

# Presenter

Jared Ecklund– Senior Planner



SAINT  
**LOUIS**  
**COUNTY**  
MINNESOTA

# Bayview Fireside LLC

## Roy Peterson

Multiple Rental Units as a Planned Development

2001A, 2001B, and 1999 Bayview Drive, Tower

Greenwood Township



# Request

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- The applicant is requesting approval for multiple rental units as a Planned Development-Class II
  - The property consists of three dwellings. Two dwellings are currently being rented on a short-term basis, the third is the applicant's residence.
  - There are also three RV sites on the property that are used for friends and family
  - These RV sites need to be calculated into the maximum density allowed on the property, even if they are not rented.



# St. Louis County

June PC Meeting



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

Source: St. Louis County

Map Created: 5/14/2021

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## Bayview Fireside LLC Location Map

PIN:387-0080-00230 Through 387-0080-00280



0 0.5 1

Miles



St. Louis County MN



# St. Louis County

June PC Meeting



RES-9



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## Bayview Fireside LLC Zoning Map

PIN:387-0080-00230 Through 387-0080-00280



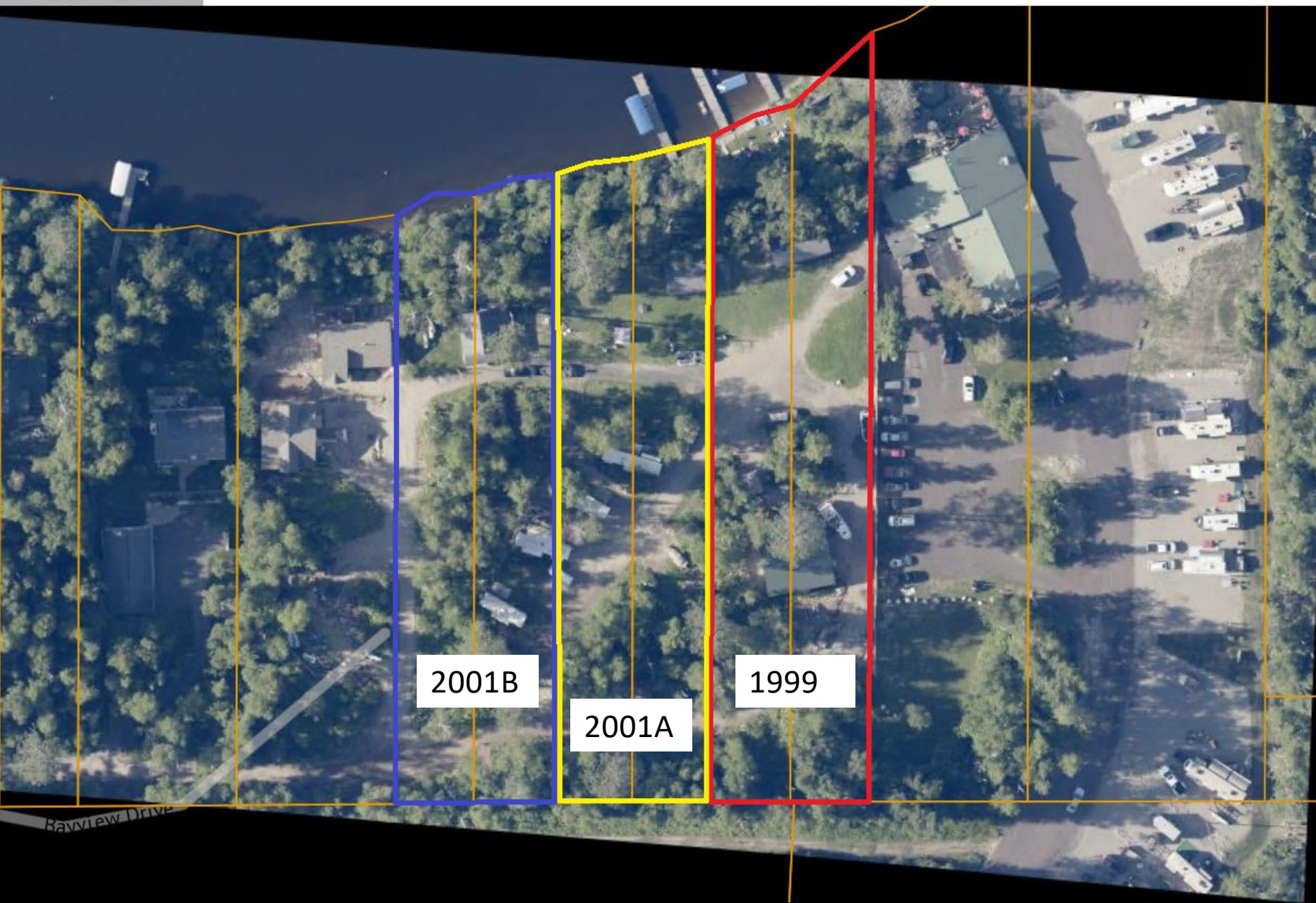
0 250 500  
Feet



St. Louis County MN







2001B

2001A

1999

Bayview Drive





1999 Bayview Dr.



2001B Bayview Dr.

## RV Sites







Parking area and the  
three dwelling units



# Plans and Official Controls

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1. St. Louis County Zoning Ordinance allows a Commercial Planned Development in a LCO zone district with a Conditional Use Permit.
2. The property is located within a Lakeshore Development Area of the Future Land Use map of the Comprehensive Land Use Plan.
  - a. This category recognizes the ability of existing recreational or tourist facilities to grow and for new complimentary uses to be developed.
  - b. Instrumental to Lakeshore Development Areas is the flexibility to allow for the evolving and eclectic nature of the rural economy.
  - c. The St. Louis County Comprehensive Land Use Plan describes the lodging industry as foundational to county tourism.





# Neighborhood Compatibility

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1. The property adjacent to the east is the remaining portion of Bayview Lodge.
  - a. This property was approved a CUP for an RV park as a planned development in December 2018.
2. Much of this general area was part of the historic Bayview Lodge.



# Orderly Development

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1. The cabins have been located on the property for many years.
2. They were old resort cabins from Bayview Lodge.
  - a. Each cabin is located on a property that is approximately one acre in size.
  - b. Each of these properties, if owned separately, would be allowed one RV in addition to the residential dwelling in each.
3. The rental of these cabins would not impede the orderly development of the area.
4. The number of dwellings and RV sites currently on the property meets the density requirements of St. Louis County Zoning Ordinance 62.





# Desired Pattern of Development

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1. The desired pattern of development would typically be considered residential in this zone district.
2. The lakeshore commercial overlay zoning allows existing resorts to continue operation and expand in the lakeshore commercial overlay designated area.
  - a. The lakeshore commercial overlay zone districts are intended to keep commercial uses in areas around Lake Vermilion that were historically commercial in nature.
  - b. The lakeshore commercial overlay district in this area is because of Bayview Resort.



# Other Factors

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1. Had these properties remained part of the Bayview Resort property (adjacent to the east), a conditional use permit would not be required for the rental units because of the prior approvals for Bayview Resort.





# PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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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

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In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow multiple rental units and RV sites as a Planned Development Use-Class II, the following standards shall apply:

1. Additional RV sites or cabins may be added but shall not exceed the commercial planned development density standards on the parcel.
2. St. Louis County On-Site Wastewater SSTS standards shall be followed.
3. Recreational vehicles shall have a current motor vehicle license.
4. The applicant shall comply with all local, county, state, and federal regulations.



# Correspondence



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# Planning Commission

Questions?



SAINT  
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# Public

## Questions?

