

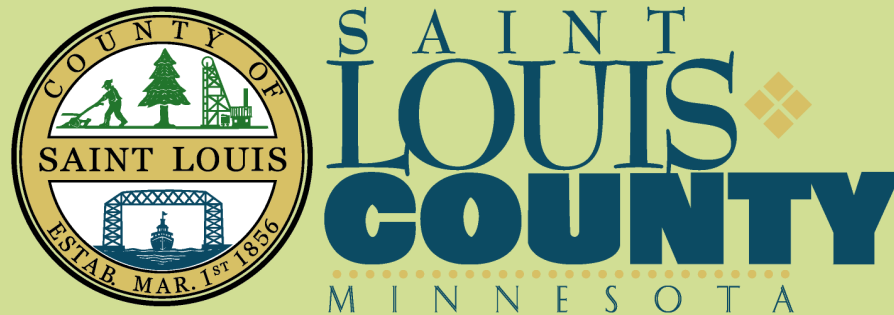
Presenter

Mark Lindhorst – Senior Planner



Northland Constructors

5529 Hwy 33, Saginaw MN 55779
Industrial Township



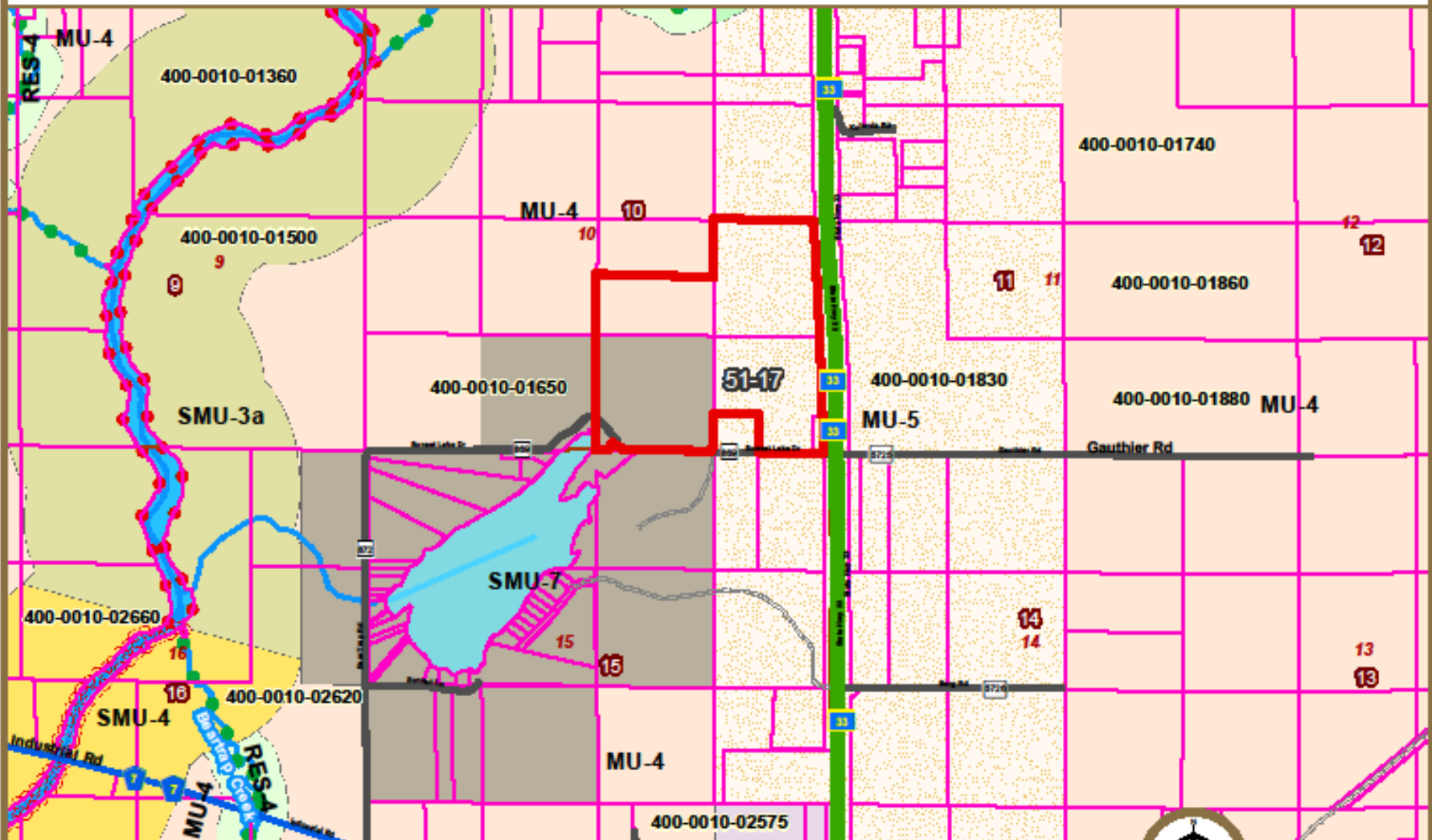
Request

1. To expand the borrow pit to include additional property to the west.
2. Standard hours of operation are proposed from 7:00 a.m. to 8:00 p.m., Monday through Saturday.
3. Operation will include crushing, washing, screening, portable hot mix and recycling of asphalt.
4. Operation will also include excavation below the water table.



St. Louis County

March PC

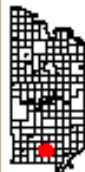


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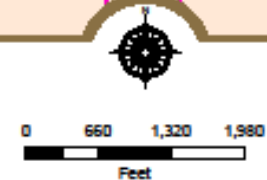
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Map Created: 2/8/2024

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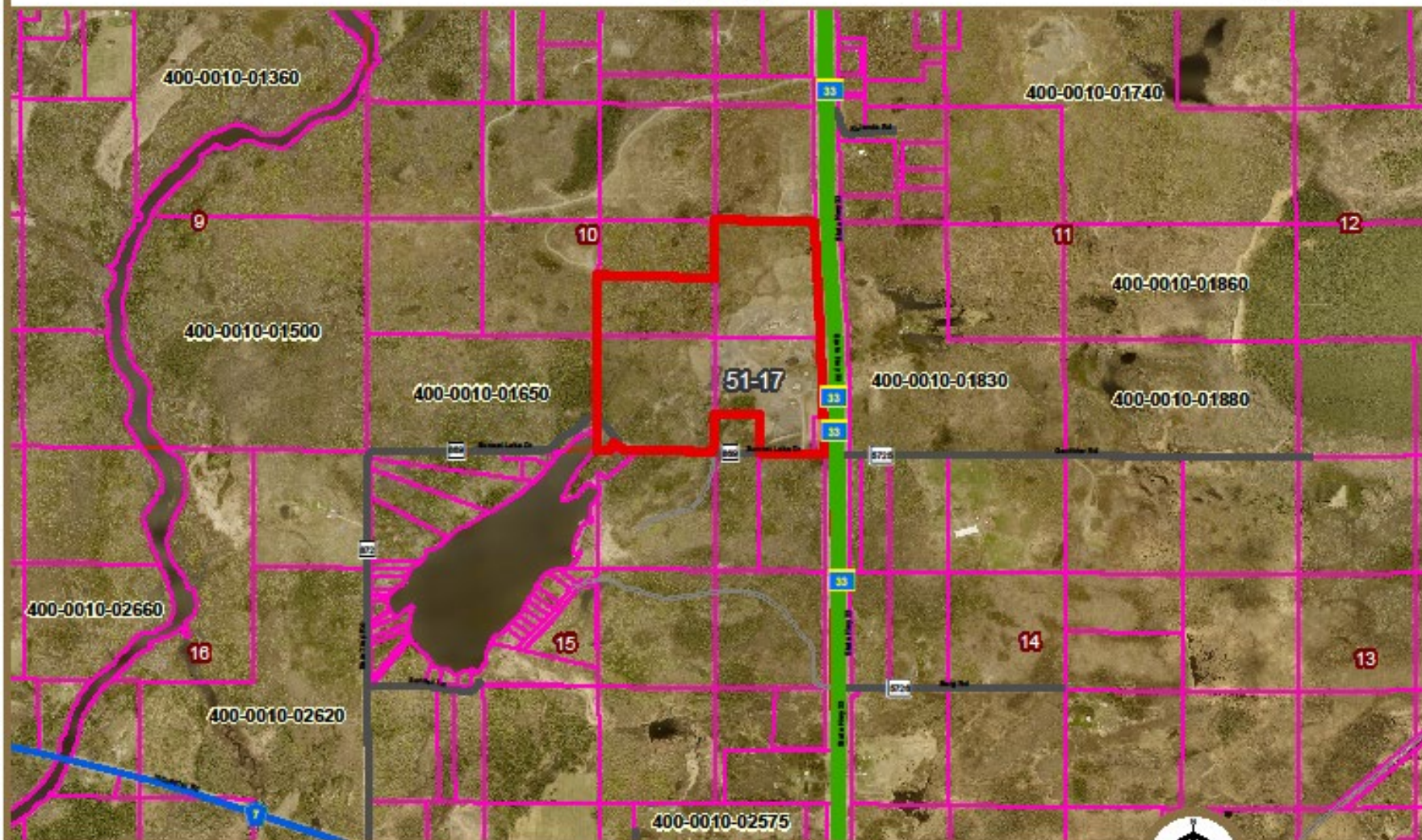
Northland Constructors Zoning Map



St. Louis County MN

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Northland Constructors Location Map



0 660 1,320 1,980
Feet



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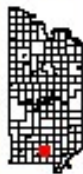


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Northland Constructors Site Map

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0 225 450 675
Feet

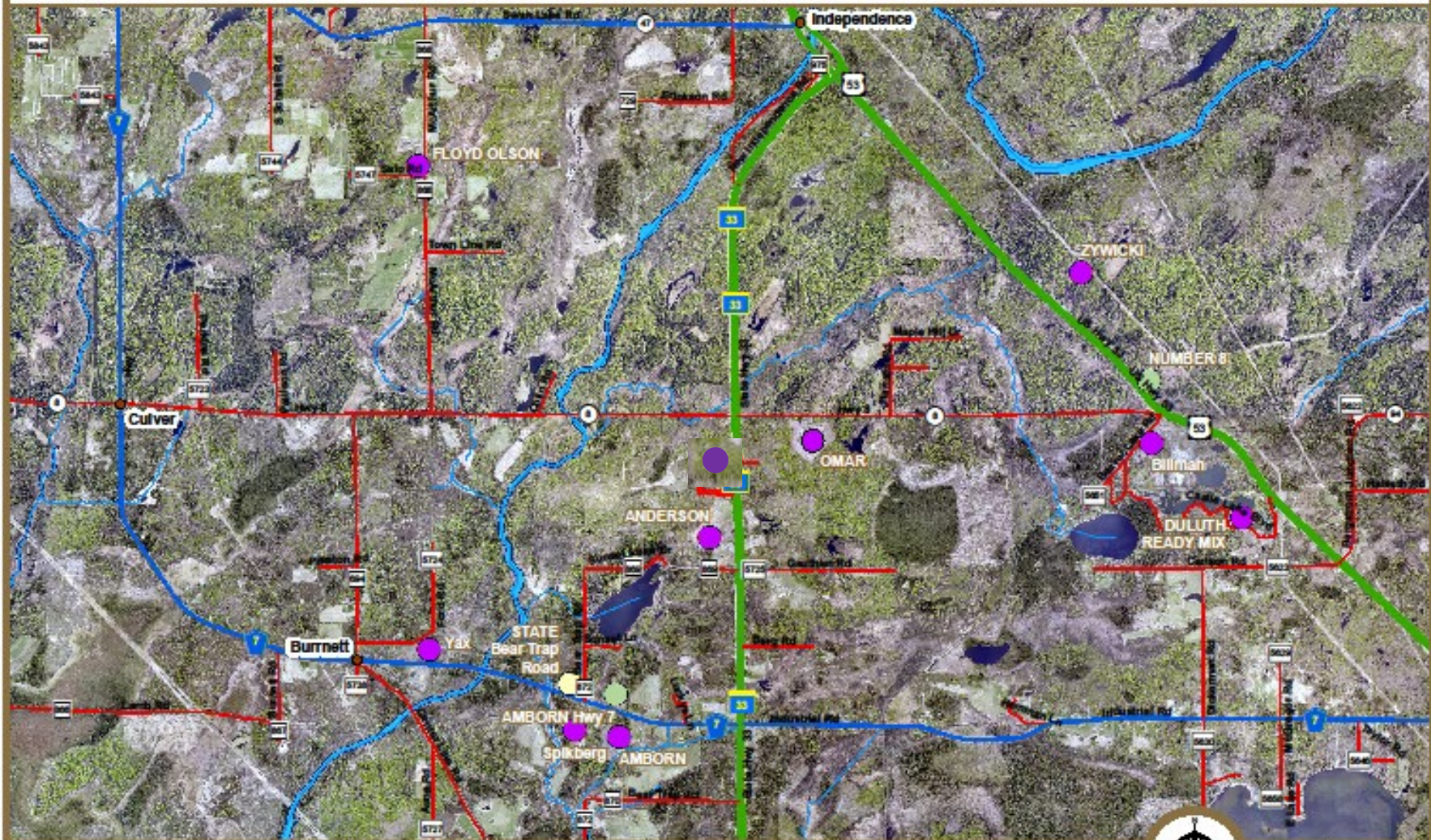


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Northland Constructors

Authorized Borrow Pits

PIN: 400-0010-01690



0 2,000 4,000 6,000
Feet



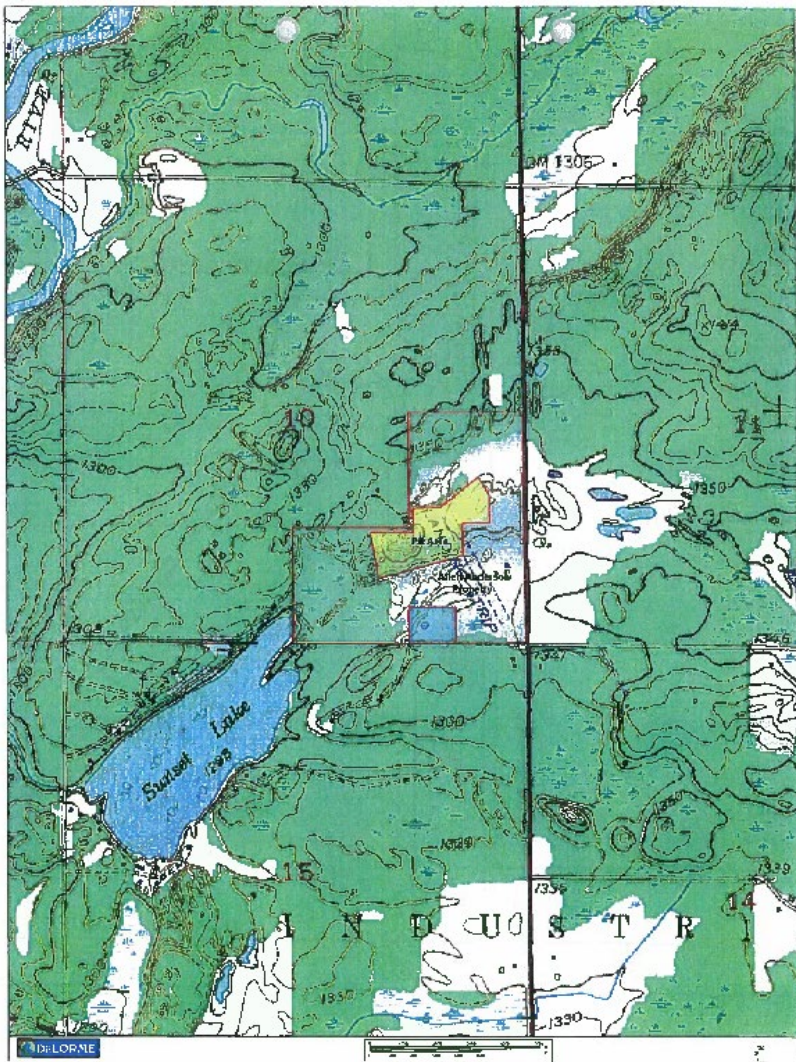
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Legend

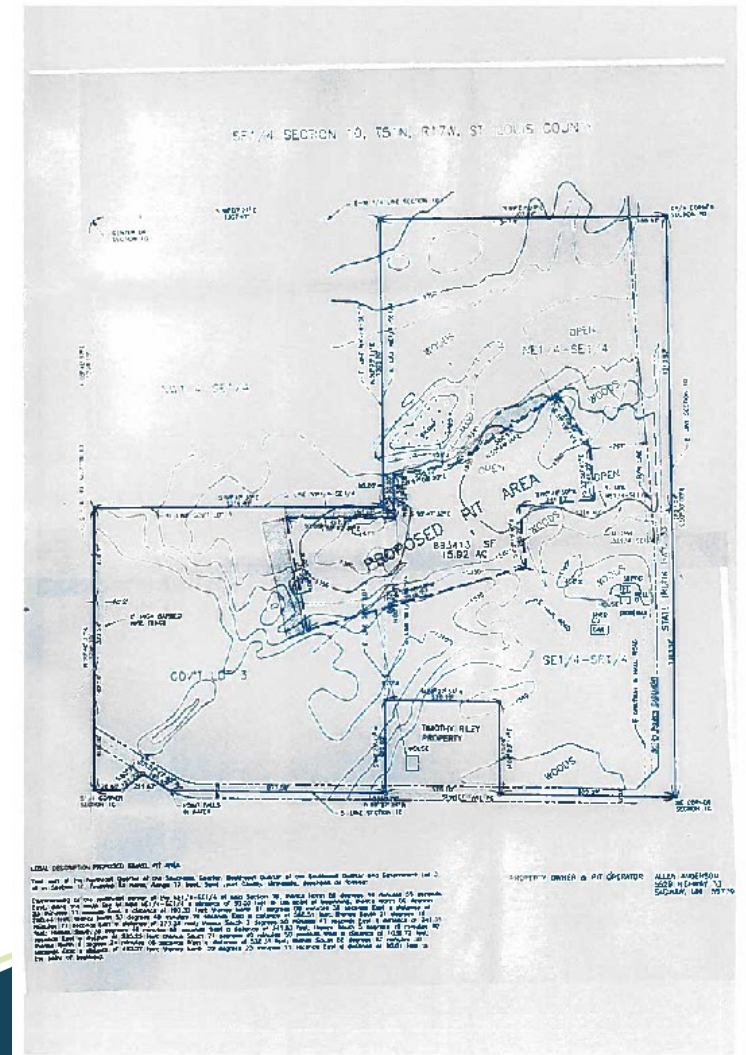
- Property Lines
- Truck Haul Routes





Map Submitted per 2011 Permit

Map submitted per 1994/2004 permit





Main gated access to Sunset Road

Gated access Hwy 33

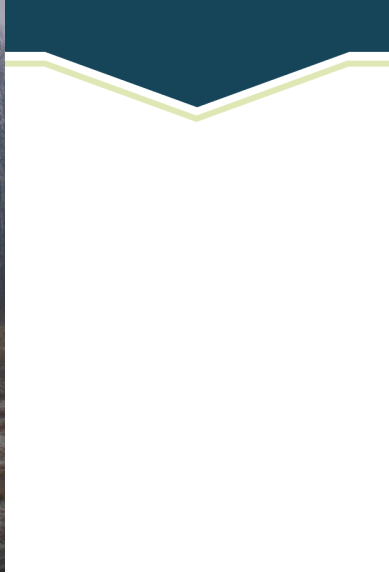




Sunset Road looking East

Sunset Road looking West





Berm construction to screening pit activity from road





Existing accessory buildings on property



Portable Hot mix plant





Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 B. and C., indicates general purpose borrow pits are an allowed use with a conditional use permit. The request is for an expansion of the existing permitted borrow pit to include additional property to the west.
2. The existing borrow pit is located within the FA and LDA land use categories of the St. Louis County Comprehensive Land Use Plan. The LDA designation is due to the location of Sunset Lake which is approximately 800 feet from any proposed borrow pit activity. The expanded parcel is within the Forest and Agriculture (FA) on the Future Land Use Map.
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. The FA category typically consists of large tracts of land that are not intended for future urban or rural development.



Neighborhood Compatibility

1. The use is compatible with the existing neighborhood because the borrow pit has been in operation since 1960 and received a pre-existing permit in 1994 and a CUP permit for an expansion in 2011.
2. The area consists of large tracts of land with limited residential development.
3. There are approximately 10 residences within a quarter mile. The closest is within 500 of the existing pit operation.
4. There are nine borrow pits within three miles of the parcel, the closest being on the adjoining parcel to the north.



Orderly Development

1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request for a borrow pit 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, as well as a majority of the surrounding area, is zoned MU-4 and MU-5.
 - a. These zone districts are intended to accommodate a wide range of uses.
 - b. A general purpose borrow pit is an allowed use with a conditional use permit in these zone districts.
2. There is not a high level of future growth anticipated in the area.
3. The FA designation of the proposed parcel specifically identifies these areas for extractive use.



Other Factor

1. The applicant has indicated an NPDES Permit has been obtained for 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 commercial borrow pit, the following conditions shall apply:

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.

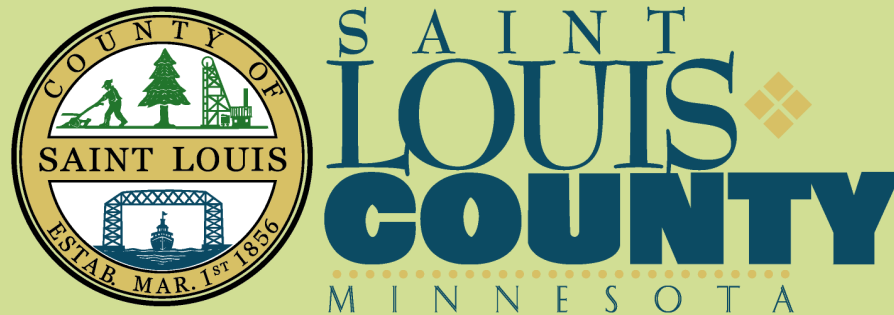


Correspondence



Planning Commission

Questions?



Public

Questions?



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