



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 4-19-22

REPORT DATE: 4-25-22

MEETING DATE: 5-12-22

APPLICANT INFORMATION

APPLICANT NAME: Cast Iron Bar & Grill

APPLICANT ADDRESS: 5906 Miller Trunk Hwy, Duluth, MN 55811

OWNER NAME: TAP Properties LLC

SITE ADDRESS: 5906 Old Miller Trunk Hwy, Duluth, MN 55811

LEGAL DESCRIPTION: N 200 FT OF E 660 FT OF NE 1/4 OF SE 1/4 & E 420 4/100 FT OF THAT PART OF LOT 1 LYING S OF THE NEW STATE HIGHWAY S36, T51N, R16W (Grand Lake)

PARCEL IDENTIFICATION NUMBER (PIN): 380-0010-08115 & 380-0010-07610

NATURE OF REQUEST: A conditional use permit for the expansion of an existing Commercial, Retail and Service Establishments Use-Class II to include an outdoor event area/space as a Public/Semi-Public Use.

PROPOSAL DETAILS: The Cast Iron Bar & Grill is requesting approval for an expansion of the use on the property to include space for outdoor events. This space would allow for outdoor private parties and other events. The outdoor event area would have a large tent for shade and inclement weather. The area for the tent is over existing parking area on the property. There is additional area on the property that could be utilized for parking if necessary. The proposed hours of operation would remain consistent with the current restaurant/bar hours of operation which are 11:00 am to 10:00 pm M-F, 9:00 am to midnight on Saturday, and 9:00 am to 10:00 pm on Sunday.

Food and beverages for the outdoor events would be provided by the bar/restaurant on site. A temporary outside bar would be set up to serve the outside gatherings during certain events. The applicant has been working with the Department of Health and the St. Louis County Liquor Committee on the permitting for these events. The property is on the Pike Lake Area Wastewater Collection System.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Old Miller Trunk Hwy **ROAD FUNCTIONAL CLASS:** Local Public

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Existing development on the property includes the Cast Iron Bar & Restaurant building, accessory structures and parking area. The adjacent parcel to the south is under common ownership and included a golf driving range that is no longer in use.

PARCEL AND SITE INFORMATION

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 4.04

LOT WIDTH: 280 FEET

FEET OF ROAD FRONTAGE: 440 FEET (Old Miller Trunk Hwy)
282 FEET (Solway Rd)

FEET OF SHORELINE FRONTAGE: 0 FEET

VEGETATIVE COVER/SCREENING: The proposed development would be located in an open area on the property that is currently being used for parking. The event space would be visible from Old Miller Trunk Hwy.

TOPOGRAPHY: There is some elevation change to the property, but the proposed events would be located on a flat part of the property.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands on the property. It is unlikely that the proposal would impact wetlands.

ADDITIONAL COMMENTS ON PARCEL: The parcel to the south is under common ownership. This parcel may be used for additional parking space if necessary.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. A portion of the property is located within the Lakeshore Development Area of the Future Land Use Map in the St. Louis County Comprehensive Land Use Plan.
 - a. This is due to the proximity of the property to Pike Lake.
 - b. These areas are intended for development adjacent to lakes including infill, new development or redevelopment of existing residential, commercial, or mixed-use areas.
2. Most of the property is zoned Multiple Use.
 - a. The proposed event area would be located in the Multiple Use zone district.
3. Ordinance 62 states that a Public/Semi-Public Use is an allowed use in the Multiple Use zone district with a Conditional Use Permit.
4. The Multiple Use zone district provides opportunity for a variety of uses, including residential and commercial uses.
5. The applicant also owns the adjacent parcel to the south. With this additional property, there is more than enough land area for the number of proposed uses on the property.

B. Neighborhood Compatibility:

1. The property is located at the intersection of Old Miller Trunk Hwy and Solway Road.
2. This area north of Old Miller Truck Hwy is a lakeshore development area that is densely populated around Pike Lake.
3. Old Miller Trunk Hwy was likely a more heavily traveled road in the past.
4. This road is now used more for travel by the residences in the area with Highway 53 located approximately one quarter mile from this property.
5. The use of the property is more of a neighborhood restaurant rather a larger scale commercial use.

6. Had there been more than the one commercial use in the intersection, it likely would have met the criteria to be considered a crossroads commercial area in the St. Louis County Comprehensive Land Use Plan
7. There are many residences located within a quarter mile of the property.
 - a. There is one residence located directly across Old Miller Trunk Highway from the property.
 - b. There is another residence located on the adjacent property to the west.
 - i. This residence is located approximately 200 feet from the proposed event area.

C. Orderly Development:

1. There are many residences located within a quarter mile from the property.
 - a. Several are located within 500-600 feet from the existing bar/restaurant building.
 - b. Noise from the event center could be a nuisance for the neighboring landowners.
2. The proposed use would also have potential to create a significant increase in traffic in this intersection during events.
 - a. The increased traffic may be a nuisance and a safety concern for the residences that travel through this intersection.
 - b. Information provided by the applicant indicates there could be space for up to 150 guests with this event space.
 - c. The property has been holding indoor events for years on the property. This may have increased traffic to the property but would have had less noise impact to the surrounding area.

D. Desired Pattern of Development:

1. A desired pattern of development in this area could be a variety of uses.
 - a. The St. Louis County Comprehensive Land Use Plan intends these types of areas to be used for a variety of uses.
 - b. The commercial use on this property may be desirable because it has been operating on the property for some time.
 - c. A residential use could also be desirable in this area as it would fit in with the surrounding area.

E. Other Factor(s):

1. The applicant is in the process of applying for the appropriate liquor license for the expansion of the use on the property.
2. The Pike Lake Area Wastewater Collection System indicated that the system is at capacity for commercial development and the applicant would need to work with them to discuss options if there will be additional development connected to the system.
 - a. Portable toilets and hand wash stations may be an option for the outdoor use, but the applicant would need to work with the sanitary district.

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?**

RECOMMENDED CONDITIONS, IF APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit, the following conditions shall apply:

1. If liquor is allowed at an event, St. Louis County Liquor License Ordinance 28 shall be followed.
2. Lighting shall be directed in accordance with dark sky standards.
3. There shall be no on-street/road parking during events.
4. The applicant shall comply with all local, county, state, and federal regulations.



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	380 - 0010 - 08115	Associated PIN	380 - 0010 - 07610
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://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name	I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Other	*Daytime #	Date
Aaron Pellett (Cast Iron Bar + Grill)		(218) 310-3604	3/25/22
*Applicant Address	*City	*State	*ZIP
5906 Old Miller Trunk Hwy	Duluth	MN	55811
Applicant Email Castiron2016@outlook.com			
Contact Person <small>If applicable.</small>	Contact Person #		
Aaron Pellett	(218) 310-3604		
Mailing Address <small>If different than above.</small>	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.

Castiron2016@outlook.com

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: 5906 Old Miller Trunk Hwy Duluth MN 55811	
<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 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.
# 0	*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.**



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-\$165 Greater than 1,200 square feet-\$325

- ☐ 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-\$85

- ☐ 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: *Storage* Proposed: *Servicing + Storage*

- Other-\$60
- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$650
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
- ☐ Lot Line Adjustment-\$85
- ☐ Parcel Review-\$85
- ☐ Performance Standard Subdivision-\$385

#4 Performance Standard-\$385 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-\$165

#6 Wetland Reviews Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$165
- ☐ Wetland Delineation Review-\$385
- ☐ Wetland Banking Plan Review-\$1,140

#7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,275
- ☐ Environmental Assessment-\$1,140
- ☐ Conditional Use Permit-\$650
- ☐ Conditional Use Permit Rehearing-\$210
- ☐ Interim Use Permit-\$650
- ☐ Interim Use Permit Rehearing-\$210
- ☐ General Purpose Borrow Pit-\$650
- ☐ Variance-\$650
- ☐ Variance Rehearing-\$210
- ☐ Multiple Hearing (Variance/conditional use)- \$980
- ☐ Rezoning-\$650

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

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 _____

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:

*Site Address:

*PIN:

See Attached

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 _____



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/parcelInfo2005Iframe/>

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

How is the property currently being used?

Restaurant, Bar + Event/entertainment area

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

Bar, Food + Event/entertainment area

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: 11:00 AM
End: 10:00 PM

Start: 9 AM
End: 12 AM

Start: 9 AM
End: 10 PM

These are the current hours that the facility operates

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes

☐ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

car / truck

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)

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

158 addition parking on adjacent property

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:

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

If Yes, please explain:

6 lights on outside of the building facing towards the ground

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

☒ No New Structures

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

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

If Yes, please explain:

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 type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

Waste Management collection bins

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

We put up a tent adjacent to the storage building for customers to get protection from sun if need

STORMWATER MANAGEMENT

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will there be more than one (1) acre of altered surface?
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, do you have an MPCA NPDES permit? (Please attach permit)
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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 _____

ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Duluth

Government Services Center

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

VirginiaGovernment Services
Center

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

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:
www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 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://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **380-0010-08115**

Associated PINs

PIN # **380-0010-07610**

Type of Application

Does this application apply to a Short Term Rental?

No

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Other**
 Applicant Name: **Cast Iron Bar & Grill**
 Address Line 1: **5906 Old Miller Trunk Hwy**
 Address Line 2: **--**
 City: **Duluth**
 State: **MN**
 Zip: **55811**
 Primary Phone: **(218)310-3604**
 Cell Phone: **--**
 Fax: **--**
 Email: **castiron2016@outlook.com**
 Contact Person Name: **Aaron Pellett**
 Contact Person Phone: **(218)310-3604**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? ☐ Yes

Name: **Cast Iron Bar & Grill**

Address: **5906 Old Miller Trunk Hwy**

City: **Duluth**

State/Province: **MN**

Zip: **55811**

Primary Phone: **218-310-3604**

Cell Phone: **--**

Fax: **--**

Email: **castiron2016@outlook.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **5906 Old Miller Trunk Hwy Duluth, MN 55811**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

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

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

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**

Enter Project Information.

If you answered 'Yes' to any of the questions below, 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.

Is this project on a parcel less than 2.5 acres?

No

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

No

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

No

Total # of bedrooms on property after project completion.

0

Does this project include plumbing or pressurized water in proposed structure?

No

If Yes, please explain:

--

Is this project connected to a municipal or sanitary district system?

No

CONDITIONAL USE WORKSHEET

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.

What are you applying for?

New Business ☐ **Yes**

Expansion of Existing Business ☒ **Yes**

Replace Existing Business ☐ **Yes**

Other ☐ **Yes**

If Other, please explain

--

How is the property currently being used?

Restaurant, Bar & Event/entertainment area

What type of business/use is being applied for?

List all uses that will take place.

Bar, Food & Event/entertainment area

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Restaurant, bar and event/entertainment**

M-F Hours **11 a.m. to 10 p.m.**

Saturday/Sunday Hours **Saturday: 9 a.m. to 12 a.m. and Sunday: 9 am to 10 pm**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

Yes

If Yes, what is the estimated increase

> 25 vehicles

Does the proposal require parking?

Please include employees, visitors, and other parking.

Yes

How many parking spaces are available on the property?

158

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

No

Please list number of signs, size, location, and illumination of each sign

--

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

Yes

If Yes, please explain

Six lights on outside of the building facing towards the ground.

OUTDOOR BUSINESS ACTIVITY

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

No

If Yes, please explain

--

WASTEWATER TREATMENT

Will wastewater be generated?

No

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

Private Septic System ☐ Yes

Municipal ☐ Yes

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage ☒ Yes

Oil and Grease ☐ Yes

Other Automotive Fluids ☐ Yes

Animal Waste ☐ Yes

Chemicals ☐ Yes

Medical ☐ Yes

Hazardous ☐ Yes

Demolition Waste ☐ Yes

Wood and Sawdust ☐ Yes

Radioactive ☐ Yes

Other ☐ Yes

If Other, please explain --

Please describe **Waste Management collection bins.**
collection and disposal:

STORMWATER MANAGEMENT

Will there be more than one (1) acre of altered surface?

If Yes, please attach your NPDES permit.

No

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 result 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.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --

Address: --

City: --

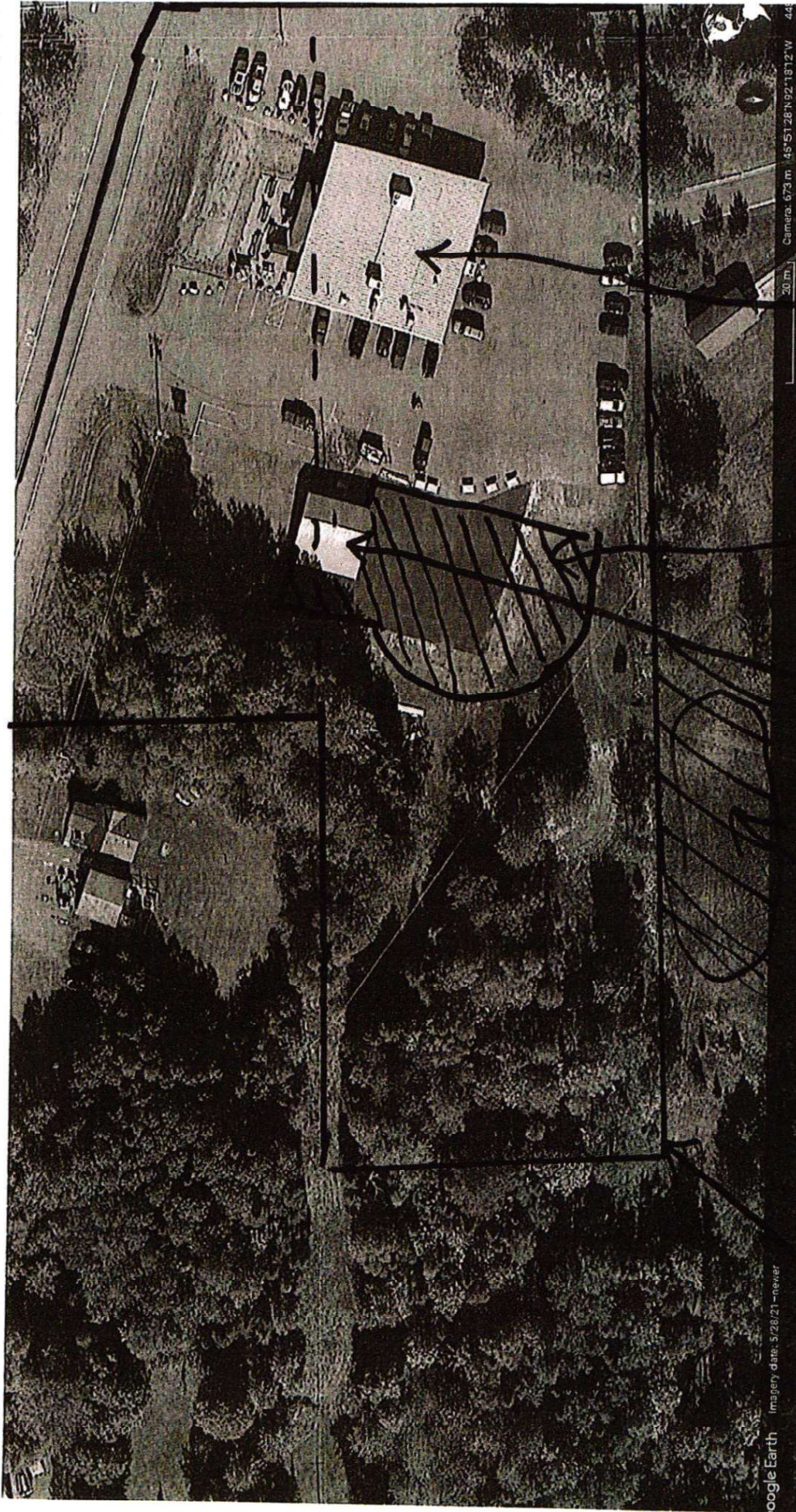
State: --

Postal Code: --

Email Address: --

I have read and agree to the statement
above.

☐ **I agree**



Property
Lines

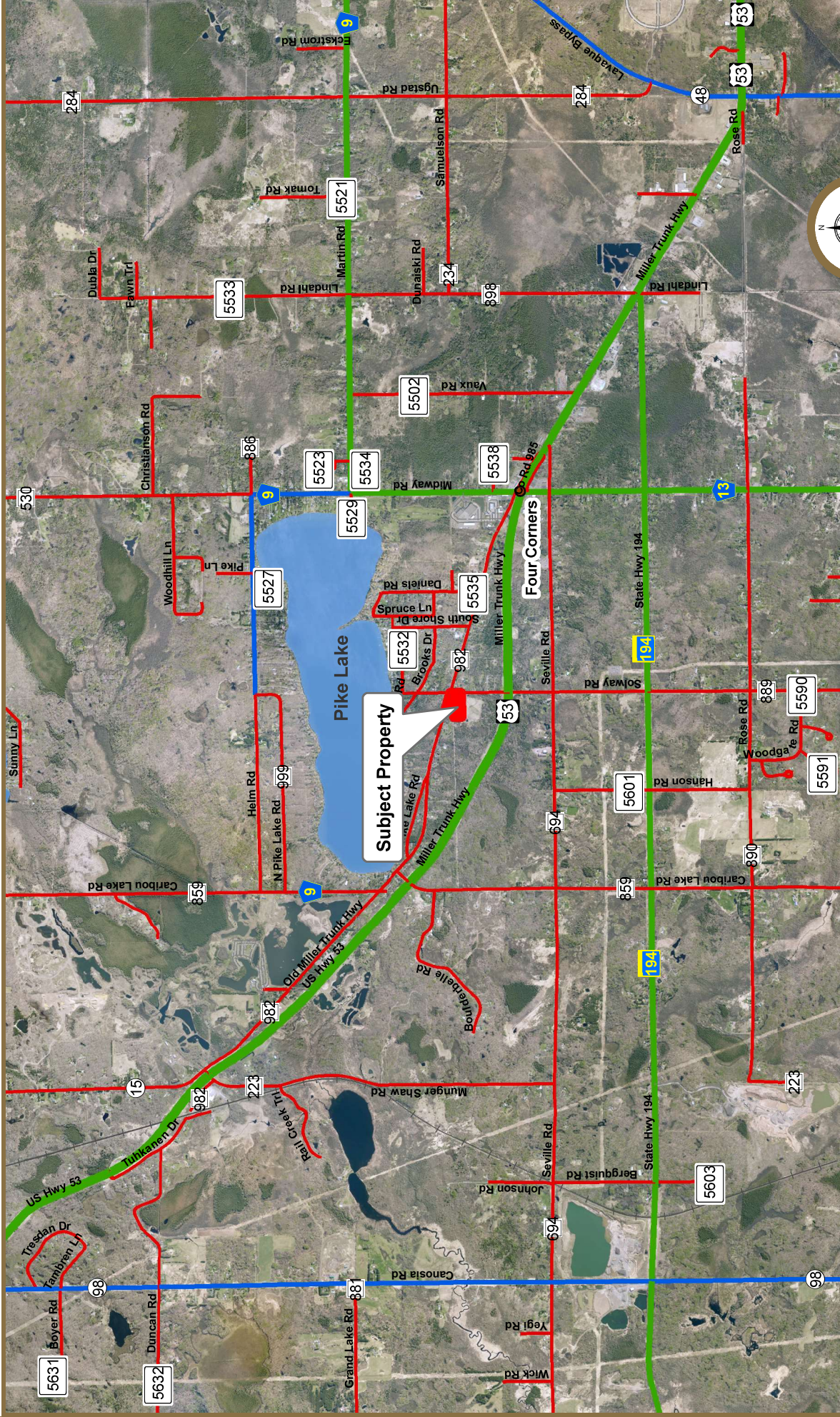
Additional &
Existing
New Deck

* Proposed
Current Grill
* Proposed
New Garage
Space

No Septic (Pike Lake Sewer System)

St. Louis County

May PC Meeting



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

Source: St. Louis County

Map Created: 4/12/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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Cast Iron Bar & Grill

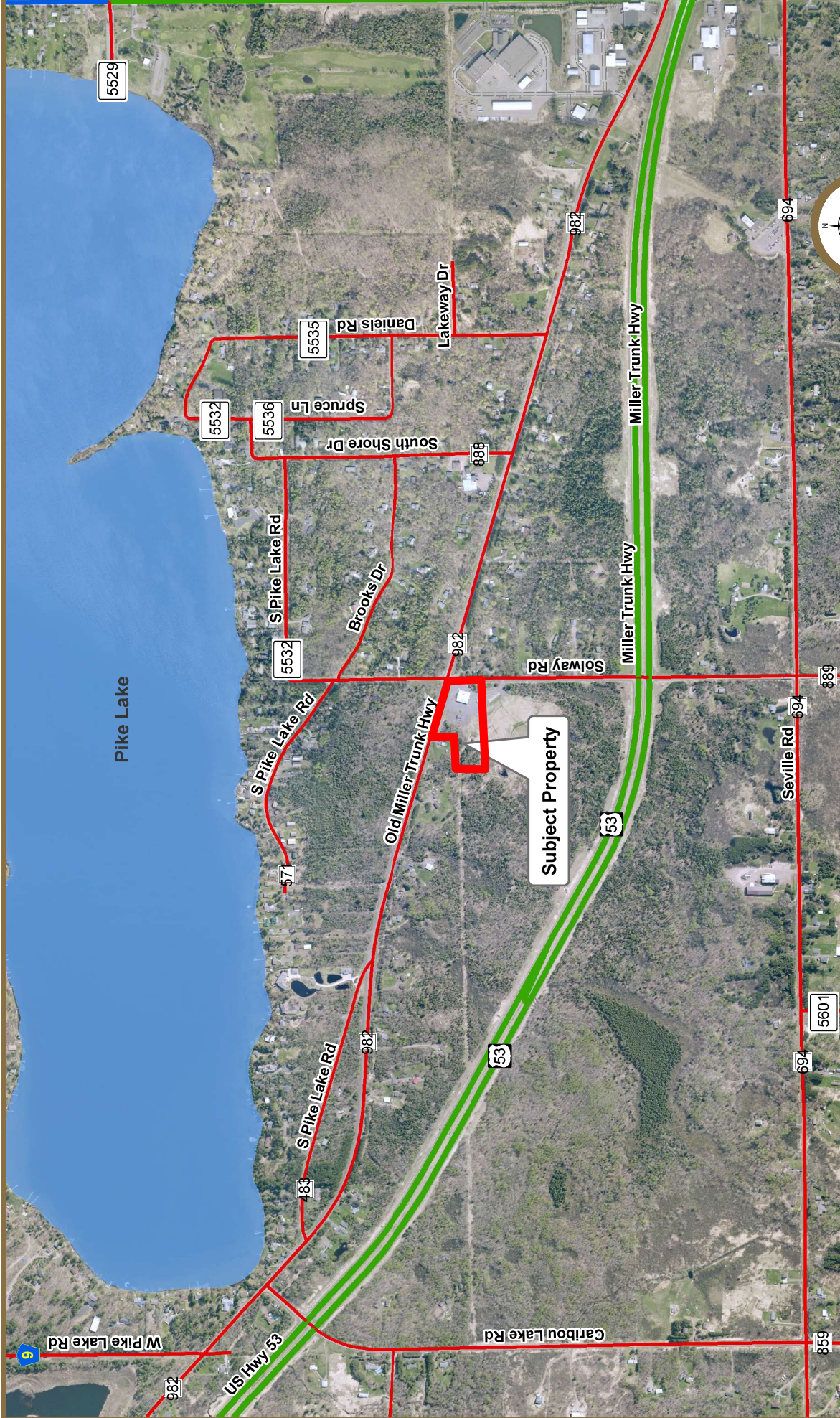
Location Map

PIN: 380-0010-08115, 380-0010-07610



St. Louis County

May PC Meeting



Cast Iron Bar & Grill

Location Map

PIN: 380-0010-08115, 380-0010-07610



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

Source: St. Louis County

Map Created: 4/12/2022

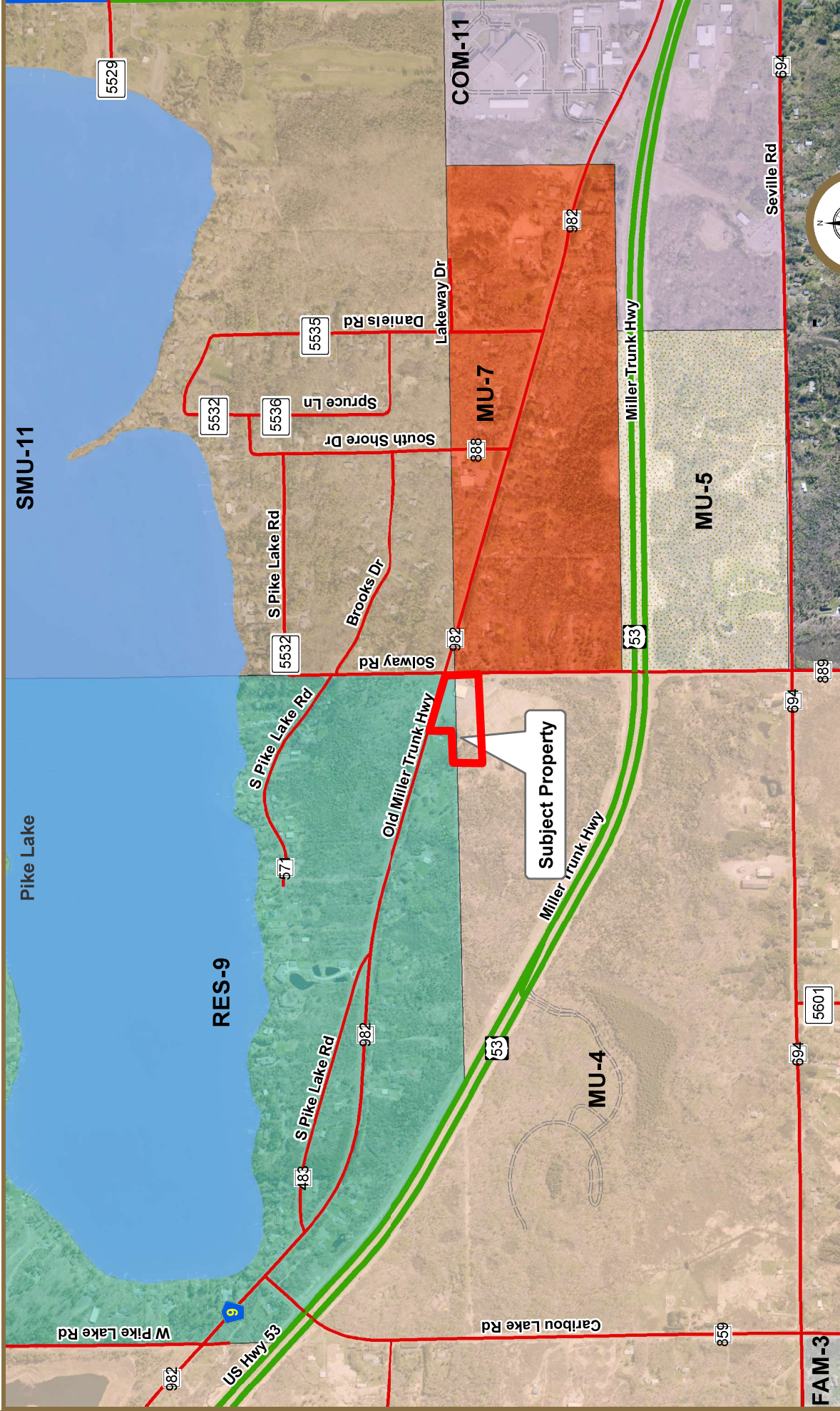
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St. Louis County

May PC Meeting



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

Source: St. Louis County

Map Created: 4/12/2022

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Cast Iron Bar & Grill
Zoning Map
PIN: 380-0010-08115, 380-0010-07610

0 600 1,200 Feet

N

St. Louis County MN



Site Map

(218) 725-5000
 www.g50.us or unitym.nj.gov

Map Created: 4/19/2022

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies, human or computer.

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Old Miller Trunk Highway (CR 982)

2020 Aerial Photo

37018

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

PLANNING COMMISSION DECISION

WHEREAS, the Planning Commission is granted certain powers and duties pursuant to H.S. 304.301,

WHEREAS, a hearing was conducted before the Commission for a Conditional Use Permit on July 16, 1998, at the Rice Lake Township Hall, Duluth, MN

WHEREAS, the name of the applicant is Richard and Patti McNutt

WHEREAS, the legal description of the property in question is
Parts of Government Lot #1 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, (See attached legal)
Section 36, Township 51, Range 16
(Grand Lake Township)

WHEREAS, said property is located in Supper Club - R9 and MUNS-4; Driving Range - MUNS-4

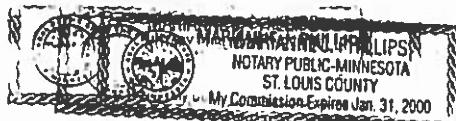
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants a Conditional Use Permit to expand the existing LeGrande Supper Club and to establish a golf driving range

on the above described property subject to the following conditions:
RESTAURANT EXPANSION APPROVED WITH THE FOLLOWING:

1. The County Health Standards be implemented;
2. If setbacks cannot be met, a Variance is needed from the Board of Adjustment;
3. A proper legal description for the restaurant shall be submitted; and
4. The flashing arrow on the sign on Highway No. 53 shall be stabilized.

DRIVING RANGE APPROVED WITH THE FOLLOWING:

1. Parking for the driving range shall be immediately south of the LeGrande parking area and not be located between the driving range and the Solway Road;
2. The clubhouse shall be located no closer than 200 feet from the Solway Road R-O-W;
3. There shall be a 100 foot no disturb buffer from the south side of the driveway entrance going southward at least 500 feet. No trees shall be removed in this buffer area and should the existing trees be removed for any reason, including storm damage, a replating plan shall be submitted to and approved by the County Planning Department;
4. There shall be no outside lighting for the driving range and related facilities;
5. There shall be no parking for users of the driving range along Solway Road;
6. All outside activity at the driving range shall cease between 9:00 P.M. and 7:00 A.M.;
7. No wetland filling permitted without approval of the Wetland TAC;
8. One 64 square foot sign is permitted at the entrance to the driving range. The existing surface area for the sign on Highway No. 53 may also include information regarding the driving range; and
9. A proper legal description for the parcel the driving range is located on be submitted.



Subscribed to and sworn
before me this 4th day of
August, 1998

Marianne J. Phillips
Notary Public

By the Order of the St. Louis County
Planning Commission

Geraldine C. Dwyer
Chairman

[Signature]
Secretary

Recorded pursuant to MN Statutes 394.301 Subd. 4

St. Louis County Land Use Permit No. 37018 issued on 9/11/98

St. Louis County Statement of Property Taxes Payable in 1998

TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 726-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE
S/L 36 T/B 51.0 RG 16 ACR .74
E 420 4/100 FT OF THAT PART OF LOT 1
LYING S OF THE NEW STATE HIGHWAY

Owner: CARLBERG DEAN L
Owner #: 519703

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:

New Improvements:
Estimated Market Value:
Taxable Market Value:

PARCEL CODE: 380-0010-07610	
1997	1998
COMM.-PRF	COMM.-PRF COMM.
225,000	225,000
225,000	225,000

ISSUED: 4/16/98

MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293

All Tax Receipts Subject To
Cancellation By County
Auditor For Dishonor of
Negotiable Paper Offered In
Payment.

- Use this amount on Form M-1PR to see if you're eligible for a property tax refund. file by August 15. If box is checked you owe delinquent taxes and are not eligible
- Use this amount for the special property tax refund on schedule 1 of form M-1PR
- YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE STATE**
- Your property tax before reduction by state-paid aids and credits
- Aid paid by the state of Minnesota to reduce your property tax
- Credits paid by the state of Minnesota to reduce your property tax:
 - New education homestead credit
 - Taconite credit
 - Other credits
- Your property tax after reduction by state paid aids and credits
- WHERE YOUR PROPERTY TAX DOLLARS GO**
- County
- City or Town
- School District: A. State determined levy
704 B. Voter approved levies
C. Other Local Levies
- 10A. Special taxing district
- 10B. Tax increment
- 10C. Fiscal Disparity
11. Non-school voter approved referenda levies
12. Total property tax before special assessments
13. Special assessments and taxes added to this property tax bill:
 - WLSSD FEE
 -
 -
14. Your property tax and special assessments

24,722.26	23,327.56
13,712.00	14,277.00
11,010.26	9,050.56
5,599.48	4,853.37
500.59	397.55
3,394.49	2,643.82
751.85	1,084.33
569.87	2.04
193.98	69.45
11,010.26	9,050.56
	406.00
11,010.26	9,456.56

PLEASE READ BACK OF FORM FOR PENALTY AND PAYMENT INFORMATION

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

2ND HALF
PAY STUB

Pay on or before October 15th
to avoid penalty

1998



00138000100761000000472828

R

CHECK ☐
IF CHANGE
ON BACK

MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

STATEMENT OF PROPERTY TAXES PAYABLE IN 1998, ST. LOUIS COUNTY, MN. STATE COPY FILE WITH FORM M-1PR

Owner:
CARLBERG DEAN L

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

COMM.-PRF	COMM.
Parcel Code	380-0010-07610
Second Half Tax	4,728.28
Payment if other	

ISSUED 4/16/98

Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks. Detach this stub and include it with your second half payment.

FOR STATE USE ONLY	
Parcel Code	380-0010-07610
New Improvements:	
Property Class:	1998 COMM.-PRF COMM.
Estimated Market Value:	225,000
Taxable Market Value:	225,000
Property Class:	1997 COMM.-PRF
Market Value:	225,000
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes. <input type="checkbox"/>	

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

St. Louis County Statement of Property Taxes Payable in 1998

TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 726-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE
S/L 36 T/B 51.0 RG 16 ACR .80
PART OF LOT 1 BEG AT A POINT ON THE SLY
LINE OF STATE HIGHWAY 500 FT FROM THE

Owner: CARLBERG DEAN
Owner #: 13947

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:

New Improvements:
Estimated Market Value:
Taxable Market Value:

PARCEL CODE: 380-0010-07650			
1997		1998	
RES.	NON-HSTD	RES.	NON-HSTD
		2,100	2,200
		1,800	2,000
		116.02	139.30
		64.00	85.00
		52.02	54.30
		26.23	28.93
		2.35	2.37
		15.91	15.75
		3.95	6.83
		2.67	.01
		.91	.41
		52.02	54.30
		52.02	54.30

ISSUED: 4/16/98

MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293

All Tax Receipts Subject To
Cancellation By County
Auditor For Dishonor of
Negotiable Paper Offered In
Payment.

- Use this amount on Form M-1PR to see if you're eligible for a property tax refund. file by August 15. If box is checked you owe delinquent taxes and are not eligible
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- YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE STATE
- Your property tax before reduction by state-paid aids and credits
- Aid paid by the state of Minnesota to reduce your property tax
- Credits paid by the state of Minnesota to reduce your property tax:
 - New education homestead credit
 - Taconite credit
 - Other credits
- Your property tax after reduction by state-paid aids and credits
- WHERE YOUR PROPERTY TAX DOLLARS GO
- County
- City or Town
- School District: A. State determined levy
704 B. Voter approved levies
C: Other Local Levies
- Special taxing district
- Tax increment
- Fiscal Disparity
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special assessments and taxes added to this property tax bill:
 -
 -
 -
- Your property tax and special assessments

PLEASE READ BACK OF FORM FOR PENALTY AND PAYMENT INFORMATION

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

2ND HALF
PAY STUB

Pay on or before October 15th
to avoid penalty

1998



00138000100765090000002715

MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

R

CHECK ☐
IF CHANGE
ON BACK

STATEMENT OF PROPERTY TAXES PAYABLE
IN 1998, ST. LOUIS COUNTY, MINN.
STATE COPY FILE WITH FORM M-1PR

Owner:
CARLBERG DEAN

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

RES. NON-HSTD
Parcel Code 380-0010-07650
Second Half Tax 27.15
Payment if other

ISSUED 4/16/98

Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks.
Detach this stub and include it with your second half payment.

FOR STATE USE ONLY	
Parcel Code	380-0010-07650
New Improvements:	
Property Class:	1998 RES. NON-HSTD
Estimated Market Value:	2,200
Taxable Market Value:	2,000
Property Class:	1997 RES. NON-HSTD
Market Value:	1,800
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes.	<input type="checkbox"/>

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

St. Louis County Statement of Property Taxes Payable in 1998
TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 726-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE
S/L 36 T/B 51.0 RG 16 ACR 33.62
NE 1/4 OF SE 1/4 EX N 200 FT OF E 660 FT
AND EX HWY RT OF WAY

Owner #: 13954 Owner: CARLBERG DEAN L

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:


New Improvements:
Estimated Market Value:
Taxable Market Value:

ISSUED: 4/16/98

**MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293**

**All Tax Receipts Subject To
Cancellation By County
Auditor For Dishonor of
Negotiable Paper Offered In
Payment.**

1. Use this amount on Form M-1PR to see if you're eligible for a property tax refund, file by August 15. If box is checked you owe delinquent taxes and are not eligible
2. Use this amount for the special property tax refund on schedule 1 of form M-1PR
YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE STATE
3. Your property tax before reduction by state paid aids and credits
4. Aid paid by the state of Minnesota to reduce your property tax
5. Credits paid by the state of Minnesota to reduce your property tax:
 - A. New education homestead credit
 - B. Taxonite credit
 - C. Other credits
6. Your property tax after reduction by state paid aids and credits
WHERE YOUR PROPERTY TAX DOLLARS GO
7. County
8. City or Town
9. School District: A. State determined levy
704 B. Voter approved levies
C. Other Local Levies
- 10A. Special taxing district
- 10B. Tax increment
- 10C. Fiscal Disparity
11. Non-school voter approved referenda levies
12. Total property tax before special assessments
13. Special assessments and taxes added to this property tax bill:
 - A.
 - B.
 - C.
14. Your property tax and special assessments

PARCEL CODE: 380-0010-08120	
1997	1998
RES. NON-HSTD	RES. NON-HSTD
10,500	11,000
10,500	11,000
	
685.98	766.58
379.00	468.00
306.98	298.58
154.87	159.02
13.84	13.03
93.88	86.63
23.27	37.55
15.76	.07
5.36	2.28
306.98	298.58
306.98	298.58

**PLEASE READ BACK OF FORM FOR PENALTY
AND PAYMENT INFORMATION**

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

2 ND HALF PAY STUB

**Pay on or before October 15th
to avoid penalty**

1998

STATEMENT OF PROPERTY TAXES PAYABLE
IN 1998, ST. LOUIS COUNTY, MN.
STATE COPY FILE WITH FORM M-1PR

[illegible]

MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

CHECK ☐
IF CHANGE
ON BACK

Owner:
CARLBERG DEAN L

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

RES. NON-HSTD	
Parcel Code	380-0010-08120
Second Half Tax	149.29
Payment if other	

ISSUED 4/16/98

Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks.
Detach this stub and include it with your second half payment.

FOR STATE USE ONLY	
Parcel Code	380-0010-08120
New Improvements:	
Property Class:	1998 RES. NON-HSTD
Estimated Market Value:	11,000
Taxable Market Value:	11,000
Property Class:	1997 RES. NON-HSTD
Market Value:	10,500
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes.	

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

(E)

Permit No. 37018

APPLICATION FOR A CONDITIONAL USE PERMIT

Please carefully complete (PRINT) this application according to the instructions. Failure to fill in all of the required information may result in a delay of processing your application. A fee of \$_____ must accompany this application, made payable to St. Louis County Auditor.

GENERAL INFORMATION

Name of Applicant	<u>RICHARD & PATTI Mc NUTI</u>		
Mailing Address	<u>4875 LAKEWAY DR.</u> <u>DULUTH, MINN 55811</u>		
Phone Number	Work _____	Home	<u>218-729-0206</u>
Site Address	_____		
Access Road	<u>SOLWAY Rd.</u>		

PROPERTY DATA

Please write out entire legal description, or attach photocopy. The legal description can be found on the deed, abstract, or property tax statement.

Legal Description _____

Parcel Code _____ Section _____ Township No. _____ Range _____

Lot Dimensions: Width _____ ft. Depth _____ ft. Area _____ ft.
 Acres _____

OWNERSHIP: Private ☒ Public _____ Leased from _____

Existing Structures: None

of bedrooms none

ENVIRONMENTAL DATA

Does your property contain any areas of standing water for more than two weeks between May 1 and September 15? ☒ Yes ☐ No If yes, do you intend to drain, fill, or otherwise alter this area for any reason? Yes ☒ No Explain.

The standing water is not in the area intended for the golf driving range.

Elevation of unaltered building site above lake/river/stream N/A ft

Elevation of lowest floor or basement above water table N/A ft

What is the slope of your property? N/A %

Are you planning to remove any vegetation? ☒ Yes ☐ No If yes, explain any vegetation removal and where it is to be located.

Tree & brush removal in driving range area.

Explain any alteration of existing drainage patterns included in your proposal.

None

Are you planning to do any grading or filling? ☒ Yes ☐ No If yes, explain any grading, filling, or altering of the natural topography on your property and where it is located.

We shall fill slightly for driveway entrance where we have placed a culvert. We shall also do some minor grading in golf range area.

DESCRIPTION OF REQUEST

CONDITIONAL USE REQUESTED FOR:

Roll driving range

Does proposal involve any new buildings or additions? ☒ Yes ☐ No

Contractor Name Unknown CONTRACTOR REGISTRATION #

Dimensions of Proposed Building or Addition 40 ft X 25 ft

Building Height 10 ft Stories 1

Elevation above Water Level 20 ft

Estimated Construction Cost 20,000

1. a) What roads and/or waterways will provide access to your proposed use?

SOLWAY ROAD

b) Will your proposal generate an increased amount of traffic? (boat, snowmobile truck, bus, car...) ☒ Yes ☐ No If yes, explain. Car traffic to use driving range

Have there been any previous conditional use permit or variance applications on this property? Yes ☒ No ☐ If yes, Explain:

Has there been any construction on your property since 1970? Yes ☒ No ☐ If yes, explain

2. Describe the existing use of your property, and explain in detail, your proposal.

Wooded acreage - no use

Proposal shown on Plot drawing

3. Give a breakdown of the number of people that will occupy your premises on an average day. Employees 1 or 2 Customers 20 or 25
Others (specify) _____

4. Will your proposal include water usage? Yes No If yes, what type of septic system do you have to handle the water usage? Explain.

Septic Permit # _____

5. Will your proposal generate any waste, and if so, describe your plan for disposal.
Yes No If yes, Explain.

6. Will your proposal include any activity that may be a nuisance or otherwise incompatible with your neighbors? Yes No If yes, please elaborate.

7. Does your proposal include lighting that may be visible from roads or waterways?
Explain.

Possibly - If business warrants lighting to stay hours
slightly, we shall apply for lighting

8. Explain why the site selected is a good site for your proposal and how it will fit into the neighborhood.

The Carver - Grand Lake area does not have a dining range, &
in our studies, it soundly indicates it will be a welcome addition to
our community & is looked ^{upon} very favorably by the residents in the area.

9. What are your long range plans for the property?

at a later date we may entertain adding miniature golf for the family.

10. Are there any reasons, not addressed above, that would help us to determine if your proposal should be granted?

It appears to us you have covered all pertinent points.

ALL APPLICANTS MUST SIGN BELOW

I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform with existing State Laws and local ordinances. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

Name of person responsible for

completion of this application (please print):

RICHARD McNUTT

Date of application

June 10

19 98

Richard H. McNutt
Signature of Applicant

OFFICE USE ONLY

Fee 400⁰⁰ Receipt No. 0926 Date Paid 6/12/98

Zone District R-9; muls-4 Lake/River/Stream _____

Sanitary Check off required? yes no Flood Plain: yes no
Wetlands: yes no Bluff: yes no

CNR permit required? yes no Variance required? _____

Application: Approved ✓ Denied _____

Application Approved by: Planning Commission

Date, time and place of hearing 7/14/98, Rose Lake Twp. Hall

Permit issued by: J. W. Gubala Date 9/11/98

Conditions attached:

See Planning Commission Final Decision

GRID PLOT PLAN SKETCHING FORM

The purpose of the sketch is to graphically illustrate the information included in your application

SCALE: Each grid equals _____ feet/inch

Planning Permit No. _____

Signature of Applicant _____

(SEE EXAMPLE SKETCH ON BACK)

Check these off as you draw them on the sketch

Location of:

- ☐ all other structures
- ☐ well/septic system/expansion area
- ☐ which way is North
- ☐ Areas of vegetation removal and areas of zoogeographical alteration
- ☐ driveway

Distance of new structure or addition to:

- ☐ road centerline
- ☐ shoreline or rear yard
- ☐ side property lines
- ☐ label access road

The grid consists of 20 columns and 40 rows of squares, providing a space for the applicant to draw their plot plan. The grid is bounded by solid lines on the top, bottom, and left sides, and a solid line on the right side. The interior is divided by dashed lines.

FILE NO. RICHARD MC NUTT
NOT TO SCALE

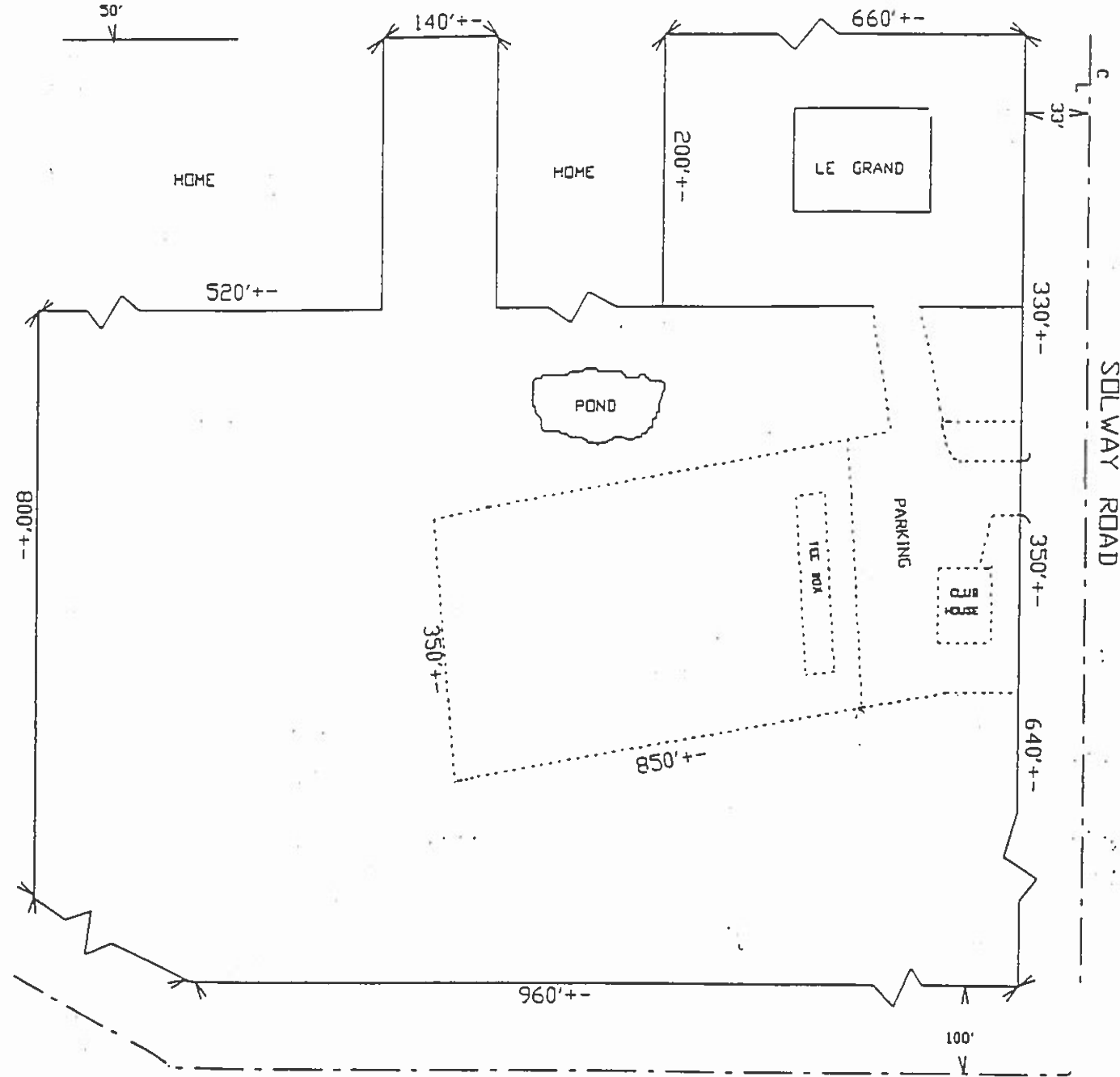
PLAT DRAWING
(THIS IS NOT A SURVEY)

PROPOSED
DRIVING RANGE

OLD HWY. 53

SOLWAY ROAD

HIGHWAY 53



PROPERTY ADDRESS: 5782 OLD MILLER TRUNK HWY.

THE LOCATION OF IMPROVEMENTS SHOWN ON THIS DRAWING ARE APPROXIMATE AND ARE
BASED ON A VISUAL INSPECTION OF THE PREMISES. THE LOT DIMENSIONS ARE TAKEN FROM
A RECORDED PLAT OR COUNTY RECORDS. THIS DRAWING IS FOR INFORMATIONAL PURPOSES
AND SHOULD NOT BE USED AS A SURVEY. IT DOES NOT CONSTITUTE A LIABILITY OF THE
COMPANY AND IS INTENDED FOR MORTGAGE PURPOSES ONLY.

TRI COUNTY
HOME INSPECTION

218-879-6166

ST. LOUIS COUNTY Statement of Property Taxes Payable in 1998
TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 726-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE

S/L 36 T/B 51.0 RG 16 ACR 33.62

NE 1/4 OF SE 1/4 EX N 200 FT OF E 660 FT
AND EX HWY RT OF WAY

Owner: **CARLBERG DEAN L**
Owner #: 13954

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:

New Improvements:
Estimated Market Value:
Taxable Market Value:

PARCEL CODE:
380-0010-08120

1997	1998
RES. NON-HSTD	RES. NON-HSTD
10,500	-11,000
10,500	11,000

ISSUED: 4/16/98

MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293

- Use this amount on Form M-1PR to see if you're eligible for a property tax refund. file by August 15. If box is checked you owe delinquent taxes and are not eligible
- Use this amount for the special property tax refund on schedule 1 of form M-1PR
- YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE STATE**
- Your property tax before reduction by state-paid aids and credits
- Aid paid by the state of Minnesota to reduce your property tax
- Credits paid by the state of Minnesota to reduce your property tax:
 - New education homestead credit
 - Teconite credit
 - Other credits
- Your property tax after reduction by state-paid aids and credits
- WHERE YOUR PROPERTY TAX DOLLARS GO**
- County
- City or Town
- School District: A. State determined levy
704 B. Voter approved levies
C. Other Local Levies
- Special taxing district
- Tax increment
- Fiscal Disparity
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special assessments and taxes added to this property tax bill:
 -
 -
 -
- Your property tax and special assessments

685.98	766.58
379.00	468.00
306.98	298.58
154.87	159.02
13.84	13.03
93.88	86.63
23.27	37.55
15.76	.07
5.36	2.28
306.98	298.58
306.98	298.58

All Tax Receipts Subject To
Cancellation By County
Auditor For Dishonor of
Negotiable Paper Offered in
Payment.

**PLEASE READ BACK OF FORM FOR PENALTY
AND PAYMENT INFORMATION**

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

149.29

149.29

2ND HALF
PAY STUB

Pay on or before October 15th
to avoid penalty

1998

☒ R

CHECK ☐
IF CHANGE
ON BACK



MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

**STATEMENT OF PROPERTY TAXES PAYABLE
IN 1998, ST. LOUIS COUNTY, MN.
STATE COPY FILE WITH FORM M-1PR**

Owner:
CARLBERG DEAN L

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

RES. NON-HSTD
Parcel Code
380-0010-08120
Second Half Tax
149.29
Payments if other

ISSUED 4/16/98

Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks.
Detach this stub and include it with your second half payment.

FOR STATE USE ONLY	
Parcel Code	380-0010-08120
New Improvements:	
Property Class:	1998 RES. NON-HSTD
Estimated Market Value:	11,000
Taxable Market Value:	11,000
Property Class:	1997 RES. NON-HSTD
Market Value:	10,500
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes.	

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

ST. LOUIS County Statement of Property Taxes Payable in 1998 TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 726-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE
S/L 36 T/B 51.0 RG 16 ACR .80
PART OF LOT 1 BEG AT A POINT ON THE SLY
LINE OF STATE HIGHWAY 500 FT FROM THE

Owner: CARLBERG DEAN
Owner #: 13947

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:

New Improvements:
Estimated Market Value:
Taxable Market Value:

PARCEL CODE: 380-0010-07650	
1997	1998
RES. NON-HSTD	RES. NON-HSTD
2,100	2,200
1,800	2,000
116.02	139.30
64.00	85.00
52.02	54.30
26.23	28.93
2.35	2.37
15.91	15.75
3.95	6.83
2.67	.01
.91	.41
52.02	54.30
52.02	54.30

ISSUED: 4/16/98

MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293

All Tax Receipts Subject To
Cancellation By County
Auditor For Dishonor of
Negotiable Paper Offered in
Payment.

1. Use this amount on Form M-1PR to see if you're eligible for a property tax refund. file by August 15. If box is checked you owe delinquent taxes and are not eligible
2. Use this amount for the special property tax refund on schedule 1 of form M-1PR
3. YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE STATE
4. Your property tax before reduction by state-paid aids and credits
4. Aid paid by the state of Minnesota to reduce your property tax
5. Credits paid by the state of Minnesota to reduce your property tax:
 - A. New education homestead credit
 - B. Teconite credit
 - C. Other credits
6. Your property tax after reduction by state-paid aids and credits
7. WHERE YOUR PROPERTY TAX DOLLARS GO
7. County
8. City or Town
9. School District: A. State determined levy
704 B. Voter approved levies
C. Other Local Levies
- 10A. Special taxing district
- 10B. Tax increment
- 10C. Fiscal Disparity
11. Non-school voter approved referenda levies
12. Total property tax before special assessments
13. Special assessments and taxes added to this property tax bill:
 - A.
 - B.
 - C.
14. Your property tax and special assessments

PLEASE READ BACK OF FORM FOR PENALTY AND PAYMENT INFORMATION

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

2 ND HALF
PAY STUB
Pay on or before October 15th
to avoid penalty

1998

R

CHECK ☐
IF CHANGE
ON BACK

STATEMENT OF PROPERTY TAXES PAYABLE IN 1998, ST. LOUIS COUNTY, MN. STATE COPY FILE WITH FORM M-1PR

Owner:
CARLBERG DEAN

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

RES. NON-HSTD

Parcel Code	380-0010-07650
Second Half Tax	27.15
Payment if other	

ISSUED 4/16/98

Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks.
Detach this stub and include it with your second half payment.

FOR STATE USE ONLY

Parcel Code	380-0010-07650
New Improvements:	
Property Class:	RES. NON-HSTD
Estimated Market Value:	2,200
Taxable Market Value:	2,000
Property Class:	1997 RES. NON-HSTD
Market Value:	1,800
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes.	<input type="checkbox"/>

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

ST. LOUIS County Statement of Property Taxes Payable in 1998
TAXPAYERS COPY RETAIN FOR YOUR RECORDS

Compare description to your deed to make sure you are paying on the correct parcel. If you do not have a complete description you may get the full taxable description from the Auditors office. Phone (218) 728-2383

REAL ESTATE TAXES PAYABLE IN 1998

TOWN OF GRAND LAKE
S/L 36 T/B 51.0 RG 16 ACR .74
E 420 4/100 FT OF THAT PART OF LOT 1
LYING S OF THE NEW STATE HIGHWAY

Owner: CARLBERG DEAN L
Owner #: 519703

TAXPAYER # 531496
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

Property Class:

New Improvements:
Estimated Market Value:
Taxable Market Value:

PARCEL CODE: 380-0010-07610	
1997	1998
COMM.-PRF	COMM.-PRF COMM.
225,000	225,000
225,000	225,000
24,722.26	23,327.56
13,712.00	14,277.00
11,010.26	9,050.56
5,599.48	4,853.37
500.59	397.55
3,394.49	2,643.82
751.85	1,084.33
569.87	2.04
193.98	69.45
11,010.26	9,050.56
	406.00
11,010.26	9,456.56
	4,728.28
	4,728.28

ISSUED: 4/16/98

MAKE CHECKS
PAYABLE TO:
St. Louis County Auditor
MAIL TO:
GORDON D. MCFAUL
COUNTY AUDITOR
TAX DIVISION
100 N 5TH AVE. W.
DULUTH, MN 55802-1293

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 - A. New education homestead credit
 - B. Taconite credit
 - C. Other credits
7. Your property tax after reduction by state-paid aids and credits
8. WHERE YOUR PROPERTY TAX DOLLARS GO
9. County
10. City or Town
11. School District: A. State determined levy 704 B. Voter approved levies C. Other Local Levies
12. Special taxing district
13. Tax increment
14. Fiscal Disparity
15. Non-school voter approved referendum levies
16. Total property tax before special assessments
17. Special assessments and taxes added to this property tax bill:
 - A. WLSSD FEE
 - B.
 - C.
18. Your property tax and special assessments

PLEASE READ BACK OF FORM FOR PENALTY
AND PAYMENT INFORMATION

Pay this amount no later than May 15, 1998:

Pay this amount no later than October 15, 1998:

2ND HALF
PAY STUB Pay on or before October 15th
to avoid penalty

1998

R

CHECK ☐
IF CHANGE
ON BACK



MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

STATEMENT OF PROPERTY TAXES PAYABLE
IN 1998, ST. LOUIS COUNTY, MN.
STATE COPY FILE WITH FORM M-1PR

Owner:
CARLBERG DEAN L

Name of Taxpayer:
MCNUTT RICHARD H
4875 LAKEWAY DR
DULUTH MN 55811

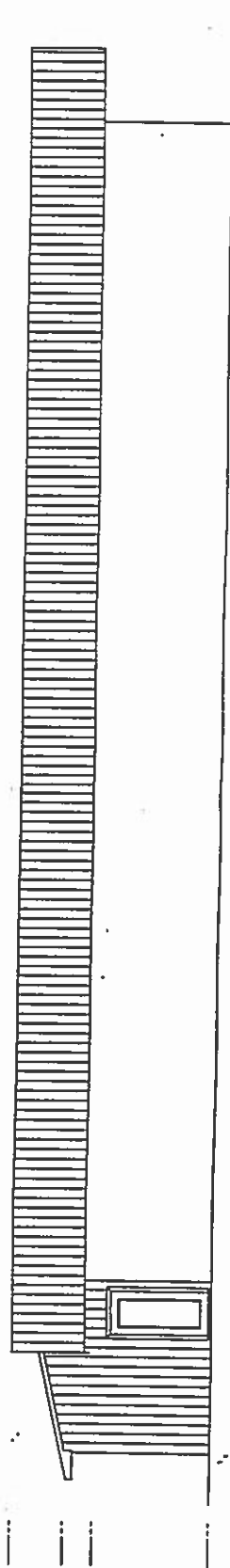
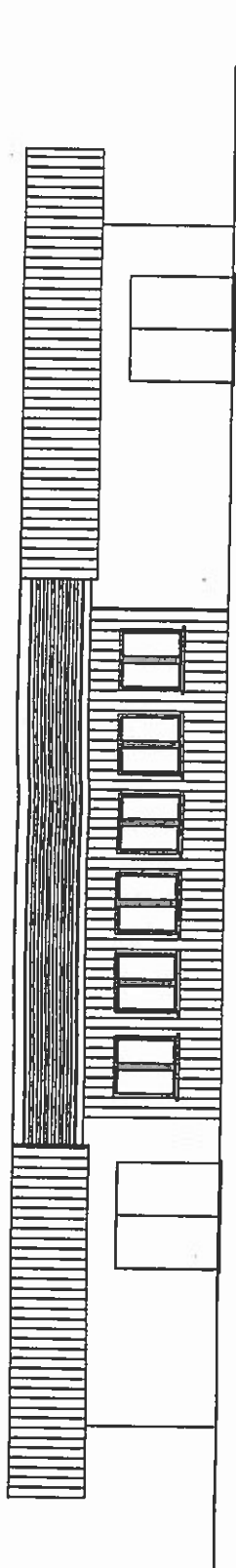
COMM.-PRF	COMM.
Parcel Code	380-0010-07610
Second Half Tax	4,728.28
Payment if other	

ISSUED 4/16/98

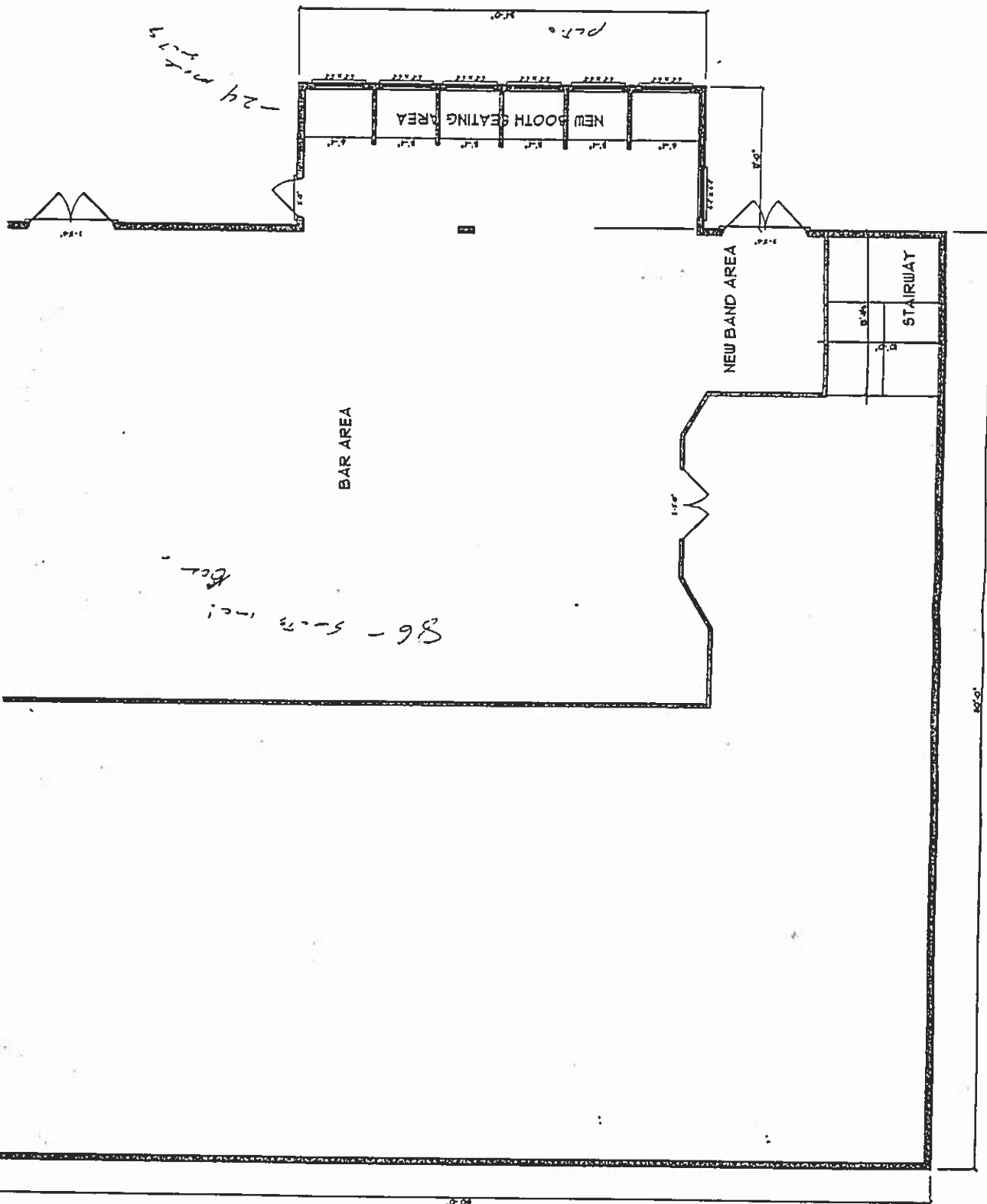
Your cancelled check will be your receipt. \$20.00 Service charge for all returned checks.
Detach this stub and include it with your second half payment.

FOR STATE USE ONLY	
Parcel Code	380-0010-07610
New Improvements:	
Property Class:	1998 COMM.-PRF COMM.
Estimated Market Value:	225,000
Taxable Market Value:	225,000
Property Class:	1997 COMM.-PRF
Market Value:	225,000
LINE 1	
LINE 2	
If box is checked, you owe delinquent taxes.	<input type="checkbox"/>

You may be eligible for one or even two refunds to reduce your
property tax. Read the back of this statement to find out how to
apply.



-24 mlt
5-17-79



86-5-79-98
601