



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 3/12/2024

REPORT DATE: 3/25/2024

MEETING DATE: 4/11/2024

APPLICANT INFORMATION

APPLICANT NAME: JMF Construction, Inc.

APPLICANT ADDRESS: 3613 Martin Road, Duluth, MN 55803

OWNER NAME: AJ's Aggregate & Trucking LLC

SITE ADDRESS: 7211 HWY 2, Saginaw, MN 55779

LEGAL DESCRIPTION: SE 1/4 OF NW 1/4 EX 2 4/10 AC FOR HWY S1, T50N, R17W (Brevator)

PARCEL IDENTIFICATION NUMBER (PIN): 275-0010-00120

NATURE OF REQUEST: A conditional use permit for the expansion of an existing general purpose borrow pit as an Extractive Use - Class II to include recycling of asphalt and concrete.

PROPOSAL DETAILS: The applicant is proposing to expand the existing permitted borrow pit to include recycling of asphalt and concrete for complete operations of hauling, crushing, washing, screening, stockpiling of landscape materials, and recycling of concrete and asphalt. Expansion of the borrow pit property is not proposed.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Hwy 2

ROAD FUNCTIONAL CLASS: Arterial

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: There is one small accessory structure on site.

ZONE DISTRICT: Multiple Use 5

PARCEL ACREAGE: 37.6 acres

LOT WIDTH: Approx. 1,332 feet

FEET OF ROAD FRONTAGE: Approx. 1,332 feet

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property consists of both wooded and cleared areas due to the existing borrow pit activity. Vegetative screening currently exists along Hwy 2.

TOPOGRAPHY: The property has an elevation difference of 26 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: A large wetland exists along the northern portion of the property. There are scattered pockets of wetland within the project area that appear to be protected by berms. There is no wetland delineation on file.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B, indicates general purpose borrow pits are an allowed use with a conditional use permit in a Multiple Use zone district.
 - a. The request is for an expansion of the existing permitted borrow pit use to include recycling of asphalt and concrete.
2. The subject parcel falls within the Forest and Agriculture (FA) category of the St. Louis County Comprehensive Land Use Plan. This area is intended primarily for forest and/or agriculture uses. These areas are not intended for future rural or urban development.
3. 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 FA on the Future Land Use Map.
4. Goal LU-8 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for industrial development within the county in areas suitable for such development.

B. Neighborhood Compatibility:

1. The use is compatible with the existing neighborhood because the borrow pit has been in operation since 1960's and received a CUP in 2008.
2. The area currently consists of multiple uses. The property is adjacent to a septic business, is across Hwy 2 from State of Minnesota public land and within a quarter mile of two other borrow pits.
3. There are approximately 20 residences within a quarter mile.

C. Orderly Development:

1. The property, as well as much of the surrounding area, is zoned Multiple Use. This zone district allows for a wide range of uses including borrow pits, commercial, industrial and residential uses.
2. The request for a borrow pit expansion should have little to no effect on the future development of the surrounding area.
3. The borrow pit has access to a paved public road minimizing dust and traffic concerns.

D. Desired Pattern of Development:

1. The subject parcel and surrounding area are zoned MU-5.
 - a. This zone district is intended to accommodate a wide range of uses.
 - b. A general purpose borrow pit is an allowed use with a Conditional Use Permit in this zone district.
2. The area has been historically developed with a wide range of uses including industrial uses.
3. The FA designation of the proposed parcel specifically identifies these areas for extractive use.

E. Other Factor(s):

1. The applicant is in the process of purchasing the property.

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 APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for expanding an existing general purpose borrow pit to include recycling of asphalt and concrete, the following conditions shall apply:

Conditions Precedent:

1. A certificate of survey shall be completed, and all buffers shall be maintained.

Conditions Concurrent:

1. All minimum extractive use standards shall be followed.
2. The applicant shall adhere to all local, county, state and federal regulations.
3. The Wetland Conservation Act shall be followed.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Duluth

Government Services Center
320 West 2nd Street, Suite 301

Duluth, MN 55802
(218) 725-5000

Virginia

Northland Office Center
307 First Street South, Suite
117

Virginia, MN 55792
(218) 749-7103

CONDITIONAL USE BORROW PIT/EXTRACTIVE USE PERMIT APPLICATION

General - This application is used to apply for a General Purpose Borrow Pit Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:

www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.

County Land Explorer: <https://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **275-0010-00120**

Associated PINs

Enter Applicant Information.

I am a: **Contractor**
Applicant Name: **JMF Construction, Inc.**
Address Line 1: **3613 Martin Road**
Address Line 2: **--**
City: **Duluth**
State: **MN**
Zip: **55803**
Primary Phone: **(218)525-1701**
Cell Phone: **(218)591-0815**
Fax: **(218)525-1754**
Email: **john@jmfconstruction.net**

Enter Contact Person Information (if applicable).

Same as Applicant ☐ **Yes**
Contact Person Name **John McCorison**
Contact Person E-mail **john@jmfconstruction.net**
Contact Person Phone **(218)591-0815**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? ☐ **Yes**
Name: **JMF Construction, Inc.**
Address: **3613 Martin Road**
City: **Duluth**
State/Province: **MN**
Zip: **55803**

Primary Phone: (218)525-1701
Cell Phone: (218)591-0815
Fax: (218)525-1754
Email: john@jmfconstruction.net

Site Information.

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **7211 Highway 2 Saginaw, MN 55779**

Is this leased property? **No**

Leased From? **--**

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

No

Enter Project Information.

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

No

Please describe the general operations of the project

Crushing ☐ Yes

Washing ☐ Yes

Screening ☐ Yes

Pit Topsoil ☐ Yes

Portable Hot Mix ☐ Yes

Permanent Hot Mix ☐ Yes

Recycling of Asphalt ☒ Yes

Recycling of Concrete ☒ Yes

Other ☐ Yes

If Other, please describe **--**

Describe frequency and duration of the applicable activities **As needed to keep up with demand. We would like to expand existing CUP #47893 to include recycling of Asphalt and Concrete**

What road will the proposed pit be accessed from?

Highway 2

Do you have authorization for access from the appropriate road authority?

Yes

How many trucks, on average, will leave the pit per day?

30

What is the depth of excavation from the original surface (in feet)?

40

Estimated volume of material to be excavated per year (in cubic yards)?

9,999

What is the depth of ground water before excavation (in feet)?

30

Total area to be excavated (in acres)?

35

Are there residential properties within 300 feet of the pit, haul roads, stockpile areas, or related pit facilities?

Yes

How close is the nearest home (please specify if in feet or miles)?

90

Are there any lakes, rivers, or streams within 300 feet of the pit?

No

Are there any wetlands within the pit or within 300 feet of the pit?

Yes

Have the property lines been established?

If yes, please attach your Certified Land Survey or a written agreement with all adjacent property owners.

Yes

Hours of Operation (Proposed)

Monday-Friday Start **7:00 am**

Date:

Monday-Friday End **8:00 pm**

Date:

Saturday Start Time: **7:00 am**

Saturday End Time: **8:00 pm**

Sunday Start Time: **na**

Sunday End Time: **na**

What dust control measures will be used?

Water Trucks ☒ **Yes**

Chloride ☐ **Yes**

Other ☐ **Yes**

If Other, please explain **--**

Will runoff be contained within the pit area? **Yes**

If No, please explain **--**

Will material other than clean fill be deposited in the pit? **No**

If Yes, please explain **--**

What type of visual screening will be used?

Vegetative ☒ **Yes**

Berm ☐ Yes

Hill ☐ Yes

Natural Topography ☒ Yes

Other ☐ Yes

Please Describe --

Have you obtained your MPCA NPDES permit?

If Yes, please attach documentation.

No

Sign, date, and submit an attached reclamation plan. Or describe, in detail, your reclamation efforts both temporary and after exhaustion of the pit.

Include erosion control measures to be used, seeding, and sloping. Attach additional sheets.

John McCorison 02/14/2024

Will there be more than **Yes**
one (1) acre of altered
surface?

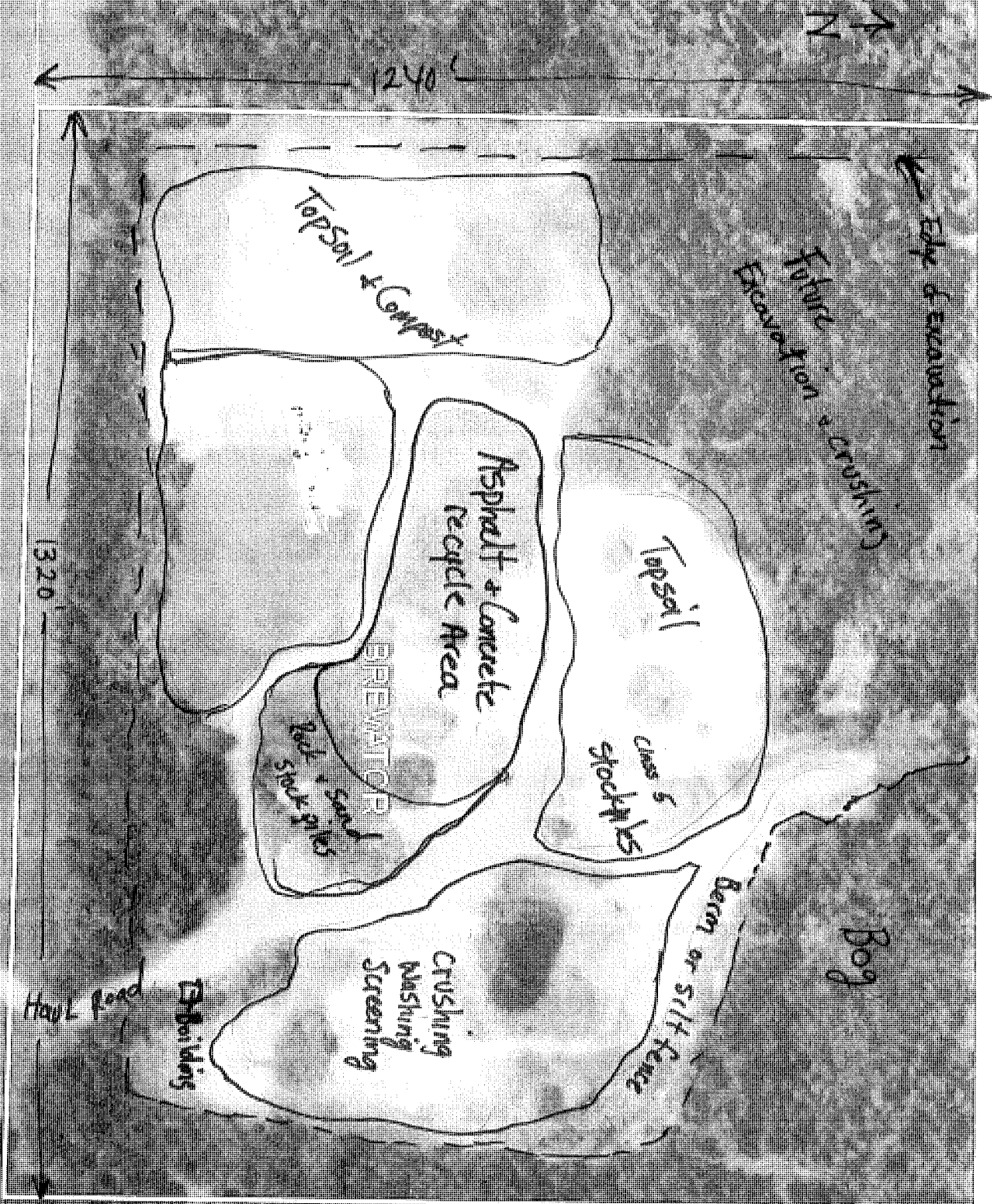
By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. ***Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.*** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: **John McCorison**
Address: **3613 Martin Rd**
City: **Duluth**
State: **MN**
Postal Code: **55803**
Email Address: **john@jmfconstruction.net**

I have read and agree to the statement
above.

☒ **I agree**



Page 2

Recorded on 04/07/2008
at 10:41AM

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1077615

Mark A. Monacelli
County Recorder

By Sally Abell, Deputy

AFR 240063



DO NOT REMOVE

**ST. LOUIS COUNTY PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS AND DECISION**

Inspection Date: January 17, 2008

Report Date: January 29, 2008

Meeting Date: February 14, 2008

Report by: Tyler J. Lampella

APPLICANT: Leslie Dougherty

SITE ADDRESS: 7211 Highway 2

A **LEGAL DESCRIPTION:** SE 1/4 OF NW 1/4 EX 2 4/10 AC FOR HWY, Section 1, Township 50, Range 17 (Brevator).

NATURE OF REQUEST: The Planning Commission will consider a conditional use request for a commercial general purpose borrow pit. The operation will include hauling, washing, crushing, screening and also mixing and stockpiling of landscape materials.

GENERAL LAND USE:

Project location: The project is located in Brevator Township, one mile east of Highway 33 along Highway 2.

Road access and functional class: The property under consideration is located along Hwy 2, which is an arterial road.

Watershed or lake name: None. There is a trout stream 1/4 mile east of the project property.

Description of development in area: There are residences along the east side of the project property and to the south on the other side of Highway 2.

Development trends, if any: No development trends have been identified.

St. Louis Planning
AFR #240063
Cash chg NTC

SITE SPECIFICS:

Acres in development: The parcel under consideration is approximately 37.6 acres.

Frontage on road or lake: There is approximately 1,320 feet of frontage on Hwy 2.

Topography: Much of the project area has been disturbed. There are areas of stockpiled materials. There are some steep cut banks visible. The project area as a whole is fairly level.

Vegetative cover: Much of the vegetation in the center of the property has been removed. Trees within the borrow pit operation will be transplanted to the perimeter of the property to enhance screening.

Floodplain: N/A

Existing and previous development on property and/or site: The property is currently being used as a borrow pit. Borrow pit activities began many years ago. No permit has been located for the borrow pit.

Wetlands: A large wetland exists along the northern portion of the property. There are scattered pockets of wetland within the project area. There may already be wetland impacts that predate wetland rules.

DESCRIPTION OF REQUEST (brief explanation of operation): The proposed pit is planned for 50,000 cubic yards of excavation per year. The proposal includes hauling, crushing, screening and washing of borrow material. The proposal also includes excavation of peat within the wetland located along the northern portion of the property. Yard waste such as stumps roots, grass, etc. will be brought into the pit to be composted. Landscaping materials will be stockpiled onsite. The proposal includes mixing of topsoil at the site. The applicant requests permission to haul material on Sunday beyond what is allowed by the borrow pit standard conditions.

ZONING AND LAND USE (name of zone district and any appropriate policies from comp plan, as well as article and section number from the zoning ordinance or subdivision ordinance): The property is located in a Multiple Use Nonshoreland, MUNS-5 zone district. The borrow pit standards are found in Article VI, Section 25, of the zoning ordinance. The area is under the jurisdiction of the Southwest Land Use Plan.

CONCLUSIONS (based on criteria for approval):

- 1. The use conforms with the land use plan:** The plan does not address this use.
- 2. The use is compatible with the existing neighborhood:** There are no land uses in the area that would be adversely affected by the proposal. Highway 2 is a very busy highway; therefore, the increased traffic should not be noticeable.
- 3. The use will not impede the normal and orderly development and improvement of the surrounding area:** This area has been historically used as a borrow pit.
- 4. The location and character of the proposed use is considered consistent with a desirable pattern of development:** MNDOT recognizes the borrow pit use and approves of the current access location. If a borrow pit is properly reclaimed, it can then be put to other uses.

RECOMMENDATION: Staff recommends approval of a general purpose borrow pit. Sunday activities will be limited to those allowed in the ordinance. The following conditions will apply:

Conditions precedent:

1. A reclamation bond shall be submitted to the county for the cost of reclaiming the borrow pit. The bond shall equal \$10,000 plus \$2,000 per acre over 2 acres of disturbed area.
2. Any waste material in the pit that exists will be removed if not specifically related to the operation of the pit.

Conditions concurrent:

1. All minimum standards of the county borrow pit section of the zoning ordinance will be followed by the applicant and all those utilizing the borrow pit. The operator and users of the pit shall sign an affidavit acknowledging that they have read the conditions of this permit and the minimum standards of the zoning ordinance.
2. Peat harvesting will require approval by the St. Louis County Wetland TAC.
3. The permit will expire in 5 years. The County may renew the permit for 5-year increments, if all conditions are being followed.

Tyler Lampella, St. Louis County planner, reviewed the staff report as follows:

- A. This is an existing, non-licensed borrow pit. If approved, the borrow pit would be brought into compliance with St. Louis County zoning ordinance, Number 46.
- B. Section 25 of the zoning ordinance was reviewed.
- C. The notification process was reviewed.
- D. If there are more than 49 trucks per day coming in and out of the pit, a turn lane must be constructed.
- E. The neighbor would like to purchase the borrow pit to use in conjunction with his landscaping business.
- F. One request on the application is to be able to haul on Sundays. Staff relayed to the applicant that this should not take place so as to not disrupt the neighborhood.
- G. The commission can limit the hours of crushing.
- H. A reclamation plan has been provided.
- I. There are items in the pit that do not belong that will have to be removed. The intent is that the pit will be cleaned up. Also, if there is any hazardous material in the pit, it will have to be removed.
- J. Issues voiced by neighbors are noise, dust, safety concerns regarding increased traffic, hours of operation, well water interference, hazardous materials, composting (pollution and smell), wetland impact, property values, and the need for another pit.
- K. There are residences within 300 feet of the pit, but not near the activity.
- L. County staff spoke with Amy Loiselle, Department of Natural Resources (DNR), regarding the threshold for water appropriation.

Tyler Lampella read into record the names and addresses of those who sent correspondence, while noting their concerns. Those names are as follows: Henry and Judy Prouty; Rudy and Shannon Prouty; Warren and Virginia Vogeley; Gordon Laakso; Shirley Laakso; Doug VanValkenburg; Patty VanValkenburg; Martin Prachar; Carleen Prachar; James Hebb; Stephanie Hebb; Nathan Hebb; Elissa Hebb; Wayne and Ruth Waller; Lila Clemens; Robert Willeck; Gerald Willeck; Patricia and Michael Fish; Thomas Eugenis; and Jennifer Rossing. The Town of Brevator submitted a letter of support.

The Planning Commission discussed the following:

- A. Inquired if old oil spills could be a part of clean up, which staff said could be made a condition.
- B. The best way to reclaim the slope next to the highway. Staff said that should be part of the reclamation plan.

The applicant, *Les Dougherty*, 8089 Highway 2, Saginaw: the pit was started in 1962; he is trying to make it legal; he is the owner of the pit.

The Planning Commission inquired the following of the applicant:

- A. If he planned to sell the pit, which the applicant said that he would eventually.
- B. If he would be responsible for cleaning up the pit, which he stated he would and he is aware of the state and county standards for the clean-up.
- C. If he will be crushing the material, which he said that the landscaper will be.
- D. If he planned to subdivide the pit, which he said that he would not and that the landscaper will have access over the entire pit.
- E. If he understands that he, as the owner, would be responsible for the conditions of the borrow pit permit and not the person who is using it, which he understands.
- F. If he has read the letters submitted to staff from AJ's Lawncare Inc. and if he was in agreement with the intended plans for the pit noted in the letters, which he had read them and was in agreement.

The Planning Commission inquired of staff if the pit has to be cleaned up prior to use, which staff responded that it does. There can be no further use of the pit until *conditions precedent* are met.

Dale Anderson, AJ's Lawncare Inc., 5048 Independence Road, Saginaw: his intentions are to buy the property; money has been placed in escrow for clean-up of the pit; they will sell material including Class 5, crushed rock, up to 2 foot material, top soil, and garden soil mixes; they will not own a crusher, somebody will come in to crush; they will have a washing plant to wash sand and clean rock, which they will get silt from to produce topsoil; they plan to go below the surface of the water to get material; products brought into the pit would consist of compost and manure, which would be used for garden soil; they currently do not use manure and only included that on the application in case they would ever want to use it; composting would consist of only yard waste, not food waste; the Minnesota Pollution Control Agency (MPCA) will regulate the composting; Sundays will not be used for crushing or screening but for picking up soil for the

store, which is open on Sundays; there are no intentions for hot mix; crushing would occur once or twice a year; the pit would be used as a facility to make their product; it is a borrow pit but will be used to make materials; the manufacturing area will be at the store; the intent right now is not to have over 49 trucks; he is aware of state and federal laws.

Andrew Julila, 6387 Old Highway 2, AJ's Lawncare Inc: the yard waste will consist of leaves and grass; clarified that the amount of days of crushing they would like to request is 15 to 16 days instead of 14 days.

Audience members who spoke opposition:

Keith Willeck, 7206 Old Highway 2: read into the record a letter from Thomas Eugenis; there are 26 homes within $\frac{3}{4}$ of a mile of the pit; concerned with the pit tapping out the water; e-coli is a concern; the pit property needs proper restoration; is concerned about the 7 to 10 acres of bog; neighbors do not want 25-49 trucks per day.

Dale Fish, 7197 Old Highway 2: not opposed but has concerns regarding the water quality; he is on the east side of the pit within 150 feet from the property line; there is silt in his water now that requires a filter; he is also concerned with noise pollution, air quality and truck traffic.

Tyler Lampella spoke in regard to well interference concerns. The owner would need to provide data to the DNR.

Motion by Coombe/Pineo to approve a general purpose borrow pit to include hauling, washing, crushing, screening and also stockpiling of landscape materials, excluding manure, with the following conditions:

Conditions precedent:

1. A reclamation bond shall be submitted to the county for the cost of reclaiming the borrow pit. The bond shall equal \$10,000 plus \$2,000 per acre over 2 acres of disturbed area.
2. A reclamation plan shall be submitted and approved by the Planning Director prior to the issuance of the borrow pit permit.
3. Access to the pit shall be obtained from Minnesota Department of Transportation.
4. Any waste material in the pit that exists will be removed if not specifically related to the operation of the pit.
5. Solid Waste and Minnesota Pollution Control Agency rules be shall be followed regarding removal of the buried unauthorized waste material before the pit is in operation.
6. All state and county, including Minnesota Pollution Control Agency, rules shall be followed.
7. Sunday operation shall not be permitted with the exception of hauling to the owner's store.
8. Crushing be limited to 14 working days per year.

Conditions concurrent:

1. All minimum standards of the county borrow pit section of the zoning ordinance will be followed by the applicant and all those utilizing the borrow pit. The operator and users of the pit shall sign an affidavit acknowledging that they have read the conditions of this permit and the minimum standards of the zoning ordinance.
2. There shall be a 50-foot buffer from any wetlands within the pit area.
3. Peat harvesting will require approval by the St. Louis County Wetland Technical Advisory Committee.
4. The permit will expire in 2 years. The County shall renew the permit for 5-year increments, if all conditions are being followed.

Discussion on motion:

Fink offered a friendly amendment to limit screening and washing to Monday – Friday and to have no hot mix plants at all.

Svatos offered a friendly amendment to limit the amount of allowable days for crushing.

Limiting the draw to the aquifer was discussed.

DECISION: approved a general purpose borrow pit to include hauling, washing, crushing, screening and also stockpiling of landscape materials, excluding manure, with the following conditions:

Conditions precedent:

1. A reclamation bond shall be submitted to the county for the cost of reclaiming the borrow pit. The bond shall equal \$10,000 plus \$2,000 per acre over 2 acres of disturbed area.
2. A reclamation plan shall be submitted and approved by the Planning Director prior to the issuance of the borrow pit permit.
3. Access to the pit shall be obtained from the Minnesota Department of Transportation.
4. Any waste material, if not specifically related to the operation of the pit, shall be removed prior to use of the pit.
5. St. Louis County Solid Waste and Minnesota Pollution Control Agency rules shall be followed regarding removal of the buried unauthorized waste material.

Conditions concurrent:

1. All minimum standards of the county borrow pit section of the zoning ordinance will be followed by the applicant and all those utilizing the borrow pit. The operator and users of the pit shall sign an affidavit acknowledging that they have read the conditions of this permit and the minimum standards of the zoning ordinance.
2. All state, county and Minnesota Pollution Control Agency rules shall be followed.
3. There shall be a 50-foot buffer from any wetlands within the pit area unless waived by the St. Louis County Wetland Technical Advisory Committee.
4. Peat harvesting will require approval by the St. Louis County Wetland Technical Advisory Committee.
5. No hot mix plant shall be allowed.
6. Crushing shall be limited to 16 working days per year.
7. Sunday operation shall not be permitted with the exception of hauling material to the owner's landscaping store located at 6386 Highway 2.
8. The permit will expire in 2 years. The county shall renew the permit for 5-year increments if all conditions are being followed.

In Favor: Coombe, Fink, Huhta, Nienas, Pineo, Saumer, Skraba, Svatos – 8

Opposed: None – 0

Motion carries 8-0

0936619

1077615

Office of the County Recorder
St. Louis County, Minnesota

Recorded on 03/11/2004
at 1:48 PM

Document No. 00936619

Mark A. Monacelli
County Recorder

By Wendy Levitt, Deputy
AFR 108894



DO NOT REMOVE

Deed Transfer

No delinquent taxes and transfer entered
This 12 day of March 2004
Maureen Langguth, Acting County Auditor

By [Signature] Deputy

QUIT CLAIM DEED - INDIVIDUAL TO JOINT

STATE DEED TAX DUE HEREON: \$1.65

Date: February 12, 2004

FOR VALUABLE CONSIDERATION, LAUREL H. DOUGHERTY, a single person, and ILMI DOUGHERTY, a single person, Grantor(s), hereby convey(s) and quitclaim(s) to LESLIE L. DOUGHERTY and ILMI DOUGHERTY, as joint tenants, Grantee(s), real property in St. Louis County, Minnesota, described as follows:

The Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4) except Two and Four Tenths (2 4/10) acres for highway, Section One (1), Township Fifty (50), Range Seventeen (17), according to the government survey thereof.

together with all hereditaments and appurtenances belonging thereto.

The total consideration for this transfer of real property is less than \$500.00.

275-10-120x

[Signature]
Laurel H. Dougherty

[Signature]
Ilmi Dougherty

STATE OF MINNESOTA)
)ss
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this 12th day of February, 2004 by LAUREL H. DOUGHERTY, a single person, and ILMI DOUGHERTY, a single person, Grantor(s).

Notarial Stamp or Seal:
(or other title evidence)



[Signature]
Signature of person taking acknowledgment

Tax statements for the real property described in this instrument should be sent to (include name and address of Grantee):

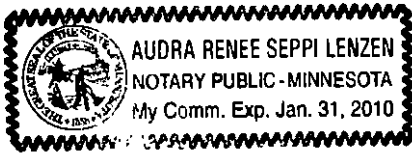
This instrument was drafted by:

REX W. LAAKSONEN #59237
Attorney at Law
1201 Tall Pine Lane, Suite #2
Cloquet, MN 55720
218-879-4509

Ilmi Dougherty
8087 Highway 2
Saginaw, MN 55779

AFR # 108894

Cash 25 Chg



Jack Huhta
Chair - Jack Huhta
Mary Anderson
Acting Secretary - Mary Anderson

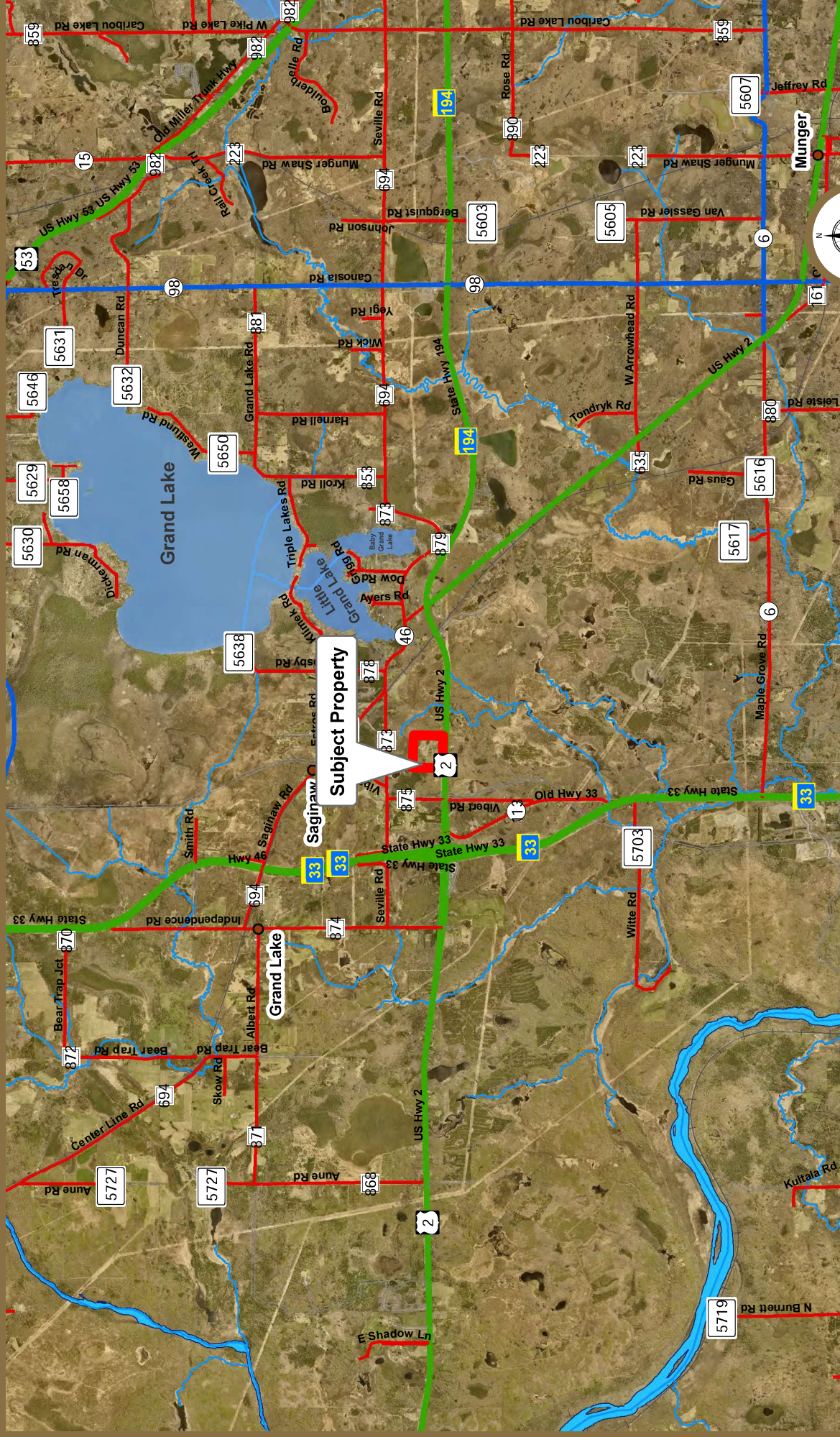
Subscribed to and sworn before me on
this 18 day of March, 2008.

Audra Renee Seppi Lenzen
Notary Public

Recorded pursuant to MN Statutes 394.301, Subd. 4

St. Louis County

April PC Meeting



Prepared By: **Planning & Zoning**

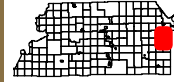
Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/21/2024

Disclaimer: This is a compilation of records as they appear in the St. 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 contained.

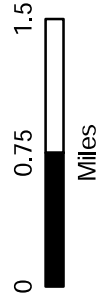
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JMF Construction

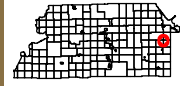
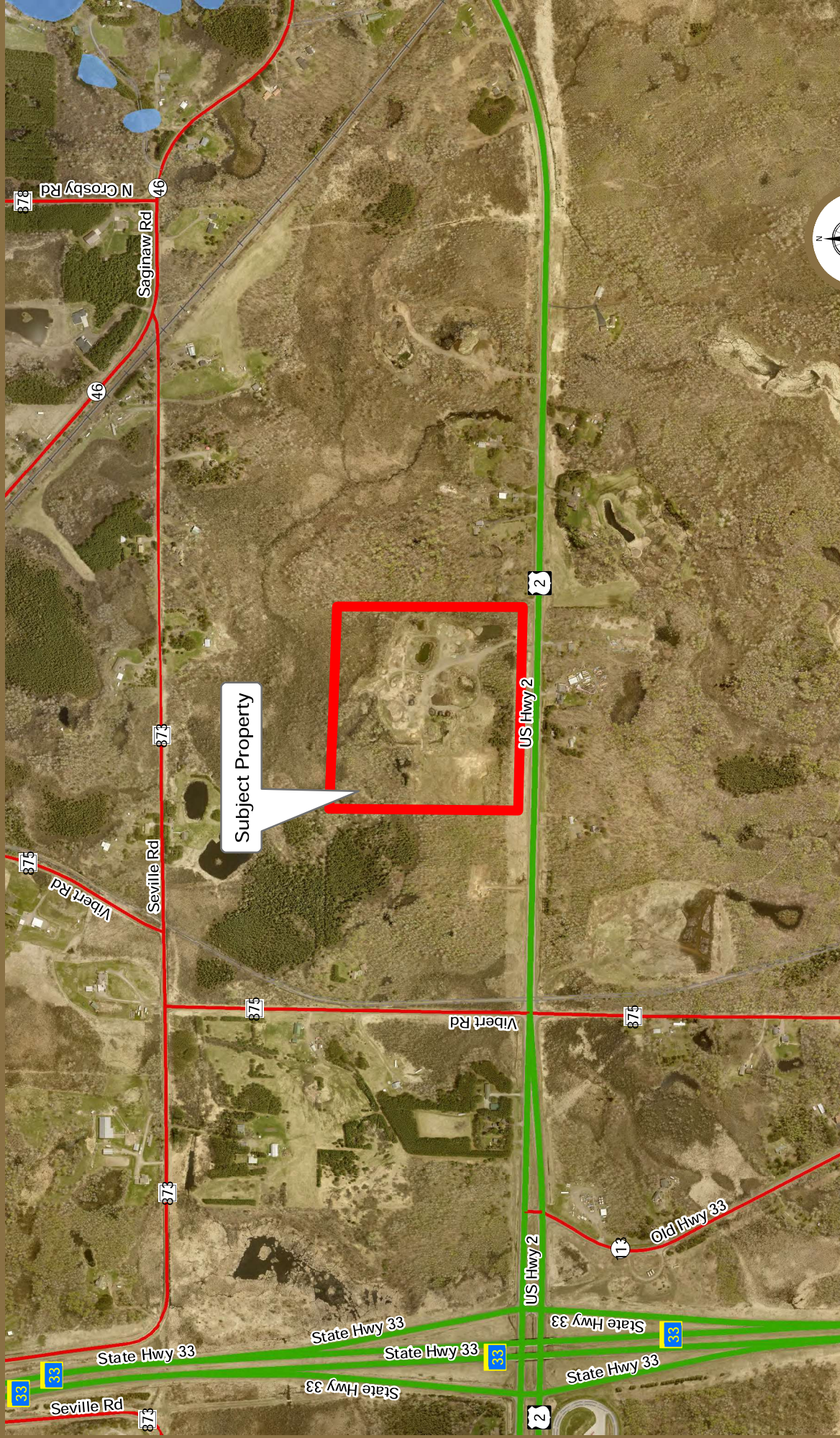
Location Map

275-0010-00120



St. Louis County

April PC Meeting



Prepared By: Planning & Zoning
Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/21/2024

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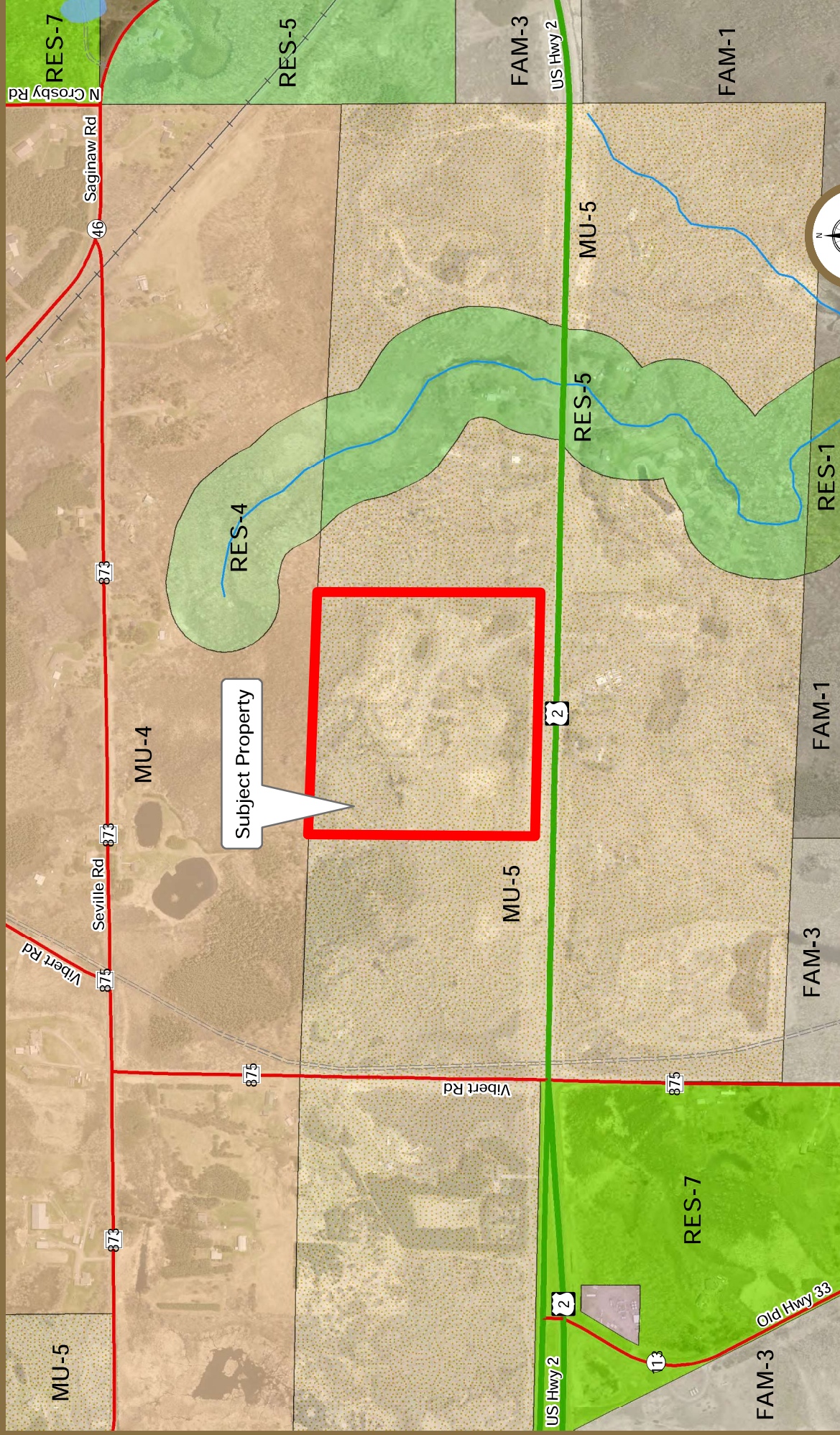
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JMF Construction Location Map 275-0010-00120



St. Louis County

April PC Meeting



JMF Construction
Zoning Map
275-0010-00120

0 500 1,000
Feet

Prepared By: Planning & Zoning Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

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St. Louis County

April PC Meeting



US Hwy 2

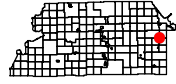
Prepared By: Planning & Zoning
Department
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

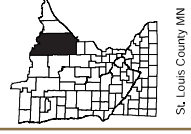
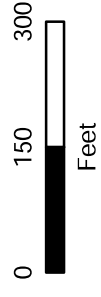
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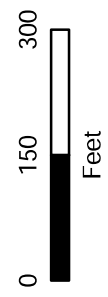
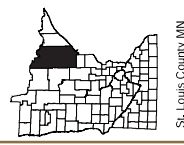
JMF Construction Site Map 275-0010-00120



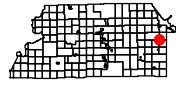


St. Louis County

April PC Meeting



JMF Construction Site / Elevation Map 275-0010-00120



US Hwy 2

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Planning & Zoning
Department
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Source: St. Louis County

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Legend

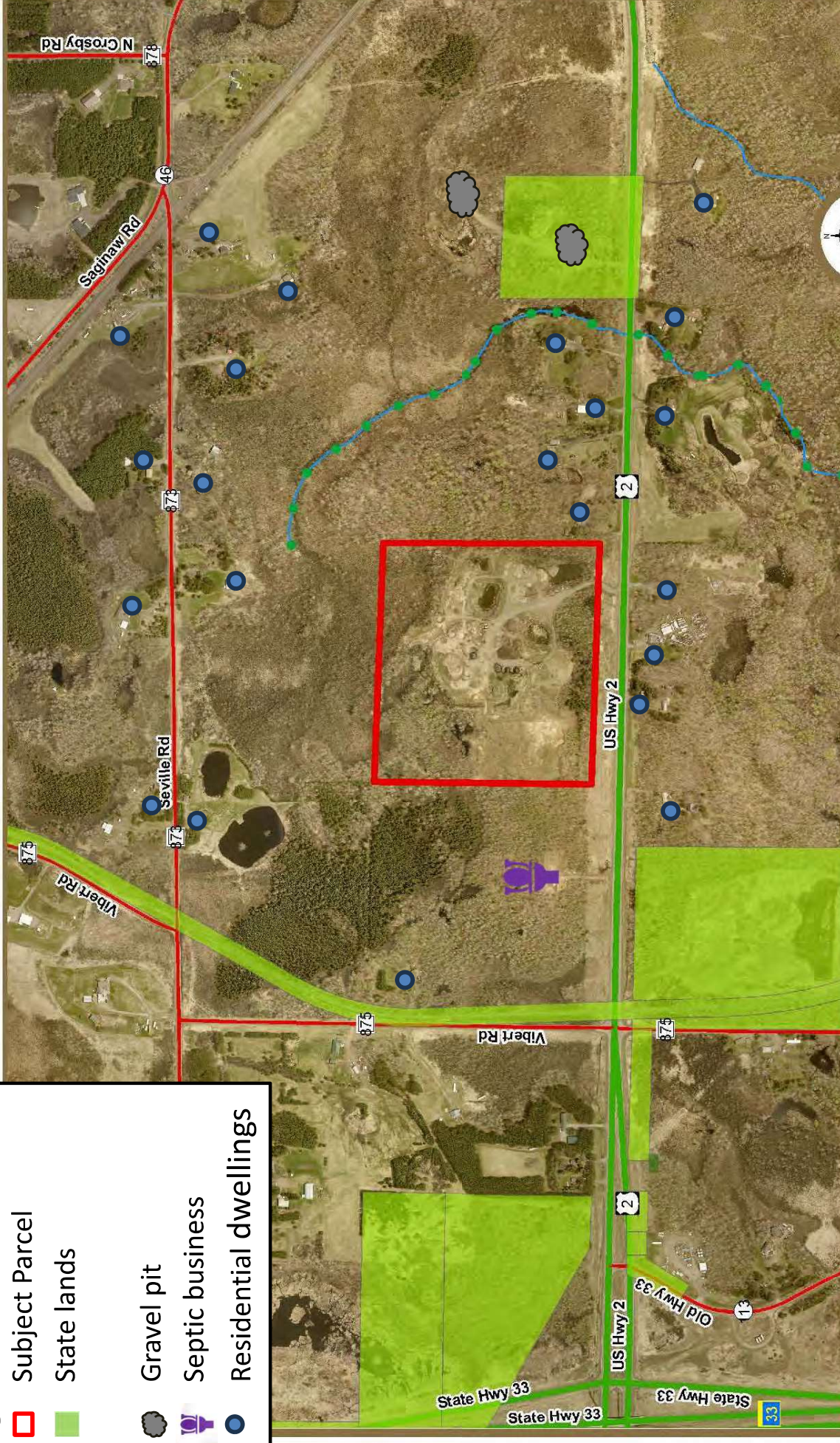
 Subject Parcel

 State lands

 Gravel pit

 Septic business

 Residential dwellings



Prepared By: Planning & Community Development

(218) 725-5000

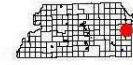
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Source: St. Louis County

Map Created: 3/21/2024

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JMF Construction

Area Map

PIN: 275-0010-00120



St. Louis County MN



0 500 1,000
Feet

Gated access to Hwy 2



Hwy 2 looking East



Hwy 2 looking West



Entrance on Hwy 2



Facing south, across Hwy2





Current borrow pit activity



Berms surrounding wetlands within the borrow pit

