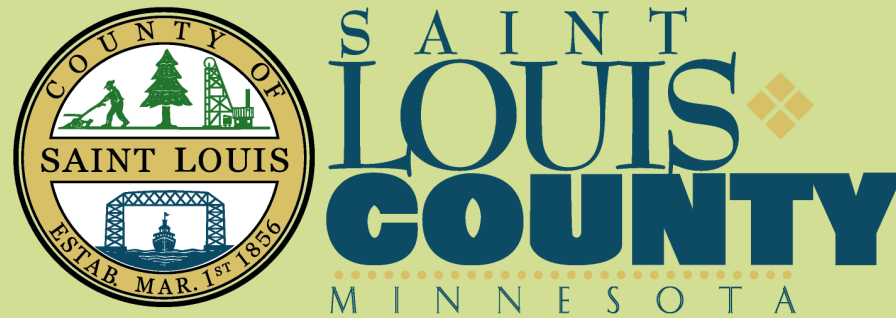


Presenter

Ada Tse - Planner



JMF Construction, Inc.
7211 Hwy 2, Saginaw MN 55779
Brevator Township



SAINT
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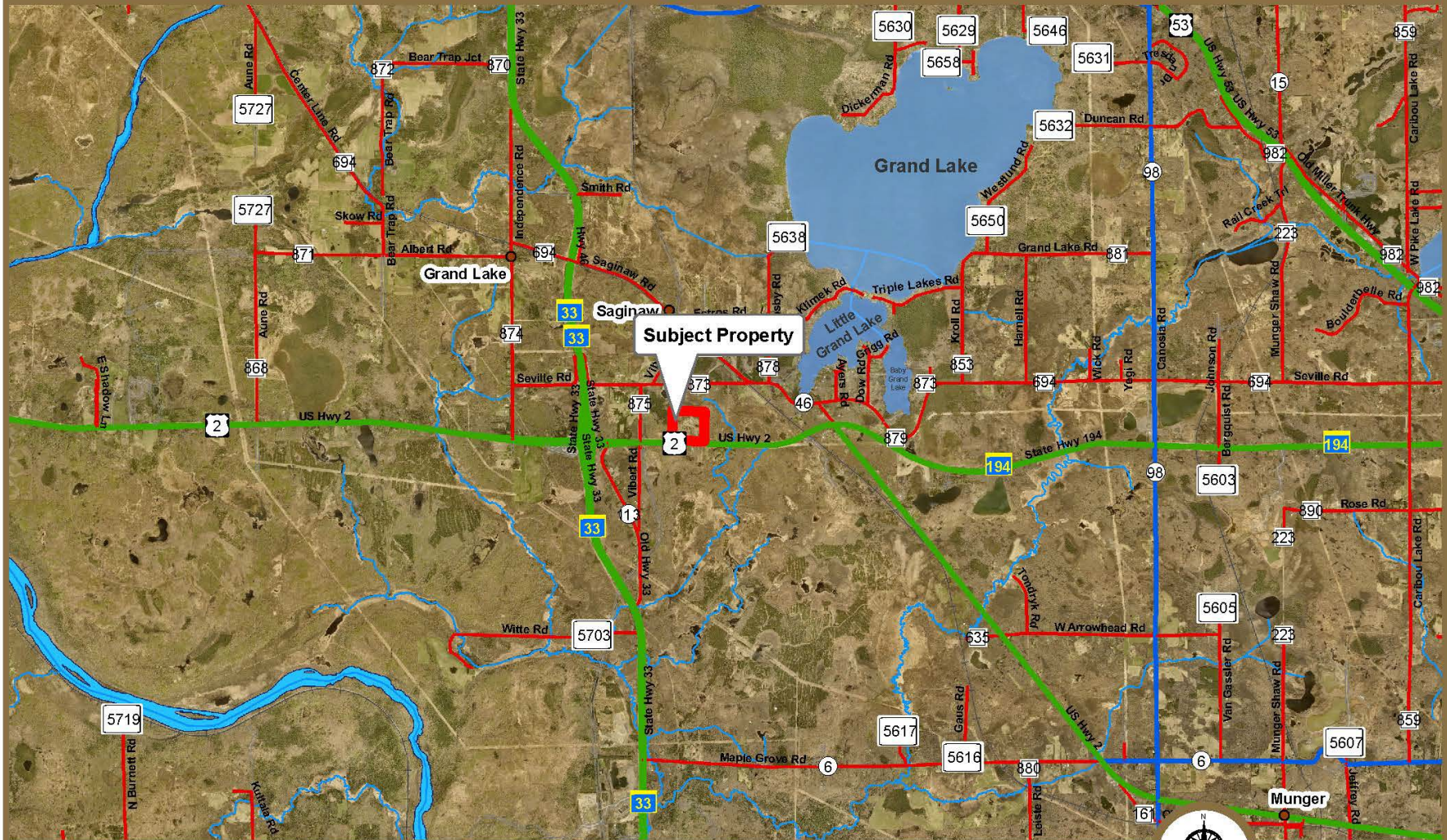
Request

1. To expand the borrow pit uses to include asphalt and concrete recycling.
2. Standard hours of operation are proposed from 7:00 a.m. to 8:00 p.m., Monday through Saturday.
3. Complete operations will include hauling, crushing, washing, screening, stockpiling of landscape materials, and recycling of asphalt and concrete.
4. Expansion of the borrow pit property is not proposed.



St. Louis County

April PC Meeting



Prepared By: **Planning & Zoning Department**
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/21/2024

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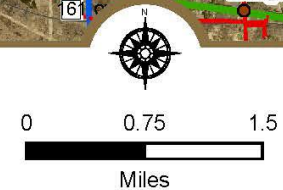
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Location Map

275-0010-00120



St. Louis County MN

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April PC Meeting



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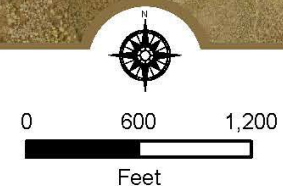
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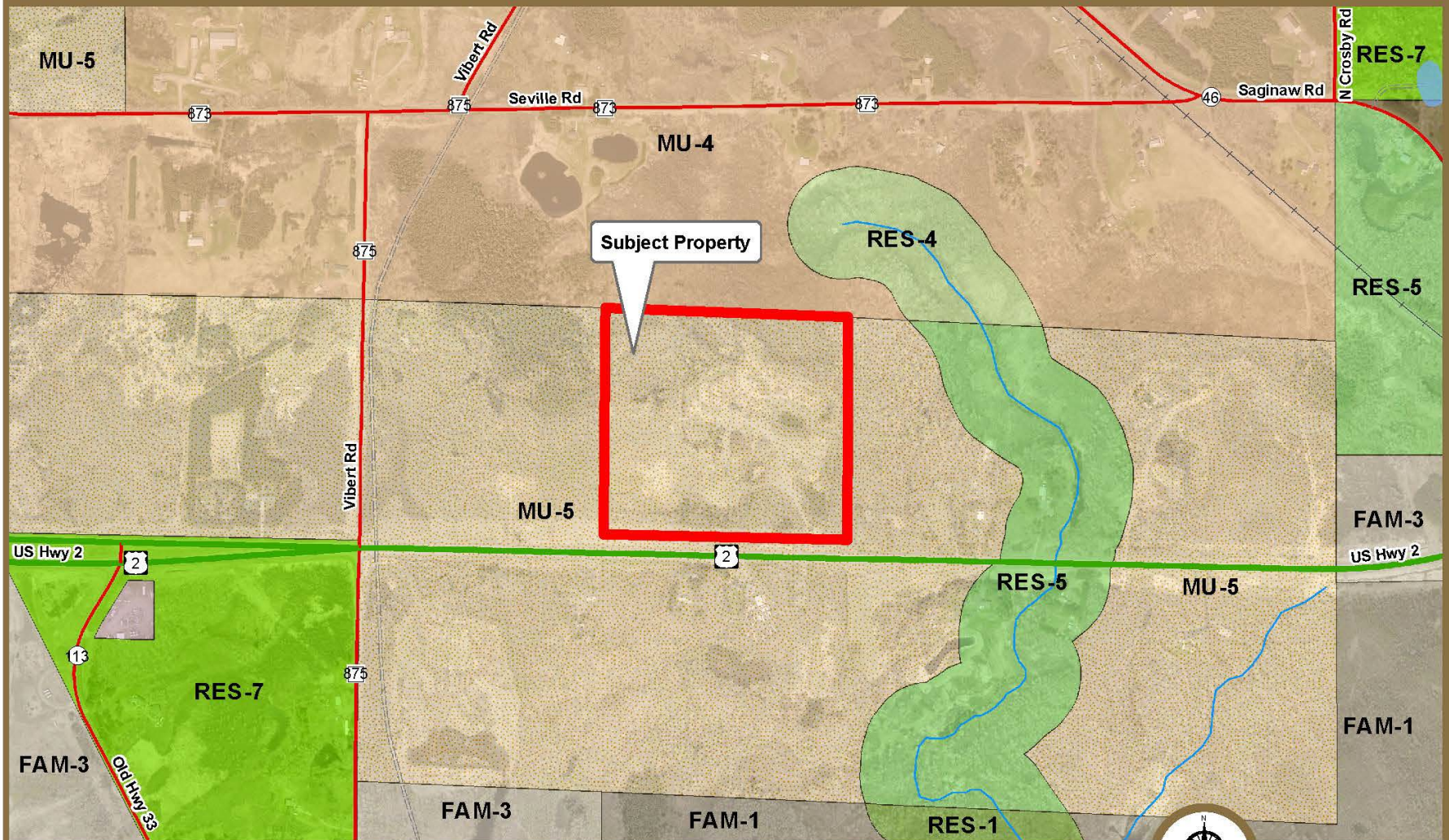
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Location Map
275-0010-00120



St. Louis County MN

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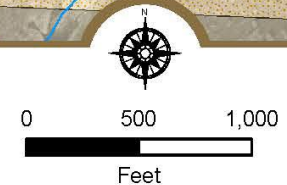
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Zoning Map
275-0010-00120



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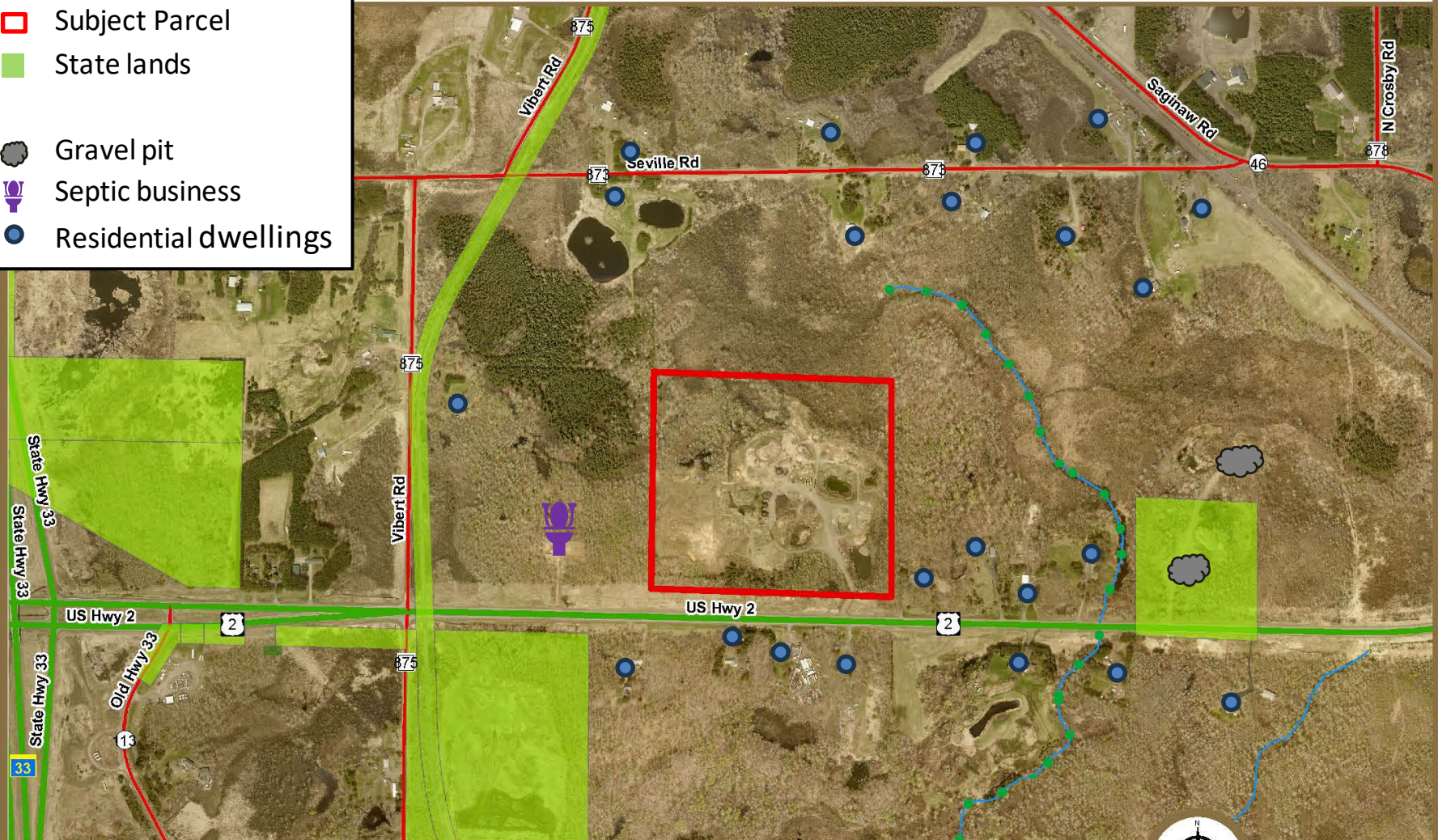
St. Louis County

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Legend

- Subject Parcel
- State lands
- Gravel pit
- Septic business
- Residential dwellings



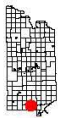
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JMF Construction Area Map

PIN: 275-0010-00120



0 500 1,000
Feet



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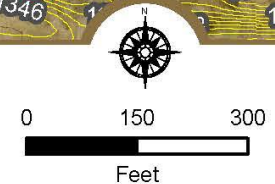
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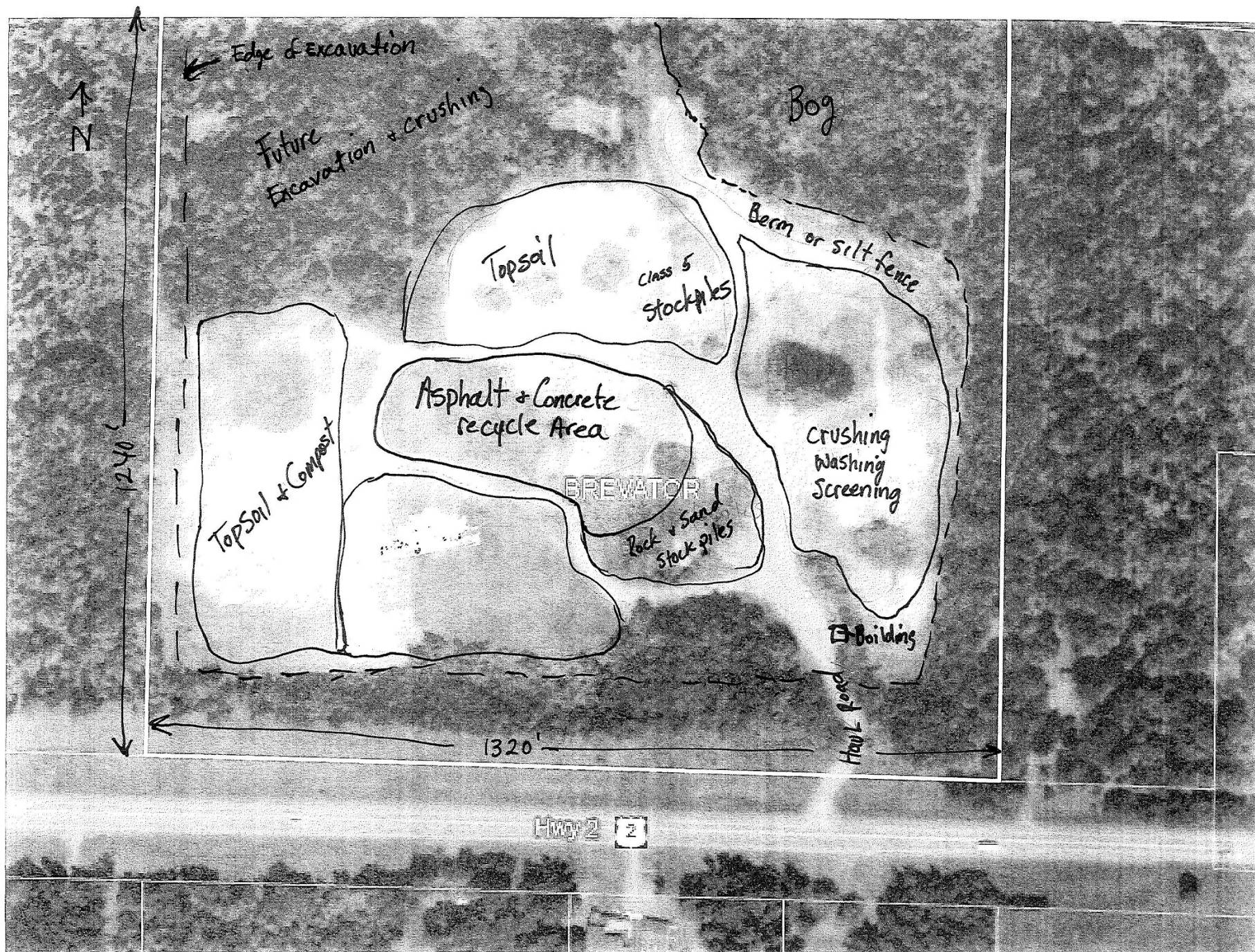
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JMF Construction
Site / Elevation Map
275-0010-00120



St. Louis County MN



Gated access to Hwy 2





Hwy 2 looking East

Hwy 2 looking West





Entrance on Hwy 2

Facing south, across Hwy2





Current borrow pit activity



Berms surrounding wetlands within the borrow pit



Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 B, indicate general purpose borrow pits are an allowed use with a conditional use permit in a Multiple Use zone district.
 - a. The request is for an expansion of the existing permitted borrow pit use to include recycling of asphalt and concrete.
2. The subject parcel falls within the Forest and Agriculture (FA) category of the St. Louis County Comprehensive Land Use Plan. This area is intended primarily for forest and/or agriculture uses. These areas are not intended for future rural or urban development.
3. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as FA on the Future Land Use Map.
4. Goal LU-8 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for industrial development within the county in areas suitable for such development.



Neighborhood Compatibility

1. The use is compatible with the existing neighborhood because the borrow pit has been in operation since 1960's and received a CUP permit in 2008.
2. The area currently consists of multiple uses. The property is adjacent to septic business, is across Hwy 2 from State of Minnesota public land and within a quarter mile of two other borrow pits.
3. There are approximately 20 residences within a quarter mile.



Orderly Development

1. The property, as well as much of the surrounding area, is zoned Multiple Use. This zone district allows for a wide range of uses including borrow pits, commercial, industrial and residential uses.
2. The request for a borrow pit expansion should have little to no effect on the future development of the surrounding area.
3. The borrow pit has access to a paved public road minimizing dust and traffic concerns.



Desired Pattern of Development

1. The subject parcel and surrounding area is zoned MU-5.
 - a. This zone district is intended to accommodate a wide range of uses.
 - b. A general purpose borrow pit is an allowed use with a Conditional Use Permit in this zone district.
2. The area has been historically developed with wide range land uses including industrial uses.
3. The FA designation of the proposed parcel specifically identifies these areas for extractive use.



Other Factor

1. The applicant is in the process of purchasing the property.



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?



Conditions

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for expanding an existing general purpose borrow pit to include recycling of asphalt and concrete, the following conditions shall apply:

Conditions Precedent:

1. A certificate of survey shall be completed, and all buffers shall be maintained.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
2. The applicant shall adhere to all local, county, state and federal regulations.
3. The Wetland Conservation Act shall be followed.



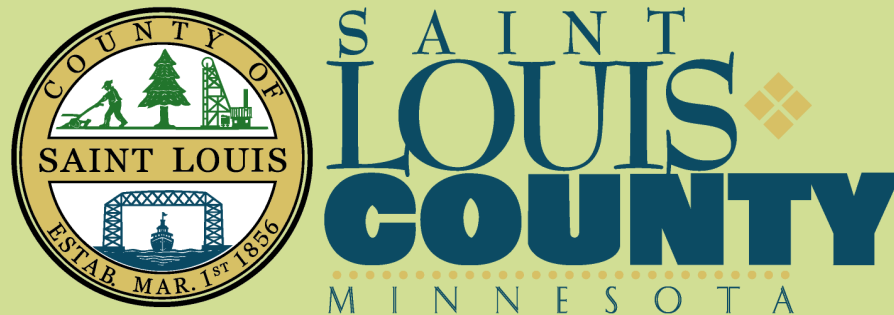
Correspondence



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Planning Commission

Questions?



Public

Questions?



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