

Nov 2021

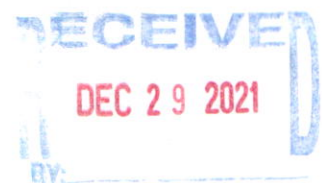
To the Planning and Development Committee

My name is Lynn Deiro 7163 Maple Grove Rd, Cloquet, Mn and our property is directly east and is edge to edge with Petersons property line, where the purposed gravel pit is being planned. This is a unacceptable proposed idea

The light pollution, noise level, dust and increased traffic is unacceptable. The safety of bikers, walkers, joggers, horseback riding will be greatly diminished. Our road condition will deteriorate more. We would have to keep our windows closed year round to keep noise and dust out of our homes.

The majority of us neighbors have lived here 20-25+ years, enjoying our country life. the gravel pit would absolutely make our quality of life undesirable. What will happen to the value of our homes? This whole idea is NOT OK with our family.

Lynn M. Deiro  
Chris Deiro



TOWN OF BREVATOR  
P O BOX 623  
CLOQUET, MN 55720

December 14, 2021

St. Louis County Planning Commission  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792

RE: RS3 LLC Amended Conditional Use Borrow Pit/Extractive Use Permit Application

To: Jenny Bourbonais, Acting Secretary

On behalf of the Board of Supervisors for Brevator Township please accept this cover letter for Resolution #236 objecting to the Amended Conditional Use Permit submitted by RS3 LLC.

The Board of Supervisors objects to the issuance of this permit for the following reasons that affect the environment and the residents that live within a two-mile radius of the proposed site. Some of the reasons for our objection to the Conditional Use Permit include the following but are not limited to:

- The conditional use permit is for a Borrow Pit/Extractive Use Permit that will include, **CRUSHING, WASHING, SCREENING, PIT TOPSOIL, PORTABLE HOT MIX, RECYCLING OF ASPHALT, RECYCLING CONCRETE, AND OTHER USES SUCH AS INCOMING LOADED TRUCKS WITH MATERIAL FOR RECYCLING;**
- The Borrow Pit size is fifteen acres and will be sixty feet deep, bringing it within thirty feet of the water table;
- There will be approximately twenty trucks coming from the pit daily;
- No environmental impact survey has been completed for the additional waste oil, grease and hazardous materials generated from the heavy equipment and vehicles being used in the operation of the pit;
- There is no accurate survey showing pit boundaries in relation to adjoining properties to meet the 300-foot setback;
- There is no water delineation survey for run off as well as effect on nearby trout streams, with the potential of hazardous material from operating equipment;
- The proposed area of the CUP on Maple Grove Road is a residential area, and having a commercial gravel pit operating 6 days a week, with the proposed truck traffic will affect the residents safety and the area's peace and tranquility;
- The intersection of Maple Grove Road and MN Trunk Highway 33 already has heavy truck usage using this crossover to head north bound; the heavy truck traffic is coming from several businesses using gravel pits on the west side of Highway 33. This causes a safety concern for north bound traffic traveling 65 MPH.

In closing, the conditional use permit for RS3 LLC, if approved, would greatly affect the soil, water table, wetlands, wildlife, air quality, traffic flow, and resident's quality of life. Therefore, the Township of Brevator by way of Resolution Number 236, hereby oppose the conditional use permit. The Township of Brevator request that St. Louis County honors Brevator's Resolution Number 236, and deny the conditional use permit submitted by RL3 LLC.

Sincerely,



Carey Ferrell, Chairman, Town of Brevator

**RESOLUTION # 236**  
**Brevator Township**  
**St. Louis County, Minnesota**

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**RESOLUTION OUTLINING THE TOWN OF BREVATOR'S RESPONSE TO THE CONDITIONAL USE  
PERMIT REQUEST BY RS3 LLC**

**WHEREAS:** RS3 LLC has requested a conditional use permit for Primary Property Identification Number 275-0013-00852, Associated Property Identification Numbers (PIN) 275-0013-00850;

**WHEREAS:** The CUP application was received by the township on November 16, 2021;

**WHEREAS:** These properties are located within Brevator Township's boundaries;

**WHEREAS:** The conditional use permit is for a Borrow Pit/Extractive Use Permit that will include, *CRUSHING, WASHING, SCREENING, PIT TOPSOIL, PORTABLE HOT MIX, RECYCLING OF ASPHALT, RECYCLING CONCRETE, AND OTHER USES SUCH AS INCOMING LOADED TRUCKS WITH MATERIAL FOR RECYCLING;*

**WHEREAS:** The Borrow Pit size is fifteen acres and will be sixty feet deep;

**WHEREAS:** The pit depth will come within thirty feet of the water table;

**WHEREAS:** There will be approximately twenty trucks coming from the pit daily;

**WHEREAS:** No environmental impact survey has been completed for the additional waste oil, grease and hazardous materials generated from the heavy equipment and vehicles being used in the operation of the pit;

**WHEREAS:** The survey provided with the CUP does not provide accurate information where the pit will be located, it is unknown if the 300-foot setback to adjoining properties is met;

**WHEREAS:** Based on the sketch provided there are residential properties within 300 feet of the pit borders, where the CUP states there is not;

**WHEREAS:** Based on St. Louis County land explorer there is a pond and wetlands in the North East of Primary PIN and the PIN to the North 275-0013-00810;

**WHEREAS:** There is no water delineation survey for run off as well as effect on nearby trout streams, with the potential hazardous material from operating equipment;

**WHEREAS:** The intersection of Maple Grove Road and MN Trunk Highway 33 already has heavy truck usage using this crossover to head north bound; the heavy truck traffic is coming from several businesses using gravel pits on the west side of Highway 33. This causes a safety concern for north bound traffic traveling 65 MPH.

**WHEREAS:** There is no data in the CUP on cleaning up the roadway for the dirt and rocks falling from the trucks onto the roadway;

- **WHEREAS:** The proposed area of the CUP on Maple Grove Road is a residential area, and having a commercial gravel pit operating 6 days a week, with the proposed truck traffic will affect the resident's safety and the area's peace and tranquility;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of Brevator opposes the conditional use permit and requests the permit be denied by St. Louis County.

The motion for the adoption of the foregoing resolution was proposed by Supervisor Ferrell and duly seconded by Supervisor Oswald and upon vote being taken thereon, the following voted in favor: 2 against: 1 .

Adopted this 14 day of Dec, 2021 .

**BY THE TOWNBOARD**

Cy Ferrell  
Town Board Chair: Carey Ferrell

Attest: Brenda Pallin  
Town Board Clerk: Brenda Pallin

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# County Land Explorer

St. Louis County, Minnesota



Ron Peterson updated pit map 13 acres

default author

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



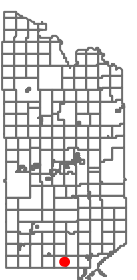
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County Land Explorer  
St. Louis County [www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer) Minnesota

#### 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

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**From:** [Jennifer Bourbonais](#)  
**To:** ["Brenda Pallin"](#)  
**Cc:** ["Carey"](#)  
**Subject:** FW: Ron Peterson updated pit map - 13 acres  
**Date:** Friday, January 7, 2022 9:49:00 AM  
**Attachments:** [Ron Peterson updated pit map - 13 acres.pdf](#)

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Ms. Pallin,

Please see below and attached. This information was sent this morning by the applicant and includes an updated site sketch and indicates that there are no changes to the application. The information will also be provided to the St. Louis County Planning Commission.

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)

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**From:** Mark Lindhorst <[LindhorstM@StLouisCountyMN.gov](mailto:LindhorstM@StLouisCountyMN.gov)>  
**Sent:** Friday, January 7, 2022 9:23 AM  
**To:** Jennifer Bourbonais <[BourbonaisJ@StLouisCountyMN.gov](mailto:BourbonaisJ@StLouisCountyMN.gov)>  
**Subject:** FW: Ron Peterson updated pit map - 13 acres

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**From:** Ron Peterson <[rpeterson807@gmail.com](mailto:rpeterson807@gmail.com)>  
**Sent:** Friday, January 7, 2022 9:04 AM  
**To:** Mark Lindhorst <[LindhorstM@StLouisCountyMN.gov](mailto:LindhorstM@StLouisCountyMN.gov)>  
**Subject:** Ron Peterson updated pit map - 13 acres

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

Good morning Mark -

Please see the attached pdf which reduces the size of the pit for my application to 13 acres. I excluded some land on the west side of the original pit area which follows the

power line easement. Is it ok to have this new map be the pit area for the planning commission to vote on January 13? There are no other changes to the application.

Please contact me by cell 218-391-6796 or email to discuss. Thanks. Ron.

**From:** [Mike Sundin](#)  
**To:** [LandUseInfo](#); [Jennifer Bourbonais](#)  
**Subject:** Conditional Use Permit in Brevator Township  
**Date:** Friday, January 7, 2022 3:15:49 PM

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

Please be aware that I support Brevator Township's Resolution 236, and stand in opposition to the permit request by RS3 LLC. Being familiar with the borrow pit, having visited myself, I encourage St. Louis County to hear the concerns of the people this would impact most.

Sincerely,

**Mike Sundin**

State Representative, 11A

Office: 651-296-4308