

Presenter

Mark Lindhorst – Senior Planner



Hannon Road Sand and Gravel

12394 Hannon Road, Hibbing MN



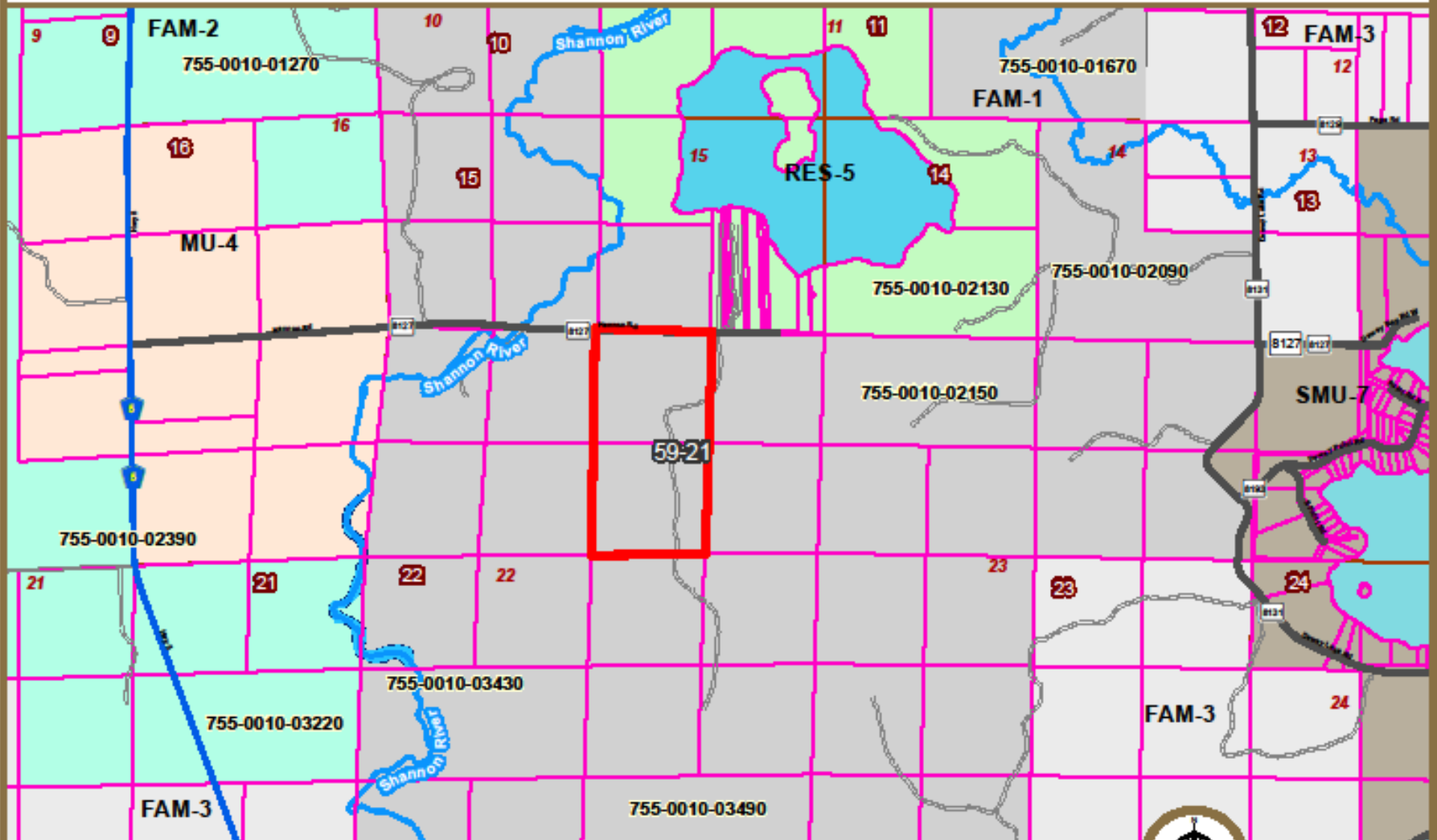
Request

- The applicant is requesting approval for a general purpose borrow pit to include crushing, screening, portable hot mix and recycling of asphalt.
- The applicant is proposing standard hours of operation from 7 a.m. to 8 p.m. Monday through Saturday.
- 10 trucks per day is estimated leaving the site.



August PC

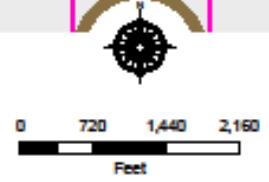
755-0010-02360



Prepared By: Planning & Community Development
(218) 725-6000
www.stlouisco.com/planning
Source: St. Louis County
Map Created: 7/12/2023
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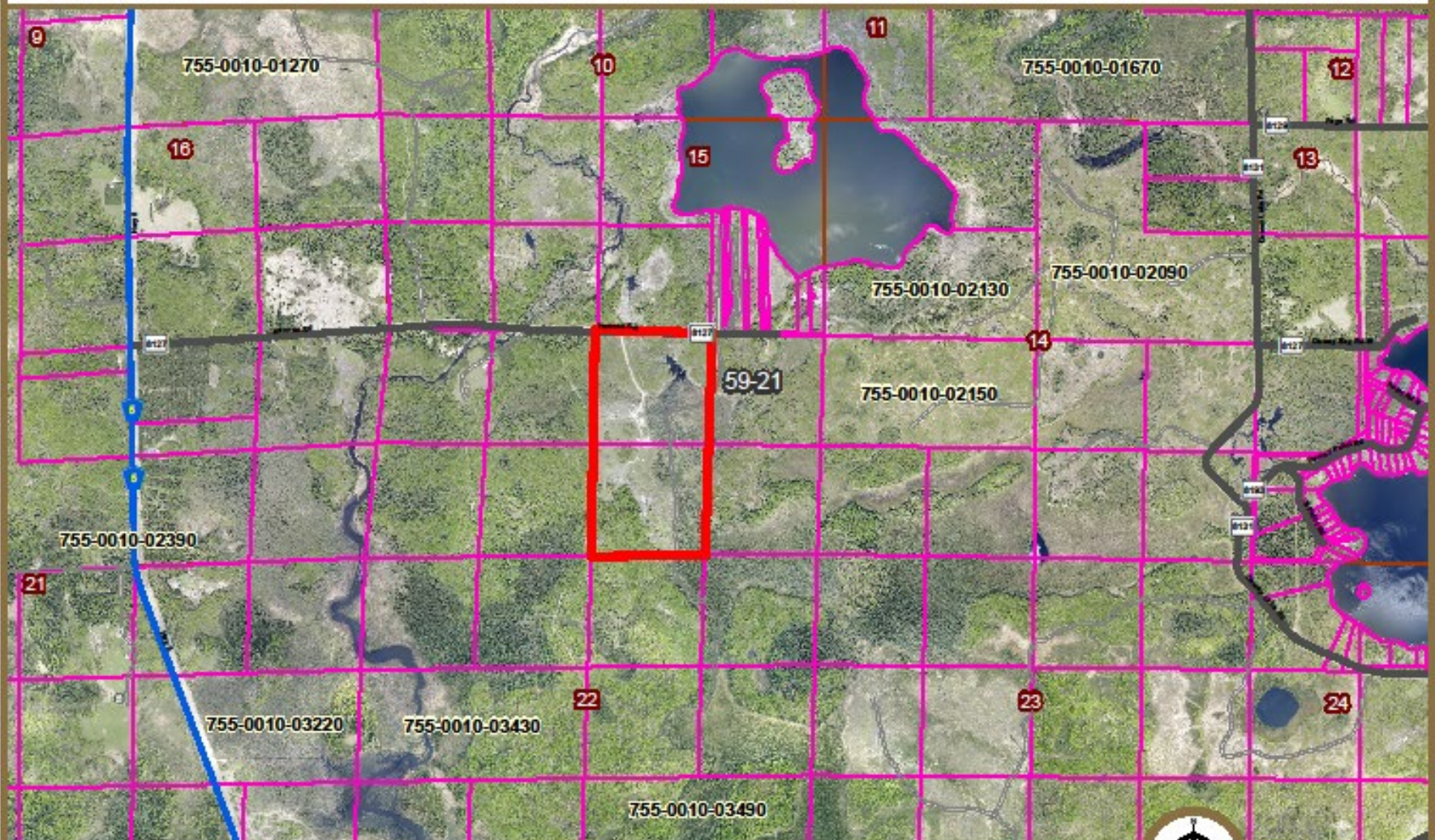


Hannon Road Sand & Gravel Zoning Map



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Hannon Road Sand & Gravel Location Map



0 720 1,440 2,160
Feet

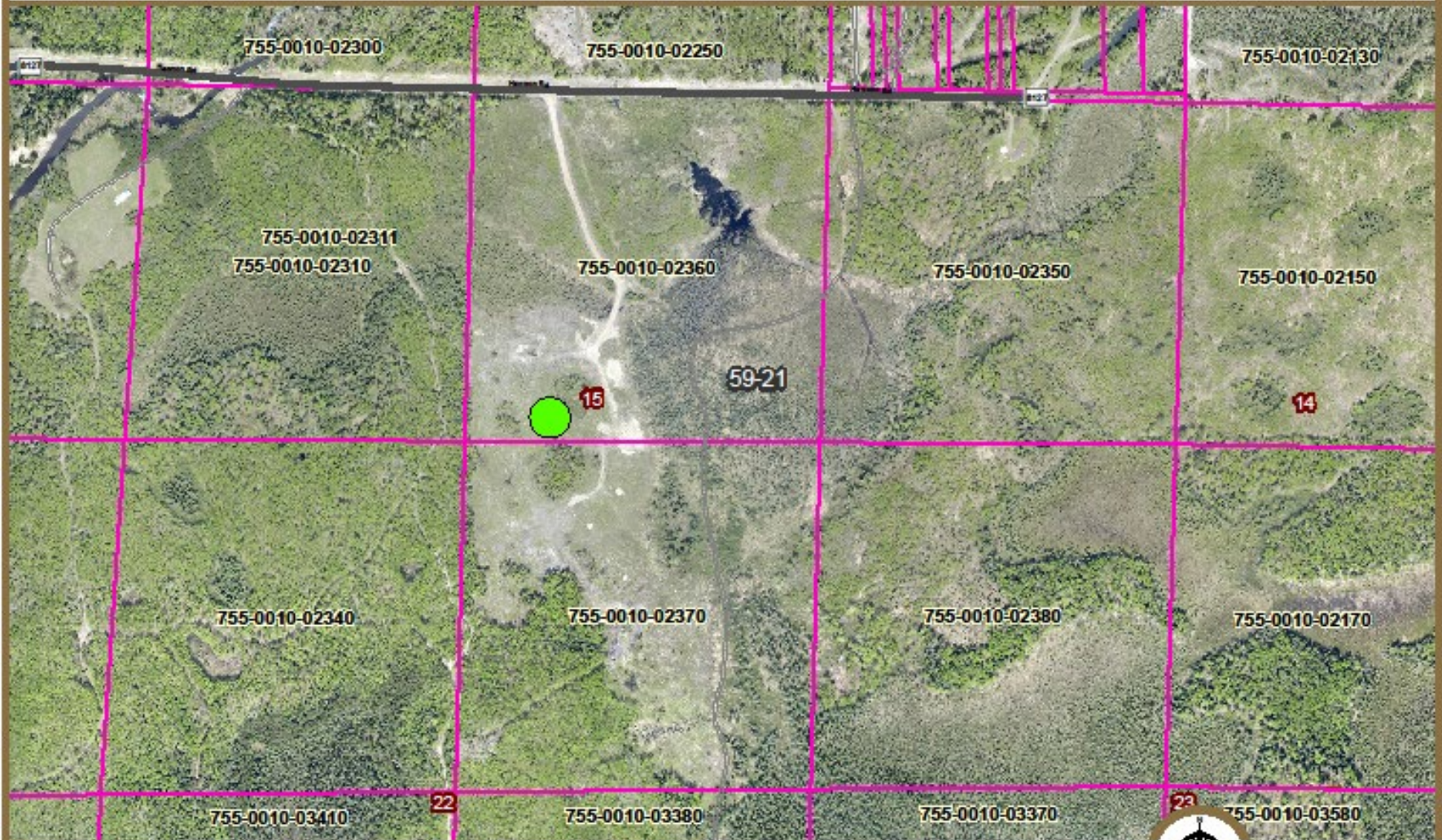


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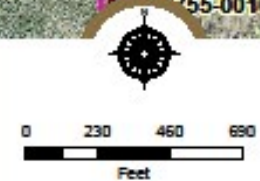
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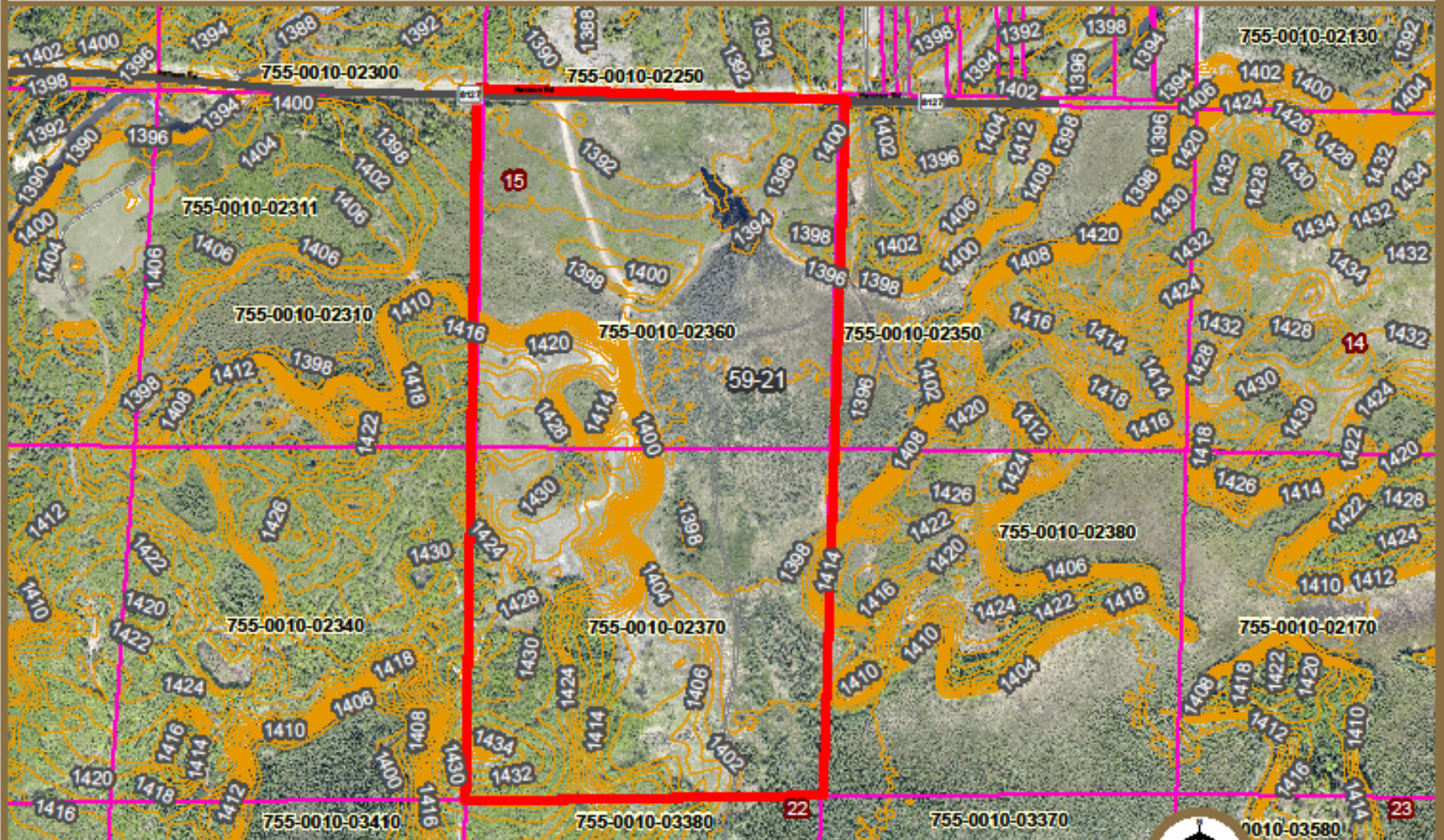
Site Map



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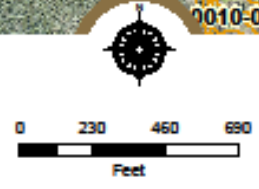
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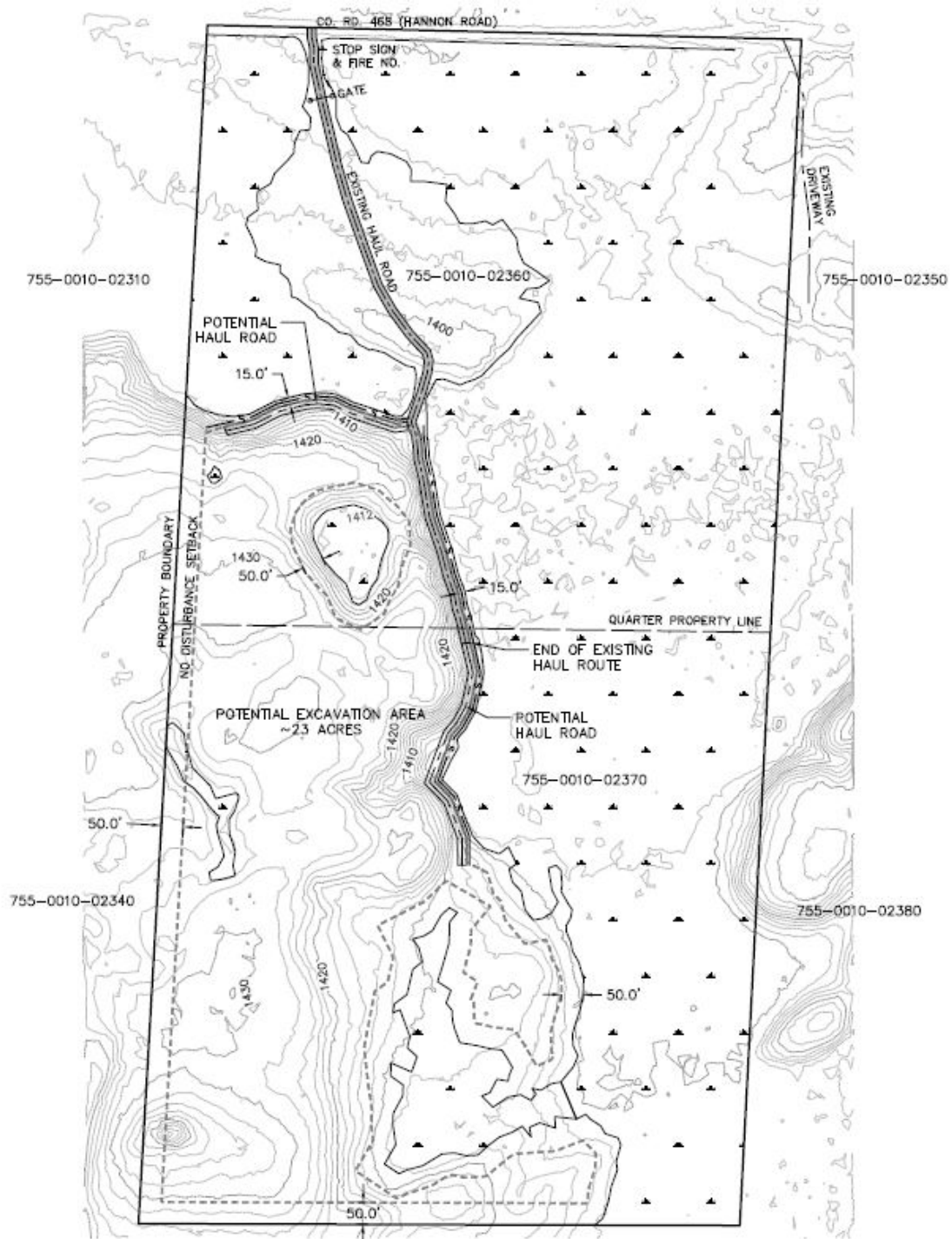


Hannon Road Sand & Gravel Lidar Map



St. Louis County MN

Plotted By: jeece T:\Land Projects\MS023-02 Clearwinds Gravel Pit\Drawings\MS023-02_Plan Sheet_001.dwg Jun 13, 2023 - 8:36am









Facts & Findings



Plans and Official Controls

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates general purpose borrow pits are an allowed use with a Conditional Use Permit.
2. The applicant's parcel is designated as FA within Planning Area 2 on the Future Land Use Map.
3. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as Forest and Agriculture (FA) on the Future Land Use Map.
4. The FA category typically consists of large tracts of land that are not intended for future urban or rural development.



Neighborhood Compatibility

1. The area consists primarily of large tracts of undeveloped forest and agricultural land. These large tracts of land are under both private and public ownership.
2. The development density in this area is very low except for lake shore development along Island lake which is over a half mile from the haul road and borrow pit.



Orderly Development

1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request of a borrow pit should have little to no effect on the future development of the surrounding area.



Desired Pattern of Development

1. There is not a high level of future growth anticipated in the area.
2. The FA designation of the parcel specifically identifies these areas for extractive use.
3. The area is not intended for future urban or rural development.



Other Factors

1. The applicant has an approved access from the St. Louis County Public Works Department and the wetlands have been identified.
2. A Stormwater Pollution Prevention Plan has been prepared for the extractive use.
3. The total pit area to be excavated is 23 acres.



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?



Recommendation

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a general purpose borrow pit as an Extractive Use-Class II, the following conditions shall apply:

1. All minimum extractive use standards shall be followed.
2. The extractive use activity shall be limited to less than 40 acres.
3. The applicant shall adhere to all local, county, state, and federal regulations.
4. The Wetland Conservation Act shall be followed.



Correspondence



Planning Commission

Questions?



Public

Questions?

