

Presenter

Mark Lindhorst – Senior Planner

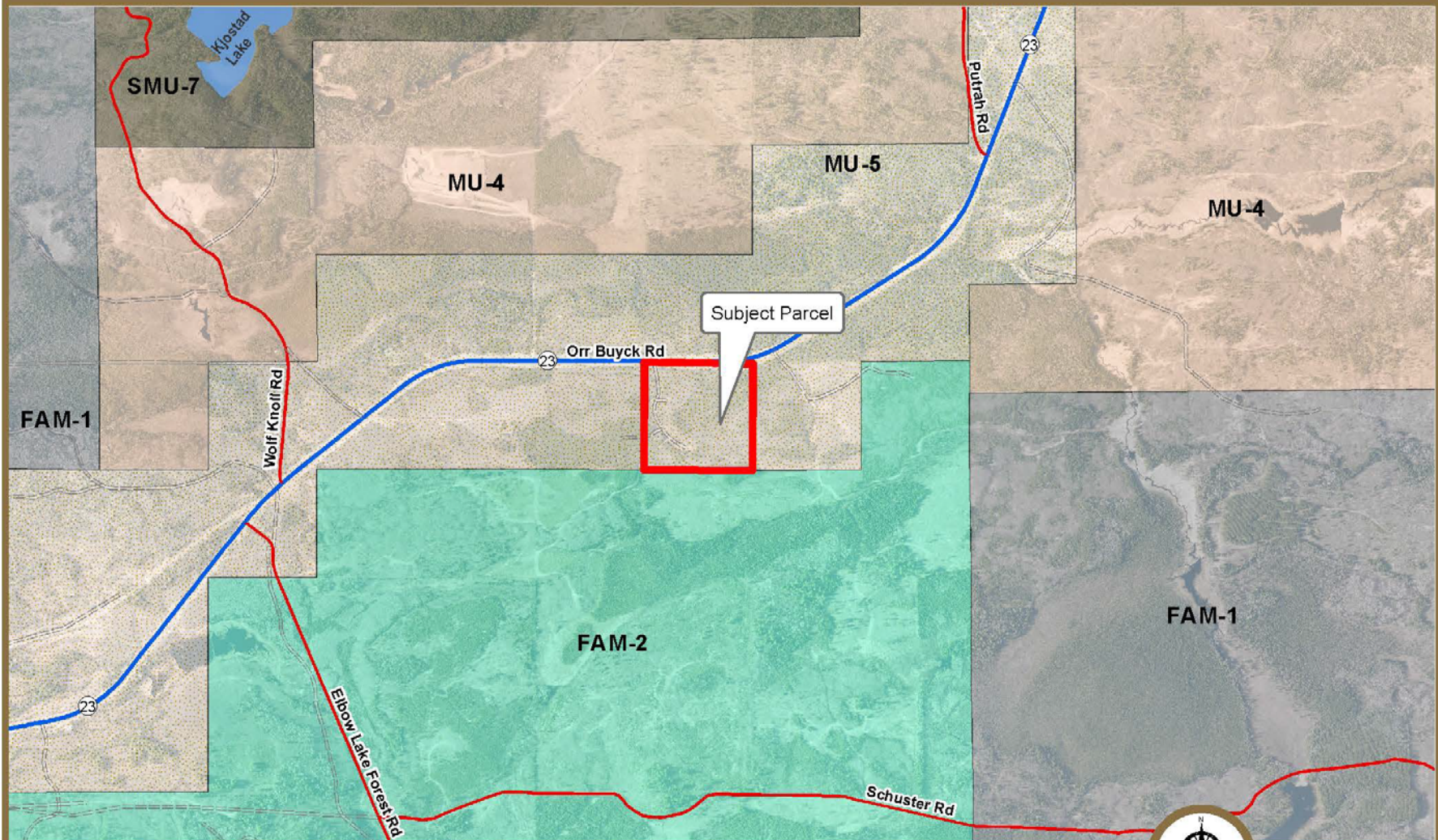
AT&T Mobility  
S25, T65N, R18W  
Portage Twp.

# Request/Issues

- To construct a 440 foot commercial communication tower at a reduced right-of-way setback.
- MU-5 zoning.
- Tower located on parcel with recreational cabin.
- Performance standard permit CT-000007 was issued for the tower in September of 2018 at conforming setbacks.
- Wetland delineation was completed and tower needed to be moved to better soil condition site.

# St. Louis County

October PC Meeting

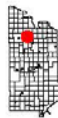


Prepared By: **Planning & Community Development**  
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[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 9/16/2020

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## AT&T Mobility Zoning Map

PIN:510-0030-03880



0 0.15 0.3 0.45  
Miles

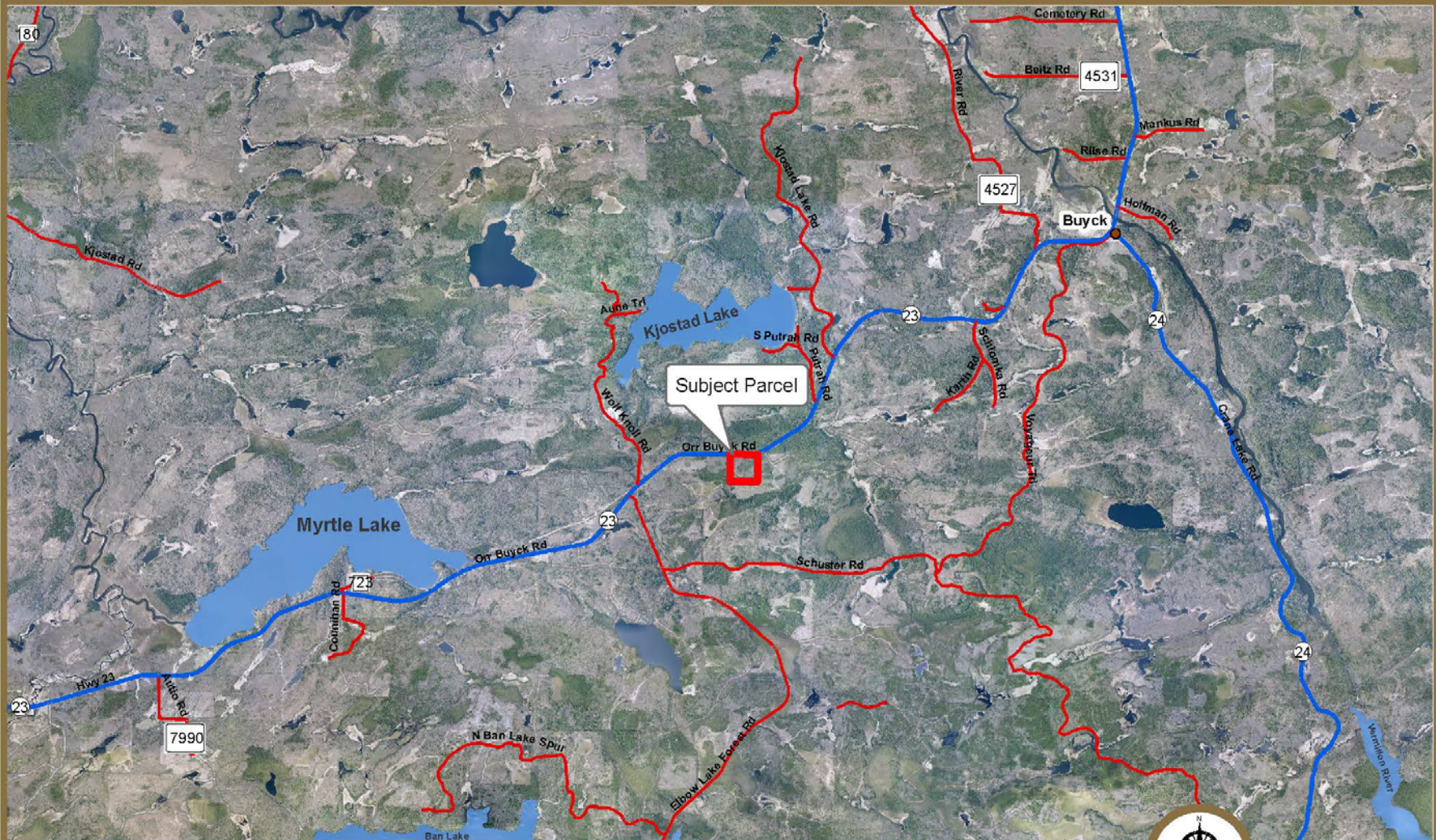


St. Louis County MN



# St. Louis County

## October PC Meeting

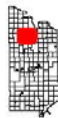


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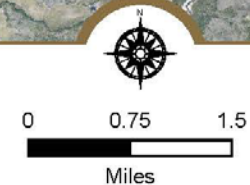
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## AT&T Mobility Location Map

PIN:510-0030-03880

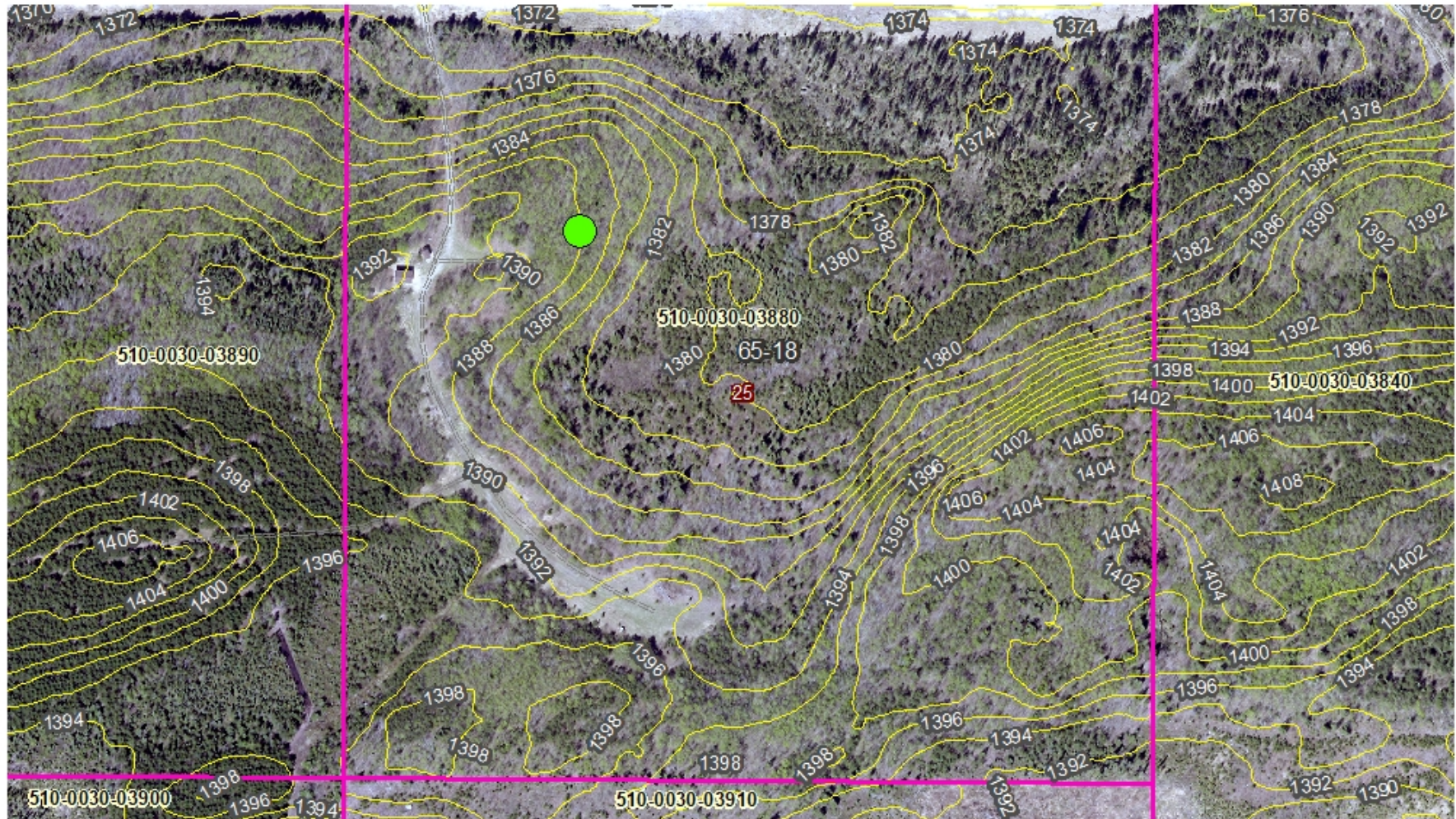


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# St. Louis County

## Site Map



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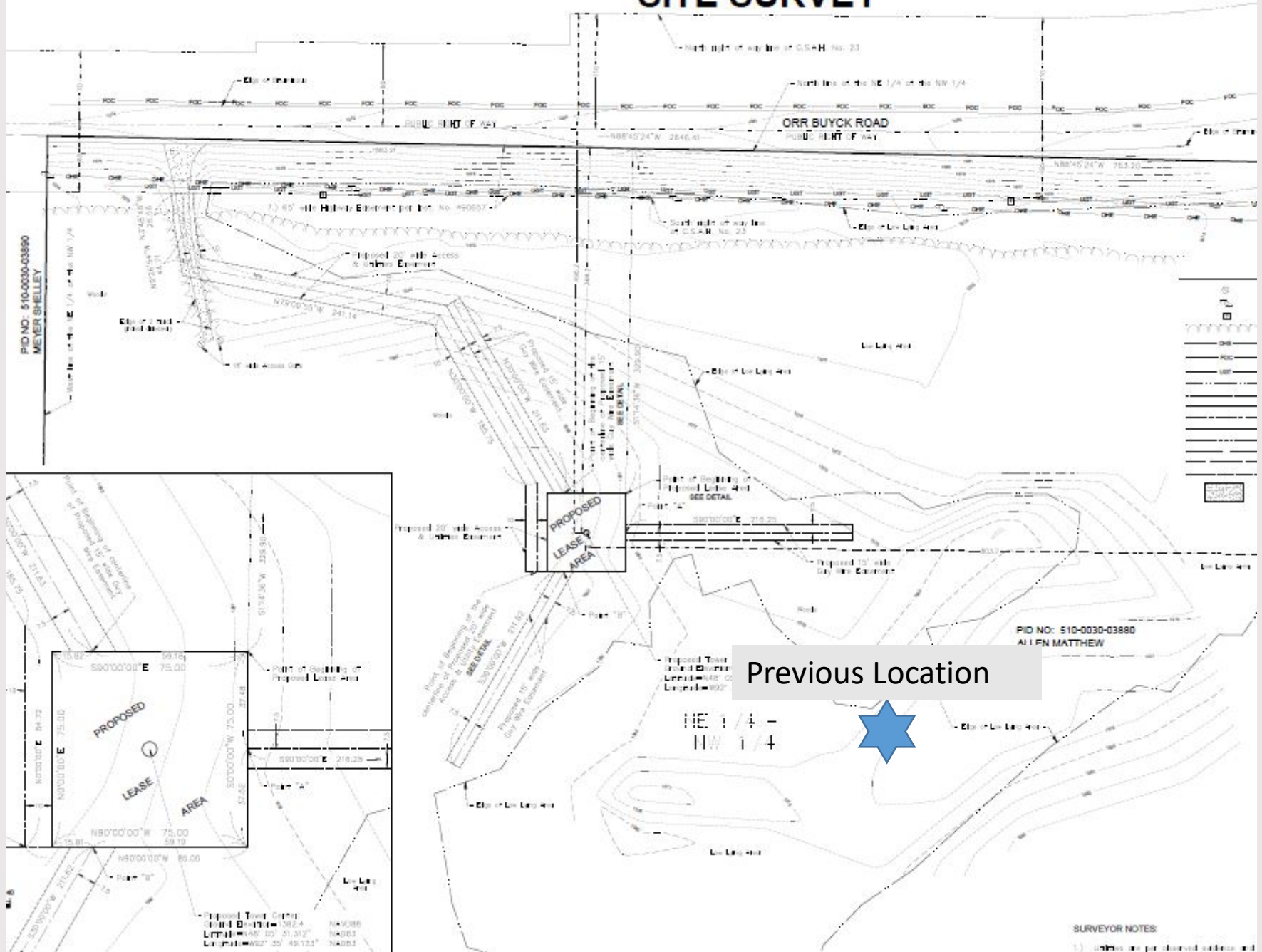
0 100 200 300  
Feet



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## SITE SURVEY



# Facts and Findings

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

1. St. Louis County Ordinance 62, Article VI, Section 6.24 E requires conditional use approval for a communications tower that does not meet performance standards.
2. Goal ED-3 of the St. Louis County Comprehensive Plan is to increase internet service and access to surrounding areas where service is needed. It also states that having internet access is a significant factor in attracting business and industry to St. Louis County.

## **B. Neighborhood Compatibility:**

1. The zoning consists of Multiple Use and Forest Agricultural Management both of which allow communications towers with a performance standard permit when all performance standards are met.
2. The surrounding neighborhood is remote and consists of large tracts of undeveloped public land to the north, south and east.
3. There are no residences within one-half mile.



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

1. This is a standard tower which will provide cell coverage to the area.
2. As stated in the Comprehensive Land Use Plan, increasing internet access is a significant economic factor in attracting business and industry.

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

1. There is a need for constructing a new cell tower in this area because the coverage is not reliable as well as providing needed internet access.

# Recommended Conditions, If Approved

In the event that the Planning Commission determines that the proposal meets the criteria for granting a waiver to allow a commercial communications tower closer than the allowed height of the tower from the right-of-way of CSAH 23, the following conditions shall apply:

## Conditions Precedent:

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

## Conditions Concurrent:

1. All other commercial communication tower minimum standards shall be met.
2. The placement and design of the 440 foot tall tower shall comply with applicable state and federal standards.
3. The applicant shall allow for emergency communications on the tower if requested by St. Louis County.



# Correspondence

# Planning Commission

Questions?



Public

Questions?