



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 11-17-20

REPORT DATE: 11-20-20

MEETING DATE: 12-10-20

APPLICANT INFORMATION

APPLICANT NAME: John Bougalis

APPLICANT ADDRESS: 2207 E 41st Street, Hibbing MN 55746

OWNER NAME:

SITE ADDRESS: 11402 Cooper Road, Chisholm MN 55719

LEGAL DESCRIPTION: W 400 FT EX S 470 FT OF THAT PART OF THE NW1/4 OF NE1/4 WHICH LIES W OF THE STURGEON RIVER ROAD S33, T59 N, R20 W (Balkan)

PARCEL IDENTIFICATION NUMBER (PIN): 235-0030-05211

NATURE OF REQUEST: A conditional use permit for a warehouse/general wholesaling business as an Industrial Use - Class II.

PROPOSAL DETAILS: The applicant is proposing to establish a warehouse/wholesaling business for mining parts. The business will include office space and warehousing for the parts to be stored until they are shipped. The proposed use will be conducted within the existing buildings with no plans for additional structures at this time. Office hours will be Monday-Friday 7 a.m. to 4 p.m.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Cooper 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 two buildings, a septic system and well.

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 6.2 acres

LOT WIDTH: 400 feet

FEET OF ROAD FRONTAGE: 400 feet

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property contains the building site, gravel parking area and an open field. There is a row of trees along Cooper Road that provides good screening.

TOPOGRAPHY: The property has an elevation change of 24 feet. The building site is located on the highest elevation of the property than gradually slopes to the south.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.6 requires a conditional use permit for an Industrial Use - Class II.
2. ED 1.1 of the St. Louis County Comprehensive Land Use Plan states the following "Broaden the industry base by supporting marketing efforts for value-added industries that spin-off from existing industries". This business will be supply mining parts to local and outstate mining industries.

B. Neighborhood Compatibility:

1. The property is zoned MU-4 which allows for multiple uses including, industrial, commercial and residential.
2. There are eight residential properties within a quarter mile. The closest is the adjacent property to the east approximately 200 feet away.
3. The proposed business will not be selling to the general public, limiting daily traffic and noise that could be considered a nuisance to the area.

C. Orderly Development:

1. The existing neighborhood consists of both large and small tracts of land. The properties have either been established with a residence or consist of undeveloped forest land and fields.
2. The property has direct access to a township road. It is recommended that the road authority approve the access for the proposed use.

D. Desired Pattern of Development:

1. The subject parcel, as well as a majority of the surrounding area, is zoned Multiple Use.
 - a. Multiple Use zone districts allow a wide range of uses.
 - b. The proposed use should have little to no effect on the current or future development of the area.

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 warehouse/wholesaling business as an Industrial Use - Class II, the following conditions shall apply:

Condition Precedent

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

Conditions Concurrent:

1. The property shall be kept in a neat and orderly manner.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. Waste shall be disposed in a manner acceptable to the St. Louis County Solid Waste Ordinance 45.



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	235 - 0030 - 05211	Associated PIN	
Associated PIN		Associated PIN	

E.g. 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: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name John Bougalis	I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 218 9696552	Date 10-4-20
*Applicant Address 2207 E. 41st Street	*City Hibbing	*State MN	*ZIP 55746
Applicant Email sbougalis7@gmail.com			
Contact Person <small>If applicable.</small> John Bougalis	Contact Person # 218 9696552		
Mailing Address <small>If different than above.</small>	City	State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small> sbougalis7@gmail.com			

SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 11402 Cooper Rd Chisholm MN 55719		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St. Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
#	0	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, 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.

AGREEMENT

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 resulting permit invalid.** I 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.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

#1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315

- ☐ Dwelling-House, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-House, Mobile Home, Hunting Shack, or Cabin.
- Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

- ☐ Addition(s) to Dwelling
- Is the dwelling location on a lake or river? ☐ Yes ☐ No
- If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?

Explain the current and proposed use.

Current: _____ Proposed: _____

Other-\$55

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$630
- ☐ Conventional Plat-Less than or equal to 3 lots-\$630
- ☐ Conventional Plat-Greater than 3 Lots-\$1,260
- ☐ Conservation Plat-\$1,260
- ☐ Lot Line Adjustment-\$80
- ☐ Parcel Review-\$80
- ☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☐ Other

#5 Site Evaluation Site Visit/Evaluation-\$160

- #6 Wetland Reviews
Additional Worksheets Required**
- ☐ No Loss/Exemption/Replacement Plan-\$150
- ☐ Wetland Delineation Review-\$370
- ☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,100
- ☐ Environmental Assessment-\$1,100
- ☒ Conditional Use Permit-\$630
- ☐ Conditional Use Permit Rehearing-\$200
- ☐ Interim Use Permit-\$630
- ☐ Interim Use Permit Rehearing-\$200
- ☐ General Purpose Borrow Pit-\$630
- ☐ Variance-\$630
- ☐ Variance Rehearing-\$200
- ☐ Multiple Hearing (Variance/conditional use)- \$950

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

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

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: 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.

County Land Explorer: <https://g.s.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? Check all that apply to the project.

- ☒ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
*Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).

☐ Other
If Other, please explain:

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

personal Storage

What type of business/use is being applied for? (List all uses that will take place)

Office & Warehouse

HOURS OF OPERATION

(Proposed)

Monday through Friday

Start: 7:00 AM
End: 4:00 PM

Saturday

Start:
End:

Sunday

Start:
End:

Comments

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes ☐ No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

If Yes, estimated increase: ☒ 10 vehicles or less ☐ 11-25 vehicles ☐ Greater than 25 vehicles

☒ Yes ☐ No Does the proposal require parking? (Please include employees, visitors, and other parking)

If Yes, how many parking spaces are available on the property?

8

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)
☒ No

SIGNAGE AND LIGHTING

☒ Yes ☐ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

1 sign, 3X5 located by entrance, no illumination on property

☒ Yes ☐ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

existing exterior lights on building

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

☒ No New Structures

<input type="checkbox"/> New Structure(s)	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
Other						

<input type="checkbox"/> Structure Additions	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet		Feet
Other						

OUTDOOR BUSINESS ACTIVITY Check all that apply to the project.

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

☒ Yes ☐ No

If Yes, please explain:

Misc. new wear parts

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☐ No

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

☒ Private Septic System existing

☐ Municipal

☐ Other, please explain:

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input checked="" type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

garbage service for household garbage
local service for all oil & grease disposal

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Will there be more than one (1) acre of altered surface? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse**Duluth**

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

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

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

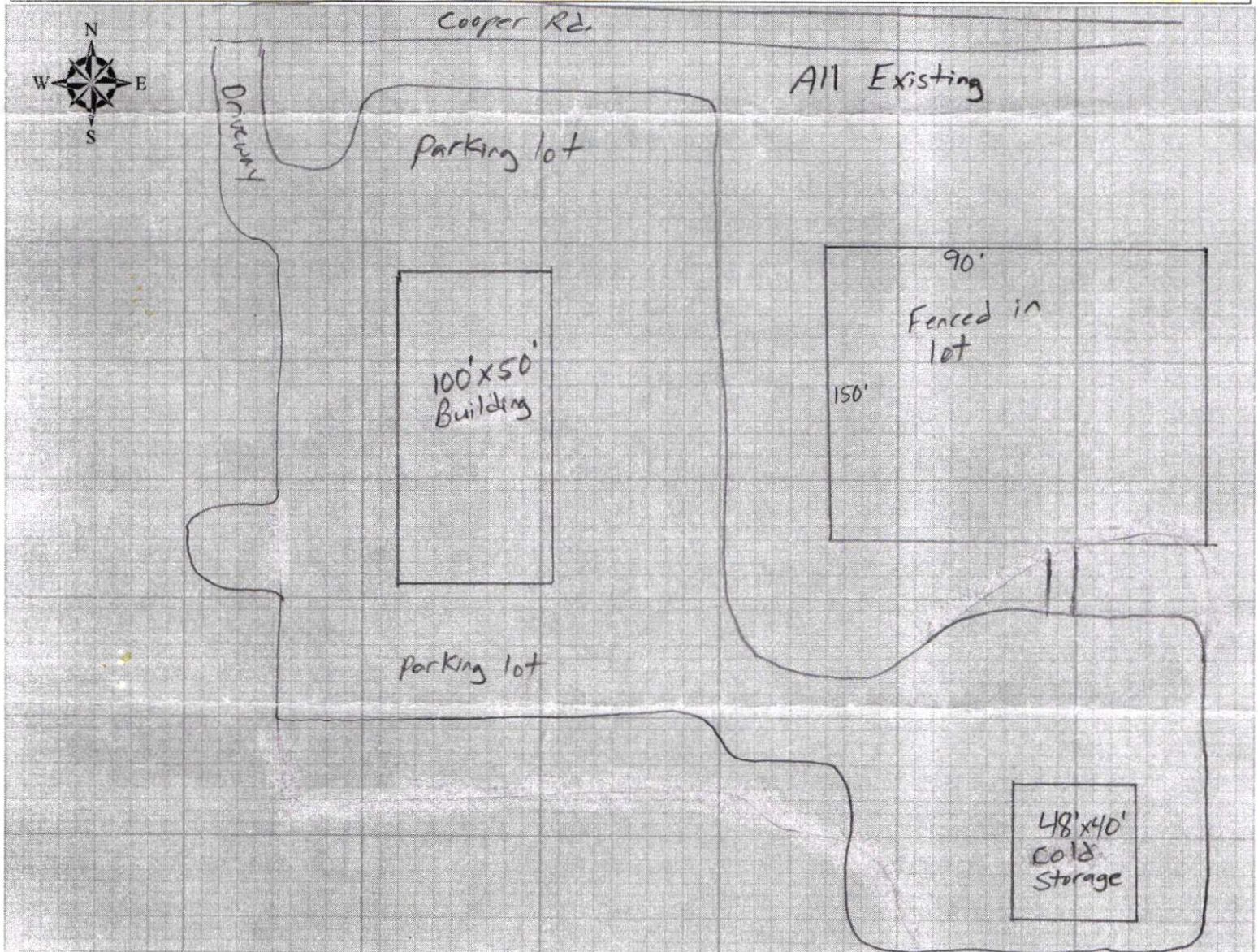
Draw and Label on Sketch (in feet)

- ☒ *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: John Bougalis
 *Site Address: 11402 Cooper Rd. Chisholm MN 55719
 *PIN: 235-0030-05211



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

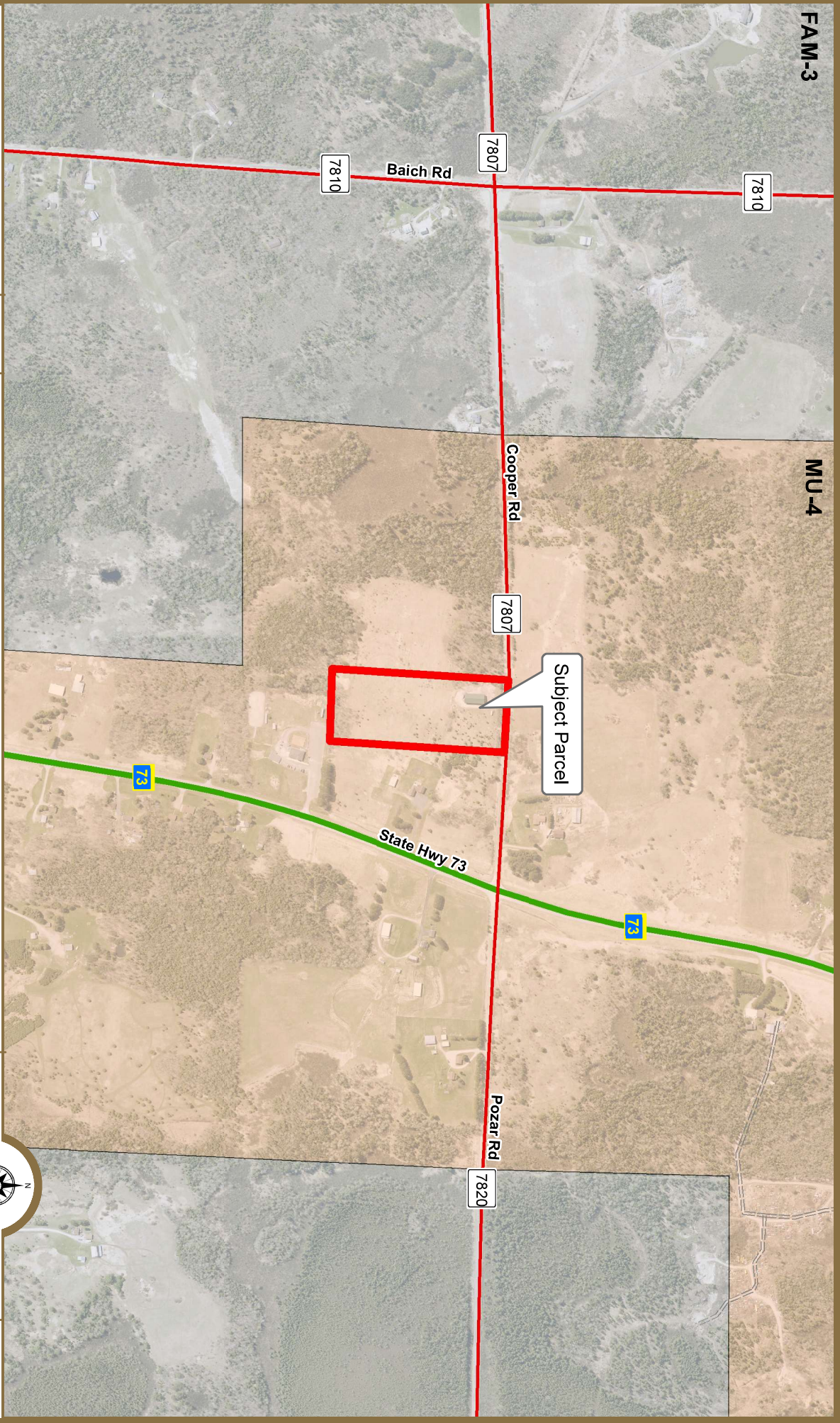
Sign off:

Signature _____

Title _____

St. Louis County

December PC Meeting



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

Source: St. Louis County

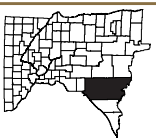
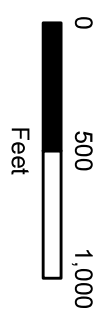
Map Created: 11/13/2020

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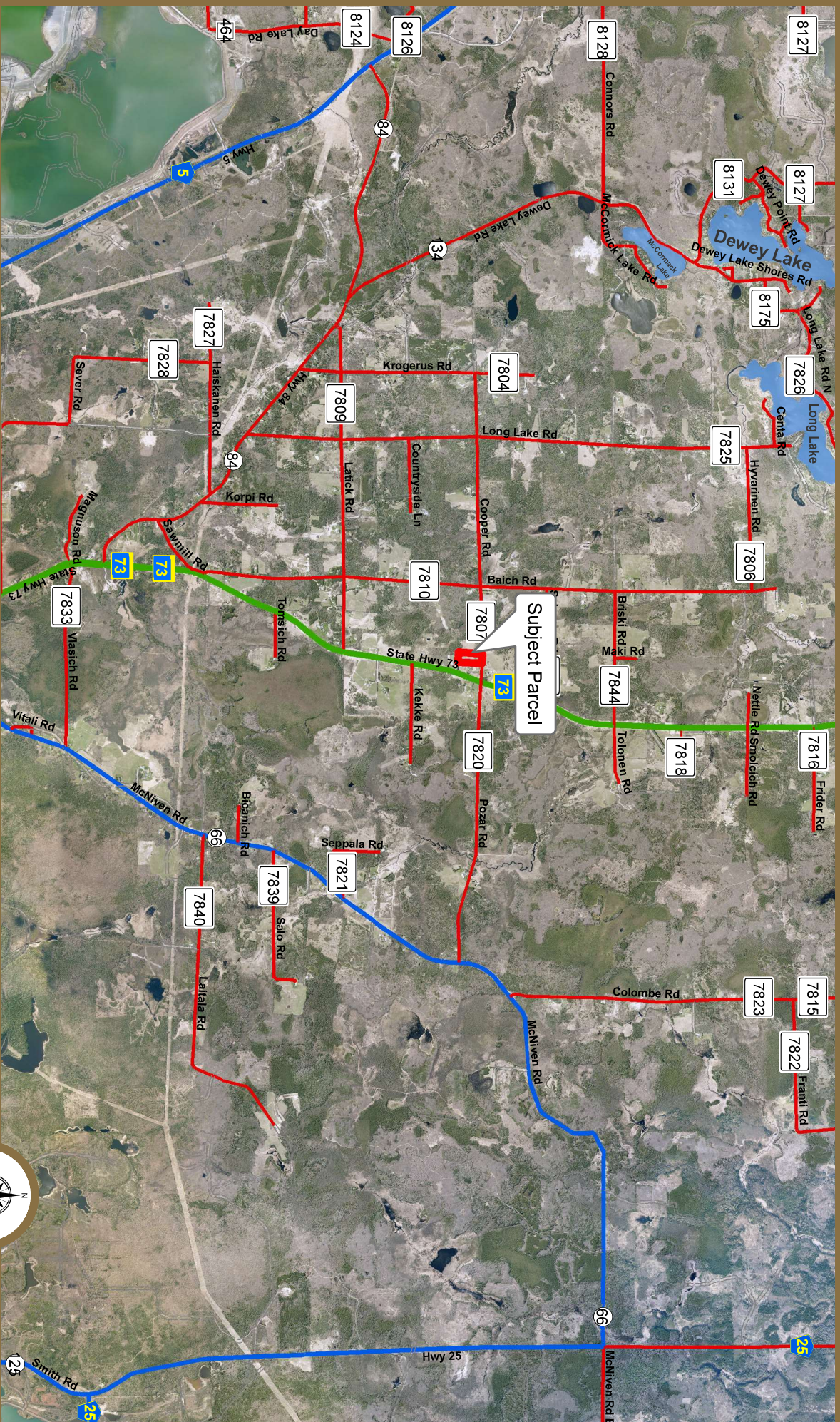


John Bougalis
Zoning Map
PIN:235-0030-05211



St. Louis County MN

December PC Meeting



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

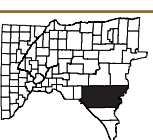
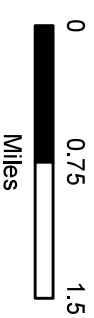
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Location Map

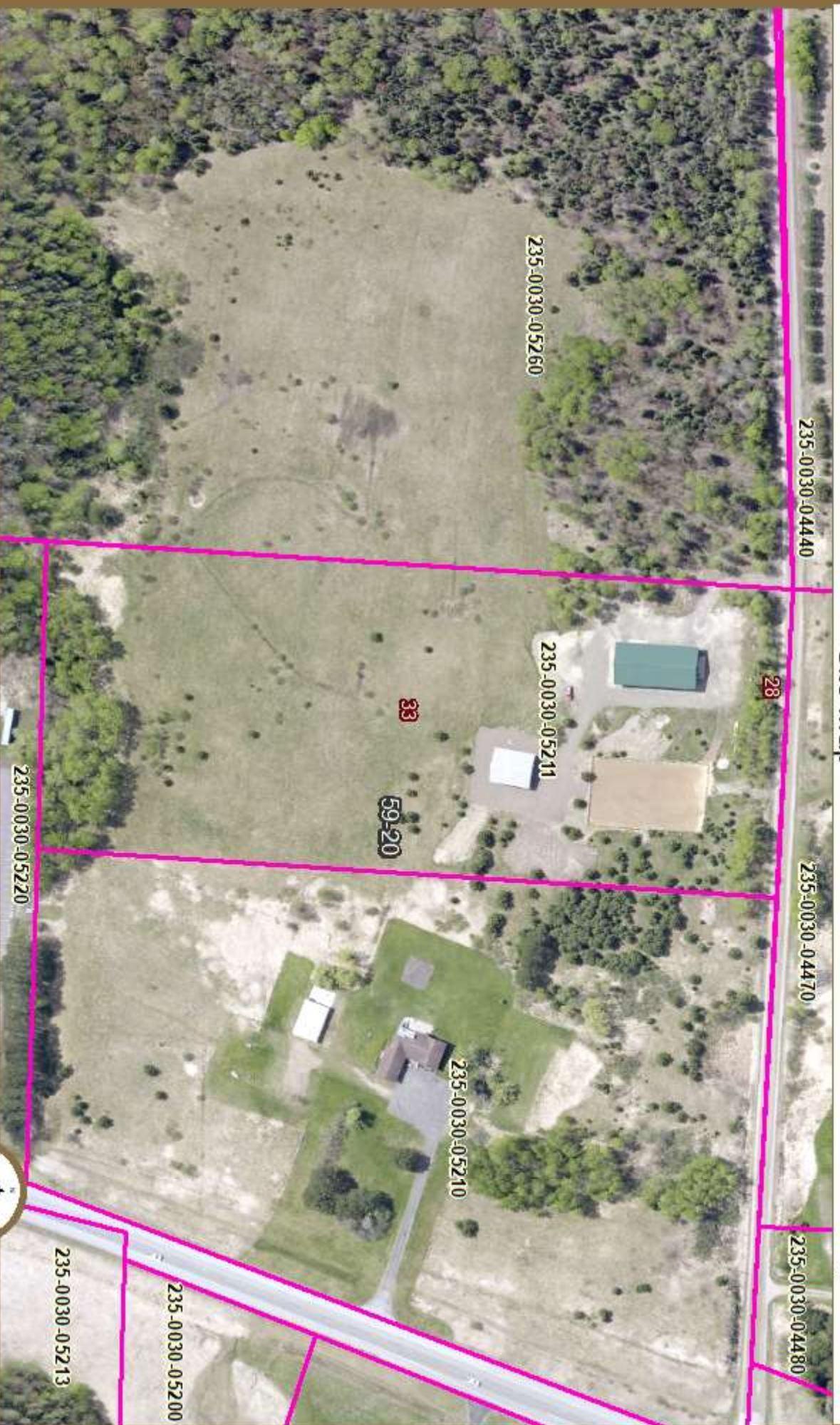
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St. Louis County MN

St. Louis County

Site Map



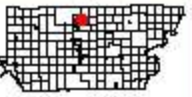
Prepared By: **Planning & Community Development**

Source: **2016 725-0000**
www.stlouiscourty.gov

Map Created: **11/10/2020**

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St. Louis County, MO



