

**MINUTES OF A PUBLIC HEARING CONDUCTED BY THE ST. LOUIS COUNTY PLANNING COMMISSION HELD THURSDAY, JANUARY 9, 2020, ST. LOUIS COUNTY GOVERNMENT SERVICES BUILDING, LIZ PREBICH ROOM, VIRGINIA, MN.**

9:05 AM – 9:32 AM

Planning Commission members in attendance: Steve Filipovich  
Daniel Manick  
Commissioner Keith Nelson  
Sonya Pineo, Chair (at 9:08 AM)  
Dave Pollock  
Roger Skraba  
Ray Svatos  
Diana Werschay

Planning Commission members absent: David Anderson

Also present: Tom Stanley, St. Louis County Attorney's Office

**Decision/Minutes for the following public hearing matters are attached:**

**ELECTION OF OFFICERS**

**Motion by Pollock/Nelson** to elect Sonya Pineo as Chair.

**In Favor:** Filipovich, Manick, Nelson, Pineo, Pollock, Skraba, Svatos, Werschay - 8

**Opposed:** None – 0

**Motion by Pollock/Nelson** to elect Roger Skraba as Vice-Chair.

**In Favor:** Filipovich, Manick, Nelson, Pineo, Pollock, Skraba, Svatos, Werschay - 8

**Opposed:** None – 0

**NEW BUSINESS:**

Patrick Knudson, a conditional use permit for a masonry business as an Industrial Use-Class II.

**OTHER BUSINESS:**

**Motion by Nelson/Manick** to approve the minutes of the December 12, 2019 meeting.

**In Favor:** Manick, Nelson, Pineo, Skraba, Svatos, Werschay – 6

**Opposed:** None – 0

**Abstained:** Filipovich, Pollock - 2

**Motion carried 6-0-2**

Commissioner Nelson updated the Planning Commission on the County Board public hearing for short term rentals. The public hearing was set for February 25, 2020. The County Board workshop is on January 21, 2020. The public comment period is open for the February public hearing.

Due to having zero cases, there will be no February public hearing.

### **NEW BUSINESS:**

#### **Patrick Knudson**

The only hearing item was for Patrick Knudson, a conditional use permit for a masonry business as an Industrial Use-Class II. The property is located in S32, T63N, R12W (Morse). *Stephen Erickson*, St. Louis County Planner, reviewed the staff report as follows:

- A. The request is for a masonry business.
- B. The applicant will use an existing structure as shop/yard space for staging and storage of equipment and materials.
- C. A parcel six acres in size will be created and retained by the applicant.
- D. The hours of operation will be 8:00 AM until 4:30 PM Monday through Friday.
- E. There has been a previous commercial use established on the whole property. The applicant is creating a new parcel and is requesting a new commercial use.

*Stephen Erickson* reviewed staff facts and findings as follows:

- A. Plans and Official Controls:
  1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates that a masonry business is an allowed use with a conditional use permit, as an Industrial Use-Class II.
  2. The property falls within the Forest and Agriculture land use category of the 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 of the proposed parcel consists of parcels approximately 40 acres in size. The parcels to the north of Highway 169 and the proposed parcel vary in size from 2 to 20 acres.
  2. There is one permanent residence located approximately 500 feet across the highway from the proposed parcel. There is also a residence approximately 700 feet west of the proposed use.
  3. The proposed masonry business would likely be a compatible use with the neighborhood as the parcel has been historically used commercially. It is unlikely that it would generate much excessive noise or additional traffic as the parcel has been historically used commercially. Highway 169 is an arterial road that has a substantial amount of regular traffic.
- C. Orderly Development:

1. The proposed use is bordered by rural vacant land to the west and south. The parent parcel to the east is an existing commercial use while the parcels across Highway 169 are residential in use.
2. In this area, the development along Highway 169 is mostly residential in use.

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 masonry business is an allowed use in Multiple Use zone district with a conditional use permit.
2. The proposal would fit into the area as the parcel has been used commercially as a log cabin business and a small engine repair shop.

E. Other Factors

1. The existing structure on site has previously been used by multiple commercial businesses including a log cabin business and a small engine shop.
2. In 1988, a CUP was approved on the parent parcel for a log cabin manufacturing business.

*Stephen Erickson* noted no items of correspondence.

**STAFF RECOMMENDATION**

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow for a masonry business as an Industrial Use-Class II, the following conditions shall apply:

1. Lighting shall be directed downward in accordance with dark sky standards.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. The applicant shall obtain approval for access from the appropriate road authority.
4. The Parcel Review shall be recorded prior to the issuance of Conditional Use Permit.

*Patrick Knudson*, the applicant, stated they are expanding their existing business and this property will provide the additional space for expansion. He will be purchasing this property. There is no signage on the building. The intention is to have one sign in front of the building. The staging and storage area will be in the back of the property in a wooded area and will not be easily seen from the highway. He has a written easement to use the existing driveway, which includes a round-about.

No audience members spoke.

The *Planning Commission* discussed the ownership of the property. *Patrick Knudson* stated that he is purchasing the property from the person buying the property. *Jenny Bourbonais*, Acting Secretary, noted that staff has documentation from both the applicant and the owner and there is no concern with the applicant applying for a conditional use permit on the subject property.

## **DECISION**

**Motion by Skraba/Svatos** to approve a conditional use permit to allow for a masonry business as an Industrial Use-Class II, based on the following staff facts and findings:

### **A. Plans and Official Controls:**

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates that a masonry business is an allowed use with a conditional use permit, as an Industrial Use-Class II.
2. The property falls within the Forest and Agriculture land use category of the 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 of the proposed parcel consists of parcels approximately 40 acres in size. The parcels to the north of Highway 169 and the proposed parcel vary in size from 2 to 20 acres.
2. There is one permanent residence located approximately 500 feet across the highway from the proposed parcel. There is also a residence approximately 700 feet west of the proposed use.
3. The proposed masonry business would likely be a compatible use with the neighborhood as the parcel has been historically used commercially. It is unlikely that it would generate much excessive noise or additional traffic as the parcel has been historically used commercially. Highway 169 is an arterial road that has a substantial amount of regular traffic.

### **C. Orderly Development:**

1. The proposed use is bordered by rural vacant land to the west and south. The parent parcel to the east is an existing commercial use while the parcels across Highway 169 are residential in use.
2. In this area, the development along Highway 169 is mostly residential in use.

### **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 masonry business is an allowed use in Multiple Use zone district with a conditional use permit.
2. The proposal would fit into the area as the parcel has been used commercially as a log cabin business and a small engine repair shop.

### **E. Other Factors**

1. The existing structure on site has previously been used by multiple commercial businesses including a log cabin business and a small engine shop.
2. In 1988, a CUP was approved on the parent parcel for a log cabin manufacturing business.

The following conditions shall apply:

1. Lighting shall be directed downward in accordance with dark sky standards.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. The applicant shall obtain approval for access from the appropriate road authority.
4. The Parcel Review shall be recorded prior to the issuance of Conditional Use Permit.

**In Favor:** Filipovich, Manick, Nelson, Pineo, Pollock, Skraba, Svatos, Werschay - 8

**Opposed:** None - 0

**Motion carries 8-0**

**Motion to adjourn by Nelson. The meeting was adjourned at 9:32 a.m.**