

Presenter

Donald Rigney – Senior Planner



Sue Eld Johnson

Outdoor Wedding Venue

9028 West Branch Road, Duluth

Pequaywan Township



SAINT
LOUIS
COUNTY
MINNESOTA

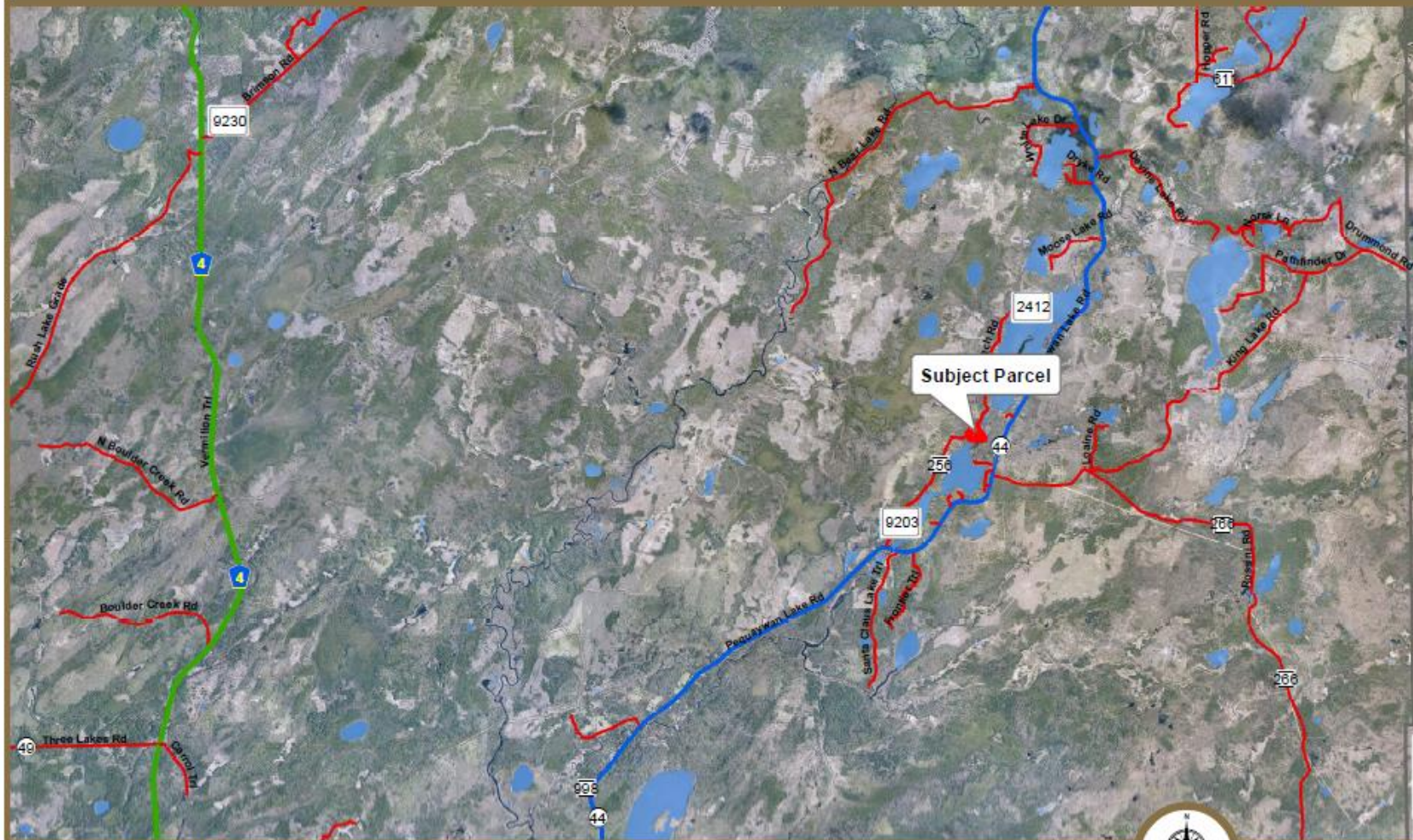
Request

- To operate a seasonal outdoor wedding venue.
- There will be an area situated near the river for outdoor ceremonies.
- There will be an available reception area which includes an existing accessory structure and an area designated for a large event tent.
- Bridal and groom suites, which includes indoor plumbing, will be available in the existing dwelling for the bridal party.
- It is anticipated that most events will occur on Saturday afternoons and evenings in the summer and early fall.
- Food, liquor, portable outhouses, and other waste will be the responsibility of the renters, vendors and caterers.
- There are 20 parking spaces available on the property.



St. Louis County

June PC Meeting



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

Source: St. Louis County
Map Created: 5/25/2021

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Location Map
PIN:502-0020-02667



0 1 2
Miles



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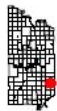
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Zoning Map

PIN:502-0020-02667

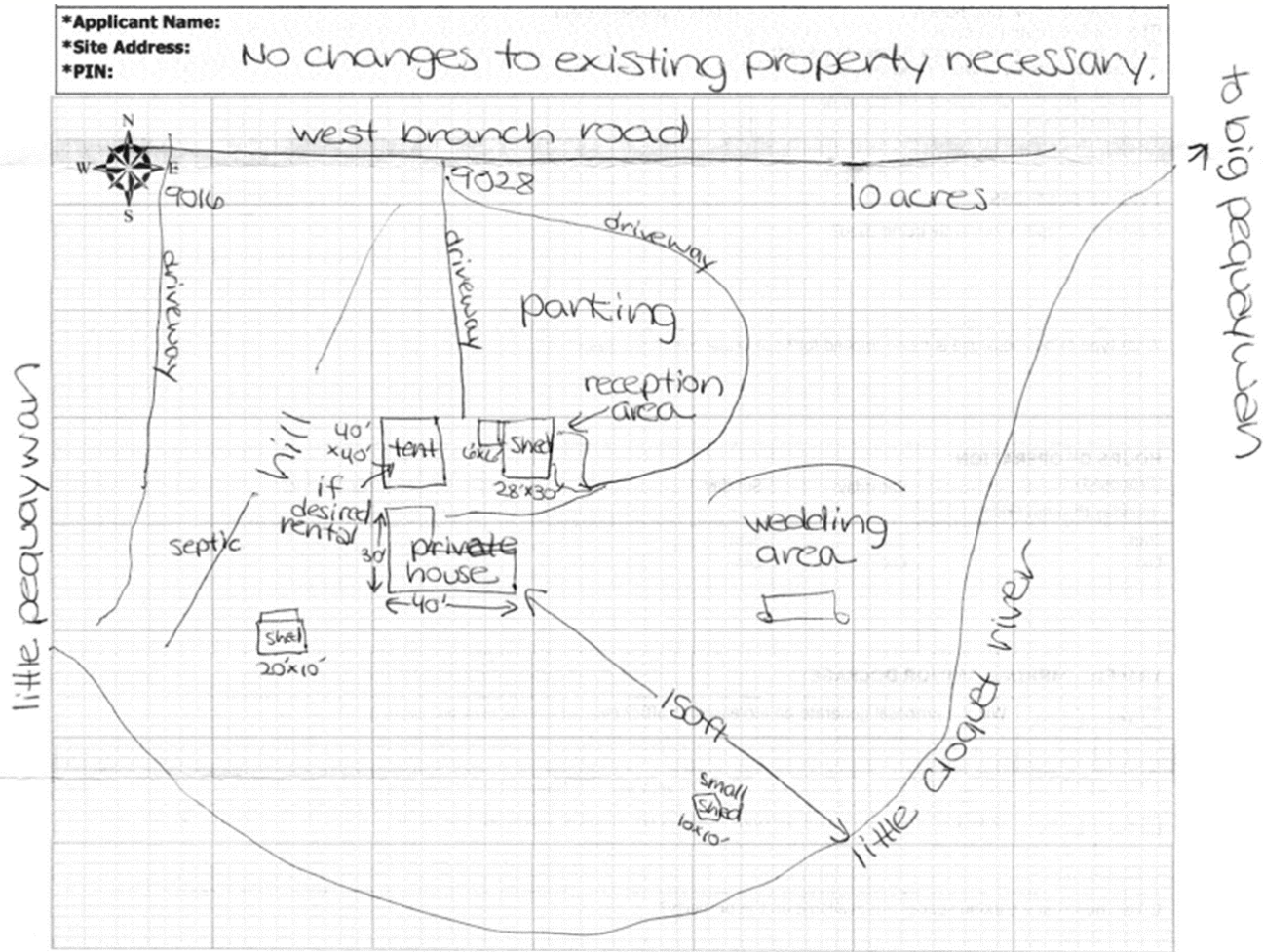


0 500 1,000
Feet



St. Louis County MN

Applicant Sketch



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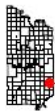
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Site

PIN: 502-0020-02667



0 60 120 180
Feet



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Site/Elevation

PIN: 502-0020-02667



0 60 120 180
Feet






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-  - Wedding/Ceremony Area
-  - Reception Area/Shed
-  - Optional Ceremony Tent Area

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Proposal
PIN: 502-0020-02667



0 30 60 90
Feet



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Ceremony Area



Ceremony Area



Reception Area/Shed



Optional Event Tent Area



Parking Area

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 applicant's parcel is designated as Forest and Agriculture within Planning Area 5b on the Future Land Use Map.
 - a. The Forest and Agriculture land use category takes up the majority of the county's unincorporated land area.



Plans and Official Controls

3. Goal LU-4 of the St. Louis County Comprehensive Land Use Plan states that development shall proceed in an orderly, efficient, and fiscally responsible manner. When development opportunities arise in isolated areas, ensure such development is self-supporting. The request is for an outdoor wedding venue on an existing property that will utilize the current buildings on the property. No request for public services is being requested.
4. 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.
5. 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 proposal will have no impact on the neighborhood in terms of development. There are no proposed structures associated with the outdoor wedding venue.
2. The proposal has the potential to impact the residential properties in the area with added noise and traffic during events.
3. The property is located on the Little Cloquet River between Pequaywan and Little Pequaywan (Smith) Lakes. Both lakes have a high density of seasonal and year-round residential development.
4. Amplified music for the purpose of an outdoor reception or reception within a tent, may cause a nuisance to surrounding neighbors. A condition limiting hours of amplified music may lessen the impact to adjacent properties.



Orderly Development

1. Many of the parcels in the area are currently utilized for seasonal and year-round residential development. It is anticipated that the uses in this area will largely remain the same in the future.



Desired Pattern of Development

1. The desired pattern of development is not anticipated to change significantly in the near future.



Other Factors

1. If existing dwelling is used by the wedding party or guests, the septic system must meet St. Louis County On-Site Wastewater SSTS standards.
2. If existing septic system is not used, all waste generated will need be contained in portable toilets and wash stations.
3. Overnight camping in tents or RV's in conjunction with the wedding venue and/or as a short term rental is not allowed. These uses are considered a Planned Development-Class II and are not allowed in a Residential zone 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?



RECOMMENDATION

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow 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. If the existing dwelling is utilized as part of the wedding venue, the septic system shall be inspected, and all SSTS sewage treatment standards shall be met prior to the issuance of a conditional use permit.
3. Notice of the proposal shall be sent to the Pequaywan Lake Volunteer Fire Department.

Conditions Concurrent:

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



Correspondence



Planning Commission

Questions?



Public

Questions?



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