

Presenter

Jared Ecklund–Senior Planner



Cast Iron Bar & Grill

5906 Old Miller Trunk Hwy
Duluth, MN



Request

The applicant is requesting approval for an expansion of an existing Commercial Use to include an outdoor event space as a Public/Semi Public Use.

- A portion of the proposed outdoor event area would be covered by a tent for shade and inclement weather.
- The proposed hours of operation are the same as the bar/restaurant.
 - 11:00 AM-10:00 PM M-F
 - 9:00 AM-12:00(Midnight) Saturday
 - 9:00 AM-10:00 PM Sunday





PIN: 380-0010-08115, 380-0010-07610

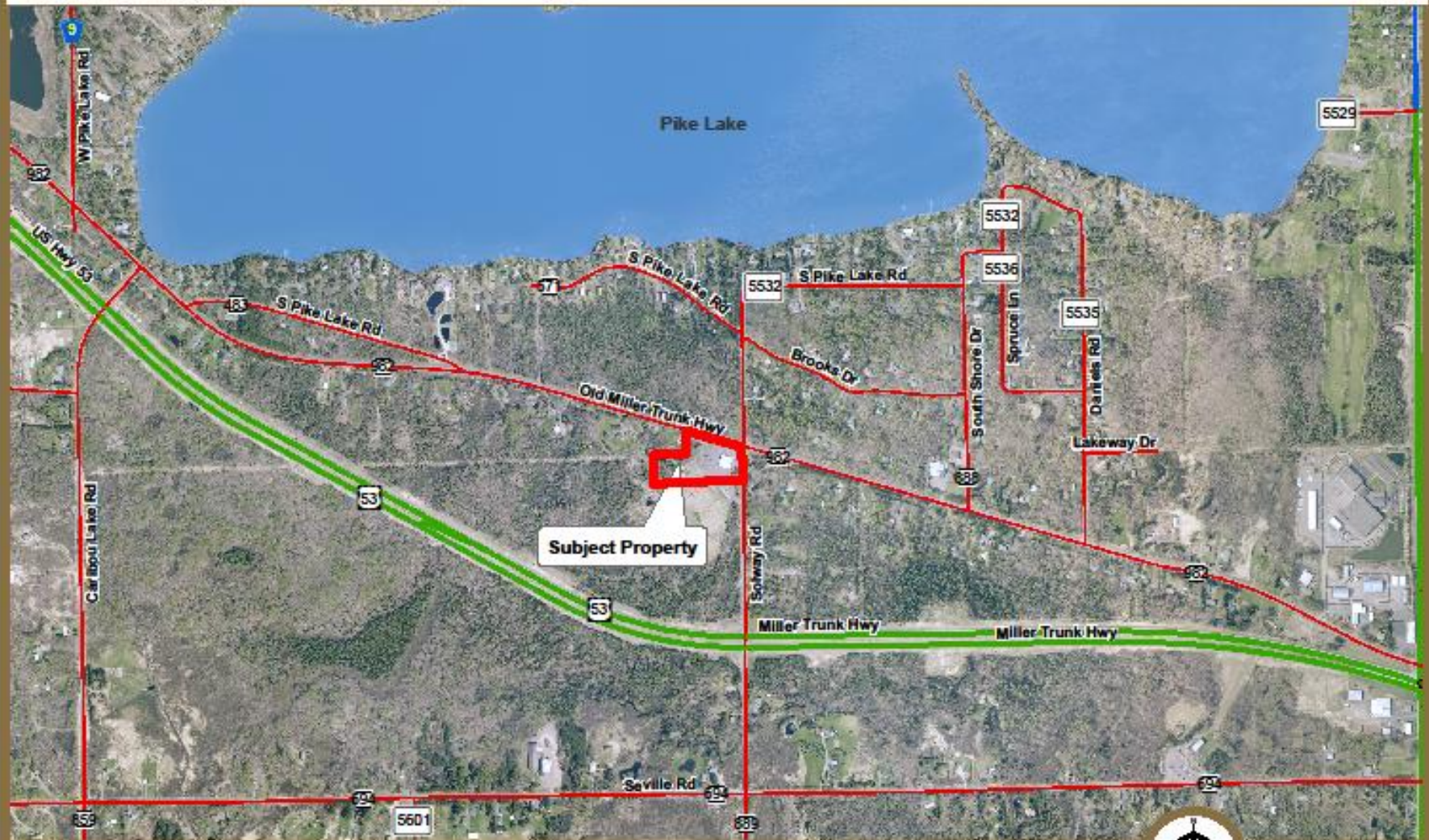
0 0.5
Miles



See *Journal of Chemical Education*, 1998, 75, 103.

St. Louis County

May PC Meeting



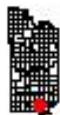
Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/12/2022

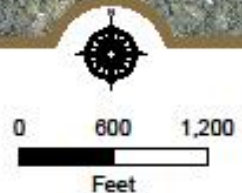
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein combined.

Copyright St. Louis County All Rights Reserved



Cast Iron Bar & Grill Location Map

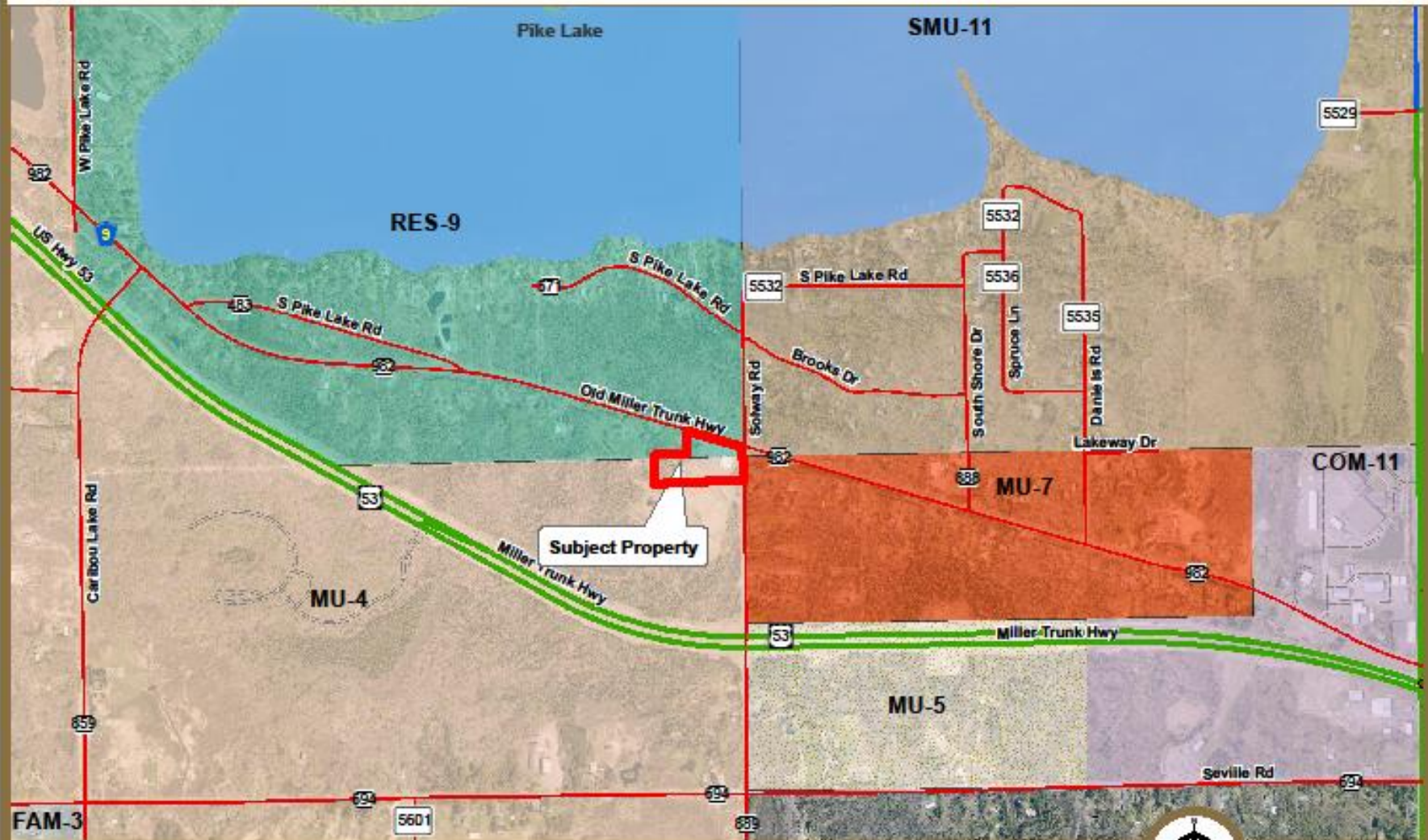
PIN: 380-0010-08115, 380-0010-07610



St. Louis County MN

St. Louis County

May PC Meeting



Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County
Map Created: 4/12/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein combined.

Copyright St. Louis County All Rights Reserved



Cast Iron Bar & Grill Zoning Map

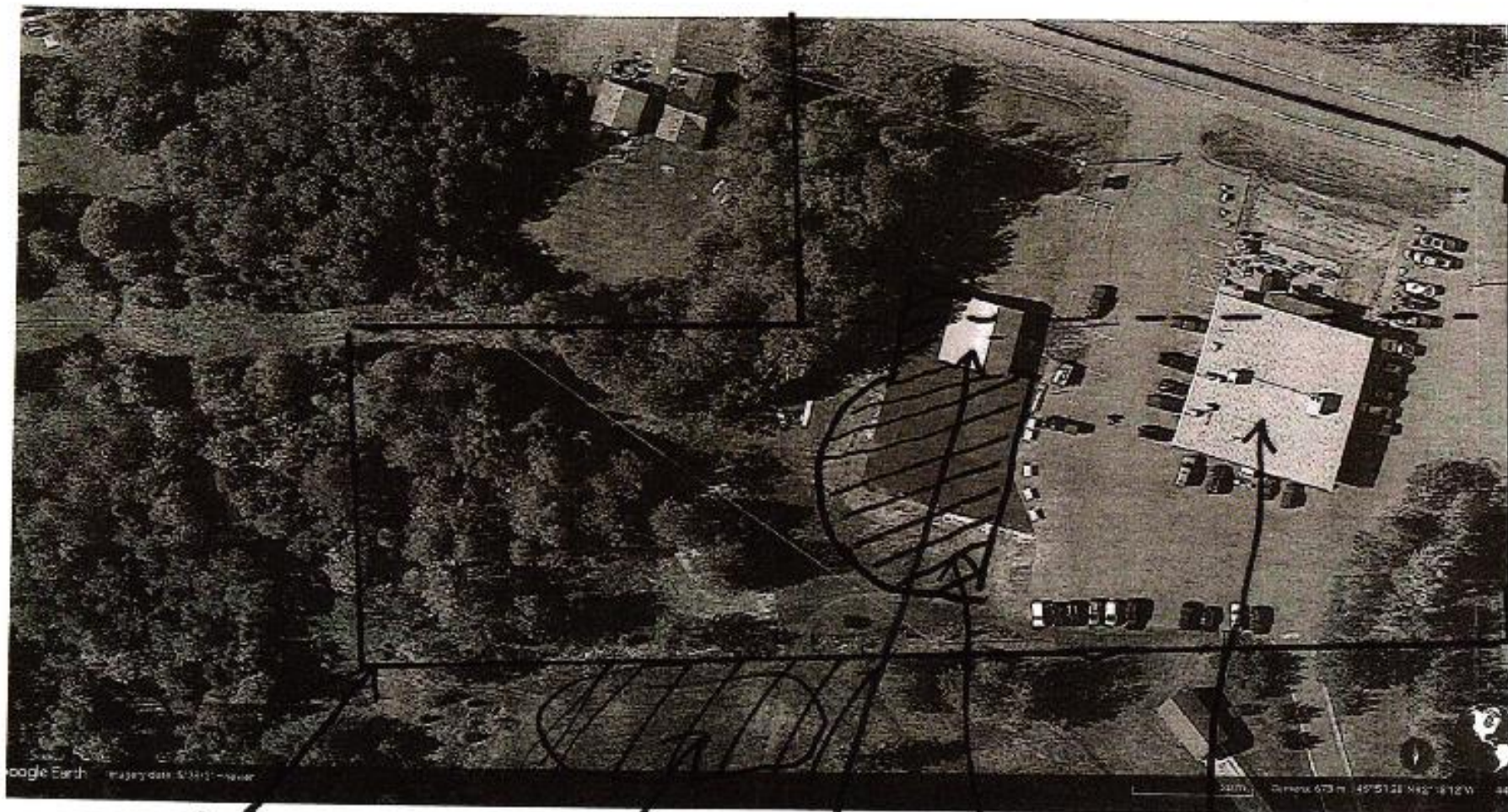
PIN: 380-0010-08115, 380-0010-07610



0 600 1,200
Feet



St. Louis County MN



Property
Lines

Additional
Parking if
Needed

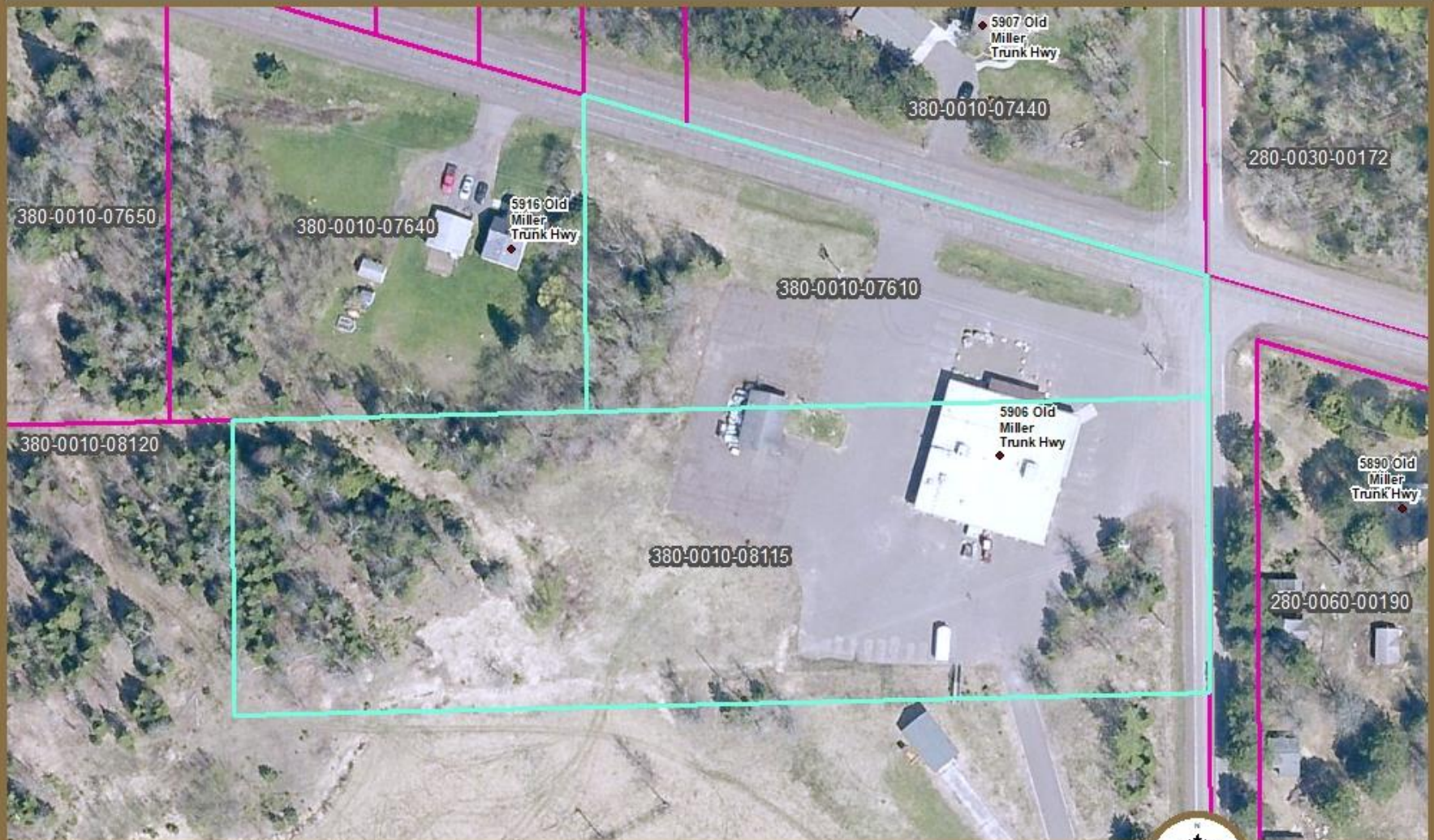
Current
Garage

* Proposed
New
Space

Current
Bar + Grill

No Septic (Pike Lake Sewer System)

St. Louis County



Prepared By: Planning & Community Development
(218) 725-5000
www.stlouiscountymn.org

Source: St. Louis County
Map Created: 4/19/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



Site Map

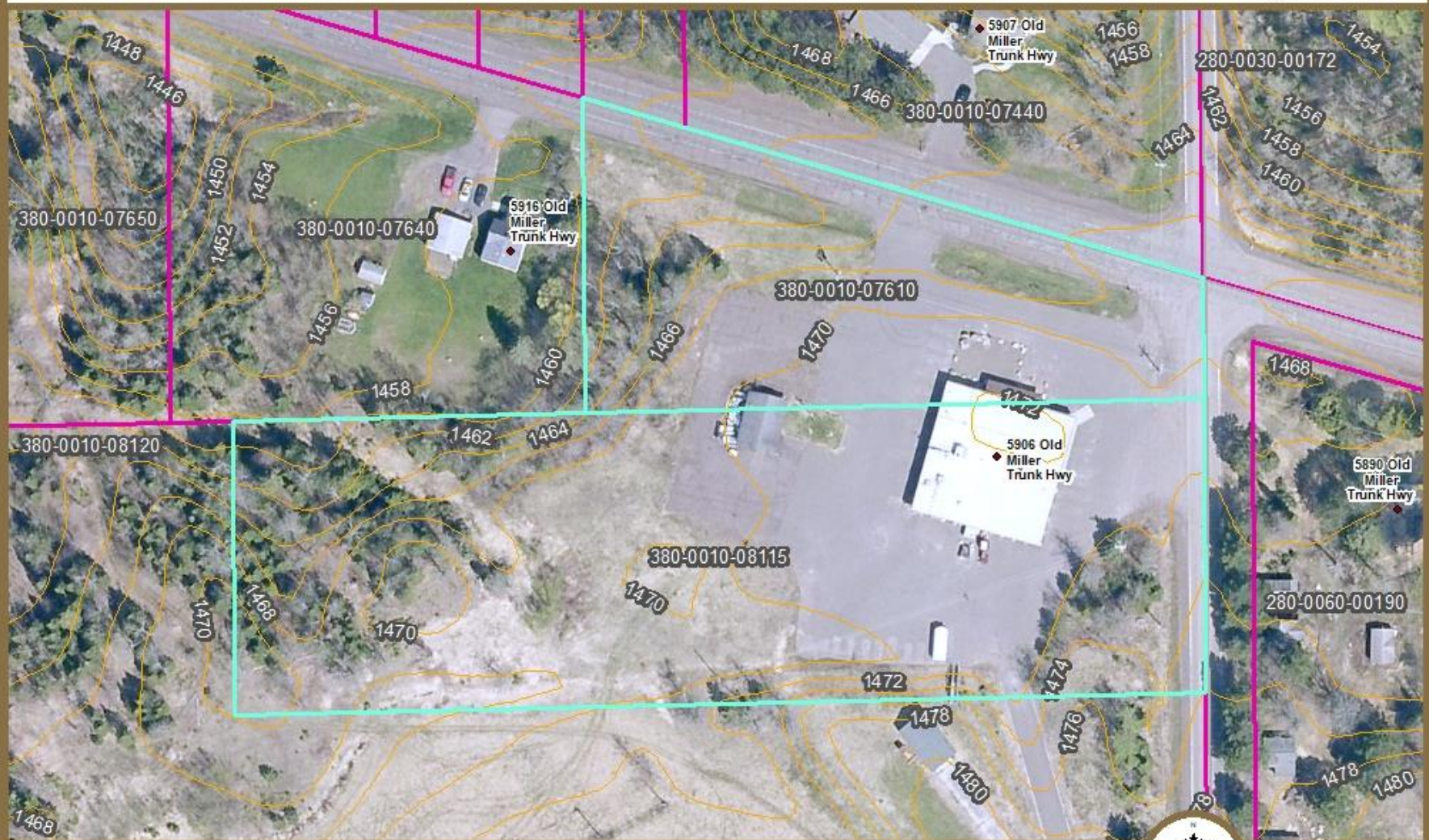


0 40 80 120
Feet



St. Louis County MN

St. Louis County



Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscounty.org

Source: St. Louis County
Map Created: 4/19/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office's reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



Site Map

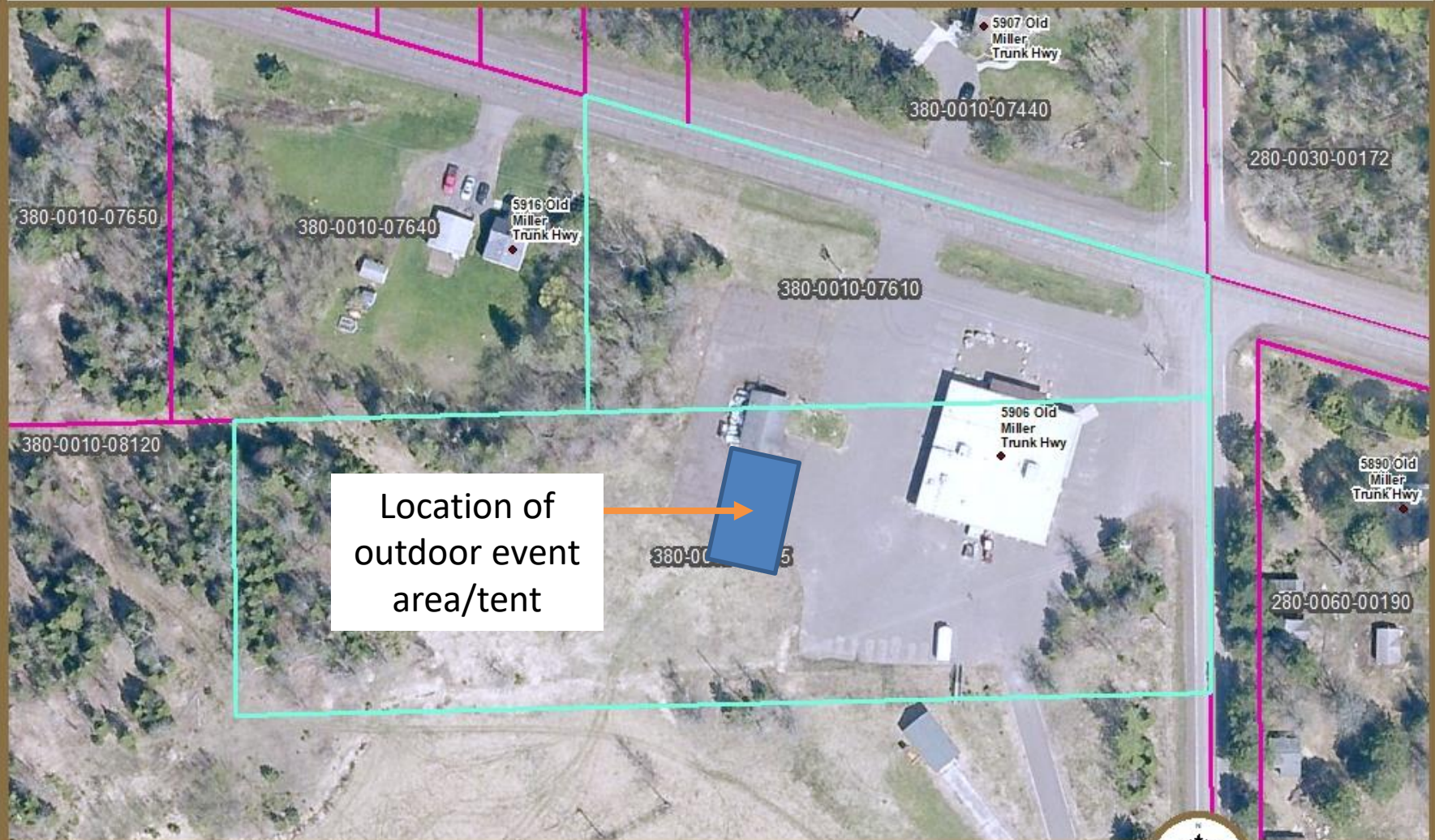


0 40 80 120
Feet



St. Louis County MPO

St. Louis County



Location of
outdoor event
area/tent

Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscounty.org

Source: St. Louis County
Map Created: 4/19/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



Site Map

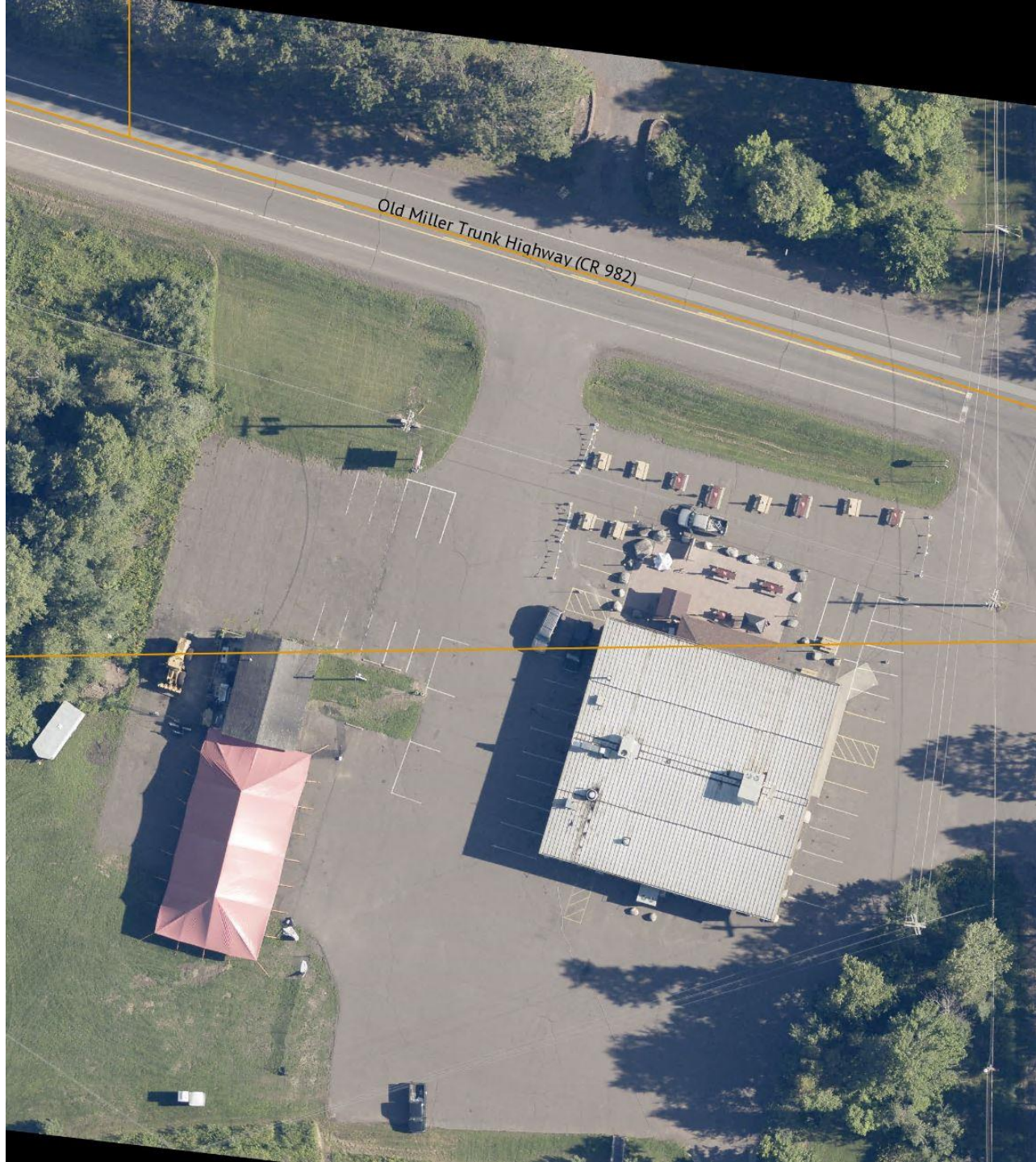


0 40 80 120
Feet



St. Louis County MPO

2020 Photo
showing
location of
tent





View of existing
bar/restaurant
from Solway Rd.

Location of proposed
tent for outdoor events





View of entrance from Old
Miller Trunk Hwy



Sign near intersection of
Solway Rd and Hwy 53



Intersection of Solway Rd
and Old Miller Trunk Hwy

St. Louis County



Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouisco.unlty.mn.gov

Source: St. Louis County
Map Created: 5/9/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



● -Residential Dwelling/Apartment within
1,000 feet of proposed event area

★ -Location of proposed outdoor event area



0 175 350 525
Feet



St. Louis County MN

Staff Facts & Findings



Plans and Official Controls

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



Neighborhood Compatibility

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



Neighborhood Compatibility

1. The use of the property is more of a neighborhood restaurant rather a larger scale commercial use.
2. Had there been more than the one commercial use in the intersection, it likely would have met the criteria to be considered a crossroads commercial area in the St. Louis County Comprehensive Land Use Plan
3. There are many residences located within a quarter mile of the property.
 - a. There is one residence located directly across Old Miller Trunk Highway from the property.
 - b. There is another residence located on the adjacent property to the west.
 - i. This residence is located approximately 200 feet from the proposed event area.



Orderly Development

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



Desired Pattern of Development

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



Other Factors

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



PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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



RECOMMENDATION

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

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



Correspondence



SAINT
LOUIS
COUNTY
MINNESOTA

Planning Commission

Questions?



Public

Questions?

