



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: N/A

REPORT DATE: 7/27/2020

MEETING DATE: 8/13/2020

APPLICANT INFORMATION

APPLICANT NAME: Matt Roderick Construction LLC

APPLICANT ADDRESS: PO Box 747, ELY, MN 55731

OWNER NAME: Robert Matschiner

SITE ADDRESS: 2068 Hwy 169, Ely, MN 55731

PROPOSED LEGAL DESCRIPTION: That part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 63 North, Range 12 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows; Assuming the West line of said Northwest Quarter of the Southwest Quarter to bear North 00° 46' 29" West and from the Southwest Corner of said Northwest Quarter of the Southwest Quarter, being also the South Sixteenth Corner run North 00° 46' 29" West along said West line, a distance of 428.23 feet to the centerline of State Highway No. 169; thence North 61° 55' 57" East along said centerline, a distance of 425.32 feet to the POINT OF BEGINNING. Thence North 61° 55' 57" East along said centerline, a distance of 640.55 feet; thence North 61° 23' 21" East along said centerline, a distance of 217.29 feet; thence South 35° 06' 29" East, a distance of 264.95 feet; thence South 00° 46' 29" East, a distance of 806.98 feet to the South line of the Northwest Quarter of the Southwest Quarter, being also the Center South Sixteenth Corner; thence South 89° 33' 09" West along said South line, a distance of 972.21 feet; thence North 43° 25' 23" East, a distance of 392.21 feet; thence North 21° 26' 43" West, a distance of 185.78 feet; thence North 41° 31' 54" West, a distance of 224.29 feet to the centerline of State Highway No. 169, being also the POINT OF BEGINNING. EXCEPT That part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 63 North, Range 12 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows; Assuming the West line of said Northwest Quarter of the Southwest Quarter to bear North 00° 46' 29" West and from the Southwest Corner of said Northwest Quarter of the Southwest Quarter, being also the South Sixteenth Corner, run North 89° 33' 09" East a distance of 1288.91 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter, being also the Southwest Sixteenth Corner; thence North 00° 46' 29" West along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 317.10 feet to the POINT OF BEGINNING. Thence South 89° 45' 57" West, a distance of 219.76 feet; thence North 27° 22' 12" West, a distance of 518.47 feet; thence North 61° 22' 37" East, a distance of 389.29 feet; thence South 35° 06' 29" East, a distance of 189.47 feet; thence South 00° 46' 29" East along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 489.88 feet to the POINT OF BEGINNING. S32, T63N, R12W (Morse)

PARCEL IDENTIFICATION NUMBER (PIN): 465-0020-04644 (subject to change after parcel review is recorded)

NATURE OF REQUEST: A conditional use permit for a mini-storage business as a Commercial, Retail and Service Establishment-Class II.

PROPOSAL DETAILS: The applicant is proposing to construct a 128 foot by 50 foot mini-storage building. The hours of operation will be 9am-6pm daily. The applicant stated that less than 10 vehicles per day will enter/exit the site and there will be a 5 foot by 16 foot sign attached to the building. The current parcel is approximately 16.5 acres in size and a parcel 11.5 acres will be retained by the applicant for the proposed use. This parcel has previously been used as a log cabin construction

business and a small engine repair shop. The log cabin business received a CUP for a Rural Industry in 1988. In January of 2020, a CUP was approved for a masonry business and a parcel 6 acres in size was subdivided from the current parcel for that business.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Hwy 169

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 currently an accessory structure and driveway on the property.

ZONE DISTRICT: MU 5

PARCEL ACREAGE: 11.5

LOT WIDTH: Approx. 465 FEET

FEET OF ROAD FRONTAGE: Approx. 465 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The proposed parcel has poor screening from neighboring parcels and fair screening from Hwy 169.

TOPOGRAPHY: The proposed storage area is relatively flat, the parcel has a large ridge to the south.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: N/A

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6, B., indicates that a mini-storage business is an allowed use with a conditional use permit, as a Commercial, Retail and Service Establishment-Class II.
2. 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.

B. Neighborhood Compatibility:

1. The general area south and east of the proposed parcel consists of parcels approximately 40 acres in size. The parcels north of Hwy 169 vary in size from 2 to 20 acres.

2. There is one permanent residence located directly across the highway from the proposed parcel and mini-storage business. There is also a residence approximately 500 feet east of the proposed use.
3. The proposed mini-storage business would likely be a compatible use with the neighborhood as the parcel has been historically used commercially.
4. Hwy 169 is an arterial road that has a substantial amount of regular traffic.

C. Orderly Development:

1. The proposed use is bordered by a masonry business on the adjoining parcel to the west and a proposed rolloff business on the proposed 5 acre parcel to the east.
2. There is residential development to the north and east of the parcel.

D. Desired Pattern of Development:

1. The subject parcel, as well as a majority of the surrounding area, is zoned Multiple Use.
 - a. Multiple Use zone districts allow a wide range of uses.
 - b. A mini-storage business is an allowed use in Multiple Use zone district with a conditional use permit.
2. The parcel has been used commercially. A CUP was approved in January 2020 for commercial development on the parcel to the west and there is proposed commercial business to the east.

E. Other Factor(s):

1. In 1988 a CUP was approved on the parent parcel for a log cabin manufacturing business.
2. In January of 2020, a CUP was approved for a masonry business and a parcel 6 acres in size was subdivided from the current parcel.
3. A rolloff business is proposed on the eastern 5 acres of the parcel.

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 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 a mini-storage as a Commercial, Retail and Service Establishment-Class II, the following conditions shall apply:

1. The applicant shall obtain approval for access from the appropriate road authority.
2. Parcel Review shall be recorded prior to the issuance of a Conditional Use Permit.
3. The applicant shall comply with all county, state and federal regulations.
4. Lighting shall be directed downward in accordance with dark sky standards.
5. Existing vegetative screening along Hwy 169 shall remain intact.

**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 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: http://gis.stlouiscountymn.gov/planningflexviewers/County_Explorer

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

Primary PIN **465-0020-04644**

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: **Other**
Applicant Name: **Matthew Roderick Construction LLC**
Address Line 1: **PO Box 747**
Address Line 2: **--**
City: **Ely**
State: **MN**
Zip: **55731**
Primary Phone: **(218)235-1030**
Cell Phone: **--**
Fax: **--**
Email: **mat@elyconstruction.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: **Matthew Roderick Construction LLC**
 Address: **PO Box 747**
 City: **Ely**
 State/Province: **MN**
 Zip: **55731**
 Primary Phone: **--**
 Cell Phone: **--**
 Fax: **--**
 Email: **mat@elyconstruction.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: **2068 Hwy 169 Ely**
 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
 Northland Office Center
 307 First Street South, Suite 117
 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?****No****If Yes, please explain:****--****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 **No**Replace Existing Business **No**Other **No**

If Other, please explain

--

How is the property currently being used?

Logyard

What type of business/use is being applied for?

List all uses that will take place.

Storage rental

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Storage rental**

M-F Hours **9 am to 6 pm**

Saturday/Sunday Hours **9 am to 6 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 **< 10 vehicles**

Does the proposal require parking?

Please include employees, visitors, and other parking.

No

How many parking 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

The sign will be on the building 5' x 16'

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

No

If Yes, please explain

--

OUTDOOR BUSINESS ACTIVITY

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

No

If Yes, please explain

--

WASTEWATER TREATMENT

Will wastewater be generated?

No

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

Private Septic System **No**

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 **No**

Oil and Grease **No**

Other Automotive Fluids **No**

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
collection and disposal: **none**

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: **--**

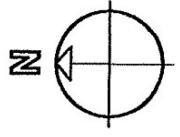
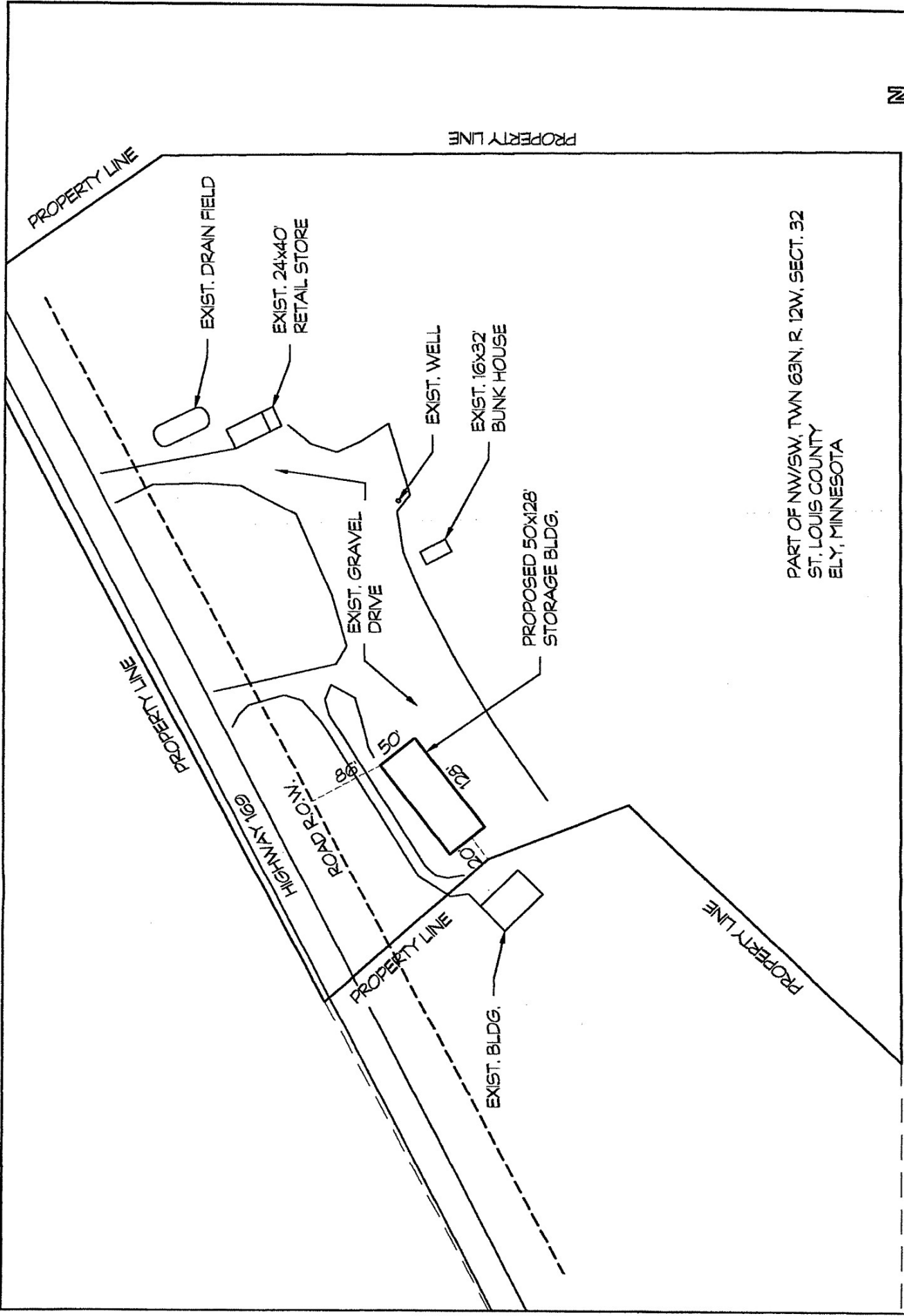
State: **--**

Postal Code: **--**

Email Address: **--**

I have read and agree to the statement
above.

No



PART OF NW/4 SW, T4N 63N, R 12W, SECT. 32
ST. LOUIS COUNTY
ELY, MINNESOTA

PROPERTY LINE

SITE PLAN

2068 Hwy 169

Ely, MN 55731

Scale: 1"=150'

CERTIFICATE OF SURVEY
BOUNDARY SURVEY IN THE
NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 32, T63N, R12W,
4th P.M. ST. LOUIS COUNTY, MN

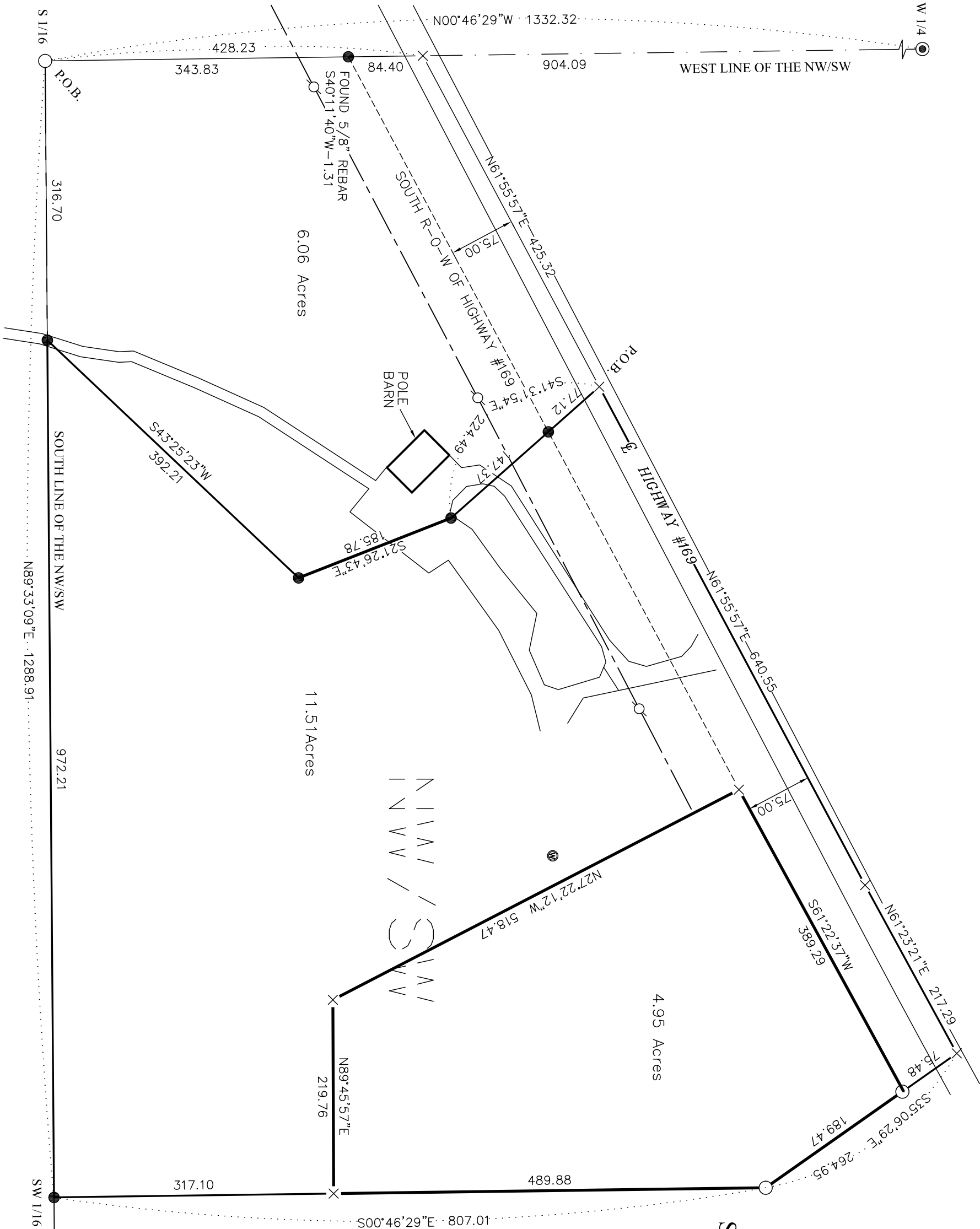
SCALE 1" = 120' REVISED JULY, 2020

BEAR ISLAND SURVEYING INC.
ELY, MINNESOTA



BASIS OF BEARING IS ASSUMING THE
WEST LINE OF THE NW/SW TO BEAR
N00°46'29"W
ALL LINEAR MEASUREMENTS ARE
U.S. SURVEY FEET
©

- LEGEND
- = 3/4" PLASTIC CAPPED REBAR
STAMPED RLS #23683
 - = 1" IRON PIPE
 - ⊙ = ST. LOUIS COUNTY
ALUMINUM CAPPED PIPE
 - × = LEGAL DESCRIPTION POINT
 - ⊗ = WELL



St. Louis County

August PC Meeting



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

Source: **St. Louis County**

Map Created: **7/22/2020**

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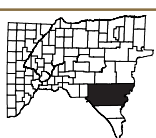
Roderick / Gruba

Survey

PIN:465-0020-04644



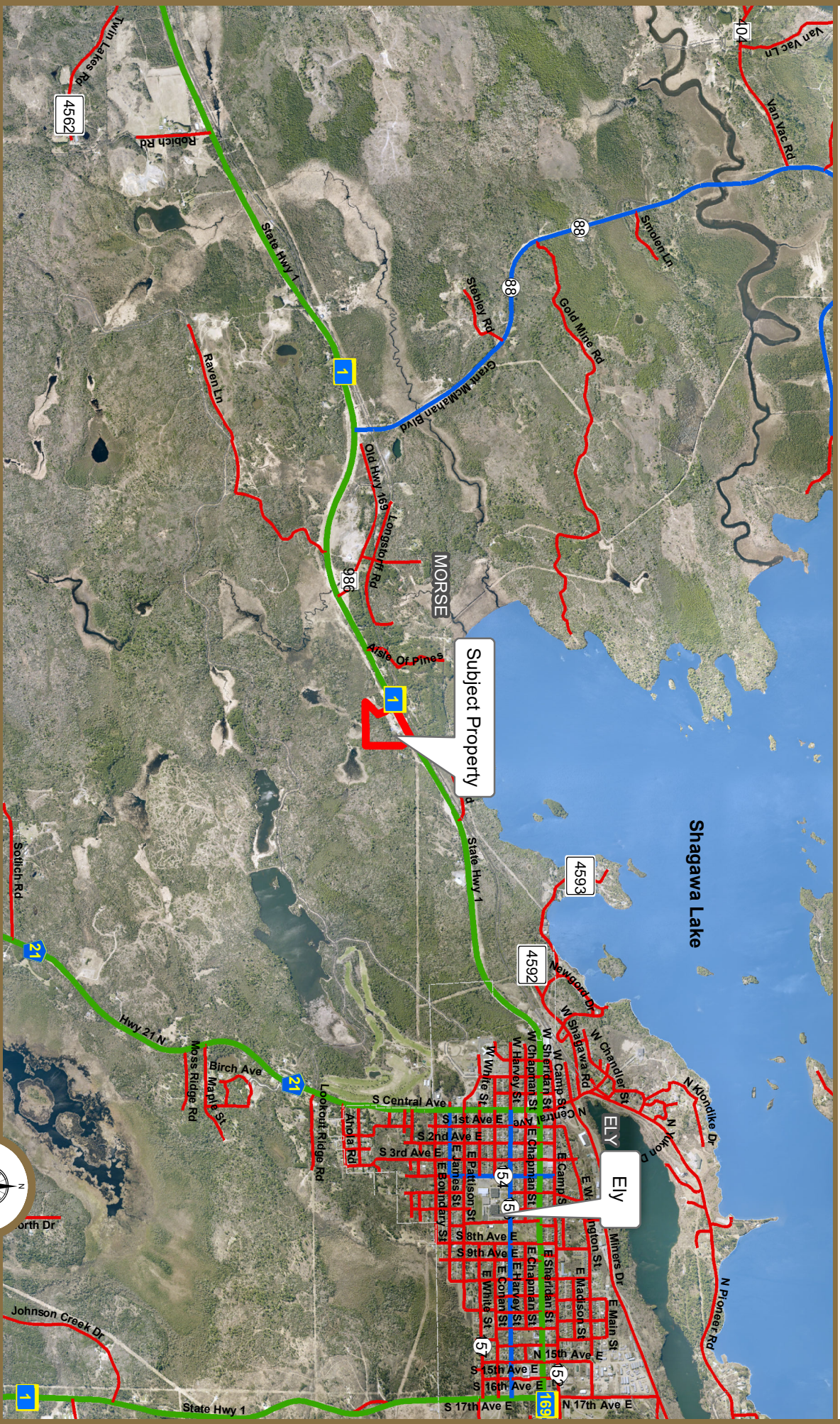
Miles



St. Louis County MN

St. Louis County

August PC Meeting



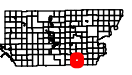
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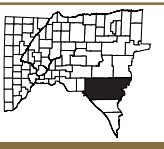
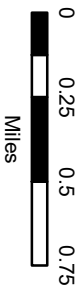
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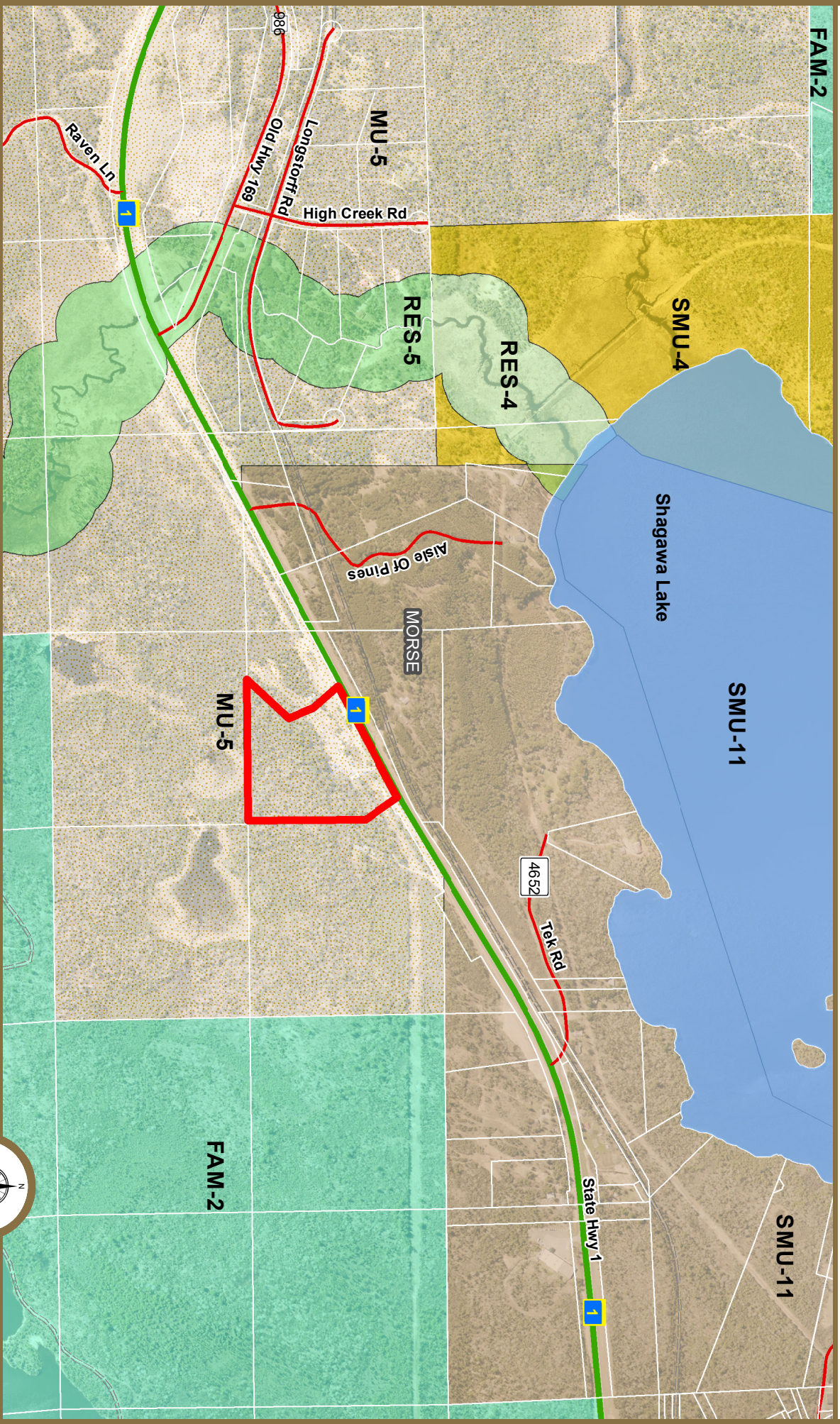
Location Map

PIN:465-0020-04644



St. Louis County

August PC Meeting



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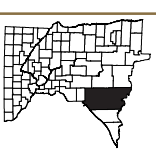
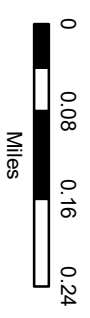
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Roderick / Gruba

Zoning Map

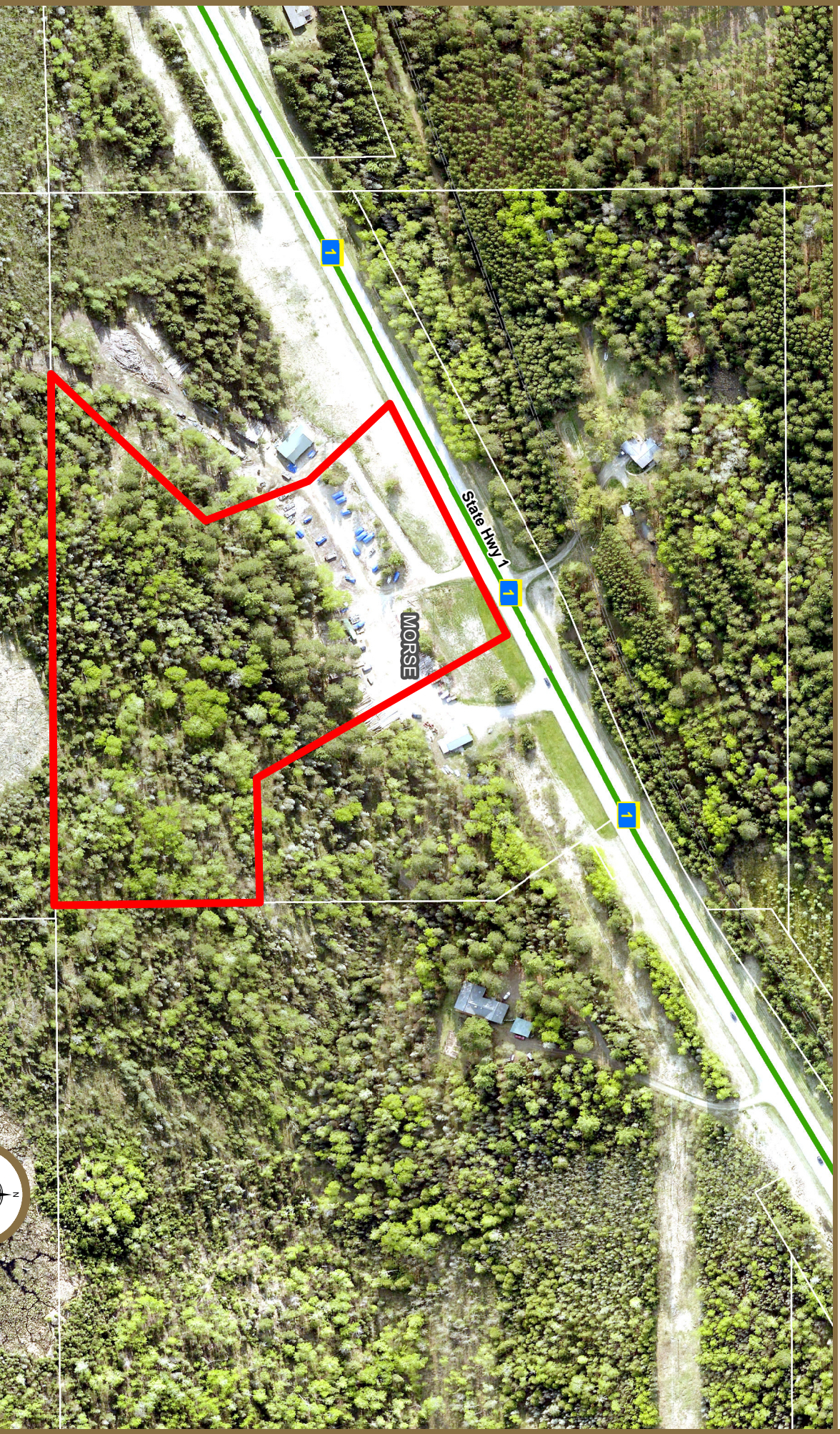
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St. Louis County MN

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August PC Meeting



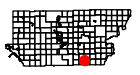
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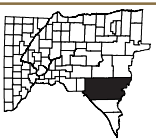
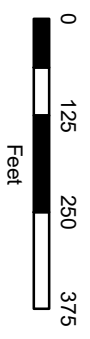
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Matthew Roderick

Site Map

PIN:465-0020-04644



St. Louis County MN



Existing Structure on proposed 11.5 acre parcel