



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 10/19/2020

REPORT DATE: 10/26/2020

MEETING DATE: 11/12/2020

APPLICANT INFORMATION

APPLICANT NAME: Warner Companies

APPLICANT ADDRESS: 4971 Westlund Road, Saginaw, MN 55779

OWNER NAME: Warner Companies

SITE ADDRESS: N/A

LEGAL DESCRIPTION: N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4, S29, T51N, R15W (CANOSIA)

PARCEL IDENTIFICATION NUMBER (PIN): 280-0015-00295

NATURE OF REQUEST: A conditional use permit for mini-storage business as a Commercial, Retail and Service Establishments-Class II.

PROPOSAL DETAILS: The applicant is proposing a commercial mini storage with proposed hours of 8:00 a.m. to 5:00 p.m., seven days a week. The increase in vehicle traffic is estimated at 10 or less vehicles.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Midway Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property contains an existing accessory structure.

ZONE DISTRICT: SMU 7

PARCEL ACREAGE: 10

LOT WIDTH: 330 feet

FEET OF ROAD FRONTAGE: 330 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is good screening from Midway Road and from adjacent properties.

TOPOGRAPHY: The parcel is fairly flat with little topographic change. There is some low ground located on the east end of the property.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands located on the parcel. The majority of the wetland is located on the east half of the parcel. The proposed development is not proposed in this area.

ADDITIONAL COMMENTS ON PARCEL: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. The parcel is zoned SMU-11.
 - a. Zoning Ordinance 62, Article V, Section 5.6 C., indicates mini-storage is allowed within the SMU zone district with a conditional use permit.
2. The property falls within the Forest and Agriculture land use category of the St. Louis County Comprehensive Land Use Plan.
3. Goal LU-7 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.

B. Neighborhood Compatibility:

1. The majority of the surrounding properties are used residentially.
2. The subject parcel is adjacent (north, south, and east) to large tracts of land which contain an abundance of wetlands.
 - a. Parcels directly west of the subject parcel, across Midway Road, are smaller and more densely developed residential properties.

C. Orderly Development:

1. The subject parcel is located in close proximity to Pike Lake which contains small parcels with limited room for additional accessory structures.
 - a. The proposed mini-storage would provide additional storage options for residents in the area.

D. Desired Pattern of Development:

1. The subject parcel is zoned SMU-11. The surrounding parcels are zoned SMU and MU.
 - a. Shoreland Multiple Use zone district allows for a wide range of uses.
 - b. Commercial mini-storage is an allowed use in the Shoreland Multiple Use zone district.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

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 commercial mini-storage as a Commercial, Retail and Service Establishments - Class II, the following conditions shall apply:

Conditions Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.

Conditions Concurrent:

1. Lighting shall be directed downward in accordance with dark sky standards.
2. The applicant shall obtain an address from the proper addressing authority.
3. Wetland Conservation Act standards shall be met.
4. The applicant shall comply with Minnesota Accessibility Code.
5. All signs shall be in accordance with St. Louis County Zoning Ordinance 62.
6. Existing vegetative screening along Midway Road shall remain intact.
7. Waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
8. The applicant shall comply with all other county, state, and federal regulations.

ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Duluth

Government Services Center
320 West 2nd Street, Suite 301

Duluth, MN 55802
(218) 725-5000

Virginia

Northland Office Center
307 First Street South, Suite
117

Virginia, MN 55792
(218) 749-7103

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:
www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.

County Land Explorer: http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **280-0015-00295**

Associated PINs

Type of Application

Does this application apply to a Short Term Rental?

No

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Other**
 Applicant Name: **Warner Companies**
 Address Line 1: **4971 Westlund Rd.**
 Address Line 2: **--**
 City: **Saginaw**
 State: **MN**
 Zip: **55779**
 Primary Phone: **(218)390-7786**
 Cell Phone: **--**
 Fax: **--**
 Email: **warnercompanies1@gmail.com**
 Contact Person Name: **Clayton Warner**
 Contact Person Phone: **(218)341-0948**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? **No**
 Name: **Warner Companies**
 Address: **4971 Westlund Rd.**
 City: **Saginaw**
 State/Province: **MN**
 Zip: **55779**
 Primary Phone: **218-390-7786**
 Cell Phone: **218-341-0948**
 Fax: **--**
 Email: **warnercompanies1@gmail.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**
 Site Address: **5078 Midway Rd. Duluth, MN 55811**
 Is this leased property? **No**
 Leased From? **--**

US Forest Service

US Forest Service
 Superior National Forest
 8901 Grand Avenue Place
 Duluth, MN 55808

MN Power

MN Power
 Shore Land Traditions
 30 West Superior Street
 Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
 7979 Highway 37
 Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
 1201 East Highway 2
 Grand Rapids, MN 55744

St. Louis County - Duluth

St. Louis County - Duluth
 Government Services Center
 320 West 2nd Street, Suite 301
 Duluth, MN 55802
 (218) 725-5000

St. Louis County - Virginia

St. Louis County - Virginia
 Northland Office Center
 307 First Street South, Suite 117
 Virginia, MN 55792
 (218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?**No****No****No****No****No**

Enter Project Information.

If you answered 'Yes' to any of the questions below, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

Is this project on a parcel less than 2.5 acres?**No****Is this project within 300 feet of a stream/river or 1,000 feet of a lake?****No****Is this project adding a bedroom?**

Include home, garage, and accessory dwelling.

No**Total # of bedrooms on property after project completion.****0****Does this project include plumbing or pressurized water in proposed structure?****No****If Yes, please explain:****--****Is this project connected to a municipal or sanitary district system?****No**

CONDITIONAL USE WORKSHEET

Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

What are you applying for?

New Business **Yes**Expansion of Existing Business **No**Replace Existing Business **No**Other **No**

If Other, please explain

--

How is the property currently being used?

There is an existing 30 x 34 garage on-site being used as our shop.

What type of business/use is being applied for?

List all uses that will take place.

Commercial mini storage

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Commercial mini storage**

M-F Hours **8:00 am - 5:00 pm**

Saturday/Sunday Hours **8:00 am - 5:00 pm**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

Yes

If Yes, what is the estimated increase **< 10 vehicles**

Does the proposal require parking?

Please include employees, visitors, and other parking.

No

How many parking spaces are available on the property? **--**

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

Yes

Please list number of signs, size, location, and illumination of each sign

Sign with no lighting right next to the driveway

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

No

If Yes, please explain

--

OUTDOOR BUSINESS ACTIVITY

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc.?

No

If Yes, please explain

--

WASTEWATER TREATMENT

Will wastewater be generated?

No

If Yes, what type of system will be used to handle wastewater treatment?

Private Septic System **No**
Municipal **No**

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage **No**
Oil and Grease **No**
Other Automotive Fluids **No**

Animal Waste **No**
Chemicals **No**
Medical **No**

Hazardous **No**
Demolition Waste **No**
Wood and Sawdust **No**

Radioactive **No**
Other **No**
If Other, please explain --
Please describe **No waste**
collection and disposal:

STORMWATER MANAGEMENT

Will there be more than one (1) acre of altered surface?

If Yes, please attach your NPDES permit.

No

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. ***Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.*** authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the pop by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --
Address: --
City: --
State: --
Postal Code: --
Email Address: --

I have read and agree to the statement above.

No

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

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

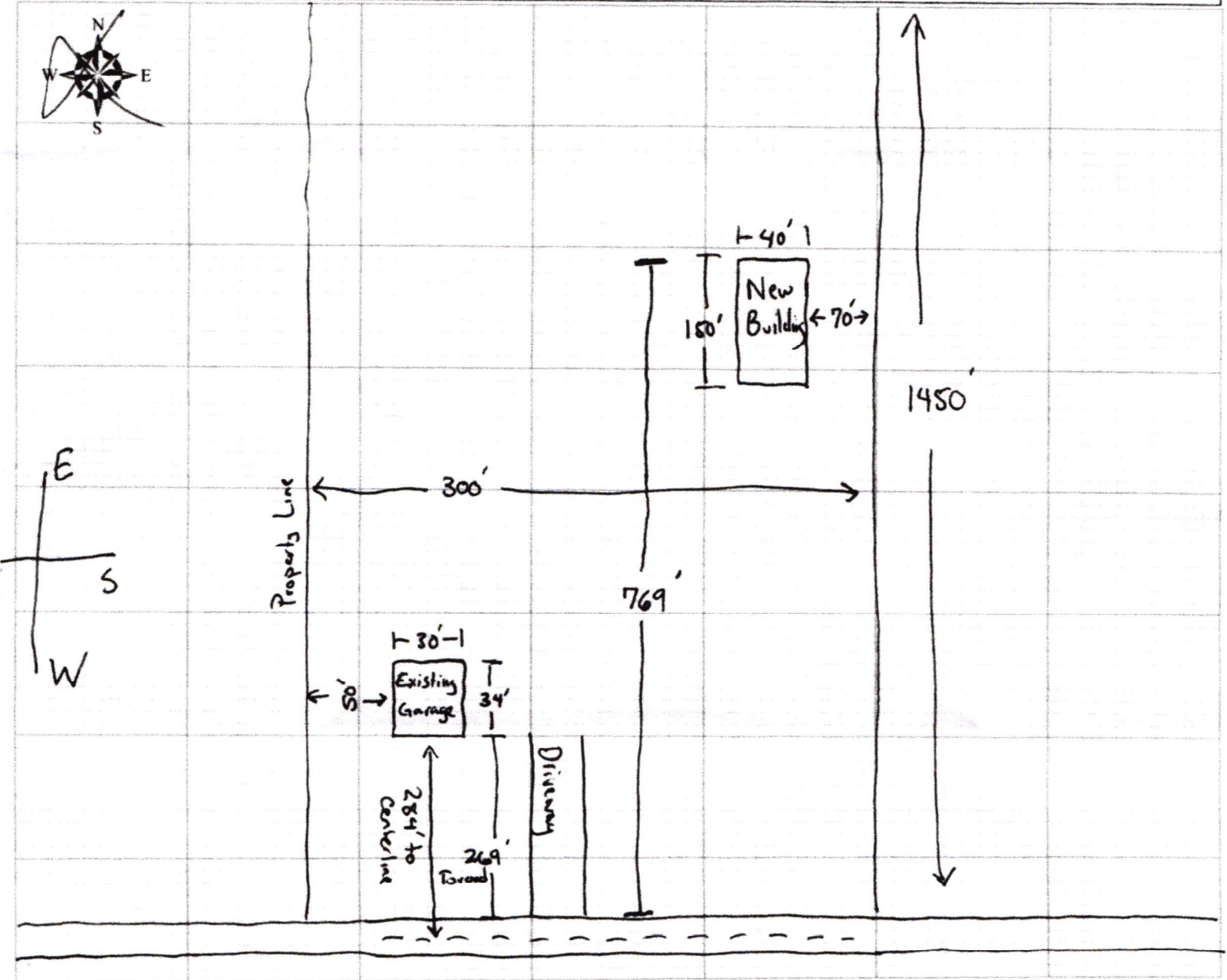
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name:

*Site Address:

*PIN:



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

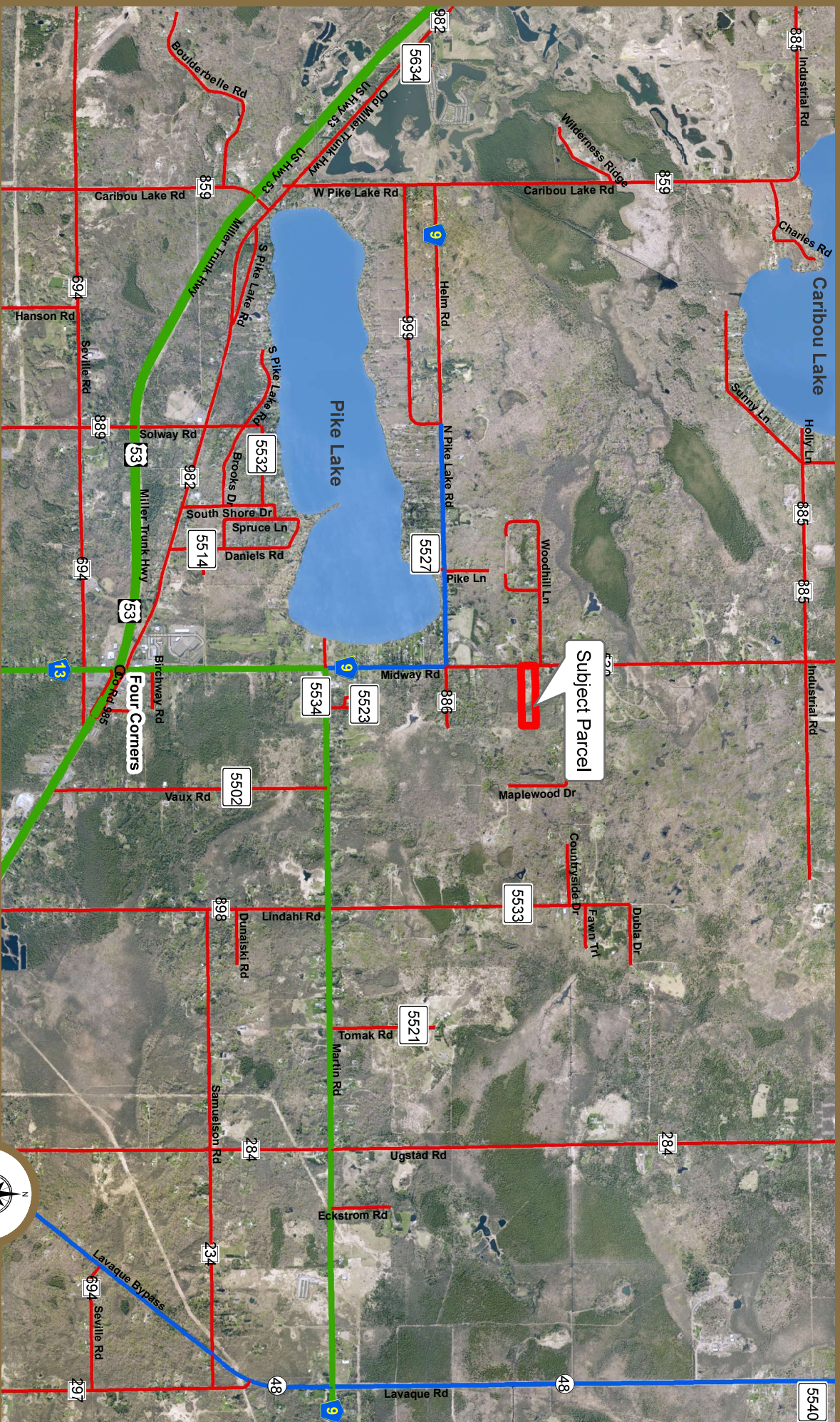
Will the proposal, as shown above, negatively impact the SSTs/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title _____

November PC Meeting



Development
(218) 725-5000
www.stlouiscountymn.gov

St. Louis County

10/15/2020

a compilation of records as they appear in the St. Louis area shown. This drawing is to be used for reference purposes and the County is not responsible for errors herein contained.



Location Map

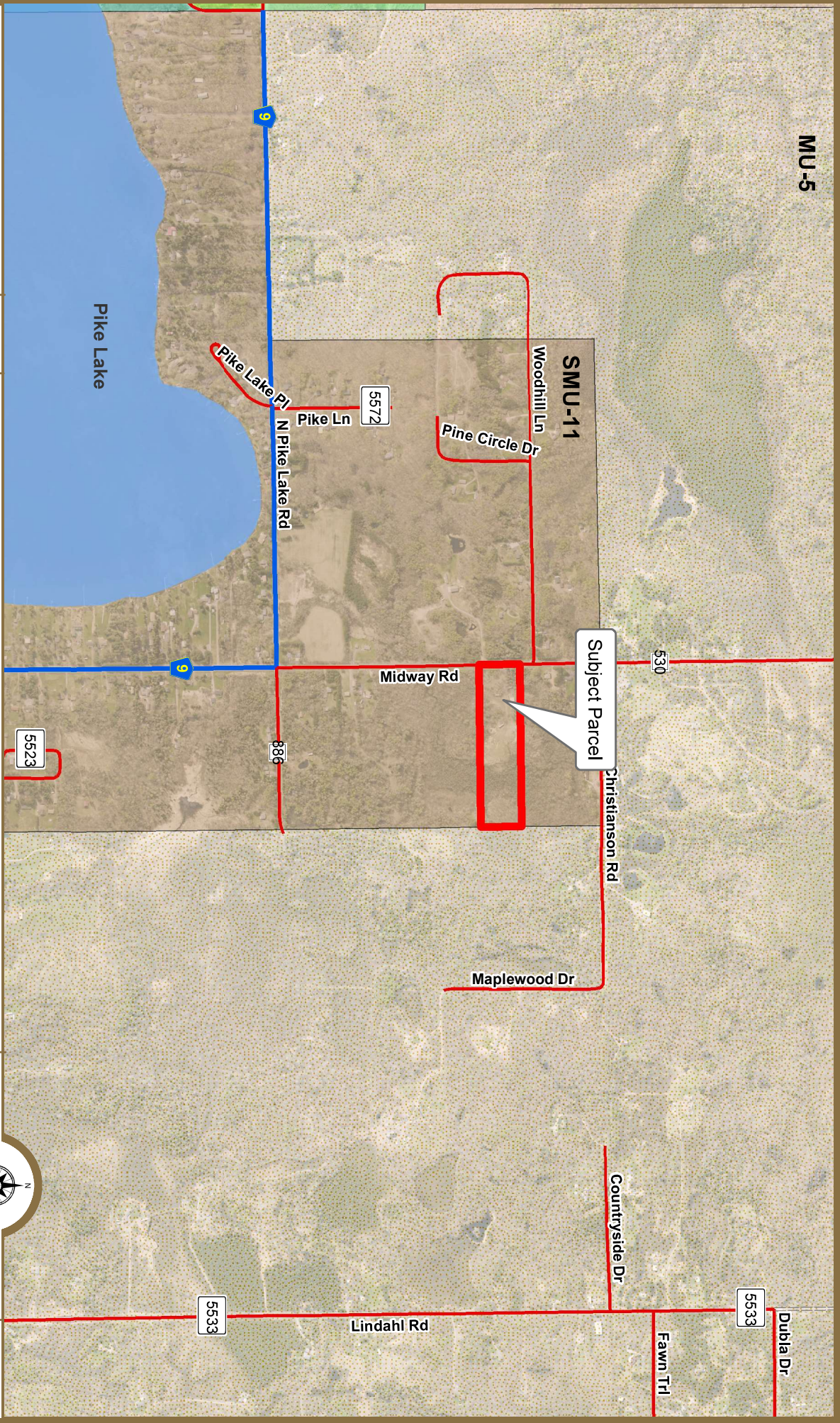
PIN:280-0015-00295



St. Louis County MN

St. Louis County

November PC Meeting



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

Source: **St. Louis County**

Map Created: 10/15/2020

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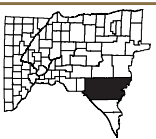
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Warner Companies

Location Map

PIN:280-0015-00295



St. Louis County MN

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November PC Meeting



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

Source: **St. Louis County**

Map Created: 10/28/2020

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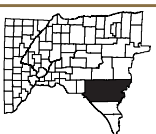
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Warner Companies

Site/Elevation Map

PIN:280-0015-00295



St. Louis County MN



North on Midway Road



South on Midway Road



Looking west directly across from
existing driveway entrance





