



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 2-12-21

REPORT DATE: 2-19-21

MEETING DATE: 3-11-21

APPLICANT INFORMATION

APPLICANT NAME: Josh Antus

APPLICANT ADDRESS: 9272 Savage Road, Angora MN 55703

OWNER NAME:

SITE ADDRESS: 9009 Savage Road, Angora MN 55703

LEGAL DESCRIPTION: N1/2 OF NE1/4 OF SE1/4 S 14, T61N, R19W (Alango)

PARCEL IDENTIFICATION NUMBER (PIN): 200-0010-02400

NATURE OF REQUEST: A conditional use permit for a general purpose borrow pit as an Extractive Use-Class II.

PROPOSAL DETAILS: The applicant is requesting to expand an existing borrow pit that received conditional use approval in September of 2017. The request includes crushing, washing, screening, recycling of concrete and portable hot mix. Standard hours of operation are proposed from 7 a.m. to 8 p.m., Monday through Saturday

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Savage Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is undeveloped.

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 20 acres

LOT WIDTH: 660 feet

FEET OF ROAD FRONTAGE: 660 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property is currently undeveloped and forested.

TOPOGRAPHY: The property has an elevation change of 42 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There is a wetland located in the SE corner of the property. A wetland delineation should be done to ensure that no impacts occur and the 50 foot undisturbed buffer is maintained.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 A., indicates general purpose borrow pits are an allowed use with a conditional use permit.

B. Neighborhood Compatibility:

1. The area consists primarily of large tracts of undeveloped forest and agricultural land.
2. The development density in this area is very low with only a few residences.
 - a. The nearest residence appears to be approximately 700 feet from the subject parcel.
3. The request is for the expansion of an existing borrow pit that has been established since 2017.

C. Orderly Development:

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

D. Desired Pattern of Development:

1. There is not a high level of future growth anticipated in the area.
2. Approval to expand the borrow pit may provide additional access to the gravel resource in the area.

E. Other Factor(s):

1. The pit area is less than 40 acres.

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

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a general purpose borrow pit as an Extractive Use-Class II, the following conditions shall apply:


Condition Precedent:

1. A wetland delineation shall be completed.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
2. The extractive use activity shall be limited to less than 40 acres.
3. The applicant shall adhere to all local, state and federal regulations.
4. The Wetland Conservation Act shall be followed.

Updated

	<h1 style="margin: 0;">Conditional Use Permit (CUP)</h1>	Permit #
EXTRACTIVE USE CLASS II APPLICATION St. Louis County, Minnesota		
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	200 - 0010 - 02900	Associated PIN
Associated PIN	-	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://gis.stlouiscountymn.gov/landexplorer/ Property Lookup: http://gis.stlouiscountymn.gov/auditor/parcelInfo2005iframe/		
APPLICANT		
*Applicant Name	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #
Joshua Antus		218-410-0611
*Applicant Address	*City	*State
9272 Savage Rd	Angora	MN
Applicant Email		*ZIP
janitusconst@gmail.com		55703
Contact Person If applicable.		Contact Person #
Mailing Address If different than above.		City
		State
		ZIP
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		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: 9009 Savage Rd		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St. Louis County <input type="checkbox"/> Other	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.	
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		
PROJECT INFORMATION		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.		

 RECEIVED
 FEB 22 2021
 BY



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

☐ 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?
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.*

<input type="checkbox"/> 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)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> 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

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 _____

Josh Antus parcel split- attachment p. 1

Parent parcel description:

The north half of the north half of the southeast quarter, Section 14, Township 61 North, Range 19 West in St. Louis County
40 acres
(shown in blue on sketch)

Remnant parcel descriptions:

Permit


East 20 acres: The north half of the northeast quarter of the southeast quarter Section 14, Township 61 North, Range 19 West in St. Louis County
(shown in orange on sketch)

West 20 acres: The north half of the northwest quarter of the southeast quarter Section 14, Township 61 North, Range 19 West in St. Louis County
(shown in pink on sketch)

ASAG- RANDE SCOTT 40	OLKINEN PAMELA 40	MAINI PIRJO 40	FALBO	OSTMAN RICHARD 33	OSTMAN RICHARD R 33	ANTUS JOSHUA 40
BRALL ARY 18	KUF LA 40	FALBO ANITA 39.5		ANTUS GREG 16	NJ 5.5 PAT	
				AA STODDARD CRAIG 40	PJ 5.6 MP 7	
				930	ANTUS CARLY 12.2	
	LENZEN DOUGLAS 40	HEIKKINEN LAVAUN 40	ST P FINN LUTHER 40	HAKALA FARM TRUST 37	19 8 60 20 8 60 21 8 60 22 8 60 23 8 60 24 8 60 25 8 60 26 8 60 27 8 60 28 8 60 29 8 60 30 8 60	
			HAKALA FARM TRST 40	HAKALA FARM TRST 40		
	TOWN OF ALANGO	HEIKKINEN LAVAUN 40	KOSKOVICH MICHAEL 40	KOSKOVICH MICHAEL 35	KM 12 POLITO DAVID 28	BERGMAN ALDEN A 38.8
	LICARI JAMES T & ROBINA 40	BERKE BRUCE 40	ANDERSON STEPHEN 4	POLITO DAVID 40	POLITO DAVID 33.2	9009 Savage BERGMAN ALDEN A 39.8
	LICARI JAMES T & ROBINA 40	BERKE BRUCE N 40	ANDERSON STEPHEN 40	AMTUS JOHN 40	200-0010- 0.5400	
	EMMONS PETER L ETUX 40			CHILD S CHARLYN K 40		POTLATCH CORP 40
				MARTIN SHANNON 40	RYAN GEOFF 40	POTLATCH CORP 40
KILA ALD	ZANCAUSKE SHAWN 40	EMMONS PETER L ETUX	EMMONS PETER L ETUX	OJANEN JOHN R	OJANEN JOHN R	RYAN GEOFFREY

Site Sketch Form

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

(in feet)

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

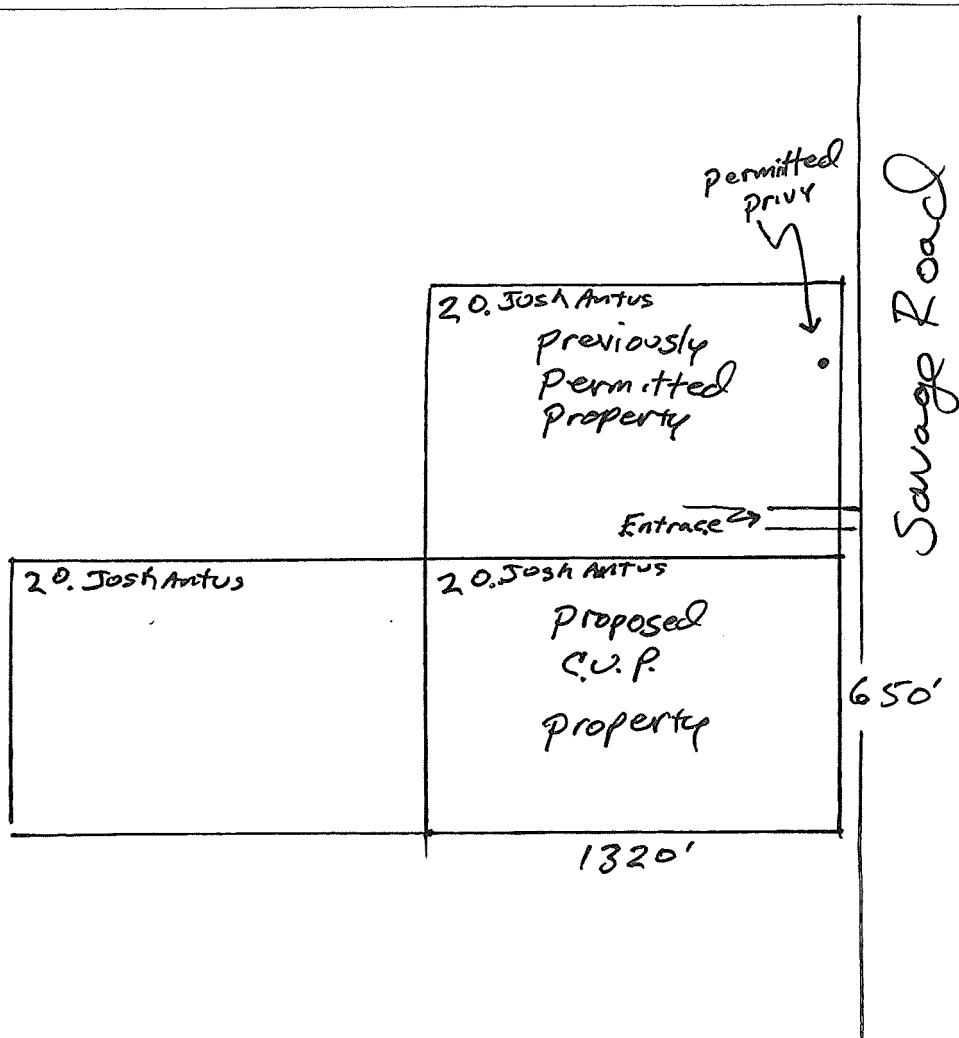
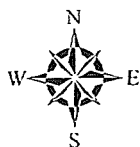
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch

*Applicant Name:

*Site Address:

*PIN:



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 _____



Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet St. Louis County, Minnesota

PERMIT TYPE



General Purpose Permit (Requires Conditional Use Approval)

GENERAL OPERATIONS DESCRIPTION

☒ Crushing ☒ Washing ☒ Screening ☒ Portable Hot Mix ☐ Permanent Hot Mix ☐ Recycling of Asphalt
☒ Recycling of Concrete ☐ Other:

Describe the frequency and duration of the applicable activities:

Week Days only
possible Trucking on SAT.

ROAD ACCESS

What road will the proposed pit be accessed from? *existing entrance to permitted property*

☐ Yes

☐ No

Do you have authorization for access from the appropriate road authority? If yes, please attach written authorization.

TRAFFIC

How many trucks, on average, will leave the pit per day? *0-20*

DESCRIPTION OF EXCAVATION

What is the depth of excavation from the original surface? *30 ft* Feet

Estimated volume of material to be excavated per year? *5,000 to 10,000* Cubic yards

What is the depth of ground water before excavation? *30 ft* Feet

Total area to be excavated*? *Less than 40 acres* Acres

*As per MN Rule 4410.4300, Subp. 12, Environmental Review is required if area excavated has potential for 40 acres or more of excavation. See MN Rules for further information regarding Environmental Review process.

PROJECT LOCATION

☐ Yes

☒ No

Are there residential properties within 300 feet of the pit, haul roads, stockpile areas, or related pit facilities?

How close is the nearest home? *1000 Feet (Approx)*

☐ Yes

☒ No

Are there any lakes, rivers, or streams within 300 feet of the pit?

☐ Yes

☒ No

Are there wetlands within 300 feet of the pit? (Include the area of the pit)

☒ Yes

☐ No

Have the property lines been established? If yes, please attach:

☐ Certified Land Survey ☐ Written agreement with all adjacent property owners

HOURS OF OPERATION

(Proposed) *7-8:00*
Monday through Friday

7-8:00

Saturday

7-8:00

Sunday

None

Comments

Extractive Use-Borrow (Gravel) Pit Reclamation Plan

During Mining operation:

- Vegetation will be cleared and disposed of in a manner acceptable to the fire warden and solid waste authority.
- Top soil will be reserved for reapplication and seeded to prevent erosion.
- The pit will be managed by designating a working face and directing activity to that area until depletion of materials. Once an area has been depleted it shall be reclaimed.
- Final grading of the pit face and other slopes will be at a minimum of 3:1.

Reclamation, if applicable, shall be completed prior to the expiration of the permit:

- Reapplication of top soil to depth of 6-9 inches.
- Permanent seeding with native grasses in the spring (April-June) to stabilize erosion.
- Allowing for natural re-vegetation.

Josh Julius
Name

1-15-2021

Date

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

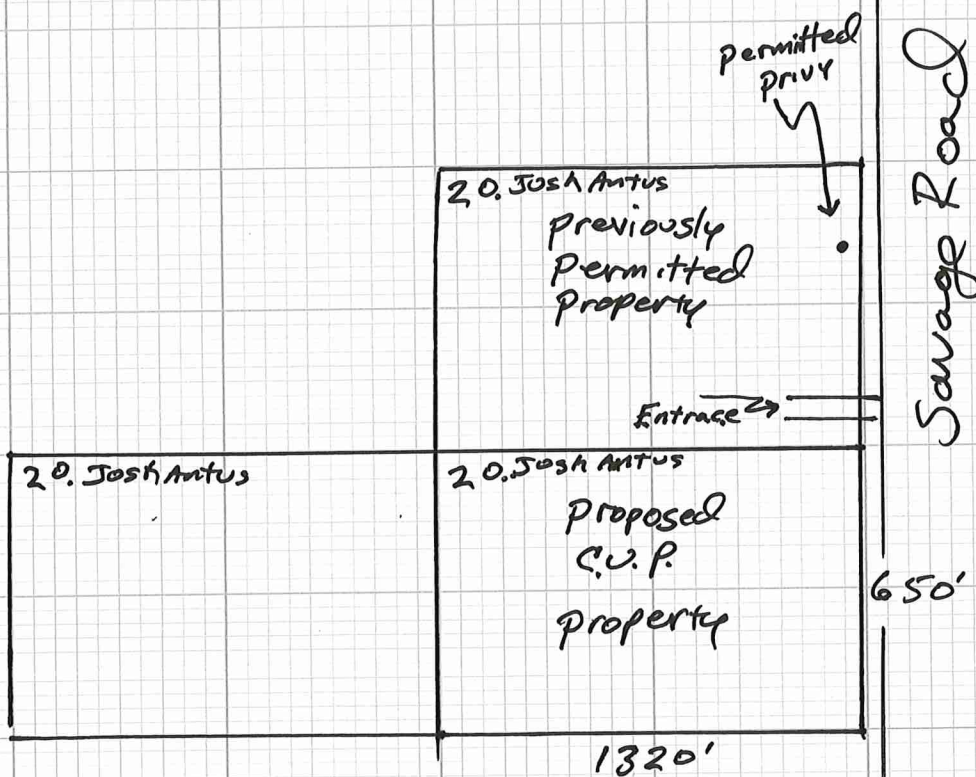
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- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

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

*Applicant Name:

*Site Address:

*PIN:



Sanitary Authority Use Only

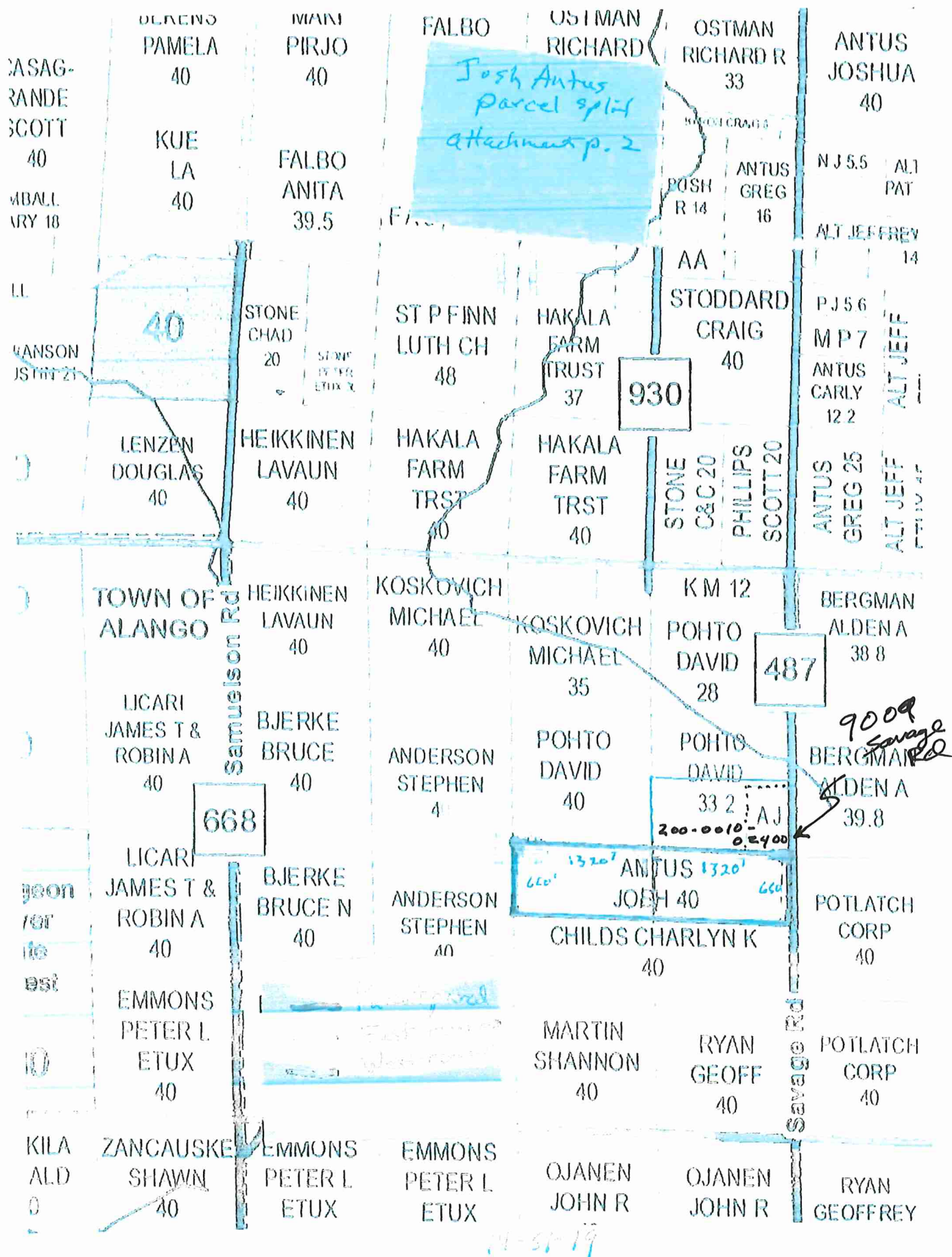
Sanitary Review: (To be determined by appropriate sanitary authority.)

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

Sign off:

Signature _____

Title _____



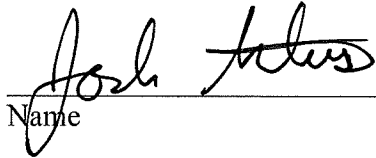
Extractive Use-Borrow (Gravel) Pit Reclamation Plan

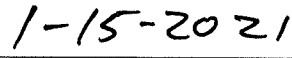
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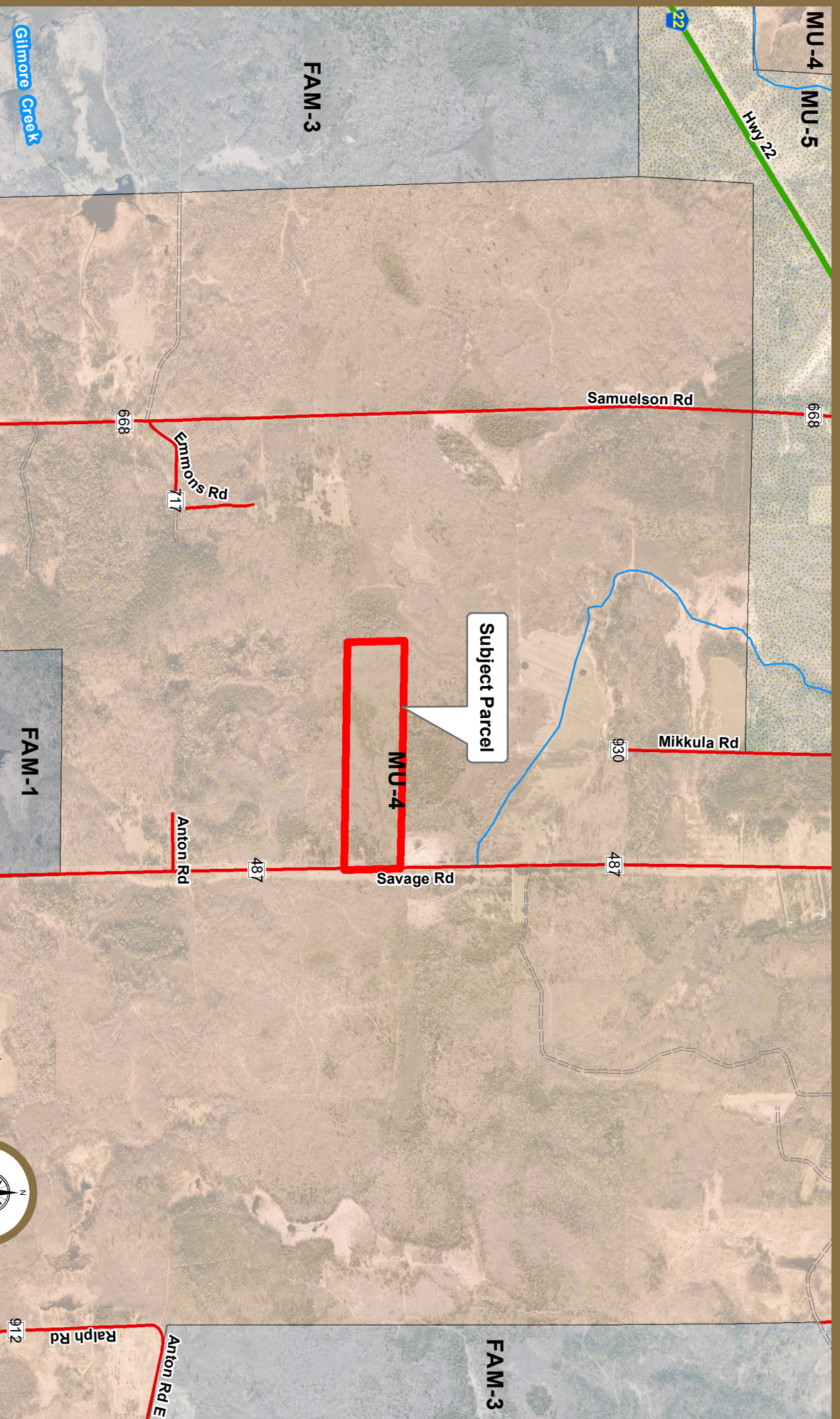
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- Allowing for natural re-vegetation.


Name


Date

St. Louis County

March PC Meeting



Prepared By: **Planning & Community Development**

(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 2/17/2021

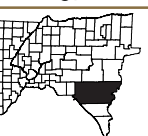
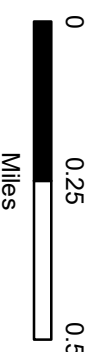
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Joshua Antus

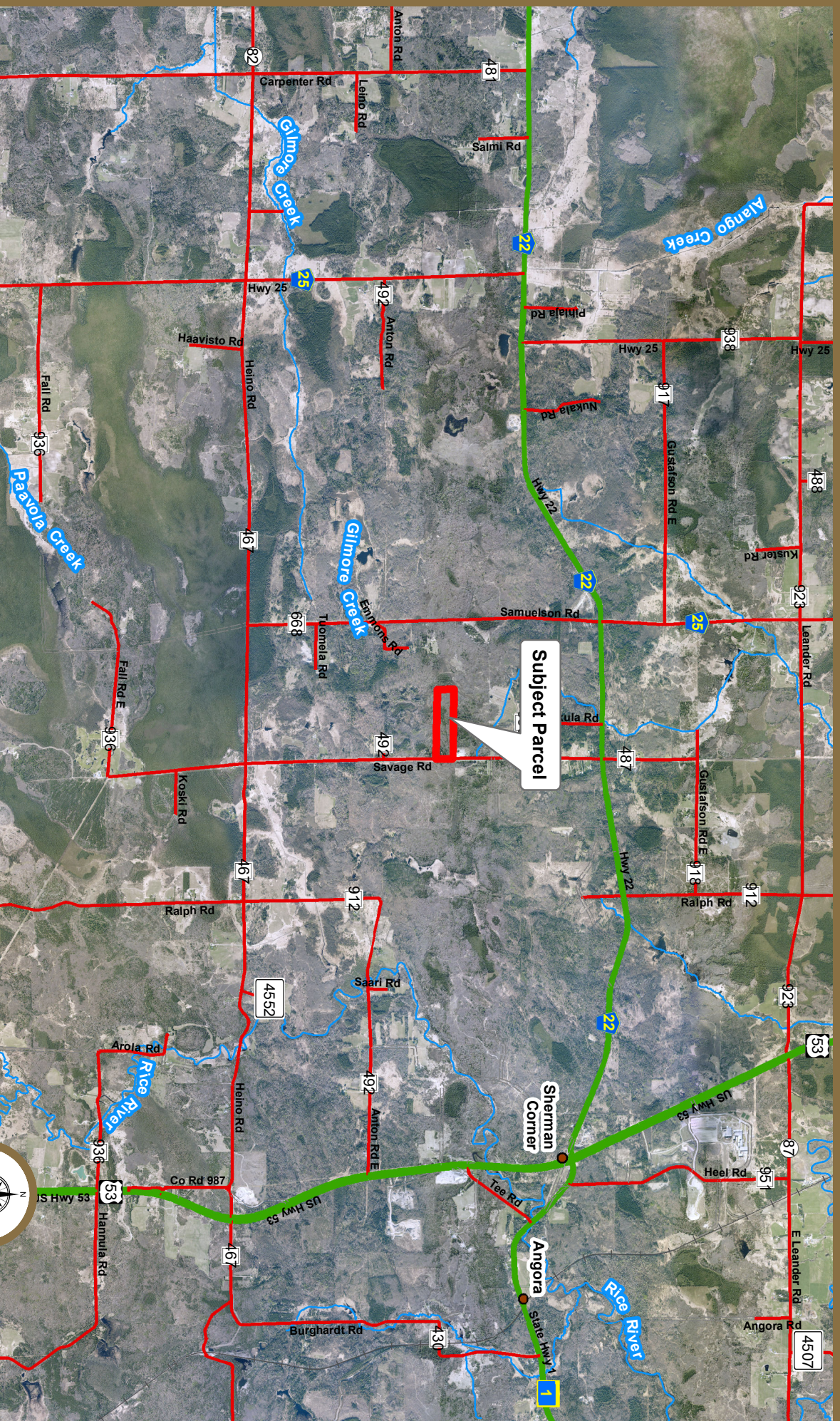
Zoning Map

PIN:200-0010-02400



St. Louis County

March PC Meeting



Prepared By: **Planning & Community Development**

(218) 725-5000

www.stlouiscountymn.gov

Source: **St. Louis County**

Map Created: **2/17/2021**

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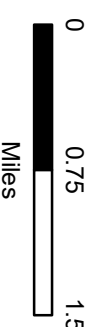
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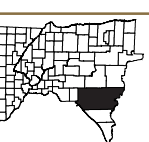
Joshua Antus

Location Map

PIN:200-0010-02400



Miles



St. Louis County MN



200-0010-02290

200-0010-02400

200-0010-02301

200-0010-02300

ALANGO

200-0010-02305

200-0010-02170

200-0010-02200

Sanger Rd
4.87



