

Presenter
Mark Lindhorst
Senior Planner



Jenna Asuma

Campground

BiwabikTwp.



SAINT
LOUIS
COUNTY
MINNESOTA

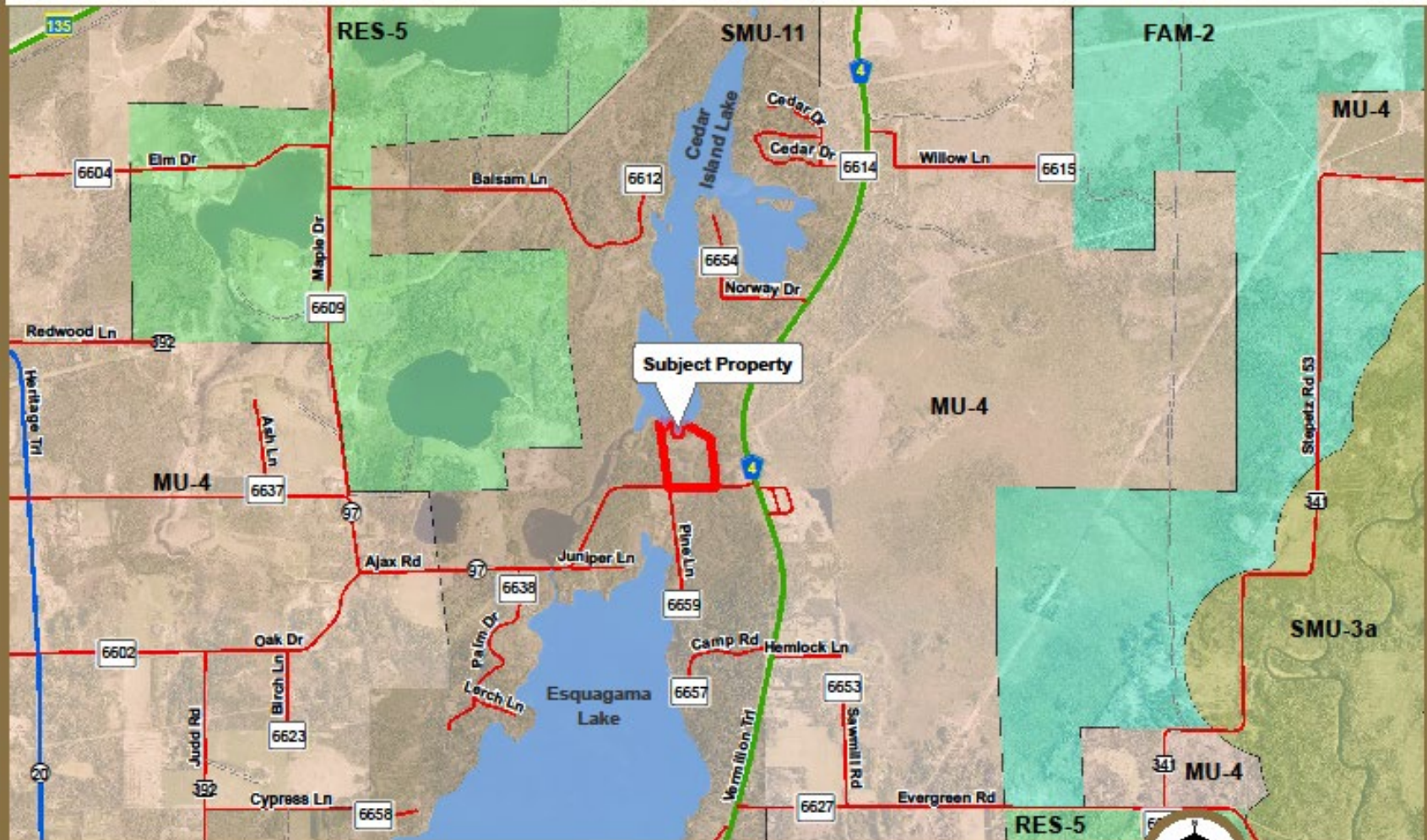
Requests

- A conditional use permit for a campground as a Commercial Planned Development Use – Class II.
- One cabin and two campsites requested.
- Hours of operation 7 a.m. to 10 p.m. May – October.



St. Louis County

June PC Meeting



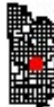
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Map Created: 5/19/2022

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Zoning Map

PIN: 260-0014-00760



0 0.25 0.5
Miles

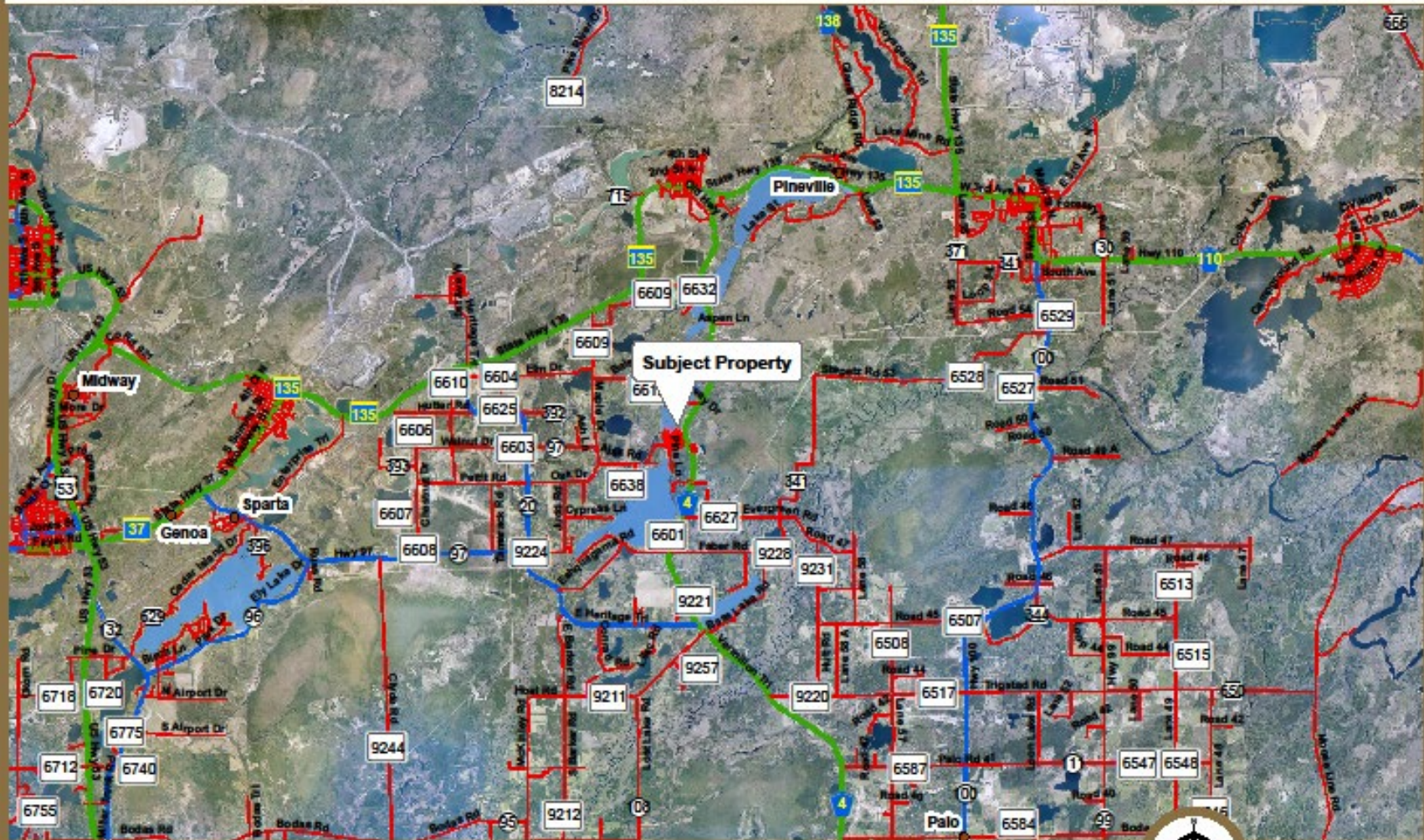


St. Louis County MN



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Location Map
PIN: 260-0014-00760

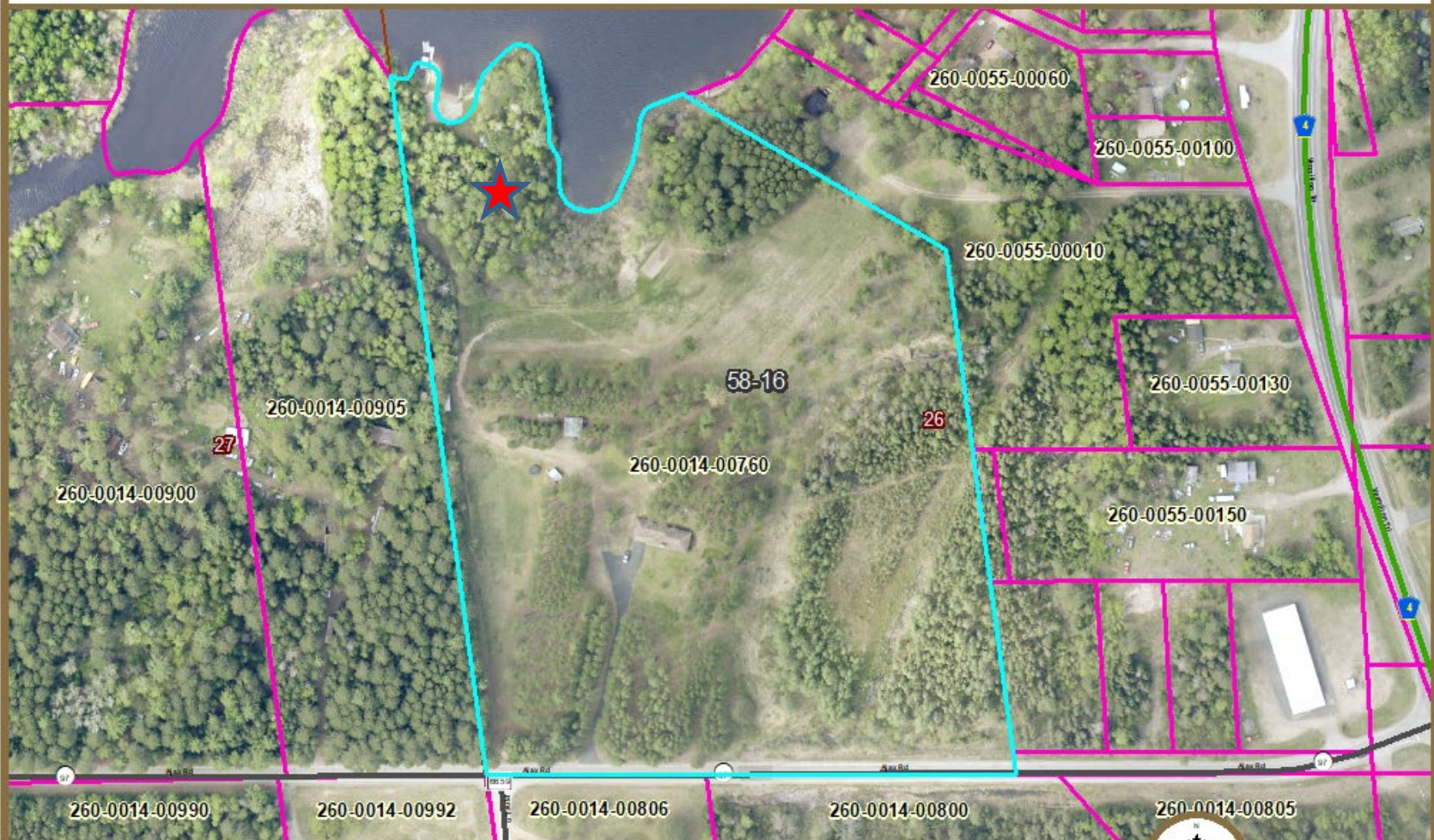


St. Louis County MN



St. Louis County

June PC meeting

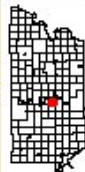


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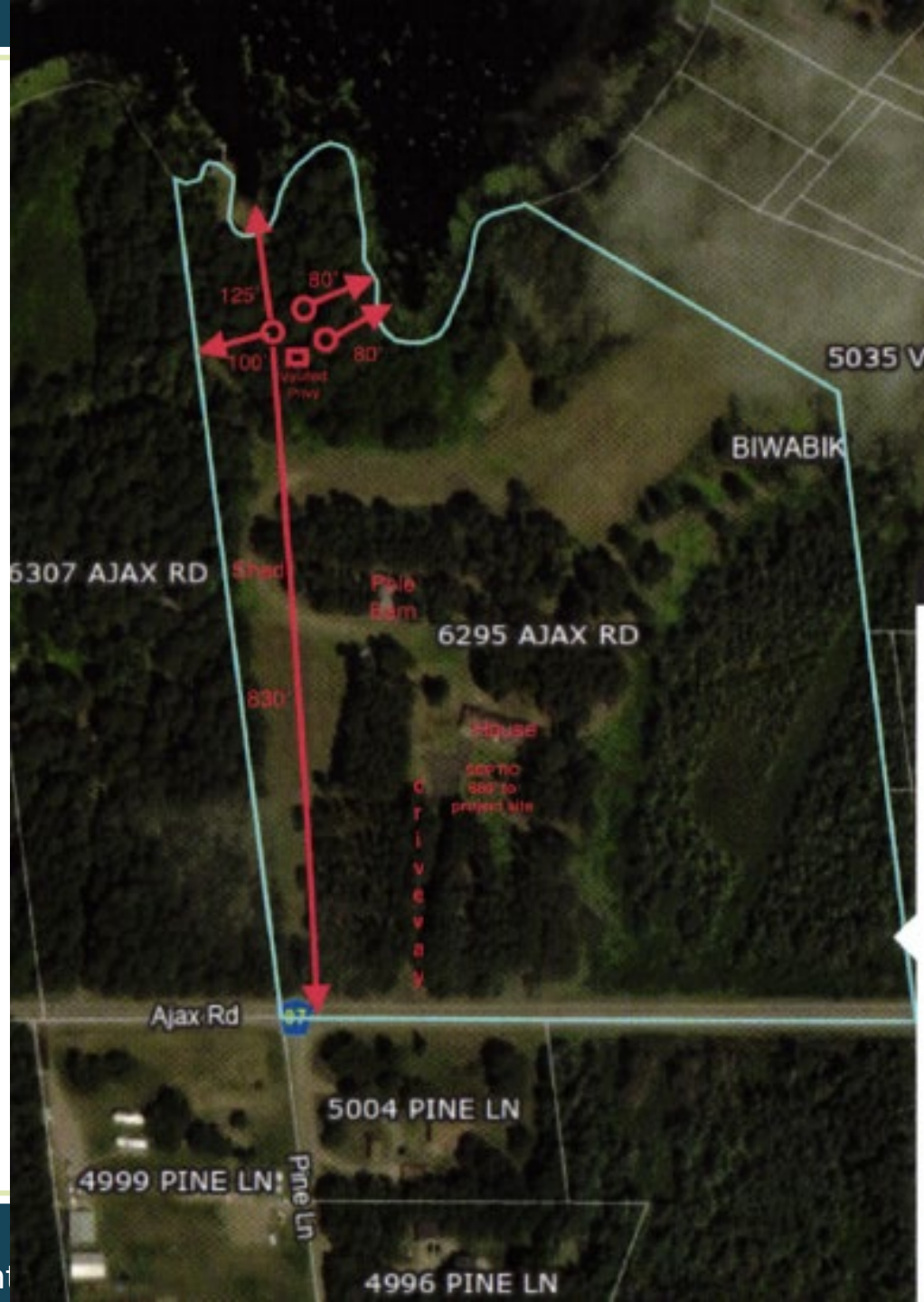
Jenna Asuma Site Map 260-0014-00760



0 90 180 270
Feet



St. Louis County MN



Entrance



Access to campsites



Camp site area



Lake Access





Ajax Road looking West

Ajax Road looking East



Facts & Findings



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in this SMU zone district with a conditional use permit.
2. Ordinance 62 allows a maximum development density for commercial planned developments. The proposal is within the density allowed.
3. The property falls within the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan. This area is intended for rural development of existing residential, commercial or mixed-use areas. The category may include uses of the size and scale, and intensity consistent with the county's developed lake shore areas which includes campgrounds.



4. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campgrounds within the confines of existing regulations.
5. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.



Neighborhood Compatibility

1. The Shoreland Multiple Use zone district is intended to provide a balance between lake and river use and water uses that are consistent with adjacent uses and the recreational and natural attributes of the water.
2. The Story Book Lodge is located approximately 700 feet northeast of the proposed request.



Orderly Development

1. Most of the parcels to the west and along the west side of the lake are large and have limited development except for a small area within the Ramble Ridge Shore Plat.
2. Development to the east consists of residential shoreland development and the Story Book Lodge.
3. The applicants request would have little impact on potential future development that may occur in this area.



Desired Pattern of Development

1. The pattern of development consists of both residential and commercial which is typical for areas zoned SMU.
2. The property is within the Lake Shore Development area of the St. Louis County Comprehensive Plan which is intended for rural development, new development and Commercial.



Other Factors

1. Per Onsite Wastewater review at a minimum, a privy will be required. If wastewater is generated, a holding tank or other approved mechanism will be required to handle the wastewater.



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 a campground as a Commercial Planned Development Use - Class II, the following conditions shall apply:

1. Additional sites may be added to the campground but shall not exceed the Commercial Planned Development density standards allowed per Ordinance 62.
2. St. Louis County Onsite Wastewater SSTS standards shall be followed.
3. All setbacks shall be maintained within the planned development campground.
4. All local, county, state, and federal regulations shall be met.
5. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.



Correspondence



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Planning Commission

Questions?



Public

Questions?



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