

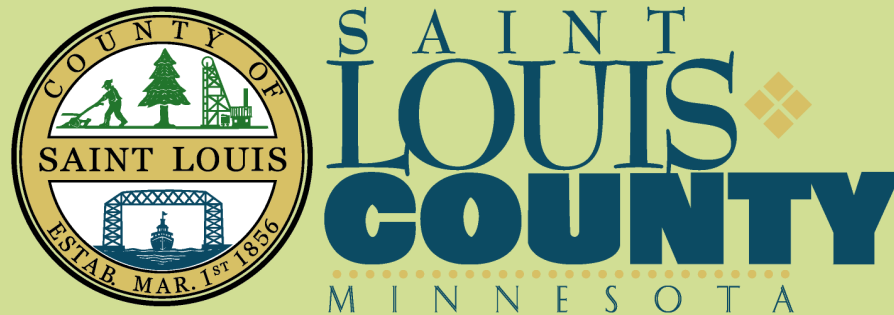
Presenter

Mark Lindhorst– Senior Planner



Allan & Michael Reini

12882 N Bay Trail
Side Lake
French Township



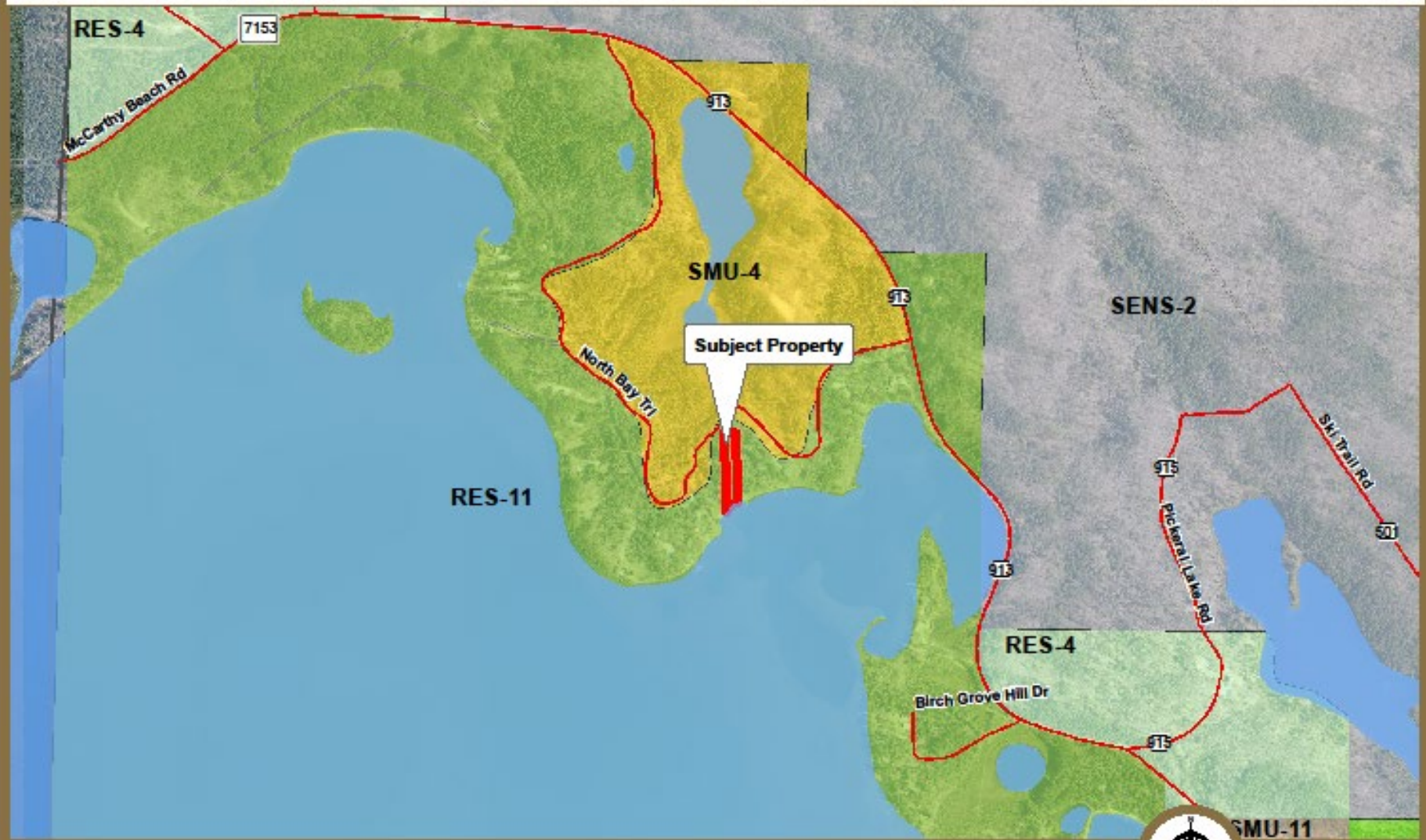
Request

- A Short Term Rental as a Residential Use-Class II.
- A conditional use permit is required because the property is in a residential zone district and does not meet zoning minimums.
 - This zone district requires .5 acre and 100 feet of width
 - The subject parcel is approximately 0.94 acres and 80 feet in width
- The proposed days intended for rental are 139, which does not constitute a commercial use.



St. Louis County

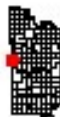
November PC Meeting



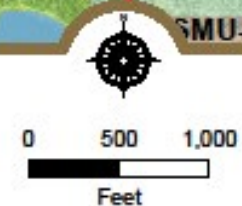
Prepared By: Planning & Community
Development
(218) 725-5000
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Source: St. Louis County
Map Created: 10/12/2022

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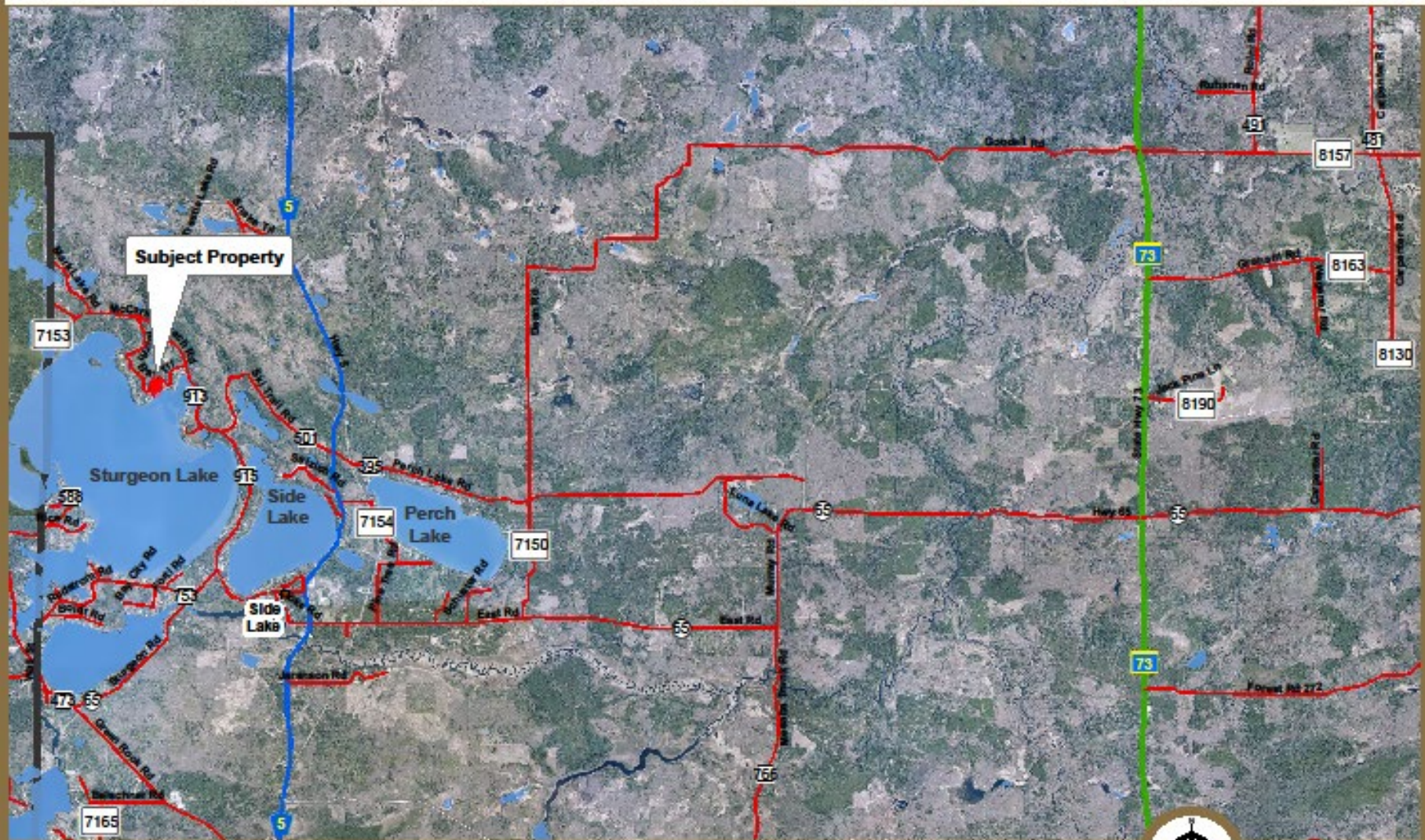
Allan & Michael Reini
Zoning Map
PIN: 370-0010-02974



St. Louis County MN

St. Louis County

November PC Meeting



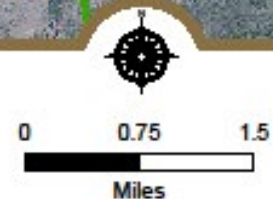
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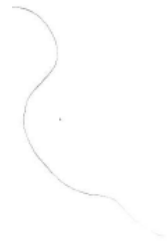
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Location Map
PIN: 370-0010-02974



St. Louis County MN

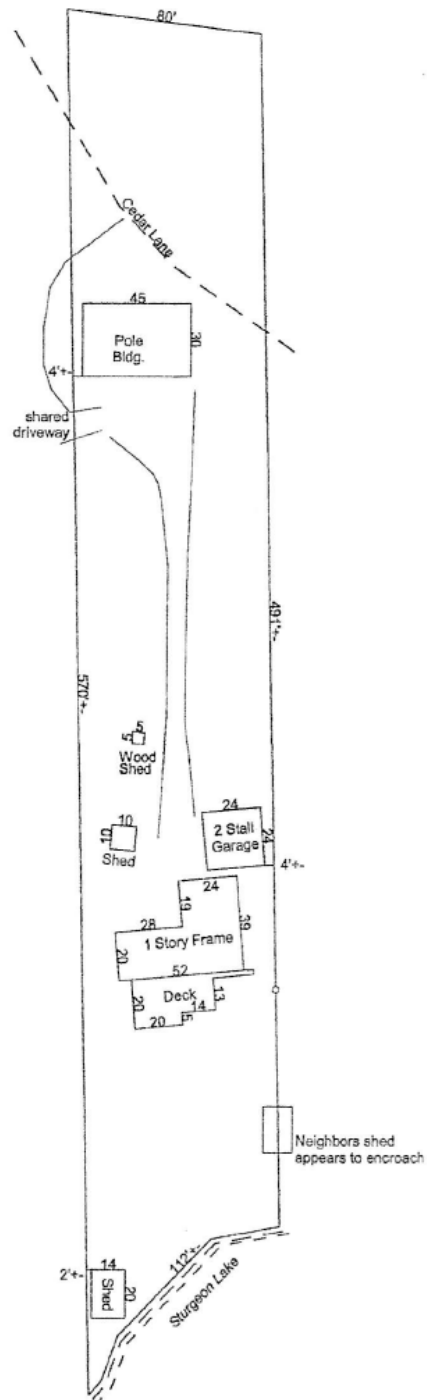


160'

located monument

DESCRIPTION:

OF ELY 448 FT OF LOT 1,
D-21, French,
nity, Minnesota



November PC Meeting



Map Created 10/8/2022

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Allan Reini



St. Louis County, Mo.



East Property Line



West property line





Bunkhouse

Pole building



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62 Article VI, Section 6.32 states that a Residential Use – Class II requires a performance standard permit or a conditional use permit within the RES zone district.
 - a. Additional standards are required for properties located in residentially zoned areas. If the standards cannot be met, a conditional use permit is required.
 - b. In this case, the subject parcel does not meet the additional standard that states the use must be located on a parcel that meets current minimum zoning requirements.
2. St. Louis County Zoning Ordinance Article III, Section 3.2 states minimum lot dimensions for each zone district.
 - a. The subject parcel is zoned RES-11 which requires a minimum of 0.5 acre and 100 feet in width.
 - b. The subject parcel has approximately 0.94 acres and 80 feet of lot width.
3. The property is located in the Lakeshore Development Areas of the Future Land Use Map in the Comprehensive Land Use Plan.
4. Objective ED-2.1 of the St. Louis County Comprehensive Land Use Plan is to recognize and ensure regulatory fairness across a thriving lodging industry that includes hotels, bed and breakfasts, and vacation rentals.



Neighborhood Compatibility

1. The existing neighborhood of seasonal and year-round residential uses
2. The subject parcel is zoned RES.
 - a. A short-term rental is an allowed use in a residential zone district provided all standards are met or a conditional use permit is granted.



Orderly Development

1. A majority of the parcels in the immediate lakeside area are zoned residential.
 - a. Due to the underlying zoning, future development is expected to consist of primarily residential use, which may include other short-term rentals.
2. A short-term rental use can benefit the County with supplying additional lodging options for tourists/residents, as well as contributing to the County lodging tax base.



Desired Pattern of Development

1. The underlying zoning of residential limits certain uses and is intended for areas in the county with extensive residential development or potential for extensive residential development.
2. Development patterns in the subject area are expected to be primarily residential.
 - a. Proposed short term rentals are also expected to be part of development patterns.
3. The conditional use permit process allows other landowners in the area to provide feedback on the proposed short term rental.
4. The proposed intended rental days of 139 does not constitute a commercial use.



Other Factors

1. The existing system is designed for two bedrooms.
 - a. The proposed number of 8 guests may not be allowed as the maximum occupancy of the short-term rental would be limited to 4, unless the septic system is upgraded in the future.
2. If the proposed short term rental ordinance amendments are approved the request would be allowed with a performance standard permit if all ordinance requirements are met.



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?



Recommended Conditions, if Approved

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow Short Term Rental as a Residential Use – Class II on property that does not meet the minimum zoning requirements, the following conditions shall apply:

1. All other short term rental standards shall be met.
2. St. Louis County Onsite Wastewater SSTS standards shall be followed.
3. All other local, state, and federal standards shall be met.
4. Permitted short term rental use shall not be transferrable upon a change in ownership of the subject property.



Correspondence



SAINT
LOUIS
COUNTY
MINNESOTA

Planning Commission

Questions?



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Public

Questions?



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