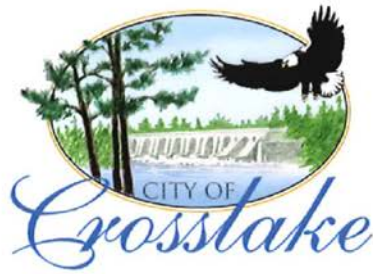


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Susan M Dimke Trust Dated 1-24-12

Authorized Agent: N/A

Site Location: 34426 Duck Lane, Crosslake, MN 56442

Request a Conditional Use Permit:

- An Accessory structure requires a CUP for greater than 2500 square feet; Proposing a 4800 square foot structure

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).



STAFF REPORT

Property Owner/Applicant: Susan M Dimke Trust 1-24-12

Parcel Number(s): 14300535

Application Submitted: March 7, 2023

Action Deadline: May 5, 2023

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Request a Conditional Use Permit:

An accessory structure requires a CUP for greater than 2500 square feet; Proposing a 4800 square foot structure

Current Zoning: Shoreland District

Adjacent Land Use/Zoning:

North – Shoreland District

South – Shoreland District

East – Shoreland District

West – Shoreland District

Parcel History:

- West View Estates established in 1979
- April 1993 – 30x40 pole building

City Ordinance:

Accessory structures with a footprint greater than 2500 sq ft shall require a Conditional Use Permit (Article 36, Sec. 26-960)

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

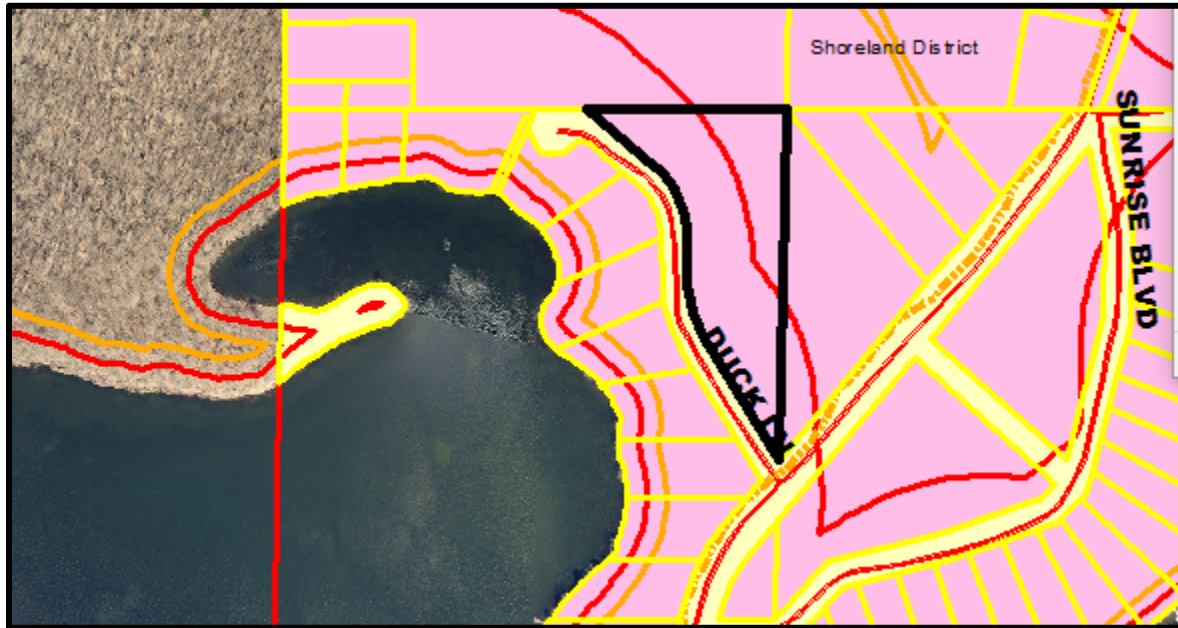
Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

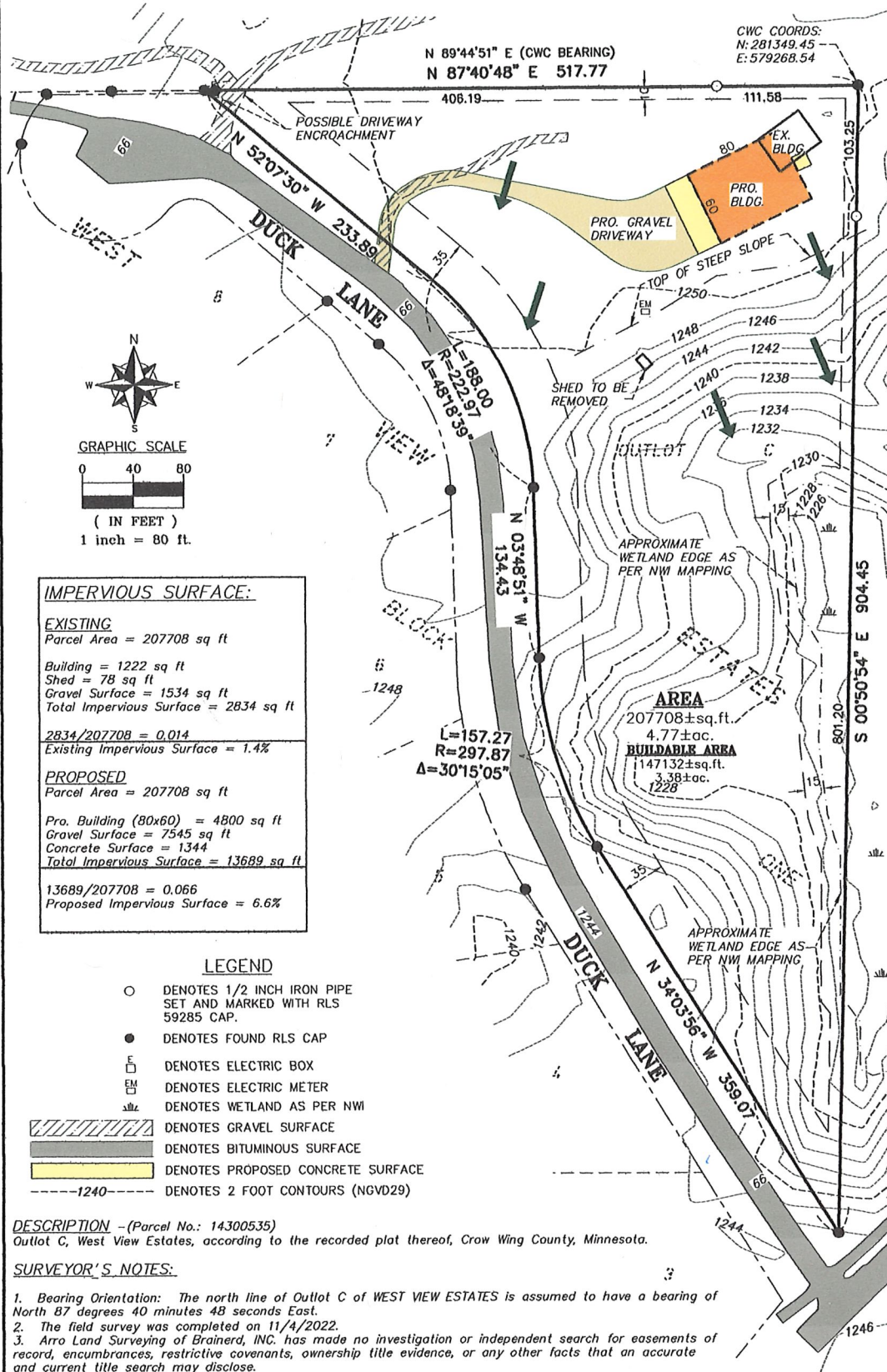
To approve/table/deny the Conditional Use Permit for an accessory structure that requires a CUP for greater than 2500 square feet; Proposing a 4800 square foot structure, located at 34426 Duck Lane, City of Crosslake

POSSIBLE CONDITIONS:

1. Screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738 typically required on commercial properties



CERTIFICATE OF SURVEY



IMPERVIOUS SURFACE:

EXISTING

Parcel Area = 207708 sq ft
 Building = 1222 sq ft
 Shed = 78 sq ft
 Gravel Surface = 1534 sq ft
 Total Impervious Surface = 2834 sq ft

$$2834/207708 = 0.014$$

Existing Impervious Surface = 1.4%

PROPOSED

Parcel Area = 207708 sq ft
 Pro. Building (80x60) = 4800 sq ft
 Gravel Surface = 7545 sq ft
 Concrete Surface = 1344
 Total Impervious Surface = 13689 sq ft

$$13689/207708 = 0.066$$

Proposed Impervious Surface = 6.6%

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND RLS CAP
- DENOTES ELECTRIC BOX
- ⊞ DENOTES ELECTRIC METER
- WETLAND SYMBOL DENOTES WETLAND AS PER NWI
- GRAVEL SURFACE SYMBOL DENOTES GRAVEL SURFACE
- BITUMINOUS SURFACE SYMBOL DENOTES BITUMINOUS SURFACE
- CONCRETE SURFACE SYMBOL DENOTES PROPOSED CONCRETE SURFACE
- 1240-1240- DENOTES 2 FOOT CONTOURS (NGVD29)

DESCRIPTION (Parcel No.: 14300535)

Outlot C, West View Estates, according to the recorded plat thereof, Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

- Bearing Orientation: The north line of Outlot C of WEST VIEW ESTATES is assumed to have a bearing of North 87 degrees 40 minutes 48 seconds East.
- The field survey was completed on 11/4/2022.
- Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Wetlands shown have been digitized from the Crow Wing County interactive map's NWI layer and are for reference only. To accurately determine wetlands a wetland delineation should be performed.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Shoreland District
- Setback Requirements: right-of-way = 35 feet Wetland = 15 feet Property Line = 10 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
- The subject parcel is non-riparian.
- The possible driveway encroachment in the northwesterly corner of the property has been included in the impervious surface calculations.

CWC COORDS:
 N: 281349.45
 E: 579268.54

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.

Dated this 19th day of December, 2022.

By: Jared A. Spaid, Minnesota License No. 59285



BOUNDARY SURVEY
 Outlot C, WEST VIEW ESTATES,
 Crow Wing County, MN

CLIENT:
 John Dimke
 34426 Duck Lane
 Crosslake, MN 56442

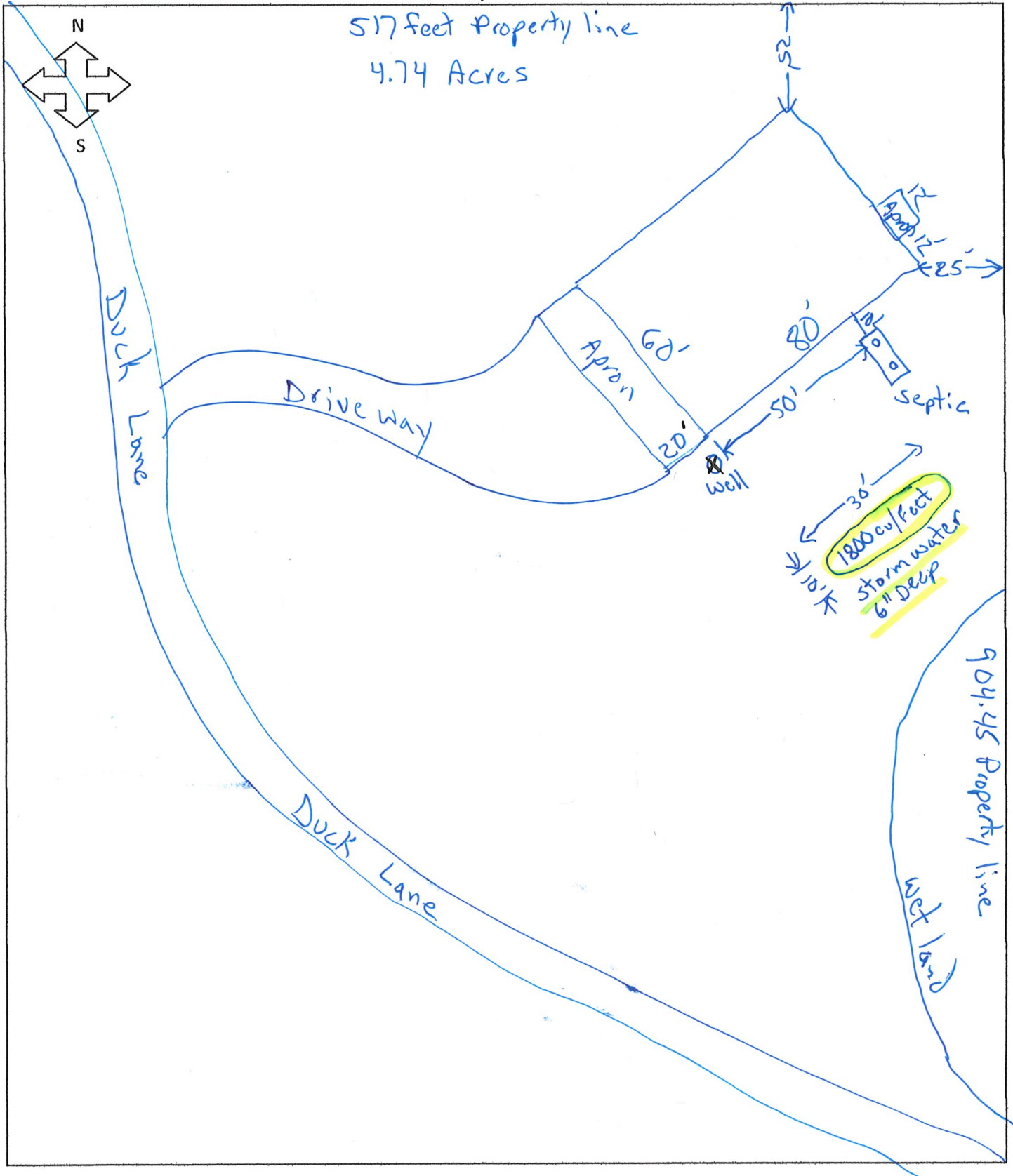
DRAWN BY: JAS	CHECKED BY: JEL
APPROVED BY: JAS	JOB NUMBER: 22-1818
DATE: 12/23/22	REVISION: 1
BY: JAS	DATE: 12/23/22
BY: JAS	DATE: 12/23/22
BY: JAS	DATE: 12/23/22

Name John Dimke
Date 2-6-2023

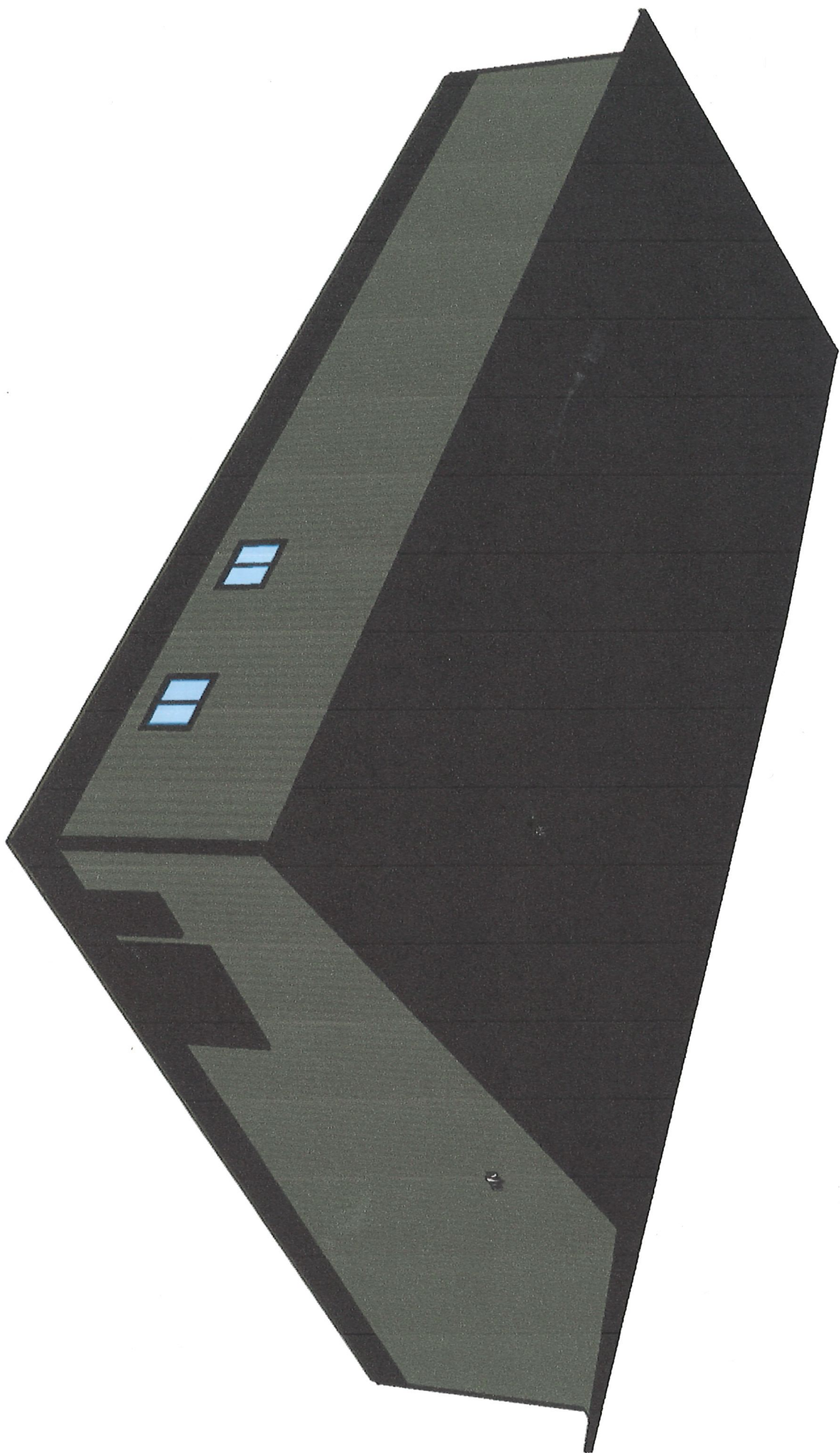
SITE PLAN
SIGNATURE

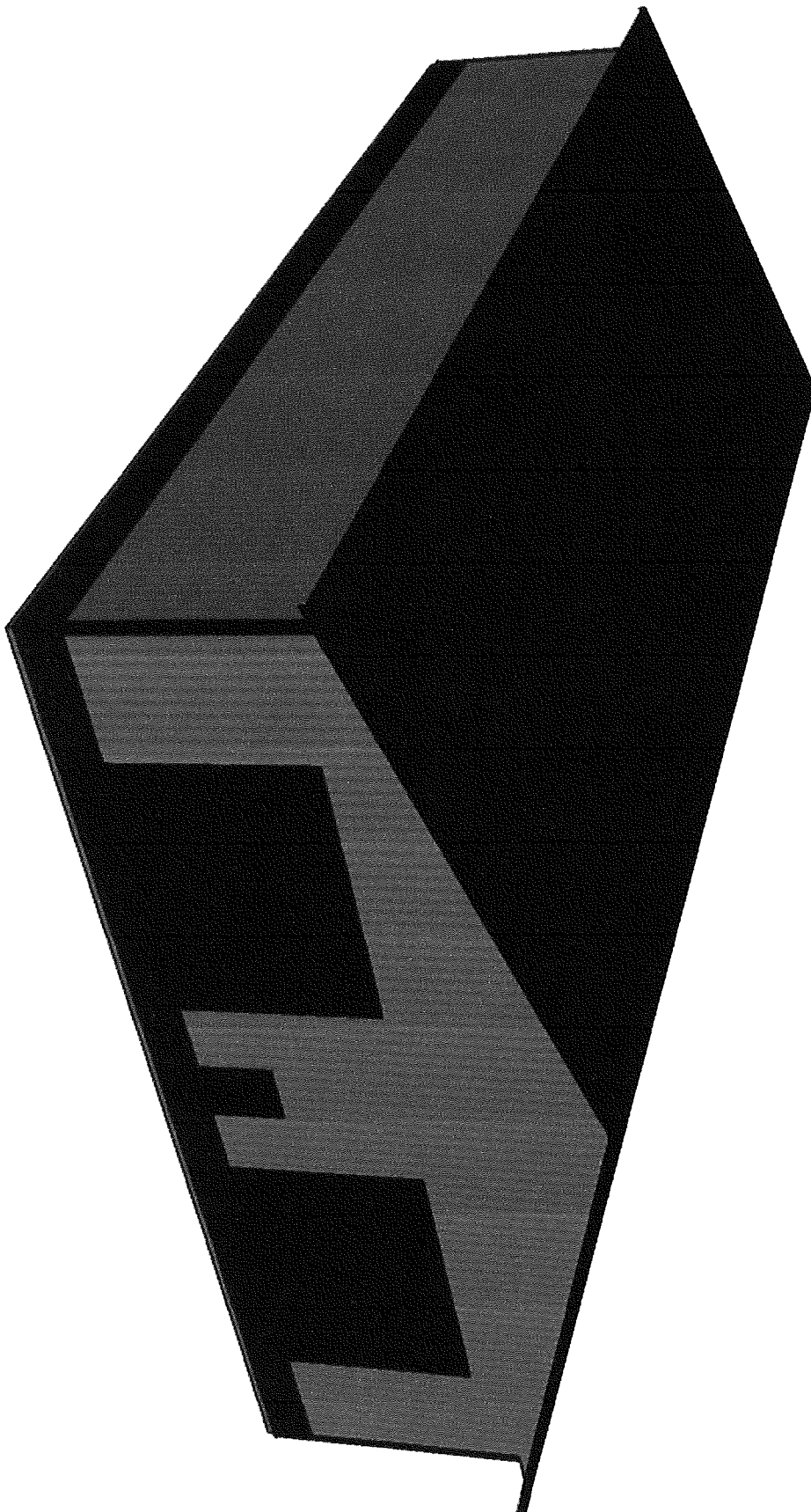
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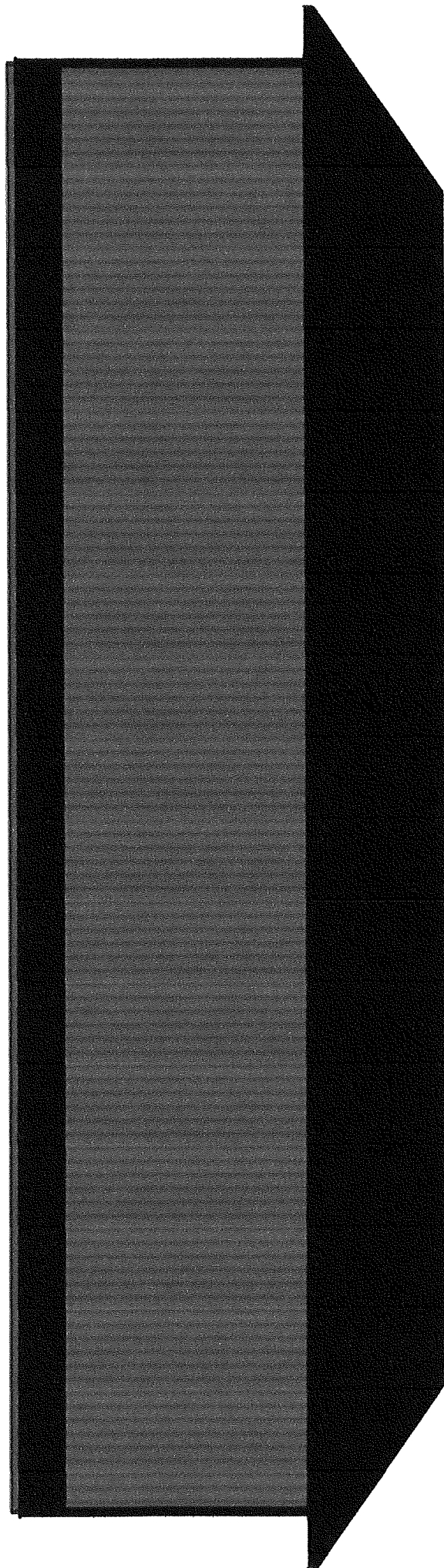
14300535

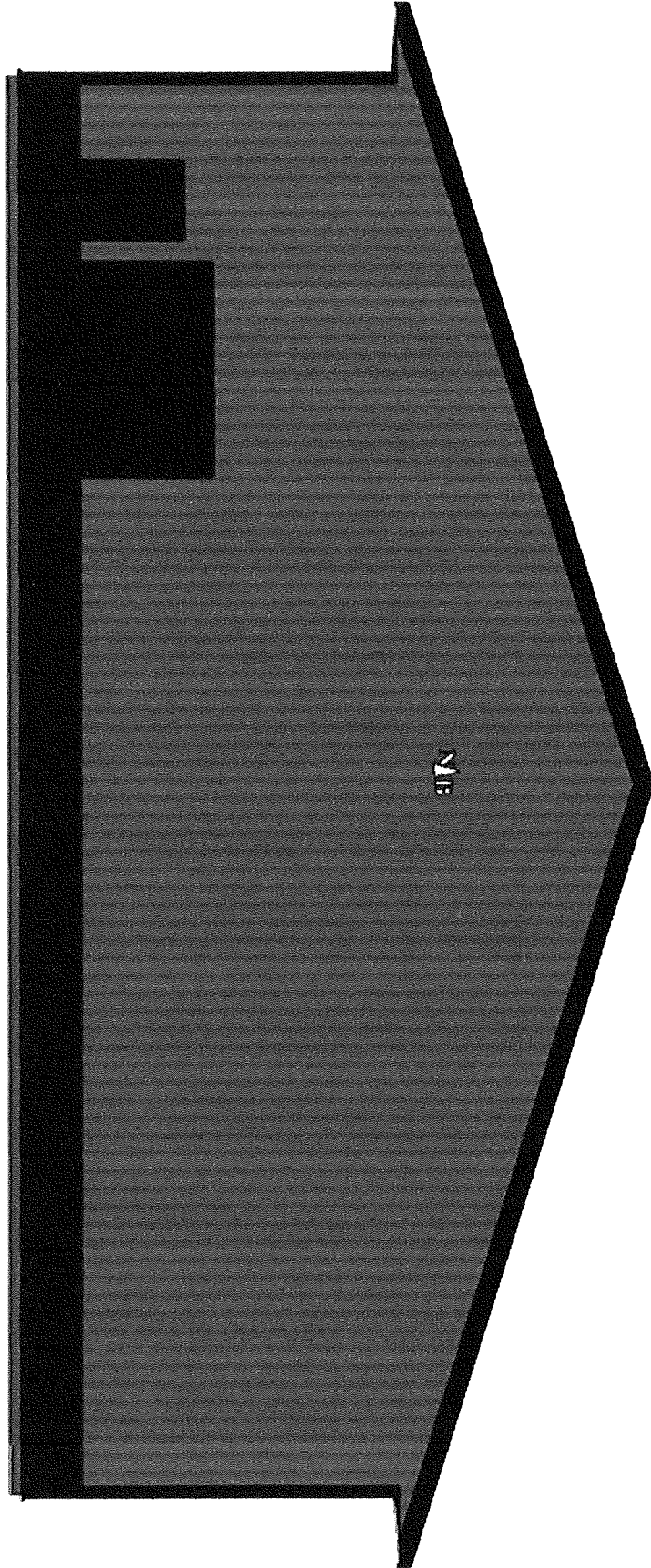


Please see reverse side for sample site plan and list of criteria required on the site plan.



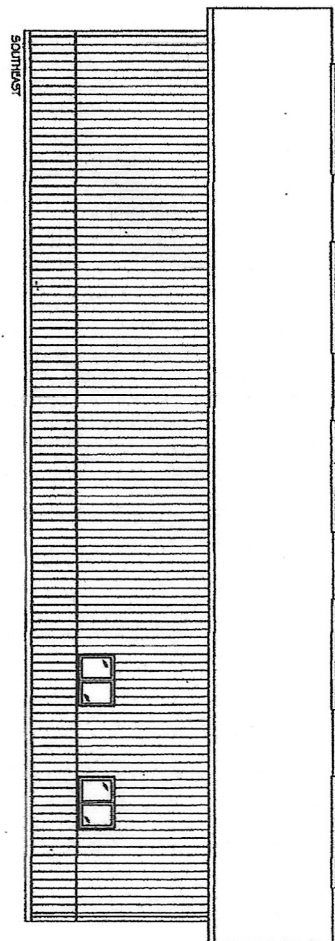
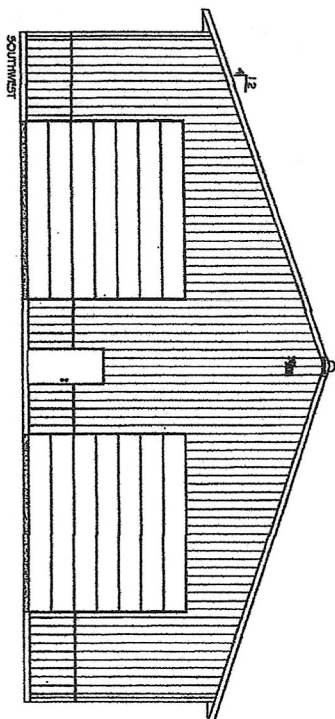
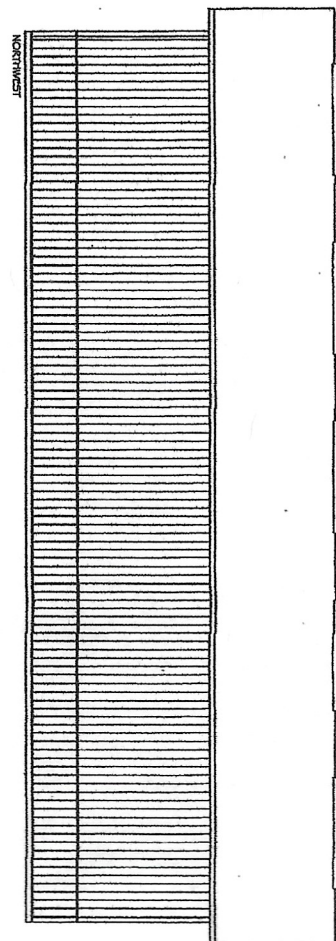
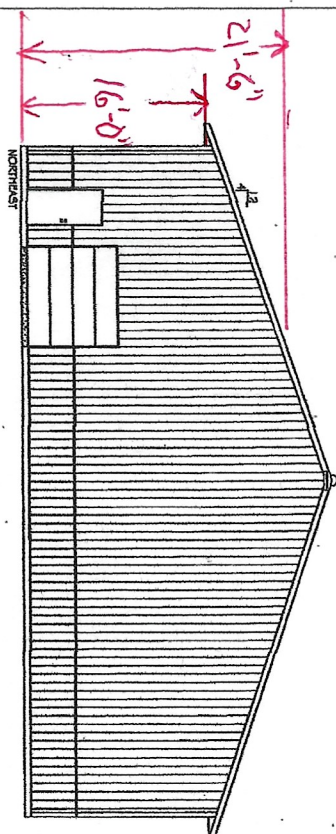







Ball Height 16'-0"
 Midpeak Roof 21'-6"
 Import Fill 225 Cubic Yards / Cut and use on site 110 Cubic Yards Top Soil

*NO PORTION OR ITS ENTIRETY TO BE USED FOR HUMAN HABITATION OR COMMERCIAL USE.
 STRUCTURE DESIGNED FOR PERSONAL STORAGE USE ONLY.
 BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MN ACCESSORY USE OR MN DWELLING CODE
 NOR THE IBC COMMERCIAL CODE.



ELEVATIONS
 SCALE: 3/8"=1'-0"



ENGINEERING DEPARTMENT
 2894 58th Street
 Eau Claire, WI 54703
 Fax (715) 874-4213
 Office (715) 874-4211

PROJECT TITLE: **JOHN DIMKE**

CROSSLAKE, MN

60' x 80' x 16'-6"

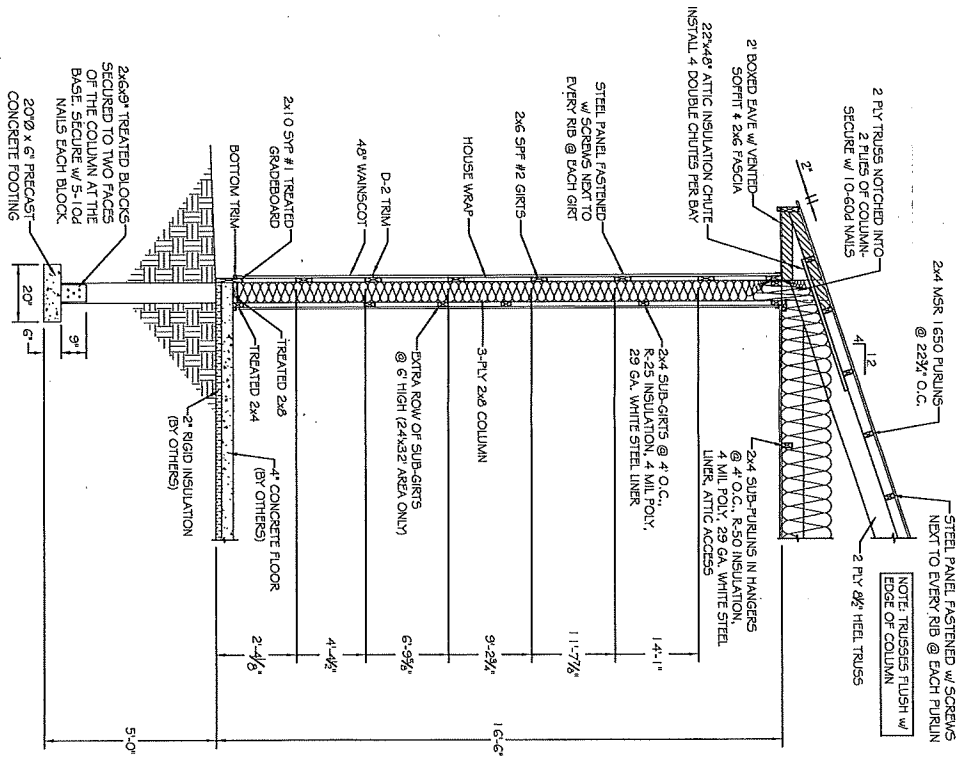
FILE NAME: I:\ACAD\DWG\SP\PLAN\REQ\EST\231\DIMKE.JOHN.DWG

REVISIONS			SCALE		JOB NO.	
NO.	DATE	DESCRIPTION	BY	AS NOTED	DRAWN BY	SHEET NO.
0					WLC	4404774
1						
2						
3						

DATE: 1/27/23

2 of 3

NO PORTION OR ITS ENTIRETY TO BE USED FOR HUMAN HABITATION OR COMMERCIAL USE.
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A WALL SECTION
 3



ENGINEERING DEPARTMENT
 2894 58th Street
 Eau Claire, WI 54703
 Fax (715) 874-4213
 Office (715) 874-4211

PROJECT TITLE
JOHN DIMKE
 CROSSLAKE, MN
 60' x 80' x 16'-6"
 FILE NAME:
 I:\CAD\DWG\PLAN\REQ\J5123\JDIMKE.JOHN.DWG

REVISIONS			SCALE		JOB NO.
NO.	DATE	DESCRIPTION	BY	AS NOTED	
0					4404774
1					
2					
3					

DATE
 1/27/23
 3 of 3



Conditional/Interim Use Permit Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 771874

Permit Number 230019C

Property Owner(s): Susan M Dimke Trust dated 1-24-12

Mailing Address: 34001 Sunrise Island Road Crosslake, MN 56442

Site Address: 34426 Duck Lane, Crosslake, MN 56442

Phone Number: 612-817-9239

E-Mail Address: dimkejohn@gmail.com

Parcel Number(s): 14300535

Legal Description: 1419400090C009 Westview Estates, outlot C

Sec 30 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 517 Length: 904 Acres: 4.74

Lake/River Name: NA

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

If yes, list Parcel Number(s) _____

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Signature of Property Owner(s) [Signature]

Date 2-6-2023

Signature of Authorized Agent(s) _____

Date _____

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" $\$500 + \overset{\text{App}}{\$12.00} \overset{\text{Color}}{\$11 \times 17} = \$512.00$
- 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 PA Date 3/7/23 Land Use District SP Lake Class NE

Septic: Compliance Design SSTS Design HIT Installation Now

(Check applicable requests)

☒ **Residential & Related Uses:**

Specify

☒ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Sensitive Shoreland District

☐ Limited Commercial District

☐ Downtown Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☐ **Recreational Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Limited Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☐ **Civic, Edu & Institutional Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Limited Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☐ **Commercial & Industrial Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Sensitive Shoreland District

☐ Limited Commercial District

☐ Downtown Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☒

Why?

- (2) Does the proposed use meet the standards of this Chapter?

YES ☒ NO ☐

Why?

it is allowed as article 36

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☒ NO ☐

Why?

Allowed use with in Conditional use Permit

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☒

Why?

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☒

Why?

- (6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☒

Why?

- (7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☒ NO ☐

Why?

There is no water supply, Public sewer or
sewage treatment Facilities

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

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