

Presenter

Mark Lindhorst – Senior Planner

Pike Lake Golf and Beach LLC
Part of Gov't Lot 1, T 51N, R 15W
Canosia Twp.

Request

A conditional Use permit for a Golf and Beach Club as Commercial, Retail and Service Establishment-Class II.

- Construction of a new Golf Club with restaurant and bar with on-sale liquor.
- New storage garage to service the club and property residents.
- Parking for up to 222 vehicles.
- Hours of operation are yet to be determined.

St. Louis County

April PC Meeting



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

Source: St. Louis County
Map Created: 3/17/2020 SE

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Pike Lake Golf & Beach

Zoning Map

PIN:280-0030-00010 / 280-0030-00120



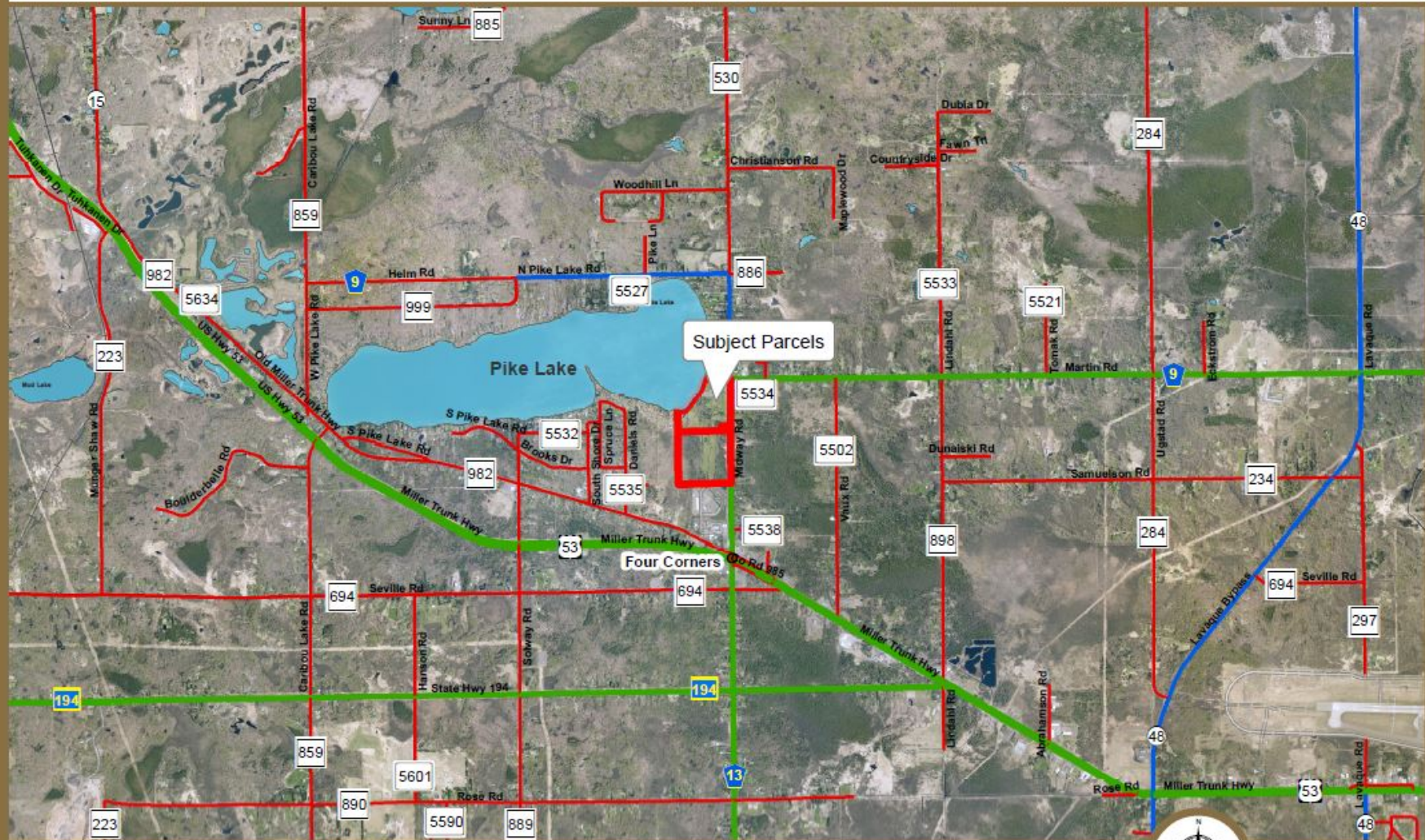
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St. Louis County MN

St. Louis County

April PC Meeting

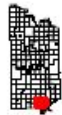


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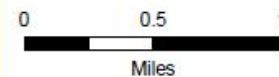
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Pike Lake Golf & Beach

Location Map

PIN:280-0030-00010 / 280-0030-00120



St. Louis County MN

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Site Map

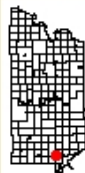


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Pike Lake Golf and Beach Club Residential Planned Development



0 220 440 660
Feet



St. Louis County MN

St. Louis County

Lidar Map

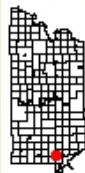


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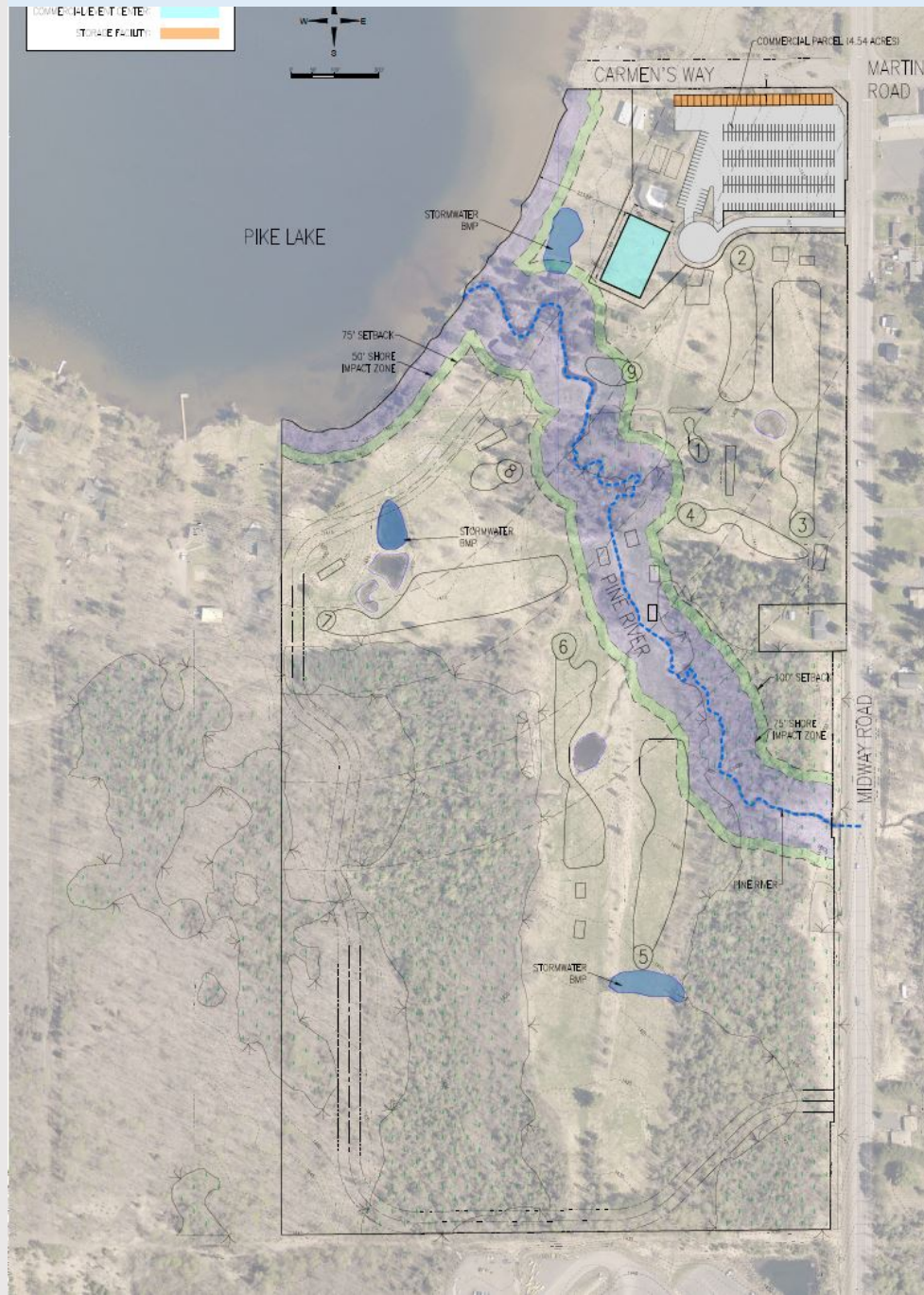
Pike Lake Golf and Beach Club Residential Planned Development



0 220 440 660
Feet



St. Louis County MN



Entrance from Midway Road



Driveway entrance





Accessory structure

Existing Golf Club





Picnic Shelter

Mobile Home



Existing Storage Buildings



10.10.2016

Intersection of Midway and Martin Roads



Facts and Findings

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.6 C allows a CUP for a Commercial, Retail and Service Establishment-Class II.
2. The St. Louis County Comprehensive Land Use Plan indicates this area as Crossroads Commercial. The goal of this category is to direct new commercial development to existing commercial nodes with adequate highway access. The request to expand the existing golf course to include a restaurant and bar which fits the category of intended uses, and has direct access to a public road.

B. Neighborhood Compatibility:

1. The surrounding area is zoned Shoreland Multiple Use-11 which is appropriate zoning for developed lakeshore adjacent to a general development lake.
2. The proposed request is allowed by Ordinance with an approved CUP. The property has historic use as a golf course with a club house and beach area. The proposed request is to expand the beach club to include a restaurant and bar serving on-sale liquor along with a garage facility to service club guests, and is consistent with the previous use of the property.

C. Orderly Development:

1. The majority of the surrounding area is lake shore residential development. The Canosia Town Hall and Pike Lake Elementary School is located on the corner of Midway and Martin Road. The St. Louis County Pike Lake Public Works complex is located to the south of the property.
2. The request will allow the golf course to reopen and be available to the public providing economic benefits to the surrounding area.

D. Desired Pattern of Development:

1. The pattern of development in the surrounding area is lakeshore residential development. Public use buildings are located to the south and across Midway Road.
2. The future land use map indicates this area as Commercial Cross roads due to the golf course and location of the intersection of Midway and Martin Roads.

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 a Golf and Beach Club as a Commercial, Retail and Service Establishment Class-II, the following conditions shall apply:

Condition Precedent:

1. Stormwater management plan/NPDES permit shall be submitted prior to issuance of a conditional use permit.

Conditions Concurrent:

1. The structures shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The proposal shall adhere to all local, state and federal regulations.
3. Lighting shall be directed downward in accordance with dark sky standards.
4. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
5. Waste shall be disposed in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
6. Applicant shall obtain appropriate liquor license from St. Louis County.
7. Pike Lake Area Wastewater Collection System requirements shall be followed.

Correspondence

Planning Commission

Questions?

Public

Questions?