



STATED MINUTES

City of Crosslake Planning Commission/Board of Adjustment

March 25, 2016
9:00 A.M.

Crosslake City Hall
37028 County Road 66
Crosslake, MN 56442

1. Present: Aaron Herzog, Chair; Dave Nevin, Vice-Chair; Joel Knippel; Mark LaFon; Matt Kuker, Jeff Bisson, and Council Member Gary Heacox
2. Absent: None
3. Staff: Chris Pence, Crow Wing County Land Services Supervisor; Jon Kolstad, Crosslake Land Services Specialist and Cheryl Stuckmayer, Technical/Administration Specialist
4. 2-26-16 Minutes & Findings – **Motion by Nevin; supported by Knippel to approve the minutes & findings as written. All members voting “Aye”, Motion carried.**
5. Old Business
 - 5.1 Chad & Barb Anderson – After-the-Fact Variance for bluff setback
6. New Business
 - 6.1 Sally Rischmiller – variance for building height and size
7. Adjournment

**Chad & Barb Anderson
141490410090009**

Kolstad read the after-the-fact variance request, history of the parcel and the surrounding parcel history into the record. Discussion on the stormwater plan submitted along with possible install of a berm along the bluff edge. Kolstad explained the retention of water so close to the bluff could cause erosion problems if the berm were to fail. Pence pointed out that the proposed reduction of the current deck size would reduce the setback from the bluff and also gives the commissioners the ability to include a condition to implement the submitted stormwater plan. Herzog asked Porter, Anderson's representative from Thomas & Severson P.A., to step up to the podium for any additional comments he may have. Porter confirmed that Kolstad had accurately stated the facts of the request. Porter also stated that upon the approval of the Anderson request the appeal that is currently in the district court will be dismissed. Herzog opened and closed the public hearing due to no response. Herzog asked if any of the commissioners had additional questions, but none were forthcoming. Herzog then requested Kolstad to initiate the findings of fact procedure with the board members deliberating and responding to each question.

March 25, 2016 Action:

Motion by Kuker; supported by Knippel to approve the after-the-fact variance for:

- 1. Reduction of the current deck to extend out no more than 10 feet from the existing structure foundation within the bluff impact zone and to not exceed the side yard setback of 10 feet**

Per the findings of fact as discussed, the on-sites conducted on 2-25-16 & 3-24-16, the Pence memo dated 3-25-16, and as shown on the certificate of survey received at the Planning & Zoning office dated 12-10-15 for property located at 11192 Manhattan Pt Blvd, Crosslake, MN 56442

Conditions:

- 1. Complete application to obtain a permit for the approved deck**
- 2. Reduction of the current deck to extend out no more than 10 feet from the existing structure foundation within the bluff impact zone and to not exceed the side yard setback of 10 feet to be completed by June 1, 2016**
- 3. Work with staff to review and implement the submitted stormwater plan including temporary erosion control during construction**

Findings: See attached

All members voting "Aye", Motion carried.

**Sally Rischmiller
120052405BB0009 & 120052405AB0009**

Herzog invited Rischmiller, the property owner, to the podium. Kolstad read the variance request, history of the parcel and the surrounding parcel history into the record. Kolstad stated that a discussion was held with the owner at the Planning Commission/Board of Adjustment on-site on March 24, 2016 pertaining to the enhancement of the existing stormwater plan on the parcel. Discussion pursued relating to the requested size of the structure and covered deck along with adding a condition of no future enclosure of the proposed covered deck. Nevin asked for clarification on current structure setbacks and past variances. Observation at the Planning Commission/Board of Adjustment on-site on March 24, 2016 noted that the proposed project would not cause any obstruction to the neighbors. Herzog asked Rischmiller if she had any questions. Herzog opened and closed the public hearing due to no response. Kolstad initiate the findings of fact procedure with the board members deliberating and responding to each question.

March 25, 2016 Action:

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

- 1. Upper addition of 392 square feet**
- 2. Increase height of 11 feet to mid peak**

Per the findings of fact as discussed, the on-site conducted on 3-24-16 and as shown on the certificate of survey received at the Planning & Zoning office dated 2-16-16 for property located at 38733 County Road 66, Crosslake, MN 56442

Conditions:

- 1. Work with staff to review and implement the submitted stormwater plan including temporary erosion control during construction**
- 2. No septic hookup to the existing boathouse and the proposed upper addition**
- 3. An enclosed upper addition of 300 square feet and a covered deck of 92 square feet per submitted drawing and not to exceed the existing concrete boathouse roof**
- 4. Proposed deck to remain covered and open with no future enclosure**

Findings: See attached

All members voting “Aye”, Motion carried.

March 25, 2016 Planning & Zoning Commission Meeting

Matters not on the Agenda:

- 1. Training session and feedback scheduled in May**
- 2. Applying conditions to public hearing applications should be stated in a general format**
- 3. Welcome to Jeff Bisson as Planning Commission/Board of Adjustment alternate**

Motion by LaFon; supported by Kuker to adjourn at 9:50 A.M.

All members voting “Aye”, Motion carried.

Respectfully yours,

Cheryl Stuckmayer

Cheryl Stuckmayer
Technical/Administrative Specialist