



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 4-19-21

REPORT DATE: 4-23-21

MEETING DATE: 5-13-21

APPLICANT INFORMATION

APPLICANT NAME: Fred Denn

APPLICANT ADDRESS: 1907 Hwy 53

OWNER NAME:

SITE ADDRESS: Same as above

LEGAL DESCRIPTION: NE1/4 of NE1/4 Ex 3.46 Acres for Hwy and Ex E 250 ft. lying Sly of State Hwy 1 and State Hwy 53 S14, T62N, R19W (Field)

PARCEL IDENTIFICATION NUMBER (PIN): 350-0010-02220

NATURE OF REQUEST: A conditional use permit for an RV campground as a Commercial Planned Development Class II.

PROPOSAL DETAILS: The applicant is proposing to operate an RV campground. The request is for 4 RV sites which does not exceed the density allowed. The campground will be open 7 days a week.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: State Hwy 1

ROAD FUNCTIONAL CLASS: Collector

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property contains a home, two storage buildings and is serviced by a permitted septic system.

ZONE DISTRICT: MU 5

PARCEL ACREAGE: 30 acres

LOT WIDTH: Approx. 1,060 feet.

FEET OF ROAD FRONTAGE: 1,100 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The proposed camper sites will be located on the edge of an open field and bordered by a heavily forested area. Screening is minimal between Hwy 1 and RV sites.

TOPOGRAPHY: The RV sites are located on a level area.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.6 allows a Commercial Planned Development Class II use in a Multiple Use district with a conditional use permit.
2. The property is not identified under a future land use category, however, Goal LU-4 states that development shall proceed in an orderly, efficient and fiscally responsible manner. This area could easily fall within the Crossroad Commercial Land use category. This category is intended to serve the commercial needs of local residents and traveling public. The goal is to direct new commercial development to existing commercial nodes and undeveloped areas with adequate highway frontage. The proposed use is at the intersection of two state highways and is Zoned Multiple Use. In addition, the proposed use is within 1/2 mile of the city limits of Cook.

B. Neighborhood Compatibility:

1. The proposed use is bordered to the west and south by large undeveloped forested parcels, to the east by a residential property and the north by State Highway 1 and 53. There are 4 residential properties within a quarter mile of which 3 are located across Hwy 53.

C. Orderly Development:

1. The property is located at the intersection of HWY 1 and 53 and within a 1/2 mile of the City of Cook. The highway corridor is zoned Multiple Use and has the potential for increased commercial activity

D. Desired Pattern of Development:

1. The pattern of development consists of both residential and commercial due to the current zoning and proximity of the state highways and City of Cook.
2. The proposal is within 7 miles of Vermilion Lake which is recreational destination. The proposed use provides additional camping alternatives while limiting increased development within the shoreland area.

E. Other Factor(s):

1. There is currently no SSTS permit on file for the proposed use. An SSTS permit will be required.

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?**

RECOMMENDED CONDITIONS , IF APPROVED

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow an RV campground as a Commercial Planned Development-Class II, the following conditions shall apply:

Conditions President:

1. Applicant shall obtain approval for access from the appropriate road authority.

Conditions Concurrent:

1. Additional sites may be added but shall not exceed the commercial planned development density standards allowed per Ordinance 62.
2. St. Louis County on-site sewage treatment regulations shall be followed.
3. Recreational vehicles shall have a current motor vehicle license.
4. All setbacks shall be maintained.
5. Detached decks shall require permits.
6. The applicant shall adhere to all local, county, state and federal regulations.
7. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.

See also U://Plan-ES/00PC/PC Templates & Mailing List-Labels/Pre meeting templates/conditional use findingsConclusion.docx



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	350 - 0010 - 02220	Associated PIN	
Associated PIN		Associated PIN	

E.g. 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://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005iframe/>

APPLICANT

*Applicant Name FRED DENN	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime # 218-290-5797	Date 3/25/21
*Applicant Address 1907 Hwy 53	*City COOK	*State MN	*ZIP 55723
Applicant Email WIEDENN777@EMAIL.COM			
Contact Person <small>If applicable:</small> FRED DENN	Contact Person #		
Mailing Address <small>If different than above.</small>	City	State	ZIP
Email Address <small>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</small>			

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 1907 Hwy 53 COOK, MN 55723	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes <input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other	

PROJECT INFORMATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
# 0	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes <input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

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 resulting permit 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.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$160 Greater than 1,200 square feet-\$315

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

- ☒ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☒ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure

- ☒ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$55

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$630
- ☐ Conventional Plat-Less than or equal to 3 lots-\$630
- ☐ Conventional Plat-Greater than 3 Lots-\$1,260
- ☐ Conservation Plat-\$1,260
- ☐ Lot Line Adjustment-\$80
- ☐ Parcel Review-\$80
- ☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☐ Other

#5 Site Evaluation Site Visit/Evaluation-\$160

#6 Wetland Reviews Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$150
- ☐ Wetland Delineation Review-\$370
- ☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

- ☐ Administrative Appeal-\$1,100
- ☐ Environmental Assessment-\$1,100
- ☐ Conditional Use Permit-\$630
- ☐ Conditional Use Permit Rehearing-\$200
- ☐ Interim Use Permit-\$630
- ☐ Interim Use Permit Rehearing-\$200
- ☐ General Purpose Borrow Pit-\$630
- ☐ Variance-\$630
- ☐ Variance Rehearing-\$200
- ☐ Multiple Hearing (Variance/conditional use)- \$950

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance
Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/land-use

Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only
Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- ☒ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

☐ Other
If Other, please explain:

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used? *- Hay -*

What type of business/use is being applied for? (List all uses that will take place)

RV PARK CAMP GROUNDS

HOURS OF OPERATION

(Proposed)

Monday through Friday

Start: *8:00 AM*
End: *8:00 PM*

Saturday

Start: *8:00 AM*
End: *8:00 PM*

Sunday

Start: *8:00 AM*
End: *8:00 PM*

Comments

TRAFFIC, PARKING, AND/OR DOCKAGE

☐ Yes ☒ No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

If Yes, estimated increase: ☐ 10 vehicles or less ☐ 11-25 vehicles ☐ Greater than 25 vehicles

☐ Yes ☒ No Does the proposal require parking? (Please include employees, visitors, and other parking)

If Yes, how many parking spaces are available on the property?

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)
☐ No

SIGNAGE AND LIGHTING

☒ Yes ☐ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

3 SIGNS 2x4' WOODEN SIGNS COMPANION
MARKER

☒ Yes ☐ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain: SOLAR LIGHTS ON 4x4 POSTS ALONG CAMP TRAIL

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

☒ No New Structures

<input type="checkbox"/> New Structure(s)	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
	Other					

<input type="checkbox"/> Structure Additions	Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet		Feet
	Other					

OUTDOOR BUSINESS ACTIVITY Check all that apply to the project.

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

☒ Yes ☐ No

If Yes, please explain: 2 1000 GALL HOLDING TANKS FOR 4 RV SITES
WORKING WITH TYLER ON THIS

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☒ No

If Yes, what type of system will be used to handle wastewater treatment?

☒ Private Septic System

☐ Municipal

☒ Other, please explain: 2 1000 GALL HOLDING TANKS FOR 4 RVs.

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage <i>RV Garbage</i> | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

*CAMPER GARBAGE IN DUMPSTEL THAT CAN BE
TAKEN TO DUMP BY WOODVICH GARBAGE.*

Please describe collection and disposal:

WOODVICH DISPOSAL

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Will there be more than one (1) acre of altered surface? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/landuse

Duluth

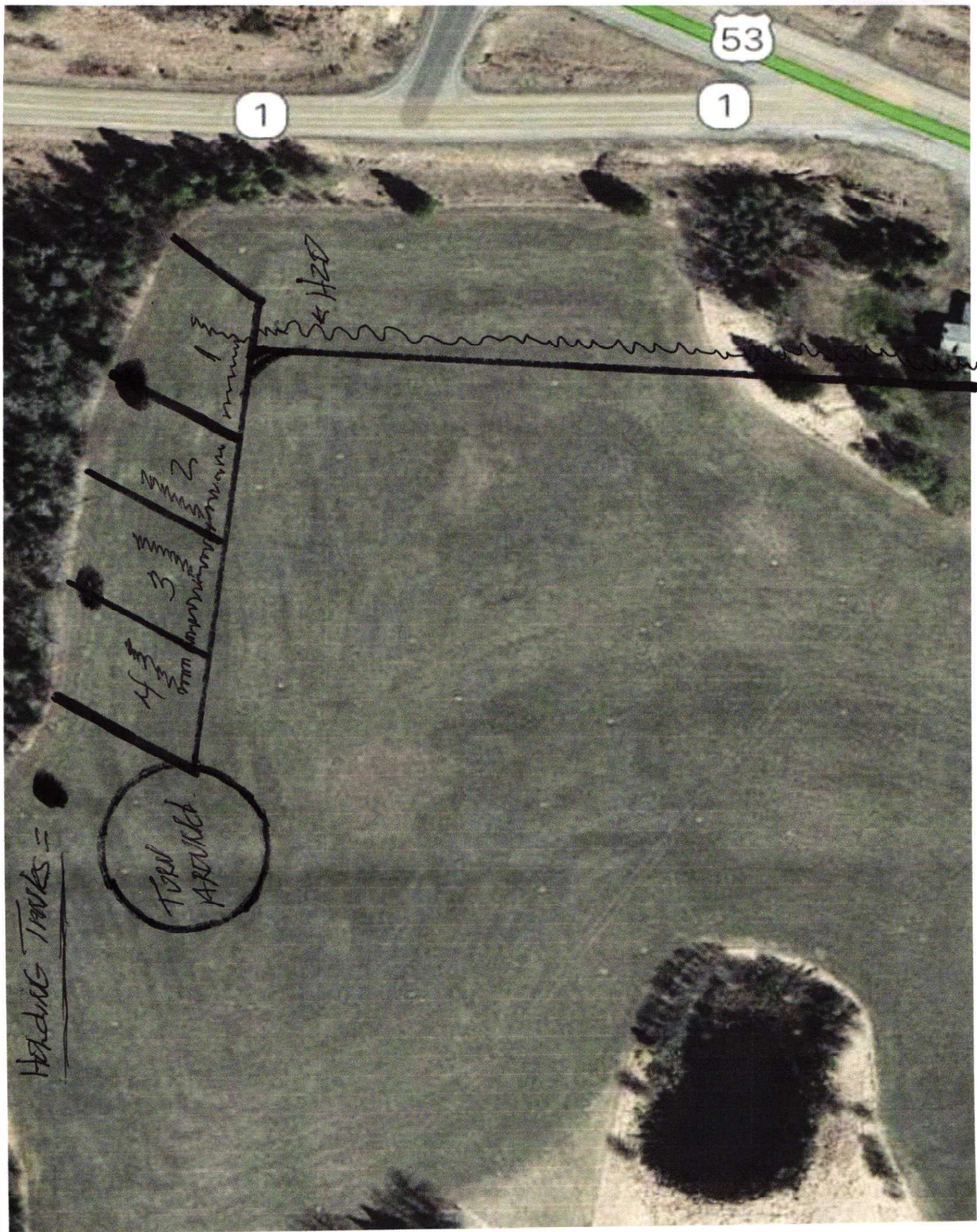
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____



Heading Tracks =

Ford
ARCADE

H₂O

~~~~~ = WATER LINE

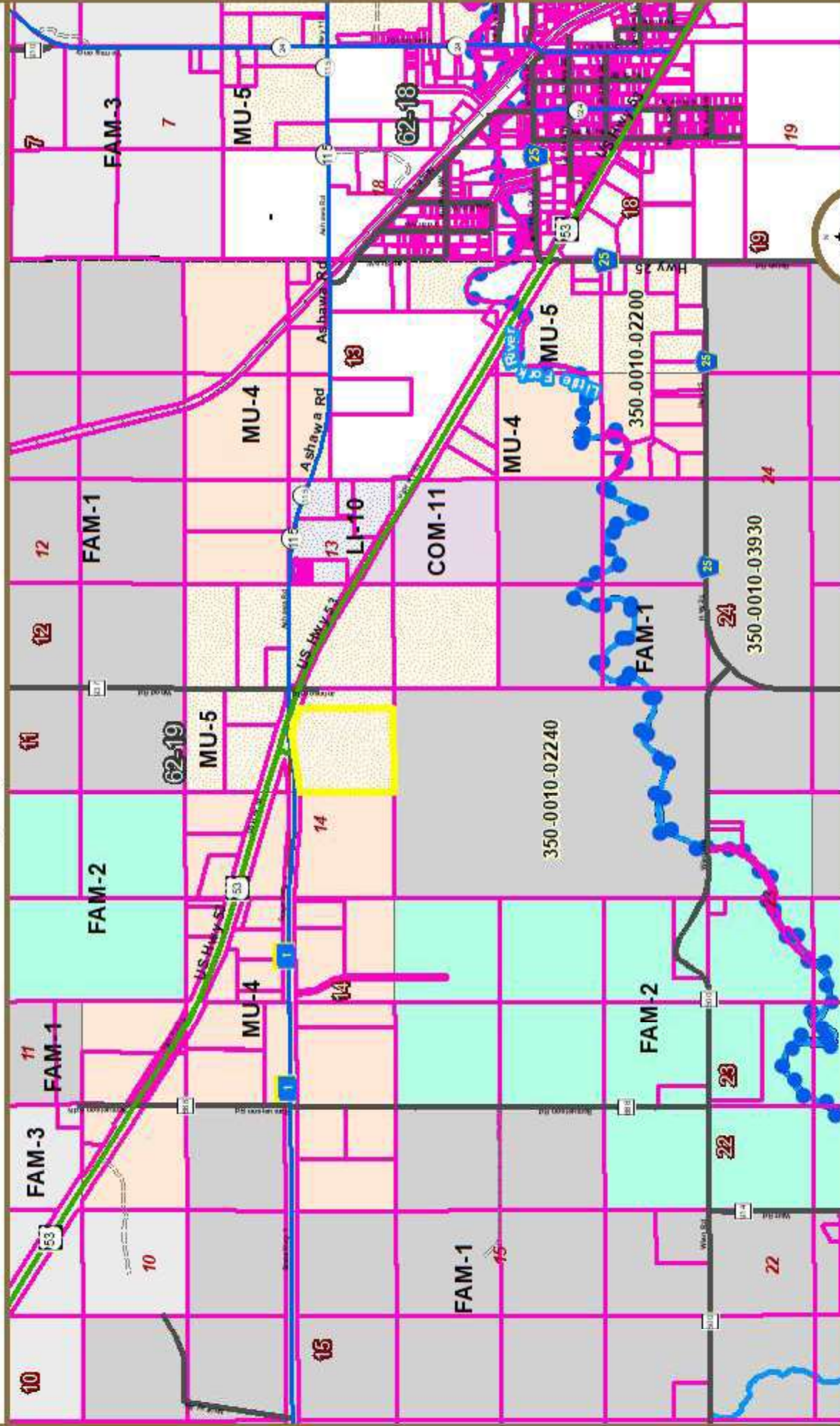
———— = DIRT ROAD. ELECT = GENERATORS





# St. Louis County

## Zoning Map Parcel 350-0010-02220





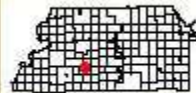


Prepared By: Planning & Community Development  
2161 725-3000  
[www.stlouiscountytn.gov](http://www.stlouiscountytn.gov)  
Source: St. Louis County  
Map Created: 4/5/2021

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

© Copyright St. Louis County All Rights Reserved





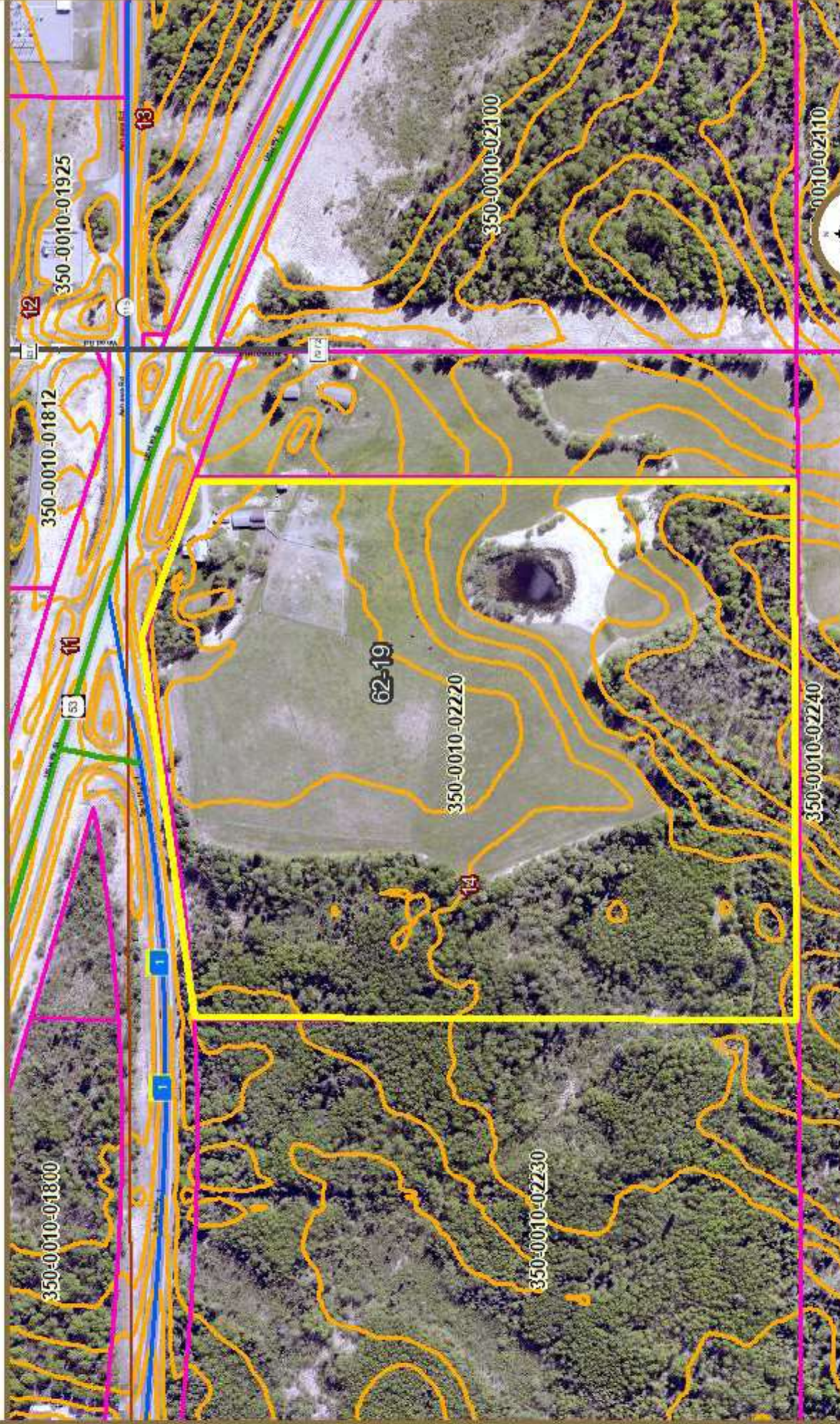
© Copyright © St. Louis County All Rights Reserved





# St. Louis County

## Lidar Map Parcel 350-0010-02220





Planning & Community Development  
2161 725-3000  
[www.stlouiscounty.mo.gov](http://www.stlouiscounty.mo.gov)  
Source: St. Louis County  
Map Created: 4/5/2021



0 120 240 360  
Feet

© Copyright St. Louis County All Rights Reserved





Map Created: 4/5/2021

© Copyright © St. Louis County All Rights Reserved









