

Presenter

Mark Lindhorst – Senior Planner

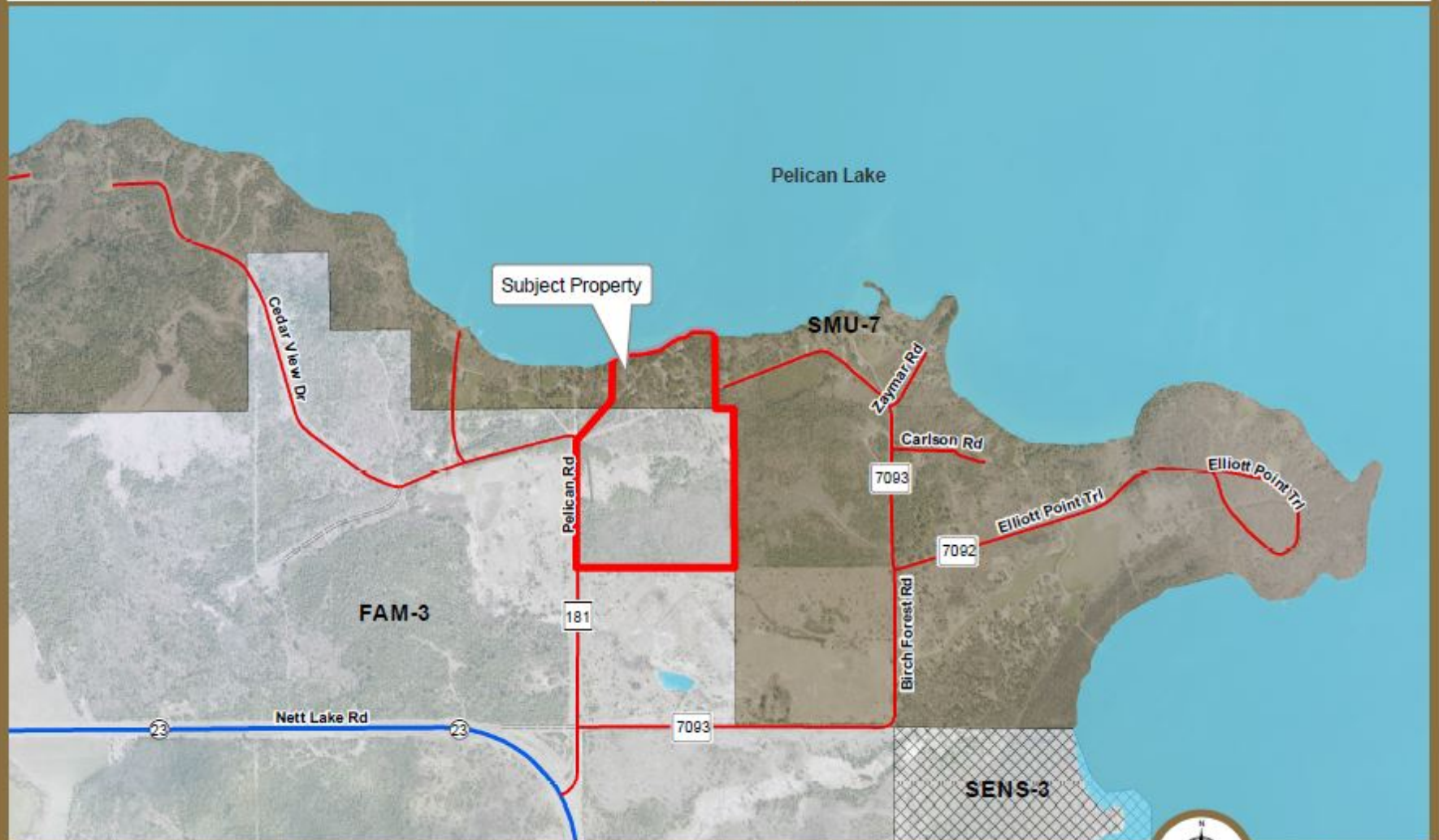
Gary Coyer-Cabin O' Pines Resort  
Gov't Lot 1, S9, T64N, R20W  
Leiding Twp.

# Request

- Resort expansion for 15 full hook up RV sites.
- Total RV sites for the property will be 38.
- Dates of operation May – October.
- Hours of Operation 8 a.m. to 8 p.m.

# St. Louis County

April PC Meeting



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

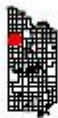
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Map Created: 3/17/2020

SE

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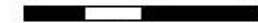
## Gary Coyer - Cabin O' Pines Resort

### Zoning Map

PIN:425-0030-00770



0 0.15 0.3



Miles



St. Louis County MN



# St. Louis County

April PC Meeting



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## Gary Coyer - Cabin O' Pines Resort

Location Map

PIN:425-0030-00770



0 1 2

Miles



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# Site Map

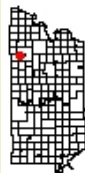


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0 70 140 210  
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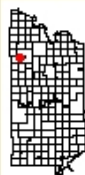


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# Proposed Alternative site Map

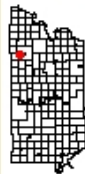


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Alternative 1



Alternative 2



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Feet



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# St. Louis County

## Commercial Resorts

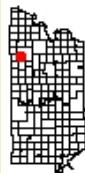


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Feet



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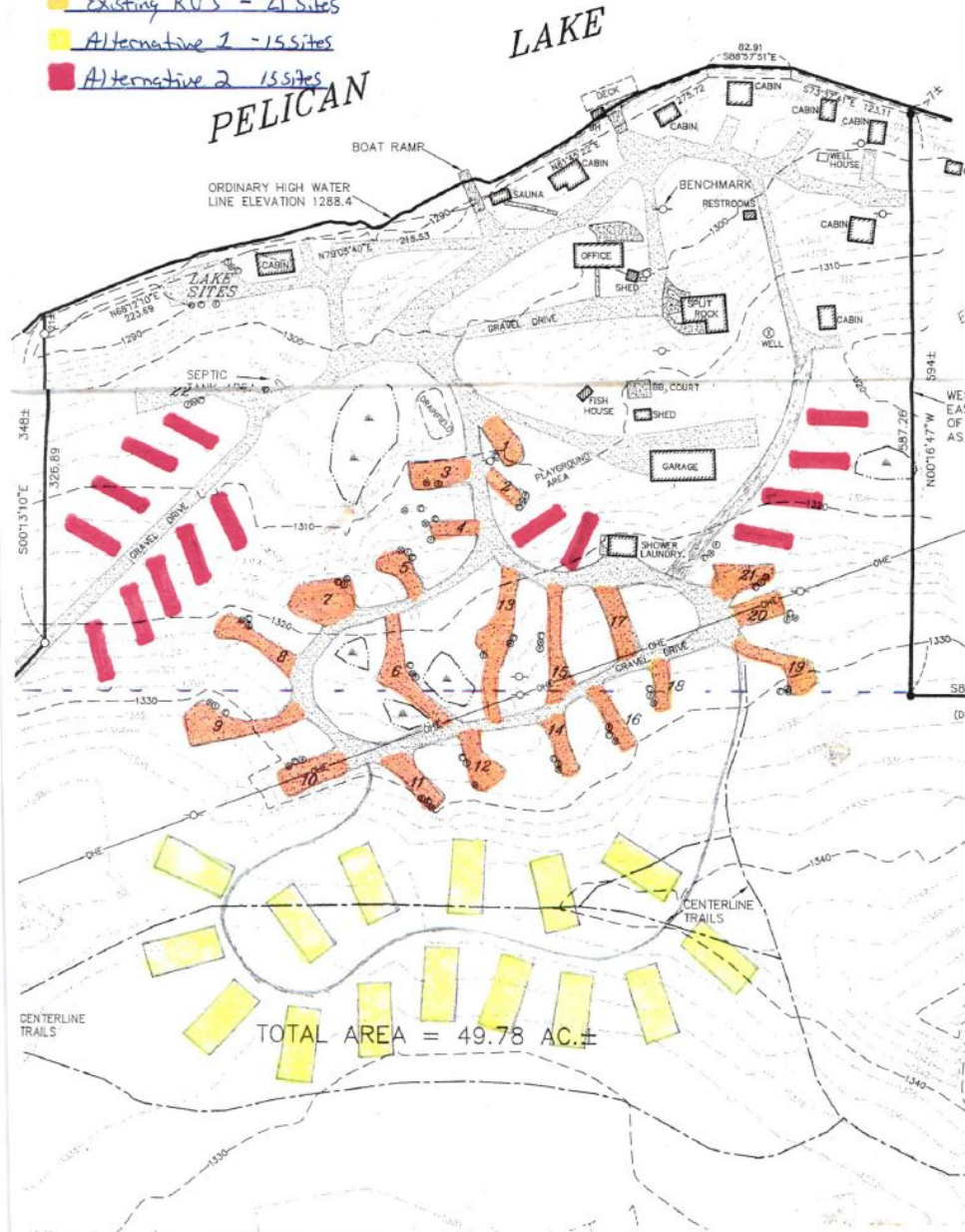
# Applicant's Site Map

PART OF GOVERNMENT LOT 1,  
SECTION 9, TOWNSHIP 64, RANGE 20,  
ST. LOUIS COUNTY, MINNESOTA

Existing RV's - 21 sites

Alternative 1 - 15 sites

Alternative 2 - 15 sites





## Existing RV Campers



# Facts and Findings

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

1. St. Louis County Zoning Ordinance 62, Article V., Section 5.6 allows for Commercial Planned Development-Class II with a Conditional Use Permit.
2. The St. Louis County Comprehensive Land Use Plan provides guidance for development adjacent to lakes. Lakeshore areas are intended for new development or redevelopment of existing residential and commercial areas. This property has historic use as a commercial resort.

## **B. Neighborhood Compatibility:**

The area consists of established residential and commercial uses. There are three resorts located within a quarter mile: Grey Wolf, Pine Grove and Birch Forest.

## **C. Orderly Development:**

1. The area consists of established residential and commercial uses. The Cabin O' Pines Resort request is to expand away from the lake minimizing impacts to near shore and residential areas.
2. Resorts and other water related commercial activities provide significant services for Pelican Lake residents and visitors. Resorts provide a significant opportunity for the public to utilize the County's water resources.



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

1. As stated above, the pattern of development in the area is both commercial and residential. The request is to expand a commercial business away from the lakeshore and residential areas.
2. Public interest would be best served by the proposal because resorts provide a significant opportunity for the public to utilize the County's water resources, and it is in the public's interest for the County to encourage the long-term viability of the industry for economic and cultural reasons.

## **E. Other Factor(s)**

1. Alternative site one is located within a Forest Agricultural Management zone district which does not allow Commercial Planned Development-Class II uses. The current Forest Agricultural Management district boundary in this area does not follow a road right-of-way, street centerline or property line per St. Louis County Ordinance 62, Article II, Section 2.6 C. The St. Louis County Planning Department will be requesting a zoning map amendment to extend the Shoreland Mixed Use-7 zoning to be consistent with Ordinance guidelines for zoning boundaries.

# Recommendation Conditions, If Approved

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an RV campground as a Commercial Planned Development-Class II the following conditions shall apply:

## Conditions Concurrent:

1. Additional sites may be added but shall not exceed the commercial planned development density standards allowed per Ordinance 62.
2. St. Louis County on-site sewage treatment regulations shall be followed.
3. Zoning map amendment approval by the County Board is required prior to RV expansion within the proposed alternative one site location as indicated on the map provided by the applicant.
4. Recreational vehicles shall have a current motor vehicle license.
5. All setbacks shall be maintained.
6. Detached decks shall require permits.
7. The applicant shall comply with all county, state and federal regulations



# Correspondence

# Planning Commission

Questions?



# Public

## Questions?