



# Saint Louis County

Planning and Community Development Department • [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[landuseinfo@stlouiscountymn.gov](mailto:landuseinfo@stlouiscountymn.gov)

**Matthew E. Johnson**  
Director

## AGENDA

Regular meeting of the **ST. LOUIS COUNTY PLANNING COMMISSION** to be held on **THURSDAY, AUGUST 12, 2021. VIRGINIA GOVERNMENT SERVICES CENTER, 201 SO. 3<sup>RD</sup> AVE. W., VIRGINIA MN** beginning at **9:00 A.M.**

**NOTE:** The meeting will be open to the public and live streamed via WebEx, giving the public the opportunity to watch and listen, and even speak to the Planning Commission. Please also have the option to listen to the meeting live via telephone. For more information on how to view or participate in the public hearing, please visit the county website at [www.stlouiscountymn.gov/departments-a-z/planning-development/land-use](http://www.stlouiscountymn.gov/departments-a-z/planning-development/land-use).

If you have any questions, please contact Jenny Bourbonais, St. Louis County Land Use Manager, at [bourbonaisj@stlouiscountymn.gov](mailto:bourbonaisj@stlouiscountymn.gov).

**It is requested that you contact our office if you anticipate in-person attendance so that we may ensure social distancing measures.**

## **ROLL CALL**

### **APPROVAL OF MINUTES FROM LAST MEETING (JULY 8, 2021)**

## **COMMUNICATIONS INTERPRETATIONS**

### **NEW BUSINESS:**

Best Oil, LLC. – 9:10 AM – The applicant is requesting a conditional use permit for a bulk fuel storage tank as an Industrial Use- Class II.

**The property is legally described as:** Lot 31, North Babbitt, S35, T61N, R13W (Unorganized).

**Duluth Office**  
Government Services Center  
320 W 2<sup>nd</sup> St, Ste 301  
Duluth, MN 55802  
Phone: (218) 725-5000  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 725-5029

**Virginia Office**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
Phone: (218) 749-7103  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 749-7194

Duane & Barb Kyrola – 9:30 AM – The applicant is requesting a preliminary subdivision plat consisting of 10 lots for residential development.

**The property is legally described as:** SW1/4 of NW1/4, EXCEPT Commencing at West quarter corner of Section 25; thence N88deg10'56"E along East-West quarter line 296 feet to Point of Beginning; thence N88deg10'56"E, 294 feet; thence N01deg49'04"W, 371 feet; thence S88deg10'56"W, 294 feet; thence S01deg49'04"E, 371 feet to Point of Beginning; AND EXCEPT Commencing at West quarter corner of Section 25; thence N89deg03'09"E, assumed bearing, along south line of said SW1/4 of NW1/4 590 feet to Point of Beginning; thence N00deg56'51"W, 450 feet; thence N89deg03'09"E, 246 feet; thence S00deg56'51"E, 450 feet to south line of said SW1/4 of NW1/4; thence S89deg03'06"W, 246 feet along south line of said SW1/4 of NW1/4 to Point of Beginning; AND EXCEPT That part of SW1/4 of NW1/4, described as follows: Commencing at the West quarter corner of said Section 25; thence N89deg03'09"E, assumed bearing, along the south line of said SW1/4 of NW1/4, a distance of 1078.00 feet to the Point of Beginning; thence N00deg56'51"W, 450.00 feet; thence N89deg03'09"E, 246.13 feet to the east line of said SW1/4 of NW1/4; thence S00deg26'15"E, 450.02 feet along the east line to the south line of said SW1/4 of NW1/4; thence S89deg03'09"W, 242.12 feet along the south line of said SW1/4 of NW1/4 to the Point of Beginning. S25 T51N, R16W (Grand Lake).

Dan & Jennifer Bailey – 9:50 AM – The applicant is requesting a preliminary subdivision plat consisting of two riparian lots for residential development and one back lot. The back lot is a lot of record due to the location of McCarthy Beach Road.

**The property is legally described as:** ALL THAT PART OF LOT 3 AND LOT 4 COMM AT W1/4 COR OF SEC 7 WHICH COR IS ALSO NW COR OF LOT 3 THENCE S88DEG32'28"E ASSIGNED BEARING ALONG N LINE OF LOT 3 374.62 FT THENCE S03DEG55'18"W 1035.64 FT TO PT "A" THENCE S41DEG30'43"E 436.34 FT MORE OR LESS TO SHORE OF BIG STURGEON LAKE & PT OF BEG THENCE N41DEG30'43"W 436.34 FT TO PT "A" THENCE N03DEG55'18"E 1035.64 FT THENCE S88DEG 32'28"E ALONG N LINE OF LOT 3 625.38 FT THENCE S02DEG24'43"W 1178 FT MORE OR LESS TO SHORE OF BIG STURGEON LAKE THENCE SWLY ALONG LAKESHORE 400 FT MORE OR LESS TO PT OF BEG EX THAT PART OF LOT 3 & LOT 4 COMM AT W1/4 COR OF SEC 7 THENCE S88DEG32'28"E ASSIGNED BEARING ALONG N LINE OF LOT 3 1000 FT TO PT OF BEG THENCE N88DEG32'28"W 396.88 FT THENCE S10DEG49'07"E 314.23 FT THENCE S03DEG48'17"W 600 FT THENCE S21DEG23'52"E 346 FT MORE OR LESS TO A PT ON SHORE OF BIG STURGEON LAKE THENCE NELY ALONG SAID SHORELINE 200 FT MORE OR LESS TO A PT ON A LINE THAT BEARS S02DEG 24'43"W FROM PT OF BEG THENCE N02DEG24'43"E PARALLEL TO E LINE OF LOT 3 1178 FT MORE OR LESS TO PT OF BEG, S7, T60N, R21W. (French Township).

Cabins on Crane, Inc. – 10:10 AM – The applicant is requesting a conditional use permit for a RV park as a Commercial Planned Development Use - Class II.

---

**Duluth Office**  
Government Services Center  
320 W 2<sup>nd</sup> St, Ste 301  
Duluth, MN 55802  
Phone: (218) 725-5000  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 725-5029

**Virginia Office**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
Phone: (218) 749-7103  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 749-7194

**The property is legally described as:** Lot 14, Lot 15 EX A TRIANGULAR PIECE OF LAND BEG 76 FT S OF NE CORNER OF LOT 15 THENCE S 94 5/10 FT THENCE N 64 DEG 24' W 40 83/100 FT THENCE N 25DEG 36' E 85 22/100 FT TO POINT OF BEGINNINGS, THAT PART OF LOT 16 BEG AT NW COR OF LOT 16 THENCE E TO NE COR THENCE SLY ALONG E BOUNDARY 20 FT THENCE WLY TO PT OF BEG, all of BAYLIA CRANE LAKE ADDITION PLAT T67N, R17W, S23 (Crane Lake) and;  
THAT PART OF LOT 13 LYING SELY OF A LINE RUNNING FROM A PT ON ELY LINE 13 FT NLY OF SE COR TO SW COR OF SAID LOT, Lot 14, the NLY 10 FT of Lot 15, and PART OF LOT 15 BEG 76 FT S OF NE CORNER THENCE S 11 9/100 FT THENCE N 64 DEG 24 MIN W 4 79/100 FT THENCE NELY 10 FT TO POINT OF BEGINNING, all of HARDING MANOR PLAT T67N, R17W, S23 (Crane Lake).

**REPORTS OF BOARDS AND COMMITTEES**  
**DEPARTMENT REPORTS**  
**OTHER BUSINESS**

**ADJOURN**

---

**Duluth Office**  
Government Services Center  
320 W 2<sup>nd</sup> St, Ste 301  
Duluth, MN 55802  
Phone: (218) 725-5000  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 725-5029

**Virginia Office**  
Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
Phone: (218) 749-7103  
Toll Free in MN: 1-800-450-9777  
Fax: (218) 749-7194