

Presenter

Mark Lindhorst– Senior Planner



Travis Kladivo

Dock, Lift and Snow Removal Business

6623 Hwy 169, Tower MN 55763

Vermilion Lake Twp.



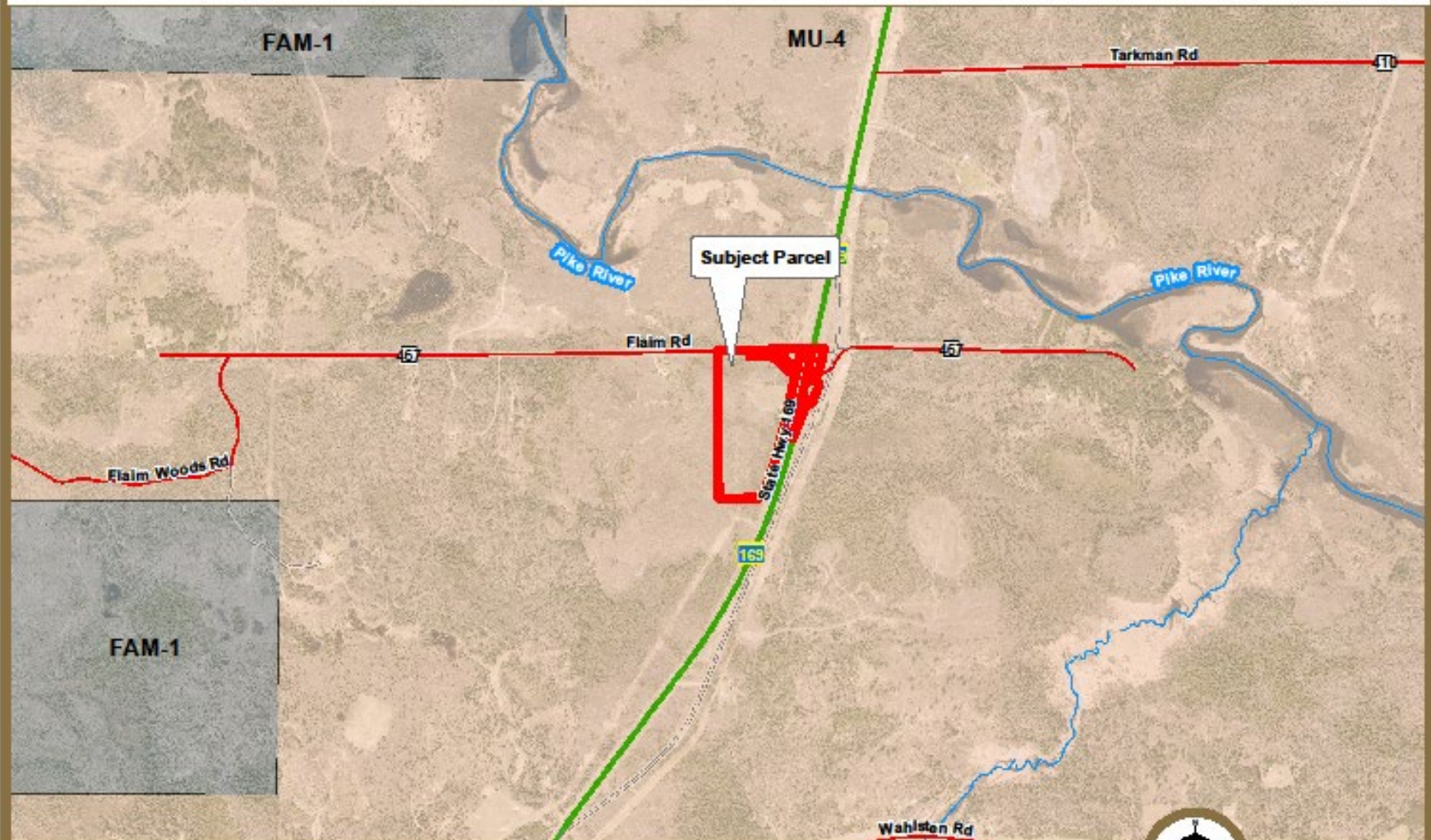
Request

- Dock and lift sales and service.
- Snow Removal.
- Applicant is proposing construction of two storage buildings. The buildings will be for truck maintenance, storage of equipment and assembly and sales of docks and lifts.
- The hours of operation for the Dock business will be 9am to 4 pm Monday - Friday.



St. Louis County

January PC Meeting



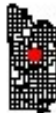
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Development
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Map Created: 12/9/2021

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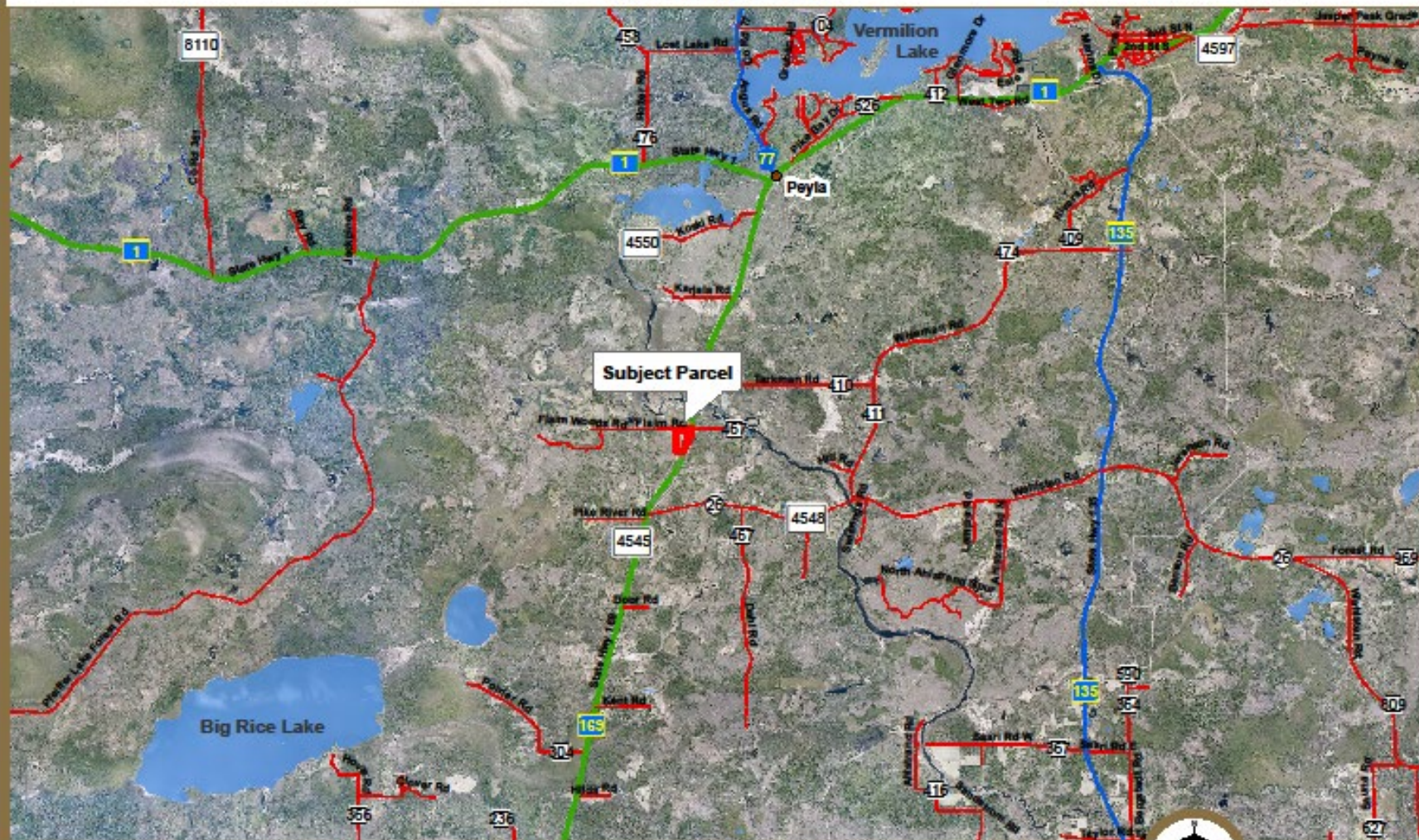


Travis Kladio
Zoning Map
PIN: 560-0011-04562



St. Louis County

January PC Meeting

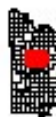


Subject Parcel

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Location Map
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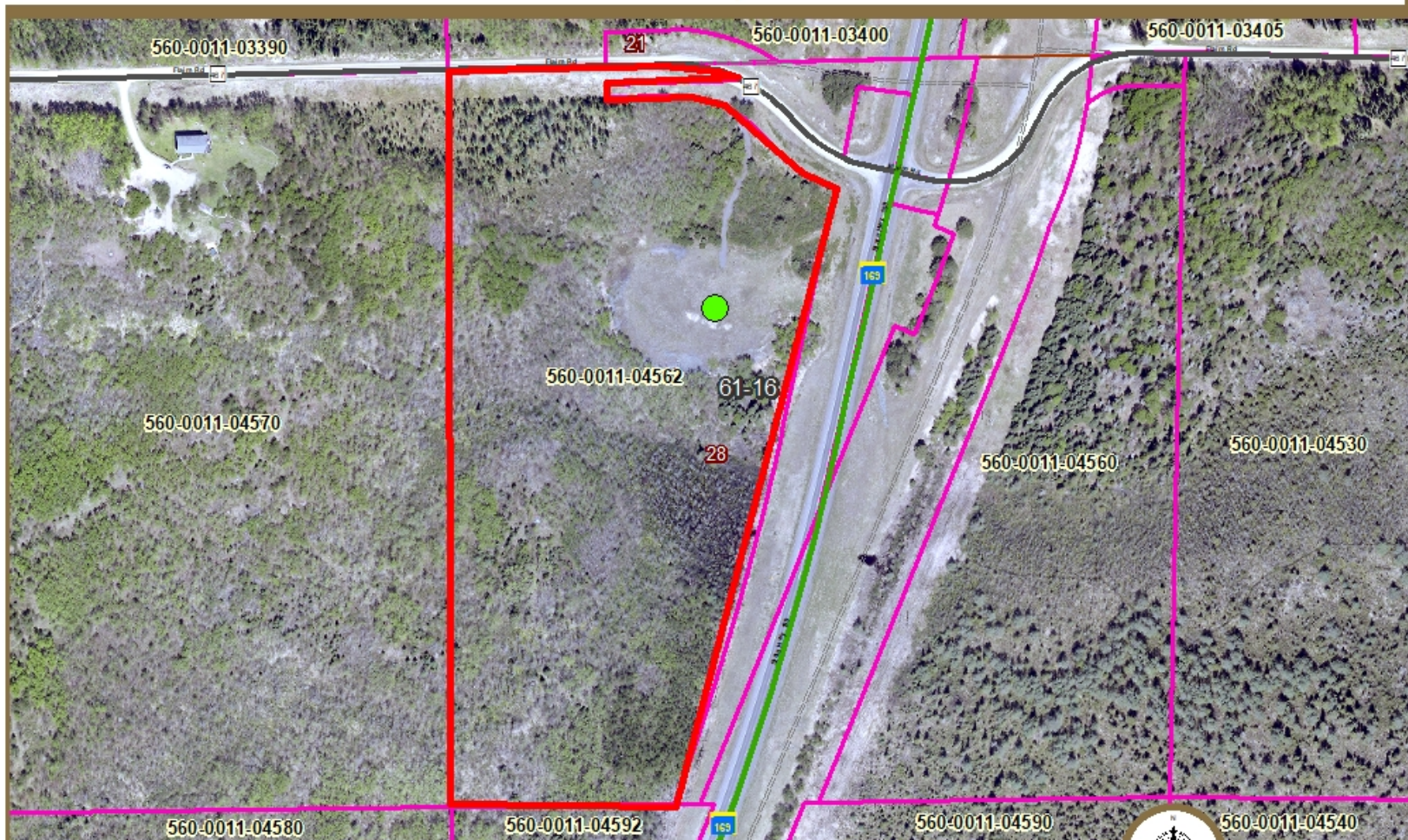
0 0.75 1.5
Miles



St. Louis County MN

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Site Map



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Site Map
Pin 560-0011-04562



0 100 200 300
Feet



St. Louis County MN



View from Hwy 169



Entrance off Flaim Road





Proposed project area



Flaim Road looking west



Flaim road looking east



Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates Commercial Retail and Service Establishments Class-II are an allowed use with a conditional use permit.
2. The property falls under the Forest and Agriculture land use category of the St. Louis County Comprehensive Land Use Plan:
 - a. Goal LU-4 of the St. Louis County Comprehensive Land Use Plan states that development shall proceed in an orderly, efficient, and fiscally responsible manner. When development opportunities arise in isolated areas, such development should be self-supporting. No request for public services is being requested.
 - b. Goal LU 7 of the St. Louis County Comprehensive Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
 - c. Objective LU 7.1- Encourage expansion of regional commercial opportunities in existing corridors along collector or arterial routes and at nodes where infrastructure and traffic volumes can support economic growth. The proposed request is located at the intersection of a county and state highway.



Neighborhood Compatibility

1. The area consists primarily of large tracts of undeveloped forest. These large tracts of land are under both private and public ownership.
2. The development density in this area is very low with only three residences within a quarter mile.
3. The parcel is bordered to the north by Flaim Road and to the east by Hwy 169. The closest residence is approximately 900 feet away and located on the parcel to the west.





Orderly Development

1. This is a rural area consisting primarily of large undeveloped parcels.
2. The request should have little to no effect on the future development of the surrounding area.



Desired Pattern of Development

1. The property is within 6 miles of the City of Tower and is zoned Multiple Use. Future requests for new businesses along the highway corridor can be anticipated.



Other Factors

1. The property contained a residence that was removed as part of the MNDOT right-of-way expansion.



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, for a dock and snow removal business as a Commercial Retail and Service establishment Class II, the following conditions shall apply...

Conditions Precedent:

1. Applicant shall obtain approval for access from the appropriate road authority.

Conditions Concurrent:

1. The applicant shall adhere to all local, county, state and federal regulations.
2. All signs shall meet St. Louis County Zoning Ordinance 62 standards.
3. Screening shall be maintained along both public road corridors.
4. St. Louis County On-site Wastewater SSTS standards shall be followed.
5. The property shall be kept in a neat and orderly manner.

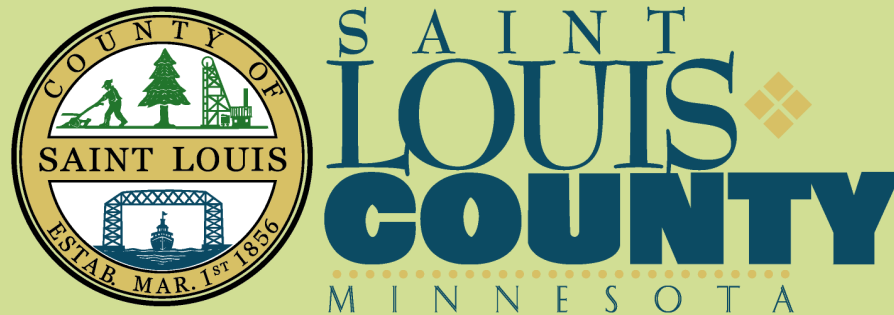


Correspondence



Planning Commission

Questions?



Public

Questions?



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