



Presenter:
Stephen Erickson-Planner



Eric Gruba

2068 Hwy 169, Ely, MN



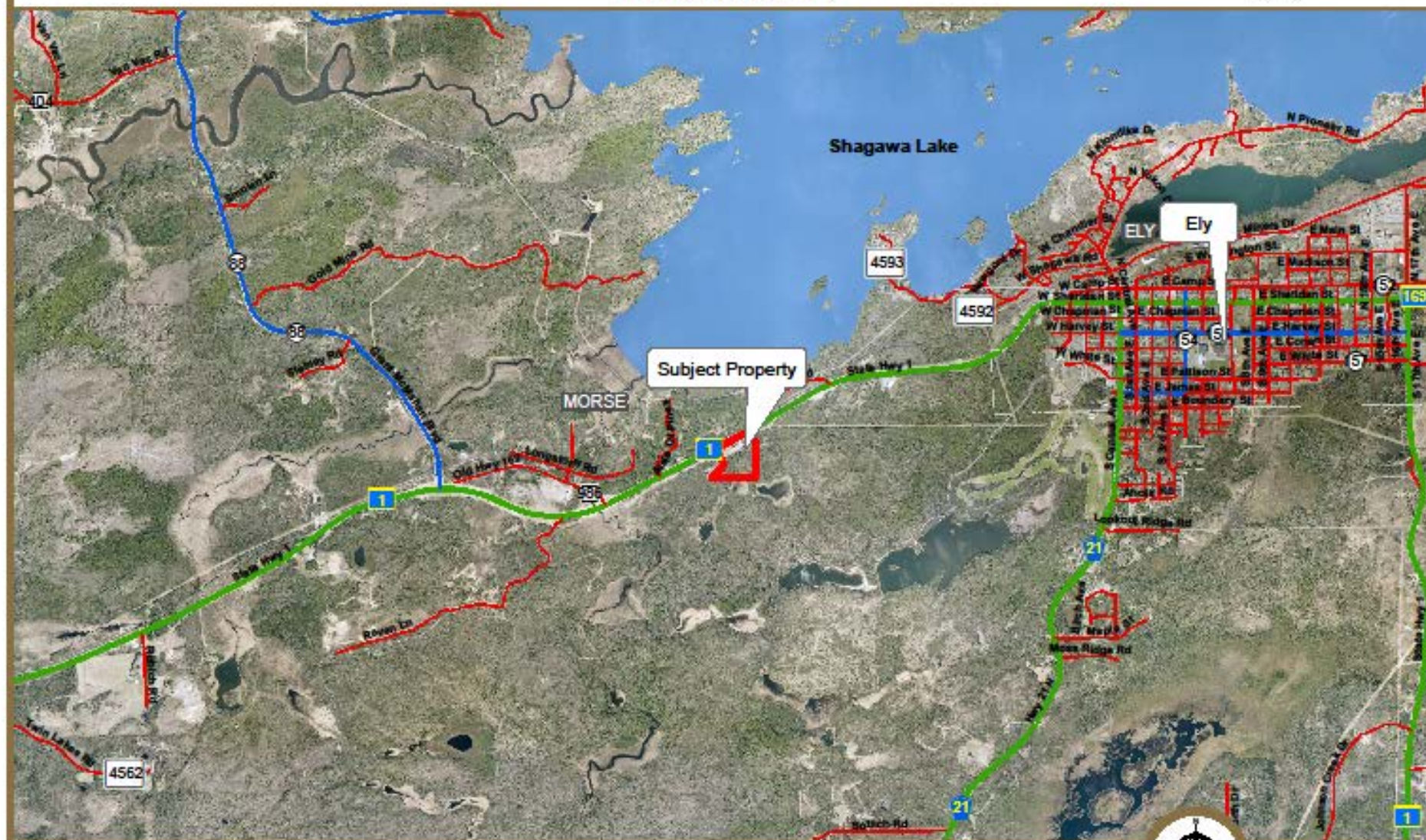
Request



- Conditional use permit for a roll-off business as an Industrial Use-Class II.
- The applicant is proposing to use an existing structure as office/yard space for his roll-off business.
- Hours of operation will be Monday-Friday 7am-5pm.
- A parcel approximately 5 acres in size will be created and retained by the applicant for the proposed use.
- Parcel has previously been used as a log cabin construction business and a small engine repair shop.
- In January a CUP was approved for a Masonry business and a parcel 6 acres in size was subdivided from the current parcel.

St. Louis County

August PC Meeting



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

Source: St. Louis County

Map Created: 7/22/2020

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Location Map

PIN:465-0020-04644



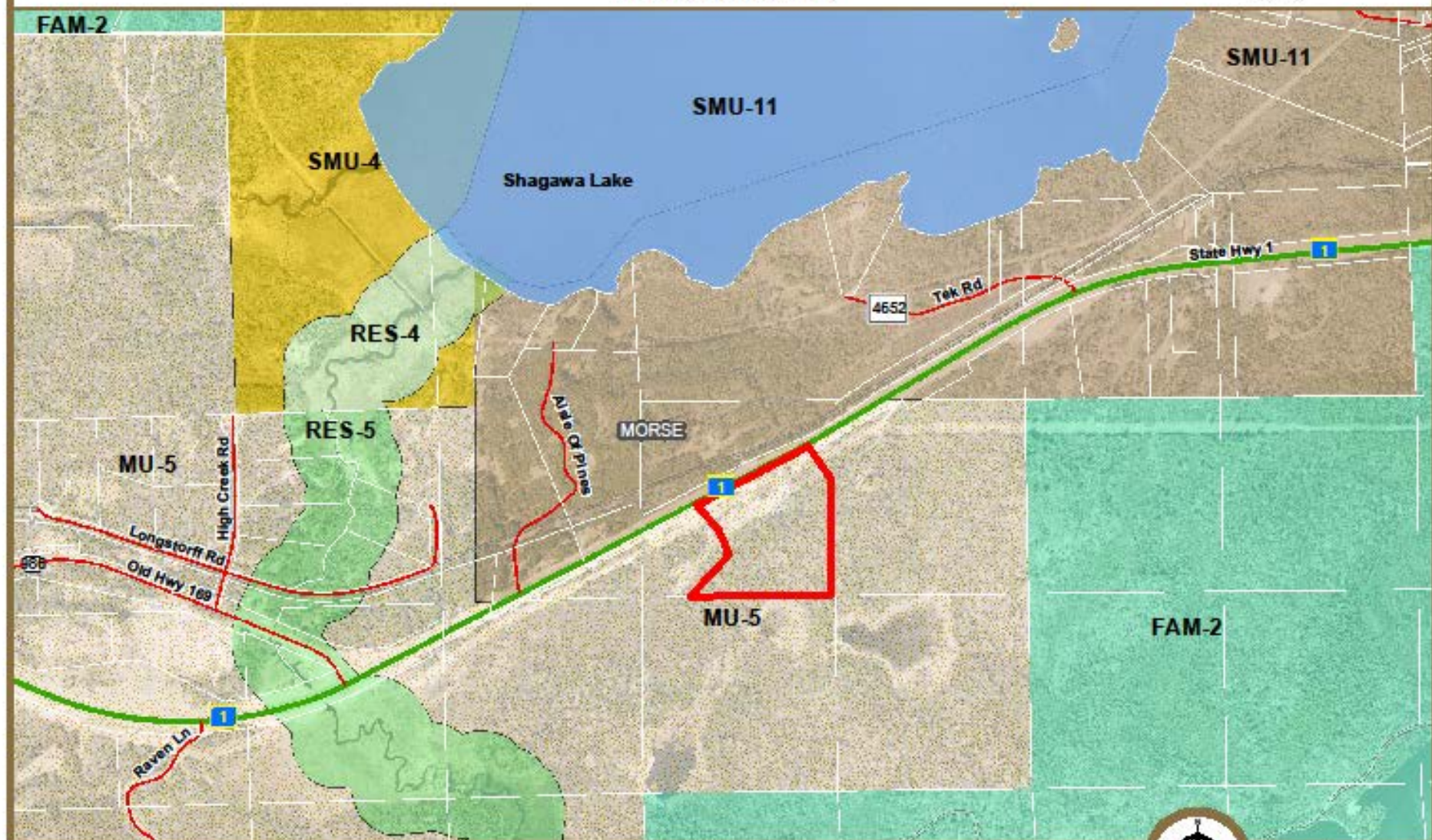
0 0.25 0.5 0.75
Miles



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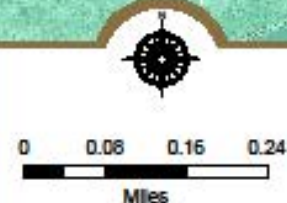
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Zoning Map
PIN:465-0020-04644



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**CERTIFICATE OF SURVEY
BOUNDARY SURVEY IN THE
NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 32, T63N, R12W,
4th P.M. ST. LOUIS COUNTY, MN**

SCALE 1" = 120' REVISED JULY, 2020

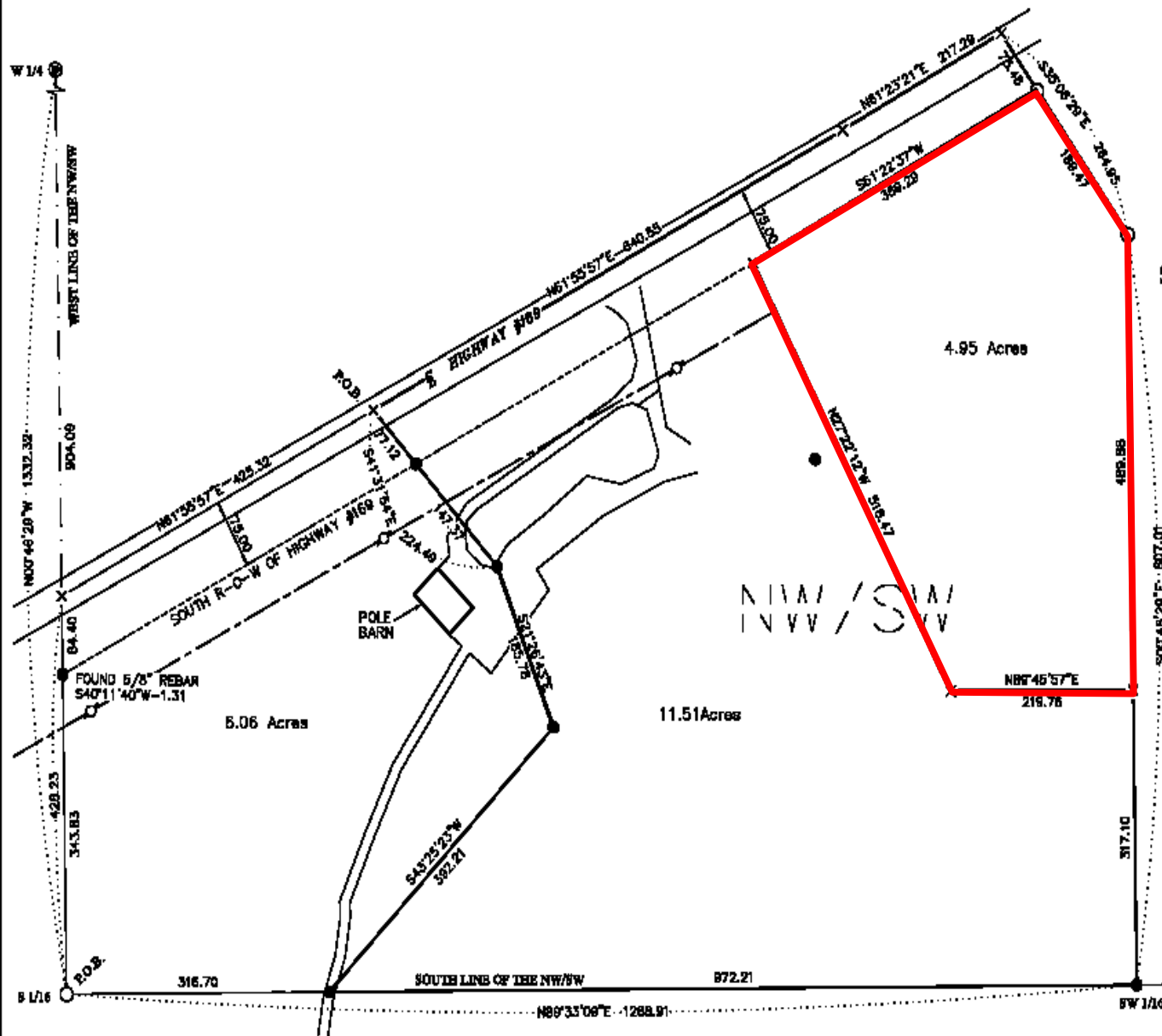
BEAR ISLAND SURVEYING INC.
ELY, MINNESOTA



BASIS OF BEARING IS ASSUMING THE
WEST LINE OF THE NW/4 TO BEAR
N00°40'20"W
ALL LINEAR MEASUREMENTS ARE
U.S. SURVEY FEET

LEGEND

- - 3/4" PLASTIC CAPPED REBAR
STAMPED RLS #23683
- - 1" IRON PIPE
- ⊗ - ST. LOUIS COUNTY
ALUMINUM CAPPED PIPE
- × - LEGAL DESCRIPTION POINT
- - WELL



Proposed Parcel

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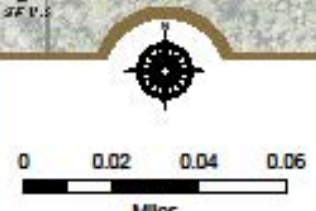
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Site Map
PIN:465-0020-04644



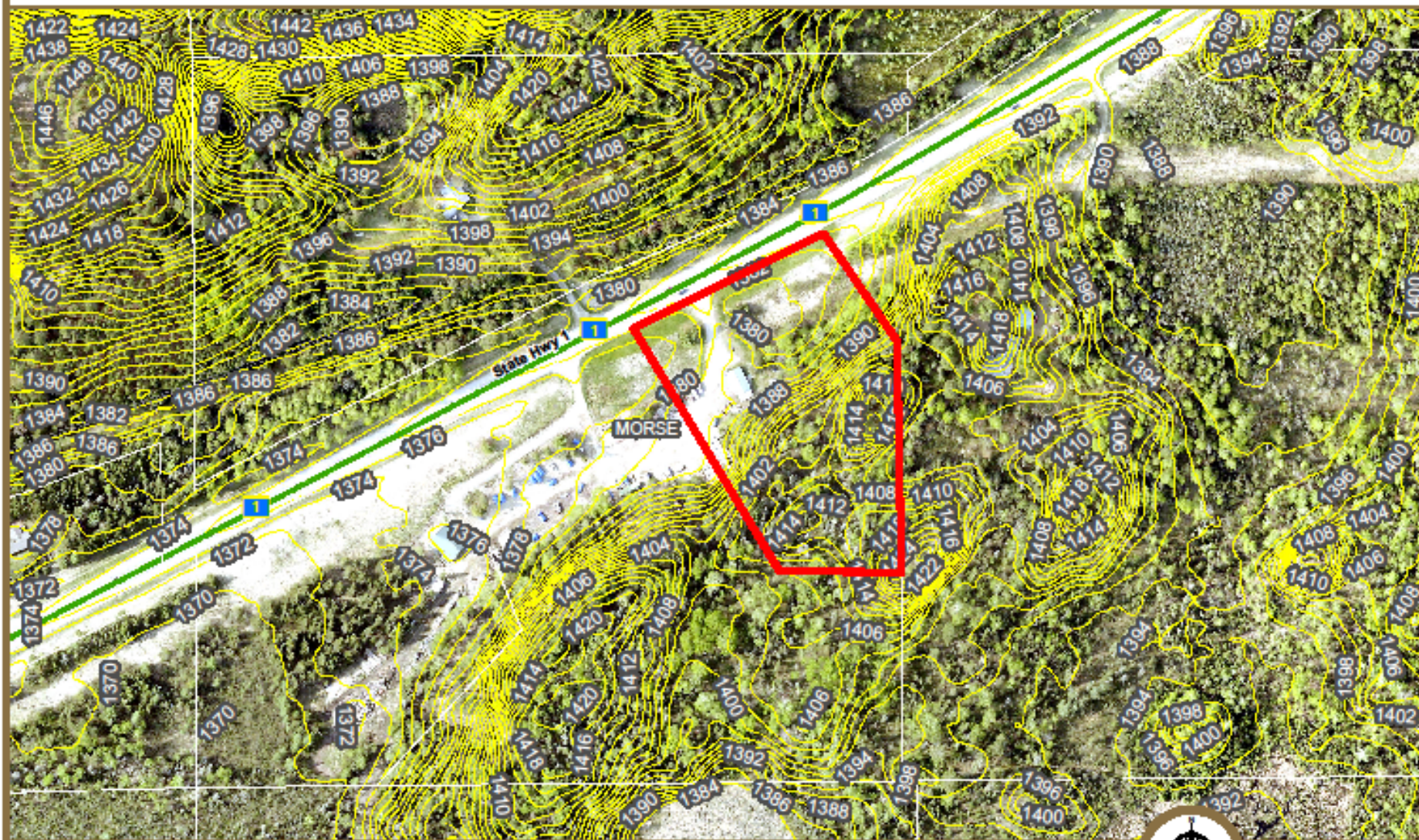
0 125 250 375
Feet



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Elevation Map
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0 125 250 375
Feet



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Applicant submitted site sketch



Existing Structure to be utilized
by applicant



Plans and Official Controls



- Ordinance 62, Article V, Section 5.6, B., indicates that a rolloff business is an allowed use with a conditional use permit, as an Industrial Use-Class II.
- The property falls within the Forest and Agriculture land use category of the Comprehensive Land Use Plan.
- Goal LU-7 of the Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
- Objective LU 7.1- Encourage expansion of regional commercial opportunities in existing corridors along collector or arterial routes and at nodes where infrastructure and traffic volumes can support economic growth.



Neighborhood Compatibility



- The general area south and east of the proposed parcel consists of parcels approximately 40 acres in size. The parcels north of Hwy 169 vary in size from 2 to 20 acres.
- There is one permanent residence located directly across the highway from the proposed parcel and roll-off business. There is also a residence on the adjoining parcel to the east.
- The proposed roll-off business would likely be a compatible use with the neighborhood as the parcel has been historically used commercially.
- Hwy 169 is an arterial road that has a substantial amount of regular traffic.



Orderly Development



- The proposed use is bordered by a masonry business on the to the west and a proposed ministorage business on the proposed 11.5 acre parcel (approx.) to the west.
- There is residential development to the north and east of the parcel.



Desired Pattern of Development

- The subject parcel, as well as a majority of the surrounding area, is zoned Multiple Use.
- Multiple Use zone districts allow a wide range of uses.
- A roll-off business is an allowed use in a Multiple Use zone district with a conditional use permit.
- The parcel has been used commercially. A CUP was approved in January 2020 for commercial development on the parcel to the west and there is proposed commercial development on the proposed adjoining parcel.



Other Factors



- In 1988 a CUP was approved on the parent parcel for a log cabin manufacturing business.
- In January of 2020, a CUP was approved for a Masonry business and a parcel 6 acres in size was subdivided from the current parcel.
- A mini storage business is proposed on the western 11.5 acres of the parcel.



Correspondence

- Morse Township Resolution
- In support with no more vegetation cut and road entrances wide enough that drivers can see to access highway
- Deborah Kleese & David Litsenberger; comments, concerns-opposed

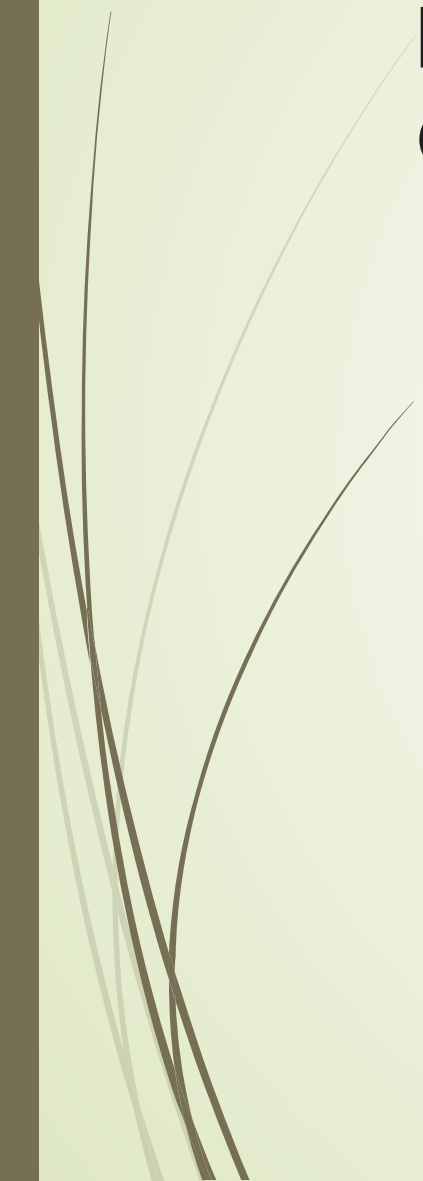


Questions?





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 roll-off business as an Industrial Use-Class II. The following conditions shall apply:

1. The applicant shall obtain approval for access from the appropriate road authority.
2. Parcel Review shall be recorded prior to the issuance of a Conditional Use Permit.
3. The applicant shall comply with all county, state and federal regulations.
4. Lighting shall be directed downward in accordance with dark sky standards.
5. A plan to enhance vegetation will be submitted, approved by the county, and implemented by the property owner no later than 1 year from date of permit issuance.