Application date: December 1, 2019
Planning Commission hearing date: March 11, 2020 (delayed by applicant request)
Property description: Part of Government Lot 2, Section 22, Township 61 North, Range 1 East.
Parcel ID: 53-122-1215
Fee Paid: $300.00
Case #: 2020-6CUP

Name: Christine Day and Alisa Logan
1470 East Highway 61
Grand Marais, MN 55604

Request for an Interim Use Permit to continue a home business operation in the Single Family Residential (R-1) zone district, on property adjacent to Lake Superior.

1. The applicants purchased their property in 2013.
2. The property includes 3.27-acres, with approximately 205-feet of Lake Superior shoreline.
3. The property is situated within the Single Family Residential (R-1) zone district.
4. Home businesses are identified as a Conditional Use Permit (CUP) in the R-1 zone district.

Considerations

The applicants received an Interim Use Permit (IUP) allowing a Home business operation in 2018. Permit approval was contingent upon adherence to the following conditions:

1. This approval shall be treated as an Interim Use Permit and shall be valid for -1-year from the date of Board of Commissioners approval.
2. This permit shall be reviewed by Land Services and the Planning Commission following the cessation of 2019 operations.
3. This permit shall expire after 1 year but may be renewed by the applicants upon a favorable review by Land Services for the previous year’s activities, and submittal of a new IUP application and processing fee.
4. Business operations shall be limited to six weekends (May 31-June 2; July 12-14; July 19-20; July 26-28; August 2-4; August 9-11) and hours of operation may not deviate from 8 AM until 4 PM each day.
5. The subject property shall be fully surveyed. All property lines shall be identified. No parking or trespass shall be allowed onto adjacent properties.
6. The applicants shall record the number of visitors for each day of operation and shall provide this information to Land Services on a quarterly basis during 2019.
7. No food or overnight accommodations shall be allowed.
8. Septic compliance shall be demonstrated for the property and shall be adequate to accommodate property visitors. Applicants must consult with the Cook County Environmental Health Officer to ensure said compliance.
9. Group sessions are limited to no more than 25 participants.

As per Condition #3, Land Services conducted a permit review at the December 11, 2019 meeting of the Planning Commission. Comments were solicited from 25 adjacent property owners. In response, one comment supporting the home business was received from Chris Skildum, while letters of opposition were penned by Jan Attridge, Kevin Butcher, Kristen Sobanja, and Janet Effler.

During 2019, 149 participants attended sessions over six weekends: May 31-June 2, July 12-July 14, July 19-July 21, July 26-July 28, August 2-August 4, and August 9-August 11.

A summary of the Planning Commission review (included) suggests a wide-ranging Commissioner discussion focused on the use and use impacts but ultimately, Ms. Day and Ms. Logan received an acceptable permit review by the Planning Commission and Board of Commissioners and they were given an opportunity to reapply for an IUP for 2020.

2020 Application

Little has changed with the current Day/Logan application, although the requested permit duration has been increased to 3-years. Several 2019 permit conditions have been addressed, including the establishment of surveyed property lines and easements and parking area designations.

Notable components of the 2020 application include:

- Six, Friday to Sunday weekend seminars (June 26-28, July 3-5, July 10-12, July 17-19, July 24-26, and July 31-August 2).
- Program start and end times listed as 8 AM and 4 PM.
- Both outdoor and indoor facilities will be used for the seminars, including the 2600-square foot garage/outbuilding.
- Porta-potties will facilitate septic compliance.
- No food will be provided.

Rather than view a home business solely as a property owner and County benefit, it may be informative to place the 2020 requested use in the context of those who have persistently identified impacts from the Day/Lewis operation.

Approval of the permit suggests that a home business operation in a residential zone district is afforded more "presence" than homesteaded or seasonal, recreational properties.

As presented, the retreats are aligned with arguably, the six best weekends of summer.

Even though the 2020 IUP has not been granted, Ms. Day and Ms. Logan are already advertising and soliciting reservations for their 2020 event.
Hours of operation are identified as “8 AM to 4 PM”. However, early and “wandering” arrivals have been identified as a business impact on adjacent properties. During the December 2019 review, several Commissioners brought this issue to focus. In response, the applicants have suggested “we can control that window of arrival and departure to 15 minutes before and after our established start and end times”, suggesting visitor presence from 7:45 to 4:15, even though their web site identifies “registration starts at 7:30 AM”.

Since 2010, there have been eight home business requests brought to the Planning Commission. Of the eight, three (including this request) have been situated in the R-1 zone district. One of those requests was for an agriculture operation, while a 2012 request for a spiritual retreat center with overnight accommodations included limitations on both the number of retreat and overnight guests. The remaining home businesses are distributed within the FAR-1 and FAR-3 zone districts and necessarily do not include R-1 spatial constraints.

Perhaps consideration could be given to either reducing the number of retreat weekends or distributing them outside of the optimal seasonal/tourist window.

For their 2019 permit, the applicants introduced the idea of buses or other means to bring people to the property. This could help eliminate unnecessary and/or early disruptions.

Finally, criteria for approving a CUP (IUP) are as follows (Cook County Zoning Ordinance, Section 10.05 B):

A. A conditional use permit may be granted on upon finding all the following:
   1. The use conforms to the land use or comprehensive plan of the county;
   2. The use is compatible with the existing neighborhood;
   3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district; and
   4. The location and character of the proposed use is consistent with a desirable pattern of development for the area.

In the context of the Day/Logan application, Land Services suggests the following responses:

Item 1: Home businesses as a Conditional Use are identified in both the LUGP and Zoning Ordinance and are allowed within residential zone districts throughout Cook County.

Item 2: Neighborhood opposition to the Day/Logan operation has become a focused component of the public comment process, suggesting (at times) incompatibility within the residential landscape.

Item 3: The surrounding area is exclusively residential, with three nearest residences less than 165-feet from the subject property. While the R-1 district allows VRBOs as a permitted (and possibly disruptive) use, the home business logistics of up to 25 participants per day, over 6 weekends, three-days per weekend comes with the connotation of a more pronounced disruption.
Item 4: The use itself is not the issue. Instead, it is whether the size and scope of the Day/Logan home business fits within a constricted residential landscape, and whether the allowances afforded a home business operation have more value than protecting adjacent property owners from the business itself.

Options for the Planning Commission are straight-forward: the request can be denied; the request may be approved, or it may be approved with restrictive permit conditions. If approved, the following conditions may be considered.

1. The Planning Commission shall establish all retreat days and hours of operation, based upon their March 8, 2020 meeting.
2. Start and end times shall be determined by the Planning Commission at their March 8, 2020 meeting.
3. This approval shall be treated as an Interim Use Permit and shall be valid for -1-year from the date of Board of Commissioners approval.
4. This permit shall be reviewed by Land Services and the Planning Commission following the cessation of 2020 operations.
5. The applicants shall record the number of visitors for each day of operation and shall provide this information to Land Services for the 2020 review.
6. No food or overnight accommodations shall be allowed.
7. A Land Services representative shall visit the property during a scheduled event to evaluate permit compliance.
8. A septic permit shall be necessary. Septic compliance shall be demonstrated for the property and shall be adequate to accommodate property visitors. Applicants must consult with the Cook County Environmental Health Officer to ensure said compliance.

Twenty-four letters of notification were sent to adjacent property owners. Comments in favor of the Day/Logan request were received from Chris Skildum. Comments in opposition were received from Kristen Sobanja and Janet Effler, Ron McClellan and Nancy Rice, Heidi Pilot, and Julie Butcher.
To the members of the Cook County Planning Commission:

I am writing today in response to the second letter I have received regarding the request for an interim home business permit from Christine Day and Alisa Logan. As neighbors and property owners in Cook County, we formally oppose the continuance of an “interim business permit” to be issued to Ms. Day and Ms. Logan. Based on what we have learned from last year’s “Galactic Community Retreats”, there was a significant disruption to the residents immediately surrounding Ms. Day’s property; from traffic, to loud and disturbing cries and wails, to trash. We request that should Ms. Day and Ms. Logan choose to continue their “business” that they do so in a commercially zoned area designed for businesses. Once a home business has deteriorated the quality of life for the residents surrounding said business, it is no longer in keeping with the statutes established by both Minnesota and Cook County for home business compliance.

Sincerely,

Julie Butcher
30 Chippewa Trail and 26 Chippewa Trail
Grand Marais, MN
To the County Commissioners and Planning and Zoning Committee,

We would like to address a growing problem in Cook County, as we see it: the relentless buying of property and changing of regulations to allow businesses to prosper at the expense of long-time residents, folks who actually live, vote, get involved in the community, and pay taxes here.

We know the economy for buying property is good presently, unlike a decade ago. So why does the committee prefer to bring in outsiders rather than protect its own residents? What is the purpose of the Planning and Zoning committee anyway?

Several years ago we wrote letters with our neighbors and visited with Bill Lane about the Linder property on Caribou Lake. As I recall, the committee first denied their request to build their house closer to the lake shore by way of a variance. When the new out of state owners (planning to rent their lake home when finished,) objected to the denial, the committee reversed itself and let them build closer to the lake. Why? We and our neighbors have to live with it. The committee does not.

Now we write in support of Kristen Sobanja and Janet Effler who have been bullied into letting an out of state commercial business operate in a residential zone directly next door to them. The ensuant noise at all hours, the ongoing extra traffic and disruption should be clear reasons for the committee to deny the repermitting of this business.

Sincerely,

Concerned Residents and Taxpayers,

Ron McClellan

Nancy Rice

110 Evergreen Rd.
Lutsen, MN 55612
651-746-9098
An Open Letter to Anyone Interested in Attending:

Hello,

We are excited to be welcoming you to the 3-Day Workshop on our land in Grand Marais, MN. We are deep in preparations for you to come and be initiated.

You arrive to the property Friday morning - Registration starts at 7:30 a.m. The schedule for the three days:

**Friday:** Program begins at 8 a.m. and completes at 4 p.m.

**Saturday:** Program begins at 8 a.m. and completes at 4 p.m.

**Sunday:** Program begins at 8 a.m. and completes at 4 p.m.

All accommodations, transportation and food will be your responsibility to arrange.

There will be tea and water provided during the days.

**NOTE:** The facilities will be basic in keeping with the rural conditions on the land.
A. A conditional use permit may be granted on finding all the following:
   1. The use conforms to the land use or comprehensive plan of the county;
   2. The use is compatible with the existing neighborhood;
   3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district; and
   4. The location and character of the proposed use is consistent with a desirable pattern of development for the area.

A review of Section 10.05 in the context of the Day/Logan application suggests the following LGU feedback:

Item 1: Home businesses as a Conditional Use are identified in both the LUGP and Zoning Ordinance and are allowed within residential zone districts. Previous home business CUP's facilitated by the County have dealt with manufacturing and production issues and have occurred in the more expansive residential districts (i.e., FAR-2 and -3). The R-1 zone district represents the second "smallest" residential zone district.

Item 2: Neighborhood incompatibility with the Day/Logan request has become a focused component of the public comment process, suggesting an (at times) incompatible use for adjacent property owners.

Item 3: The surrounding area is exclusively residential, with three nearest residences less than 165-feet from the subject property. While the R-1 district allows VRBOs as a permitted (and possibly disruptive) use, the home business logistics of up to 25 participants per day, over 6 week-ends, three-days each weekend comes with the connotation of a more prominent disruption.

Item 4: The use itself is not the issue for this request. Instead, it is whether the size and scope of a home business which invites a variety of customers and vehicular uses fits within a constricted residential property landscape, and whether the use proves detrimental to others.

Options for the Planning Commission are straight-forward: the request may be denied; the request may be approved; or it may be approved with restrictive permit conditions. The following representative conditions may be considered.
Six, Friday to Sunday weekend seminars (June 26-28, July 3-5, July 10-12, July 17-19, July 24-26, and July 31-August 2).

Program start and end times listed as 8 AM and 4 PM.

Both outdoor and indoor facilities will be used for the seminars, including the 2600-square foot garage/outbuilding.

Porta-potties will facilitate septic compliance.

No food will be provided.

Rather than view a home business solely as a property owner and County benefit, it may be informative to place the 2020 requested use in the context of those who have persistently identified impacts from the Day/Lewis operation.

Approval of the permit means that a home business operation in a residential zone district tips the scale of land use in Cook County in favor of the business and away from homesteaded or seasonal recreation properties.

As presented, the retreats are aligned with arguably, the six best weekends of summer.

Even though the 2020 IUP has not been granted, Ms. Day and Ms. Logan are already advertising and soliciting reservations for their 2020 event.

Hours of operation are identified as “8 AM to 4 PM”. However, early and “wandering” arrivals have been identified as a business impact on adjacent properties. During the December, 2019 review, several Commissioners brought this issue to focus. Accordingly, the applicants have suggested “we can control that window of arrival and departure to 15 minutes before and after our established start and end times”, suggesting visitor presence from 7:45 to 4:15, even though their web site identifies “registration starts at 7:30 AM”.

Since 2010, there have been eight home business requests brought to the Planning Commission. Of the eight, three (including this request) have been situated in the R-1 zone district. One of those requests was for an agriculture operation, while a 2012 request for a spiritual retreat center with overnight accommodations included limitations on both the number of retreat and overnight guests. The remaining home businesses are distributed within the FAR-1 and FAR-3 zone districts and necessarily do not include R-1 spatial constraints.

When looking with a regulatory eye at the business, there are pronounced benefits from the lodging and food-dependent introduction of 150 people into Cook County. However, there is also a significant profit margin in registration ($450.00/3-day event), which suggests the home business is in the immediate interests of the operators to continue.

Perhaps further consideration could be given to either reducing the number of retreat weekends, or distributing them outside of the optimal seasonal/tourist window.

Finally, criteria for approving a CUP (IUP) are as follows:
Considerations

The applicants received an Interim Use Permit (IUP) allowing a Home business operation in 2018. Permit approval was contingent upon adherence to the following conditions:

1. This approval shall be treated as an Interim Use Permit and shall be valid for 1-year from the date of Board of Commissioners approval.
2. This permit shall be reviewed by Land Services and the Planning Commission following the cessation of 2019 operations.
3. This permit shall expire after 1 year but may be renewed by the applicants upon a favorable review by Land Services for the previous year’s activities, and submittal of a new IUP application and processing fee.
4. Business operations shall be limited to six week-ends (May 31-June 2; July 12-14; July 19-20; July 26-28; August 2-4; August 9-11) and hours of operation may not deviate from 8 AM until 4 PM each day.
5. The subject property shall be fully surveyed. All property lines shall be identified. No parking or trespass shall be allowed onto adjacent properties.
6. The applicants shall record the number of visitors for each day of operation and shall provide this information to Land Services on a quarterly basis during 2019.
7. No food or overnight accommodations shall be allowed.
8. Septic compliance shall be demonstrated for the property and shall be adequate to accommodate property visitors. Applicants must consult with the Cook County Environmental Health Officer to ensure said compliance.
9. Group sessions are limited to no more than 25 participants.

As per Condition #3, Land Services conducted a permit review at the December 11, 2019 meeting of the Planning Commission. Comments were solicited from 25 adjacent property owners. In response, one comment supporting the home business was received from Chris Skildum, while letters of opposition were penned by Jan Attridge, Kevin Butcher, Kristen Sobanja, and Janet Effler.

For 2019, 149 participants attended sessions over six weekends: May 31-June 2, July 12-July 14, July 19-July 21, July 26-July 28, August 2-August 4, and August 9-August 11.

A summary of the Planning Commission review (included) suggests a wide-ranging Commissioner discussion focused on the use and use impacts but ultimately, Ms. Day and Ms. Logan received an acceptable permit review by the Planning Commission and Board of Commissioners and they were given an opportunity to reapply for an IUP for 2020.

2020 Application

Little has changed with the current Day/Logan application, although the requested duration has been increased to 3-years. Several 2019 permit conditions have been addressed, including the establishment of surveyed property lines and easements and a parking area designation.

Notable components of the 2020 application include:
February 29th, 2020

Cook County Planning Commission, Cook County Commissioners,

RE: Day/Logan Conditional Use Permit March 11th, 2020 Meeting

Dear Commission and Commissioners,

Here is the math to reflect one aspect as to how disturbing this business is for such a small parcel of residential property.

- 25 people
- 2 roundtrips per day (they leave for lunch)
- 4 one way trips in and out on drive.
- 3 days per weekend
- 6 scheduled weekends

Totals 1,800 trips in and out in 18 days. People arriving and leaving, locking, unlocking and setting off car alarms.

150 plus people over 18 days. Plus the disturbance of trucks hauling in and out four port-a-potties and weekly pumping and cleaning of them.

So, I compared these stats with short term rental numbers. It would take 3 people with vehicles all 52 weekend out of the year to equal 156 trips in and out. In comparison, the rental is for the full year instead of their 18 days of business operating seminars.

This business generates $67,500 in revenue in the 18 days of operation. This is not a small home based business considering the amount of people, disturbance and monetary volume.

I have attached a screenshot from Day’s website advertising that “Registration begins at 7:30”. They have been told many times to follow the restrictions implemented by the commission. They continually disregard the restrictions.

This type of business should be only allowed on a 40 plus acre piece of property. Please do not grant them this permit.

Sincerely,

Kristen Sobanja
1476 E Hwy 61
Grand Marais MN
February 28th, 2020

RE: Day/Logan Conditional Use Permit 03/11/2020 Meeting

Cook County Planning Commission, Cook County Commissioners,

My previous letter dated December 1, 2019, addressed how close and disruptive the Pleiadian retreat business is to my home. I highlighted that the attendees arrive early the majority of the days.

At the December 11 meeting, Day admitted to inviting customers to arrive before the permitted hours. Now I see online that Day is still advising patrons to come early. She states, "Registration starts at 7:30".

We were told that any violation would result in revoking or not renewing their permit. I don't understand why Day is allowed to apply after blatant disregard for rules or the neighbors rights.

Day and Lewis are not residents on this property. They are only in Cook county when it has to do with the business. They failed to know their property lines or the counties requirements for such a big business.

The Pleiadian retreat does not compare to someone selling pottery out of their home. During the summer, there are more than 900 vehicles driving in parking and locking doors in total view from my home.

Allowing them to continue to operate would set a precedent. Any residential property could end up having a business next door. This is not what I would like for myself or any Cook County resident.

Janet Effler
February 25th, 2020

Cook County Planning Commission, Cook County Commissioners,
Day/Logan Conditional Use Permit March 11th, 2020 Meeting

Dear Commission and Commissioners,

I was a resident of Scroeder in the 1980's and 1990's. Last year I purchased a piece of property in Cook County near Grand Marais. One of the reasons was that I longed for the peace and quiet tranquility that this area provides. I also have many friends in the area.

This sizable business on a small piece of land is concerning to me. It seems to me by continuing to grant them a permit could also endanger my quiet solitude on my piece of property. The fact that there could be 20 to 30 vehicles arriving and departing numerous times per day right next door during my weekends, is NOT why I purchased property in Cook County. In fact, it scares the heck out of me!

Imagine this happening next door to you..... Please put an end to this noise and disregard for solitude.

Sincerely,

Heidi Pilot
Cook County and
Graceville MN
December 12, 2019

RE: 1470 E Highway 61
    Grand Marais, MN 55604

Hi Bill,

Enclosed is our application and check for the interim use permit for 2020.

Please let us know if you see any changes that are necessary. We have this formatted on our computer and can make any corrections you suggest. If so, we will resubmit via email.

Due to our work calendar, which is scheduled a year in advance we will not be able to make a meeting January 8th or February 12th.

Can you place our request for an interim use permit on the calendar for March 11th 2020?

Please let us know that you have received our application, our check and please confirm we are able to be on the calendar for March?

Enjoy the holidays!

Thanks for all your support,

Christine Day

Alisa Logan
Cook County Planning Commission

Day/Logan IUP Review Summary, December 11, 2019

Following the Land Services’ review, Chair Fehr opened the meeting to the public. The first to speak was co-permit owner, Christine Day. Ms. Day responded to written comments from her neighbors, Kristen Sobanja and Janet Effler. She suggested their statements were incorrect or exaggerated. Regarding the Sheriff’s Office complaint, Ms. Day indicated there was a trespass and noise concern in the complaint, but that the noise portion of the complaint had been removed, leaving a trespass issue as the focus. She suggested the survey has fully identified property boundaries and should resolve future trespass issues.

Ms. Day indicated that the sessions began at 8 AM, but that there were early arrivals. She continued by suggesting activities “ended at 4 PM”.

Expressing opposition to the Day/Logan permit, Kristen Sobanja stated “we recorded all times... they weren’t just standing around, they were gathering on the beach. The parking begins at 7:15 to 7:25... the car alarms... parking is adjacent to our property... they are showing up early.” She continued by stating “the quiet quality of life has been interrupted... this is different than a shop... these people come and stay.” Finally, Ms. Sobanja stated this is “occurring on a small parcel and during the peak season of summer. This isn’t bringing in a lot of extra business for the County.”

Jan Attridge suggested she wanted to support the operation but stated that Ms. Day and Ms. Logan had not reached out to her, which is something “they said they would do last year.”

Commissioner Motschenbacher asked about the porta-potties on the beach and was corrected by Ms. Day that they were “on the land above the beach... well back from the water.” Mr. Lane interjected that the porta-potties were reviewed by Mitch Everson and are part of an operations and maintenance agreement, effectively removing the concern of their presence.

Commissioner Mueller inquired about the parking. Commissioner Motschenbacher suggested an 8:30 AM start so people would arrive after 8 AM. She also suggested people should be off the property by 4 PM. Director Nelson suggested a new permit could address Ms. Motschenbacher’s concerns.

Commissioner LaBoda sought clarification, stating we “are not approving a permit, we are approving a review allowing a new permit to be submitted.” His conjecture was affirmed by Mr. Nelson.

Mr. Mueller asked Ms. Day about the participants noise, seeking clarification about drumming and chanting, to which Ms. Day stated, “there is no drumming and rarely, chanting... this occurs in our outbuilding.”

Without further dialog, Chairman Fehr sought a motion, received a motion of support from Commissioner LaBoda, with a second from Commissioner Mueller. Subsequently, the Planning Commission unanimously approved the Day/Logan review and forwarded it to the Board of
Commissioners with a recommendation of support of the Land Services’ review, as a prelude to a new IUP submittal from Ms. Day and Ms. Logan.
HOW WILL THIS USE OR OPERATION BE CONDUCTED (i.e. season of operation: hours of operation?)

During the summer we will have weekend use – Friday through Sunday. In 2020 we will hold six weekends: June 26-28; July 3-5; July 10-12; July 17-19; July 24-26; July 31-August 2 in 2020. We will start our programs at 8 a.m. and end our programs at 4 p.m. We will ensure all arrivals and departures are within 15 minutes of the start and of the end time. Groups will be limited to 25 persons. All participants will find accommodations in town. They will take all meals in town. Food and lodging will not be available on our property.

DOES YOUR PERMIT MEET CRITERIA ESTABLISHED BY THE LAND USE GUIDE PLAN OF COOK COUNTY AND THE COOK COUNTY ZONING ORDINANCES? PLEASE DESCRIBE:

By bringing our Home Business to the area we feel we are fitting with the long-term goals of the County by adding economic growth. The mission statement of the County is to promote Home Business to support those of us who live here, and in turn support the whole community. The groups we bring into Grand Marais utilize the local businesses. There is a benefit to a wide range of businesses large and small. They require lodging and food for at least 4 nights and for a number of people for 12 nights as they stay for two weekends. The people fully partake in all the activities in town. We feel we meet the criteria as we bring groups to Grand Marais to support the local economy.
INCLUDE FURTHER COMMENTS THAT MIGHT CLARIFY YOUR SITUATION TO THE PLANNING AND ZONING STAFF AND TO THE PLANNING COMMISSION:

We came before the Board prior to our summer weekends in 2019. We received an interim use permit with conditions. Our groups were limited to 25 people; start and end times were established as 8 a.m. to 4 p.m.; we were asked to get an official survey of our property; we were open and willing to take into account the feedback from the neighbors.

We feel we have met all of these conditions.

Our numbers did not exceed 25 on any of the six weekends.

The start time and end time of our programs was honored. We started at 8 am and ended at 4 pm. However we did have people show up earlier and leave later without monitoring this activity. With the feedback provided at the meeting we can control that window of arrival 15 minutes before and a departure of 30 minutes after our established start/end times.

The survey of our land was completed and this resulted in removing an issue with our neighbor: “trespassing on their driveway”. This misunderstanding was rectified by the survey. Specifically the contested area along the driveway that was thought to be their property was determined to be our property. There is no longer a trespassing issue. We also discovered that there is an easement that allows both properties open access to the whole driveway, which cannot be changed.

We did reach out to our neighbors by phone /email and the response was a very clear “No Thank You.”

During our application process we received feedback from the neighbor about the “sounds” during our weekends. As a result we made significant changes to our program to reduce or eliminate sounds coming from our groups. We also added insulation to our Meditation building to decrease sound issues.

We are submitting this application for an interim use permit for 2020 and will continue to work with the Board and our neighbors for this Home Business to be successful.
A conditional use is an activity or use that would not be appropriate if allowed outright in any number; but which if controlled as to number, location and activity, could be consistent with the Comprehensive Plan and not be injurious to the public health, safety or general welfare. The review of each proposed use must determine that it will or will not be compatible with the standard of this article and if it is found to be, must attach conditions to insure this continued compatibility.

An interim use is a temporary use of property until a particular date, until the occurrence of a particular event or until zoning regulations no longer permits it.

**Instructions**

Prior to submitting your application, you must speak with the Office of Planning and Zoning to discuss your Conditional Use or Interim Use permit request. The application itself should be presented in a clear and concise manner, and should include a demonstration of how your request fits within Cook County Land Use Guide Plan and Zoning Ordinance constraints. In addition, you must include a legal description of the property (obtainable from the Cook County Recorder’s Office). All information or data requests must be filled out completely or your application will be returned as incomplete. If you have any questions about filling out this application, please call the Office of Planning and Zoning at (218) 387-3630.

**Please fill out the following (all information must be included):**

<table>
<thead>
<tr>
<th>Property Owner: Christine Day / Alisa Logan</th>
<th>E-mail: <a href="mailto:alisalogan3@hotmail.com">alisalogan3@hotmail.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Address: 1470 E Highway 61</td>
<td>Phone Number: 218-387-2512</td>
</tr>
<tr>
<td>City: Grand Marais</td>
<td>State: MN</td>
</tr>
<tr>
<td>ZIP Code: 55604</td>
<td>Parcel ID: 53-122-1215</td>
</tr>
<tr>
<td>Local Property Address: 1470 E Highway 61</td>
<td>Zone District of Property: R 1</td>
</tr>
<tr>
<td>Local Phone Number: 218-387-2512</td>
<td></td>
</tr>
<tr>
<td>Parcel Acreage: 3.27</td>
<td></td>
</tr>
<tr>
<td>Is your property located on a lake or river?</td>
<td>Yes X No</td>
</tr>
<tr>
<td>If you answered Yes, what is the name of the lake or river?</td>
<td>Lake Superior</td>
</tr>
<tr>
<td>What is the classification of the lake or river?</td>
<td>General Development</td>
</tr>
<tr>
<td>Current Use of the Property (check all that apply):</td>
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<tr>
<td>Vacant:</td>
<td>Business:</td>
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<tr>
<td>Permanent Residence X</td>
<td>Resort: Recreational Use Only</td>
</tr>
<tr>
<td>Seasonal Residence</td>
<td></td>
</tr>
</tbody>
</table>
**Site Depiction**

Attach a separate map or sketch plan of the site, including *all structures* on your property and *accurate distances from property lines, roadways, and other property features*.

**Conditional Use/Interim Use Questionnaire (may be answered as a separate narrative)**

Please keep in mind that the Planning Commission members, to whom this application is being presented, may not have personal experience or understanding of your intended property use. You will want to give a *full description of the proposed use or operation* and how it will benefit Cook County.

Also, please note that a *Conditional or Interim Use Permit* may be granted only upon finding all of the following:

1. The use conforms to the land use or comprehensive plan of the county;
2. The use is compatible with the existing neighborhood;
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district; and,
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

Please describe the proposed Conditional or Interim Use:

| 3 year interim use permit to continue the Meditation Center for 3 day retreats. |

What is the expected duration of the permitted use?

- Requesting a 3 year period beginning 2020 - 2023.
- With the ability to extend with a submittal of a new permit application.

Where will this use or operation be conducted?

| At our homestead property 1470 E Highway 61 Grand Marais |

How will this use or operation be conducted (i.e., season of operation; hours of operation)?

For 6 weekends: June 26-28, July 3-5, July 10-12, July 17-19, July 24-26, July 31-August 2 2020

Weekend use Friday through Sunday start 8 a.m. and complete 4 p.m. All arrivals and departures from the property will be within approximately 15 minutes of the established times. (see attached)

Groups will be limited to 25 persons. No food/drink or accommodation will be provided.
Describe what property development, building construction, and land use or other permitting will be needed to conduct this operation:

<table>
<thead>
<tr>
<th>There is a meditation building free standing not connected to our residence. This building is rustic without pressurized water delivery. We will provide Porto Potties.</th>
</tr>
</thead>
</table>

Does your permit meet criteria established by the Land Use Guide Plan of Cook County and the Cook County Zoning Ordinances? Please describe:

<table>
<thead>
<tr>
<th>Yes we meet the criteria to be a home business. See attached</th>
</tr>
</thead>
</table>

Will the proposed use have an adverse effect on adjacent properties?

<table>
<thead>
<tr>
<th>No there will be not overnight accommodations. All guests will arrive and depart as directed.</th>
</tr>
</thead>
</table>

Will the proposed use impact water quality, air quality, or other shared resources?

<table>
<thead>
<tr>
<th>No, there will be sanitary facilities (Porto Potties) coming onto the property.</th>
</tr>
</thead>
</table>

Does the proposed use require permits from other permitting sources (i.e., state, federal)?

<table>
<thead>
<tr>
<th>No</th>
</tr>
</thead>
</table>

Include any further comments that might clarify your situation to the Planning and Zoning staff and to the Planning Commission:

<table>
<thead>
<tr>
<th>Please see attached.</th>
</tr>
</thead>
</table>

**Signature Page**

I hereby certify with my signature that all data on my application forms, plans, and charts are true and correct to the best of my knowledge. I understand further that falsification of this application or any attachments thereto, will render this application and subsequent permits invalid.

**Signature** [Name]

**Date** 12/13/19