

City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **CITY OF CROSSLAKE**

### **PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**January 27, 2023**

**9:00 A.M.**

Crosslake City Hall  
13888 Daggett Bay Rd, Crosslake MN 56442  
(218) 692-2689

### **PUBLIC HEARING NOTICE**

**Applicant:** Staley Lane Holdings LLC

**Authorized Agent:** Collin Jacobs

**Site Location:** 12101 Ginseng Patch Rd, Crosslake, MN 56442 on Rush Lake - GD

**Variance for:**

- Lake setback of 36 feet where 75 feet is required to proposed dwelling

**To construct:**

- 1,961 square foot dwelling
- 317 square foot covered patio & porch

**Notification:** Pursuant to Minnesota Statutes Chapter 462, and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

**Information:** Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or ([crosslakepz@crosslake.net](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Staley Lane Holdings LLC

Parcel Number(s): 14070558

Application Submitted: October 10, 2022

Action Deadline: December 8, 2022

City 60 Day Extension Letter sent / Deadline: December 1, 2022 / February 5, 2023

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** Collin Jacobs

**Variance for:**

- Lake setback of 36 feet where 75 feet is required to proposed dwelling

**To construct:**

- 1,961 square foot dwelling
- 317 square foot covered patio & porch

**Current Zoning:** Shoreland District

**Existing Impervious Coverage:**

13.8%

**Proposed Impervious Coverage:**

16.2%

- A stormwater management plan was submitted with the variance application and updated to a licensed professional landscape architect design
- A septic compliance inspection dated 5-3-2020 is on file

**Parcel History:**

- Seekel plat established in 1938
- June 1987 – Addition to house of 10' north wall, 12' east wall, 4' walking deck around east half of building
- July 1987 – Addition to house 12x34 & 10x35; 3 decks totaling 408 sf & septic
- March 1995 – Variance for 22x20 garage & 14x18 screen porch & 16x24 addition to cabin
- August 1995 – 22x20 garage & 15x18 screen porch
- December 1995 - 16x24 addition
- May 3, 2020 Compliant septic compliance inspection
- November 2022 – Variance tabled for a lake setback of 36 feet where 75 feet is required to proposed dwelling; to construct a 1,961 square foot dwelling and 317 square foot covered patio & porch

**Agencies Notified and Responses Received:**

**County Highway Dept: N/A**

**DNR: No comment received before packet cutoff date**

**City Engineer: N/A**

**Lake Association: No comment received before packet cutoff date**

**Crosslake Public Works: No comment received before packet cutoff date**

**Crosslake Park, Recreation & Library: N/A**

**Concerned Parties: N/A**

**POSSIBLE MOTION:**

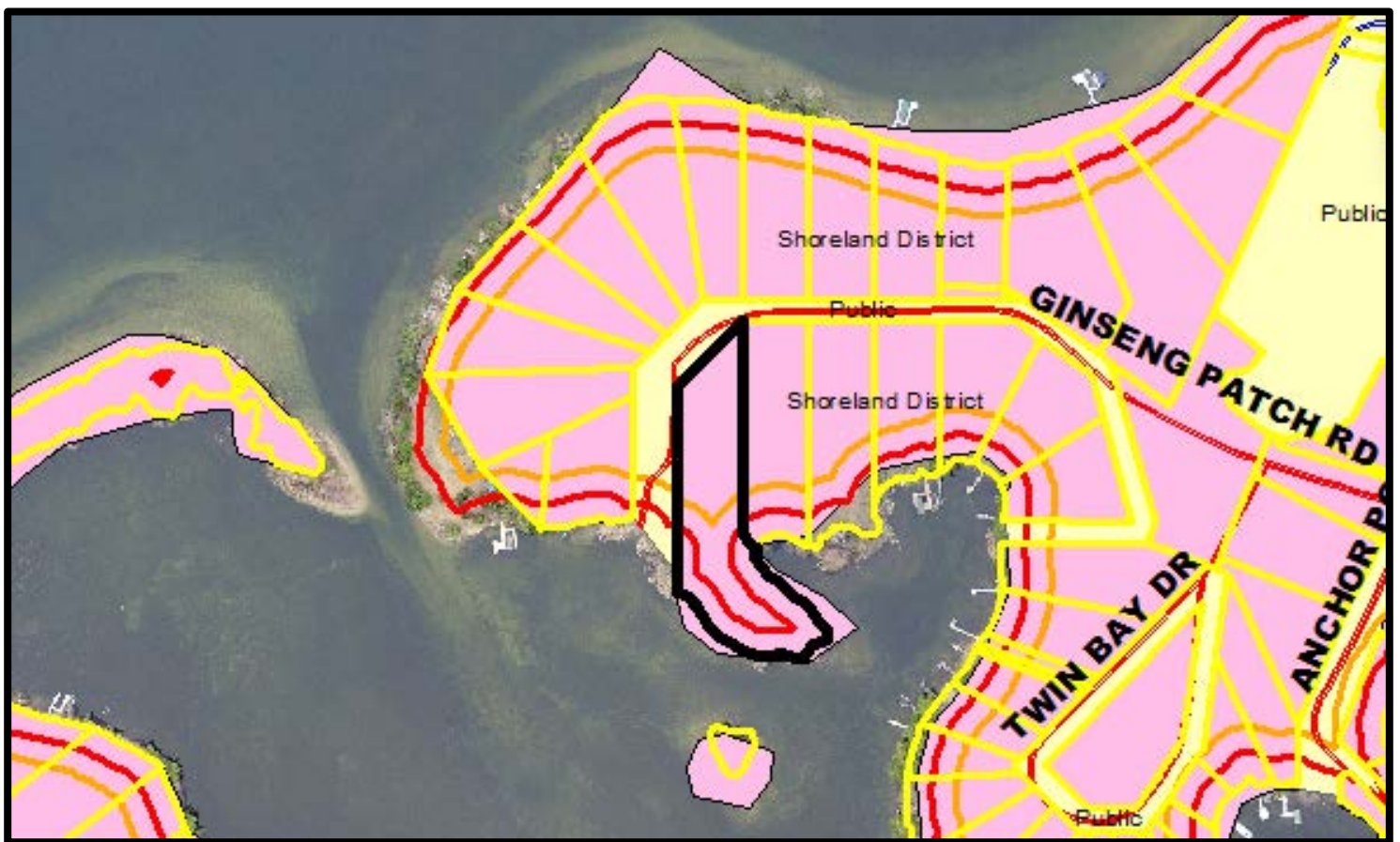
To approve/table/deny the variance to allow:

- Lake setback of 36 feet where 75 feet is required to proposed dwelling

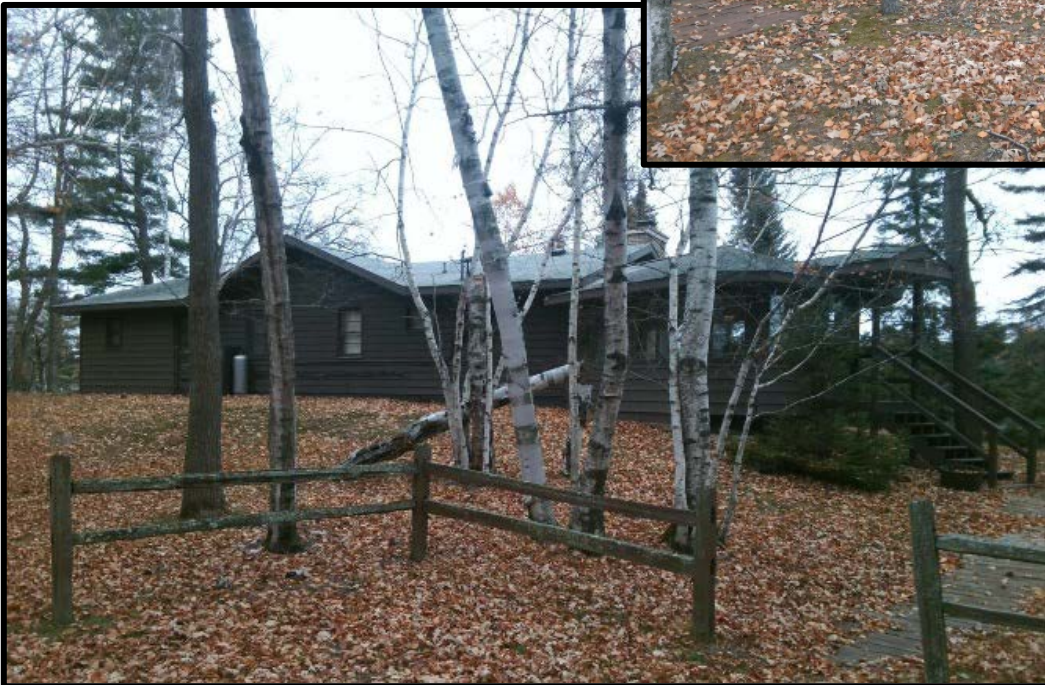
To construct:

- 1,961 square foot dwelling
- 317 square foot covered patio & porch

As shown on the certificate of survey dated 10-10-2022



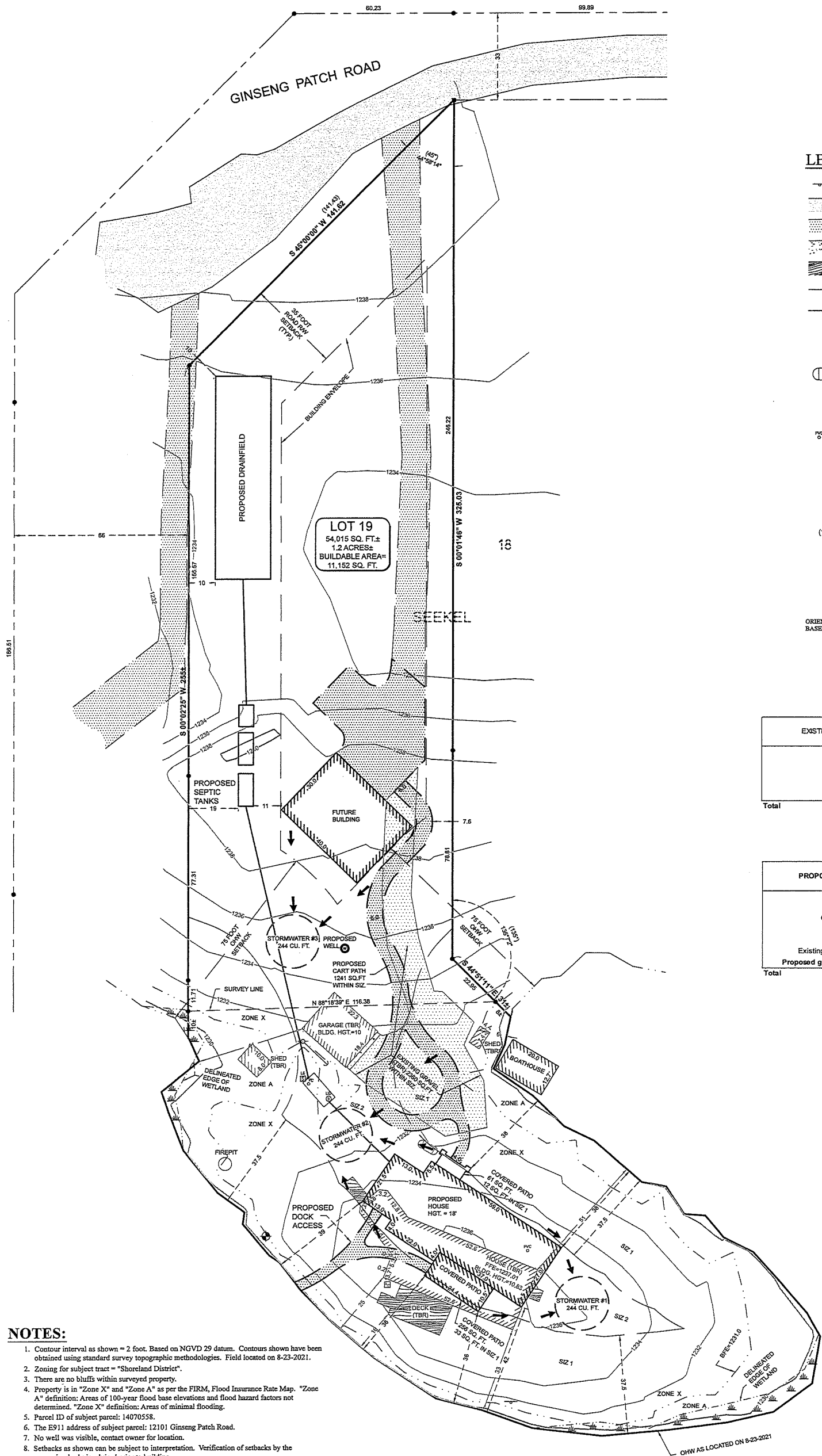






CERTIFICATE OF SURVEY

LOT 19, SEEKEL,  
SECTION 7, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA



LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING AIR CONDITIONER
- DENOTES EXISTING LP TANK
- DENOTES WET LAND(S)
- DENOTES PROPOSED SURFACE DRAINAGE FLOW
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- BENCHMARK: FD 3/4" REBAR IN NW FACE OF A TWIN 8" BIRCH  
ELEV. = 1232.17  
BASED ON NGVD 29 DATUM
- DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES MONUMENT FOUND
- DENOTES FOUND PK. NAIL
- DENOTES TO BE REMOVED

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF SEEKEL

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,537	54,015	2.8%
Garage	408	54,015	0.8%
2-Sheds	113	54,015	0.2%
Concrete	29	54,015	0.1%
Gravel	5,371	54,015	9.9%
Total	7,458	54,015	13.8%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,961	54,015	3.6%
Garage	1,200	54,015	2.2%
Covered Patios	317	54,015	0.6%
Dock Access	289	54,015	0.5%
Cart Path	1,330	54,015	2.5%
Existing gravel driveway	2,296	54,015	2.5%
Proposed gravel driveway	1,365	54,015	2.5%
Total	8,758	54,015	16.2%

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 8-23-2021.
- Zoning for subject tract = "Shoreland District".
- There are no bluffs within surveyed property.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Parcel ID of subject parcel: 14070558.
- The E911 address of subject parcel: 12101 Ginseng Patch Road.
- No well was visible, contact owner for location.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Proposed stormwater plan provided by New Heritage.
- Proposed septic system plan provided by Amy Wannebo, Lake Area Septic, LLC.
- Wetland delineation was completed on October 7th, 2022 by Mitch Brinks, Certified Wetland Delineator #1007.

RUSH LAKE

GENERAL DEVELOPMENT CLASSIFICATION

NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00  
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF ENGINEERS LAKE ELEVATION = 1228.68 ON 8-23-2021

BASED ON NGVD 29 DATUM

CERTIFICATE OF SURVEY

Jamie Knapp  
25492 12th Bay Street West  
Zimmerman, MN 55398

PROJECT MANAGER:

CMH  
CHECKED BY: CMH  
DRAWN BY: RJF

PROJECT No.:

20090-2  
FILE NAME: C20090-2.dwg  
FIELD BOOK: BOOK 464 PG. 71

DATE:

10-10-2022  
SCALE: 1"=20'  
HORIZ. 1"=20'  
VERT. NONE

REVISIONS

DATE DESCRIPTION BY

HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

CYNTHIA M. HEDDE PLS44481  
DATE 10/10/2022 LIC. NO. 44881



30206 Rasmussen Road  
Suite 1  
P.O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com



**SITE NAME:**

Krapp Residence

Calculations for Stormwater Runoff Volume Control

Total Site Disturbed Area:	1.2 acres	acres
2-Year, 24-Hour Rainfall):	2.22 in	in. (University of Minnesota Gray Index)

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff <sup>f</sup> (in)
					1000 - 10 CW	$(P - 0.2, S)^2$
						$(P - 0.8, S)$
Open Space	B	44814	0.08	39	15.6	0.05598633
Impervious	N/A	7458	0.04	98	0.20	1.9932677776
Other:		0				NA
TOTAL:		N/A	52272.0	0.1	N/A	N/A

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff <sup>1</sup> (in)
Open Space	B	43514	0.09	39	15.6	0.055102041
Impervious	N/A	8758	0.03	98	0.2	1.993287776
		0			0.0	0
		0			0.0	
TOTAL:	N/A	52272.0	0.1	N/A	N/A	N/A

Runoff Volume Increase (ft <sup>3</sup> ):	7
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$$\text{Runoff Volume Increase} = (\text{Post-Dev. Runoff Volume}) \text{ MINUS } (\text{Pre-Dev. Runoff Volume})$$

<p><b>1. Runoff (in)</b> = <math>Q = (P - Ia)^2 / (P - Ia)S</math>  <math>Ia = 0.25</math> therefore;  <b>Runoff (in)</b> = <math>Q = (P - 0.25)^2 / (P + 0.85)</math></p>	Where:	<b>P</b> = 2-Year, 24-Hour Rainfall (in)
		<b>CN</b> = Curve Number
		<b>S</b> = $100 / CN - 10$
		<b>Q</b> = Runoff (in)
<p><b>2. Runoff Volume (ft<sup>3</sup>)</b> = <math>Q \times L / 12 \times Area</math></p> <p>Runoff Volume must be calculated separately for pervious and impervious areas (without using</p>		<b>Area</b> = Area of specific land cover (ft <sup>2</sup> )

**2. Runoff Volume (ft<sup>3</sup>) = Q x 1/12 x Area**

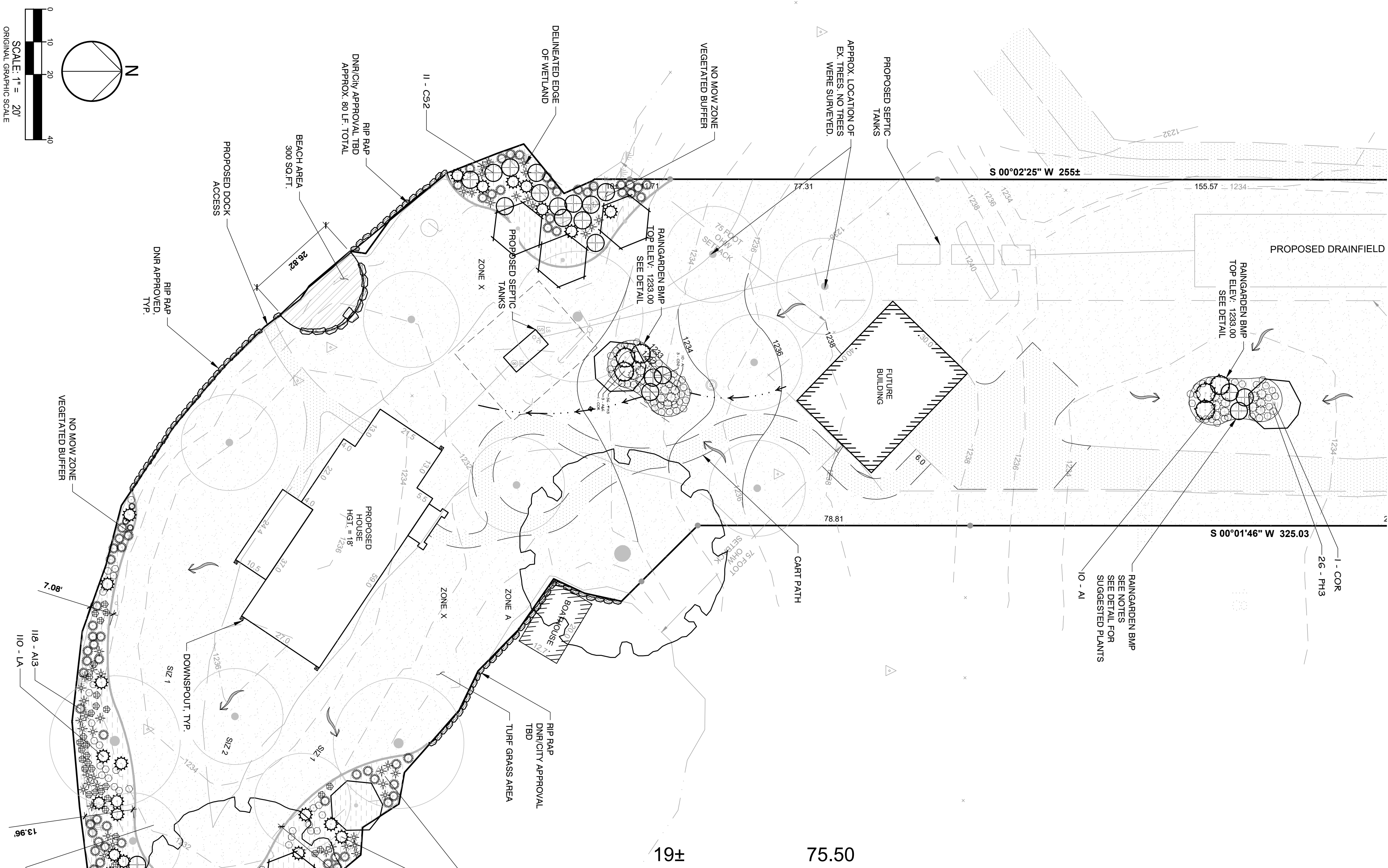
### CROSS LAKE RUNOFF CALCULATIONS:






TOTAL IMPERVIOUS = 8,758 SQ.FT  
1" TREATMENT = 729 CU.FT. REQUIRED  
BMP: RAIN GARDEN - 12" DEPTH



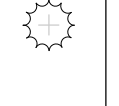
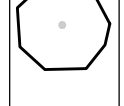

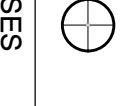
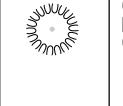
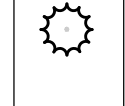
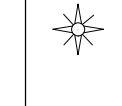

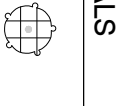
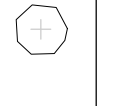
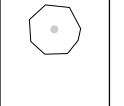
IMPERVIOUS SURFACE = 8,758 SQ. FT  
REQUIRED STORMWATER STORAGE VOLUME = 729 CU. FT

REQUIRED SIZE RAINGARDENS = 608 SQ. FT  
EACH RAINGARDEN SIZED = 304 SQ. FT

BMP: NO MOW VEGETATED BUFFER STRIP

TOTAL AREA SHOWN=4,770 SQ. FT

PLANT SCHEDULE RANGARDEN					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	A66	Amelanchier alnifolia "Regent" / Saskatoon Serviceberry	#5	3	
	A1	Andropogon gerardii "Indian Warrior" / Indian Warrior Big Bluestem	#1	10	
	COR	Cornus racemosa / Gray Dogwood	15 gal.	1	
	CS2	Cornus stolonifera "Arctic Fire" / Arctic Fire Dogwood	#2	3	
ANNUALS/SPE RENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	PH3	Penstemon digitalis "Husker Red" / Beardtongue	#1	36	

PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	OB	Quercus bicolor / Swamp White Oak	-	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AA6	Amelanchier alnifolia 'Regent' / Saskatoon Serviceberry	#5	6
	AI	Andropogon gerardii 'Indian Warrior' / Indian Warrior Big Bluestem	#1	20
	COB	Cornus racemosa / Gray Dogwood	15 gal.	5
	CR	Cornus sericea / Red Twig Dogwood	#2	4
	CS2	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	#2	19
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AI3	Andropogon gerardii 'Indian Warrior' / Indian Warrior Big Bluestem	#1	106
	CA4	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass	#1	51
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	#1	83
	PS3	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#2	3
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	LA	Liatris aspera / Rough Blazing Star	#1	80
	PH3	Penstemon digitalis 'Husker Red' / Beardtongue	#1	61
	SM	Sedum x 'Matrona' / Sedum	#1	70

DBA: JILLIAM REINER  
Professional landscape architect  
2003 Bay City  
MN 55908  
phone 320.815.4580

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I HEREBY CERTIFY THAT  
THIS PLAN WAS PREPARED  
BY ME OR UNDER MY  
DIRECT SUPERVISION, AND  
THAT I AM A DULY LICENSED  
PROFESSIONAL LANDSCAPE  
ARCHITECT UNDER THE  
LAWS OF THE STATE OF  
MINNESOTA.

DATE: 12/12/12  
DRAWN BY: JLR  
SCALE: 1"=10'

DATE: 12/12/12 LICENSE  
NUMBER: 555038

# KNAPP RESIDENCE

CROSS LAKE, MN  
VEGETATION AND RUNOFF PLAN

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STORMWATER MANAGEMENT

**DRAWING PHASE**

- ☐ CONCEPTUAL PHASE
- ☒ PRELIMINARY DESIGN
- ☐ FINAL DESIGN
- ☐ CONSTRUCTION DRAWING

<b>REVISION SCHEDULE</b>		
No.	Description	Date

**DATE**                  **12/09/22**

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**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
**APPROVED BY:** \_\_\_\_\_

**SCALE**                 **1" = 20'**

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SHEET NO.              **L100**



**Brinks Wetlands Services LLC**  
**Mitch Brinks**  
***Certified Wetland Delineator #1007***  
**11914 Joneswood Cir**  
**Baxter, MN 56425**  
**218-820-9502**



October 7, 2022

Crosslake Planning & Zoning  
13888 Daggett Bay Rd  
Crosslake, MN 56442

*Re: Wetland Delineation for Knapp Site, PID 14070558*

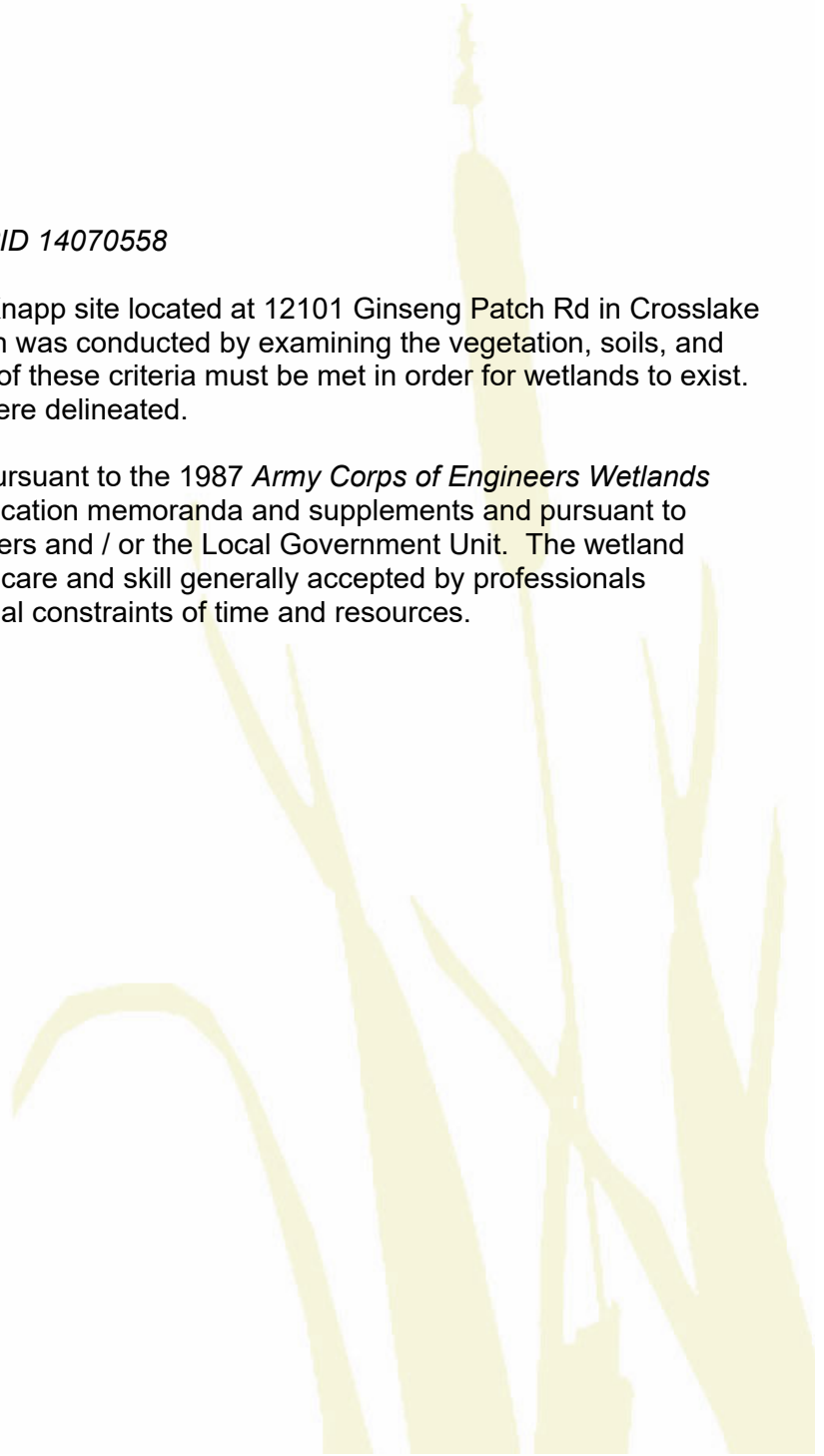
On Friday, October 7, 2022, I visited the Knapp site located at 12101 Ginseng Patch Rd in Crosslake (PIN: 14070558). A wetland determination was conducted by examining the vegetation, soils, and hydrologic indicators of the site. All three of these criteria must be met in order for wetlands to exist. Two small wetlands along the shoreline were delineated.

The wetland delineation was conducted pursuant to the 1987 *Army Corps of Engineers Wetlands Delineation Manual* with subsequent clarification memoranda and supplements and pursuant to confirmation by the Army Corps of Engineers and / or the Local Government Unit. The wetland determination was conducted at a level of care and skill generally accepted by professionals performing this type of work under the usual constraints of time and resources.

Sincerely,

A handwritten signature in black ink that reads "Mitch Brinks".

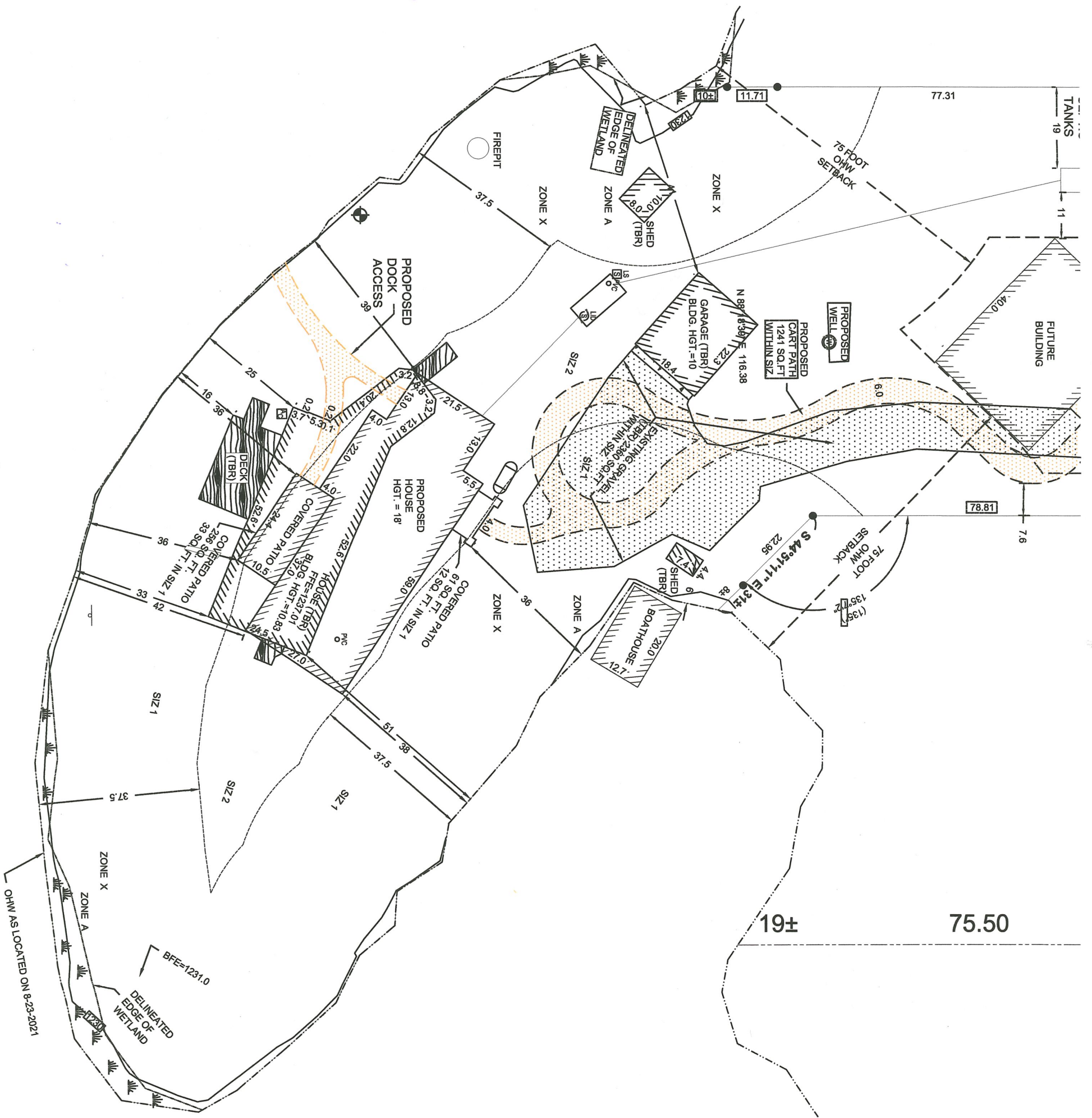
Mitch Brinks  
Minnesota Certified Delineator #1007  
218-820-9502  
[mapsbymitch@gmail.com](mailto:mapsbymitch@gmail.com)



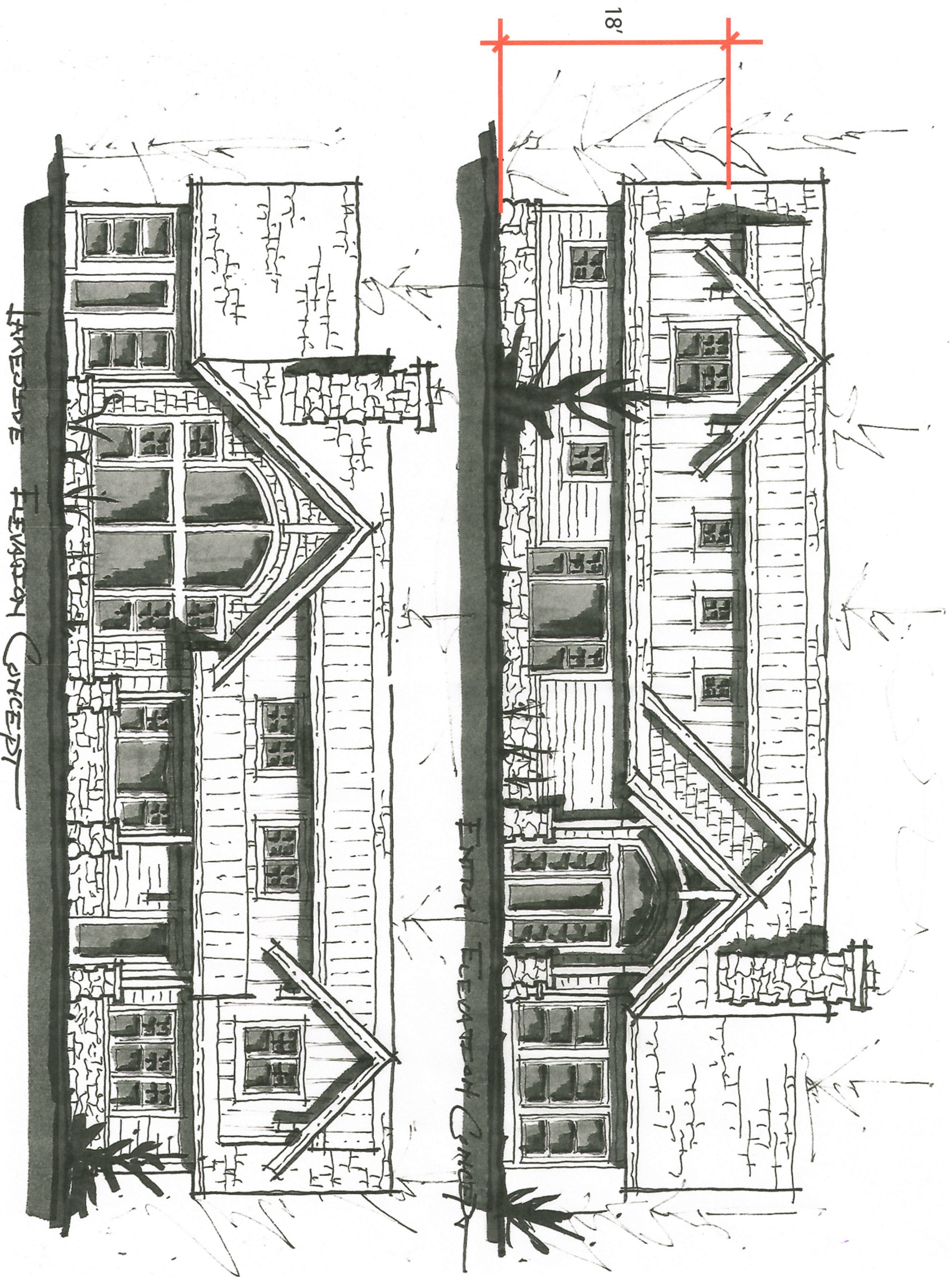
# Wetland Delineation Map





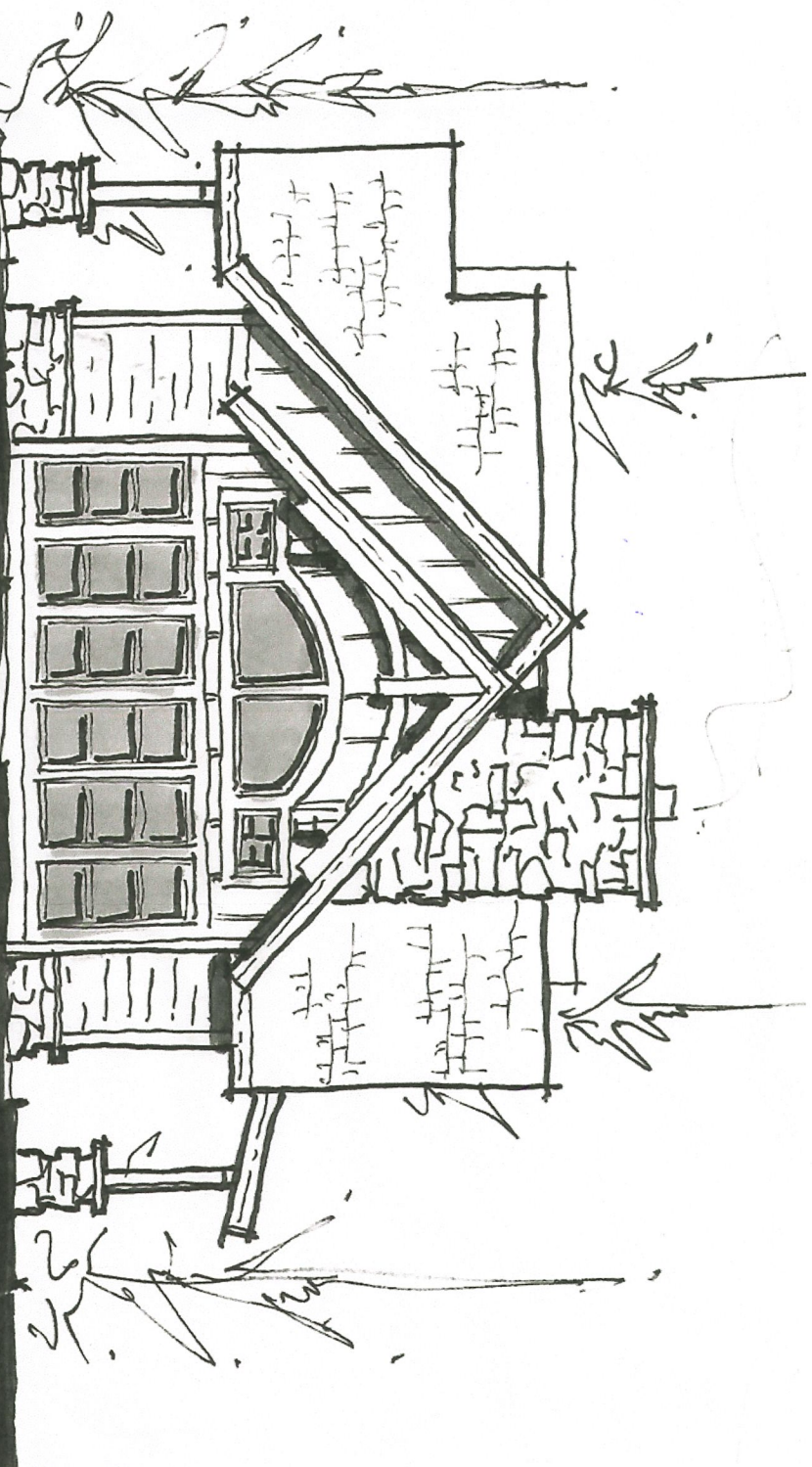
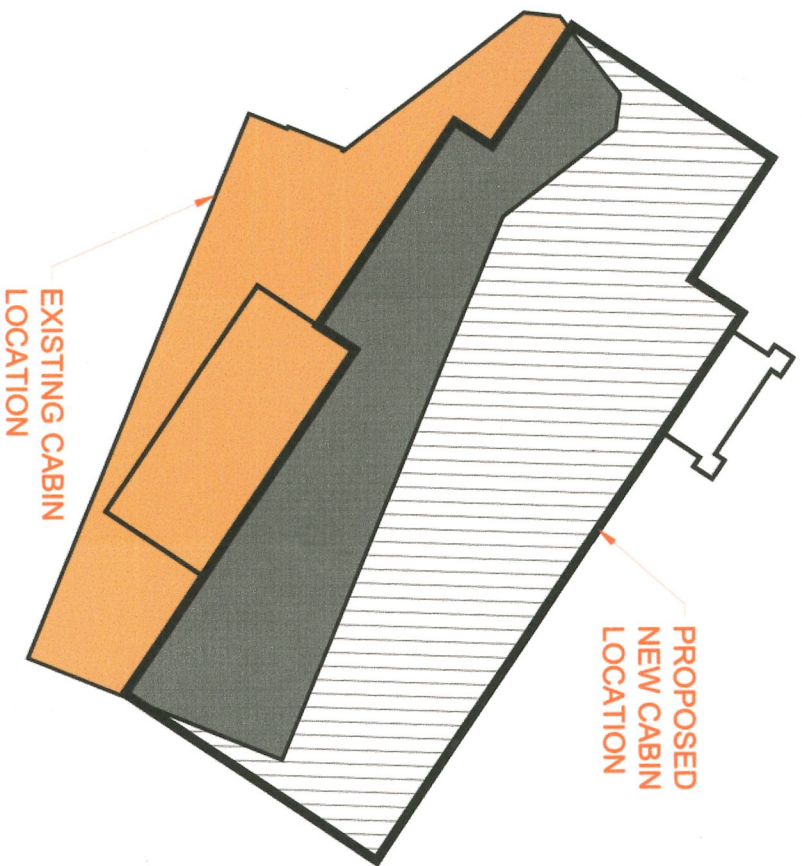




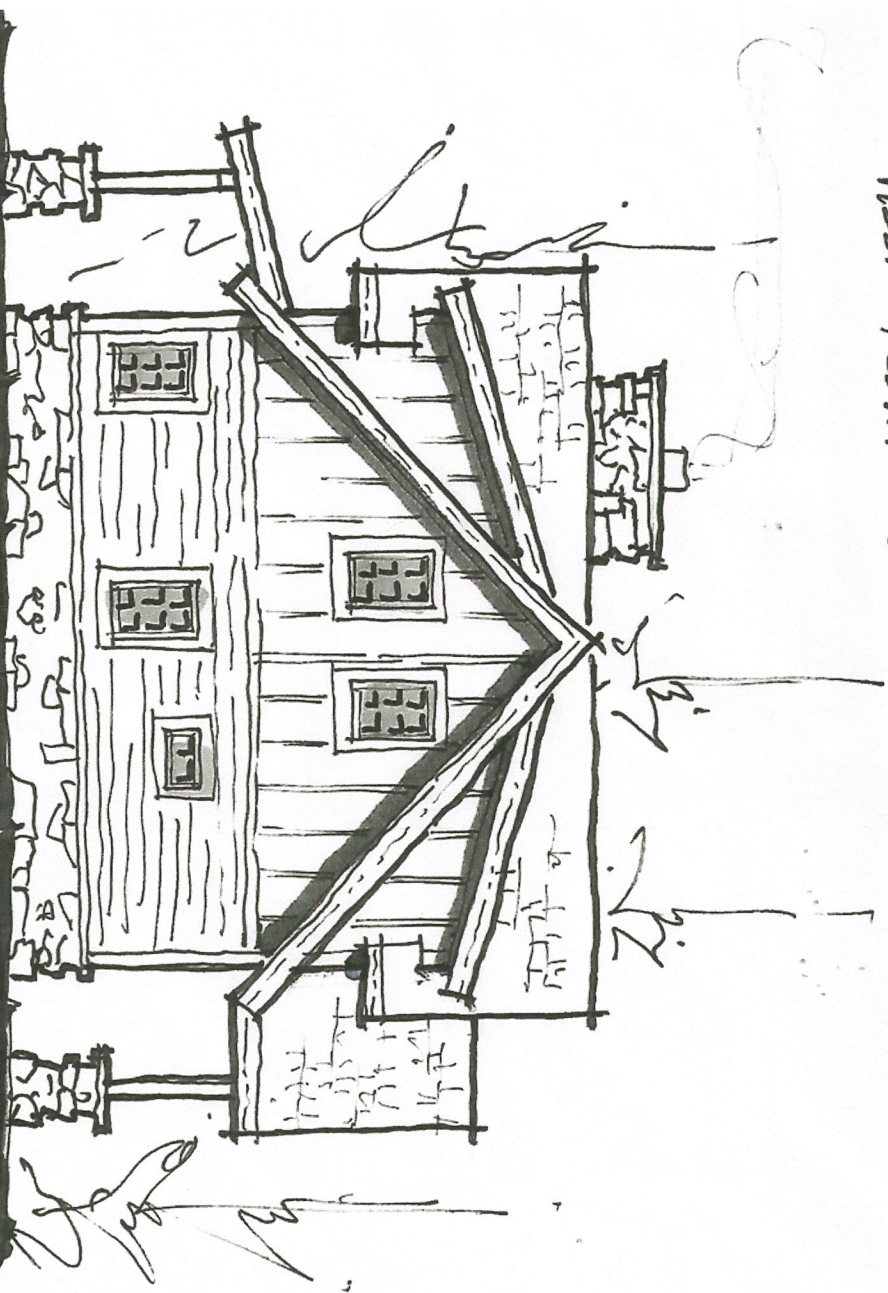




- CUT & FILL**
- FILL APPROX - 91 CUBIC FEET
  - CUT APPROX - 138 CUBIC FEET
  - 47 CUBIC FEET NET
  - OVERLAP AREA - 80 CUBIC FEET

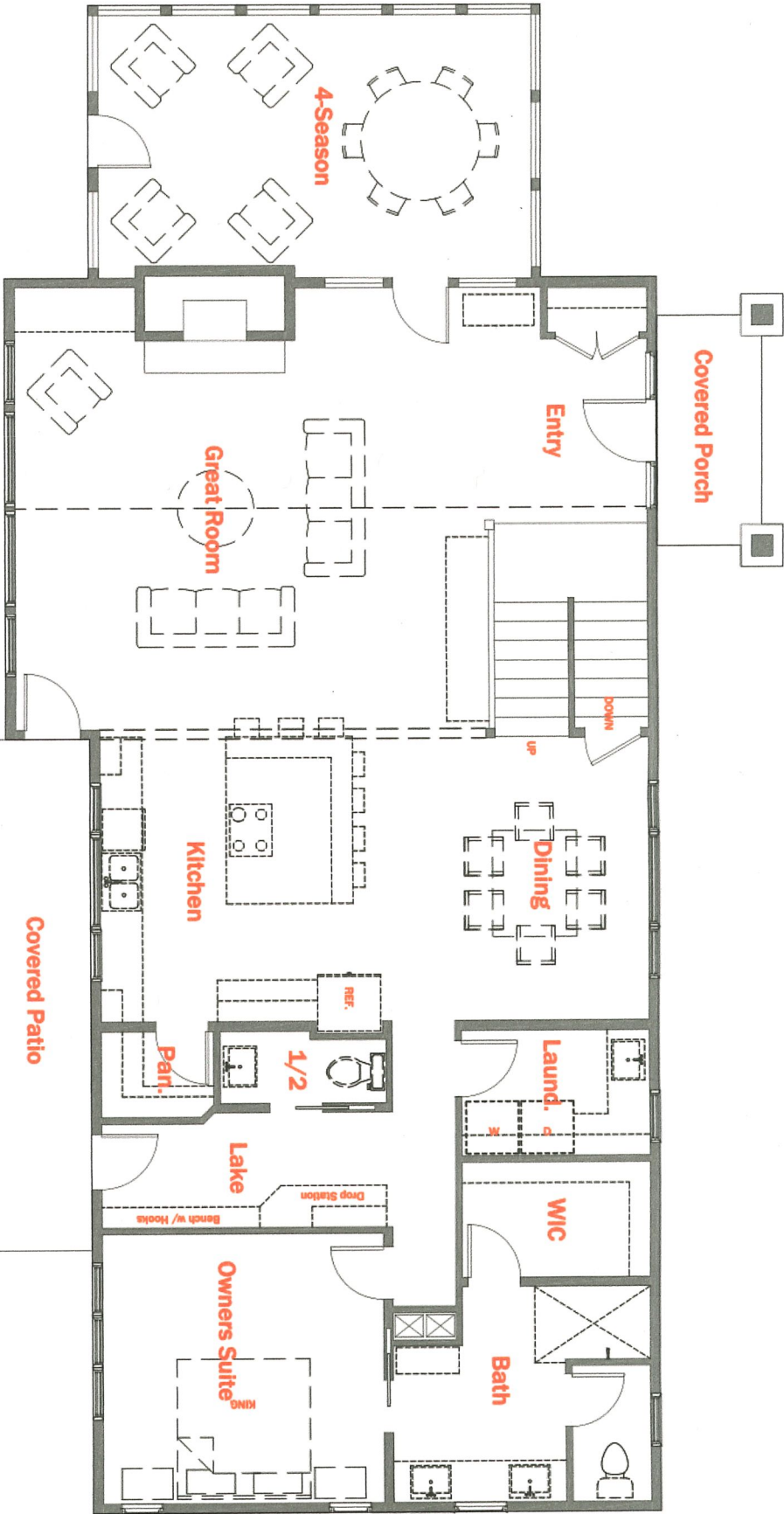


WEST ELEVATION

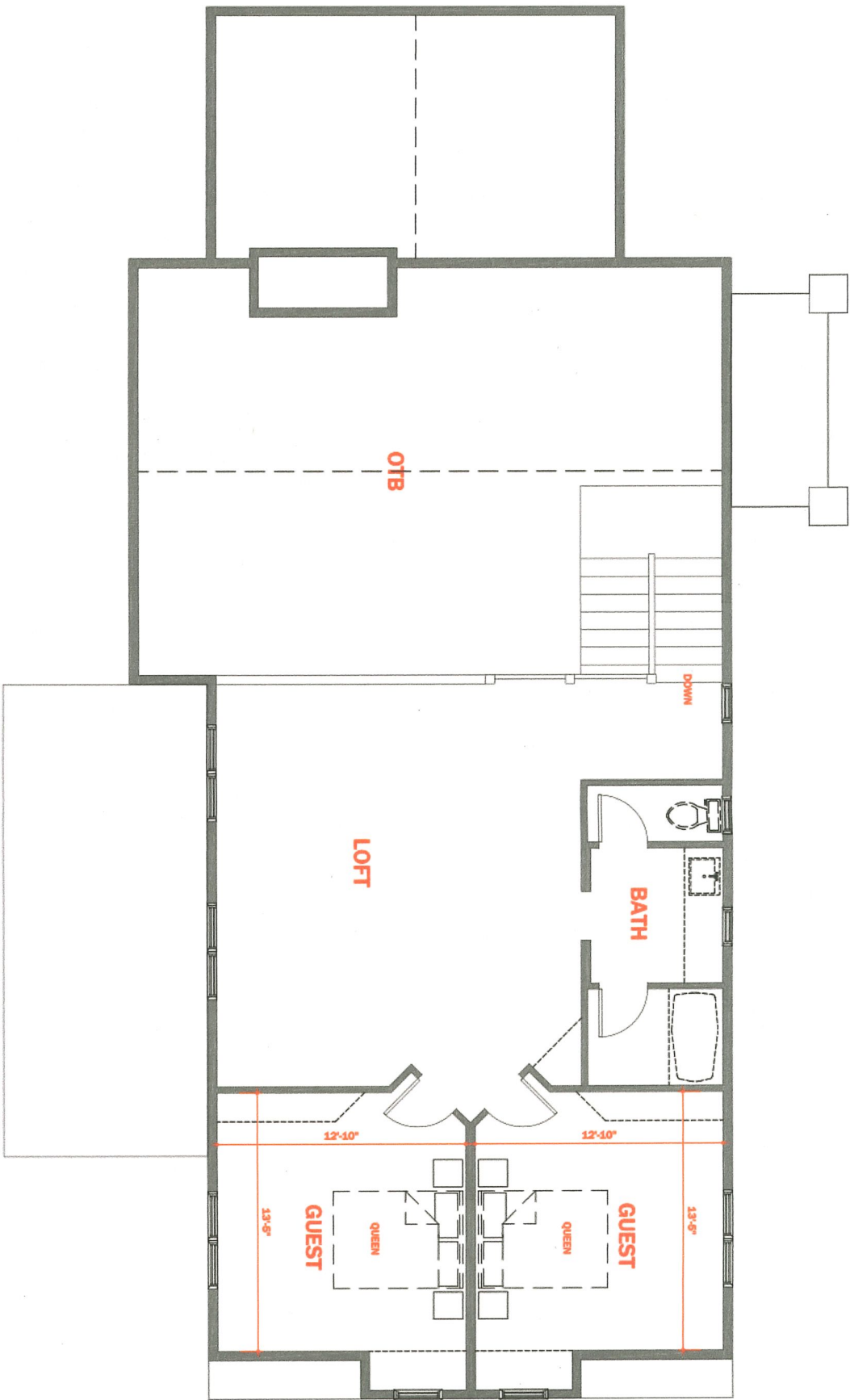


EAST ELEVATION









City Hall: 218-692-2688  
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Fax: 218-692-2687



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Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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Jamie Knapp  
120 First St E Unit 109  
Tierra Verde FL 33715

December 1, 2022  
RE: Variance Application 220221V

FOR: PID # 14070559  
12101 Ginseng Patch Rd  
Crosslake, MN 56442

Jamie Knapp and Collin Jacobs,

Pursuant to MN State Statute Section 15.99 and Section 26-74 of the City of Crosslake Land Use Ordinance:

The purpose of this letter is to inform you that our office is extending the 60-day deadline for Agency action up to an additional 60-days, no later than February 5, 2022.

The purpose of the extension is to allow the applicant/ agent/property owner to address the Planning Commission's request for the following additional information:

So the owner can present an engineered SWMP; licensed Landscape Architect substantial revegetation plan; limitation of a 30' beach area (prefer no beach); DNR rip rap plan.

This will allow the applicant time to obtain this information and attend the December 16, 2022 Planning Commission/Board of Adjustment hearing.

Thank you for your cooperation and flexibility. If you have any questions please don't hesitate to contact me.

Sincerely,

**Peter Gansen**

*Planning & Zoning Administrator  
13888 Daggett Bay Road  
Crosslake, MN 56442  
Phone: (218) 692-2689  
E-Mail: [pgansen@crosslake.net](mailto:pgansen@crosslake.net)*

Cc: [jamiemnapp918@hotmail.com](mailto:jamiemnapp918@hotmail.com)



**From:** [Collin Jacobs](#)  
**To:** [Cheryl](#)  
**Cc:** [Pete Gansen](#)  
**Subject:** Re: Stormwater/Vegetation Plan - Knapp Residence  
**Date:** Tuesday, December 13, 2022 4:45:42 PM

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Good Afternoon Cheryl,  
Sorry I missed your call. The dotted line around the septic tank is just clearance that the landscape architect used for the rain gardens. That is not the garage and is an existing tank that is being used for the new system which is located further up the hill in the buildable foot print. Nothing has changed from that standpoint.

That sounds good on the copies. As soon as the weather clears I'll bring over the copies.

Thank you,

**Collin Jacobs | Architect, Owner | NewHeritage Architecture & Design**  
[collin@newheritagemn.com](mailto:collin@newheritagemn.com) | 218-821-7349

On Dec 13, 2022, at 4:13 PM, Cheryl <[cstuckmayer@crosslake.net](mailto:cstuckmayer@crosslake.net)> wrote:

Collin, I left you a message. I have talked to Pete since then. He explained that you will only be submitting the above attachment. I did review the attached SWMP and compared it to the attached COS. I have a question on the proposed septic tanks that is labeled in the SWMP. It appears that the dotted line around that proposed tanks is maybe the garage, which doesn't seem to line up with the survey. I would just like some clarification, so that I don't miss any variance items that may have to be included in the request. I know you stated at the PC/BOA meeting to the commissioners that the septic is not part of the variance, so I am just wondering if anything has changed.

I would need 12 copies of the survey for the new packet and 12 copies of the SWMP. All in 11x17. If you would like you can have us make the copies at \$.50 each for the survey (\$6.00) and \$1.00 (colored) each for the SWMP (\$12.00). The total would be \$18.00 for copies. I would like the clarification made first.

Please give me a call as soon as you are able. Thank you.

Respectfully,

**Cheryl Stuckmayer**  
**Planner – Zoning Coordinator**  
Crosslake Planning and Zoning Department  
13888 Daggett Bay Rd  
Crosslake, MN 56442

Office: (218) 692-2689



Fax: (218) 692-2687  
Email: [crosslakepz@crosslake.net](mailto:crosslakepz@crosslake.net)  
Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Excellent customer service is our top priority. Please let me know if I was helpful!

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**From:** Collin Jacobs <[collin@newheritagemn.com](mailto:collin@newheritagemn.com)>

**Sent:** Tuesday, December 13, 2022 11:45 AM

**To:** Cheryl <[cstuckmayer@crosslake.net](mailto:cstuckmayer@crosslake.net)>

**Cc:** Pete Gansen <[pgansen@crosslake.net](mailto:pgansen@crosslake.net)>

**Subject:** Stormwater/Vegetation Plan - Knapp Residence

Good Morning Cheryl & Pete,

Please find attached the additional stormwater & vegetation plan for the Knapp variance submittal. Please let me know if I need to drop off copies and how many? Please let me know if you need anything further for this additional submittal for the January 27th meeting date.

<Knapp\_Stormwater Managment Plan.pdf><COS\_10.10.2022.pdf>



**Variance Application**  
 Planning and Zoning Department  
 13888 Daggett Bay Road, Crosslake, MN 56442  
 218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Receipt Number: 771708

Permit Number: 220221 ✓

Property Owner(s): (JAMIE KNAPP) Staley Lane Holdings LLC

Mailing Address: 120 FIRST ST E UNIT 109  
TIERRA VERDE FL 33715

Site Address: 12101 GIMSENG PATCH RD  
CROSS LAKE MN 56442

Phone Number: 612-327-5040

E-Mail Address: jarnieknapp918@HOTMAIL.COM

Parcel Number(s): 14070558

Legal Description: SEEKEL, Lot 19

Sec 7 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: RUSH LAKE

Do you own land adjacent to this parcel(s)? ☒ Yes ☐ No

If yes list Parcel Number(s) 14070559

Authorized Agent: Collin Jacobs

Agent Address: PO BOX 473 PEQUOT LAKES MN  
56472

Agent Phone Number: 218-821-7349

**Variances**

(Check applicable requests)

- ☒ Lake/River Setback  
 36' where 75' is required
- ☐ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☐ Side Yard Setback
- ☐ Wetland Setback
- ☐ Septic Tank Setback
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☐ \_\_\_\_\_

November 18, 2022 PC/BOA meeting motion was to table, ~~January to be reheard~~

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Authorized Agent(s) Collin Jacobs Date 10/10/22

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

**For Office Use:**

Application accepted by C.S. Date 10-10-2022 Land Use District SD

Lake Class GD Septic: Compliance 5-30-20 SSTS Design 10-7-22 Installation \_\_\_\_\_





## Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes ☒ No ☐

Why:

**Defer to the Planning Commission/Board of Adjustment**

2. Is the Variance consistent with the Comprehensive Plan?

Yes ☒ No ☐

Why:

**Defer to the Planning Commission/Board of Adjustment**

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes ☒ No ☐

Why: DUE TO LOT CONSTRAINTS THE PROPOSED WORK  
WILL REQUIRED A LAKE SETBACK VARIANCE TO  
BE COMPLETE

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why: THE SIZE + SCALE OF PROPOSED STRUCTURE  
IS CONSISTANT W/ THE LOCAL CHARACTER

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why: THE CURRENT LOT WAS PLATED BEFORE  
CURRENT ORDINANCE REQUIRE VARIANCE FOR  
PROPOSED WORK

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why: YES DUE TO LOT CONSTRAINTS THE PROPOSED  
STRUCTURE WILL NEED VARIANCE TO BE BUILT



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

*A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.*

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes                      No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes                      No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes                      No

Why:



4. Will the issuance of a Variance maintain the essential character of the locality?

Yes          No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes          No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes          No

Why: