

Presenter

Mark Lindhorst– Senior Planner



Bill Nieter

General Purpose Borrow Pit
Linden Grove Twp.



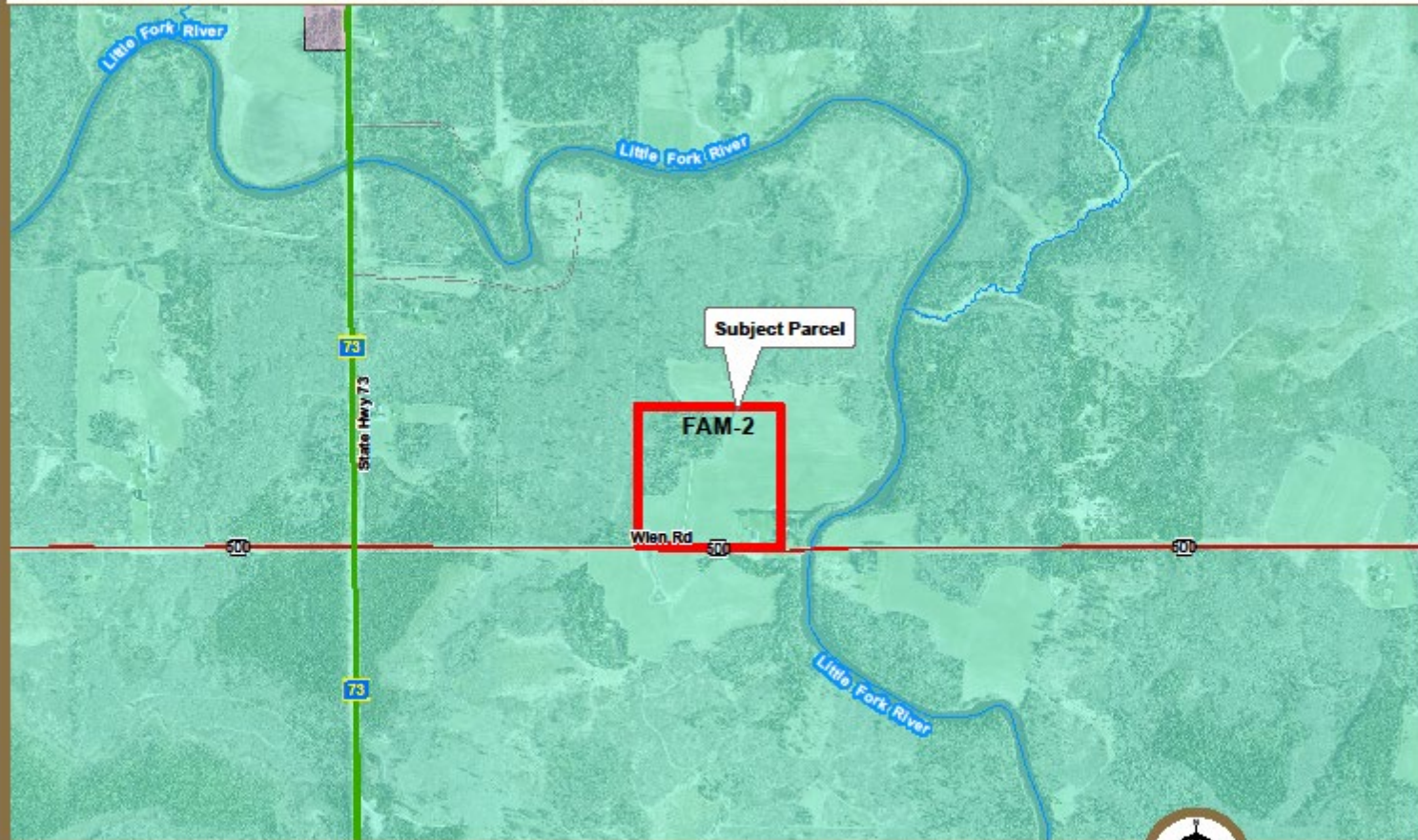
Request

- General Purpose Borrow Pit.
- Proposed operation will include crushing, washing, screening and portable hot mix.
- Estimated that 5,000 cubic yards of material will be removed each year.
- Standard hours of operation are proposed from 7 a.m. to 7 p.m., Monday through Saturday.



St. Louis County

January PC Meeting



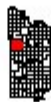
Prepared By: Planning & Community
Development
(218) 725-5000
www.stlouiscounty.mn.gov

Source: St. Louis County

Map Created: 12/8/2021

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Nieters Holding Company LLC
Zoning Map
PIN: 430-0010-02330



0 600 1,200
Feet



St. Louis County MN



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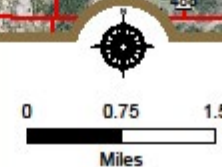
January PC Meeting



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Nieters Holding Company LLC
Location Map
PIN: 430-0010-02330



St. Louis County

Site Map



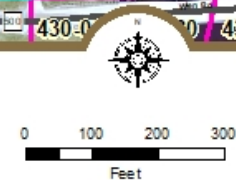
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Nieters Holding Company LLC
Site Map
Pin 430-0010-02330



St. Louis County MN



Extractive Use-General Purpose Borrow (Gravel) Pit Site Sketch Form

Borrow Pit	Setbacks
<p>Include locations and labels of:</p> <p><input type="checkbox"/> Property lines</p> <p><input type="checkbox"/> Roads</p> <p><input type="checkbox"/> Haul road</p> <p><input type="checkbox"/> Gate</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Proposed buildings</p>	<p><input type="checkbox"/> Proposed phased excavation</p> <p><input type="checkbox"/> DNR protected waters, if applicable</p> <p><input type="checkbox"/> Existing structures, if applicable</p> <p><input type="checkbox"/> Utility easements, if applicable</p> <p><input type="checkbox"/> Existing excavation, if applicable</p> <p><input type="checkbox"/> Hot mix location, if applicable</p>

You may submit your own site sketch if drawn to scale and has required information indicated above.



Access Road to borrow pit



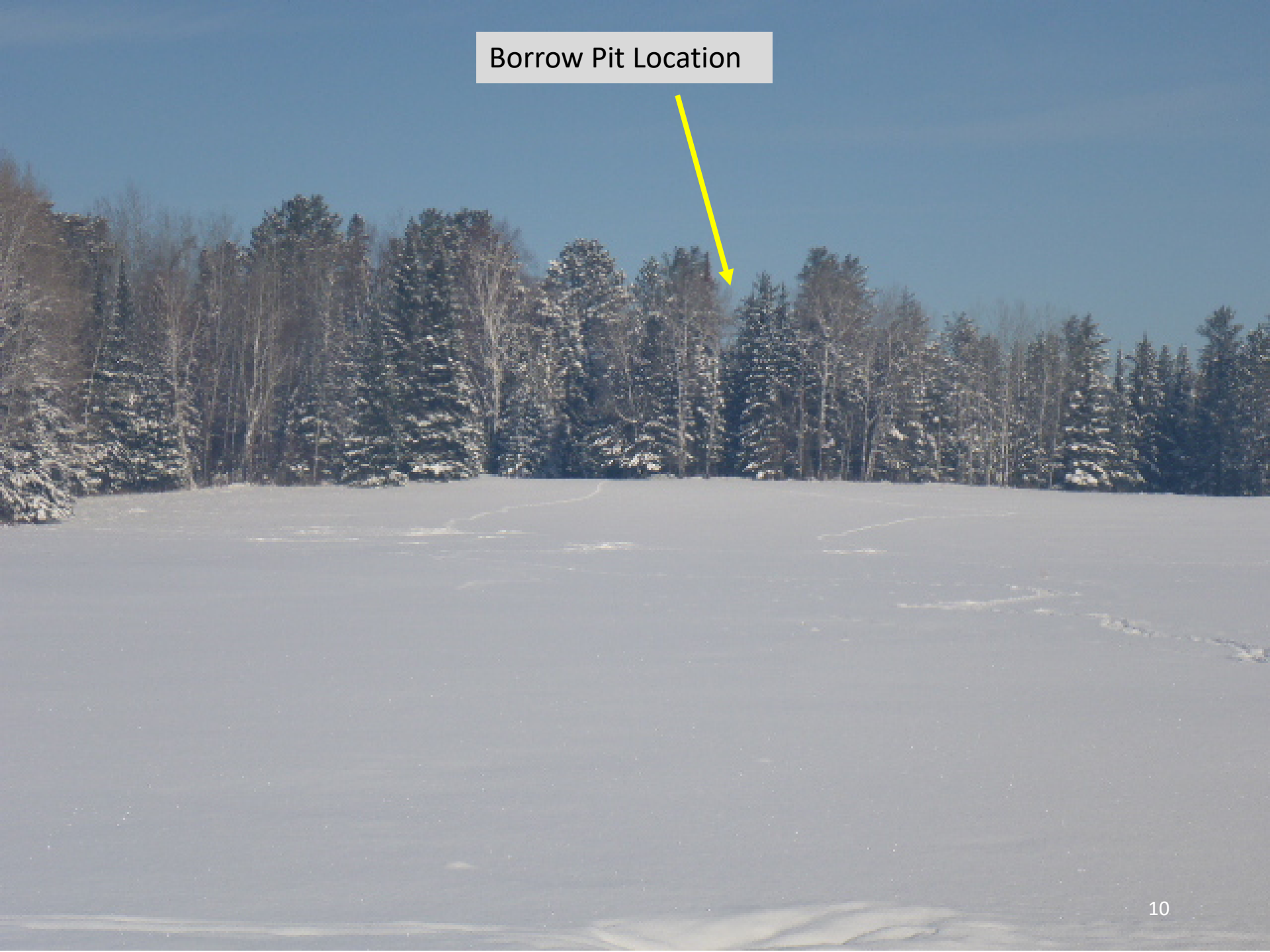


Wien Road Looking West

Wien Road Looking East



Borrow Pit Location



Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 A., indicates general purpose borrow pits are an allowed use with a conditional use permit.
2. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as Forest and Agriculture (FA) on the Future Land Use Map. The property is within the FA concept area and is zoned Forest Agriculture Management.



Neighborhood Compatibility

1. The area consists primarily of large tracts of undeveloped forest and agricultural land.
2. The development density in this area is very low with only two residences within a quarter mile. The closest residence is located approximately 1,000 feet to the east.





Orderly Development

1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request and location of the proposed borrow pit should have little to no effect on the future development of the surrounding area.





Desired Pattern of Development

1. There is not a high level of future growth anticipated in the area. The City of Cook is located approximately 7 miles to the east.



Other Factors

- A. The Little Fork River is located approximately 1,100 feet east of the proposed pit activity.



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?



Conditions

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a general purpose borrow pit as an Extractive Use-Class II, the following conditions shall apply:

Condition Precedent:

1. The applicant shall obtain access approval from the appropriate road authority.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
2. The extractive use activity shall be limited to less than 40 acres.
3. Standard hours of operation are from 7 a.m. to 7 p.m. Monday -Saturday
4. The applicant shall adhere to all local, county, state, and federal regulations.



Correspondence



Planning Commission

Questions?



Public

Questions?



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