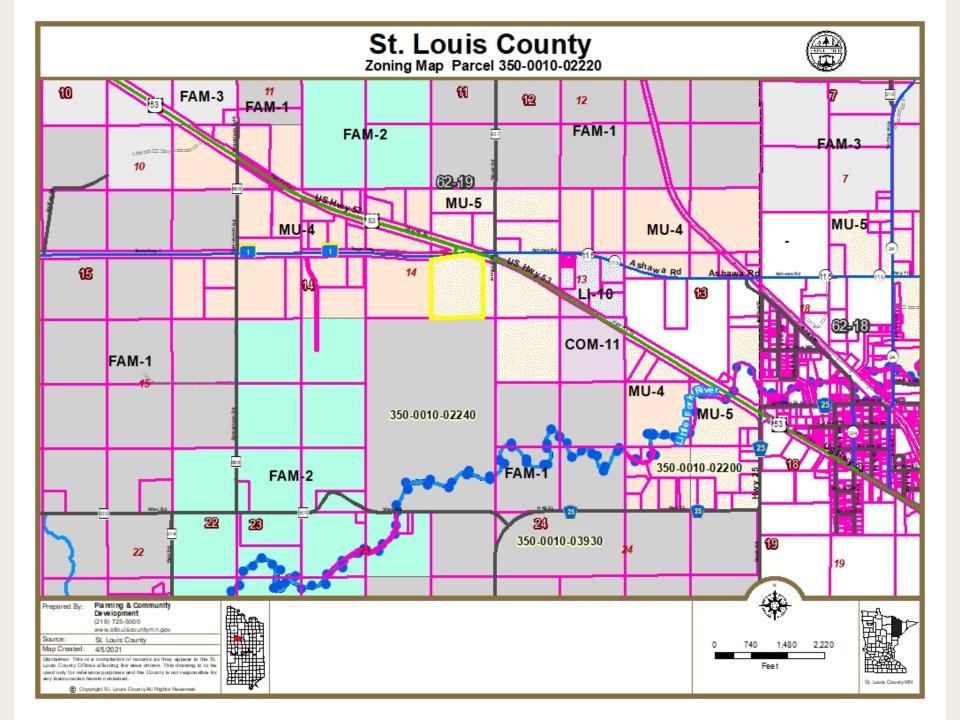
### Presenter

Mark Lindhorst Senior Planner Fred Denn S14, T62N, R19W Field Twp.

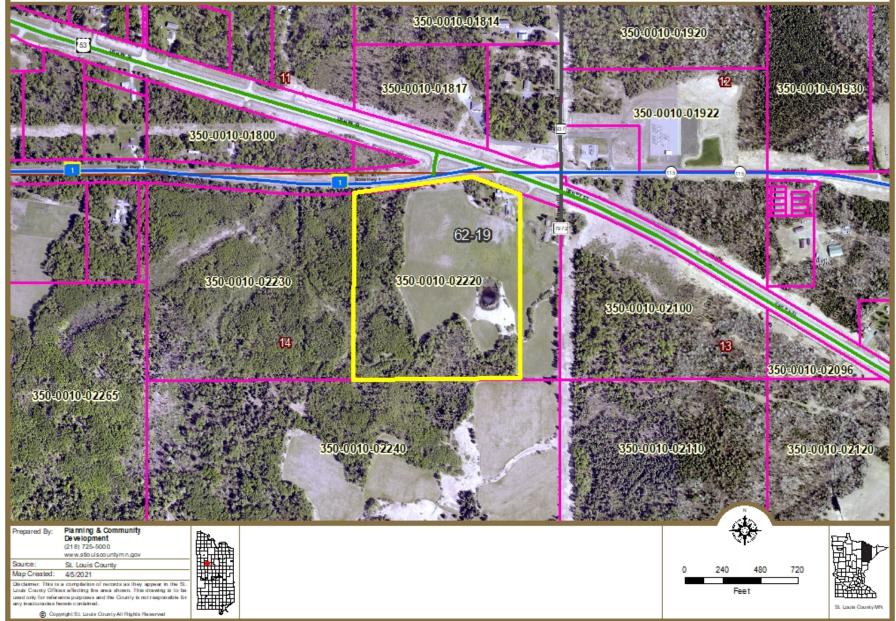
# Request RV Campground

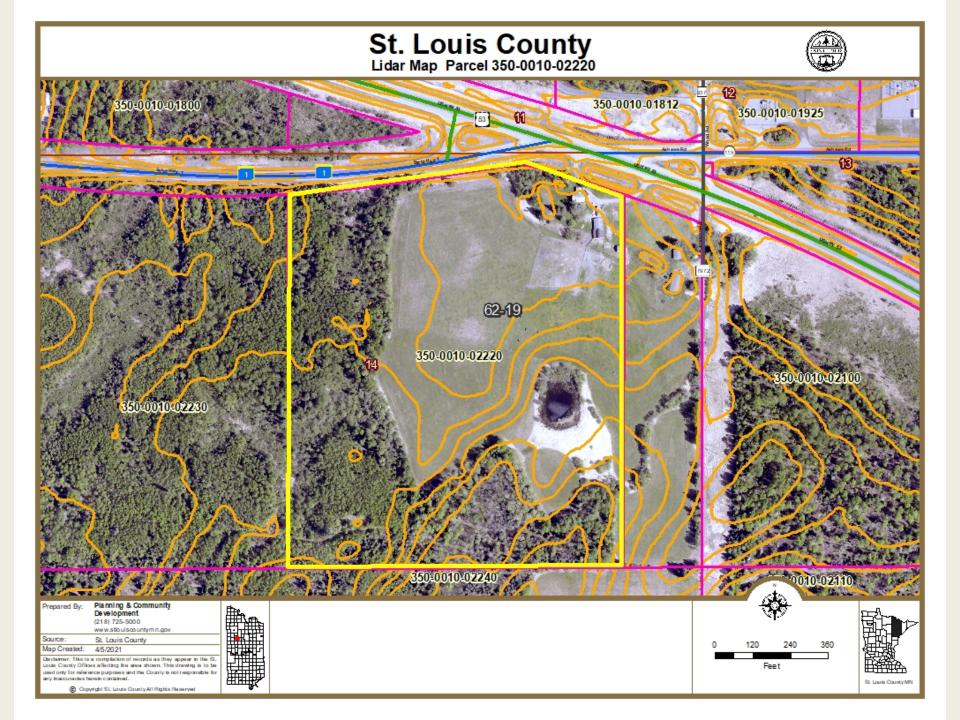
- Operate an RV campground.
- Requesting up to 4 sites.
- Opens 7 days a week
- SSTS permit will be required.



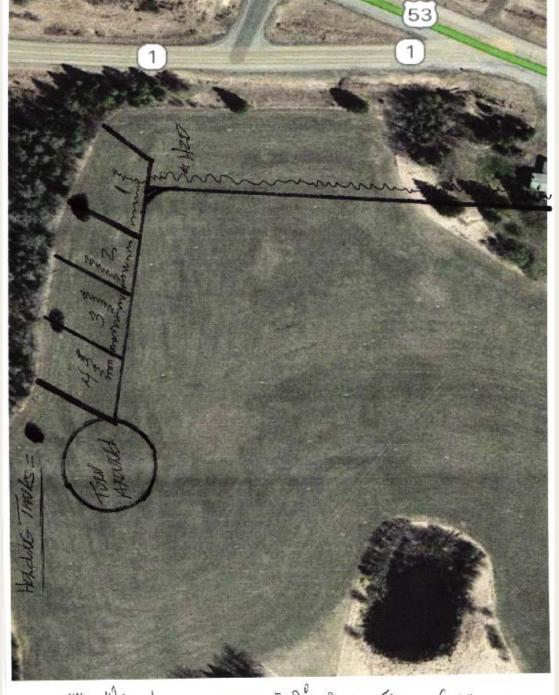
# St. Louis County Location Map Parcel 350-0010-02220







## St. Louis County Site Map Parcel 350-0010-02220 350±0010±01800 350-0010-01812 350-0010-01925 62-19 350-0010-02220 350-0010-02230 350-0010-02240 (218) 725-5000 St. Louis County Map Created: 4/5/2021 Disclaimer: This is a compitation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be Feet used only for reference purposes and the County is not responsible for any inaccuracies herein contained. Copyright St. Louis County All Rights Reserved



MATER LINE = DIRT ROMA. ELECT = GENERATORS



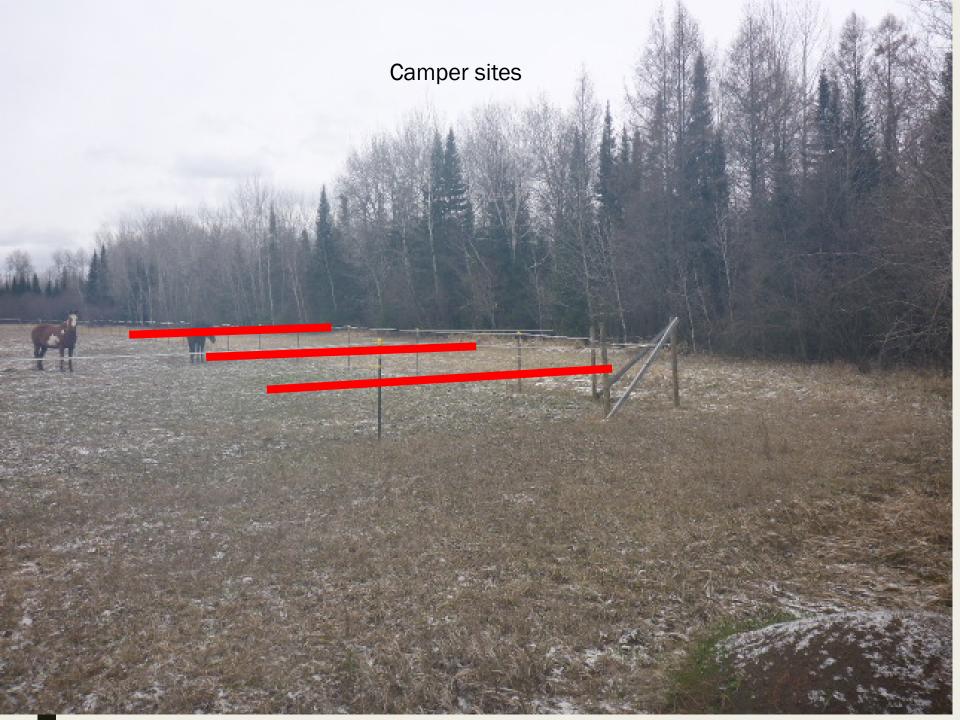


Hwy 53 North

Hwy 53 South







## 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 resident's 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 ½ 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.

### Recommended Conditions If Approved

If 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.

## Correspondence

# Planning Commission

Questions?

Public

Questions?