, no erosion control mitigation considerations. Where are stockpiles, ditches, berms, water control structures?

An EAW is the proper tool to resolve these questions, concerns and requirements. The EQB, as needed would bring in the MDNR, MPCA, Board of Water and Soil Resources, US Army Corp of Engineers in order that the St. Louis County Engineers can reach a sound decision.

Jim Morrison
Co-owner
5365 hwy 33

Saginaw, mn 55779

Home address

2752 215 ave Mora, MN 55051

612-849-7335

Angela Lepak

From: Jodie Ehnes <jodieehnes@gmail.com>
Sent: Sunday, March 10, 2024 7:03 PM
To: LandUseInfo
Subject: Sunset lake

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> Sunset Lake is a spring fed lake that feeds into Bear Trap Creek - and the Cloquet River. The lake and river are natural resources that should be preserved not just for the fish, birds and residents, but also for the overall need to preserve limited green spaces that naturally absorb carbon dioxide. Removing trees increases the risk of soil erosion into a trout stream as well as potentially fouling the waters of the lake adjacent to the proposed expansion.

>

> My hope is that you will deny Northland Construction's application.

Jodie Ehnes

5962 Fish Lake Shores Rd.

Saginaw, MN 55779

Jodieehnes@gmail.com

> Sent from my iPhone

Angela Lepak

From: Joelle <joellevmcgover@gmail.com>
Sent: Sunday, March 10, 2024 6:44 PM
To: LandUseInfo
Subject: Virginia Office, March 14 Hearing of Northland Constructors mining expansion.

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Dear Land Use Committee for St. Louis County,

I am very concerned that Northland Construction will be allowed to expand their extractive footprint towards Sunset Lake.

Sunset Lake is a spring fed lake that feeds into Bear Trap Creek - and the Cloquet River. The lake and river are natural resources that should be preserved not just for the fish, birds and residents, but also for the overall need to preserve limited green spaces that naturally absorb carbon dioxide. Removing trees increases the risk of soil erosion into a trout stream as well as potentially fouling the waters of the lake adjacent to the proposed expansion.

My hope is that you will deny Northland Construction's application.

Thank for your willingness to read my thoughts.

Joelle McGovern
909 West Arrowhead Rd
Duluth MN

Sent from my iPhone
(Please excuse possible typos.)

Angela Lepak

From: Donald Rigney
Sent: Monday, March 11, 2024 7:58 AM
To: Michelle Claviter-Tveit; Angela Lepak
Cc: Mark Lindhorst
Subject: FW: Addendum 1 to Ross Hammarstedt's Submission on 7-Mar-2022

Please add to the correspondence folder.

Thank you,

Donald

From: Ross Hammarstedt <rhammarstedt@gmail.com>
Sent: Friday, March 8, 2024 6:22 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Cc: Jean Hammarstedt <hammarstedtjk@aol.com>; Kevin Hedlund <khedlund22@gmail.com>; Brian Lewis <blewis@shogomoc.com>; Van Cleary-Hammarstedt <vanjonch@gmail.com>; Dave Perron <Dogmusherdave@yahoo.com>; Pam Hedlund <pammyk.hedlund@gmail.com>
Subject: Addendum 1 to Ross Hammarstedt's Submission on 7-Mar-2022

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Donald:

Thank you for confirming receipt of my 7-Mar-2024 submission.

Please add this email as Addendum #1 to that submission

=====

March 8, 2024

To: St Louis County Planning Commission

My letter of 7-Mar-2024 had 6 CC's on it. As a courtesy, I wanted to let the PC know that I have since CC'ed 79 more voter-age persons who have direct ties to Sunset Lake either as property owners or frequent users of it. .

1. The CC list should be in the 000's soon - lots of eyes are on this
2. Many have already joined our Citizens Petition for an Environmental Review
3. Other letter writers are sharing their letters with this growing list so that we are united and on the same page

I suggest that the PC interpret this as:

1. We are very serious and determined to have this CUP rejected
2. Likewise we will have the signatures for the Environmental Review soon

In summary, given:

1. Our open and transparent sharing of actions demonstrates good faith in the PC and the process,
2. there is near certainty of an Environmental Review,
3. there is strong dissent on almost no notice,
4. the dissent is well reasoned,
5. and there are an unmistakably large number of serious issues and deficiencies with the CUP

Therefore, I can't imagine the PC could approve the CUP at the upcoming meeting.

Here is the updated list

=====

CC List as of 8-Mar-2024

Count	First Name	Last Name
1	Amy	Weaver
2	Anders	Olson
3	Beth	Stebe
4	Brandon	Kelzenberg
5	Brian	Lewis
6	Brigitte	Baker
7	Casey	Cleary-Hammarstedt
8	Chris	Weaver
9	Christie	Olson
10	Corey	Kelzenberg
11	Dan	Sievertson
12	Dave	Perron
13	David	Newman
14	Debbie	Wegman
15	Don	Hoag
16	Don	Symczak
17	Doug	Runnoe
18	Dr Jon	Hammarstedt
19	Eryn	Symczak
20	Francis	Bianco
21	Geoff	Lee
22	Hope	Slattery
23	Jade	Kelzenberg
24	Jay	Hammarstedt
25	Jim	Newman
26	Jim	Stebe

27	Joann	Hoag
28	John	Welna
29	John	Peterson
30	Josh	Greenwood
31	Judy	Newman
32	Justin	Enwall
33	Kathy	Hannon Wilkic
34	Katie	McLaughlin
35	Kelley	Newman
36	Kelsi	Cleary-Hammarstedt
37	Kevin	Hedlund
38	Kevin	Kelzenberg
39	Kim	Newman
40	Krissa	McLaughlin
41	Kristi	Draeger
42	Larry	Enwall
43	Lauren	Hammarstedt
44	Laurie	Kelzenberg
45	Len	Olson
46	Lisa	Clynth
47	Luke	Perry
48	Lynn	Peterson
49	Marcia	Ramstad
50	Margaret	Engbretsen
51	Marilyn	Symczak
52	Marney	Anderson
53	Marty	Greenwood
54	Mary	Olson
55	Meagan	Kelzenberg
56	Michelle	McKenzie
57	Mikayla	Cleary-Hammarstedt
58	Mike	McLaughlin
59	Nate	Enwall
60	Nick	Slattery
61	Pam	Hedlund
62	Pat	Enwall
63	Patricia	Olson
64	Patty	Hammarstedt
65	Richard	Bianco
66	Robert	Wilkic
67	Robert	Erickson
68	Robyn	Cadigan
69	Ross	Hammarstedt

70	Sarah	Perry
71	Scooter	Symczak
72	Steve	Laveau
73	Sue	Clark
74	Sue	Welna
75	Sue	Van Fleet
76	Susan	Van Loon
77	Tammy	Rogers
78	Terrie	McLaughlin
79	Terrie	Stebe
80	Tom	Clark
81	Tom	Jenson
82	Tom	Stebe
83	Tracy	Engbretsen
84	Van	Cleary-Hammarstedt

=====

Please confirm receipt.

Unfortunately, I can't attend due to prior travel commitments but my colleagues will be well prepared. .

Regards

Ross

Ross Hammarstedt

rhammarstedt@gmail.com

505-470-5302

March 11, 2024

St. Louis County Planning Commission
201 South 3rd Avenue West Virginia, MN 55792

Re: Northland Constructors of Duluth's (NCD) expansion application for a Conditional Use Permit (CUP) for the plant at 5529 Hwy 33, Saginaw MN, 55779

Commissioners:

My wife and I are residents of Industrial Township on Sunset Lake. I am writing to express our opposition to the CUP submitted by NCD to the St. Louis County Planning Commission. This is due to a variety of concerns including the lack of environmental review, impact on the environment, wildlife, citizens in the area, and the magnitude of expansion proposed by NCD.

Our Experience Living on Sunset Lake

We have lived in our home since 1983 and have enjoyed our experience for the most part. In 2012, torrential rains caused the lake to flood and we had water in our home and over nearby roads. To be safe, we were advised to have our well sanitized. This was a powerful reminder that groundwater, nearby wetlands and Sunset Lake are connected to the Cloquet River, and any outflows eventually make their way to Lake Superior. Also, the risk to our drinking water is directly connected to that of the surrounding environment. The gravel pit, operating at a low level, was largely a quiet and good neighbor. However, after the property was acquired by NCD, the level of operation increased substantially – to the point where it is obvious that they have exceeded the operational levels identified in the application for the 1994 permit. We are not aware that this increase is allowable since it is inconsistent with the permit which was issued on the basis of the application. The result is that for the past few years, our experience living on Sunset Lake has been disrupted. A portable hot mix plant has begun operations, adding to noise from the plant, visible emissions (see photo attached) and noxious smells. Coupled with an overall increase in noise levels from truck backup alarms and pit operations, dust and traffic (yes, we have our very own parade of trucks on County Road 7), our quality of life has been reduced. On multiple occasions we have been forced inside our home behind closed doors and windows to avoid noise, smells and dust. This is certainly not the lake life we envisioned.

Concerns with the CUP Application Submitted by NCD

First, it is widely understood that gravel pits and extraction facilities are associated with a variety of environment risks. This is demonstrated by the fact that the State of Minnesota created Rules (for example 4410.4300 and 4410.4400) to assure that a number of hazardous industries are required to complete either an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS) if certain criteria are met. Gravel extraction facilities are included in these rules. County Planning Staff do not acknowledge any previous studies or reviews that have been conducted, in spite of the fact that this is a hazardous facility operating in a wildly inappropriate location given the immediate proximity of Sunset Lake with connections to the Cloquet River watershed and ultimately Lake Superior.

Second, County Planning Staff propose to continue this “hands off” approach in their recommendation to approve NCD’s CUP application which to us is inconceivable. This position is based by Staff on the

assertion that the CUP seeks only to add a recently acquired parcel of 20 acres to the existing permitted site. Again, we question whether the existing permit is still in force as current operations clearly exceed levels identified in the application for the permit. And to compound matters, NCD is proposing to engage in activities which have never been authorized by permit. Two examples include excavations below water and concrete recycling. Their application also seeks to substantially increase the amount of material excavated annually, and the number of trucks per day. This is about much more than adding 20 acres. We understand the need for infrastructure, but are not aware of major projects which would justify such an expansion, with the possible exception of the Blatnik Bridge replacement. In that circumstance, will NCD come forward with a proposal to operate 24/7? Or other similarly outrageous requests?

More to the immediate point, MN Rule 4410.4300, subpart 1 states that an EAW must be prepared for any project which meets or exceeds the threshold of any subpart 2 to 37. Gravel extraction or mining facilities are described in subpart 12 and so are included in this requirement.

MN Rule 4410.4300, subpart 12 states as follows. “For the development of a facility for the extraction or mining of sand, gravel, stone or other nonmetallic minerals, other than peat, which will **excavate 40 or more acres of land to a mean depth of ten feet or more during its existence**, the local governmental unit is the RGU.” (Emphasis added). The information provided by NCD on the Borrow Pit Worksheet states that the depth of excavation from the original surface will be “approx. 40 feet for above ground excavation, additional depth below water”. On the same worksheet, NCD answers the question regarding the total area to be excavated as follows: “For the life of the pit, up to 75 Acres”. By their own admission, NCD has indicated it meets the two criteria noted in MN Rule 4410.4300 subpart 12. The 20 acres of newly acquired land are irrelevant in this context. NCD also acknowledges the total acreage to be excavated during its existence. This cumulative approach is required by the Rule. Again, this is not just about adding 20 new acres.

The language in both the rule and NCD’s responses is plain, clear and unambiguous. In our opinion, the Planning Commission, acting on behalf of the County as the RGU, risks violating this Minnesota rule if it approves the CUP without requiring at least an EAW. MN Rule 4410.4400 subpart 9 identifies criteria when an Environmental Impact Statement (EIS) is required. We submit that it is time that both the County and NCD acknowledge and live up not only to governmental mandates but their own values regarding the environment. It is time to do what is right.

Other Concerns

County Planning Staff cite lack of development and large tracts of land as problems. We assert that they are describing a rural area, which better represents an appropriate land use than a major industrial plant generating risk on the shore of the lake. Also we are uncertain as to what other permits required by any oversight body have been issued. And, given the “hands off” approach taken by County Planning Staff, are there other examples of permits approved via the same approach and which have not been sufficiently reviewed?

We believe the County’s notification area of ¼ mile is insufficient in terms of this project, and for rural areas in general. We have never been officially notified of any of the applications for permits or CUPs, including that from NCD now under consideration. We live on the lake in question and have a clear view

of the emissions from the hot mix plant. Air quality, noise and traffic impact far exceed the ¼ mile zone and we encourage the County to ensure that those citizens who could be affected receive notification.

Finally, NCD has paved a short section of Sunset Lake Drive (County Road 869) from MN Highway 33 to its plant entrance. Any future permitting must include the requirement that access via County Road 869 is ONLY from this eastern portion connecting to Highway 33. The western portion of County Road 869 is narrow, unpaved and connects only via County Road 872, Bear Trap Road which is also narrow, unpaved and largely residential. Neither is suitable as a truck route and this access must be prohibited.

Conclusion

In the absence of any environmental review, much less than the thorough analysis justified by the nature and location of this project, we recommend that the Planning Commission table or deny the CUP application from NCD. Such a review should be completed , and affected citizens should have an opportunity to review and comment before any future action is taken.

Submitted via e-mail to Donald Rigney on March 11, 2024.

Donald R. Hoag

Donald R. Hoag
5426 Bear Trap Road
Saginaw, MN 55779



Photo of NCD air emissions taken by Jo Ann R. Hoag September 13, 2023 9:06 a.m.

Angela Lepak

From: Jack Noble <jacknoble1@gmail.com>
Sent: Monday, March 11, 2024 10:50 AM
To: LandUseInfo
Subject: Northland Constructors of Duluth, 5529 Hwy 33, Saginaw, MN

WARNING: External email. Please verify sender before opening attachments or clicking on links.

To the Saint Louis County Planning and Zoning Department

I am strongly opposed to the approval of the conditional use permit for expansion of the existing pit. At the bare minimum this application needs to be subject to a full environmental assessment.

Being in such close proximity to Sunset lake and the adjacent wetlands (knowing that some of these wetlands have a direct groundwater connection to the lake) it is crucial that a more in depth environmental assessment is done to ensure that the increased aggregate mining activities do not affect the hydrology or water chemistry of the lake. There should be 100% certainty that this mining will not impact any of the organisms that live in (or adjacent to) Sunset lake. Setting aside all the organisms that depend on the lake (which includes those birds that migrate long distances to be there) the residents of sunset lake have a right to its solitude and beauty. Mining is not compatible with the quiet tranquility that exists on the lake which at a bare minimum would be altered by the residual noise pollution. Just as important as the aforementioned factors are the connections and memories associated with the lake and surrounding woods. Some of my fondest and earliest memories are on Sunset lake and I would like my young nieces and nephew to have the opportunity to form memories similar to my own.

Thank you
Jack Noble

March 10th, 2024

St. Louis Planning Commission
201 South 3rd Avenue West
Virginia, MN 55792

Regarding Northland Constructors of Duluth (NCD) application for a Conditional Use Permit (CUP) for the expansion of a Gravel Open-Pit Mine and Plant at 5529 Hwy 33, Saginaw, MN 55779.

Dear Planning Commission (PC):

We are landowners on Sunset Lake who object to the CUP and we are asking the PC to reject the CUP based on our findings below along with other issues already addressed by us and others. Furthermore, we are asking the PC to suspend the currently issued permits until an Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) is completed. Our findings show that NCD is currently operating outside of its current permit conditions.

The CUP is much more than just adding an additional 20 acres of land (PIN 400-0010-01690) recently purchased by NCD. My focus of this letter is to bring to light what we believe the full intent of the CUP is and show what is really being proposed and to show clearer optics. Our concerns are but not limited to:

1. The sitemap on page 10 of the CUP does not show acreage for each of the phases or what is outside of current permit areas. We did our best to show approximate acreage on attached figure 1 and this is our explanation on what we see. The pink area is depicting what is currently permitted on permit number 43631 dated 11-20-94 and re-issued dated 7-12-04 and permit number 50391 dated 6-22-11 for the pit, which is **15.92 acres**. The green area is depicting the proposed pit excavation on the recently purchased land on the CUP site map, which is approximately **17 acres**. The red area is depicting a combination of proposed pit excavation on the CUP site map, excavation outside of current permitted areas and construction activities, which is approximately **67 acres**. **This brings the total site excavation and construction activities to approximately 99.92 acres of which approximately 84 of those acres area not currently permitted.** It seems to us that an environmental review is needed since this is more than 40 acres.
2. There is a potential wetland that is omitted on CUP mapping. On permit number 43631 that area is identified as "SWAMP" just north of the existing pit area. On attached Figure 1 see area labeled as "APPROXIMATE SWAMP PERMIT #43631". Also note that on the imagery it looks like the pit excavation has been avoiding this area. In summary the CUP mapping doesn't show avoidance for this potential wetland.
3. On permit number 43631 excavation depth is identified down to 1320 ft with ground water depth listed at 40 to 50 feet at the start of excavation and upon completion will be 10 feet. The CUP lists 40 feet of excavation to groundwater and assumed groundwater is similar to Sunset Lake at 1300 ft. CUP is unclear how deep excavation will be below groundwater. What are the environmental risks to Sunset Lake and the wetlands and ecosystem that are attached to it? This also seems to us that an environmental review is needed since this is more than 40 acres with at least 10 feet of excavation.

4. On permit number 43631 trucks leaving the pit area are listed at highest number per day of 15 and average of 10. CUP is proposing an average of 50 trucks per day. What documentation exists to show NCD has stayed within the 15 permitted trucks per day count?
5. On permit number 43631 the estimated volume to be excavated each year is approx. 5000 cubic yards. CUP is proposing 100,000 – 150,000 Cubic yards per year. What documentation exists to show NCD has stayed within the permitted 5000 cubic yards per year?
6. Permit number 50391 adds asphalt recycling and portable hot mix. The CUP is adding crushing, washing, screening, and recycling of concrete.

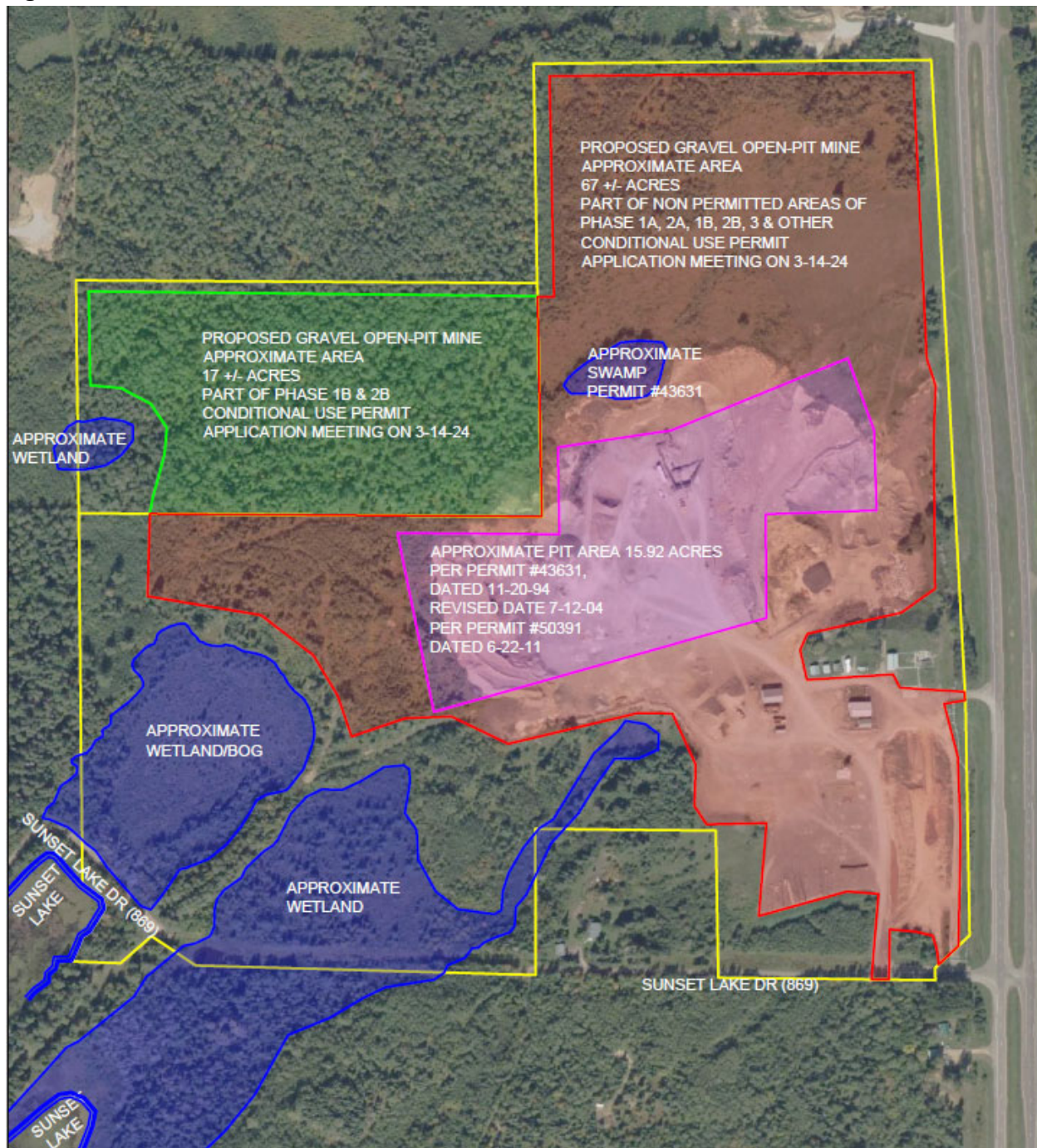
In conclusion with this Gravel Open-Pit Mine and Plant being so large in size at approximately 99.92 acres with an unspecified excavation depth below Sunset Lake groundwater elevation and having such close proximity Sunset Lake and its sensitive wetlands and ecosystem it is imperative that PC reject the CUP, suspend the current permits and required a minimum of an EAW and EIS.

Thank you for your time,

Kevin & Pam Hedlund

5442 Bear Trap Rd
Saginaw, MN 55779

Figure 1:



THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND LINEWORK IS APPROXIMATE

IMAGERY IS FROM 2020 AND MAY NOT REPRESENT CURRENT PIT EXTENTS

ON THE SOUTHWEST CORNER OF THIS MAP SUNSET LAKE DRIVE IS LOW AND FLOODED PERIODICALLY

I would like to discuss two points

- 1) Impact on Property values
- 2) Northland Constructors safety record at this site

- 1) Discussion of property values based upon US study Impact



Attached is a government survey, Paragraph 3 page 2 stating that land values drop by 22% if you are within a mile radius of a gravel pit operation. (see attachment).

Pulling tax information on land owners in a one mile radius of mining operations with decreased value calculation loss for ST Louis County by 22%

1	Sunset lake Property owner radius	Tax Value	
2	WELLER JASON AND RACHEL	416	
3	HARWOOD ELIZABETH J	150	
4	LEWIS BRIAN	4,084.00	
5	Morrison J	2044	
6	HANNAN KATHLEEN A	2,654.00	
7	BIANCO RICHARD W &	3,622.00	
8	NEWMAN JUDY A	1,440.00	
9	HAMMARSTEDT JEAN KAY	944.00	
10	PETERSON J R & LYNN	1,956.00	
11	OLSON LEONARD	1,690.00	
12	ERICKSON ROBERT B	1,422.00	
13	HOAG DONALD R	2,272.00	
14	HEDLUND KEVIN E & PAMELA K	3,180.00	
15	RUNNOE SUSAN J VAN LOON & DOUGLAS G	4,352.00	
16	SZYMCZAK MARILYN J	880.00	
17	THORNTON JONATHAN & JENNY	2,170.00	
18	RAMSLAND MARCIA	1,006.00	
19	SHIMP ADAM D & JOHN E	2,010.00	
20	WELNA SUSAN M	670.00	
21	WELNA JOHN M	1,740.00	
22	GUSTAFSON AUDREY EMMA	1,296.00	
23	KILPELA DAWN	2,928.00	
24	ENGELMEIER JEFFERY A & CLAUDIA A	2,830.00	
25	ESSLING PAUL E	2,024.00	
26	DAMMER WADE A & MARY G	776.00	
27	GUSTAFSON AUDREY EMMA	1,296.00	
28			
29	TOTAL	49852	
30	Minus 22%	10,967.44	

2) Northland Constructors has already had loss of life on this site due to lack of adherence to safety practices.

Link to news article:

https://www.businessnorth.com/daily_briefing/industrial-fatality-at-gravel-pit-north-of-cloquet/article_0be2a5d2-3511-11ed-8c57-4be7f97ae7a7.html

A Culver man was killed Wednesday, Sept. 14, as the result of a work-place incident at the Northland Constructors gravel pit in Industrial Township.

According to a news release from the St. Louis County Sheriff's Office, Brad Lewis Wojtysiak, 40, was found dead just before 3 p.m., Sept. 14 in what appeared to be an industrial accident at the gravel pit near Highway 33 and Sunset Lake Drive.

An employee at Northland Constructors, Wojtysiak was working on a large piece of equipment.

Though there were other workers in the general area, he was alone at the time of the incident.

He was found by another employee and was already deceased. The [Cloquet](#) Area Fire District's heavy rescue team responded to assist with recovery.

The death is being investigated by the Sheriff's Office and the Occupational Safety and Health Administration.

Angela Lepak

From: Donald Rigney
Sent: Wednesday, March 13, 2024 2:45 PM
To: Angela Lepak
Subject: FW: Virginia office May 14 hearing for Northland Constructors Gravel Mining expansion
Attachments: Northland ConstructorsTalking Points.pdf

From: Brian Lewis <blewis@shogomoc.com>
Sent: Wednesday, March 13, 2024 2:25 PM
To: Donald Rigney <RigneyD@StLouisCountyMN.gov>
Subject: Fw: Virginia office May 14 hearing for Northland Constructors Gravel Mining expansion

WARNING: External email. Please verify sender before opening attachments or clicking on links.

From: Brian Lewis
Sent: Wednesday, March 13, 2024 11:28 AM
To: rigneyd@stlouiscountynm.gov
Subject: Fw: Virginia office May 14 hearing for Northland Constructors Gravel Mining expansion

Don

Good day

I am checking as I dont see any of my several emails and request for speaking time reflected in the packet or agenda for the Northland constructors 3/4 meeting in Virgina.

This is a forward on one of the four emails

Can we check on this please.

Thank you

BLewis

From: Brian Lewis

Sent: Sunday, March 10, 2024 4:38 PM

To: landuseinfo@stlouiscountymn.org

Subject: Virginia office May 14 hearing for Northland Constructors Gravel Mining expansion

I hereby express my strong opposition to Northland Constructors ongoing and proposed expansion of gravel mining operations in Saginaw, MN, particularly along Highway 33 and near Sunset Lake.

As a landowner and resident effected directly by this operation and expansion, my concerns revolve around the adverse impacts on our community, including threats to our drinking water, increased noise levels, and pollution. These issues are already prevalent and are only exacerbated by the proposed expansion. Of particular concern is the inclusion of additional lands for mining below the water-table, especially near a neighboring spring-fed freshwater lake and nesting ground for Loons, Heron's and Eagles, surrounded by permanent residences and summer cabins.

If this expansion is permitted, it will irreversibly alter the delicate balance of wildlife in the area, jeopardizing the habitats of protected birds and animals. Furthermore, it will significantly impact our community through continued noise pollution, water contamination, and a decrease in property values.

We adamantly oppose any further expansion of mining activities and urge Northland Constructors to take responsibility as a good neighbor. We demand that they address the existing noise and pollution generated by their current operations, which have thus far been neglected. It is imperative that they prioritize the well-being of the community and the environment over profit-driven expansion.

At the meeting, I would like to speak to two points.

- 1) Depreciation in property values and taxes as per government study.
- 2) Northland constructors safety record, and loss of life at this location.

Please see attachments and I will also bring handouts of the same.

Brian Lewis

CEO Shogomoc Systems

612 812 2983

blewis@shogomoc.com





1	Sunset lake Property owner radius	Tax Value	
2	WELLER JASON AND RACHEL	416	
3	HARWOOD ELIZABETH J	150	
4	LEWIS BRIAN	4,084.00	
5	Morrison J	2044	
6	HANNAN KATHLEEN A	2,654.00	
7	BIANCO RICHARD W &	3,622.00	
8	NEWMAN JUDY A	1,440.00	
9	HAMMARSTEDT JEAN KAY	944.00	
10	PETERSON J R & LYNN	1,956.00	
11	OLSON LEONARD	1,690.00	
12	ERICKSON ROBERT B	1,422.00	
13	HOAG DONALD R	2,272.00	
14	HEDLUND KEVIN E & PAMELA K	3,180.00	
15	RUNNOE SUSAN J VAN LOON & DOUGLAS G	4,352.00	
16	SZYMCZAK MARILYN J	880.00	
17	THORNTON JONATHAN & JENNY	2,170.00	
18	RAMSLAND MARCIA	1,006.00	
19	SHIMP ADAM D & JOHN E	2,010.00	
20	WELNA SUSAN M	670.00	
21	WELNA JOHN M	1,740.00	
22	GUSTAFSON AUDREY EMMA	1,296.00	
23	KILPELA DAWN	2,928.00	
24	ENGELMEIER JEFFERY A & CLAUDIA A	2,830.00	
25	ESSLING PAUL E	2,024.00	
26	DAMMER WADE A & MARY G	776.00	
27	GUSTAFSON AUDREY EMMA	1,296.00	
28			
29	TOTAL	49852	
30	Minus 22%	10,967.44	

Opposition to Mining Operations by Northland Constructors at Sunset Lake



Started March 6, 2024
Petition to St Louis County Planning and Zoning lindhorstm@co.st-louis.mn.us
Mark Lindhorst

Why this petition matters



Started by [Brian Lewis](#)

We, the undersigned, hereby express our strong opposition to Northland Constructors ongoing and proposed expansion of gravel mining operations in Saginaw, MN, particularly along Highway 33 and near Sunset Lake.

Our concerns revolve around the adverse impacts on our community, including threats to our drinking water, increased noise levels, and pollution. These issues are already prevalent and are only exacerbated by the proposed expansion. Of particular concern is the inclusion of additional lands for mining below the water-table, especially near a neighboring spring-fed freshwater lake and nesting ground for Loons, Heron's and Eagles, surrounded by permanent residences and summer cabins.

If this expansion is permitted, it will irreversibly alter the delicate balance of wildlife in the area, jeopardizing the habitats of protected birds and animals. Furthermore, it will significantly impact our community through continued noise pollution, water contamination, and a decrease in property values.

We adamantly oppose any further expansion of mining activities and urge Northland Constructors to take responsibility as a good neighbor. We demand that they address the existing noise and pollution generated by their current operations, which have thus far been neglected. It is imperative that they prioritize the well-being of the community and the environment over profit-driven expansion.

225

Signatures

500

Next Goal

225 people signed this week



Opposition to Mining Operations by Northland Constructors at Sunset...

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

Signed Petitioners:

Name	City	State	Postal Code	Country	Signed On
Brian Lewis				US	3/7/2024
Jean Hammarstedt	Saginae	MN	55779	US	3/7/2024
caroline lewis	Smithville	NC	28461	US	3/7/2024
Christopher Mark Rowe	Smithville	NC	28461	US	3/7/2024
Laurie Kelzenberg	Minneapolis	MN	55432	US	3/7/2024
Casey Cleary-Hammarstedt	Minoa	NY	13116	US	3/7/2024
Van Clearyhammarstedt	saginaw	MN	55778	US	3/7/2024
Debbie Wegman	Minneapolis	MN	55421	US	3/7/2024
Kevin Kelzenberg	Minneapolis	MN	55432	US	3/7/2024
Lauren Hammarstedt	New York	NY	10038	US	3/7/2024
Jay Hammarstedt	Brooklyn	NY	11205	US	3/7/2024
Anna Lewis	Saint Paul	MN	55105	US	3/7/2024
Ross Hammarstedt	Denver	CO	80210	US	3/7/2024
Jade Kelzenberg	Minneapolis	MN	55416	US	3/7/2024
Raymond Clark	Orlando	FL	32801	US	3/7/2024
	Altamonte				
Matthew Hoenstine	Springs	FL	32714	US	3/7/2024
Jennifer Lewis	Duluth	MN	55807	US	3/7/2024
Pamela Hedlund	Saginaw	MN	55779	US	3/7/2024
Kate Kuhlmeiy	Duluth	MN	55803	US	3/7/2024
Robyn Cadigan	Duluth	MN	55803	US	3/7/2024
				Turks & Caicos Islands	
Luke Bodine					3/7/2024
Douglas Runnoe	Minneapolis	MN	55428	US	3/7/2024
Lorene Rose	Elkhart	IN	46514	US	3/7/2024
Austin Derusha	Cloquet	MN	55720	US	3/7/2024
Isaac Johnson	Prior Lake	MN	55372	US	3/7/2024
Amy Soller	Saint Paul	MN	55112	US	3/7/2024
Megan Kelzenberg	Maple Grove	MN	55311	US	3/7/2024
Emily Lewis	Rochester	MN	55901	US	3/7/2024
Meghan O'Boyle	Duluth	MN	55803	US	3/7/2024
Corey Kelzenberg	Minneapolis	MN	55478	US	3/7/2024
Leonard Olson	Edina	MN	55439-1399	US	3/7/2024
Tracy Engebretsen	Superior	WI	54880	US	3/7/2024
Patricia Hammarstedt	Santa Fe	NM	87505	US	3/7/2024
jill angelichio	charlotte	NC	28204	US	3/7/2024
Bekah Ellis	Duluth	MN	55806	US	3/7/2024
Riley Gould	Duluth	MN	55803	US	3/7/2024
Lenore Wright	Duluth	MN	55811	US	3/7/2024
	5442 Bear Trap				
Kevin Hedlund	Rd	MN	55779	US	3/7/2024

Orry Engebretsen	Duluth	MN	55811	US	3/7/2024
John Welna	St Louis	MN	55779	US	3/7/2024
Tammy Hedlund	Cloquet	MN	55720	US	3/7/2024
Luke Hom	Esko	MN	55733	US	3/7/2024
Don Szymczak	Cloquet	MN	55720	US	3/7/2024
Jonathan Thornton	Saginaw	MN	55779	US	3/7/2024
Marilyn Szymczak	Duluth	MN	55811	US	3/7/2024
Donald L. Szymczak	Duluth	MN	55811	US	3/7/2024
				Turks & Caicos	
Michelle McKenzie	Maple Grove	MN	55311	Islands	3/7/2024
Jenny Thornton	Saginaw	MN	55779	US	3/7/2024
Sean Hall	Cloquet	MN	55720	US	3/7/2024
Jared Thornton	Duluth	MN	55811	US	3/7/2024
Jessica Heibel	St Louis	MO	63129	US	3/7/2024
Grace Thornton	Hermantown	MN	55810	US	3/7/2024
Zachary Kilpela	Minneapolis	MN	55478	US	3/7/2024
Jeff Engelmeier	Eveleth	MN	55734	US	3/7/2024
Katherine Hall Rogers	Winter Park	FL	32792	US	3/7/2024
Tammy Bennett	Chesterfield	MO	63005	US	3/7/2024
Elizabeth Grages	Saginaw	MN	55779	US	3/7/2024
Matt Engelmeier	Hermantown	MN	55811	US	3/7/2024
Olivia Grages	Winter Garden	MN	55779	US	3/7/2024
Claudia Engelmeier	Saginaw	MN	55779	US	3/7/2024
Lisa Kuehnow	Duluth	MN	55811	US	3/7/2024
Josh Greenwood	Minneapolis	MN	55435	US	3/7/2024
Daniel Sivertson	Richfield	MN	55423	US	3/7/2024
Jennifer Nelson	Cloquet	MN	55720	US	3/7/2024
Jennifer Jacobson	Hermantown	MN	55811	US	3/7/2024
Susan Van Loon Runnoe	Minneapolis	MN	55416	US	3/7/2024
PAUL RUNNOE	Minneapolis	MN	55428	US	3/7/2024
Lanie Resendiz	Princeton	MN	55371	US	3/7/2024
Amy Anderson	Cloquet	MN	55720	US	3/7/2024
Dawn Kilpela	Saginaw	MN	55779	US	3/7/2024
Lisa Lammon	Gatlinburg	TN	37738	US	3/7/2024
Lynn Peterson	St Louis	MO	63144	US	3/7/2024
Anesa Alexander	Saginaw	MN	55779	US	3/7/2024
David Perron	Embarrass	MN	55732	US	3/7/2024
				Turks & Caicos	
Jason Gillem				Islands	3/7/2024
Richard Rogers	Winter Park	FL	32792	US	3/7/2024
Mike McLaughlin	Minneapolis	MN	55448	US	3/7/2024
Hunter Leon	Duluth	MN	55806	US	3/7/2024
Mike Gill	Saginaw	MN	55478	US	3/7/2024
Catie Grace O'Connor	Towson	MD	21286	US	3/7/2024
Richard Bianco	Minneapolis	MN	55418	US	3/7/2024

Katie Zezulka	Duluth	MN	55811	US	3/7/2024
Frances Barrett-Bianco	Minneapolis	MN	55418	US	3/7/2024
Dar Lane	Superior	WI	54880	US	3/7/2024
Kathleen Pennington	Superior	WI	54880	US	3/7/2024
Becky Depta	Superior	WI	54880	US	3/7/2024
Brenda Martini	Cloquet	MN	55720	US	3/7/2024
Stacy Alaspa	Saginaw	MN	55779	US	3/7/2024
Sam LeMahieu	Duluth	MN	55811	US	3/7/2024
mark Lewis	Eau Claire	WI	54703	US	3/7/2024
Trygve Rennan	Saginaw	MN	55779	US	3/7/2024
Mimi Bianco-Howard	Vero Beach	FL	32963	US	3/7/2024
Patricia Lewis	Duluth	MN	55811	US	3/7/2024
Remy Lee	Duluth	MN	55811	US	3/7/2024
Annie Centofanti	Port Orange	FL	32127	US	3/7/2024
Ann Bianco	Rochester	MN	55901	US	3/7/2024
Yvonne Lane	Duluth	MN	55811	US	3/7/2024
Barry Hall	Jacksonville	FL	32210	US	3/7/2024
Amy Bianco	Santa Fe	NM	87505	US	3/7/2024
Kelsi Cleary-Hammarstedt	Queens	NY	11237	US	3/7/2024
collin wolff	chico	CA	95988	US	3/7/2024
Myah Blair	Saint Paul	MN	55105	US	3/7/2024
Dylan Blalock	Plano	TX	75093	US	3/7/2024
Rondi Erickson	Chicago	IL	60629	US	3/7/2024
Bea Smithonson	Minneapolis	MN	55411	US	3/7/2024
Butch Porter	Grants	NM	87020	US	3/7/2024
NICK DALOIA	Duluth	MN	55803	US	3/7/2024
Meridith Morrison	Chicago	IL	60634	US	3/7/2024
Elaine Morrison	Saginaw	MN	55779	US	3/7/2024
Ruby Berg	Duluth	MN	55807	US	3/7/2024
Kathleen Blank	Park City	UT	84060	US	3/7/2024
Anders Olson	Minneapolis	MN	55416	US	3/7/2024
Alyse Blank	New York	NY	10003	US	3/7/2024
Tom Johnson	Minneapolis	MN	55406	US	3/7/2024
Vicki Kaping	Duluth	MN	55811	US	3/8/2024
Brandon Morrison	Duluth	MN	55812	US	3/8/2024
Melissa Plante	Duluth	MN	55803	US	3/8/2024
Cindy Gentling	Minneapolis	MN	55406	US	3/8/2024
Sally Anderson	Superior	WI	54880	US	3/8/2024
Erika Rikhiram	Clermont	FL	34711	US	3/8/2024
Thomas Willette	Lady Lake	FL	32159	US	3/8/2024
Amy Lowry	South Haven	MN	55382	US	3/8/2024
Michelle Peterson	Glencoe	MN	55336	US	3/8/2024
Melissa Wayman	Mankato	MN	56001	US	3/8/2024
Kate Engelmeier	Chesterfield	MO	63005	US	3/8/2024
Adam Peterson	Medina	MN	55340	US	3/8/2024

Joelle McGovern	Chesterfield	MO	63005	US	3/8/2024
Julie Ahasay	Duluth	MN	55803	US	3/8/2024
Caroline Morrison	Miami	FL	33145	US	3/8/2024
Sara Carlson	Duluth	MN	55805	US	3/8/2024
Jodie Ehnes	Duluth	MN	55811	US	3/8/2024
Julie Bates	St Louis	MO	63144	US	3/8/2024
Carla Gamradt	Wrenshall	MN	55797	US	3/8/2024
Rama Bharadwaj	Port Washington	WI	53074	US	3/8/2024
Ann Shirley	Duluth	MN	55803	US	3/8/2024
Tim Bates	Duluth	MN	55811	US	3/8/2024
Heather Isaac	Vista		92084	US	3/8/2024
Terrie McLaughlin	Minneapolis	MN	55448	US	3/8/2024
Peggyann De Voto	Belle Plaine	MN	56011	US	3/8/2024
Robert Noble	Minneapolis	MN	55426	US	3/8/2024
Larry Enwall	Lakeville	MN	55044	US	3/8/2024
Lisa Brown	Duluth	MN	55803	US	3/8/2024
Danny Dong	New York	NY	10280	US	3/8/2024
Bruce Bergnann	Hudson	NY	12534	US	3/8/2024
Mary Bianco-Rixen	McClusky	ND	58463	US	3/9/2024
Morgan Bianco	Minneapolis	MN	55410	US	3/9/2024
David Campbell	Minneapolis	MN	55406	US	3/9/2024
Lissa Fields	Montgomery	AL	36109	US	3/9/2024
Jon Inwood	Brooklyn	NY	11226	US	3/9/2024
Alex Bianco	Hugo	MN	55038	US	3/9/2024
Joshua McGovern	White Bear Lake	MN	55110	US	3/9/2024
Michele Paxson	East Meadow	NY	11554	US	3/9/2024
Linda Dau	Milpitas	CA	95035	US	3/9/2024
Eli McGovern	Duluth	MN	55806	US	3/9/2024
Mary D Moderacki	New York	NY	10016	US	3/9/2024
Rheana Stanek	Mulberry	FL	33860	US	3/9/2024
Adam Kaluba	Burleson	TX	76028	US	3/9/2024
Anna Laidler	East Stroudsburg	PA	18301	US	#####
David Reynoso	Plantation	FL	33325	US	#####
				Turks & Caicos	
Mara Gillem	Maple Grove	MN	55311	Islands	#####
Joanna Roberts	Bronx	NY	10461	US	#####
Sharise Gregory	Pensacola	FL	32503	US	#####
JOYCE STEIJN	Milan		20100	Italy	#####
Donna Shine	Ladera Ranch	CA	92694	US	#####
Janet Thornton	Trieste	MN	34148	Italy	#####
Katie Lane	Medford	MA	2155	US	#####
Diana Brainard	Willard	WI	54493	US	#####
David Thornton	Trieste	MN	34148	Italy	#####
Cathy Morrison	White Haven	PA	18661	US	#####
Randi Justin	Fort Lauderdale	FL	33319	US	#####

Jason Mazz	Greensboro	NC	27410	US	#####
Gloria Navan	Lawrenceville	GA	30042	US	#####
Stephanie Saul	Superior	WI	55880	US	#####
Kimberly Kekina	Honolulu	HI	96819	US	#####
Jennifer Kellar	Caliente	NV	89008	US	#####
Jane Kauffman	Miami	FL	33126	US	#####
Tawny Frantz	East Stroudsburg	PA	18302	US	#####
Dianne Hodgett	Saint Petersburg	FL	33703	US	#####
Kenneth Merrill	Washington	DC	20008	US	#####
Marguerite Merrill	Miami	FL	33138	US	#####
Jo Ann Hoag	Saginaw	MN	55779	US	#####
Donald Hoag	Saginaw	MN	55779	US	#####
Norm Wilmes	Yuba City	CA	95991	US	#####
Remington Foust	Duluth	MN	55812	US	#####
Hayden O'Connor	Duluth	MN	55812	US	#####
Ryan Goei	Duluth	MN	55812	US	#####
William Berg	Hermantown	MN	55810	US	#####
Bitz Ramstad	Minnetonka	MN	55345	US	#####
Zoe Bianco	Waukesha	WI	53188	US	#####
Anna Humphries	Waukesha	WI	53188	US	#####
Sarah Vuolo	Waukesha	WI	53188	US	#####
Kristin Lau	West Allis	WI	53214	US	#####
Shelby Suhr	Duluth	MN	55812	US	#####
Terry Dan McGovern	Saint Paul	MN	55145	US	#####
Bahar Joshani	Mesa		85215	US	#####
Samuel Noble	Rockport	TX	78382	US	#####
Emma Noble	New York	NY	10010	US	#####
Joanna LaBresh	Saginaw	MN	55779	US	#####
Hannah Quade	Duluth	MN	55811	US	#####
Samuel Wiechman	Duluth	MN	55812	US	#####
Anne Paul	Seattle	WA	98155	US	#####
Reese Blazejak	Duluth	MN	55805	US	#####
Shawn Mahlberg	Culver	MN	55779	US	#####
Martinique Williams	Duluth	MN	55811	US	#####
Abbie Bowman	Duluth	MN	55812	US	#####
Sarah Raymond	Duluth	MN	55808	US	#####
Sydney Trimble	Saint Paul	MN	55112	US	#####
Emma Hill	Duluth	MN	55812	US	#####
sandar oo	Chicago	IL	60613	US	#####
Dakota Kath	Duluth	MN	55812	US	#####
Jacob Peters	Duluth	MN	55804	US	#####
Kait Jensen	Duluth	MN	55812	US	#####
Noah Scholz	Phoenix	AZ	85008	US	#####
Ripley Erickson	Duluth	MN	55812	US	#####
Briar Lenz	Duluth	MN	55812	US	#####

Isabel Smalley	Duluth	MN	55811	US	#####
Molly Mason	Fond du Lac	WI	54937	US	#####
John Eastvold	Duluth	MN	55811	US	#####
Shardae LaVigne	Greenfield	WI	53220	US	#####
Clare Smith	Edina	MN	55424	US	#####
Margaret Waters	Duluth	MN	55806	US	#####
Erin Sevde	Waukesha	WI	53186	US	#####
Marcus Garrett	Sylmar	CA	91342	US	#####
Joseph Welninski	Newberg	OR	97132	US	#####
Brittany Gregory	Milwaukee	WI	53215	US	#####