

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Donald Rigney](#); [Jared Ecklund](#)
Subject: FW: June 10, 2021 Planning Commission Hearing
Date: Friday, May 28, 2021 9:06:55 AM

For the file and fyi. Thanks!

From: Mark Hudson <hudsonm@StLouisCountyMN.gov>
Sent: Friday, May 28, 2021 9:02 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: June 10, 2021 Planning Commission Hearing

Hi Jenny, I have reviewed the three notices that ended up on my desk which probably is because of adjacent fee land. I don't see any issues relating to the county land ownership that is adjacent to these applications. Mark

Sue Eld Johnson, 9028 West Branch Road, Duluth, MN 55803

The fee land adjacent to this was from MN Power and there is an access easement to former tax forfeit lease lots that have since been sold. I don't believe that this provides any access to the applicant and should have no impact.

Bayview Fireside LLC

I see our fee gravel pit and ES Canister site is near this. No apparent problems with this.

Steven VanGuilder, 5829 McGonagle Road, Floodwood, MN

We have a borrow pit on forfeit property east of McGonagle Road and Fee Land also. I am not sure if public works is notified of this but I assume the roads are adequate to handle this activity.

Mark

Mark J. Hudson
Right of Way Agent
St. Louis County Property Mgt. Dept.
Duluth Courthouse
100 North 5th Ave. W, RM 515
Duluth, MN 55802

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From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#)
Cc: [Donald Rigney](#)
Subject: FW: Conditional Use permit application
Date: Tuesday, June 8, 2021 8:25:58 AM

FYI and for the **SUE JOHNSON file in Pequaywan Twp.** Thanks.

From: Rick Johnson <rick@teampro.net>
Sent: Monday, June 7, 2021 11:08 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: Conditional Use permit application

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Ms. Bourbonais:

We just received your Notice of Public Hearing regarding the request for a Conditional Use permit for a wedding venue at 9028 West Branch Road.

As property owners quite close to this proposed venue, we must respectfully **object** to issuance of this permit because:

1. We believe it would potentially cause a significant safety hazard on West Branch road. This is a relatively narrow winding road with many short residential driveways. Assuming weddings at this venue would also allow receptions/parties at the same location, the probability of impaired driving would be significantly increased.

2. Noise pollution is also a concern. There have been occasional graduation/wedding parties on our lake in the past and very loud amplified music often goes on late into the early morning hours. It's not too bad for one-time occasions, but a commercial wedding venue presumably could present these objectionable conditions every weekend.

Although we do not know Sue Johnson well, she seems to be a nice person and we wish her well, but hope she finds another place for her proposed business.

Rick and Judy Johnson
2176 Birch Knoll Drive
Duluth, MN 55803