



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 7-14-23

REPORT DATE: 7-24-23

MEETING DATE: 8-10-23

APPLICANT INFORMATION

APPLICANT NAME: Hannon Road Sand and Gravel LLC

APPLICANT ADDRESS: 121 Highland Drive, Hibbing MN 55746

OWNER NAME: Jeff Cimermancic

SITE ADDRESS: 12394 Hannon Road, Hibbing MN 55746

LEGAL DESCRIPTION: NW1/4 OF SE1/4 AND SW ¼ OF SE ¼ S15, T59 N, R21 W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 755-0010-02360, 2370

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

PROPOSAL DETAILS: The applicant is proposing crushing, screening, portable hot mix and recycling of asphalt. It is estimated that 10,000 cubic yards of material will be removed each year. Standard hours of operation are from 7 a.m. to 8 p.m., Monday through Saturday. It is estimated that up to 10 trucks will be leaving the pit per day.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Hannon Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: or N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is currently undeveloped with access to the proposed borrow pit.

ZONE DISTRICT: FAM 1

PARCEL ACREAGE: 80 acres

LOT WIDTH: 1,320 feet

FEET OF ROAD FRONTAGE: 1,320 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The proposed pit is setback off Hannon Road more than 800 feet with excellent screening. The actual pit location has been logged of mature trees but has started to regenerate with aspen.

TOPOGRAPHY: The property has an elevation change of 32 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: The property contains wetlands that have been delineated. The Wetland Conservation Act shall be followed for any proposed impacts.

ADDITIONAL COMMENTS ON PARCEL: Per the survey and site map the maximum area for excavation is 23 acres.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates general purpose borrow pits are an allowed use with a Conditional Use Permit.
2. The applicant's parcel is designated as FA within Planning Area 2 on the Future Land Use Map.
3. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as Forest and Agriculture (FA) on the Future Land Use Map.
4. The FA category typically consists of large tracts of land that are not intended for future urban or rural development.

B. Neighborhood Compatibility:

1. The area consists primarily of large tracts of undeveloped forest and agricultural land. These large tracts of land are under both private and public ownership.
2. The development density in this area is very low except for lake shore development along Island Lake which is over a half mile from the haul road and borrow pit.

C. Orderly Development:

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

3. Desired Pattern of Development:

1. There is not a high level of future growth anticipated in the area.
2. The FA designation of the parcel specifically identifies these areas for extractive use.
3. The area is not intended for future urban or rural development.

4. Other Factor(s):

1. The applicant has an approved access from the St. Louis County Public Works Department and the wetlands have been identified.
2. A Stormwater Pollution Prevention Plan has been prepared for the proposed use.
3. The total pit area to be excavated is 23 acres.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

- 1. Does the use conform to the land use plan?**
- 2. Is the use compatible with the existing neighborhood?**
- 3. Will the use impede the normal and orderly development and improvement of the surrounding area?**
- 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?**
- 5. What, if any, other factors should be taken into consideration on this case?**

RECOMMENDED CONDITIONS, IF APPROVED

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

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