



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 5-11-22

REPORT DATE: 5-20-22

MEETING DATE: 6-9-22

APPLICANT INFORMATION

APPLICANT NAME: Jenna Asuma

APPLICANT ADDRESS: 6295 Ajax Road, Gilbert MN 55741

OWNER NAME: Same as applicant

SITE ADDRESS: Same as above

LEGAL DESCRIPTION: THAT PART OF LOT 2 LYING W OF A LINE RUNNING FROM A POINT 800 FT E OF SW CORNER THENCE N 7 DEG 30 MIN W 800 FT THENCE N 59 DEG 30 MIN W 440 FT TO THE LAKE SHORE S26, T58 N, R16 W (Biwabik).

PARCEL IDENTIFICATION NUMBER (PIN): 260-0014-00760

NATURE OF REQUEST: A conditional use permit for a Commercial Planned Development Use -Class II.

PROPOSAL DETAILS: The applicant is proposing a small private campground to rent tent sites and a small cabin as a Commercial Planned Development Use – Class II. The proposed campsites will be open from May to October. Hours of operation will be from 7 a.m. to 10 p.m.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Ajax Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Cedar Island

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property contains a home, garage, pole building and several small accessory structures. The property is serviced by a permitted 3-bedroom septic system.

ZONE DISTRICT: SMU 11

PARCEL ACREAGE: 22 acres

LOT WIDTH: 780 feet

FEET OF ROAD FRONTAGE: 800 feet

FEET OF SHORELINE FRONTAGE: 450 feet

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The parcel is well vegetated and has excellent screening within the shore impact zone.

TOPOGRAPHY: The parcel has an elevation change of 12 feet throughout the property. The proposed development site is located on a crest of a hill that slopes towards the shoreline.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands on the property with no anticipated impacts being proposed.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62 states that a Commercial Planned Development Use-Class II is an allowed use in this SMU zone district with a conditional use permit.
2. Ordinance 62 allows a maximum development density for commercial planned developments. The proposal is within the density allowed.
3. The property falls within the Lakeshore Development Area of the St. Louis County Comprehensive Land Use Plan. This area is intended for rural development of existing residential, commercial or mixed-use areas. The category may include uses of the size and scale, and intensity consistent with the county's developed lake shore areas which includes campgrounds.
4. Input received through the development of the St. Louis County Comprehensive Land Use Plan identified the need to continue to support the lodging industry. In particular, demand was noted for RV and tent campgrounds and the county should support the development and expansion of such campgrounds within the confines of existing regulations.
5. The St. Louis County Comprehensive Land Use Plan Goal LU-7 is to provide sufficient opportunities for commercial development to serve local and regional markets throughout the county.
6. The St. Louis County Comprehensive Land Use Plan Objective LU-7.2 is to develop opportunities for neighborhood commercial sites that are compatible in scale and operation with surrounding residential development.

B. Neighborhood Compatibility:

1. The Shoreland Multiple Use zone district is intended to provide a balance between lake and river use and water uses that are consistent with adjacent uses and the recreational and natural attributes of the water.
2. The Story Book Lodge is located approximately 700 feet northeast of the proposed request.

C. Orderly Development:

1. Most of the parcels to the west and along the west side of the lake are large and have limited development except for a small area within the Ramble Ridge Shore Plat.
2. Development to the east consists of residential shoreland development and the Story Book Lodge.
3. The applicants request would have little impact on potential future development that may occur in this area.

D. Desired Pattern of Development:

1. The pattern of development consists of both residential and commercial which is typical for areas zoned SMU.
2. The property is within the Lakeshore Development area of the St. Louis County Comprehensive Plan which is intended for rural development, new development and commercial development.

E. Other Factor(s):

1. Per Onsite Wastewater review at a minimum, a privy will be required. If wastewater is generated, a holding tank or other approved mechanism will be required to handle the wastewater.

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?**

CONDITIONS

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

1. Additional sites may be added to the campground but shall not exceed the Commercial Planned Development density standards allowed per Ordinance 62.
2. St. Louis County Onsite Wastewater SSTS standards shall be followed.
3. All setbacks shall be maintained within the planned development campground.
4. All local, county, state, and federal regulations shall be met.
5. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.



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	260 - 0014 - 00760	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/parcelInfo20051frame/>

APPLICANT

*Applicant Name	I am a... <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	Date
Jenna Asuma		218-404-0361	
*Applicant Address	*City	*State	*ZIP
6295 Ajax Rd	Gilbert	MN	55741
Applicant Email asumalakefarm@gmail.com			
Contact Person <small>If applicable.</small>	Contact Person #		
Ted or Jenna Asuma	218-404-0361		
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> asumalakefarm@gmail.com			

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: 6295 Ajax Rd Gilbert, MN 55741	
<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 checked="" 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 checked="" type="checkbox"/> Yes <input 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.
# 3	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes <input checked="" 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-\$165 Greater than 1,200 square feet-\$325

- ☐ 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-\$85

- ☐ 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-\$60

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$650
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
- ☐ Lot Line Adjustment-\$85
- ☐ Parcel Review-\$85
- ☐ Performance Standard Subdivision-\$385

#4 Performance Standard-\$385 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-\$165

#6 Wetland Reviews Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$165
- ☐ Wetland Delineation Review-\$385
- ☐ Wetland Banking Plan Review-\$1,140

#7 Public Hearings

Additional Worksheets Required

- ☐ Administrative Appeal-\$1,275
- ☐ Environmental Assessment-\$1,140
- ☒ Conditional Use Permit-\$650
- ☐ Conditional Use Permit Rehearing-\$210
- ☐ Interim Use Permit-\$650
- ☐ Interim Use Permit Rehearing-\$210
- ☐ General Purpose Borrow Pit-\$650
- ☐ Variance-\$650
- ☐ Variance Rehearing-\$210
- ☐ Multiple Hearing (Variance/conditional use)- \$980
- ☐ Rezoning-\$650

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input checked="" 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)
	Cabin	Detached Deck	24 Feet	12 Feet	288 Sq. ft.	25 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)
	Deck	Detached Deck	20 Feet	16 Feet	320 Sq. ft.	1 Feet
	Deck	Detached Deck	20 Feet	16 Feet	320 Sq. ft.	1 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
<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

*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?
Primary Residence

What type of business/use is being applied for? (List all uses that will take place)
We are applying for a campground permit. 1 cabin and 2 tent sites.

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: 7am
End: 10pm

Start: 7am
End: 10pm

Start: 7am
End: 10pm

Campsites will be open May through October.

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes ☐ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)
The proposal may generate a very slight increase in traffic. However, we do not foresee a substantial enough increase to be noticeable or to become a nuisance.

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)
Should there ever be more than 1 or 2 vehicles for visitors, there is parking available for 20+ vehicles in our paved driveway, and on the field closest to the project site.

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

There are enough parking spaces available for 20+ vehicles.

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:

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

If Yes, please explain:

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)
Cabin	Detached Deck	24 Feet	12 Feet	288 Sq. ft.	25 Feet
Deck	Detached Deck	20 Feet	16 Feet	320 Sq. ft.	1 Feet
Deck	Detached Deck	20 Feet	16 Feet	320 Sq. ft.	1 Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

Other There will be 3 deck platforms. 2 with seasonal canvas wall tents that will be removed from November-April. The third will have a primitive camp cabin.

☐ 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:

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: -Vaulted Privy

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 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:

Please describe collection and disposal:

All garbage will be collected in trash receptacles or recycling bins and either recycled at the Biwabik Township Recycling bins, or taken to the transfer station in Aurora, MN.

*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 _____



Parcel ID Number:
260-0014-00760

[Parcel Tax Lookup](#)
[Property Details](#)

Tax Parcel lines are an approximation only, not suitable for legal, engineering, or surveying purposes.

Address: 6295 AJAX RD GILBERT 55741

Owner Name: ASUMA THEODORE C

Owner Address:

Taxpayer: ASUMA THEODORE C AND JENNAFER

Address: 6295 AJAX RD GILBERT MN 55741

Tax District: TOWN OF BIWABIK

Plat Description: BIWABIK

Lot: Block:

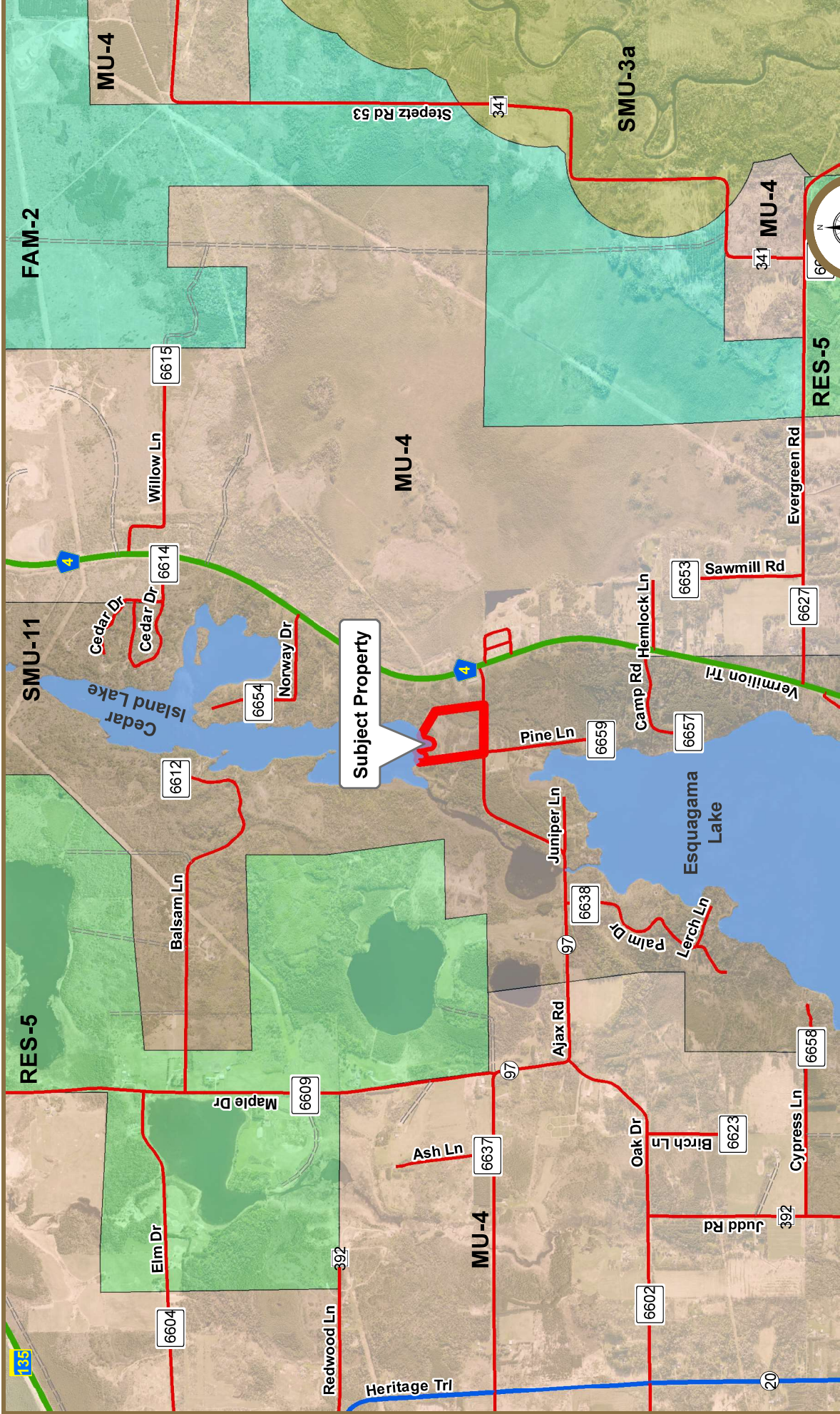
[Zoom to](#)





St. Louis County

June PC Meeting



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

Source: St. Louis County

Map Created: 5/16/2022

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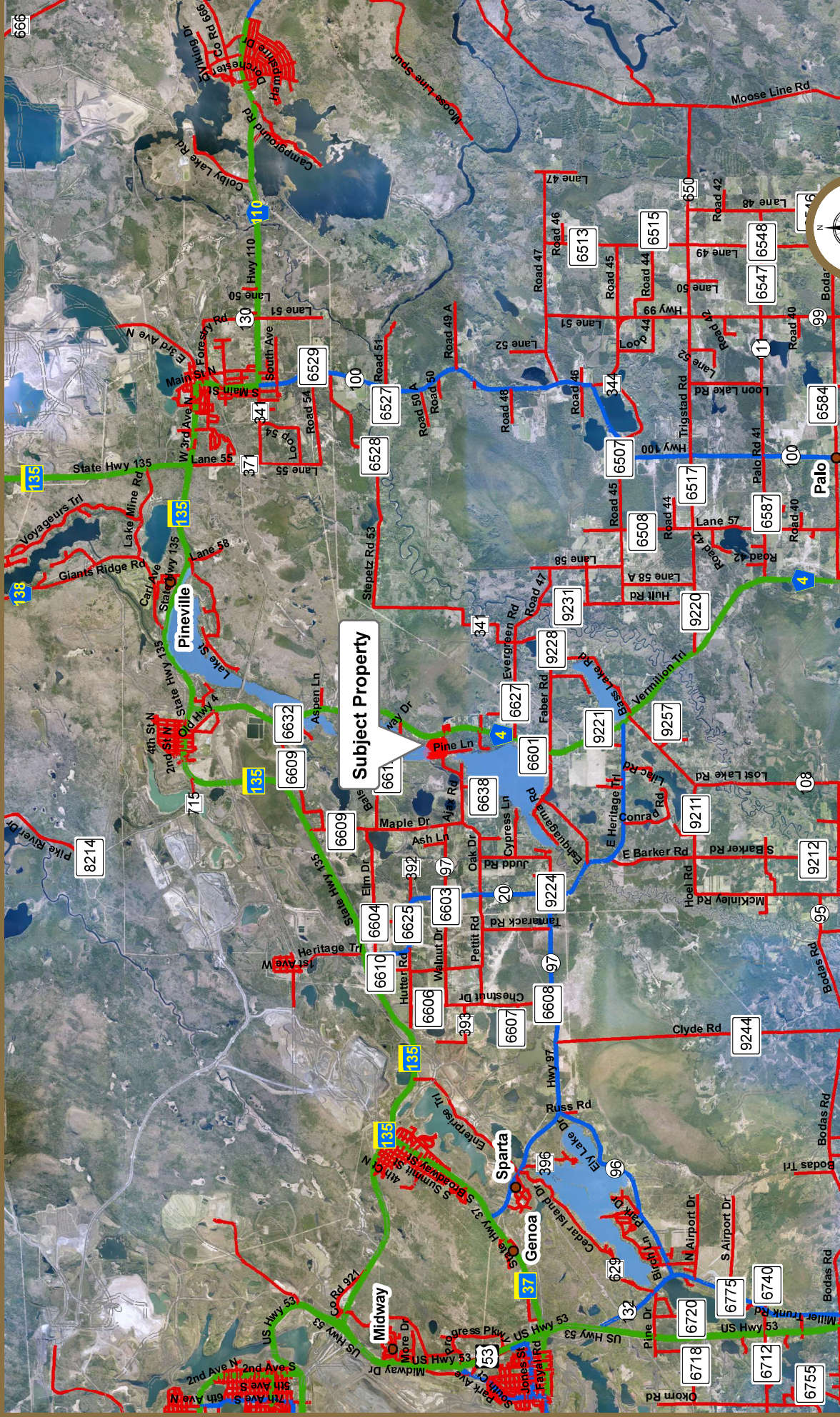
Jenna Asuma
Zoning Map
PIN: 260-0014-00760



St. Louis County MN



St. Louis County

June PC Meeting






Jenna Asuma

Location Map

PIN: 260-0014-00760



Prepared By:	Planning & Community Development
	(218) 725-5000
	www.stlouiscountymn.gov
Source:	St. Louis County
Map Created:	5/16/2022

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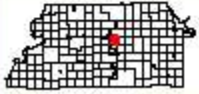


St. Louis County

June PC Meeting



Jenna Asuma
SiteMap
Pin: 260-0014-00760



Prepared By: Planning & Community Development
2161 725-3000
www.stlouiscounty.org
Source: St. Louis County

Map Created: 5/12/2022
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Access to site



Proposed camping and cabin site



Proposed camping and cabin site

