

Presenter

Skyler Webb - Planner



Elizabeth Chapman

1385 Winton Road
Ely, MN



S A I N T
LOUIS ♦
COUNTY
M I N N E S O T A

Request

- The applicant is requesting approval for 5 animal units – 25 dogs where 1 animal unit – 5 dogs is allowed.
- The parcel is 4.3 acres, where greater than 4.5 acres is required to accommodate 5 animal units.
- The applicant currently has 18 dogs for personal use located on the parcel.



St. Louis County

August PC Meeting



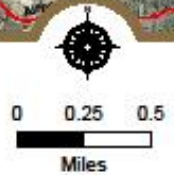
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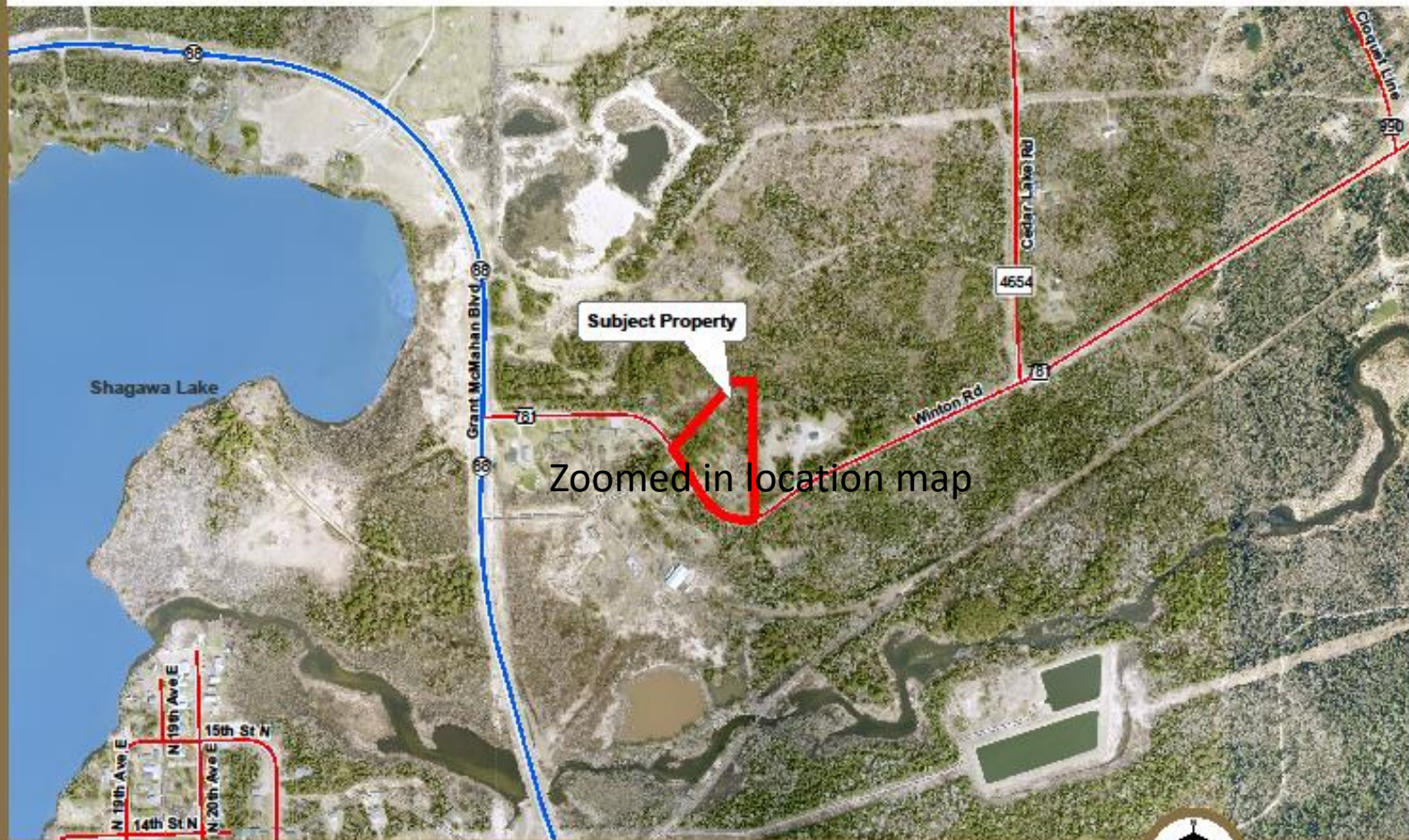
Elizabeth Chapman
Location Map
 465-0020-03306



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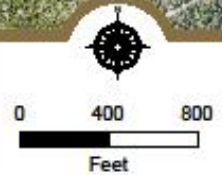
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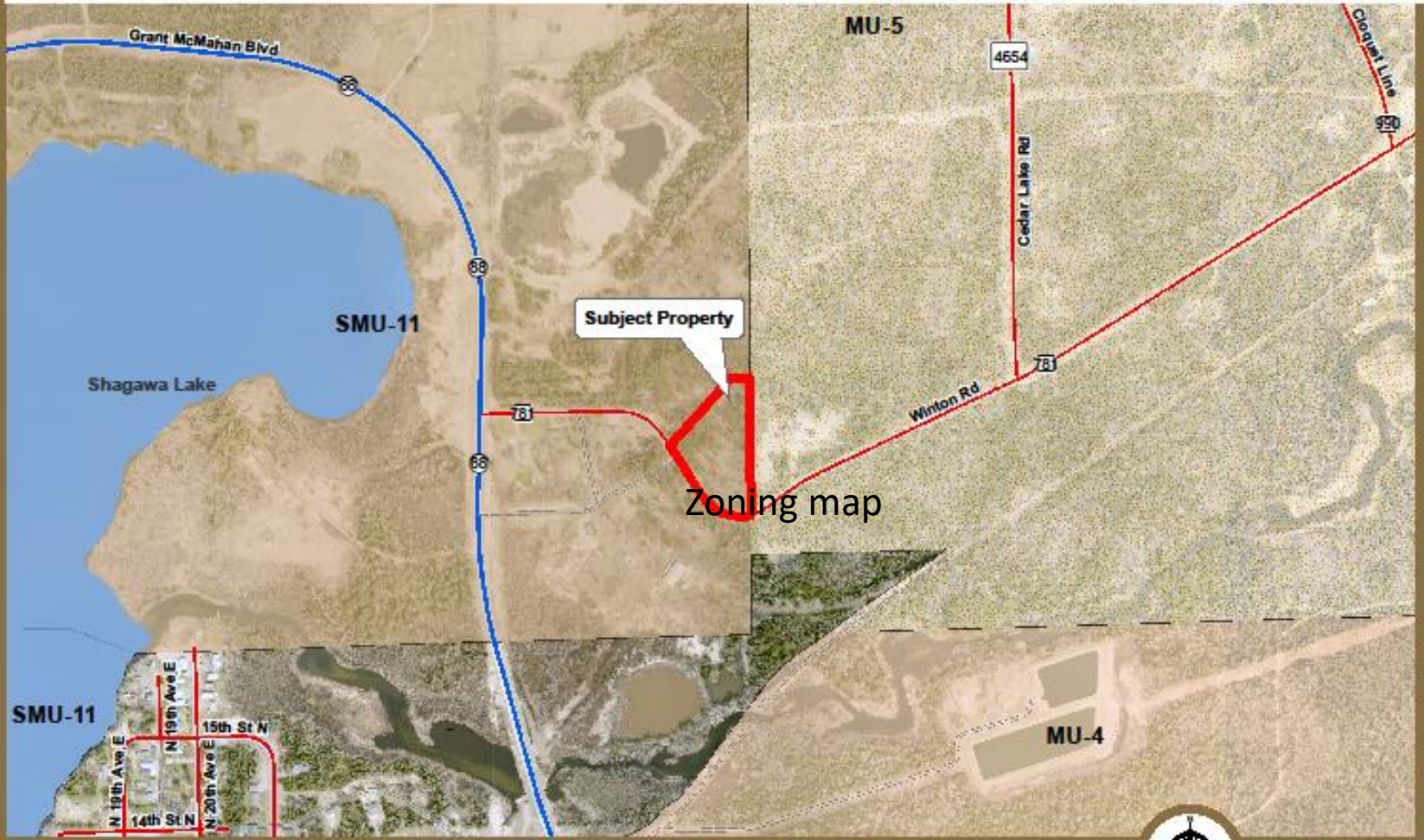
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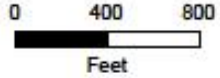


Zoning map

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Zoning Map
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Applicant Site Sketch



Fig 1 Google Earth® image with pins marking dog area locations, with lines from these locations to the Eastern property boundary. GPS locations of property boundary end-points and dog area pins obtained using cell-signal location services; lines drawn and distances measured using Google Earth® line and measurement tools, respectively. Included: well to dog area distance. Positional indicators in pin labels (e.g., NW Kennel Area) are inverted – should be NE Kennel Corner, SW Perimeter Fence, East Dog Yard Boundary, and SE Kennel Corner as listed below.

Approximate distances:

- Well to dog kennel = 196 feet
- SE perimeter fence to E property line = 46.4 feet
- NE kennel corner to E property line = 55.7 feet
- E dog kennel boundary to E property line = 75.6 feet
- SW perimeter fence to E property line = 153 feet

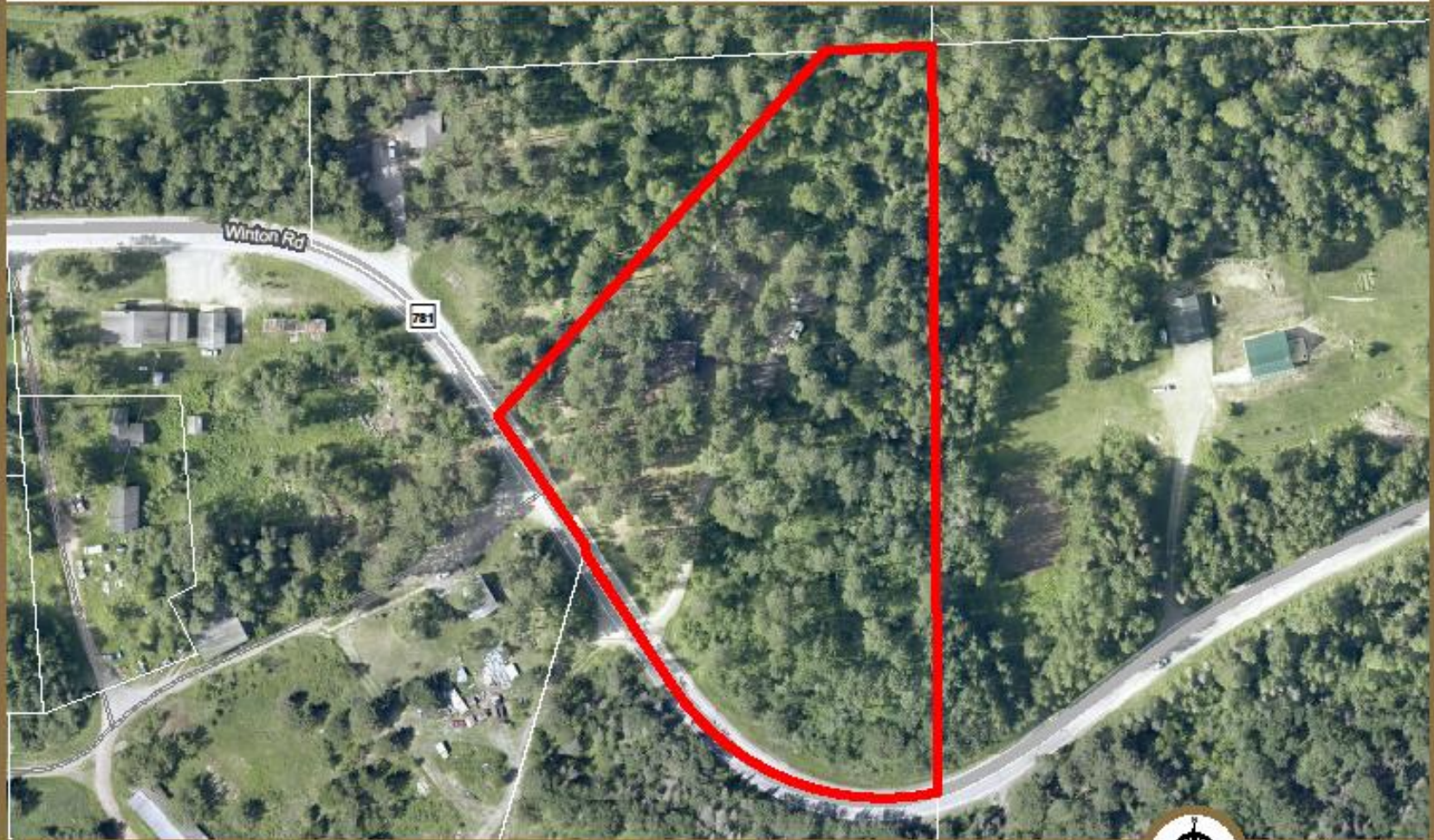
Applicant Site Sketch



Figure 2 Parcel number 465-0020-03306 site detail map including dog pens (housing) with neighboring property line (East Property Line) and structures (house, garage) for reference (St. Louis County Land Explorer, 2020-2021 Imagery)

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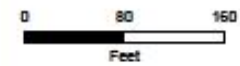
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Site Map
PIN: 465-0020-03306



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Site & Elevation Map
PIN: 465-0020-03306



St. Louis County MN

View From Access Road



Dog Pen Area



Perimeter Fence and Vegetative Screening



Staff Facts & Findings



Plans and Official Controls

1. St. Louis County Zoning Ordinance 62, Article VI, Section 6.21A allows one animal unit per >2-4.5 acre parcel.
 - a. The applicant is requesting 5 animal units on a parcel containing 4.3 acres.
 - b. Greater than 4.5 – 10 acres is required to allow up to 5 animal units.
2. St. Louis County Zoning Ordinance 62, Article VI, Section 6.21A states animals, with the exception of up to five domesticated dogs or cats, shall not be penned within 200 feet of a neighboring residence. The nearest residence is approximately 350 feet from the kennel area.
3. St. Louis County Zoning Ordinance 62, Article VI, Section 6.21A states animals shall not be penned within 150 feet from any well. The well is located 196 feet from the kennel area.
4. The St. Louis County Comprehensive Land Use Plan Objective LU-5.3 encourages the protection of established residences from encroachment and the unintended impacts of incompatible uses.



Neighborhood Compatibility

1. The surrounding area is zoned Shoreland Multiple Use -11 and Multiple Use – 5 which allows for a variety of uses.
2. The property is located approximately 0.3 miles from Shagawa Lake.
3. There are approximately 14 residential properties within one quarter of a mile of the applicant's property. These residential properties are a mix of seasonal and year-round.
 - The noise of the dogs may be an issue for neighborhood compatibility.
 - The closest residence is approximately 350 feet from the dog kennel.



Orderly Development

1. The property is located in a relatively rural area North of Ely, but some residential growth may be anticipated because of its location near the City of Ely.
2. The area is developed residentially.



Desired Pattern of Development

1. The development in the area is fairly low and consists mostly of residential and forested properties.
2. The Shoreland Multiple Use zone district would allow for a variety of uses with land use and conditional use permits.



Other Factors

1. The applicant has constructed a fence surrounding the kennel building.
2. Zoning Ordinance 62 limits the number of animal units allowed on a parcel.
 - The number of animals that are anticipated to be on this parcel at any given time is not within the allowed animal units.
3. Morse Township has submitted an official resolution of disapproval.



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 for five animal units where 1 unit is allowed, the following conditions shall apply:

1. A minimum 50 foot buffer of trees and vegetation shall be retained along the property lines to help mitigate noise created by the dogs.
2. An animal waste management plan shall be approved by the county and implemented by the property owner.
3. All other Local, State, and Federal regulations shall be followed.
4. The Minnesota Department of Health isolation distances from a water-supply well shall be followed.



Correspondence



Planning Commission

Questions?



Public

Questions?

