

Presenter

Donald Rigney – Senior Planner



Lake Country Power

Jennifer Otten

8962 Hwy 53

Cotton, MN

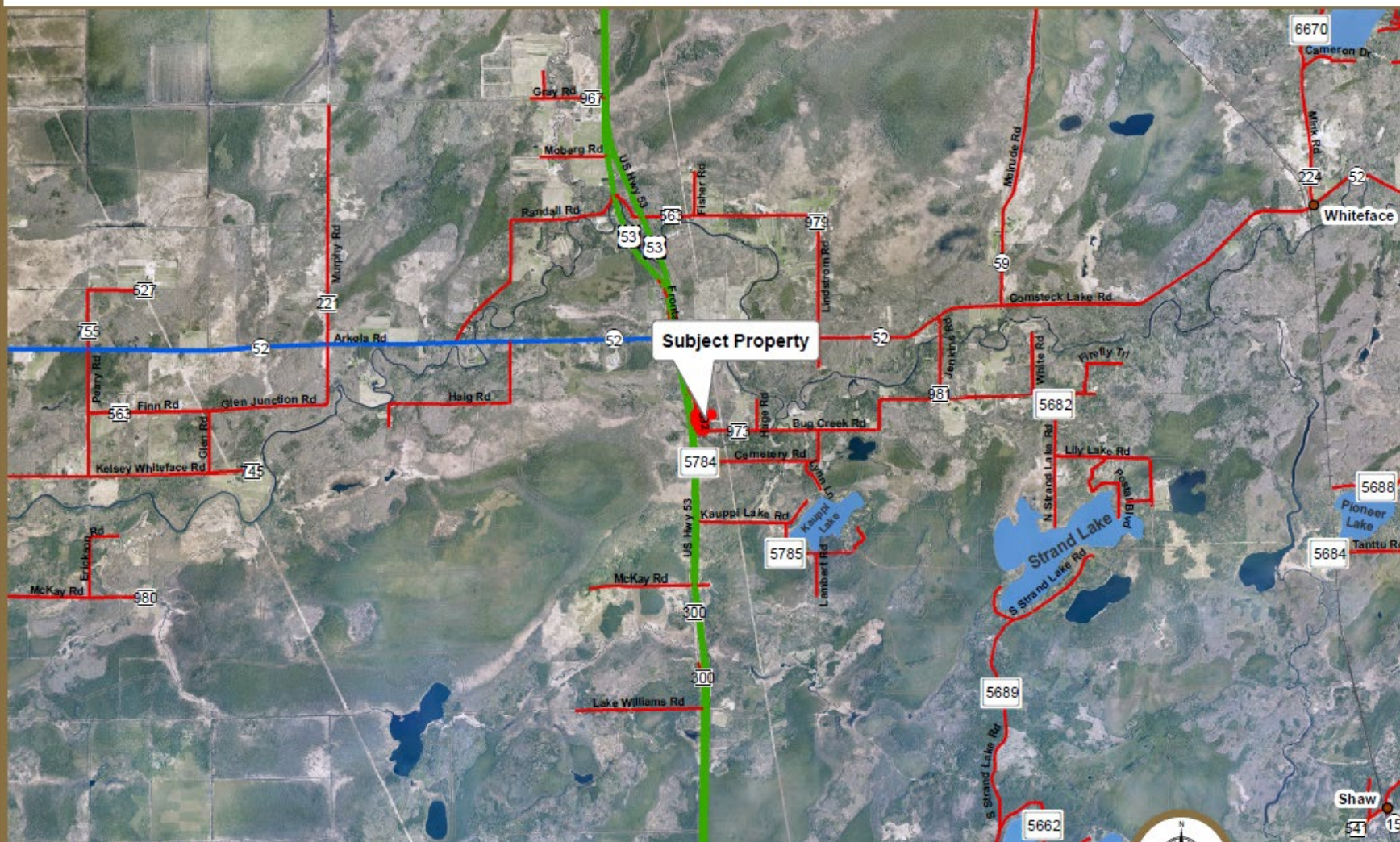


Request

- The applicant is requesting approval of a new substation as a Utilities Facility – Class II.
- There currently is an existing substation on the property.
- The existing substation never received CUP approval for use or location
- A new substation would need to be approved by the Planning Commission per current Zoning Ordinance 62.



February PC Meeting



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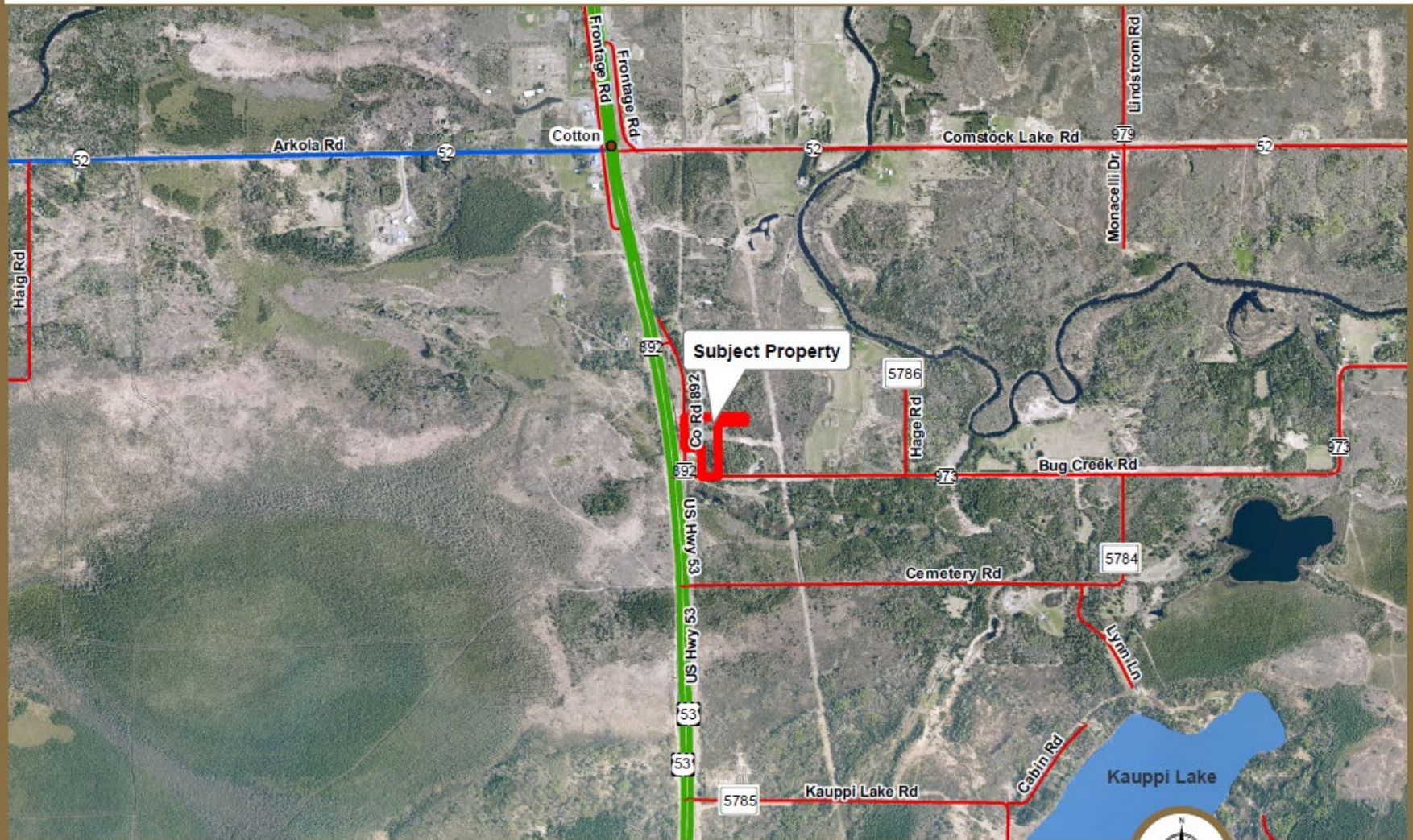
PIN: 305-0020-02450



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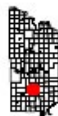


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Map Created: 1/18/2023

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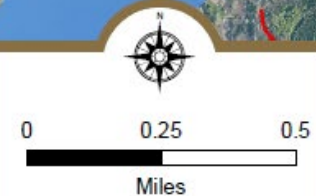


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Location Map

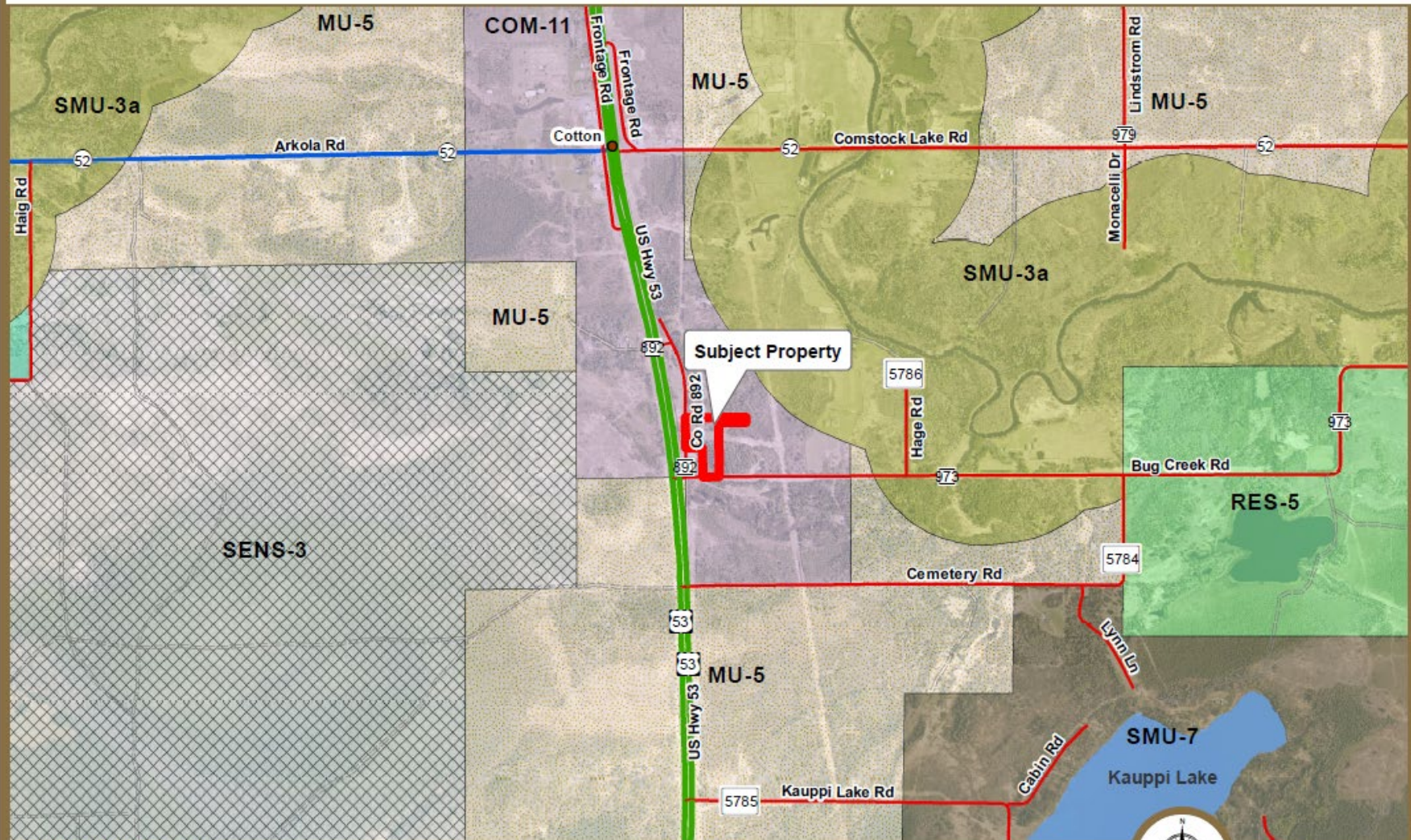
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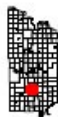


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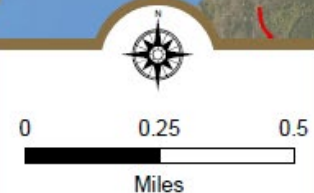
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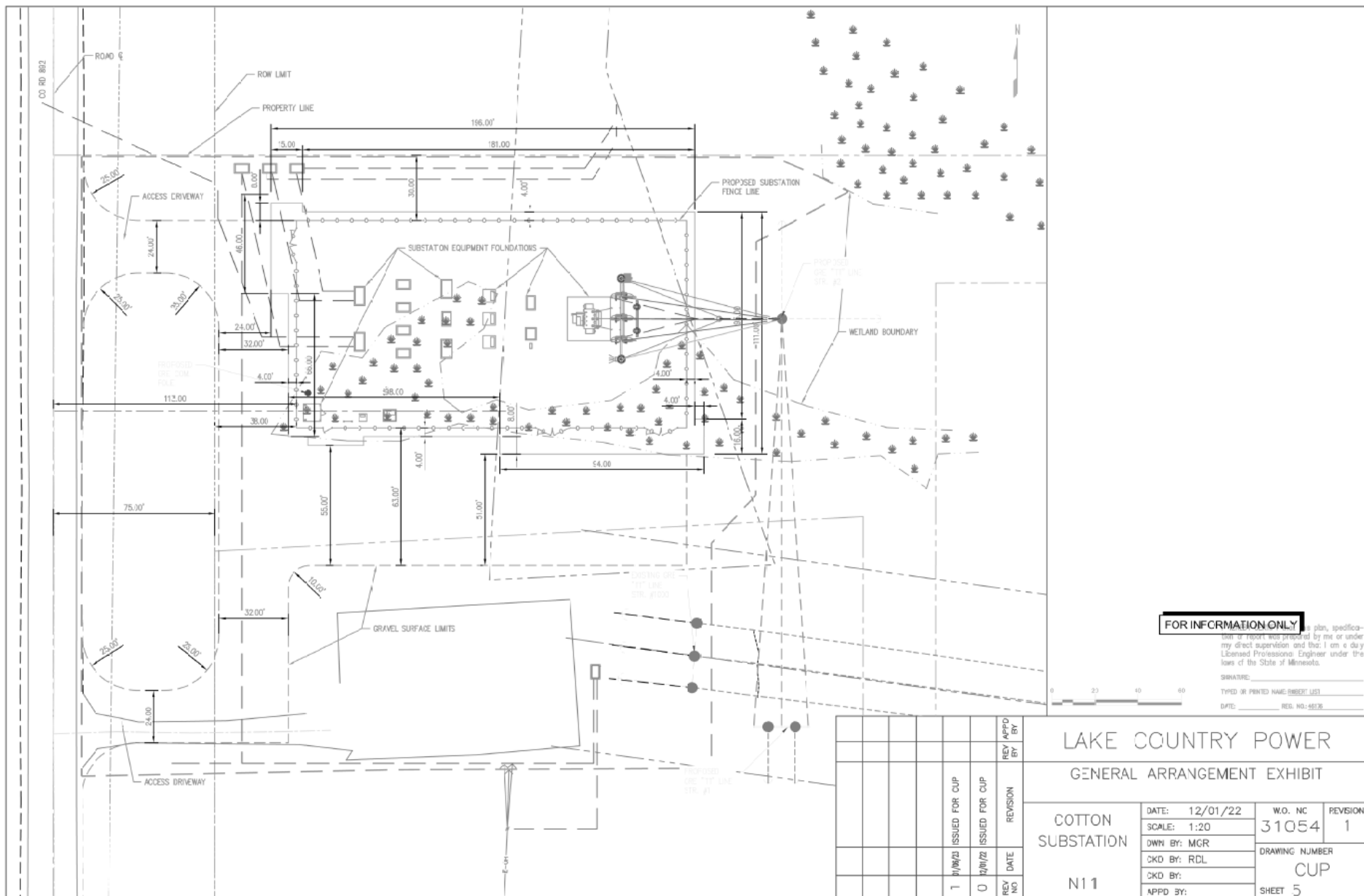


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Zoning Map
PIN: 305-0020-02450



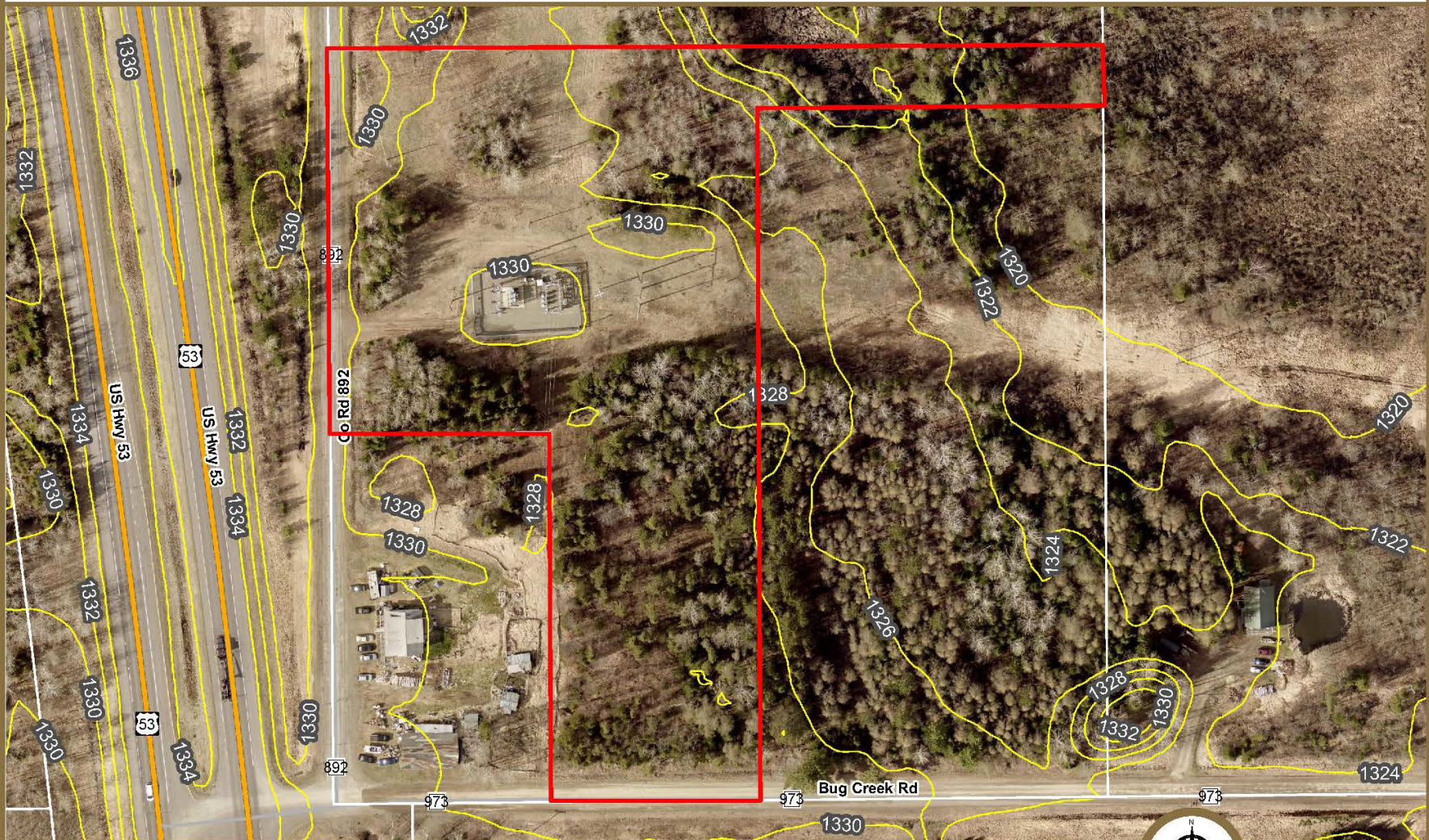
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Applicant's site sketch



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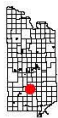
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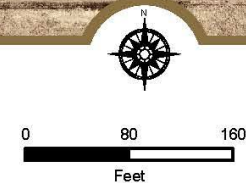
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Site Map

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Existing substation – road view

Proposed substation to the north of existing
(photo foreground)



County Road 892

Road access to existing substation – south



Road access to existing substation – north



Staff Facts & Findings



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.6 E states that a substation as a Utility Facility – Class II is an allowed use in a Commercial zone district with a conditional use permit.
2. 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.
3. The St. Louis County Comprehensive Land Use Plan Objective LU-4.3 encourages infill, redevelopment, or reuse of vacant commercial or industrial properties.



Neighborhood Compatibility

1. This property and the surrounding area are zoned Commercial which allows for intense and varied commercial development.
2. There is an existing substation on the property.
3. The surrounding area consists of primarily rural residential and vacant properties; however, there is a communication tower within 0.25 miles of the subject property.
4. The property is located off the heavily traveled Highway 53 corridor.



Orderly Development

1. The proposed use is not new to the area as there is an existing substation on the property.
2. The proposed use would not increase traffic.



Desired Pattern of Development

1. This parcel and adjacent parcels are zoned Commercial, however, there are no existing commercial development on these properties.
2. The property is within the Rural Communities on Future Land Use maps.



Other Factors

1. The applicant will be within the maximum allowed 25 percent impervious surface.
2. The applicant is in the process of obtaining an MPCA NPDES permit for stormwater management.
3. The proposed use would be allowed with a Performance Standard Permit if the property were located in the FAM, MU, SMU, RES, and LI zone districts.
4. There is no permit on file for the existing substation. Based on aerial imagery, it was established at the existing location prior to August 29, 1972.



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?



Conditions

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an electrical substation as a Utility Facility – Class II, the following conditions shall apply:

1. The requirements of the Wetland Conservation Act shall be followed.
2. The local fire department shall be notified of any hazardous or flammable materials stored or utilized on site.
3. The applicant shall comply with all applicable, local, state, and federal regulations.
4. The applicant shall obtain access approval from the appropriate road authority.



Correspondence



Planning Commission

Questions?



Public

Questions?

