

FAYAL PLANNING COMMITTEE MEETING
Wednesday, September 20, 2023

Meeting was called to order at 5:31 PM by Vice-Chair Chris Erickson. Members present: Heidi Coldagelli, Chris Erickson, Bill Maki and Bill O'Neal. Chair Alex Peritz was absent.

Audience members present were Joanne Nephew, Blair Smith and Scott Smith.

Motion to move to New Business, made by Maki, support from O'Neal. Motion carried unanimously.

Scheduled Guests- Joanne Nephew, Blair Smith and Scott Smith were present to discuss a zoning issue on a parcel owned by Blair and Ryan Smith. The parcel surrounds the Woodline Manufacturing property. The property owners were under the assumption that the property was zoned industrial. There is a potential buyer, MN Power, that would like to purchase the property and during the sale process it was discovered that the property is zoned residential. In order for MN Power to continue with the purchase, they need the property rezoned commercial. The scheduled guests met with the Town Board Supervisors last night seeking the Board's support for changing the property's zoning. The Board agreed, but referred the request to the Planning Commission. Ms. Nephew gave a history of the property as she previously owned it prior to her daughter and son-in-law purchasing the property. Coldagelli clarified the confusion regarding the property's usage on the tax statement. How property is zoned and the usage on the tax statement are two different classifications. The usage for tax purposes lists the property as industrial. It will cost \$650.00 for the Smith's to submit the zoning request to St. Louis County. Erickson also added there is a difference between how it is zoned for land use and the different property tax classifications and the terminology used. O'Neal questioned if there was access from Thunderbird Trail to the property. MN Power has stated they would improve the road to a 10-ton road and are looking to expand as they are limited with their property in Eveleth. Erickson added that in regards to Fayal's Comprehensive Plan, the Planning Commission's position is to keep Fayal rural, but Highway 53 is the area for industrial activity and conceptually this is totally sensible. Reconfirmed with the scheduled guests that the zoning would need to be limited industrial to conform to the nearby properties and avoid spot zoning. The Town Board made a motion to switch the zoning to industrial and for the parties to proceed contingent on the Planning Commission recommendations. The County ultimately has the right to rezone the property and will take the Town's opinions into consideration.

Motion to approve moving this towards the St. Louis County Planning and Zoning for zoning industrial, made by O'Neal, support from Maki. Motion carried unanimously.

Coldagelli confirmed the County's process is for the parties to submit the application and then the County sends the application to the Township for feedback to be received prior to the St. Louis County Board meeting.

Motion to approve the minutes of the August 16th, 2023 meeting, made by O'Neal, support from Maki. Erickson confirmed that the advertising signs were removed from the Ballfield and there is also a tree down on the road's entrance. ***Motion carried unanimously.***

Correspondence- None at this time.

Old Business-

Comprehensive Plan Update- Will discuss next month when Chair Peritz is here.

Picnic Shelter at Playground- There is a renter using the shelter today, but will get down there and see it after another meeting. Flooring is in, a deck has been built and all the benches and picnic tables are set up. People are using the shelter often.

Aquatic Invasive Species Program- Coldagelli shared pictures of the number of zebra mussels on her boats when removed from Ely Lake. Discussion regarding zebra mussel populations.

The Committee will discuss the other Old Business items at the next meeting.

Motion to adjourn, made by O'Neal, support from Maki. Motion carried unanimously.

Vice-Chair Erickson adjourned the meeting at 5:53 PM.

Respectfully submitted,



Secretary Heidi Coldagelli