

Presenter


Mark Lindhorst
Senior Planner



Josh Antus
General Purpose Borrow Pit
Angora Twp.

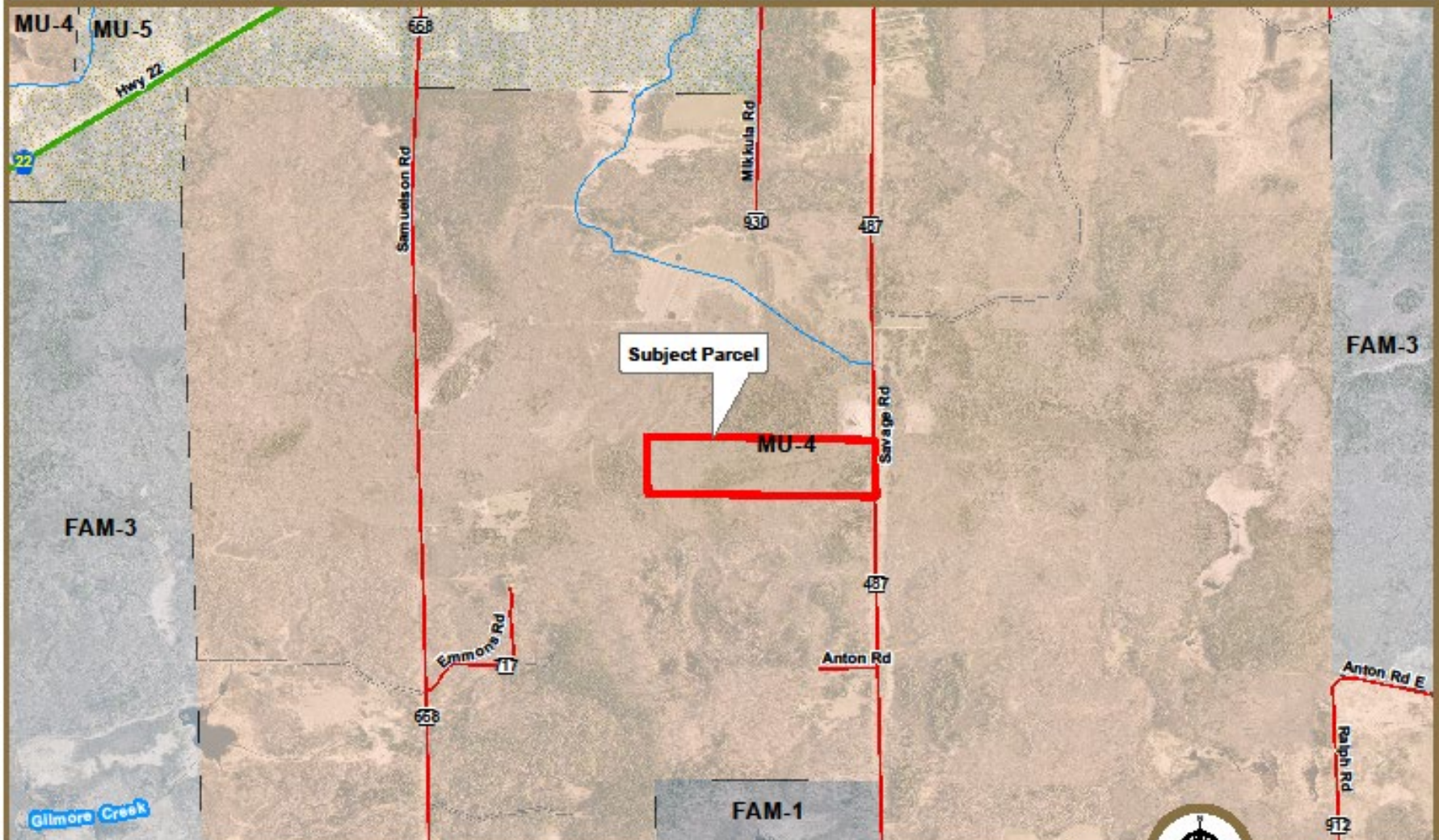


Request General Purpose Borrow Pit

- Pit activities to include crushing, washing, screening, recycling of asphalt and concrete and portable hot mix.
 - Requesting standard hours of operation.
 - Approved access to County Road 487.
 - Nearest resident is approximately 700 feet from existing pit activity.
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- A series of four parallel white diagonal lines in the bottom right corner of the slide, slanting upwards from left to right.

St. Louis County

March PC Meeting



Prepared By: Planning & Community
Development
(218) 725-5000
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Source: St. Louis County

Map Created: 2/17/2021

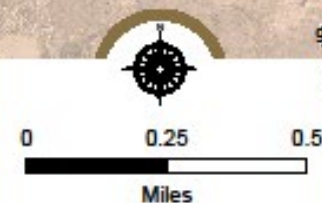
Disclaimer: This is a compilation of records as they appear in the St. Louis County Office reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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Joshua Antus
Zoning Map

PIN:200-0010-02400



St. Louis County MN

Location map
Parcel 200-0010-02400





Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions

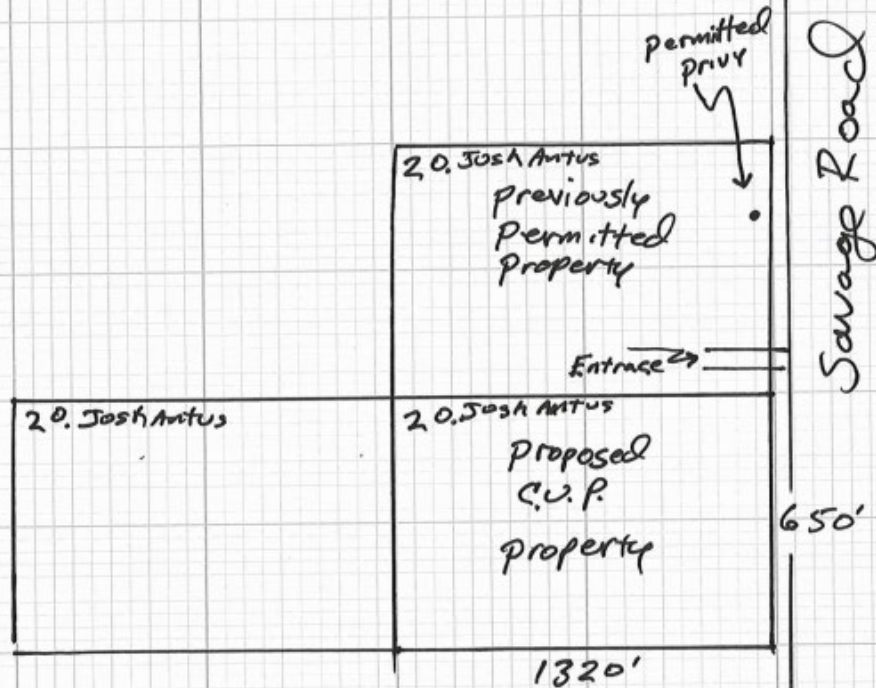
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name:

*Site Address:

*PIN:





Savage Road North



Savage Road South



Facts and Findings

A. 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.

B. 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 a few residences.
 - a. The nearest residence appears to be approximately 700 feet from the subject parcel.
3. The request is for the expansion of an existing borrow pit that has been established since 2017.

C. Orderly Development:

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

D. Desired Pattern of Development:

1. There is not a high level of future growth anticipated in the area.
2. Approval to expand the borrow pit may provide additional access to the gravel resource in the area.

E. Other Factor(s):

1. The pit area is less than 40 acres.
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- A series of several parallel white diagonal lines of varying lengths, located in the bottom right corner of the slide, extending from the bottom edge towards the right edge.


Recommendations

In the event that 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. Wetland delineation shall be completed.

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. The applicant shall adhere to all local, state and federal regulations.
 4. The Wetland Conservation Act shall be followed.
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Correspondence



Planning Commission

Questions?



Public

Questions?

