



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 4-20-21

REPORT DATE: 8-23-21

MEETING DATE: 9-9-21

APPLICANT INFORMATION

APPLICANT NAME: Christine Schlotec

APPLICANT ADDRESS: 2747 W Crescent Dr. Britt, MN 55710

OWNER NAME: same as above

SITE ADDRESS: 9289 Armstrong Rd. Cook, MN 55723

LEGAL DESCRIPTION: SW1/4 OF SW1/4 EX ELY 800 FT OF SLY 545 FT & EX NLY 350 FT AND EX .02 AC IN SW COR & EX THAT PART SHOWN AS PARCEL 1 ON MNDOT R/W PLAT #69-126 S29, T62N, R18W (Owens)

PARCEL IDENTIFICATION NUMBER (PIN): 495-0010-03961

NATURE OF REQUEST #1: A conditional use permit for roll off dumpster storage as an Industrial Use-Class II.

NATURE OF REQUEST #2: A conditional use permit for an auto mechanic shop as a Commercial, Retail and Service Establishments Use-Class I.

NATURE OF REQUEST #3: A conditional use permit for a used car sales business as a Commercial, Retail and Service Establishments Use-Class III.

PROPOSAL DETAILS: The applicant is proposing to operate a business on the property with several different use categories. A portion of the property would be used for storage of roll-offs and garbage trucks for the applicant's garbage disposal and recycling business. The existing shop structure on the property is proposed to be used as an auto mechanic shop. The property would also be used for used car sales and there are two signs proposed along Hwy 53.

There is also a rental house on the property that has been there for many years. The applicant is proposing to maintain this house as a long term rental. This is a Residential Use Class-I that does not require a conditional use permit in this zone district. This use does need to be considered when determining the total number of uses on the property. With the residential use, there would be a total of four separate uses on the property.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Armstrong Rd.

ROAD FUNCTIONAL CLASS: Local Public

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Development on the property consists of multiple accessory structures (one is proposed to contain the auto mechanic shop), a residential dwelling, and a septic system that needs a compliance inspection.

ZONE DISTRICT: MU 4

PARCEL ACREAGE: 18.39 acres

LOT WIDTH: 480 feet

FEET OF ROAD FRONTAGE: 480 Feet (Armstrong Rd), 940 Feet (Hwy 53)

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property has a fair amount of vegetative screening, but the existing structures and proposed use are visible from both Hwy 53 and Armstrong Rd.

TOPOGRAPHY: The property is fairly flat.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There is a large amount of wetland on the property in the northeast corner of the parcel.

ADDITIONAL COMMENTS ON PARCEL: This parcel has historically been used for several different uses. There are currently Conditional Use Permits on file for bulk storage of fuel oil and gasoline, a wood processing/construction business, and multiple billboards on the property. It also appears that there may have been approval for a campground and convenience store on the property at one time, but this has since been revoked.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62 states that the proposed uses are allowed in this zone district with a Conditional Use Permit.
2. Based on the size of the property, the maximum number of separate uses that would be allowed on the parcel is four.
3. The property falls within the Forest and Agriculture land use category of the St. Louis County Comprehensive Land Use Plan.
 - a. Goal LU-7 of the Plan is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
 - b. Objective LU 7.1 - Encourage expansion of regional commercial opportunities in existing corridors along collector or arterial routes and at nodes where infrastructure and traffic volumes can support economic growth.
4. Goal LU-5.3 is to protect established residences from encroachment and the unintended impacts of incompatible uses.
5. The property also falls within the airport zone c.
 - a. Since no additional structures are proposed, the airport zoning may not be a conflict with the proposal.
 - b. The proposal would need to meet all requirements of the airport zoning.

B. Neighborhood Compatibility:

1. It appears that there are several residential properties within one quarter of a mile of the subject parcel.
2. The residential uses in the area could be considered incompatible with the proposed industrial use on the property.
3. The existing residential use on the property could be considered incompatible with the proposed industrial use.
 - a. The residential use of the property is a long term rental that was in use when the applicant purchased the property.
 - b. The property has been used in the past as a type of industrial use.
4. The Cook airport is located approximately one quarter to one half mile from the subject parcel on the opposite side of Hwy 53.

C. Orderly Development:

1. The node around this intersection and near the Cook airport consists of slightly higher development than outside of this area.
 - a. The general overall area consists of larger tracts of undeveloped land or land with limited development.
2. Much of this area outside of the existing development consists of large wetland complexes that generally aren't suitable for development.
3. Keeping the property in a neat and orderly manner may alleviate some concerns that use is not compatible with the area or the current residential use of the property.

D. Desired Pattern of Development:

1. A desired pattern of development would remain consistent with the existing development in the area where wetlands or other factors would not restrict development.
2. Had this parcel not already been approved for and used as an industrial type of use, a new industrial use may not fit with a desired pattern of development.
 - a. The previously approved industrial use may allow a similar industrial use to be considered consistent with a desired pattern of development.
 - b. The previous industrial use has not been in operation for some time.

E. Other Factor(s):

1. The applicant recently purchased the property and began storing roll offs for their garbage service and recycling business on the site shortly after.
 - a. The applicant was notified that a Conditional Use Permit would likely be required when they contacted the Planning and Community Development Department to discuss adding the auto mechanic shop to the site.
2. The property has been approved for and used for a variety of uses in the past. A few of these uses are similar use classes to some of the applicant's proposal.
 - a. The use class may be similar, but the exact nature of the request is different enough to warrant the need for a new conditional use permit.
3. Since the number of uses that are proposed on the property are the maximum that are allowed, the previous approvals will need to be revoked if the current proposals are approved.
4. The hearing for this proposal has been scheduled and tabled multiple times (May 13, 2021, and July 8, 2021). The applicant has been unavailable to attend but provided notice after the deadline for legal notifications. At the July 8, 2021, Planning Commission hearing, the PC made a motion to:

Motion by Nelson/Svatos to table the hearing at the applicant's request until the September 9, 2021 Planning Commission hearing to be heard at the conclusion of all other September hearings of the Planning Commission agenda.

In Favor: Anderson, Filipovich, Nelson, Pollock, Skraba, Svatos, Werschay - 7

Opposed: Manick - 1

Motion carries 7-1

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

- 1. Does the use conforms 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

Request #1

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for a roll off dumpster storage business as an Industrial Use-Class II, the following conditions shall apply

1. The property shall be brought into and kept in a neat and orderly manner.
2. The existing conditional use permits on file for the property shall be revoked.
3. The dumpsters and garbage trucks shall be screened from ordinary public view.
4. The dumpsters and garbage trucks shall meet the principal structure setbacks on the property.
5. A wetland delineation shall be completed and the report shall be submitted to the Planning and Community Development Department to document the location of the wetlands on the site.
6. The requirements of the Wetland Conservation Act shall be met.
7. All SSTS requirements shall be met.
8. The use shall comply with all local, county, state and federal regulations.

Request #2

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for an auto mechanic shop as a Commercial, Retail and Service Establishments Use-Class I, the following conditions shall apply

1. All SSTS requirements shall be met.
2. The local fire department shall be notified of any hazardous or flammable materials stored or utilized on the site.
3. All signs shall meet the requirements of St. Louis County Zoning Ordinance 62.
4. The use shall comply with all local, county, state and federal regulations.

Request #3

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for a used car sales business as a Commercial, Retail and Service Establishments Use-Class III, the following conditions shall apply

1. The vehicle sale lot shall meet the principal structure setbacks on the property.
2. All signs shall meet the requirements of St. Louis County Zoning Ordinance 62.
3. The use shall comply with all local, county, state and federal regulations.



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	495 - 0010 - 03961	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	Christie Schlote	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	2187802809	Date	4-1-21	
*Applicant Address	9289 Armstrong Rd	*City	Cook	*State	MN	*ZIP	55723
Applicant Email	CSchlote@gmail.com						
Contact Person If applicable.		Contact Person #					

Mailing Address If different than above.		City		State		ZIP	
--	--	------	--	-------	--	-----	--

Email Address Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.

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: 9289 Armstrong Rd 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.
#		*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" 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/parcelInfo20051frame/>

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> New business
<input checked="" type="checkbox"/> Expansion of existing business
<input checked="" type="checkbox"/> Replace existing business
<input type="checkbox"/> Extractive Use-General Purpose Borrow (Gravel) Pit*
<small>*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).</small> | <input type="checkbox"/> Other
If Other, please explain: |
|--|---|

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used? *Rent, Storage*

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

Rent, Storage, Mechanic Shop, Used car sales

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: *7:00 Am*
End: *7:00 pm*

Start: *7 Am*
End: *7pm*

Start: *7Am*
End: *7pm*

TRAFFIC, PARKING, AND/OR DOCKAGE

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

Car Truck

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)

employees, customers, renter

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

27

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)

☒ No

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

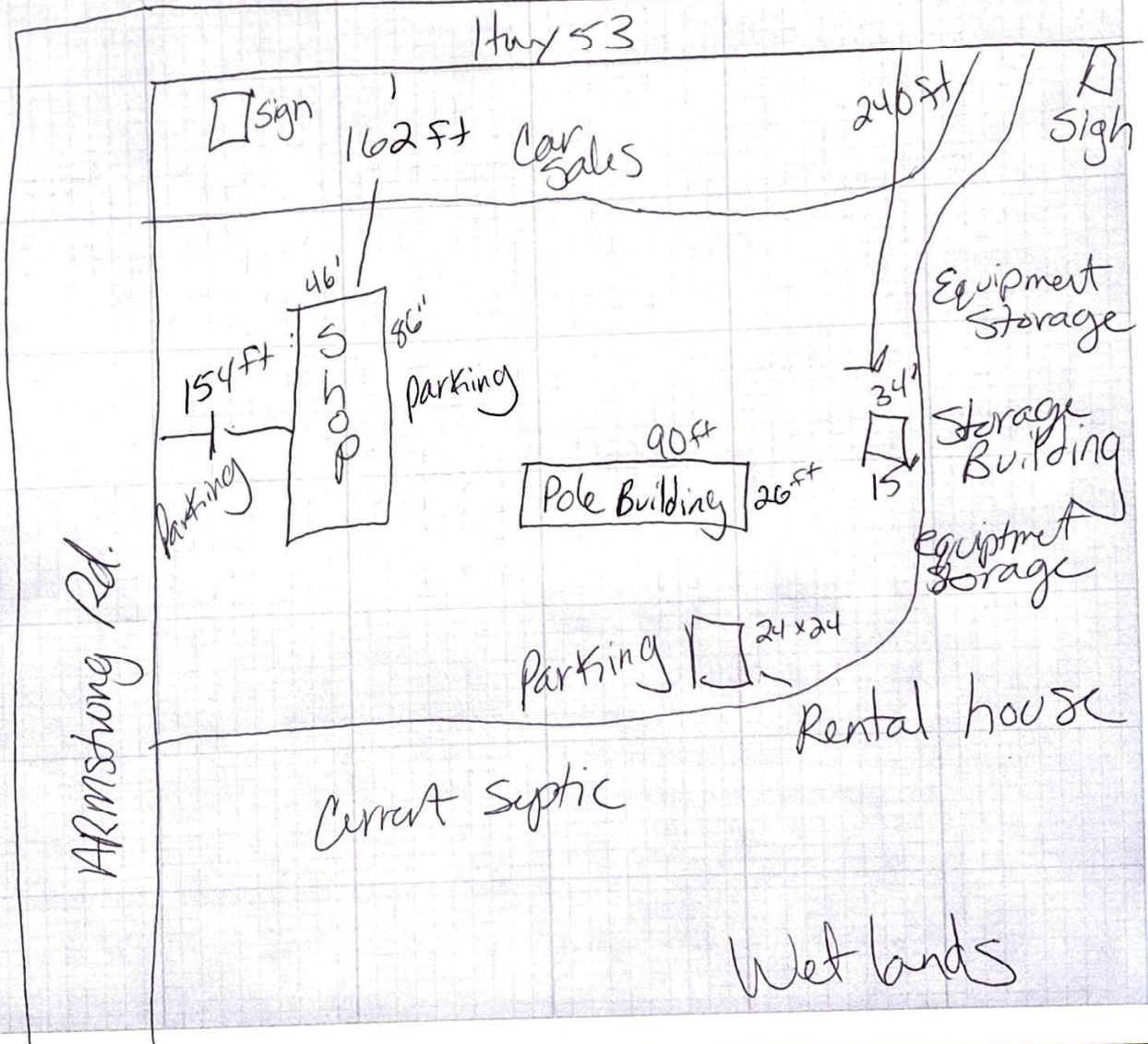
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

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

*Applicant Name:

*Site Address:

*PIN:



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title _____

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:

2 5x7 Signs by Each Corner of Property
on Hwy 53



Yes



No

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

Signs + Security Lighting.

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.☐ No New Structures☐ 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

☐ 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

Storage Tanks as required + equipment parking

If Yes, please explain:

Storage tanks placed per code.
Parking for roll off Containers.

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:

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

If Other, please explain:

Please describe collection and disposal:

As per code

*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 checked="" 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 _____

**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

Government Services
Center

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

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use 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 **495-0010-03961**

Associated PINs

Type of Application

Does this application apply to a Short Term Rental?

No

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Landowner**
Applicant Name: **Christine Schlotec**
Address Line 1: **9289 Armstrong Road**
Address Line 2: **--**
City: **Cook**
State: **MN**
Zip: **55723**
Primary Phone: **(218)780-2809**
Cell Phone: **--**
Fax: **--**
Email: **cschlotec@gmail.com**
Contact Person Name: **--**
Contact Person Phone: **--**

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? **No**
Name: **Christine Schlotec**
Address: **9289 Armstrong Road**
City: **Cook**
State/Province: **MN**
Zip: **55723**
Primary Phone: **--**
Cell Phone: **--**
Fax: **--**
Email: **cschlotec@gmail.com**

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: **9289 Armstrong Road Cook, MN**
Is this leased property? **No**
Leased From? **--**

US Forest Service
US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power
MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist
MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals
MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

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

St. Louis County - Virginia
St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?**Public Road****No****No****No****No**

Enter Project Information.

If you answered 'Yes' to any of the questions below, 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.

Is this project on a parcel less than 2.5 acres?**No****Is this project within 300 feet of a stream/river or 1,000 feet of a lake?****No****Is this project adding a bedroom?**

Include home, garage, and accessory dwelling.

No**Total # of bedrooms on property after project completion.****0****Does this project include plumbing or pressurized water in proposed structure?****Yes****If Yes, please explain:****N/A****Is this project connected to a municipal or sanitary district system?****No**

CONDITIONAL USE WORKSHEET

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.

What are you applying for?

New Business **Yes**

Expansion of Existing Business **Yes**

Replace Existing Business **Yes**

Other **No**

If Other, please explain

--

How is the property currently being used?

Rent, storage

What type of business/use is being applied for?

List all uses that will take place.

Rent, storage, mechanic shop, used car sales

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Rent, storage, mechanic shop, used car sales**

M-F Hours **7:00 AM - 7:00 PM**

Saturday/Sunday Hours **7:00 AM - 7:00 PM**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

Yes

If Yes, what is the estimated increase **11-25 vehicles**

Does the proposal require parking?

Please include employees, visitors, and other parking.

Yes

How many parking **27**

spaces are available on the property?

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

Yes

Please list number of signs, size, location, and illumination of each sign

2-5x7 foot signs by each corner of property on Highway 53

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

Yes

If Yes, please explain

Signs and security lighting

OUTDOOR BUSINESS ACTIVITY

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

Yes

If Yes, please explain

Storage tanks as required and equipment parking. Storage tanks placed per Cook. Parking for roll-off containers.

WASTEWATER TREATMENT

Will wastewater be generated?

Yes

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

Private Septic System **Yes**

Municipal

No

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage **Yes**

Oil and Grease **Yes**

Other Automotive Fluids **Yes**

Animal Waste **No**

Chemicals **No**

Medical **No**

Hazardous **No**

Demolition Waste **No**

Wood and Sawdust **No**

Radioactive **No**

Other **No**

If Other, please explain --

Please describe **As per code.**
collection and disposal:

STORMWATER MANAGEMENT

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

If Yes, please attach your NPDES permit.

No

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: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement
above.

No

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

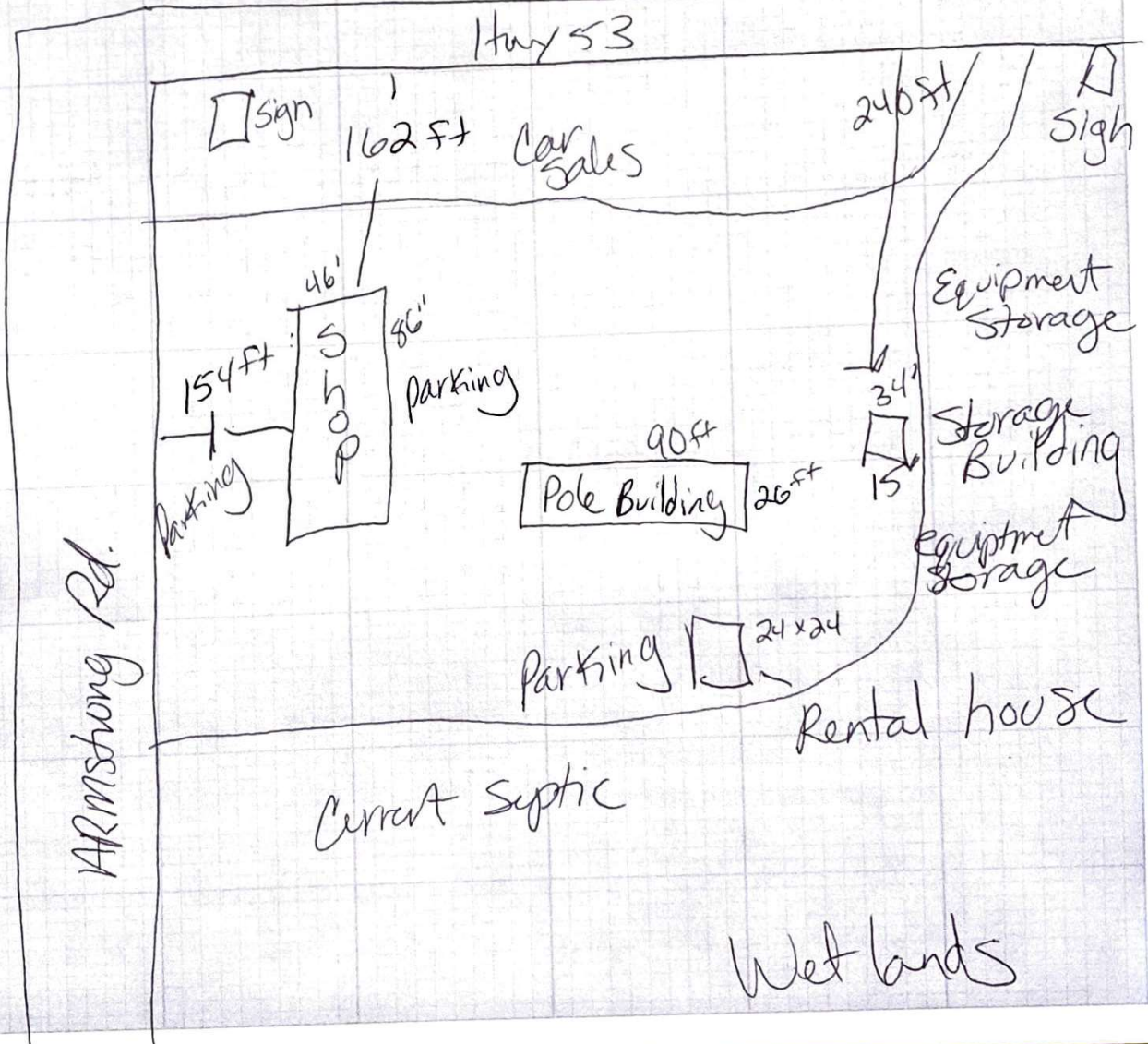
- ☐ *Distance of Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Proposed Structures to Septic System and Tank
- ☐ *Distance of Proposed Structures to Property Lines
- ☐ *Distance of Proposed Structures to Road Centerline and Right-of Ways

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

*Applicant Name:

*Site Address:

*PIN:



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

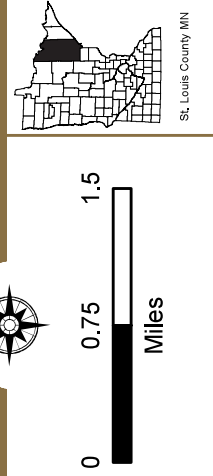
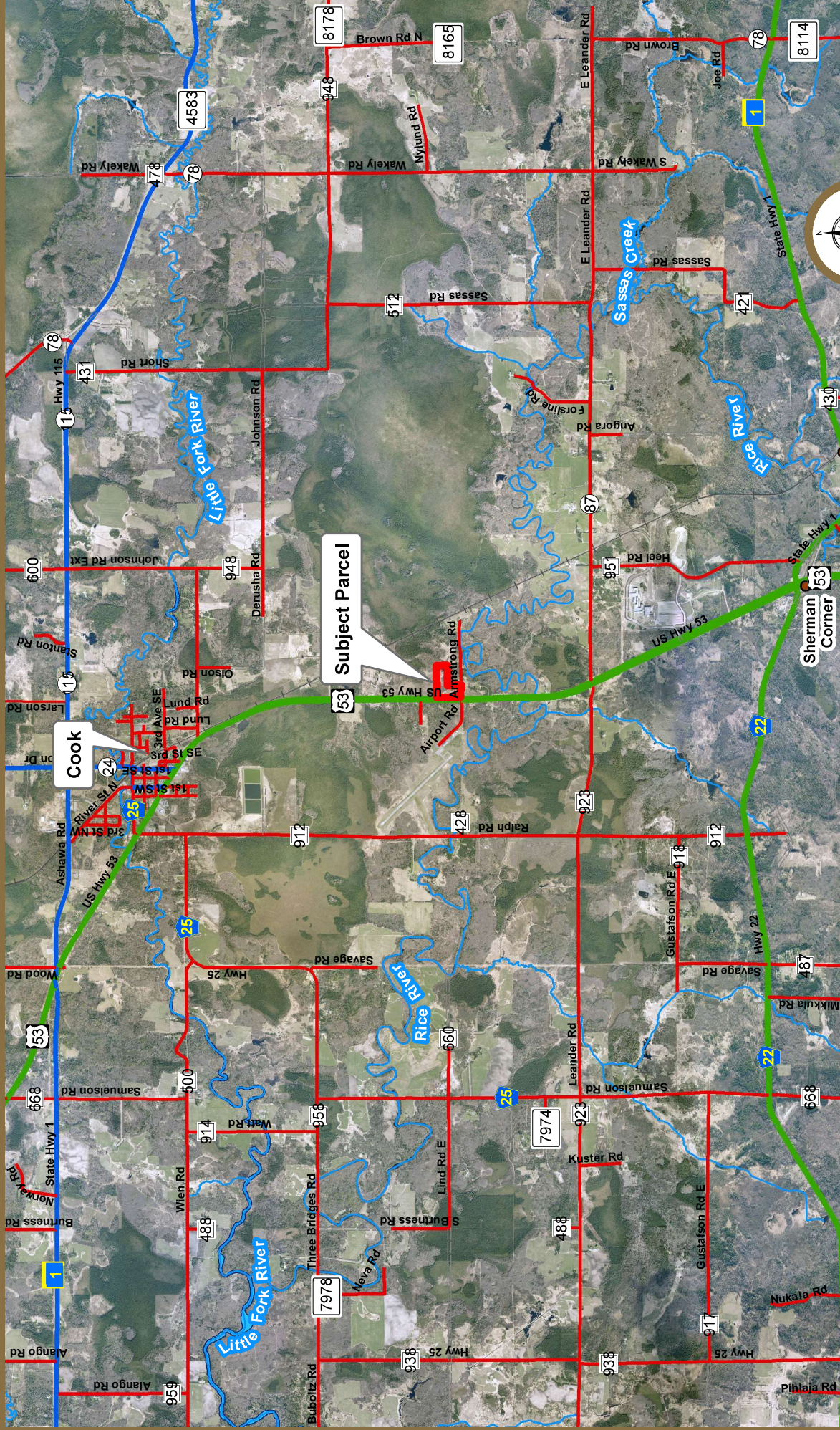
Signature _____

Title _____



St. Louis County

May PC Meeting



Christine Schlotec
Location Map
PIN:495-0010-03961

Prepared By: Planning & Community Development
(216) 728-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 4/15/2021

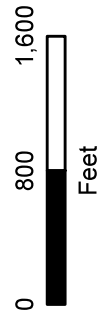
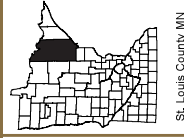
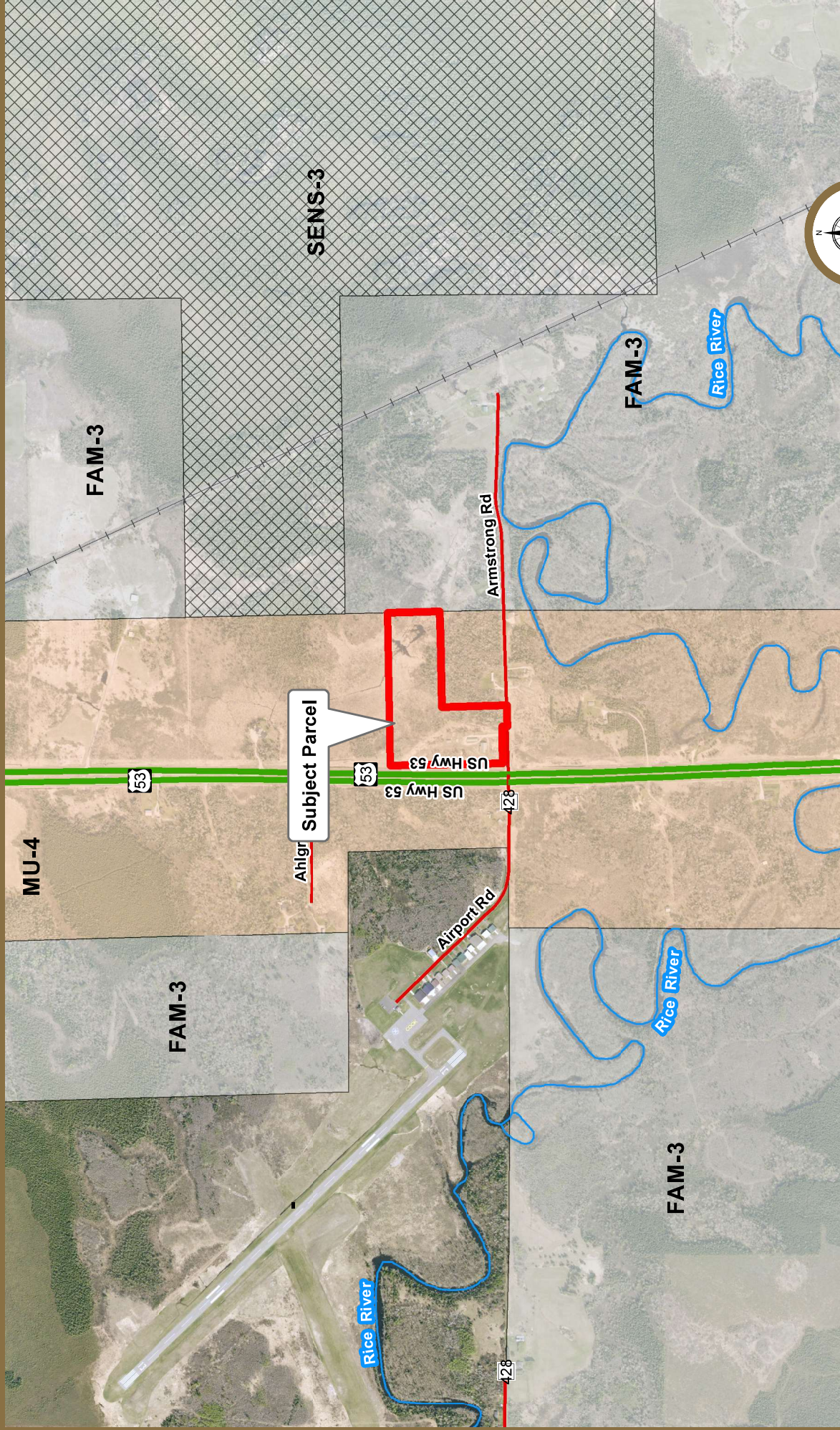
Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



St. Louis County

May PC Meeting



Christine Schlotec
Zoning Map
PIN:495-0010-03961



Prepared By: **Planning & Community Development**
(215) 728-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 4/15/2021
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.
© Copyright St. Louis County All Rights Reserved



St. Louis County



Site Map



Prepared By: Planning & Community Development
2161 725-3000
www.stlouiscountytn.gov

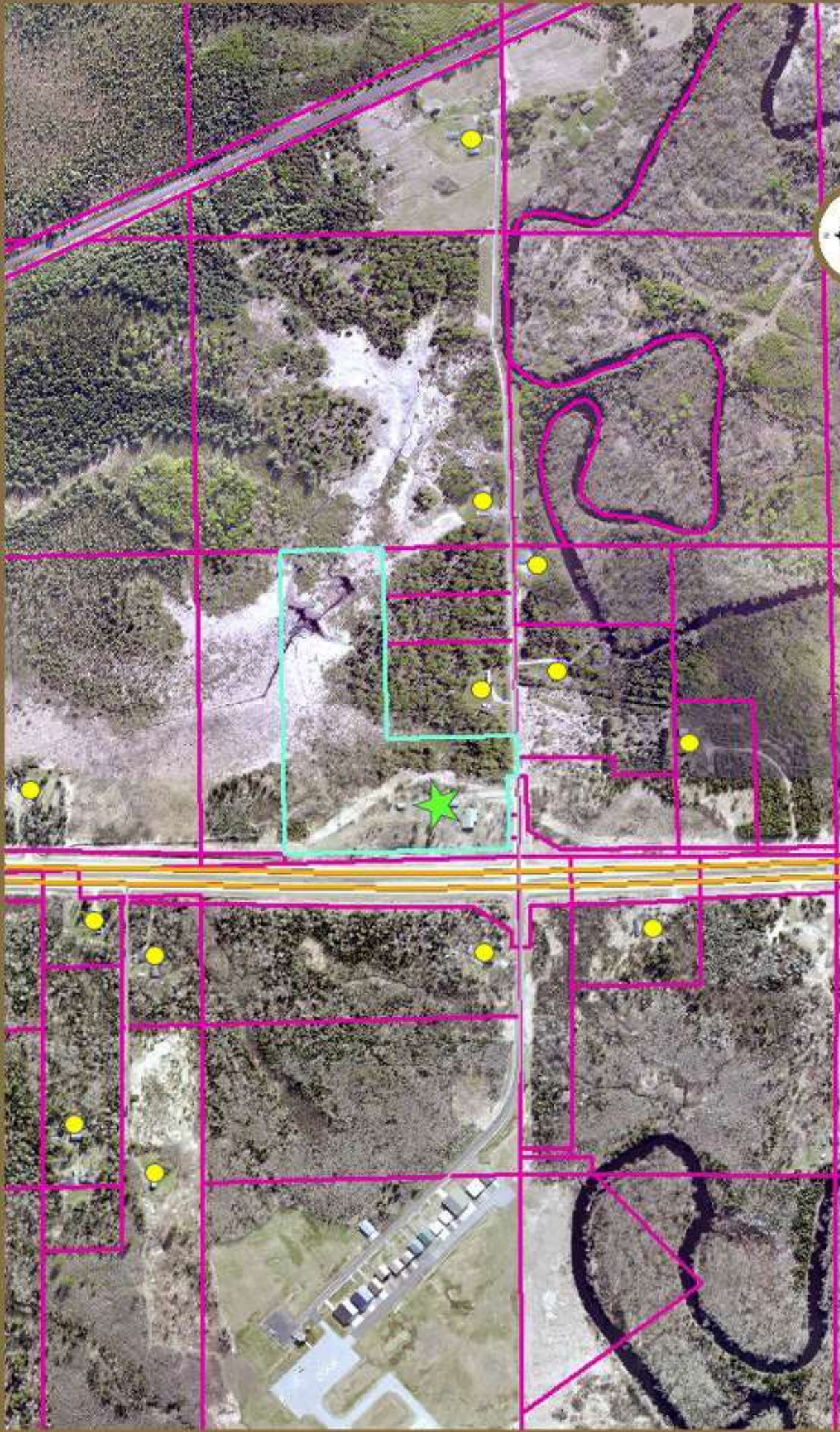
Source: St. Louis County

Map Created: 4/21/2021

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

St. Louis County



● Residential properties in the area
Site Map

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

Source: St. Louis County
Map Created: 4/2/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Official Aerials for area shown. 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

FEB 17 1987

A

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

PLANNING COMMISSION DECISION

428077

WHEREAS, the Planning Commission is granted certain powers and duties pursuant to M.S. 304.301,

WHEREAS, a hearing was conducted before the Commission for a Conditional Use Permit on October 9, 1986, at The IRRRB Building, Eveleth, MN,

WHEREAS, the name of the applicant is David and Frank Udovich,

WHEREAS, the legal description of the property in question is

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, (SW $\frac{1}{4}$ -SW $\frac{1}{4}$ exc. N'ly. 350' and exc. E'ly. 800'
Section 29, Township 62, Range 18, of S'ly. 545' and exc. W'ly. 520' of S'ly.
(Owens Township) 395').

WHEREAS, said property is located in an AR, Rural Residential zone district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission granted a Conditional Use Permit to allow the establishment of a bulk storage facility for fuel oil
and gasoline as a Rural Industry
on the above described property subject to the following conditions:

1. That all necessary requirements of the P.C.A. be met, and that the applicant submit to the Planning and Zoning staff the specific requirements for this proposal prior to issuance of the Land Use Permit;
2. That evidence of approval by the State Highway Department for the access roads be submitted;
3. That any necessary requirements of the County Health Department be met;
4. That all Zoning Ordinance requirements applying to Rural Industry be met;
5. That the Campground/Convenience Store permit be revoked subject to approval by the County Attorney's Office; and
6. Should any unforeseen problem arise for which there is no mutually agreeable solution, the applicant may seek the direction from the Planning Director, who in turn may seek guidance from the Planning Commission.

By Order of the
Planning Commission

Geraldine G. Hays
Chairman

John D. J. J. J.
Secretary

Subscribed to and sworn
before me this 30th day of
October, 1986

Marianne J. Phillips
NOTARY PUBLIC
Marianne J. Phillips
NOTARY PUBLIC - MINNESOTA
ST. LOUIS COUNTY
My commission expires on 10/1/91

Statutes 394.301 Subd. 4

St. Louis County Land Use Permit No. 24257 issued on 10/30/86

428077

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA

County of St. Louis } SS.

I hereby certify that the within instrument was filed in this office as Document No. **428077**

FEB 17 1987 at **122** M

MARK A. MONACELLI

County Recorder

By

D. Putnam

Deputy

At St Louis Day 1/2

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

PLANNING COMMISSION DECISION

WHEREAS, the Planning Commission is granted certain powers and duties pursuant to M.S. 304.301,

WHEREAS, a hearing was conducted before the Commission for a Conditional Use Permit on June 9, 1994, at the IRRRB Building, Eveleth, MN,

WHEREAS, the name of the applicant is David Beer/Jerry Schoon, d/b/a Waconda Wood Products, Inc.

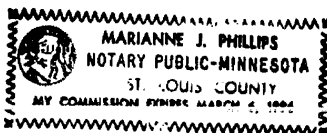
WHEREAS, the legal description of the property in question is
The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ except the easterly 800 feet of the southerly 545 feet of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the northerly 350 feet of the SW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 29, Township 62, Range 18 (Town of Owens)

WHEREAS, said property is located in an MUNS-4, Multiple Use Non-Shoreland zone district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants a Conditional Use Permit to allow a wood processing/construction business

on the above described property subject to the following conditions:

1. The planing business shall be conducted within an enclosed building to reduce noise;
2. The exterior of the building shall be painted or stained in an unobtrusive color;
3. Advertising signs shall be set back a minimum distance of 10 feet from the right-of-way and follow the standards of the ordinance;
4. Lighting shall not be directed upon nearby or adjacent properties;
5. The local fire department shall receive information on all material stored on the property, particularly hazardous and combustible or toxic material;
6. All solid and hazardous waste shall be stored and disposed of in accordance with County, State and Federal regulations;
7. A vegetative buffer of 50 coniferous trees shall be installed on the south property line parallel to Armstrong Road;
8. The septic system shall conform to all St. Louis County Health Department regulations;
9. Log construction and display of a log home is permitted on the property subject to meeting all setback requirements; and
10. The project shall be substantially completed within 6 years.



Subscribed to and sworn before me this 26th day of June, 1994

Marianne J. Phillips
Notary Public

By Order of the
Planning Commission

B. J. Phillips
Chairman

[Signature]
Secretary

Recorded pursuant to MN Statutes 394.301 Subd. 4

St. Louis County Land Use Permit No. 31830

issued on

7/8/94
To: SLIC-Natch N/C

0621914

ST. LOUIS COUNTY RECORDER
STATE OF MINNESOTA
I HEREBY CERTIFY THAT
THE WITHIN INSTRUMENT
WAS FILED IN THIS OFFICE
FOR RECORD AS

DOCUMENT NO. 00621914

ON 12/30/1994
AT 01:00PM

MARK A. MONACELLI
COUNTY RECORDER

BY TERESA HIRSCH
DEPUTY

Teresa M Hirsch

FOR COUNTY RECORDER USE ONLY

LOG # 12291994

55 DOC. # 0621914 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.
56 DOC. # 0621915 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.
57 DOC. # 0621916 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.
58 DOC. # 0621917 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.
59 DOC. # 0621918 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.
60 DOC. # 0621919 PLAT #	INST cu	REC. FEE n/c S.C. n/c	W.C.	CONF. COPY CERT. COPY	M.T.	D.T.	R.E.

RETURN S-18

COPIES _____

ACCOUNT _____

STATUS # C

CODED BY JD

REJECT _____

LOGGED BY [Signature]

ENTERED BY _____

00782293

Office of the County Recorder

St. Louis County, Minnesota

Recorded on 04/04/2000

at 12:31PM

Document No. 00782293

Mark A. Monacelli

County Recorder

By TERESA HIRSCH DEPUTY
AFR 23618



00782293

DO NOT REMOVE

CONDITIONAL USE PERMIT - DECISION

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

PLANNING COMMISSION DECISION

00782293

WHEREAS, the Planning Commission is granted certain powers and duties pursuant to M.S. 394.301,

WHEREAS, a hearing was conducted before the Commission for a conditional use permit on June 13, 1996, at the IRR&R BUILDING, Eveleth, MN,

WHEREAS, the name of the applicant is Waconda Wood Products, Inc.,

A WHEREAS, the legal description of the property in question is

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, (Please see attached legal description)
Section 29, Township 62, Range 18
(Owens Township)

WHEREAS, said property is located in an MUNS-4, Multiple Use Non-Shoreland
zone district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants a conditional use permit to allow 3 (three) billboards, (5 were requested). on the
above described property subject to the following condition(s):

All signs shall be related to "Voyageurs National Park" or a public service interest. Signs are to be located at least 200 feet from Armstrong Road, with the remaining space between signs to be divided equally.

Return to
SLC Planning
AFR #: 23618
Cash Chg
NRC



By the Order of the St. Louis County
Planning Commission

Subscribed to and sworn
before me this 3rd day of
March, 192000

Chairman

Secretary

Marianne J. Ritari
Notary Public

Recorded pursuant to MN Statutes 394.301 Subd. 4

St. Louis County Land Use Permit No. _____ issued on _____

RE: WACONDA WOOD PRODUCTS, INC.
CONDITIONAL USE PERMIT, 6/13/96

00782293

PC 495-10-3961

Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$), Section Twenty-Nine (29), Township Sixty-Two (62) North of Range Eighteen (18) West of the Fourth Principal Meridian **EXCEPT** the Easterly 800 feet of Southerly 545 feet of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and **EXCEPT** the Northerly 350 feet of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and **EXCEPT** that part of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ beginning at a point on the South line of said forty 150 feet East of the centerline of Highway 53; thence North 42 feet; thence East 95 feet; thence South 42 feet; thence West 95 feet to point of beginning