



# ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 8-3-21

REPORT DATE: 8-20-21

MEETING DATE: date 9-9-21

## APPLICANT INFORMATION

**APPLICANT NAME:** PMH Holdings

**APPLICANT ADDRESS:** 1017 Glenmore Drive, Tower MN 55790

**OWNER NAME:** Mickey and Paul Hrvol

**SITE ADDRESS:** Same as Above

**LEGAL DESCRIPTION:** Outlot A, Glenmore Plat, S36, T62N, R16W (Greenwood)

**PARCEL IDENTIFICATION NUMBER (PIN):** 387-0185-00050

**NATURE OF REQUEST:** A conditional use permit for a Recreational Vehicle (RV) campground as a Commercial Planned Development Use - Class II.

**PROPOSAL DETAILS:** The applicant is proposing to expand the Glenmore Resort by adding 15 full service RV sites on a non-riparian parcel located across the road from the resort. All the RV sites will be located within tier 3 (530 feet from the shoreline). Additional sites may be added but will not exceed the density threshold for the property, which could be up to approximately 49 sites. Proposed hours of operation are 8 a.m. to 10 p.m., 7 days a week. The applicant is proposing to install holding tanks for the wastewater treatment.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** Glenmore Drive

**ROAD FUNCTIONAL CLASS:** Private

**LAKE NAME:** Vermilion

**LAKE CLASSIFICATION:** GD

**RIVER NAME:** N/A

**RIVER CLASSIFICATION:** N/A

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

**ZONE DISTRICT:** RES 9 with Lakeshore Commercial Overlay (LCO)

**PARCEL ACREAGE:** Approximately 7 acres

**LOT WIDTH:** 800 feet

**FEET OF ROAD FRONTAGE:** Approximately 1,300 feet

**FEET OF SHORELINE FRONTAGE:** N/A

## PARCEL AND SITE INFORMATION

**VEGETATIVE COVER/SCREENING:** The property is a mixture of open grass and trees.

**TOPOGRAPHY:** The property has an elevation change of 40 feet.

**FLOODPLAIN ISSUES:** N/A

**WETLAND ISSUES:** N/A

**ADDITIONAL COMMENTS ON PARCEL:** The parcel is described as Outlot A of the Glenmore Plat that was approved in 1966.

## FACTS AND FINDINGS

### A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in the LCO zone district with a conditional use permit.
2. Ordinance 62 allows a maximum development density for commercial planned developments based on the amount of the property within each development density tier.
  - a. Based on the information provided by the applicant, the proposed development density would be within what is allowed by Ordinance 62.
3. Although this property is not located in the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan, the plan describes the lodging industry as foundational to county tourism.
4. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campground within the confines of existing regulations.
5. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 states that, when possible, direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services. The proposed use is part of the Glenmore Resort that is located directly across the road.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.
7. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
8. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.

### B. Neighborhood Compatibility:

1. The property is located within a Lakeshore Commercial Overlay district established under the Lake Vermilion Plan. The overlay was established to allow for existing commercial businesses to continue and expand.
2. The subject property is a non-riparian property that is on the other side of Glenmore Drive.
  - a. Impact to near shore areas may be limited because the property is located on non-riparian parcel separated by a private road.

### **C. Orderly Development:**

1. Development density is not anticipated to increase significantly due to existing established uses, parcel sizes and a large riparian wetland located to the east.
2. The number of RV sites proposed on the property meets the density requirements of St. Louis County Zoning Ordinance 62.

### **D. Desired Pattern of Development:**

1. As stated above, the pattern of development in the area is both commercial and residential. The request is to expand a commercial business away from the lakeshore and residential areas.
2. Public interest would be best served by the proposal because resorts provide a significant opportunity for the public to utilize the County's water resources, and it is in the public's interest for the County to encourage the long-term viability of the industry for economic and cultural reasons.
3. An RV campground in this area would allow additional opportunities for tourism and recreation on Lake Vermilion.

### **E. Other Factor(s):**

1. Access to the lake from the proposed RV sites would require the occupants to cross Glenmore Drive.

**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**

In the event the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a RV park as a Commercial Planned Development Use-Class II, the following conditions shall apply:

Conditions Concurrent:

1. Additional sites may be added but shall not exceed the commercial planned development density standards allowed per Ordinance 62.
2. St. Louis County on-site sewage treatment regulations shall be followed.
3. Recreational vehicles shall have a current motor vehicle license.

4. All setbacks shall be maintained.
5. Detached decks shall require permits.
6. The applicant shall adhere to 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](http://www.stlouiscountymn.gov/land-use)

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

*Primary PIN	387 - 0185 - 00030	Associated PIN	387 - 0185 - 00040
Associated PIN	387 - 0185 - 00050	Associated PIN	560 - 0010 - 00060

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSFS 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 type="checkbox"/> Other	*Daytime #	Date
PmH Holdings Co DBA Glenmore Resort		218-753-1200	
*Applicant Address	*City	*State	*ZIP
1017 Glenmore Dr	Tower	Mn	55790
Applicant Email			
info@glenmoreresort.com			
Contact Person <small>If applicable.</small>	Contact Person #		
Mickey Hrval or PAUL HRVAL	218-753-1200		
Mailing Address <small>If different than above.</small>	City	State	ZIP
Po Box 728	Tower	Mn	55790
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small>			
info@glenmoreresort.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: 1017 Glenmore Dr		
<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 type="checkbox"/> Public Road <input checked="" 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 checked="" type="checkbox"/> Yes	<input 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 checked="" 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:** 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:

addition of 15 Campsites to existing Resort

### ABOUT THE BUSINESS

#### TYPE OF BUSINESS

How is the property currently being used?

The land is currently vacant

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

Campsites

#### HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: Quick hours  
End: 10:00 PM - 8:00 AM

Start:  
End:

Start:  
End:

Seasonal Campsites - 7 days/week

#### TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes ☐ No

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

Very little only 15 Sites

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)

at Campsite only

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

each site will have own parking

#### 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:

**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.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
	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.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet		Feet
	Other					

**OUTDOOR BUSINESS ACTIVITY** Check all that apply to the project.

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

☐ Yes ☐ No

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: holding tanks

**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:

Commercial Dumpster

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

**STORMWATER MANAGEMENT**

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

**CONTACT:** Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

[www.stlouiscountymn.gov/landuse](http://www.stlouiscountymn.gov/landuse)**Duluth**Government Services Center  
320 West 2<sup>nd</sup> 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**Office Use Only**

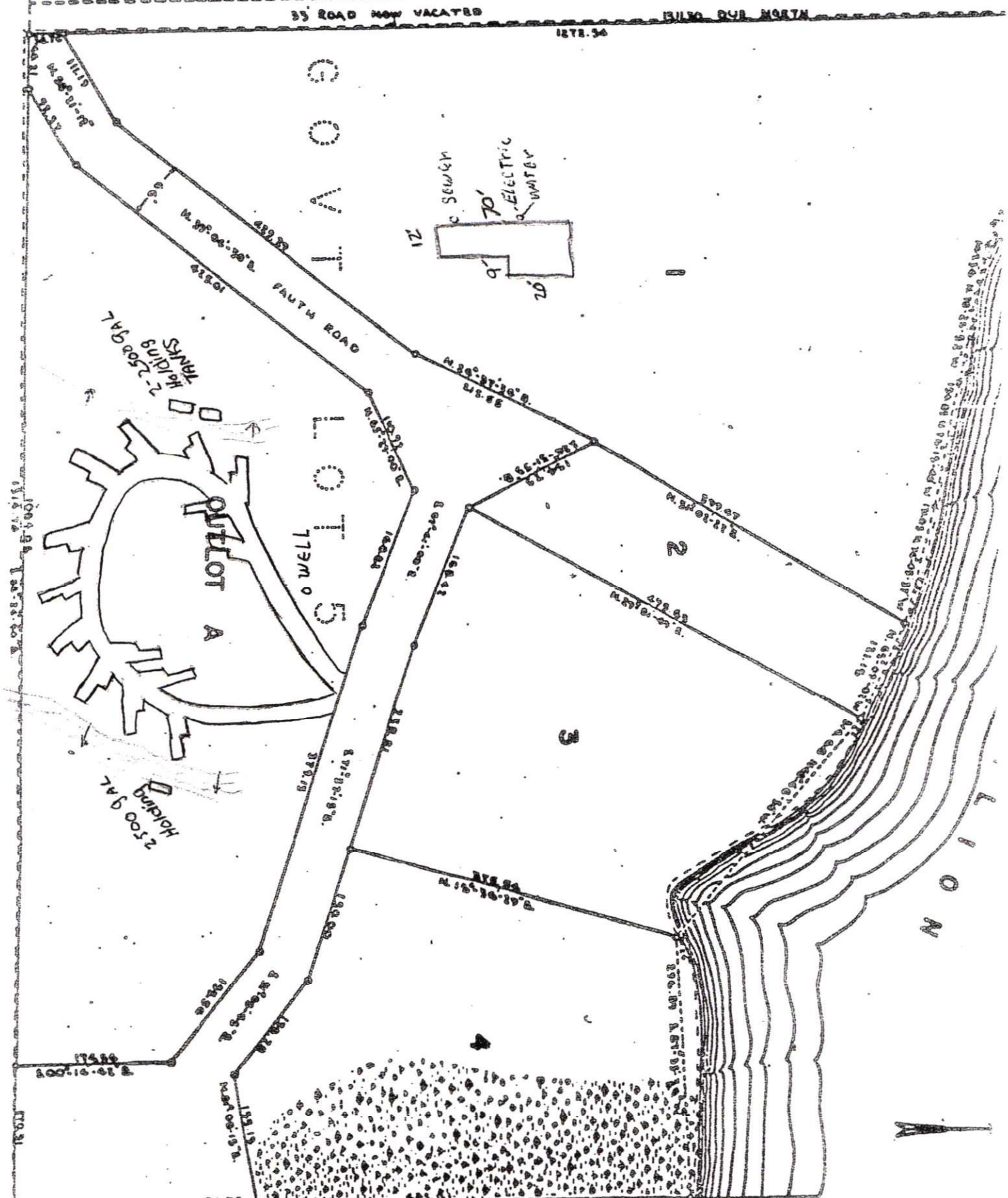
Receipt # \_\_\_\_\_

Receipt Date \_\_\_\_\_

Payment Amount \_\_\_\_\_

Paid By \_\_\_\_\_

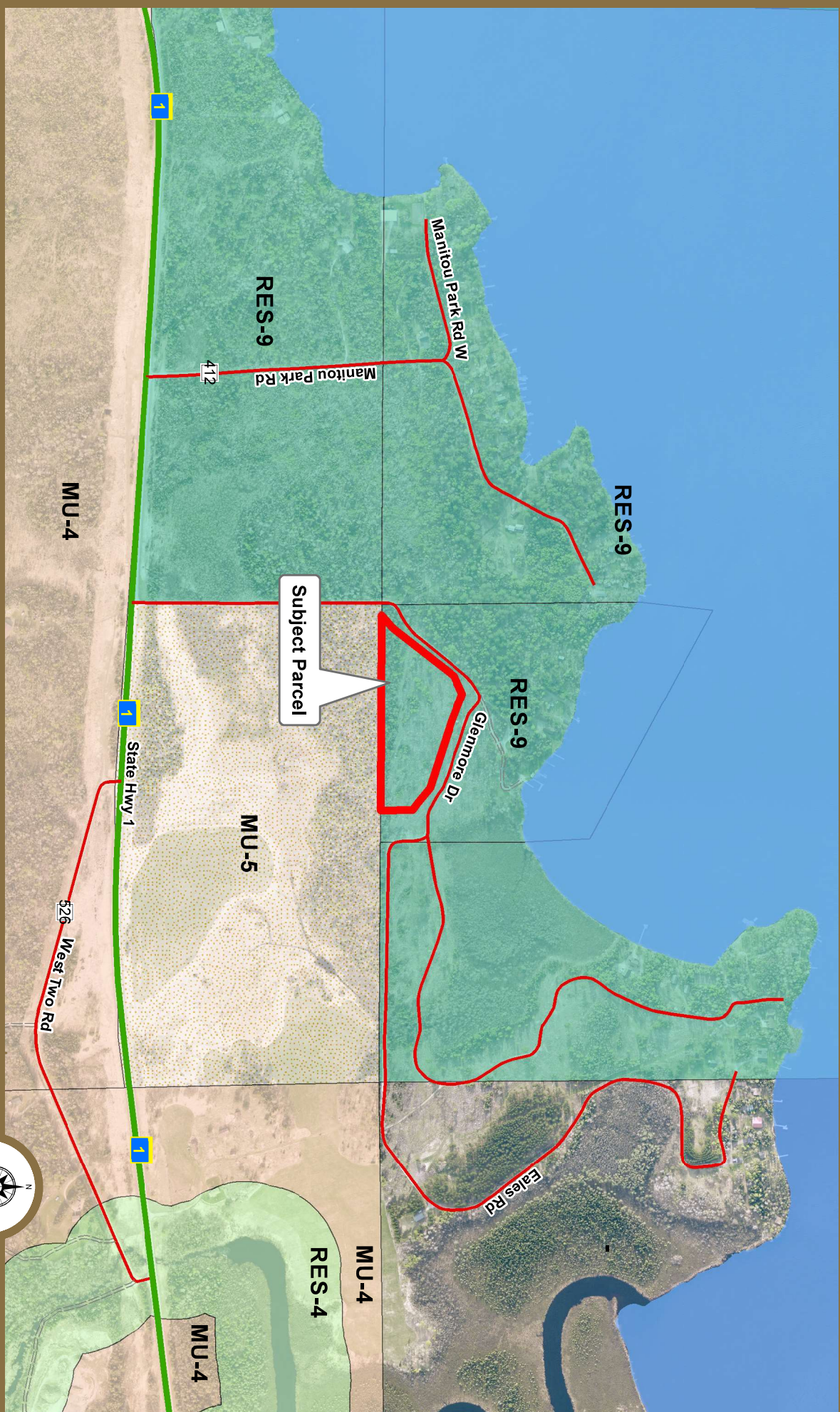






# St. Louis County

## September PC Meeting



Prepared By: **Planning & Community Development**

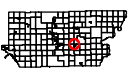
(216) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 8/10/2021

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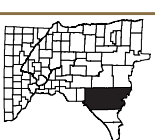
## Glenmore Resort

### Zoning Map

PIN:387-0185-00050



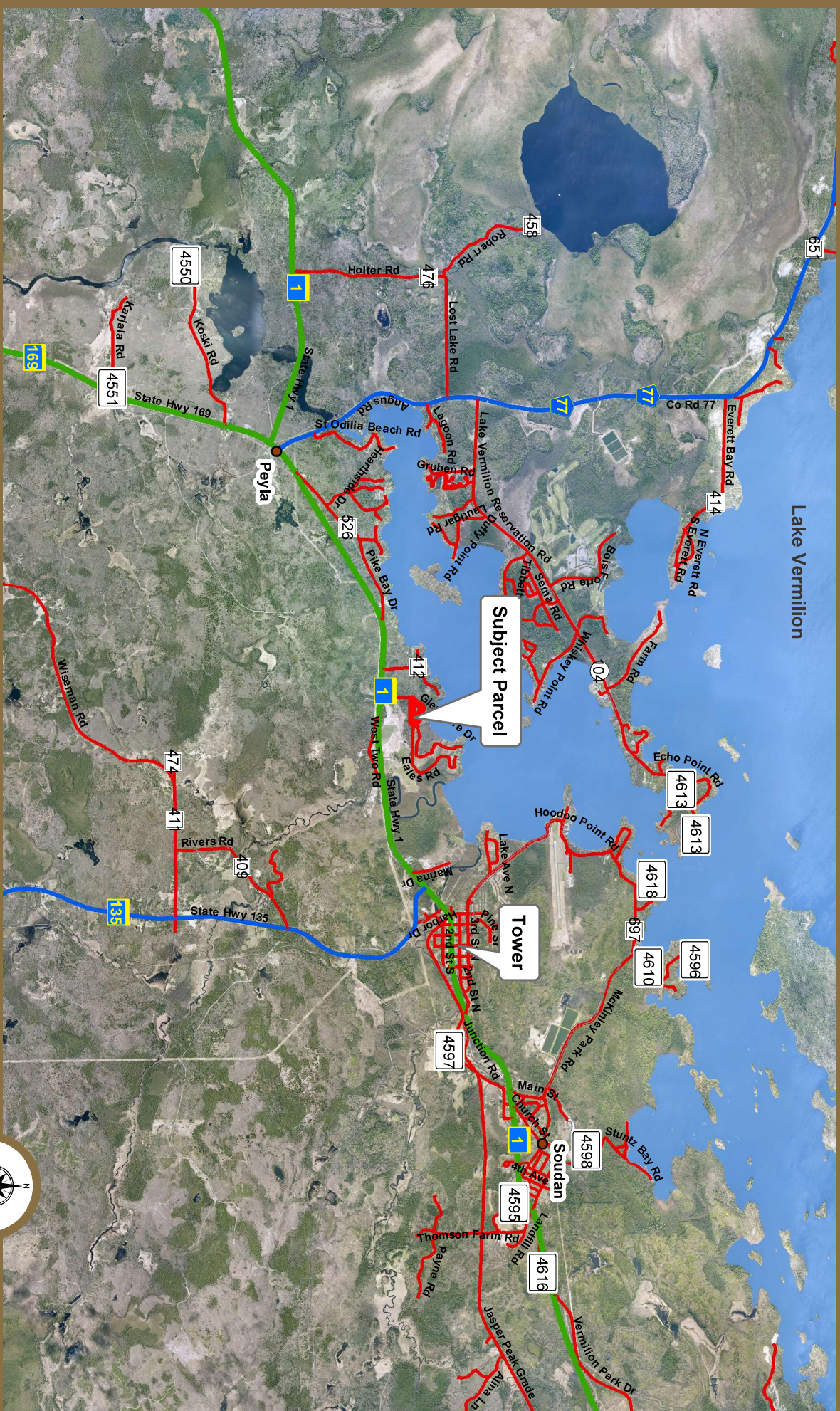
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St. Louis County MN

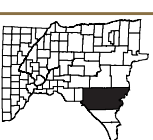
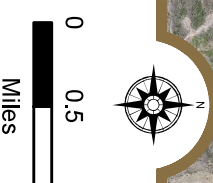


## September PC Meeting



## Location Map

PIN:387-0185-00050



St. Louis County MN



# St. Louis County

## Site Map



Prepared By: **Planning & Community Development**

Source: **St. Louis County**  
2161 725-0000  
www.stlouiscounty.mo.gov

Map Created: **8/2/2021**

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