



# ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

REPORT DATE: 02-16-23

MEETING DATE: 03-09-23

## APPLICANT INFORMATION

**APPLICANT NAME:** Christine Wyrobek

**APPLICANT ADDRESS:** 183 Verhelli Road, Cuero, TX 77954

**SITE ADDRESS:** N/A

**LEGAL DESCRIPTION:** N ½ Lot 46, Da Bi Na Wa Plat and S ½ lot 46, Da Bi Na Wa Plat and ALL THAT PART OF LOT 1 EX E 540 FT AND EX SLY PENINSULA AND EX PART COMM AT NE CORNER THENCE 540 FT W THENCE S TO SHORELINE OF LAKE VERMILLION AND PT OF BEG THENCE W 582 FT THENCE S 607 FT THENCE NELY ALONG SHORELINE TO PT OF BEG S15, T63N, R18W (Beatty)

**PARCEL IDENTIFICATION NUMBER (PIN):** 250-0040-00520; 250-0040-00525; 250-0020-02041

**NATURE OF REQUEST:** A conditional use permit for a campground as a Commercial Planned Development Use – Class II, provided a rezoning request is approved by the St. Louis County Board of Commissioners.

**PROPOSAL DETAILS:** The applicant is requesting a campground for up to 47 sites. Sites are currently proposed as tent sites. Anticipated hours of operation are indicated on application as 24 hours a day, 7 days a week for 7 months per year. The property is water access and would be accessed via boats. Docking is proposed with a large dock area on the water access parcel. The two 'mainland' lots are proposed as a parking area and staging area with an accessory structure for equipment storage. Future use may include two recreational vehicle sites on the two mainland lots. Privies/outhouses are proposed for sewage treatment. Currently no pressurized water or shower houses/bathing facilities are proposed. Garbage is proposed to be collected, stored and transferred to a county solid waste transfer station.

## PARCEL AND SITE INFORMATION

**ROAD ACCESS NAME/NUMBER:** Blacky Bay Road  
and water access

**ROAD FUNCTIONAL CLASS:** Local

**LAKE NAME:** Vermillion

**LAKE CLASSIFICATION:** GD

**RIVER NAME:** N/A

**RIVER CLASSIFICATION:** N/A

**DESCRIPTION OF DEVELOPMENT ON PARCEL:** The property is currently undeveloped with the exception of one dwelling at a nonconforming shoreline setback located on the water access parcel.

**ZONE DISTRICT:** Currently RES-5 & RES-7; proposed SMU-5 & SMU-7. A Commercial Planned Development Use – Class II is not allowed in a Residentially zoned area.

**MAINLAND PARCEL ACREAGE:** Each mainland lot is approx. 0.32 acre

**LOT WIDTH:** Each mainland lot is approx. 62.5 feet in width

**FEET OF ROAD FRONTAGE:** Approx. 62.5 feet with no developed access to Black Bay Road

**FEET OF SHORELINE FRONTAGE:** Approx. 62.5 feet

**WATER ACCESS PARCEL ACREAGE:** Total approx. 19.17 acres

**LOT WIDTH:** Varies

**FEET OF ROAD FRONTAGE:** n/a water access

**FEET OF SHORELINE FRONTAGE:** Total approx. 2,640 feet

## PARCEL AND SITE INFORMATION

**VEGETATIVE COVER/SCREENING:** The parcels are undeveloped with a predominance of tree cover.

**TOPOGRAPHY:** The parcels contain varied topography including bluff, steep slopes and drainages.

**FLOODPLAIN ISSUES:** There is floodplain on the parcels.

**WETLAND ISSUES:** There are wetland areas located throughout the property. The applicant will need to meet Wetland Conservation Act requirements.

**ADDITIONAL COMMENTS ON PARCEL:** Areas of bluff and wetlands will need to be identified in order to determine exact density allowed. An elevation survey as well as a wetland delineation will be required to ensure all Ordinance and Wetland Conservation Act requirements are met.

## FACTS AND FINDINGS

### A. Plans and Official Controls:

1. In the event the property is rezoned to Shoreland Multiple Use (SMU), 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 based on the amount of the property within each development density tier.
  - a. Based on the information on record and the information provided by the applicant, the proposed development density would be within what is allowed by Ordinance 62 if the property is rezoned.
3. The property falls within the Lakeshore Development Area (LDA) of the St. Louis County Comprehensive Land Use Plan. These areas are intended for rural development adjacent to lakes, including infill, new development, or redevelopment of existing residential, commercial, or mixed-use areas. The scale and intensity of Lakeshore Development Areas are to be distinguished from uses requiring approval as planned resorts.
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 if the property is rezoned to Shoreland Multiple Use. As currently zoned, the use does not fall within the confines of existing regulations for Residential zoning.
5. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 states that, when possible, direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services. There are no services available on

the water access parcel, which is currently undeveloped. The mainland lots are also currently undeveloped.

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. The vast majority of the surrounding area is zoned Residential and Forest Agricultural Management; neither zone district allows for a commercial planned development/campground.

#### **B. Neighborhood Compatibility:**

1. The water access property has very low level of development density and is close proximity to large parcels of private and public ownership. The mainland lots are currently undeveloped with residential development on other lots throughout the plat.
2. There are no other planned developments in the area and mostly residential properties on the mainland platted lots.

#### **C. Orderly Development:**

1. Increasing the development density on this property would increase traffic and use of the area; boat traffic may significantly increase due the larger parcel being water access.
2. The number of camp sites proposed on the property meets the density requirements of St. Louis County Zoning Ordinance 62.

#### **D. Desired Pattern of Development:**

1. The desired pattern of development appears to be a mix of residential and public uses.

#### **E. Other Factor(s):**

1. A conditional use as defined is a land use or development which would not generally be appropriate without restriction throughout the zone district, but which, if controlled as to number, area, size, location, or relation to neighborhood, and as to compatibility with official county plans, would not be injurious to the public health, safety, order, comfort, appearance, prosperity or general welfare.
2. These uses are allowed through a conditional use permit and require approval by the Planning Commission in accordance with the criteria set forth in this ordinance and if consistent with the purpose of that district.

### **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

If the Planning Commission determines that a rezoning request is warranted to allow for the CUP proposal and the proposal meets the criteria for granting a conditional use permit to allow campground as a Commercial Planned Development Use - Class II, the following conditions shall apply:

1. Density of sites shall not exceed the Commercial Planned Development density standards allowed per Ordinance 62.
2. All SSTS requirements and on-site sewage treatment regulations shall be followed.
3. Recreational vehicles shall have a current motor vehicle license.
4. All setbacks shall be maintained within the planned development campground.
5. Detached decks and/or platforms shall meet all Ordinance 62 requirements.
6. A stormwater management plan shall be submitted and approved by the county prior to issuance of a permit.
7. An elevation survey and wetland delineation for all property included in the proposal shall be required to determine site suitability and density allowed.
8. Wetland Conservation Act requirements shall be met.
9. Waste shall be disposed in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
10. Lighting shall be directed downward in accordance with dark sky standards.
11. All local, county, state, and federal regulations shall be met.

## ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

### Duluth

Government Services Center

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

### Virginia

Government Services  
Center

201 South 3rd Avenue West  
Virginia, MN 55792  
(218) 749-7103

## CONDITIONAL USE PERMIT APPLICATION

**General** - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:  
[www.stlouiscountymn.gov/BuildingStructures](http://www.stlouiscountymn.gov/BuildingStructures)

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

*PIN is found on your Property Tax Statement. For example, 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: <https://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **250-0040-00520**

Associated PINs

PIN # **250-0040-00525**

PIN # **250-0020-02041**

### Type of Application

**Does this application apply to a Short Term Rental?**

**No**

**Is this application being submitted for a Rehearing?**

*If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.*

**No**

### Enter Applicant Information

I am a: **Landowner**  
 Applicant Name: **Christine Wyrobek**  
 Address Line 1: **183 Verhelli Rd**  
 Address Line 2: **--**  
 City: **Cuero**  
 State: **TX**  
 Zip: **77954**  
 Primary Phone: **(218)780-2809**  
 Cell Phone: **--**  
 Fax: **--**  
 Email: **cschlotec@gmail.com**  
 Contact Person Name: **--**

Contact Person Phone: --

## Mailing Address Information.

*This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.*

Same as Applicant address? ☐ Yes

Name: **Christine Wyrobek**  
 Address: **7424 E Cresent Dr**  
 City: **Britt**  
 State/Province: **MN**  
 Zip: **55710**  
 Primary Phone: **2187802809**  
 Cell Phone: **--**  
 Fax: **--**  
 Email: **cschlotec@gmail.com**

## Site Information

*If there is no site address, the application will be forwarded to 911/Communications to assign one.*

Is there a site address for this property? **No**

Site Address: **--**

Is this leased property? **No**

Leased From? **--**

**US Forest Service**

US Forest Service  
 Superior National Forest  
 8901 Grand Avenue Place  
 Duluth, MN 55808

**MN Power**

MN Power  
 Shore Land Traditions  
 30 West Superior Street  
 Duluth, MN 55802

**MN DNR, Area Hydrologist**

MN DNR, Area Hydrologist  
 7979 Highway 37  
 Eveleth, MN 55734

**MN DNR Land and Minerals**

MN DNR Land and Minerals  
 1201 East Highway 2  
 Grand Rapids, MN 55744

**St. Louis County - Duluth**

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

**St. Louis County - Virginia**

St. Louis County - Virginia  
 Land and Minerals  
 7820 Highway 135  
 Virginia, MN 55792  
 (218) 749-7103

**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**

Enter Project Information.

*If you answered 'Yes' to any of the questions below, 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.*

**Is this project on a parcel less than 2.5 acres?****No****Is this project within 300 feet of a stream/river or 1,000 feet of a lake?****Yes****Is this project adding a bedroom?**

*Include home, garage, and accessory dwelling.*

**Yes****Total # of bedrooms on property after project completion.****47****Does this project include plumbing or pressurized water in proposed structure?****No****If Yes, please explain:**

--

**Is this project connected to a municipal or sanitary district system?****No****CONDITIONAL USE WORKSHEET**

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.

What are you applying for?

New Business ☒ **Yes**

Expansion of Existing Business ☐ **Yes**

Replace Existing Business ☐ **Yes**

Other ☐ **Yes**

If Other, please explain

--

How is the property currently being used?

**Not used**

What type of business/use is being applied for?

*List all uses that will take place.*

**Campground**

---

### DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Campground**

M-F Hours **24/7**

Saturday/Sunday Hours **24/7**

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### TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

*Boat, snowmobile, truck, bus, car, etc.*

**Yes**

If Yes, what is the estimated increase **11-25 vehicles**

Does the proposal require parking?

*Please include employees, visitors, and other parking.*

**No**

How many parking spaces are available on the property?

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### SIGNAGE AND LIGHTING

Does your proposal include signage?

*Include any off-site signs.*

**No**

Please list number of signs, size, location, and illumination of each sign

--

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

**Yes**

If Yes, please explain

**Dock lighting & path lighting**

---

### OUTDOOR BUSINESS ACTIVITY

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc.?

**No**

If Yes, please explain

--

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### WASTEWATER TREATMENT

Will wastewater be generated?

**Yes**

If Yes, what type of system will be used to handle wastewater treatment?

Private Septic System ☒ Yes

Municipal ☐ Yes

### SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage ☒ Yes

Oil and Grease ☐ Yes

Other Automotive Fluids ☐ Yes

Animal Waste ☐ Yes

Chemicals ☐ Yes

Medical ☐ Yes

Hazardous ☐ Yes

Demolition Waste ☐ Yes

Wood and Sawdust ☐ Yes

Radioactive ☐ Yes

Other ☐ Yes

If Other, please explain --

Please describe **Collected & stored per regulations, transported to Cook SLC Transfer station**  
collection and disposal:

### STORMWATER MANAGEMENT

Will there be more than one (1) acre of altered surface?

If Yes, please attach your NPDES permit.

**No**

By 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 certify 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, building 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, any approval of the application and any result invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this 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 application or any 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.

*If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.*

Submitted By: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement above.

☐ **I agree**



# 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: <https://gis.stlouiscountymn.gov/landexplorer/> 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  
☐ Extractive Use-General Purpose Borrow (Gravel) Pit\*  
*\*Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use-General Purpose Borrow (Gravel) Pit Worksheet (attached).*

☐ Other  
If Other, please explain:

### ABOUT THE BUSINESS

#### TYPE OF BUSINESS

How is the property currently being used?

Not used

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

Camp ground

#### HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start:

End:

24/7

Start:

End:

24/7

Start:

End:

24/7

7 months per year or per regulations

#### TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes

☐ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

Boat a Car

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)

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

Currently zero developed → 15 spot in Plan

#### 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:

Dock lighting & path lighting

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

☐ No New Structures

<input checked="" type="checkbox"/> 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)
	Tent		Feet	Feet	400 Sq. ft.	18 Feet
	Tent		Feet	Feet	480 Sq. ft.	18 Feet
	Toilet house		Feet	Feet	400 Sq. ft.	18 Feet
	Acc.		30 Feet	50 Feet	Sq. ft.	18 Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
	Other					

<input type="checkbox"/> 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	Sq. ft.	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: Drivies or MHD Standards to be determined by them.

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

- |   |                                       |   |                                      |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous        | <input type="checkbox"/> Radioactive |
| <input type="checkbox"/> Oil and Grease               | <input type="checkbox"/> Chemicals    | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other       |
| <input type="checkbox"/> Other Automotive Fluids      | <input type="checkbox"/> Medical      | <input type="checkbox"/> Wood and Sawdust |                                      |

If Other, please explain:

Please describe collection and disposal:

Collected &amp; stored as per regulations. Transported to Cook SLC Transfer station

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

**STORMWATER MANAGEMENT**

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Will there be more than one (1) acre of altered surface?         |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |

**CONTACT:** Planning and Community Development Department

**Technical Assistance**  
Toll Free: 1-800-450-9777  
Land Use Information  
[www.stlouiscountymn.gov/landuse](http://www.stlouiscountymn.gov/landuse)

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

**Virginia**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
(218) 749-7103

**Office Use Only**

Receipt # \_\_\_\_\_  
Receipt Date \_\_\_\_\_  
Payment Amount \_\_\_\_\_  
Paid By \_\_\_\_\_

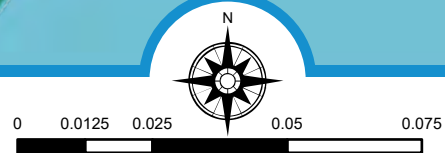


# County Land Explorer

St. Louis County, Minnesota



Future Lot Handicap Acc



County Land Explorer

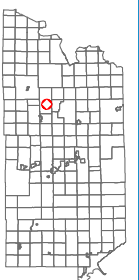
St. Louis County [www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer) Minnesota

#### Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer  
[www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)

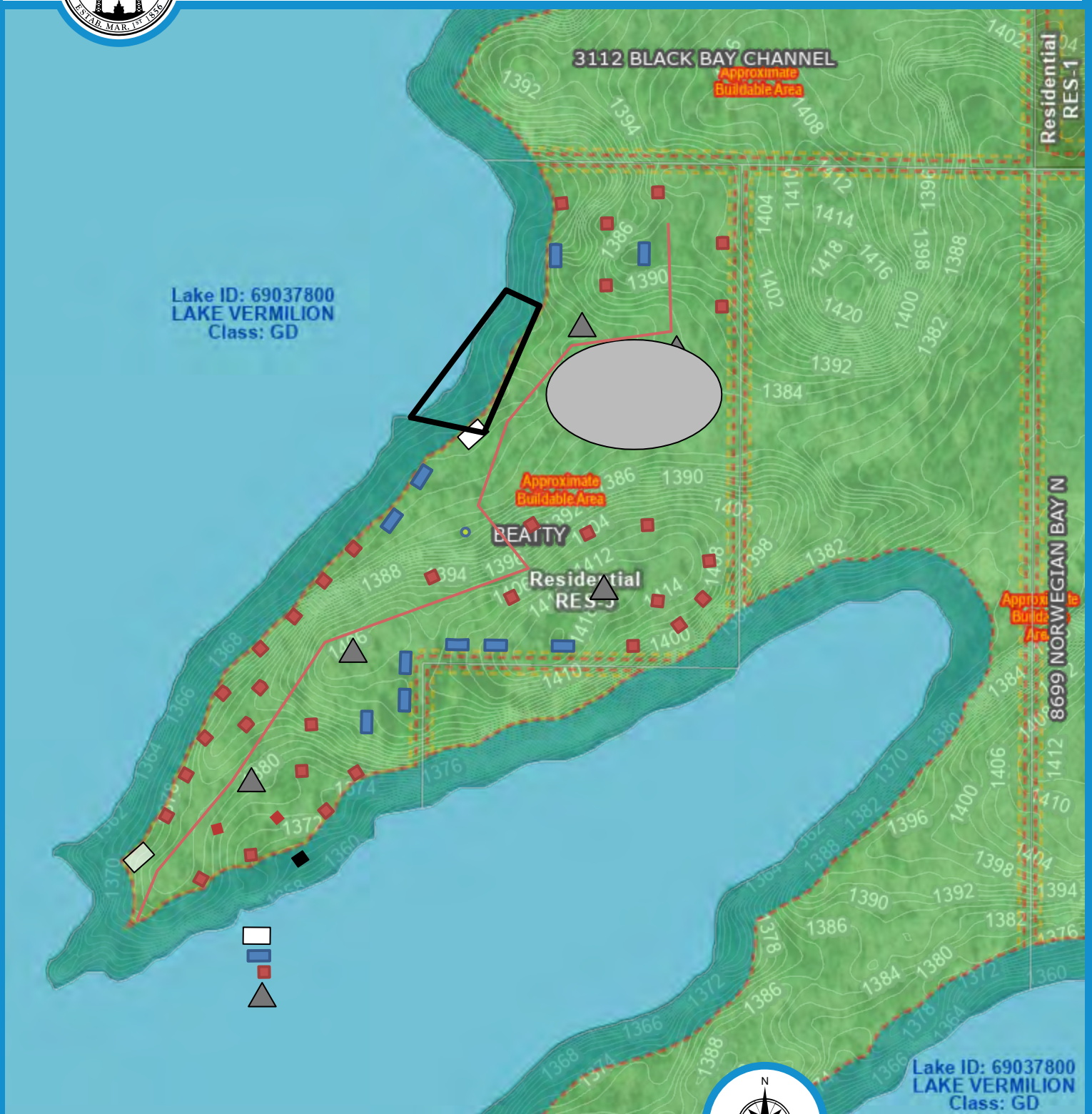
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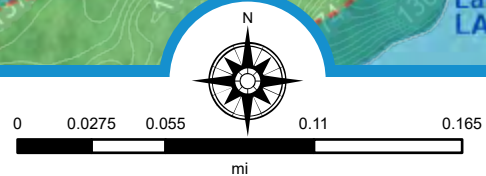


# County Land Explorer

St. Louis County, Minnesota



Future Campsite



County Land Explorer

St. Louis County

[www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)

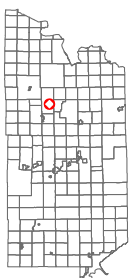
Minnesota

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Map created using County Land Explorer  
[www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)

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**From:** [Jennifer Bourbonais](#)  
**To:** [Mark Lindhorst](#); [Donald Rigney](#)  
**Subject:** FW: final draft maps  
**Date:** Wednesday, February 15, 2023 9:28:42 AM  
**Attachments:** [final camp map full.pdf](#)  
[final Lot Map.pdf](#)

---

Fyi, 2

Thanks much,

**Jenny Bourbonais**

Land Use Manager  
Planning and Community Development  
St. Louis County  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
218-749-0629  
[bourbonaisj@stlouiscountymn.gov](mailto:bourbonaisj@stlouiscountymn.gov)

---

**From:** Christine Schlotec <cschlotec@gmail.com>  
**Sent:** Wednesday, February 15, 2023 8:12 AM  
**To:** Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>; Matthew Johnson <JohnsonM12@StLouisCountyMN.gov>  
**Subject:** Fwd: final draft maps

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

Enclosed are the two maps for the cup. I will have further developed maps at the meeting. And I will present all my info and plan of development then.

Here is the key

Blue squares are 20x24 tent

Red square are 20x20 tent

Triangle are toilet area

White rectangle is acc

Yellow circle well if needed

Large oval is possible septic if needed

Small black sq is current building on site 20x24

Large black lines are dock area

Orange line is large path.

Walking paths will go to specific tents

----- Forwarded message -----

From: **Christine Schlotec** <[cschlotec@gmail.com](mailto:cschlotec@gmail.com)>

Date: Wed, Feb 15, 2023 at 9:05 AM

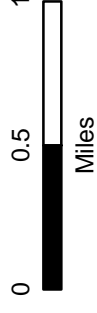
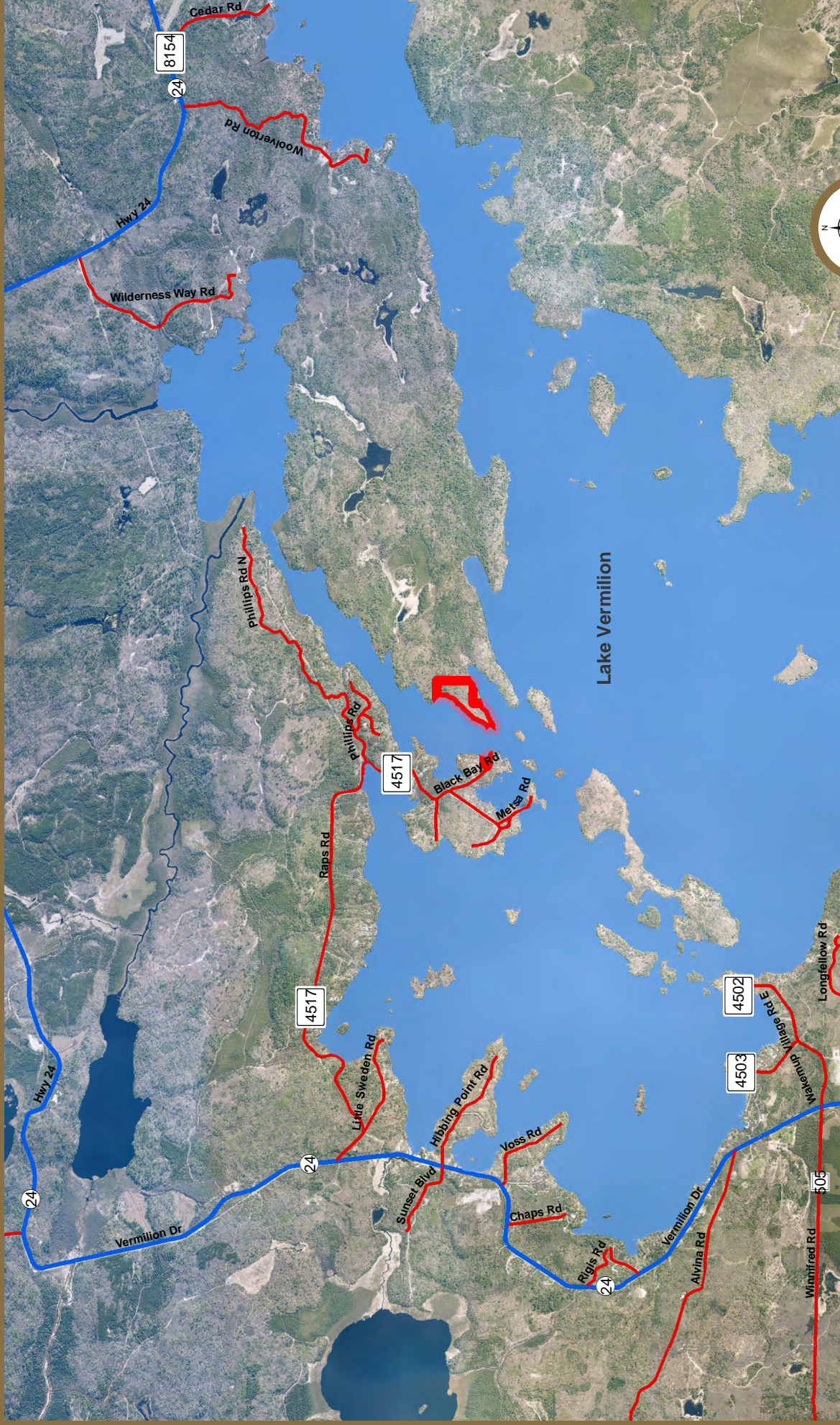
Subject: final draft maps

To: Christine Schlotec <[cschlotec@gmail.com](mailto:cschlotec@gmail.com)>



# St. Louis County

March PC Meeting



## Christine WYROBEK

### Location Map

 Subject Parcels



Prepared By: **Planning & Community Development**

(218) 725-5000

[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

Source: St. Louis County

Map Created: 2/15/2023

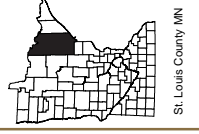
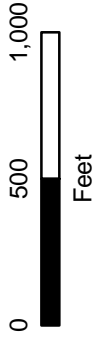
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# St. Louis County

March PC Meeting



## Christine Wyrobek

Location Map

 Subject Parcels



Prepared By: **Planning & Community Development**  
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Source: St. Louis County

Map Created: 2/15/2023

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