

# **TOWN OF INDUSTRIAL**

P.O. Box 4  
Saginaw, MN 55779-0004

## **BOARD RESOLUTION**

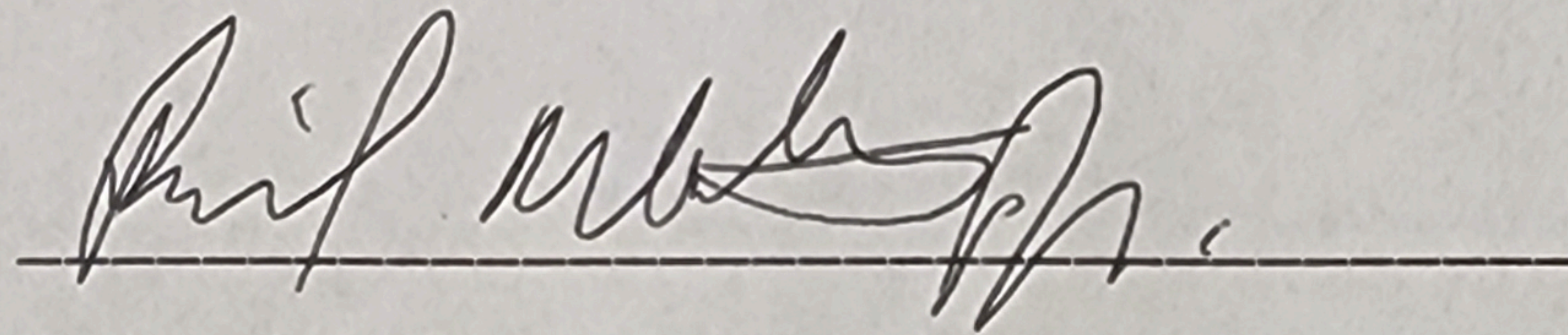
At a duly held meeting of the Industrial Town Board on Wednesday, March 20, 2024 at 6:00 p.m. at the Industrial Town Hall at which a quorum was present, a motion was made, seconded and unanimously approved as follows:

### **"RESOLVED":**

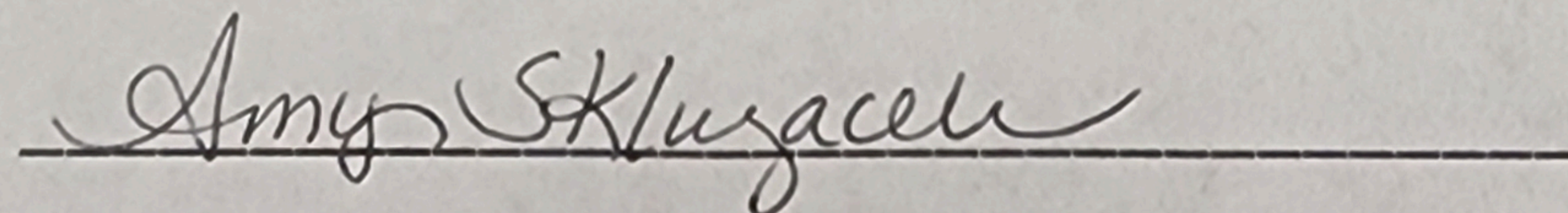
Regarding the Conditional Use Permit application 2024-0119 for Northland Constructors of Duluth, the Industrial Town Board is in favor of requiring the St. Louis County Planning Commission to perform an Environmental Assessment Worksheet.

This resolution and the information provided herein are true and accurate.

Signed:



Richard Williams, Board Chairperson



Amy Skluzacek, Township Clerk

Dated: 3/20/2024



**From:** [Town Hall](#)  
**To:** [Michelle Claviter-Tveit](#)  
**Subject:** Re: Conditional use hearing information for March 14, 2024  
**Date:** Wednesday, March 20, 2024 8:37:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Michelle,

Tonight, at the monthly Township Board meeting, citizens attended in opposition of the Conditional Use Permit for Northland Constructors of Duluth. After hearing and taking into consideration their input, the Industrial Town Board is in favor of requiring St. Louis County Planning Commission to perform an Environmental Assessment Worksheet.

Thank you for taking this into consideration.

*Amy Skluzacek*, Clerk  
Industrial Township

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**From:** Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>  
**Sent:** Thursday, February 22, 2024 9:00 AM  
**To:** Town Hall <industrialmn@outlook.com>  
**Subject:** RE: Conditional use hearing information for March 14, 2024

Thank you

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**From:** Town Hall <industrialmn@outlook.com>  
**Sent:** Wednesday, February 21, 2024 10:20 PM  
**To:** Michelle Claviter-Tveit <Claviter-TveitM@StLouisCountyMN.gov>  
**Subject:** Re: Conditional use hearing information for March 14, 2024

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Michelle,

Industrial Township will not be submitting any comments regarding this conditional use permit request.

Thanks much,

*Amy Skluzacek*, Clerk  
Industrial Township

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**From:** Michelle Claviter-Tveit <[Claviter-TveitM@StLouisCountyMN.gov](mailto:Claviter-TveitM@StLouisCountyMN.gov)>

**Sent:** Tuesday, February 6, 2024 1:32 PM

**To:** [industrialmn@outlook.com](mailto:industrialmn@outlook.com) <[industrialmn@outlook.com](mailto:industrialmn@outlook.com)>

**Subject:** Conditional use hearing information for March 14, 2024

Enclosed, please find a copy of a conditional use permit application received by this Department for consideration by the St. Louis County Planning Commission for the meeting scheduled on March 14, 2024.



**Michelle Claviter-Tveit, Information Specialist II**

**Planning & Zoning Department**

**Office:** 218-749-7103 **Toll Free:** 1-800-450-9777 **Fax:** 218-749-7194

St. Louis County Government Services Center, 201 S 3<sup>rd</sup> Ave W, Virginia MN 55792

[claviter-tveitm@stlouiscountymn.gov](mailto:claviter-tveitm@stlouiscountymn.gov)

[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

[Land Use Website](#) | [Apply for Land Use Permit](#) | [Subscribe to Land Use News](#)



**From:** [Caroline Morrison](#)  
**To:** [LandUseInfo](#)  
**Subject:** Re: "Subject: Northland constructors of Duluth, 5529 hwy 33, Saginaw,  
**Date:** Wednesday, March 20, 2024 8:28:32 PM

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Sent from my iPad

On Mar 8, 2024, at 3:50 PM, Caroline Morrison <[sunsetclm@icloud.com](mailto:sunsetclm@icloud.com)> wrote:

**Subject: Northland  
constructorspp of Duluth,  
5529 Highway 33, SaginawMN 55779**

Re: conditional use permit for expansion of existing  
gravel pit  
To: St. Louis County Planning and Zoning  
Department

I am absolutely OPPOSED.

When I heard that Northland Constructors of Duluth was not satisfied with their huge gravel pit and had bought more property adjoining and closer, including wetland area, to my home on Sunset Lake which my family (4 generations now) have had for 65 years I knew I would have to complain. As a military family

our cabin home has been a permanent refuge for us in war and peace to reconnect with grandparents and other relatives and teach our children to enjoy nature by swimming, boating, fishing, walking through the woods, watching wild life and looking for agates. It has been lovely.

Since Northland has come to the neighborhood it has changed the quiet enjoyment to the incessantly noisy beeping of trucks positioning to pick up gravel all the daylight hours. And now they want to dig closer to us! More noise ! Louder noise ! Sound travels easily across the water. Please don't let them do this without taking the precautions needed. Think of the nesting and migrating birds that use and look forward to this wetland area. Think of the air above ground, smoke from trucks and equipment. Think of the water below the surface that they want to extract. Will it affect all our wells? Will it cause changes in the lake which feeds into the Cloquet River? What are environmental consequences to them digging? What will it do the approximately 25 families that live on the lake? Will they find looking at and listening to a trucking and gravel business on their lake is gross and will they want to sell? And think of all our neighbors who don't live on the lake. Will it impact their lives? You know it will. The 500 more gravel trucks in the area will be a safety question.

Thank you for your consideration. Please do not give them a conditional use permit.

Caroline L. Morrison  
5365 Highway 33, Saginaw, MN 55779  
sunsetclm@icloud.com  
(305)479-3802

Open my shared note:



**Subject: Northland constructors of  
Duluth,**  
Notes

Sent from my iPad

**From:** [Mark Lindhorst](#)  
**To:** [Donald Rigney](#)  
**Cc:** [LandUseInfo](#)  
**Subject:** FW: Reasons for EAW Northland CUP at 5529 Hwy 33, Saginaw, Mn  
**Date:** Monday, April 15, 2024 9:13:25 AM

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Please place in folder.

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**From:** John Welna <jmwelna@gmail.com>  
**Sent:** Monday, April 15, 2024 2:33 AM  
**To:** Mark Lindhorst <LindhorstM@StLouisCountyMN.gov>  
**Subject:** Reasons for EAW Northland CUP at 5529 Hwy 33, Saginaw, Mn

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My reasons for asking for an EAW to be required for the Northland CUP are as follows:  
First and foremost, an assessment needs to address the effects of excavating below the ground water level. There will be hydraulic fluid spills into the water. Will this affect well water? Could it affect Sunset Lake water level? Could it degrade water quality in the lake? Could it change the temperature of the water? What are the ramifications of pumping millions of gallons of water before excavation?

The proposed CUP is really larger than 20 acres. It is an expansion of permitted practices on the entire site, such as digging below the water level and recycling concrete.

The affects of increased asphalt fumes on nearby residents, the increased amount and intensity of noise, should be assessed. The removal of the large hill between the lake and the current asphalt plant location will exacerbate the noise problem.

The permit application states that Northland has authorization to use Sunset Lake Drive for their operation. The road is split east and west by a lowland towards Sunset Lake. That portion of the road to the west by the lake should be excluded from use.

**From:** [Mark Lindhorst](#)  
**To:** [Donald Rigney](#)  
**Cc:** [LandUseInfo](#)  
**Subject:** FW: Public Comment for 4/18 Planning Commission Meeting  
**Date:** Monday, April 15, 2024 7:53:32 AM

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Please place in Folder for Thursdays Case.

-----Original Message-----

From: Lynn Peterson <vernalyn2006@gmail.com>  
Sent: Sunday, April 14, 2024 11:00 AM  
To: Mark Lindhorst <LindhorstM@StLouisCountyMN.gov>  
Subject: Public Comment for 4/18 Planning Commission Meeting

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Dear Planning Board,

Please support our community healthy concerns and approve the EAW Petition. I am concerned about air quality due to increased dust and exhaust fumes. Poor air quality is harmful to vulnerable populations and nesting/migrating birds.

Please protect our natural resource and support the request to prepare. EAW before expanding the gravel pit.

Thank you for serving our county and considering my comment in your decision.

Lynn and John Peterson  
Saginaw MN

Sent from my iPhone



April 15<sup>th</sup>, 2024

St. Louis Planning Commission  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792

Regarding an EAW for Northland Constructors of Duluth (NCD) application for a Conditional Use Permit (CUP) for the expansion of a Gravel Open-Pit Mine and Plant at 5529 Hwy 33, Saginaw, MN 55779.

Dear Planning Commission (PC):

We are landowners on Sunset Lake who are asking the PC to approve an Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) to be completed.

Here are a few of issues we see but not limited to:

1. The southwest area of the open pit appears to be operating within as little as 10+/- feet from the wetland per attached "figure 1" from google earth imagery.
2. There is a potential wetland that is omitted on the CUP mapping. On permit number 43631 that area is identified as "SWAMP" just north of the existing open pit area. Per attached "figure 2" from google earth imagery it appears that the open pit has been avoiding this area. The CUP mapping doesn't show avoidance for this potential wetland any longer.
3. There appears to be wetlands on the new 20 acres along with large wetlands just south connecting to Sunset Lake.

In conclusion how can the CUP be approved without knowing exactly where the wetlands are? We believe a wetland delineation survey is required to identify where the wetlands are so they can be properly avoided.

Thank you for your time,

Kevin & Pam Hedlund

5442 Bear Trap Rd  
Saginaw, MN 55779



**Figure 1:**





Figure 2:





**From:** [Mark Lindhorst](#)  
**To:** [LandUseInfo](#)  
**Cc:** [Donald Rigney](#)  
**Subject:** FW: EAW, Northland Constructors, Parcel ID 400-0010-01690  
**Date:** Monday, April 15, 2024 11:29:13 AM

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Please place in folder.

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**From:** Elaine Morrison <elaine.h.morrison@gmail.com>  
**Sent:** Monday, April 15, 2024 11:14 AM  
**To:** Mark Lindhorst <LindhorstM@StLouisCountyMN.gov>  
**Cc:** Jo Ann Hoag <jovanhoag@gmail.com>  
**Subject:** EAW, Northland Constructors, Parcel ID 400-0010-01690

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Mark Lindhorst  
St. Louis County Senior Planner  
[Lindhorstm@stlouiscountymn.gov](mailto:Lindhorstm@stlouiscountymn.gov)

April 15, 2024

RE: EAW, Northland Constructors, Parcel ID 400-0010-01690

Dear Sir,

I have several concerns regarding the above-mentioned project proposal & support the petition to have an EAW completed prior to going any further with said project proposal. The EAW will provide reassurance to the community that our concerns were heard & investigated. The surrounding community (myself included) are worried that the scope of the Northland Constructors proposal does not take into account the increased noise, water & air pollution it will cause to Sunset Lake & surrounding area, which hosts migrating birds (swans, hawks & eagles) as well as nesting loons & wildlife. The increased heavy truck traffic impacts all who drive on the surrounding roads. In addition to focusing on the 20-acre addition, we who live in the area are looking at the complete phased plan on the CUP application that increases activity, concrete recycling and the removal of the natural hill barrier between the industrial pit and the lake. An additional area of concern involves the hazards of operating a hot mix plant so close to Sunset Lake, the wetlands in between & the downstream sensitive creek areas which feed into the Cloquet River watershed. The fact that Northland Constructors is a Point Source Polluter also causes concern to those of us who live close to the projected area



& get our drinking water from wells nearby. Of the 409 impaired water bodies in Saint Louis County, 29 are in the Cloquet River Watershed (303D list of 2024). This is a concern to everyone.

Thank you,

Elaine H. Morrison

[elaine.h.morrison@gmail.com](mailto:elaine.h.morrison@gmail.com)