ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 3-17-20 **REPORT DATE: 3-20-20** **MEETING DATE: 5-14-20**

APPLICANT INFORMATION

APPLICANT NAME: Gary Coyer, Cabin-O-Pines Resort

APPLICANT ADDRESS: 4378 Pelican Road, Orr MN 55771

OWNER NAME: Same

SITE ADDRESS: Same as above

LEGAL DESCRIPTION: Gov't Lot 1, S9, T64 N, R20 W (Leiding)

PARCEL IDENTIFICATION NUMBER (PIN): 425-0030-00770

NATURE OF REQUEST: A conditional use permit for a Recreational Vehicle (RV) campground expansion as a Commercial Planned Development- Class II.

PROPOSAL DETAILS: The applicant is proposing to add 15 full hook up sites to an existing resort that includes 9 cabins and 23 RV sites. Hours of operation will be from 8 a.m. to 8 p.m., 7 days a week. A storm water plan has been developed for the site.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Pelican Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Pelican

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains 9 cabins, an office, several out buildings and 23 RV sites. It is serviced by a well and permitted septic system. The resort has been a historic use on the property.

ZONE DISTRCT: SMU 7

PARCEL ACREAGE: 50.56

LOT WIDTH: 1,300 FEET.

FEET OF ROAD FRONTAGE: 1,000 FEET

FEET OF SHORELINE FRONTAGE: 900 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The proposed location is more than 300 feet from the lake with excellent vegetative screening from the lake, property lines and road.

TOPOGRAPHY: The property is mostly upland with a rolling terrain. The proposed RV sites will be located on a slope that is 10 percent or flatter.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.6 allows for Commercial Planned Development-Class II with a Conditional Use Permit.
2. The St. Louis County Comprehensive Land Use Plan provides guidance for development adjacent to lakes. Lakeshore areas are intended for new development or redevelopment of existing residential and commercial areas. This property has historic use as a commercial resort.

B. Neighborhood Compatibility:

The area consists of established residential and commercial uses. There are three resorts located within a quarter mile: Grey Wolf, Pine Grove and Birch Forest.

C. Orderly Development:

1. The area consists of established residential and commercial uses. The Cabin-O-Pines Resort request is to expand away from the lake minimizing impacts to near shore and residential areas.
2. Resorts and other water related commercial activities provide significant services for Pelican Lake residents and visitors. Resorts provide a significant opportunity for the public to utilize the County's water resources.

D. Desired Pattern of Development:

1. As stated above, the pattern of development in the area is both commercial and residential. The request is to expand a commercial business away from the lakeshore and residential areas.
2. Public interest would be best served by the proposal because resorts provide a significant opportunity for the public to utilize the County's water resources, and it is in the public's interest for the County to encourage the long-term viability of the industry for economic and cultural reasons.

E. Other Factor(s)

1. Alternative site one is located within a Forest Agricultural Management zone district which does not allow Commercial Planned Development-Class II uses. The current Forest Agricultural Management district boundary in this area does not follow a road right-of-way, street centerline or property line per St. Louis County Ordinance 62, Article II, Section 2.6 C. The St. Louis County Planning Department will be requesting a zoning map amendment to extend the Shoreland Mixed Use-7 zoning to be consistent with Ordinance guidelines for zoning boundaries.

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

Conditions Concurrent:

1. Additional sites may be added but shall not exceed the commercial planned development density standards allowed per Ordinance 62.
2. St. Louis County on-site sewage treatment regulations shall be followed.
3. Zoning map amendment approval by the County Board is required prior to RV expansion within the proposed alternative one site location as indicated on the map provided by the applicant.
4. Recreational vehicles shall have a current motor vehicle license.
5. All setbacks shall be maintained.
6. Detached decks shall require permits.
7. The applicant shall adhere to all local, county, state and federal regulations.

Land Use Permit

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/BuildingStructures

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

*Primary PIN	425-0030-00770	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: http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer/ Property Lookup: http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/

APPLICANT

*Applicant Name I am a... ☐ Contractor ☒ Homeowner ☒ Other GARY COYER CABIN O' PINES RESORT	*Daytime # 218-757-3122		Date
*Applicant Address *Where to send permit.* 4378 Pelican Rd	*City ORR	*State MN	*ZIP 55771
Applicant Email winter928@juno.com			
Contact Person *If applicable.* GARY COYER	Contact Person # 708-921-3574 cell		
Mailing Address *If different than above.* As Above	City	State	ZIP
Email Address *Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.* " "			

SITE INFORMATION

☒ Yes	☐ 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: 4378 Pelican Rd.		
☐ Yes	☒ No	*Is this leased property? If yes, leased from: ☐ MN Power ☐ MN DNR ☐ US Forest Service ☐ St Louis County ☐ Other
☐ Yes	☐ No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? ☒ Public Road ☐ Private Road ☐ Easement ☐ Water ☐ Other		

PROJECT INFORMATION

☐ Yes	☒ No	*Is this project on a parcel less than 2.5 acres?
☒ Yes	☐ No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
☐ Yes	☒ No	*Is this project adding a bedroom? **Include home, garage, & accessory dwelling.**
#		*Total # of bedrooms on property after project completion. **Include home, garage, & accessory dwelling.**
☒ Yes	☐ No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: To improved campsites (Extension from existing)
☐ Yes	☒ 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

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 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, 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, oval 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 his 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 ny 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.**

Land Use Permit

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/BuildingStructures

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-$150
Greater than 1,200 square feet-$300

☐ Dwelling-*Home, Mobile Home, Hunting Shack, or Cabin (Includes attached deck, if applicable.)*

☐ Replacement of Existing Dwelling-*Home, 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-$75

☐ 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-$50
☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

☐ Plat-Minor Subdivision-**$600**
☐ Conventional Plat-Less than or equal to 3 lots-**$600**
☐ Conventional Plat-Greater than 3 Lots-**$1,200**
☐ Conservation Plat-**$1,200**
☐ Lot Line Adjustment-**$75**
☐ Parcel Review-**$75**
☐ Performance Standard Subdivision-**$350**

#4 Performance Standard-$350
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-**$150**

#6 Wetland Reviews
Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-**$150**
☐ Wetland Delineation Review-**$350**
☐ Wetland Banking Plan Review-**$1,050**

#7 Public Hearings
Additional Worksheets Required

☐ Administrative Appeal-**$1,050**
☐ Environmental Assessment-**$1,050**
☒ Conditional Use Permit-**$600**
☐ Conditional Use Permit Rehearing-**$200**
☐ Interim Use Permit-**$600**
☐ Interim Use Permit Rehearing-**$200**
☐ General Purpose Borrow Pit-**$600**
☐ Variance-**$600**
☐ Variance Rehearing-**$200**
☐ Multiple Hearing (Variance/conditional use)-**$900**
☐ Rezoning initiated by individual - **$600**
☐ Rezoning initiated by Township - **$0**

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

☐ 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

☐ 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/landuse

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

Virginia
Northland Office Center
307 First Street South, Suite 117
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: http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer/ 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
- ☐ Other

If Other, please explain:

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

Summer only family fishing resort with 9 housekeeping cabin rentals, 6 transient campsites, 23 seasonal sites. Shower building w/laundry, sauna, beach, Lodge/office fish cleaning facilities, playgrounds boat/mt rentals, Launch ramp + docking for 48 boats

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

additional seasonal campsites, full utilities (15 ~~17~~) sites

HOURS OF OPERATION (Proposed) Monday through Friday	Saturday	Sunday	Comments
Start: End:	Start: End:	Start: End:	1st weekend in May 7 days/wk 8 AM – 8 PM thru mid October

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)

at each individual campsite

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

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:

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

If Yes, please explain:

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

☑ No New Structures

☐ 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					

☐ 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:

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

☐ Municipal

☐ Other, please explain:

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

☒ Household Garbage	☐ Animal Waste	☐ Hazardous	☐ Radioactive
☐ Oil and Grease	☐ Chemicals	☐ Demolition Waste	☐ Other
☐ Other Automotive Fluids	☐ Medical	☐ Wood and Sawdust	

If Other, please explain:

Please describe collection and disposal:
Garbage collected at individual campsites twice/wk and deposited in a commercial dumpster on property which is emptied once/wk

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

STORMWATER MANAGEMENT

☒ Yes	☐ No	Will there be more than one (1) acre of altered surface?
☒ Yes	☐ No	If Yes, do you have an MPCA NPDES permit? (Please attach permit) A SWPPP has been prepared by Benchmark Engineering

CONTACT: Planning and Community Development Department

Technical Assistance
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(218) 725-5000

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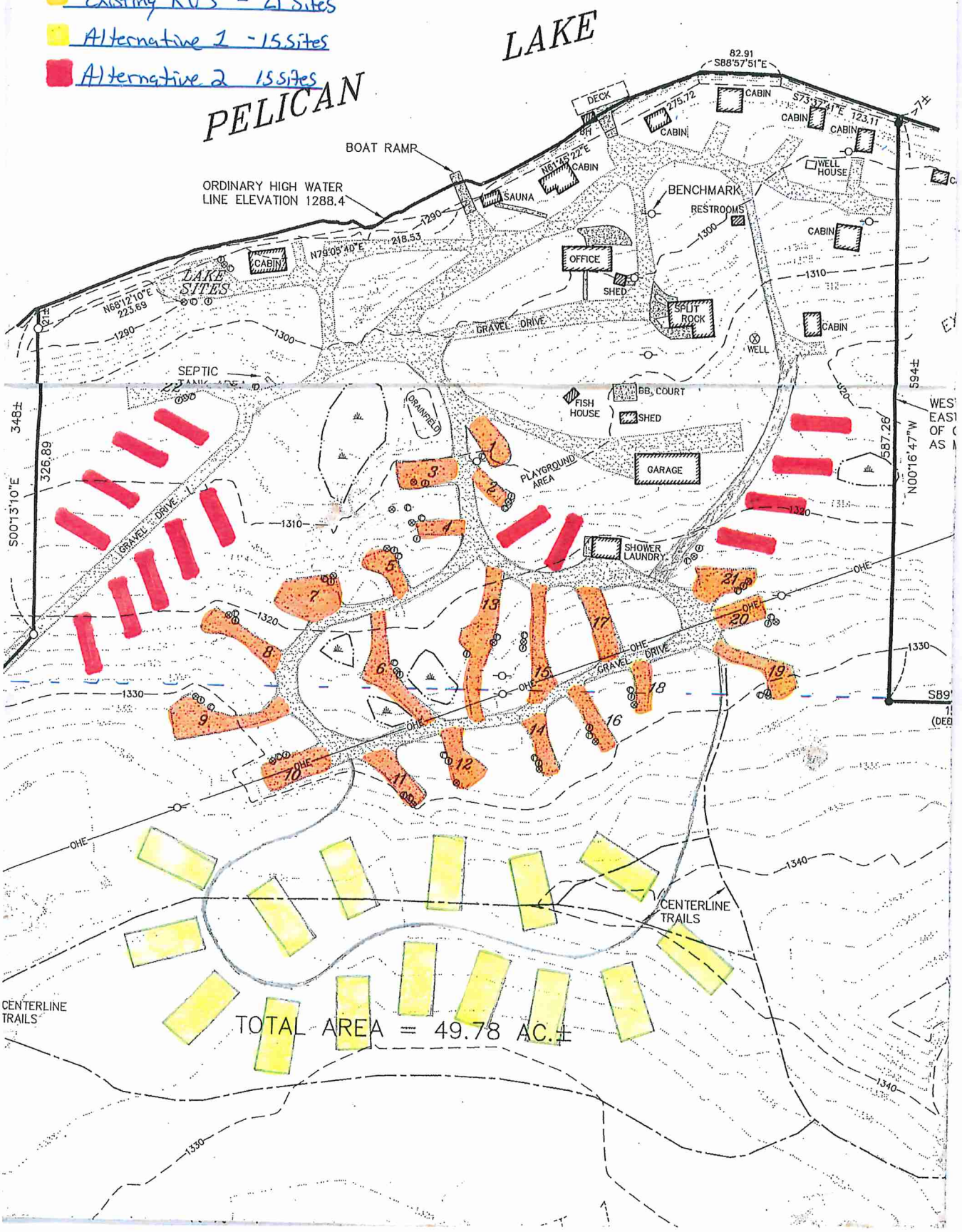
Northland Office Center
307 First Street South, Suite 117
Virginia, MN 55792
(218) 749-7103

Office Use Only
Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____

XISTING CONDITIONS SURVE

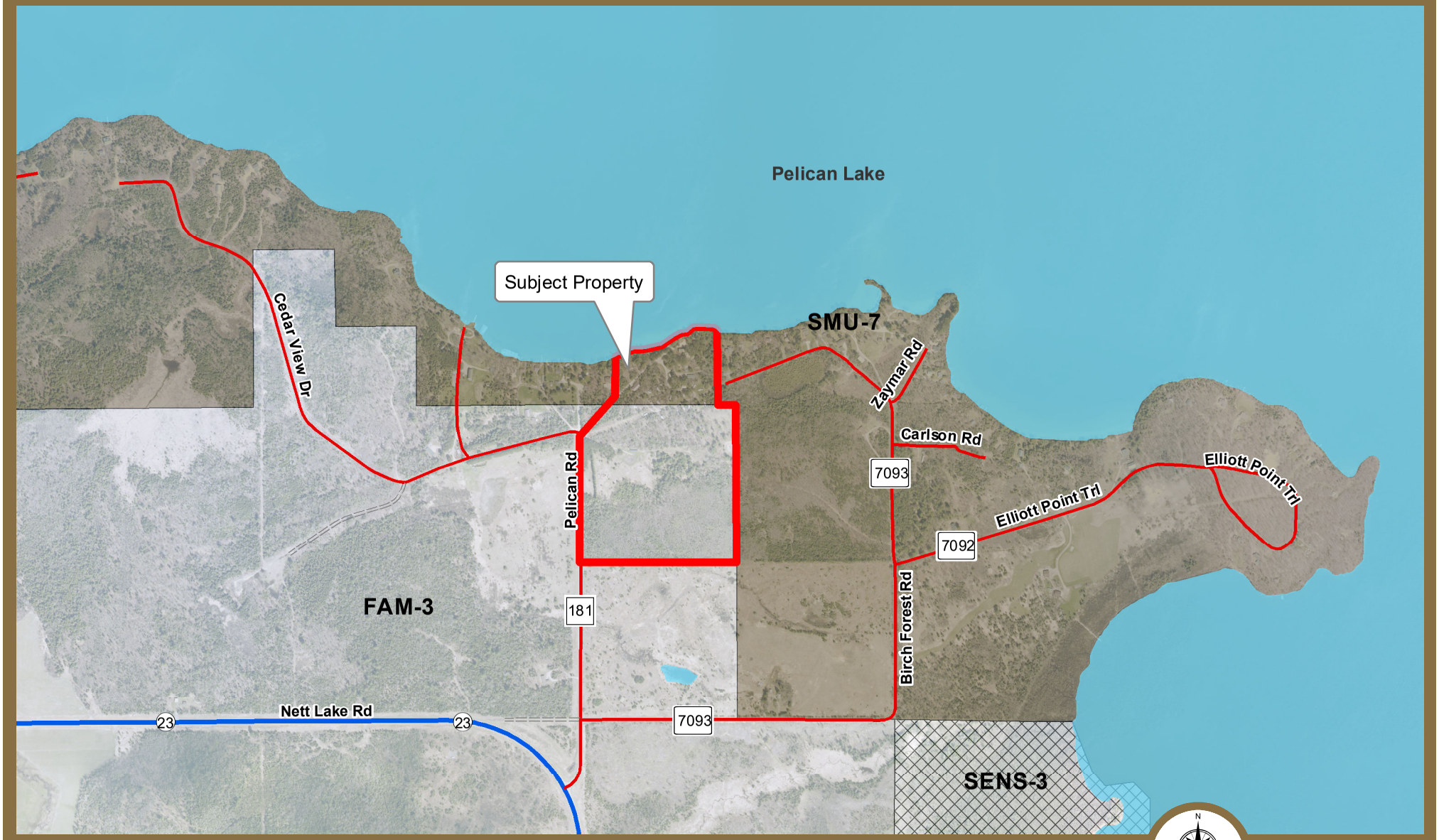
PART OF GOVERNMENT LOT 1,
SECTION 9, TOWNSHIP 64, RANGE 20,
ST. LOUIS COUNTY, MINNESOTA

Existing RV's - 21 Sites
Alternative 1 - 15 Sites
Alternative 2 15 Sites



St. Louis County

April PC Meeting



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

Source: St. Louis County

Map Created: 3/17/2020 SE

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Gary Coyer - Cabin O' Pines Resort

Zoning Map

PIN:425-0030-00770

N

0 0.15 0.3

Miles

St. Louis County MN

St. Louis County

April PC Meeting

Prepared By: **Planning & Community Development**
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Gary Coyer - Cabin O' Pines Resort

Location Map

PIN:425-0030-00770

0 1 2
Miles

St. Louis County MN

Lidar Map

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Source: St. Louis County

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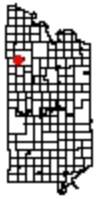

0 70 140 210
Feet

St. Louis County MN

St. Louis County

Commercial Resorts

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Feet

St. Louis County MN

Site Map

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St. Louis County MN