



# Saint Louis County

Planning and Community Development Department • [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[landuseinfo@stlouiscountymn.gov](mailto:landuseinfo@stlouiscountymn.gov)

**Darren Jablonsky**  
Interim Director

## AGENDA

Regular meeting of the **ST. LOUIS COUNTY PLANNING COMMISSION** to be held on **THURSDAY, JUNE 8, 2023** at the **VIRGINIA GOVERNMENT SERVICES CENTER, 201 SO. 3<sup>RD</sup> AVE. W., VIRGINIA MN** beginning at **9:00 A.M.**

**NOTE:** The meeting will be open to the public and live streamed via WebEx, giving the public the opportunity to watch and listen, and even speak to the Planning Commission. You will also have the option to listen to the meeting live via telephone. For more information on how to view or participate in the public hearing, please visit the county website at [www.stlouiscountymn.gov/departments-a-z/planning-development/land-use](http://www.stlouiscountymn.gov/departments-a-z/planning-development/land-use)

If you have any questions, please contact Donald Rigney, St. Louis County Interim Planning Manager, at [rigneyd@stlouiscountymn.gov](mailto:rigneyd@stlouiscountymn.gov).

**It is requested that you contact our office if you anticipate in-person attendance.**

## **ROLL CALL**

## **APPROVAL OF MINUTES FROM THE MAY 11, 2023 MEETING**

## **COMMUNICATIONS**

## **INTERPRETATIONS**

## **NEW BUSINESS:**

**Blaine Olson– 9:00 AM** – The applicant is requesting a conditional use permit for the expansion of an existing Extractive Use-Class II to include additional property.

**The property is legally described as:** The SE1/4 of SW1/4 lying southerly of the centerline of county road, except the southerly 498 ft and the SW1/4 of the SE1/4 except the southerly 496 feet S31, T63N, R17W (Unorganized).

**Peter Niska – 9:30 AM** – The applicant is requesting a conditional use permit for establishing a Residential Use in a Commercial Zone District.



### **Duluth Office**

Government Services Center  
320 W 2<sup>nd</sup> St, Ste 301  
Duluth, MN 55802  
Phone: (218) 725-5000  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 725-5029



### **Virginia Office**

Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
Phone: (218) 749-7103  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 749-7194

**The property is legally described as:** PART OF NW1/4 OF SE1/4 LYING SLY OF A LINE COMM AT NE COR THENCE SLY ALONG E LINE 331 FT TO PT OF BEG THENCE RT 88DEG48'00" WLY TO W LINE OF SAID NW1/4 OF SE1/4 EX THAT PART OF NW1/4 OF SE1/4 BEG 331 FT S OF NE COR RUNNING THENCE S 608 FT THENCE W 670 FT THENCE N 600 FT THENCE ELY TO PT OF BEG & EX ALL THAT PART OF NW1/4 OF SE1/4 LYING WITHIN DESC: COMMENCING AT NE COR OF SAID NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33" E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG

And

THAT PART OF NW1/4 OF SE1/4 BEG 331 FT S OF NE CORNER RUNNING THENCE S 608 FT THENCE W 670 FT THENCE N 600 FT THENCE ELY TO PT OF BEG EX THAT PART OF NW1/4 OF SE1/4 LYING WITHIN DESC: COMM AT NE COR OF SAID NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG

And

THAT PART OF NE1/4 OF SE1/4 LYING W OF HWY & BETWEEN TWO LINES DRAWN PARALLEL WITH N LINE OF SAID NE1/4 OF SE1/4 AND 331 FT & 931 FT DISTANT THEREFROM EX PART LYING WITHIN FOLLOWING DESC: COMM AT NE COR OF NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG Of Section 10, Township 54N, Range 17W (Cotton).

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**REPORTS OF BOARDS AND COMMITTEES**  
**DEPARTMENT REPORTS**  
**OTHER BUSINESS**

**ADJOURN**

*\*\* In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Planning Department 72 hours prior to the meeting at (218) 749-7103 \*\**



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