

Town of Morse

**P.O. Box 660
Ely, Minnesota 55731**

August 3, 2020

St. Louis County
Planning Department
307 First Street South
Virginia, MN 55792

Dear Planning Department:

The Town of Morse Board of Supervisors would like to provide comment on the request from Eric Gruba for a conditional use permit.

The Morse Board has reviewed the project and believes the request should be approved. At our July 14, 2020 meeting the following resolution was passed unanimously by the board:

Whereas, the Town of Morse has been made aware of a request from Eric Gruba for a conditional use permit on parcel 465-0020-04644 at 2068 Highway 169, Ely, MN;

Whereas, the Town of Morse met with Eric Gruba on July 14 to discuss his proposal;

Whereas, Mr. Gruba explained his business is Northern Routes Inc. and that he would be storing roll off containers and trucks on the property and that the roll offs would be empty;

Whereas, the Town of Morse Board of Supervisors requested that the roll offs not be seen from the highway and Mr. Gruba agreed he will leave a tree line and will plant trees if there are gaps;

Therefore, the Town of Morse Board of Supervisors supports the request from Eric Gruba for a Conditional Use Permit for parcel 465-0020-04644 with no more vegetation cut and that road entrances are wide enough that drivers can see to access the highway;

This resolution was passed by unanimous vote of the Town of Morse Board of Supervisors on July 14, 2020.

Sincerely,



Nick Wognum, Clerk
Town of Morse

From: Deborah Kleese [<mailto:dkleese@gmail.com>]

Sent: Sunday, August 9, 2020 12:38 PM

To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>

Cc: Dave Litsenberger <49litsie@gmail.com>

Subject: PC meeting of August 13: application for roll-off business, 2068 Hwy 169, Ely, MN 55731

This memo is in reference to Parcel Identification Number 465-0020-04644 , Applicant Eric Gruba

As homeowners of the property immediately adjacent to the proposed application, we offer the following comments/concerns:

1. The site has undergone major transformations in the recent past. As indicated in the applicant's proposal details, in January of 2020 a CUP was approved for a Masonry business and a 6 acre parcel was subdivided from the current parcel. This change already alters the nature of the site. In addition to this proposed application, a mini-storage business is also proposed for the current parcel. Therefore, the site has changed from its original use, a small engine repair shop and a seasonal log cabin business, to one proposing three full time industrial-type operations. The cumulative impacts are significant. The negative impacts largely consist of:

- (a). visual impacts
- (b). noise impacts
- (c). impacts to adjacent resident property values

We will address each impact below.

Visual Impacts

As indicated in the Gruba proposal, "...the parcel has poor screening from Hwy 169"(see Vegetative Cover/Screening, Report date 7/27/2020). The nature of the request will add containers for C&D waste and a parking lot for trucks. The parking lot is proposed east of the existing structure previously used as the small engine repair shop, closer to our residence. The site will therefore be significantly changed, taking on a more industrial look. This change is incompatible with the residential parcels that are north, east and west of the parcel.

Noise Impacts

This project will add cumulatively to existing changes to the site. The proposed Roderick project estimates approximately 10 vehicles per day, with operating hours from 9am- 6pm daily (which we assume is seven days a week). The

Gruba application lists its operating hours as 7am- 5pm Monday through Friday. The Gruba application does not list the traffic estimates to the site. That information needs to be specified. There will be, cumulatively, traffic and noise increases at least five days a week from 7am until 6pm, almost twelve hours a day, with additional traffic on weekends from the Roderick site.

Property Value Impacts

Our residence was reappraised for the 2020 St. Louis County property tax statement. Both the value of our residence and therefore the taxes we pay on our property were increased. We have made significant upgrades to our home in the past year, and we face significant devaluation if the adjacent property increases noise impacts and decreases the visual quality of this area of the highway.

Given these concerns, we have to object to the proposed application for a roll-off business.
Thank you for this opportunity to respond.

Deborah Kleese

David Litsenberger

2066 Hwy 169, Ely, MN 55731