



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 3-17-20

REPORT DATE: 3-20-20

MEETING DATE: 5-14-20

APPLICANT INFORMATION

APPLICANT NAME: Roger Anderson – Pike Lake Golf and Beach, LLC.

APPLICANT ADDRESS: 6000 South Pike Lake Road, Duluth MN 55811

OWNER NAME: Same

SITE ADDRESS: Same

LEGAL DESCRIPTION: Part of Gov't Lot 1 and the SE 1/4 of the NE 1/4 S31, T51 N, R15W (Canosia)

PARCEL IDENTIFICATION NUMBER (PIN): 280-0030-00010, 00120

NATURE OF REQUEST: A conditional use permit for a Golf and Beach Club as a Commercial Retail and Service Establishment Class II.

PROPOSAL DETAILS: The applicant is proposing to expand an existing golf course that will include a new golf beach club and storage garage facility to service the club and property residents. The club house will include a restaurant and bar including on sale liquor for guests and the public. The existing club house will continue to be used until a new club house is built and then will be removed from the property.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Midway Road

ROAD FUNCTIONAL CLASS: Arterial

LAKE NAME: Pike Lake

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property is currently used as a golf course and contains a club house, two utility buildings, picnic shelter, several small storage buildings, mobile home and is serviced by the Pike Lake Area Wastewater Collection System.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: 68.84

LOT WIDTH: 1,320

FEET OF ROAD FRONTAGE: 2,640 FEET

FEET OF SHORELINE FRONTAGE: 1,100 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: Vegetative screening near the shore is limited due to the existing use as a golf course and swimming beach area.

TOPOGRAPHY: The property is fairly level. The applicant will be applying for a MPCA Stormwater Permit prior to construction. Site plans indicate a stormwater pond to address runoff from the building and parking area.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands located throughout the property. A wetland delineation has been completed.

ADDITIONAL COMMENTS ON PARCEL: This property has historically been used as a golf course and the proposal will allow the use to continue and benefit the economic and tax base of the surrounding area.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.6 C allows a CUP for a Commercial Retail and Service Establishment Class II.
2. The St. Louis County Comprehensive Land Use Plan indicates this area as Crossroads Commercial. The goal of this category is to direct new commercial development to existing commercial nodes with adequate highway access. The request to expand the existing golf course to include a restaurant and bar fits the category of intended uses, and has direct access to a public road.

B. Neighborhood Compatibility:

1. The surrounding area is zoned Shoreland Mixed Use-11 which is appropriate zoning for developed lakeshore adjacent to a general development lake.
2. The proposed request is allowed by Ordinance with an approved CUP. The property has historic use as a golf course with a club house and beach area. The proposed request is to expand the beach club to include a restaurant and bar serving on-sale liquor along with a garage facility to service club guests, and is consistent with the previous use of the property.

C. Orderly Development:

1. The majority of the surrounding area is lake shore residential development. The Canosia Town Hall and Pike Lake Elementary School are located on the corner of Midway and Martin Road. The St. Louis County Pike Lake Public Works complex is located to the south of the property.
2. The request will allow the golf course to reopen and be available to the public providing economic benefits to the surrounding area.

D. Desired Pattern of Development:

1. The pattern of development in the surrounding area is lakeshore residential development. Public use buildings are located to the south and across Midway Road.
2. The future land use map indicates this area as Crossroads Commercial due to the golf course and location of the intersection of Midway and Martin Roads.

- 1. Does the use conform to the land use plan?**
- 2. Is the use compatible with the existing neighborhood?**
- 3. Will the use impede the normal and orderly development and improvement of the surrounding area?**
- 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?**
- 5. What, if any, other factors should be taken into consideration on this case?**

RECOMMENDED CONDITIONS , IF APPROVED

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a Golf and Beach Club as a Commercial, Retail and Service Establishment Class-II, the following conditions shall apply:

Condition Precedent:

1. Stormwater management plan/NPDES permit shall be submitted prior to issuance of a conditional use permit.

Conditions Concurrent:

1. The structures shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The proposal shall adhere to all local, state and federal regulations.
3. Lighting shall be directed downward in accordance with dark sky standards.
4. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
5. Waste shall be disposed in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
6. Applicant shall obtain appropriate liquor license from St. Louis County.
7. Pike Lake Area Wastewater Collection System requirements shall be followed.



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit # Permit #

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

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

*Primary PIN	2	8	0	-	0	0	3	0	-	0	0	0	1	0	Associated PIN				-																
Associated PIN	2	8	0	-	0	0	3	0	-	0	0	1	2	0	Associated PIN				-																

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

APPLICANT

*Applicant Name Roger Anderson, Owner - Pike Lake Golf & Beach, LLC		I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 218-348-0209	Date
*Applicant Address 6000 South Pike Lake Road		*City Duluth	*State MN	*ZIP 55811
Applicant Email roger@harborcitymasonry.com				
Contact Person <i>If applicable.</i> Same as above.		Contact Person #		
Mailing Address <i>If different than above.</i>			City	State
Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i>				

SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 4895 E. Pike Lake Road, Pike Lake, MN 55811		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

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

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

AGREEMENT

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

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



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

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

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

#1 New Buildings Less than/equal to 1,200 square feet-\$160
Greater than 1,200 square feet-\$315

Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
 Will the old dwelling be removed from the property? Yes No

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

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

Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

Water-oriented Accessory Structure- Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

Commercial Structure

Other Principal Structure

#2 Other Construction/Change in Use-\$80

Addition(s) to Dwelling
 Is the dwelling location on a lake or river? Yes No
 If Yes above, does the structure meet the required shoreline setback? Yes No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

Addition(s) to Accessory Structure

New Deck Only or Deck Replacement

Combination Addition(s) & Deck on the same structure

Moving a Structure

Sign

Structure Alteration or Component Replacement

Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
 Explain the current and proposed use.
 Current: _____ Proposed: _____

Other-\$55

Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$630

Conventional Plat-Less than or equal to 3 lots-\$630

Conventional Plat-Greater than 3 Lots-\$1,260

Conservation Plat-\$1,260

Lot Line Adjustment-\$80

Parcel Review-\$80

Performance Standard Subdivision-\$370

#4 Performance Standard-\$370
Additional Worksheets Required

Borrow/Gravel Pit

Home Business

Land Alteration

Nonconforming Structure Replacement

Addition to a structure that does not meet shoreline setback

Other

#5 Site Evaluation

Site Visit/Evaluation-\$160

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$150

Wetland Delineation Review-\$370

Wetland Banking Plan Review-\$1,100

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,100

Environmental Assessment-\$1,100

Conditional Use Permit-\$630

Conditional Use Permit Rehearing-\$200

Interim Use Permit-\$630

Interim Use Permit Rehearing-\$200

General Purpose Borrow Pit-\$630

Variance-\$630

Variance Rehearing-\$200

Multiple Hearing (Variance/conditional use)- \$950

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

<input type="checkbox"/> New Structure(s)	*Structure Type	*Foundation Type	*Maximum Length	*Maximum Width	*Maximum Sq. ft	*Maximum Height
	(Same as box #1 or 2 above)	(Basement, Slab, Pier, etc)	(Exterior Footprint Only)	(Exterior Footprint Only)	(Exterior footprint only)	(Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type	*Foundation Type	*Maximum Length	*Maximum Width	*Maximum Sq. ft	*Maximum Height
	(Same as box #2 above)	(Basement, Slab, Pier, etc)	(Exterior Footprint Only)	(Exterior Footprint Only)	(Exterior footprint only)	(Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

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

CONTACT: Planning and Community Development Department

Technical Assistance
 Toll Free: 1-800-450-9777
 Land Use Information
www.stlouiscountymn.gov/land-use

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

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

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

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

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

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> New business
<input type="checkbox"/> Expansion of existing business
<input type="checkbox"/> Replace existing business
<input type="checkbox"/> Extractive Use-General Purpose Borrow (Gravel) Pit*
<i>*Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).</i> | <input type="checkbox"/> Other
If Other, please explain: |
|--|---|

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?
The property is currently used as a golf course and beach club.

What type of business/use is being applied for? (List all uses that will take place)
The proposed development will be a commercial establishment including a Golf and Beach Club and Storage Garage building for the club and residents on the property. A large parking lot capable of accommodating large events with up to 300 guests. A private road system will be constructed to access the building. See attached narrative for more explanation.

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start:
End:
TBD

Start:
End:
TBD

Start:
End:
TBD

TRAFFIC, PARKING, AND/OR DOCKAGE

Yes No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)
The existing golf course and beach use will be generally the same. This area has hosted events in the past similar in size to the new facility.

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

Yes No Does the proposal require parking? (Please include employees, visitors, and other parking)

If Yes, how many parking spaces are available on the property?
222 Total Spaces for the Commercial Establishment

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

Yes (Please attach approval letter)
 No

SIGNAGE AND LIGHTING

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

If Yes, please list number of signs, size, location, and illumination of each sign:
 (1) Monument Sign at entrance along Midway Road.

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

If Yes, please explain:
 The Golf & Beach Club and the Storage buildings will have exterior lighting to provide lighted areas for parking and access to the structures. All lighting will be designed as dark sky compliant and minimize the light pollution to adjacent properties and the lake front.

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

No New Structures

<input checked="" type="checkbox"/> New Structure(s)	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
	Golf & Beach Club	Slab/Frost Footings	100 Feet	165 Feet	16,500 Sq. ft.	35 Feet
Storage Garages	Slab/Frost Footings	25 Feet	360 Feet	9,000 Sq. ft.	35 Feet	
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
Other						

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

OUTDOOR BUSINESS ACTIVITY *Check all that apply to the project.*

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?
 Yes No

If Yes, please explain:

WASTEWATER TREATMENT

Will wastewater will be generated?
 Yes No

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

- Private Septic System
 Municipal
 Other, please explain:

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

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

If Other, please explain:

Please describe collection and disposal:
Local Garbage Collection Service

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

STORMWATER MANAGEMENT

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will there be more than one (1) acre of altered surface?
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<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, do you have an MPCA NPDES permit? (Please attach permit) The permit will be applied for prior to start of construction by the contractor.
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CONTACT: Planning and Community Development Department

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Duluth
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320 West 2nd Street, Suite 301
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Office Use Only

Receipt # _____
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