

# Presenter

Mark Lindhorst– Senior Planner



# Van Tassell Enterprises

Resort Expansion

LeidingTwp.



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Request

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- Resort Expansion
- 10 RV sites
- 2 remote cabins (20 x 24)
- Access off Birch Forest Road.
- Seasonal use only from May to October.
- Working with septic designer for proposed new septic system.



# St. Louis County

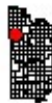
August PC Meeting



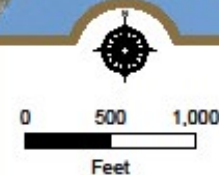
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Development  
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Map Created: 7/19/2022

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**Van Tassell Enterprises**  
Location Map  
PIN: 425-0030-00751



St. Louis County MN





# St. Louis County

August PC Meeting



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## Van Tassell Enterprises

### Location Map

PIN: 425-0030-00751



0 0.75 1.5  
Miles



St. Louis County MN



# Site Sketch Form

The sketch is to be prepared by the applicant and submitted with the application.

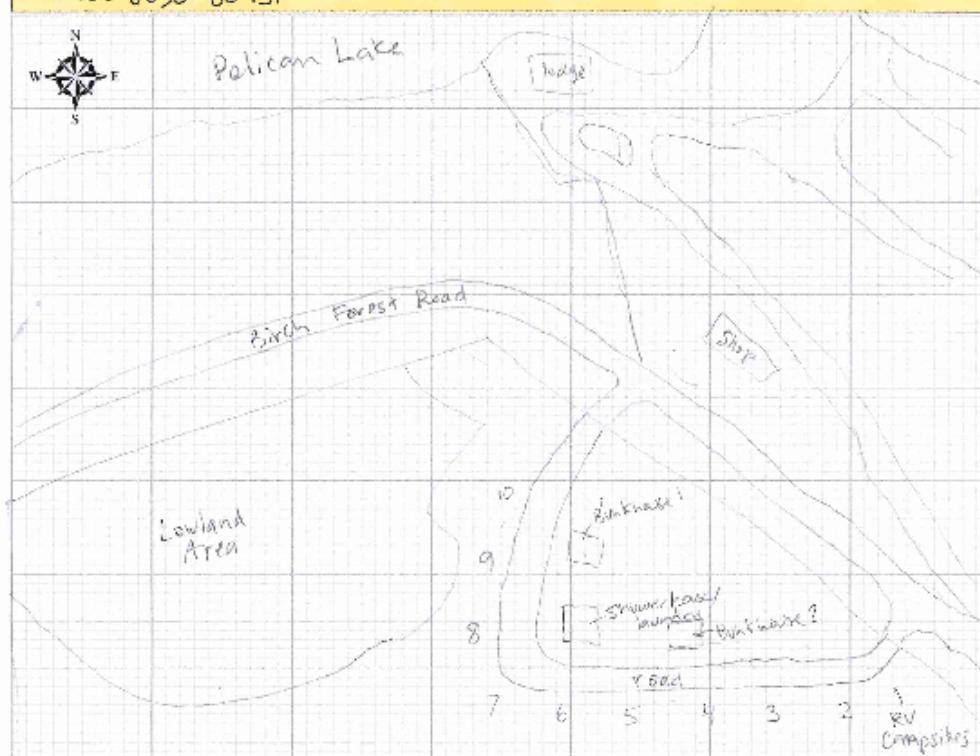
## Draw and Label on Sketch (in feet)

- ☐ \*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: Van Tassell Enterprises  
 \*Site Address: 4442 Birch Forest Rd, Orr MN 55771  
 \*PIN: 425-0030-00751



## \*\*\*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 \_\_\_\_\_





# St. Louis County

August PC Meeting

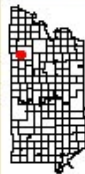


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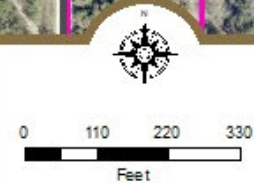
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## VanTassell Site Map 425-0030-00751

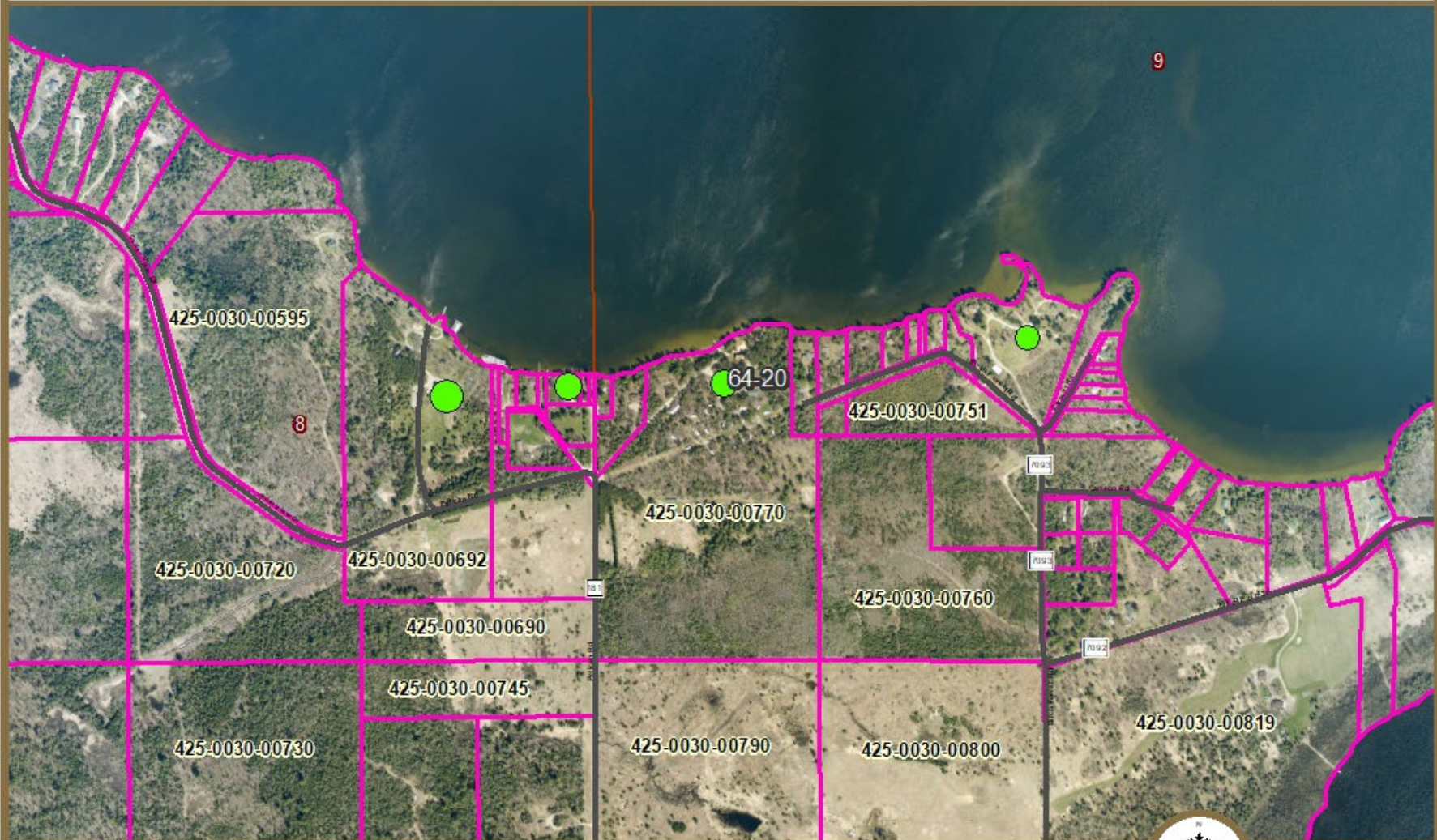


St. Louis County MN



# St. Louis County

## Commercial Resorts

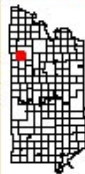


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0 340 680 1,020  
Feet



St. Louis County MN





Birch Forest Road looking SE

Birch Forest Road looking NW







Entrance to site

Proposed RV Location





# Facts & Findings



# 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 this SMU 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.
  - Based on the information on record and the information provided by the applicant, the proposed development density would be within what is allowed by Ordinance 62.
3. 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 campgrounds within the confines of existing regulations.
4. 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.





5. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.
6. 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.
7. 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.



# Neighborhood Compatibility

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1. The area consists of established residential and commercial uses. There are three resorts located within a quarter mile: Grey Wolf, Pine Grove and Cabin O Pines.
2. Cabin O Pines Resort which is located on an adjacent parcel to the west received CUP approval for a resort expansion that included both recreational vehicles and remote cabins.





# Orderly Development

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1. The area consists of established residential and commercial uses. Birch Forest Resort request is to expand away from the lake minimizing impacts to near shore and residential areas.
2. Resorts and other water related commercial activities provide significant services for Pelican Lake residents and visitors. Resorts provide a significant opportunity for the public to utilize the County's water resources.



# Desired Pattern of Development

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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.



# PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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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?





# Conditions

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit, for a resort expansion as a Commercial Planned Development Class-II the following conditions shall apply...

1. St. Louis County on-site sewage treatment regulations shall be followed.
2. Recreational vehicles shall have a current motor vehicle license.
3. All setbacks shall be maintained within the planned development RV campground.
4. Detached decks shall require permits.
5. All local, county, state, and federal regulations shall be met.
6. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.

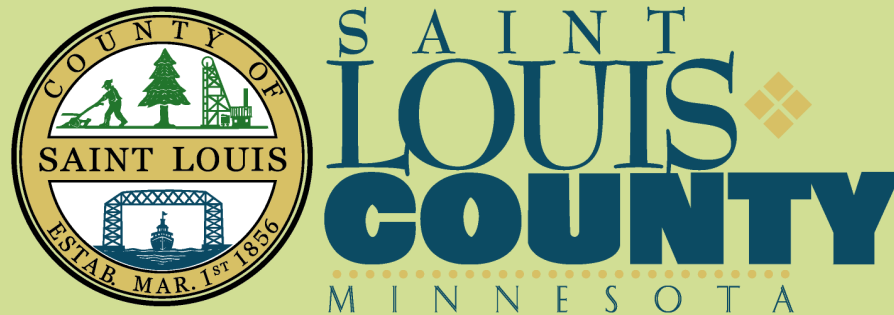


# Correspondence



# Planning Commission

Questions?





# Public

## Questions?

