



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: May 12, 2020

REPORT DATE: May 22, 2020

MEETING DATE: June 11, 2020

APPLICANT INFORMATION

APPLICANT NAME: Bill Shuster – French Township Supervisor

APPLICANT ADDRESS: P.O. Box 28, Side Lake MN 55781

OWNER NAME:

SITE ADDRESS: 7516 Hwy 5, Side Lake MN 55781

LEGAL DESCRIPTION: N 289 FT OF S 600 FT OF THAT PART OF M LYING E OF THE NEW COUNTY HIGHWAY S21, T60 N, R21 W (French)

PARCEL IDENTIFICATION NUMBER (PIN): 370-0090-01040

NATURE OF REQUEST: A conditional use permit for a community columbarium site as a Public/Semi-Public Use.

PROPOSAL DETAILS: French Township is proposing a community columbarium site. A columbarium is a structure of vaults lined with recesses for the respectful placement of cinerary urns. The proposal includes the placement of up to 8 columbarium structures that will hold up to 24 urns.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: CSAH 5

ROAD FUNCTIONAL CLASS: Collector

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is currently undeveloped.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: 2.25

LOT WIDTH: 300 FEET

FEET OF ROAD FRONTAGE: 300 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property contains excellent screening from the road and adjacent properties.

TOPOGRAPHY: The proposed site is level and slopes down towards the road.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 C., indicates a columbarium is an allowed use with a conditional use permit, as a public/semi-public use.
2. The property falls within the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan. These areas are intended for rural development adjacent to lakes including residential, commercial or mixed use areas.

B. Neighborhood Compatibility:

1. The zoning in the area is comprised of Shoreland Multiple Use and Multiple Use. The neighborhood consists of the Living Stones Fellowship House and French Town Hall located on the adjacent parcels to the north. There are residential properties to the south and east.

C. Orderly Development:

1. The site is located within the community core which is an area designated by French Township "from the Riverside Inn to Bimbos."
2. As stated in the St. Louis County Comprehensive Land Use Plan, the Lakeshore Development Area has the flexibility necessary to allow for evolving and eclectic nature of the rural community.

D. Desired Pattern of Development:

1. The pattern of development in the area consists of public/semi-public, residential and commercial uses all which are allowed within the underlying zoning.
2. The proposed columbarium is consistent with the existing uses identified as part of the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan.

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 columbarium as a Public/Semi Public Use, the following conditions shall apply:

1. All local, county, state and federal requirements shall be followed.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. Lighting shall be directed downward in accordance with dark sky standards.

**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

Virginia

Northland Office Center
307 First Street South, Suite
117

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: http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer

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

Primary PIN **370-0090-01040**

Associated PINs

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: **Town of French**
Address Line 1: **PO Box 28**
Address Line 2: **--**
City: **Side Lake**
State: **MN**
Zip: **55781**
Primary Phone: **(218)969-6799**
Cell Phone: **--**
Fax: **--**
Email: **frenchclerk@gmail.com**
Contact Person Name: **Bill Schuster**
Contact Person Phone: **--**

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? **No**
 Name: **Town of French**
 Address: **PO Box 28**
 City: **Side Lake**
 State/Province: **MN**
 Zip: **55781**
 Primary Phone: **--**
 Cell Phone: **--**
 Fax: **--**
 Email: **bischust@gmail.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: **7516 Hwy 5**
 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
 Northland Office Center
 307 First Street South, Suite 117
 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?**No****No****No****No****No**

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?**Yes****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 **No**Expansion of Existing Business **No**Replace Existing Business **No**Other **Yes**

If Other, please explain

Use the parcel for a Community Columbarium Site

How is the property currently being used?

Was a residential - donated to township for use as a Columbarium site - old house and shed removed.

What type of business/use is being applied for?

List all uses that will take place.

Community Coumbarium

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Community Coumbarium**

M-F Hours **24**

Saturday/Sunday Hours **--**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

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

No

If Yes, what is the estimated increase **--**

Does the proposal require parking?

Please include employees, visitors, and other parking.

Yes

How many parking **10**

spaces are available on the property?

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

Yes

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

1 small sign adjacent to driveway, not illuminated sign will be rustic in design to fit neighborhood.

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

Yes

If Yes, please explain

Lighted flag pole

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 **No**Municipal **No**

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 **No**Oil and Grease **No**Other Automotive Fluids **No**Animal Waste **No**Chemicals **No**Medical **No**Hazardous **No**Demolition Waste **No**Wood and Sawdust **No**Radioactive **No**Other **No**

If Other, please explain --

Please describe **visitors to site**
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: --

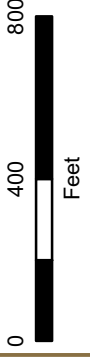
I have read and agree to the statement
above.

No



St. Louis County

June PC Meeting



French Township

Zoning Map

PIN:370-0090-01040



Prepared By: **Planning & Community Development**
(218) 728-5000
www.stlouiscountymn.gov

Source: **St. Louis County**

Map Created: **5/12/2020** SE

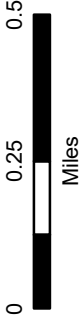
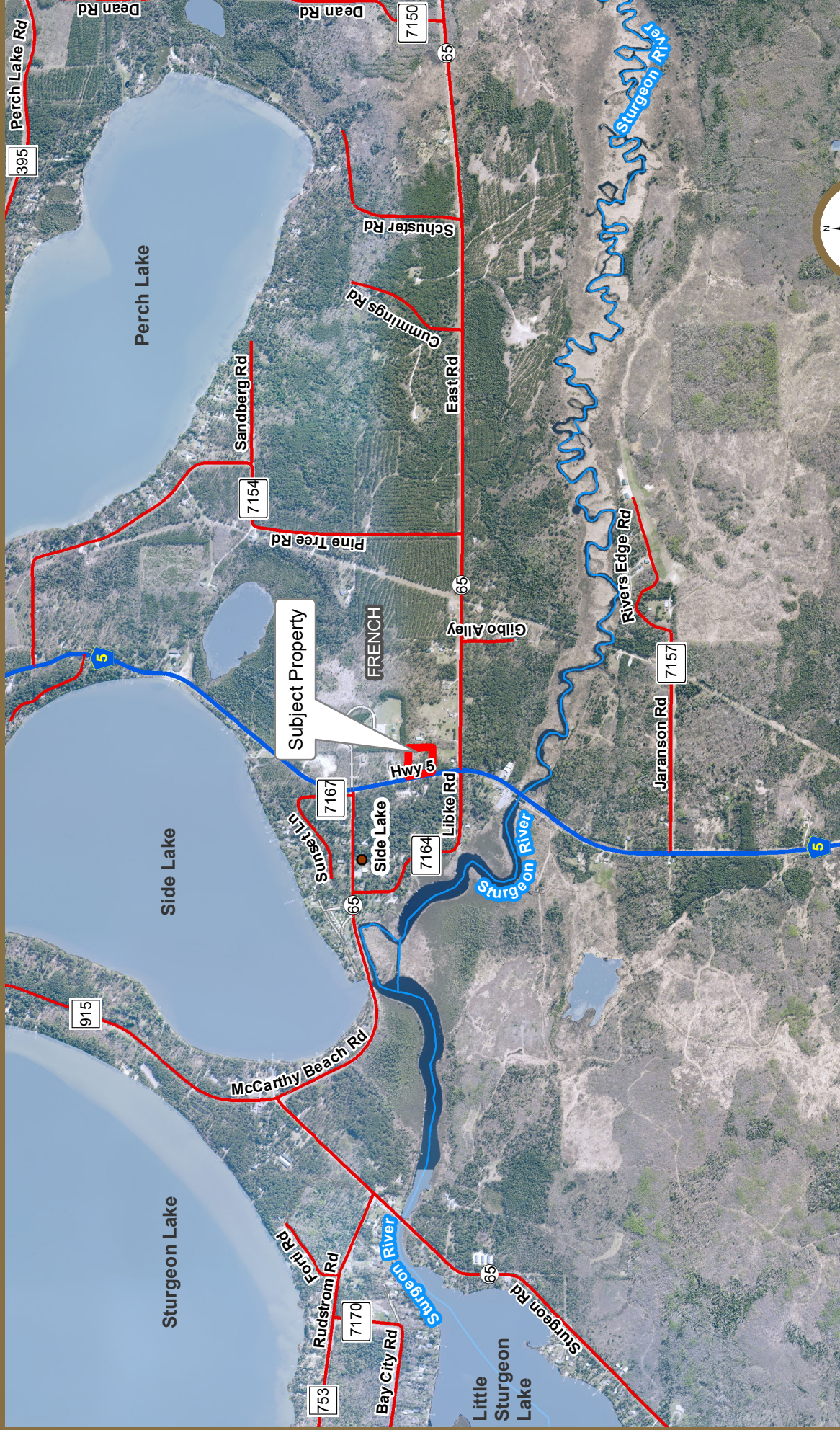
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St. Louis County

June PC Meeting



French Township

Location Map

PIN:370-0090-01040



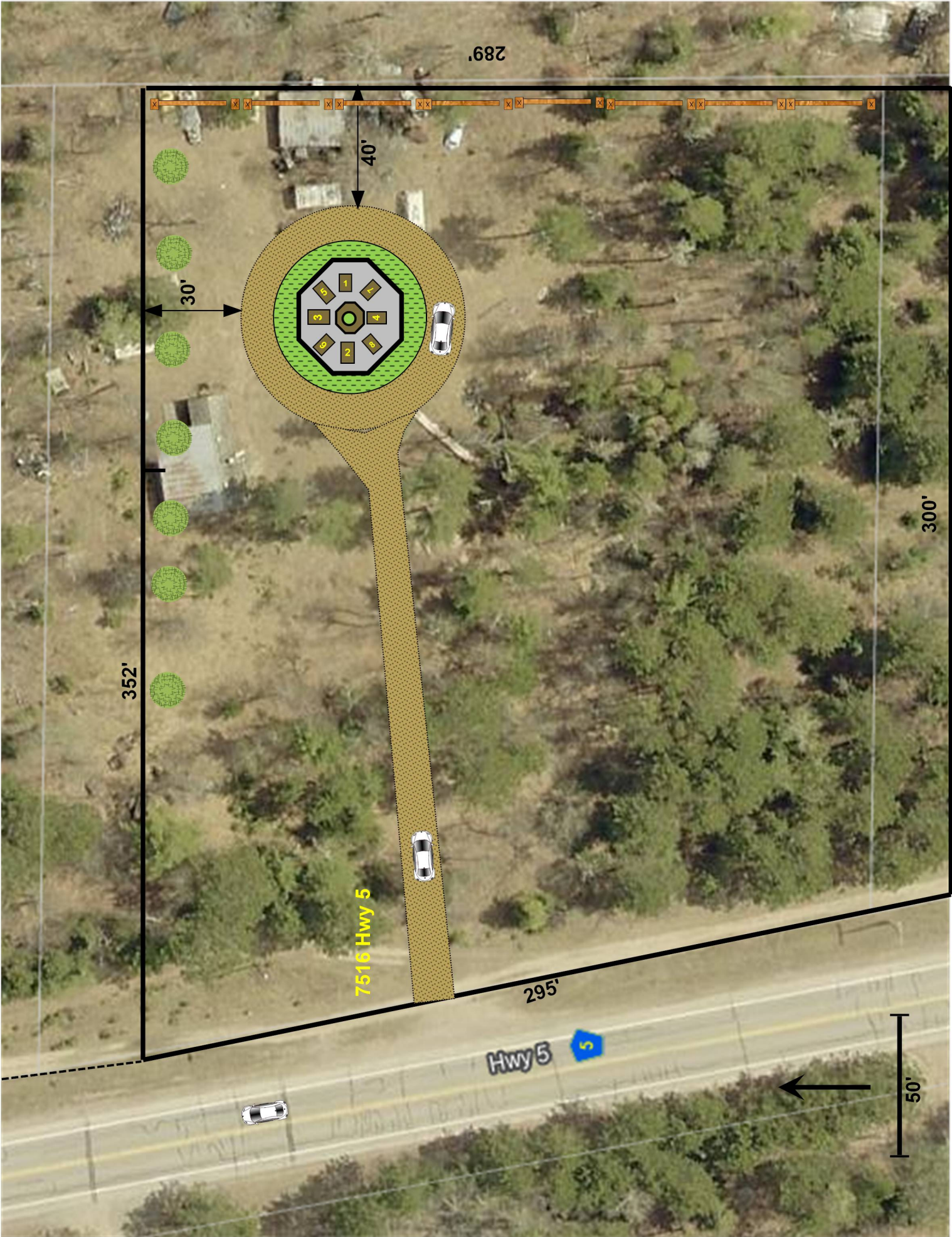
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Source: St. Louis County

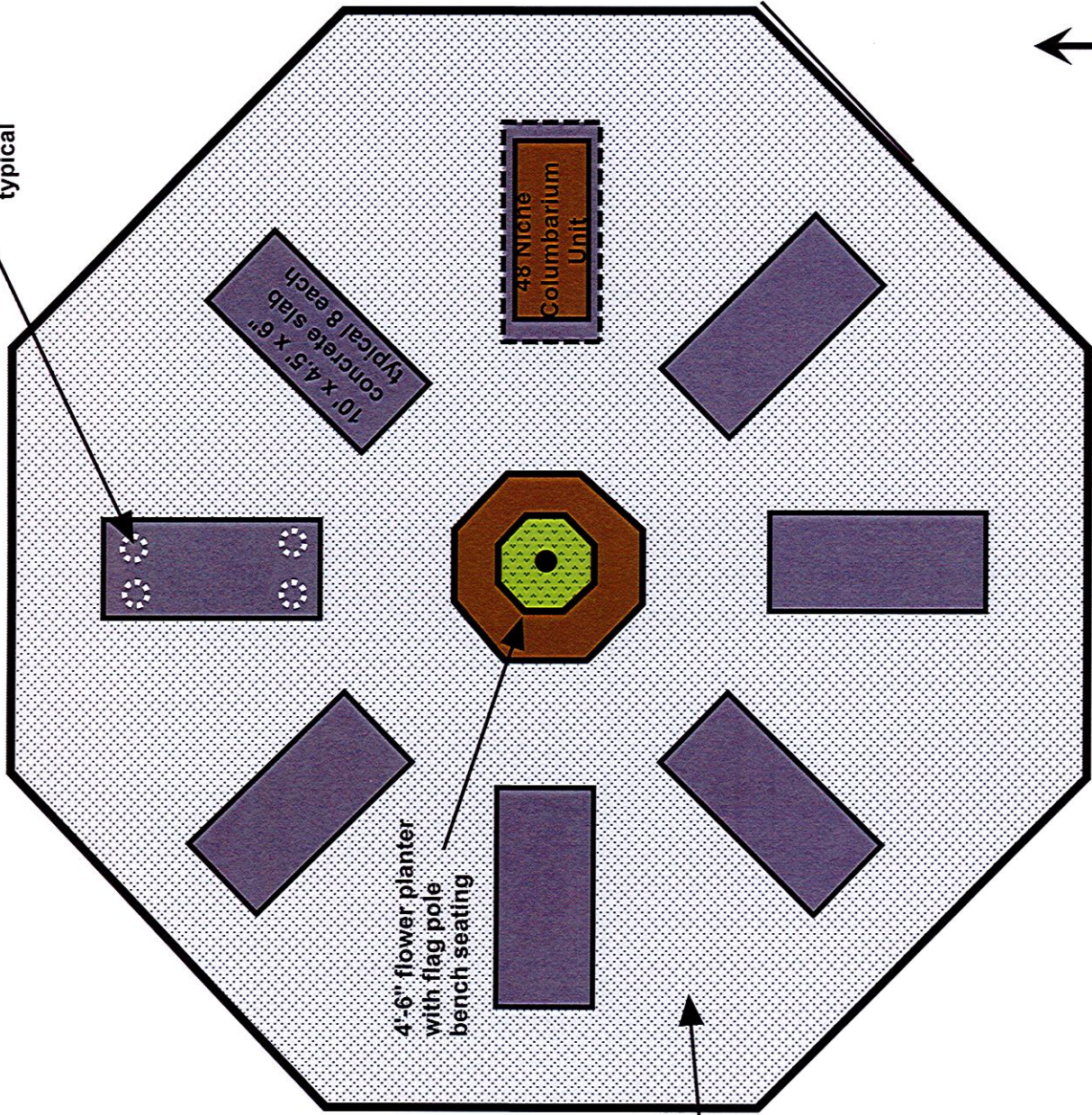
Map Created: 5/18/2020 SE

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8" diameter concrete
forming tubes
typical

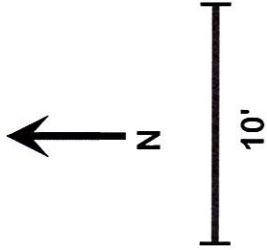


4'-6" flower planter
with flag pole
bench seating

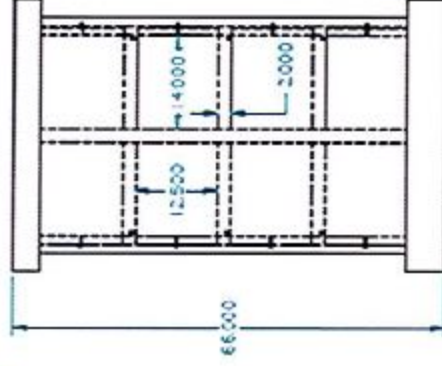
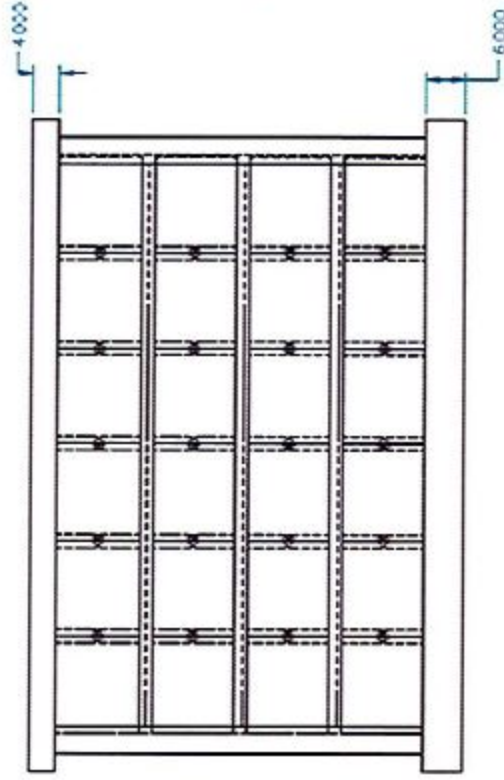
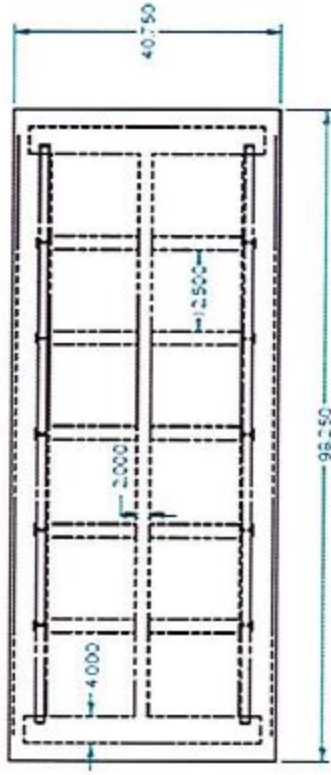
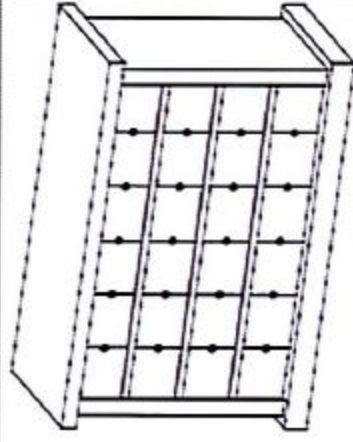
48" Niche
Columbarium
Unit

10' x 4.5' x 6"
concrete slab
typical 8 each

4" colored stamped
concrete slab



Option 1 Pad



DATE	15.11.11	BY	Nelson Grante
NO.	1	OF	1
PROJECT	48 Mena Corrosion Gen 2		
DESIGNER	Nelson Grante		
DATE	15.11.11	BY	Nelson Grante
NO.	1	OF	1
PROJECT	48 Mena Corrosion Gen 2		
DESIGNER	Nelson Grante		
DATE	15.11.11	BY	Nelson Grante
NO.	1	OF	1
PROJECT	48 Mena Corrosion Gen 2		
DESIGNER	Nelson Grante		

No Scale