



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 12-17-21

REPORT DATE: 12-23-21

MEETING DATE: 1-13-22

APPLICANT INFORMATION

APPLICANT NAME: Travis Kladivo

APPLICANT ADDRESS: 5492 Diamond Lane, Mountain Iron MN, 55768

OWNER NAME:

SITE ADDRESS: 6623 Hwy 169, Tower MN

LEGAL DESCRIPTION: Part of the NE ¼ of NW ¼ S28, T61 N, R16 W (Vermilion Lake)

PARCEL IDENTIFICATION NUMBER (PIN): 560-0011-04562

NATURE OF REQUEST: A conditional use permit for a dock, lift and snow removal business as a Commercial, Retail and Service Establishment Use – Class II.

PROPOSAL DETAILS: The applicant is proposing a new dock and lift business as well as snow removal. The first phase of the business will include displaying dock and lift equipment with a sign advertising the business. Phase two will include the construction of several buildings for storage of equipment, maintenance of trucks, assembly and selling of the docks and lifts.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Flaim Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: or N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: or N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is currently undeveloped. The proposed area of construction has been cleared and leveled

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 16.4

LOT WIDTH: 1,300 ft.

FEET OF ROAD FRONTAGE: 1,300 ft.

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: Most of the parcel is wooded except for a 2 acre area that has been cleared and leveled for the proposed use.

TOPOGRAPHY: The property has an elevation change of 34 feet. The proposed building site has been cleared and leveled.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: A portion of the original parcel was purchased by MNDOT for the new alignment of Hwy 169.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates Commercial, Retail and Service Establishment Use – Class II is an allowed use with a conditional use permit.
2. The property falls under the Forest and Agriculture land use category of the St. Louis County Comprehensive Land Use Plan:
 - a) Goal LU-4 of the St. Louis County Comprehensive Land Use Plan states that development shall proceed in an orderly, efficient, and fiscally responsible manner. When development opportunities arise in isolated areas, such development should be self-supporting. No request for public services is being requested.
 - b) Goal LU 7 of the St. Louis County Comprehensive Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
 - c) Objective LU 7.1- Encourage expansion of regional commercial opportunities in existing corridors along collector or arterial routes and at nodes where infrastructure and traffic volumes can support economic growth. The proposed request is located at the intersection of a county and state highway.

B. Neighborhood Compatibility:

1. The area consists primarily of large tracts of undeveloped forest. These large tracts of land are under both private and public ownership.
2. The development density in this area is very low with only three residences within a quarter mile.
3. The parcel is bordered to the north by Flaim Road and to the east by Hwy 169. The closest residence is approximately 900 feet away and located on the parcel to the west.

C. Orderly Development:

1. This is a rural area consisting primarily of large undeveloped parcels.
2. The request should have little to no effect on the future development of the surrounding area.

D. Desired Pattern of Development:

1. The property is within 6 miles of the City of Tower and is zoned Multiple Use. Future requests for new businesses along the highway corridor can be anticipated.

E. Other Factor(s):

1. The property contained a residence that was removed as part of the MNDOT right-of-way expansion.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

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 a dock, lift and snow removal business as a Commercial, Retail and Service Establishment Use - Class II, the following conditions shall apply:

Conditions Precedent:

1. Applicant shall obtain approval for access from the appropriate road authority.

Conditions Concurrent:

1. The applicant shall adhere to all local, county, state, and federal regulations.
2. All signs shall meet St. Louis County Zoning Ordinance 62 standards.
3. Screening shall be maintained along both public road corridors.
4. St. Louis County On-site Wastewater SSTS standards shall be followed.
5. The property shall be kept in a neat and orderly manner.



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	560-0011-04562	Associated PIN	
Associated PIN	560-0011-04560	Associated PIN	

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://qls.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name I am a... ☐ Contractor ☐ Homeowner ☐ Other *Daytime # Date
 Travis Kledivo 218-290-0966 11/23/21
 *Applicant Address *City *State *ZIP
 6623 Hwy 169 Tower MN 55790
 Applicant Email
 tj@vermillionps.com
 Contact Person If applicable. Contact Person #
 Travis Kledivo 218-290-0966
 Mailing Address If different than above. City For State ZIP
 5492 Diamond Lane Mountain MN 55768
 Email Address Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.

SITE INFORMATION

☒ Yes ☐ No *Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
 If yes above, please list site address: 6623 Hwy 169 Tower MN 55790
☐ Yes ☒ No *Is this leased property? If yes, leased from: ☐ MN Power ☐ MN DNR ☐ US Forest Service ☐ St. Louis County ☐ Other
☐ Yes ☐ No *Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
 *How is the property accessed? ☒ Public Road ☐ Private Road ☐ Easement ☐ Water ☐ Other

PROJECT INFORMATION

☐ Yes ☒ No *Is this project on a parcel less than 2.5 acres?
☐ Yes ☒ No *Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
☐ Yes ☒ No *Is this project adding a bedroom? Include home, garage, & accessory dwelling.
 # *Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
☒ Yes ☐ No *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
 Future development will require structure w/ well & septic
☐ Yes ☒ No *Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

#1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315

☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

☐ Commercial Structure

☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

☐ Addition(s) to Accessory Structure
☐ New Deck Only or Deck Replacement
☐ Combination Addition(s) & Deck on the same structure
☐ Moving a Structure
☐ Sign
☐ Structure Alteration or Component Replacement
☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$55

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$630
☐ Conventional Plat-Less than or equal to 3 lots-\$630
☐ Conventional Plat-Greater than 3 Lots-\$1,260
☐ Conservation Plat-\$1,260
☐ Lot Line Adjustment-\$80
☐ Parcel Review-\$80
☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370

Additional Worksheets Required

☐ Borrow/Gravel Pit
☐ Home Business
☐ Land Alteration
☐ Nonconforming Structure Replacement
☐ Addition to a structure that does not meet shoreline setback
☐ Other

#5 Site Evaluation

☐ Site Visit/Evaluation-\$160

#6 Wetland Reviews

Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$150
☐ Wetland Delineation Review-\$370
☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings

Additional Worksheets Required

☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☒ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☐ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)-\$950

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

☒ New Structure(s)

*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
Shop	slab	100 Feet	60 Feet	6,000 Sq. ft.	25 Feet
Storage	post	100 Feet	60 Feet	6,000 Sq. ft.	25 Feet
		Feet	Feet	Sq. ft.	Feet

☐ Structure Additions

*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo20051frame/>

WHAT ARE YOU APPLYING FOR? Check all that apply to the project.

- ☒ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
*Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).

☐ Other
If Other, please explain:

ABOUT THE BUSINESS

TYPE OF BUSINESS Dock & lift / snow removal services

How is the property currently being used? Vacant

What type of business/use is being applied for? (List all uses that will take place)

Retail display ^(boat lifts) during phase #1. Shop/office/storage space in phase #2

HOURS OF OPERATION (Proposed) Monday through Friday	Saturday	Sunday	Comments
Start: 9 AM End: 4 PM	Start: closed End: closed	Start: closed End: closed	During phase 1 property will only display boat lifts. When market improves, we would like to construct a shop & storage building.

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes ☐ No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)
auto traffic

If Yes, estimated increase: ☒ 10 vehicles or less ☐ 11-25 vehicles ☐ Greater than 25 vehicles

☒ Yes ☐ No Does the proposal require parking? (Please include employees, visitors, and other parking)
Owners, employees, & customers.

If Yes, how many parking spaces are available on the property?

Estimated 50

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

- ☐ Yes (Please attach approval letter)
☐ No

SIGNAGE AND LIGHTING

☒ Yes ☐ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

One sign on property of appropriate size, illuminated appropriately

☒ Yes ☐ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

There will be minimal security lighting - primarily motion sensed.

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

☐ No New Structures

☒ New Structure(s)

Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
Shop	Slab	100 Feet	60 Feet	6000 Sq. ft.	25 Feet
Storage	Post	100 Feet	60 Feet	6000 Sq. ft.	25 Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

Other

☐ Structure Additions

Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

Other

OUTDOOR BUSINESS ACTIVITY Check all that apply to the project.

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

☒ Yes ☐ No

Possible equipment parking - minimal.

If Yes, please explain:

our goal is to store all equipment inside.

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☐ No

If Yes, what type of system will be used to handle wastewater treatment?

☒ Private Septic System

☐ Municipal

☐ Other, please explain:

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input checked="" type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

Shop area will be used for equipment maintenance. Any waste will be collected with trash cans / oil pans / proper containment practices + disposal of

*Additional information may be required based on the scope of the project.

c Landfill locations

STORMWATER MANAGEMENT☐ Yes ☒ No Will there be more than one (1) acre of altered surface?☐ Yes ☒ No If Yes, do you have an MPCA NPDES permit? (Please attach permit)**CONTACT:** Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse**Duluth**

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions

- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☒ *Distance of Proposed Structures to Septic System and Tank
- ☒ *Distance of Proposed Structures to Property Lines
- ☒ *Distance of Proposed Structures to Road Centerline and Right-of Ways

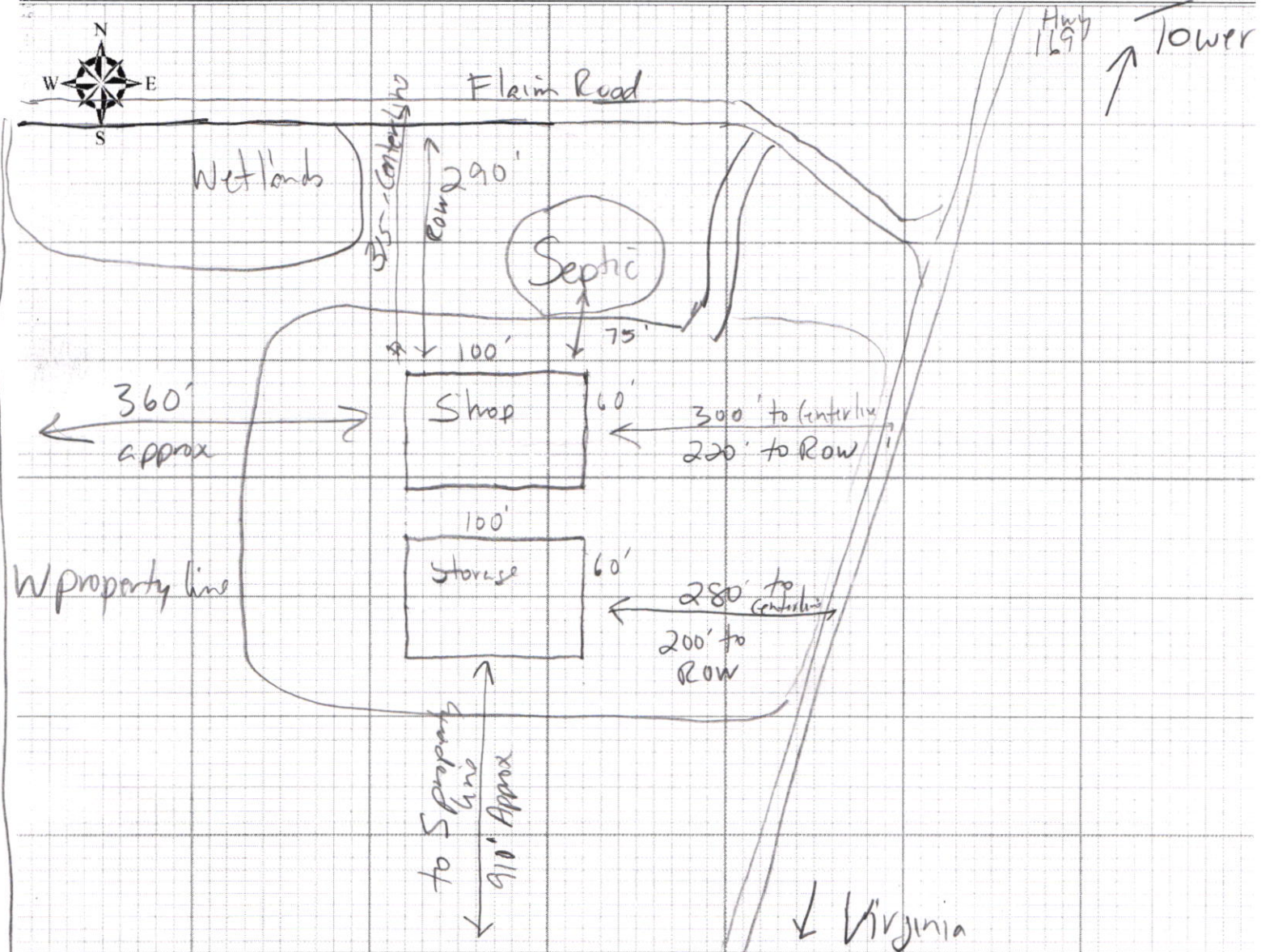
You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name: Travis Khdivo

*Site Address: 6623 Hwy 169 Tower mn 55740

*PIN: 560-0011-04562

* Shoreline distance is not a factor



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

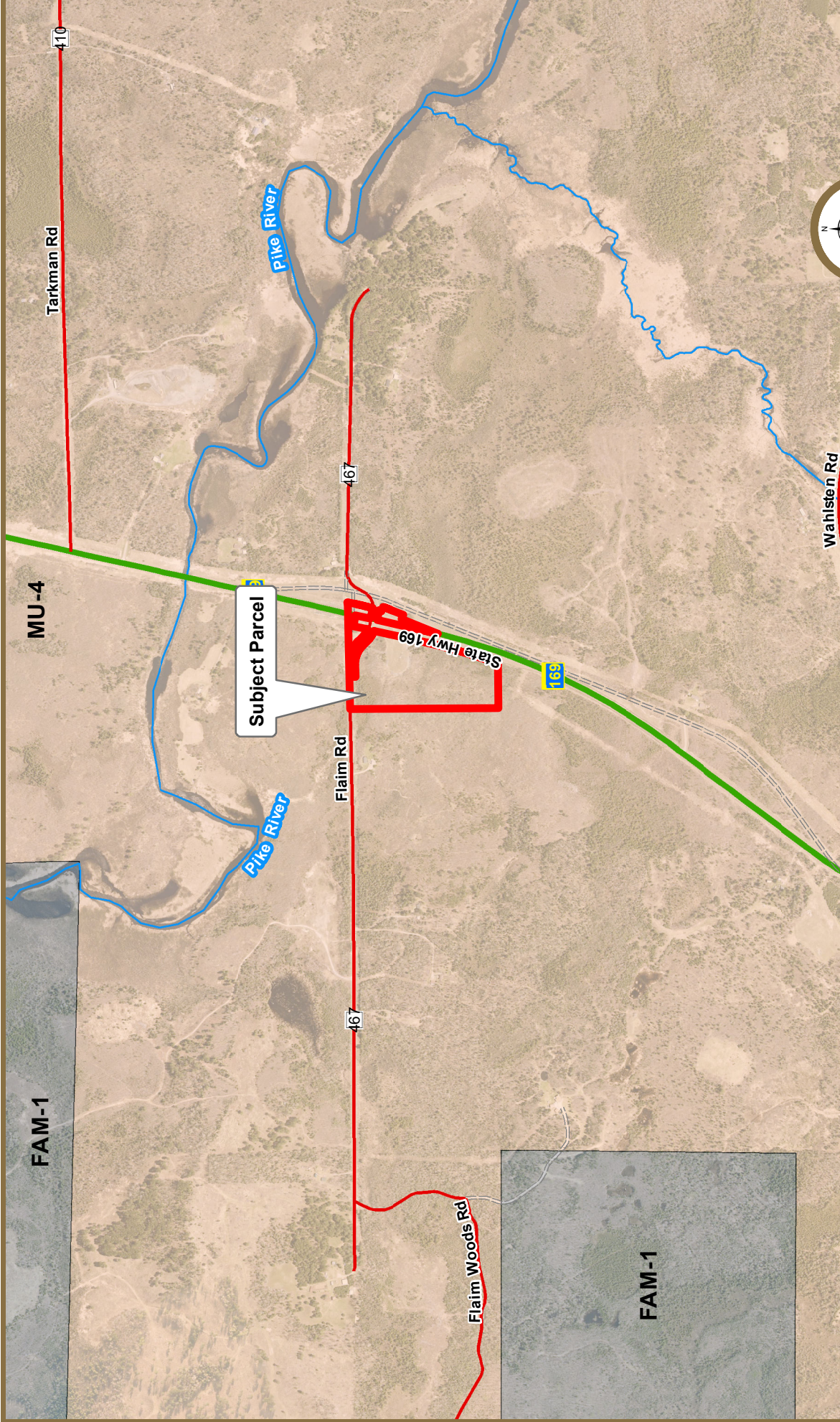
Signature _____

Title _____



St. Louis County

January PC Meeting



Prepared By: **Planning & Community Development**
(218) 726-3000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 12/9/2021

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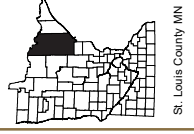
Travis Kladio

Zoning Map

PIN: 560-0011-04562



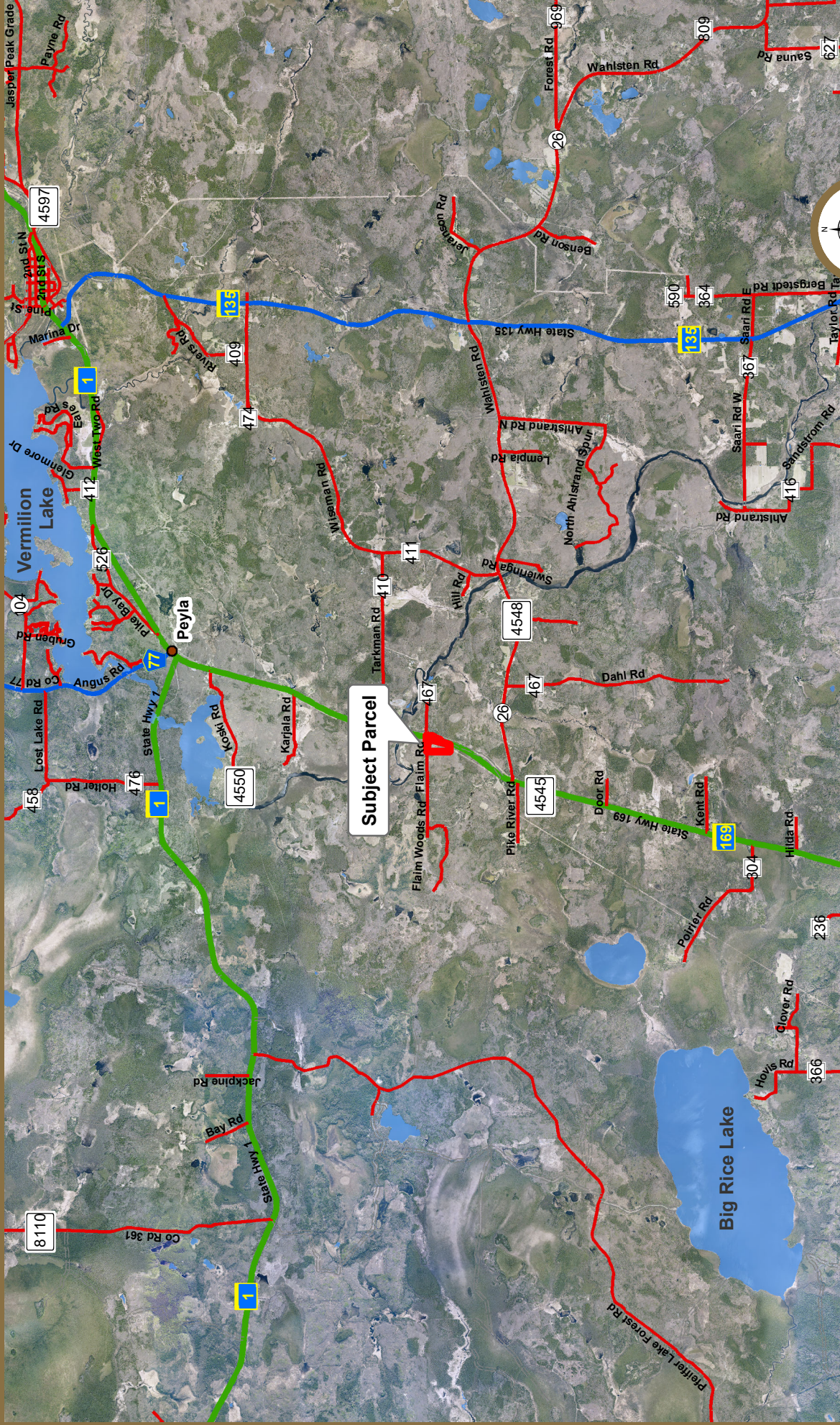
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St. Louis County MN

St. Louis County

January PC Meeting



Prepared By: **Planning & Community Development**
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Source: St. Louis County

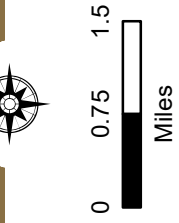
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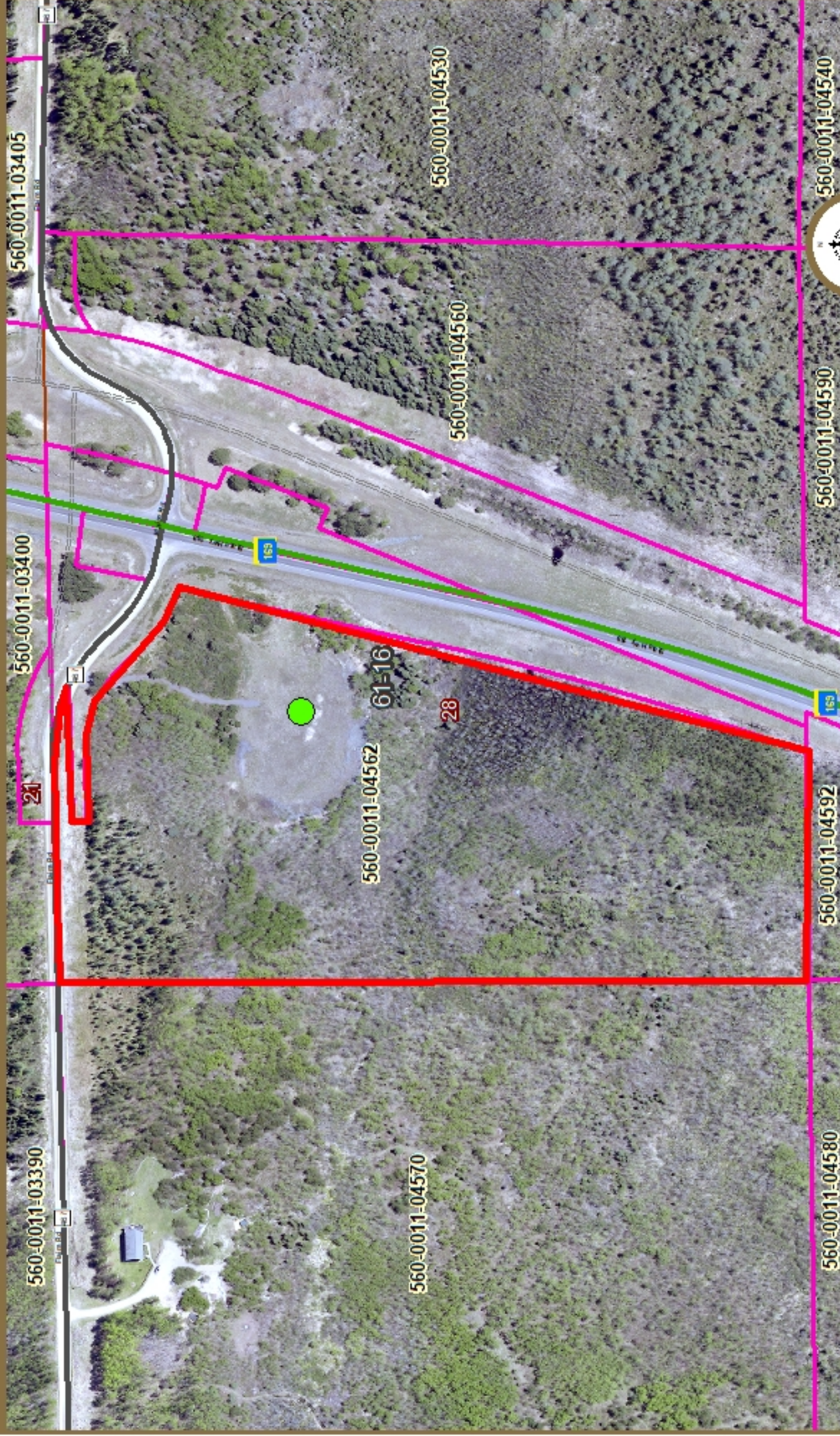
Travis Kladiovo
 Location Map
 PIN: 560-0011-04562







St. Louis County Site Map





Travis Kladio
Site Map
Pin 560-0011-04562



St. Louis County, MO

Prepared By: Planning & Community Development
(218) 725-3000
www.stlouiscounty.mo.gov

Source: St. Louis County

Map Created: 12/9/2021

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