

Presenter

George Knutson – Planner



Kevin Swanson

Wedding venue

Hwy 194

Solway Township



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COUNTY
MINNESOTA

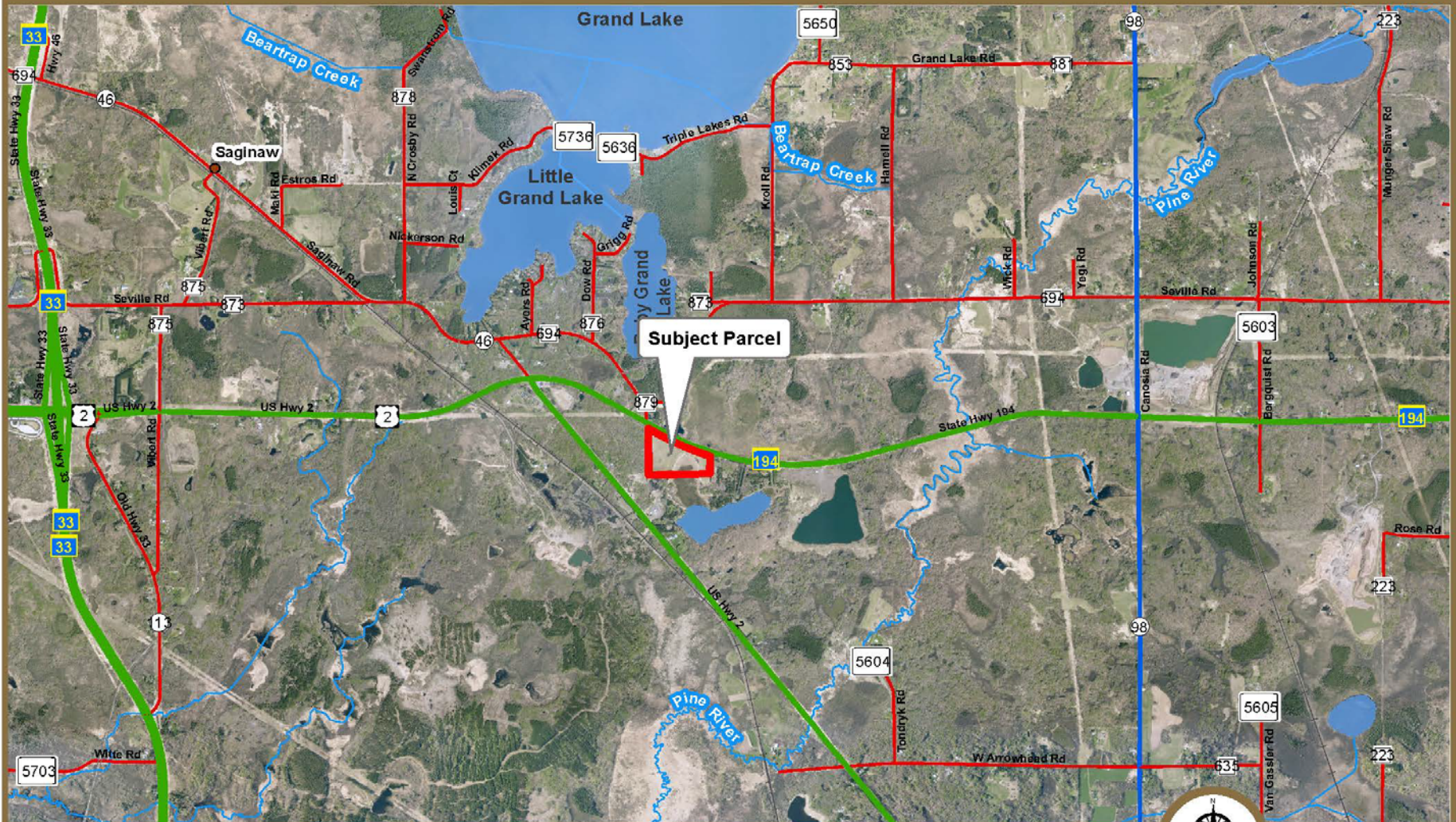
Request

- A conditional use permit for a Public/Semi-Public use.
- To operate a venue for weddings and other similar events.
 - Hours of operation are proposed 9 AM – 11 PM, seven days a week.
 - Proposal includes an event building and a large parking area.
 - The applicant has indicated the main use will be for weddings. Other uses may include meetings and/or holiday parties.



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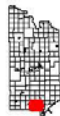
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Map Created: 5/14/2021

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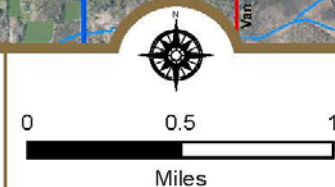
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Location Map

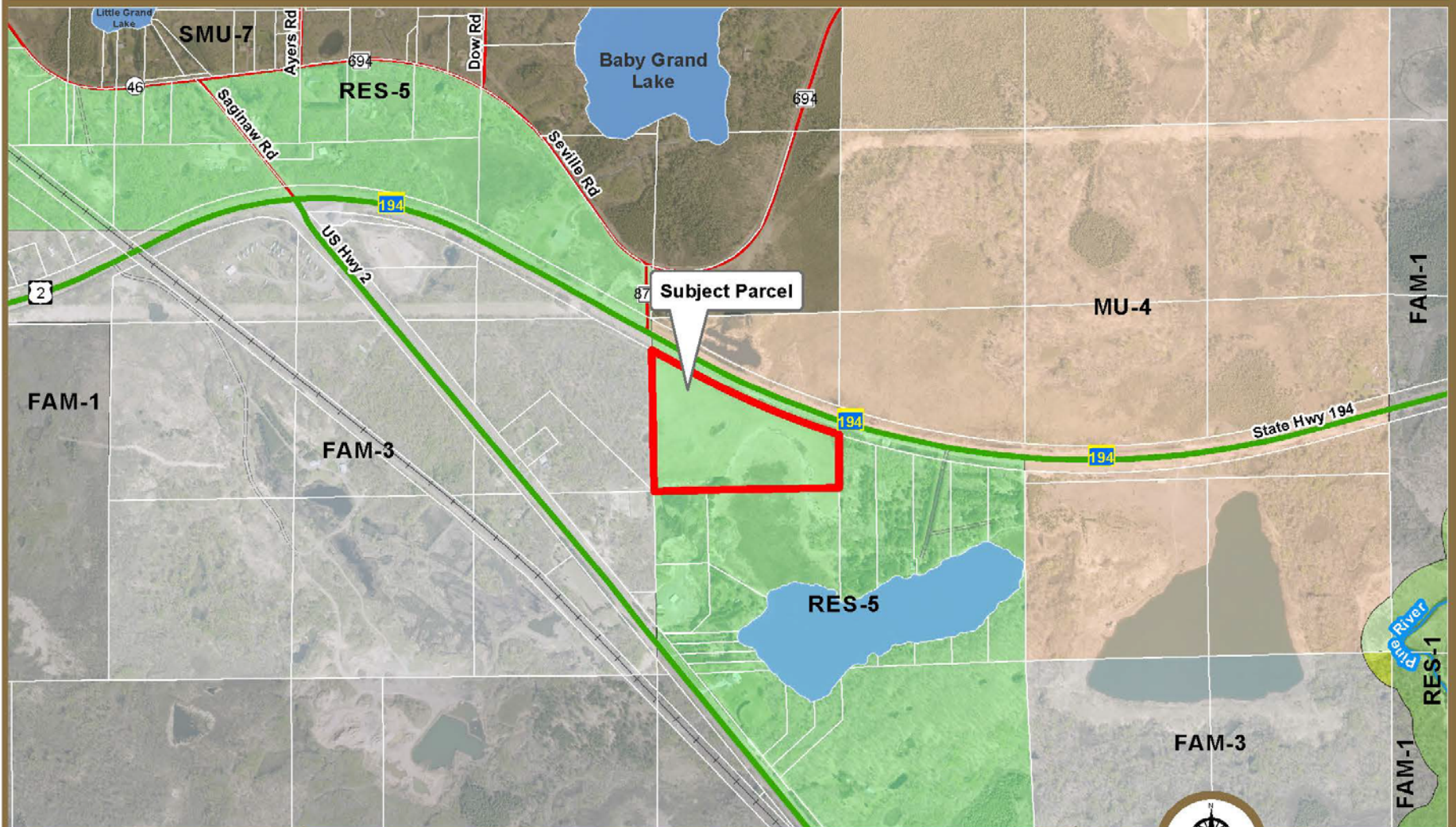
PIN:530-0010-00900



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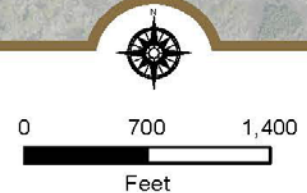
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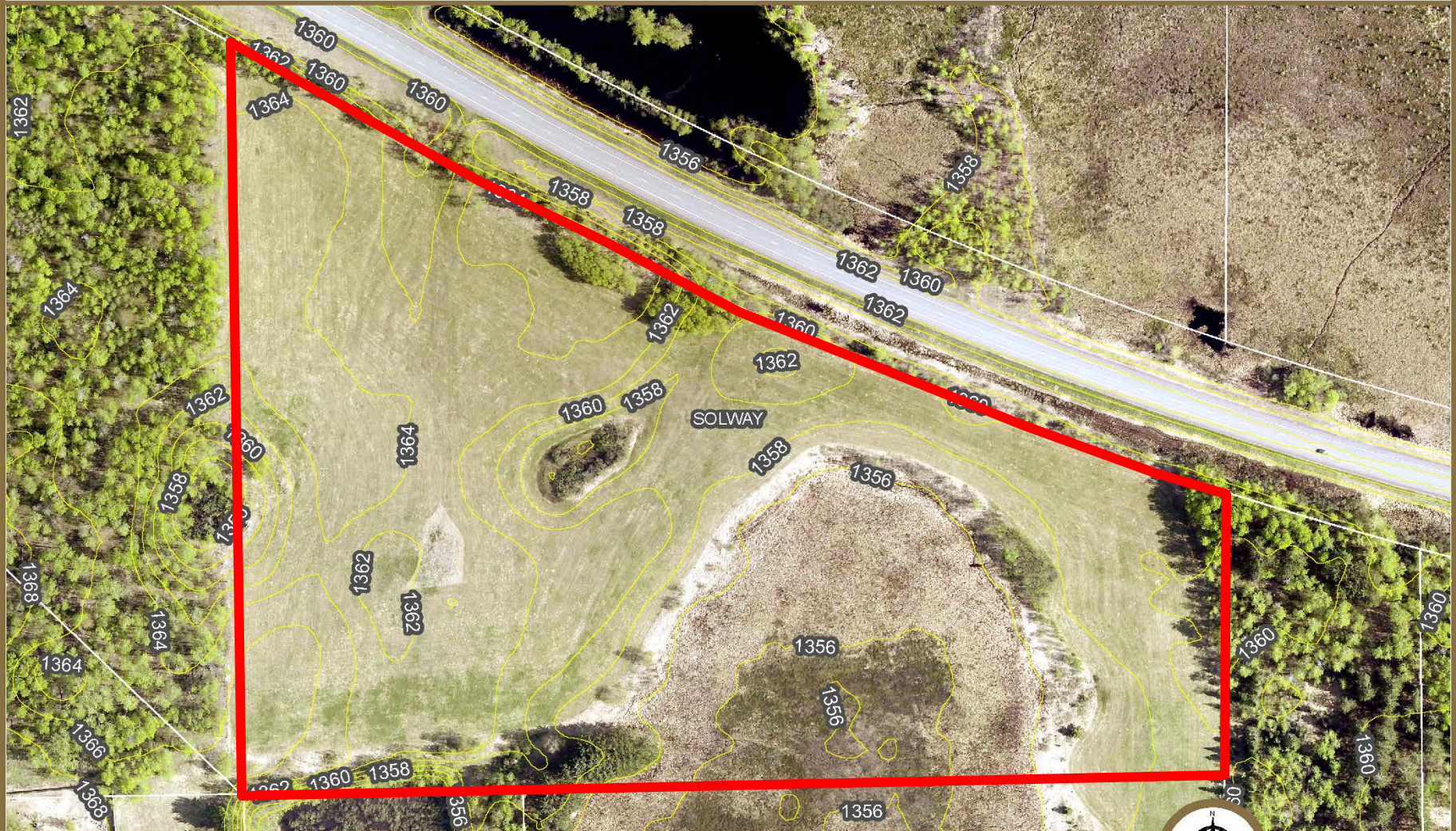
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Zoning Map
PIN:530-0010-00900



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Site Map

PIN: 530-0010-00900



0 80 160 240
Feet



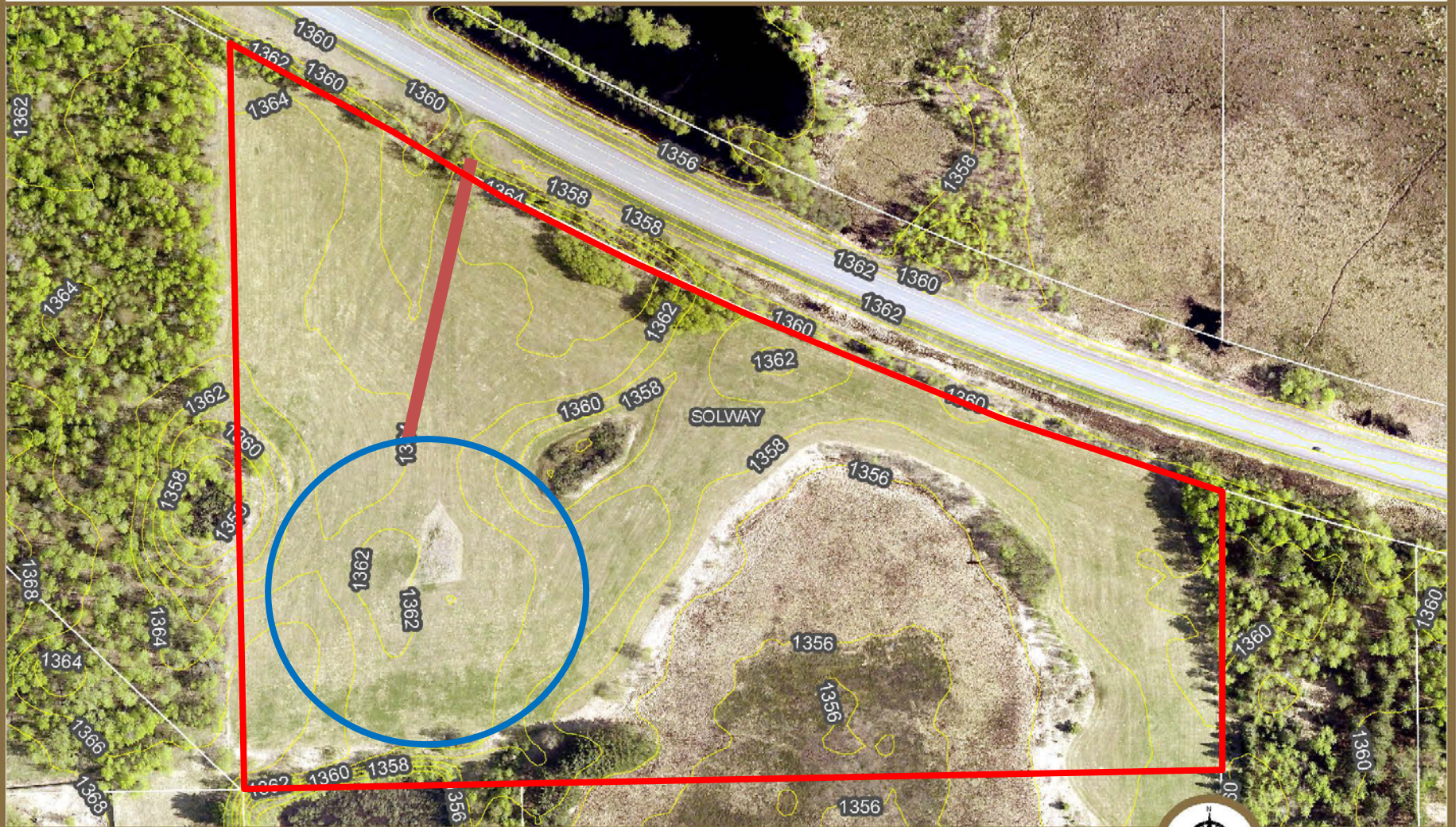
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Applicant Sketch



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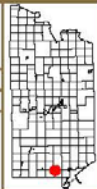
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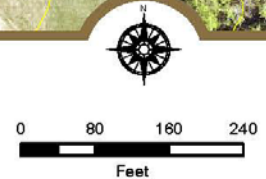
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Site Map

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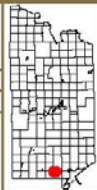
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Wetland Map

PIN: 530-0010-00900



0 330 660 990
Feet



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Legend

- Subject parcel
- Associated parcels
- Residential dwellings
- Event center (PC approved in 2016)
- State Land
- Commercial uses (campground and bar/restaurant)

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Area Map

PIN: 530-0010-00900



0 330 660 990
Feet



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West on Hwy 194



East on Hwy 194



South at existing entrance



North towards Hwy 194



South at existing entrance



North towards Hwy 194



Proposed venue building location



East at large wetland complex



Staff Facts & Findings



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.5D allows a Public/Semi-public use in a Residential district with a conditional use permit.
2. The majority of the applicant's parcel is designated as Forest and Agriculture within Planning Area 5a on the Future Land Use Map. Area around Beaver Lake is designated as Natural Areas.
 - a. The Forest and Agriculture land use category takes up the majority of the county's unincorporated land area.
3. Goal LU-7 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
4. Objective LU-7.2 of the St. Louis County Comprehensive Land Use Plan is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.



Neighborhood Compatibility

1. The parcel is currently vacant. If approved, the lot will be developed to support the wedding venue use.
 - a. Current proposal indicates a venue building and a large parking area.
2. The proposal has the potential to impact residential properties in the area with added noise and traffic during events.
 - a. Beaver Lake contains approximately nine residential dwellings currently.
 - b. There are approximately five other residential dwellings within 0.25 miles of the subject parcel.



Orderly Development

1. Many parcels in the area are currently used for seasonal and year-round residential use.
2. An event center was approved by the Planning Commission in 2016 on a nearby property. This property is approximately 0.4 miles west of the subject parcel.
 - a. The permit has not been issued for that approved use as precedent conditions have not been met.
3. There is also a bar/restaurant and a campground approximately 0.5 miles northwest of the subject property, at the intersection of Hwy 2 and Hwy 194.
4. In the immediate area around the subject parcel, future growth is not anticipated to change due to already established residential dwellings.



Desired Pattern of Development

1. The desired pattern of development is not anticipated to change significantly in the near future.
 - a. Large wetland complexes on the subject parcel, and the surrounding area, may limit new development in the immediate area.



Other Factors

1. If the use is approved, the applicant will need to work with St. Louis County On-Site Wastewater Division on proper SSTs.
 - a. The conditional use permit and any associated land use permits shall not be issued until proper SSTS approval is received.
2. The adjacent parcel to the west and one of the adjacent parcels to the south are under common ownership with the subject parcel.
 - a. The proposed use is only associated with the subject parcel.



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?



RECOMMENDATION

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for a wedding venue as a Public/Semi-Public use, the following standards shall apply:

Conditions Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.
2. Notice of the proposal shall be sent to the Solway Volunteer Fire Department.

Conditions Concurrent:

1. St. Louis County On-Site Wastewater SSTS standards shall be followed.
2. If liquor is allowed at an event, it shall be furnished by licensed and insured event supplier and follow St. Louis County ordinances on liquor licensing.
3. Lighting shall be directed in accordance with dark sky standards.
4. There shall be no on-street/road parking during events.
5. During events, no amplified music shall be played outside after 11pm.
6. The applicant shall comply with all local, county, state, and federal regulations.
7. Wetland Conservation Act standards shall be followed.
8. All signs shall meet St. Louis County Ordinance 62 standards.



Correspondence



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Planning Commission

Questions?



Public

Questions?



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