



STATED MINUTES

**City of Crosslake
Planning and Zoning Commission**

**December 19, 2014
9:00 A.M.**

**Crosslake City Hall
37028 County Road 66
Crosslake, MN 56442**

1. Present:; Aaron Herzog, Chair; Dave Nevin, Vice-Chair; Mark Lafon; Joel Knippel and Council Member Gary Heacox
2. Absent: Matt Kuker
3. Staff: Chris Pence, Crow Wing County Land Services Supervisor, Paul Herkenhoff, Crow Wing County Survey/Planning Coordinator, Jon Kolstad, Crosslake Land Services Specialist, Sue Maske, Planning Assistant
4. 11-21-14 Minutes & Findings – **Motion by Nevin; supported by Lafon to approve the minutes & findings as written. All members voting “Aye”, Motion carried.**
5. Old Business
 - 5.1 None
6. New Business
 - 6.1 Richard Joseph – Variance for lake setback
 - 6.2 6.3 Commercial Ordinance Update
7. Adjournment

**Richard Joseph
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Mark Joseph represented the applicants. Herkenhoff read the request into the record. Crosslake Planning & Zoning Office received one (1) letter of support. Mark Joseph went over their plans for the new dwelling and stormwater control. Robert Eng neighboring property owner stated he would like to see the existing holding tank moved to meet the 50 foot setback requirement from his well. He also stated that he likes the idea of a berm along with an 8” high no mow buffer along the shoreline. Discussion concerned 12-18--14 on-site; impervious coverage of 15.3%; stormwater plan; when the lots was created; size of the building envelope; setback from the proposed holding tank to the neighboring well and the location of the existing holding tank.

December 19, 2014 Action:

Motion by Lafon; supported by Nevin to approve the variance for:

- 1. Lake setback of 36 feet where 75 feet is required to proposed deck**
- 2. Lake setback of 42 feet where 75 feet is required to proposed dwelling**
- 3. Side Yard setback of 7 feet where 10 feet is required to proposed dwelling**
- 4. Side Yard setback of 2 feet where 10 feet is required to proposed holding tank**
- 5. Dwelling setback of 2 feet where 10 feet is required to proposed holding tank**
- 6. Location of the holding tank as shown on the approved septic design submitted to the Planning and Zoning Office.**

To construct:

- 770 square foot dwelling**
- 159 square foot deck**
- Installation of holding tank**

Per the findings of fact as discussed, the on-site conducted on 12-18-14 and as shown on the certificate of survey received at the Planning & Zoning dated 10-27-14 located on Lot 15, Block 1, Anderson’s Twin Bay Shores, Sec 07, City of Crosslake

Conditions:

- 1. Work with staff on a stormwater plan that includes berm, rain garden and guttering the proposed dwelling**
- 2. A pumping contract be on file at the Planning and Zoning Office for the septic holding tanks**
- 3. An alarm system is to be installed on the holding tank**
- 4. Appropriate temporary erosion control be installed before and during construction**

Findings: See attached

All members voting “Aye”, Motion carried, with Knippel abstaining

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Commercial Ordinance Update

Mr. Pence informed the board that the draft version of the Crosslake Land Use Ordinance Amendment Commercial Uses and Standards is out for public comments until 1-31-15. The public hearing with the Planning Commission is scheduled for 3-20-15 and then will go to the City Council on 4-13-15.

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Matters not on the Agenda:

1. There was no matters not on the agenda

Motion by Knippel; supported by Nevin to adjourn at 9:50 A.M.

All members voting “Aye”, Motion carried.

Respectfully yours,

Susan Maske

Susan Maske
Crow Wing County Planning Assistant