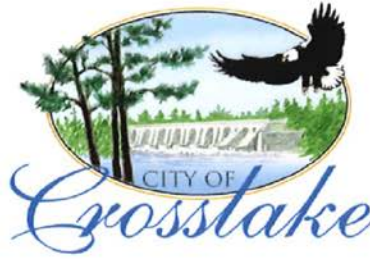


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

April 28, 2023
9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: McGrath Holdings LLC

Authorized Agent: na

Site Location: 34420 County Road 3, Crosslake, MN 56442

Request:

- Subdivision of property

To:

- Subdivide parcel # 14280552 Involving 10.74 acres into 10 tracts and 1 outlot

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 and has been 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: McGrath Holdings LLC

Parcel Number(s): 14280552

Application Submitted: March 8, 2023

Action Deadline: May 6, 2023

City 60 Day Extension Letter sent / Deadline:

Applicant Extension Received / Request:

City Council Date:

Authorized Agent: N/A

Request: Subdivide parcel # 14280552 Involving 10.74 acres into 10 tracts and 1 outlot

Current Zoning: Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Limited Commercial

East – Rural Residential 5 (RR5)

West – Limited Commercial

Parcel History:

- April 1984 – Develop a 3-wheel trail system; provide parking area; perimeter fence
- April 1984 – 20x36 two story building and code sewer system
- April 1984 – 20x36 top & 18x36 building-2 stories; septic with drainfield
- May 1984 – 8x12 move in building
- April 1985 – 12x32 addition to shop; 24x40 pavilion; 20x32 barn; 8x96 deck; septic system
- October 2002 – E911
- October 2002 – Withdraw of Metes & Bounds subdivision
- October 2002 – driveway; septic system
- October 2002 – CUP for boarding kennels, dog training facility, general retail, pet supplies, pet grooming, residential unit, land alteration in excess of 100 cy (pond)
- November 2002 – Construct commercial/residential 6836 sf building (1071 with 550 loft res., 1144 garage, 1303 retail, 3118 storage and animal training)
- March 2003 – Commercial free-standing sign
- June 2009 – Construction of a paver patio on the rear side of the structure
- April 2011 – Temporary open house banner sign
- October 2014 – 48x62 Accessory Structure
- July 5, 2022 – 2 lot line adjustments
- November 15, 2022 – Subdivision Metes and Bounds, total of 3 parcels

- May 20, 2022 – Last compliance on file

City Ordinance:

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

City Community Plan:

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

Agencies Notified and Responses Received:

County Highway Dept: Comment(s) received

DNR: No comment received before packet cutoff date

City Attorney: No comment received before packet cutoff date

City Engineer: No comment received before packet cutoff date

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

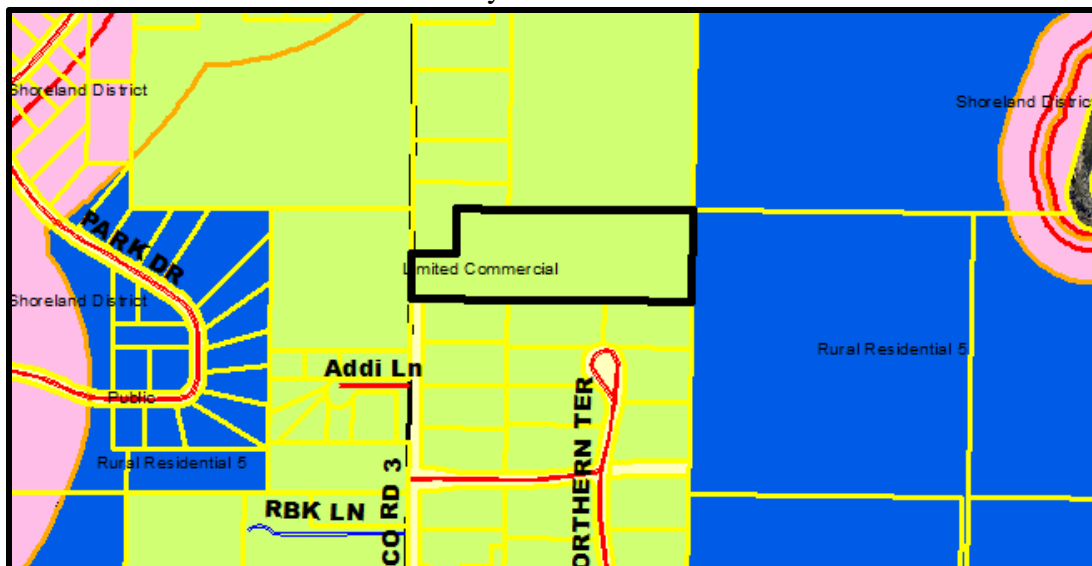
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/deny the subdivision of parcel # 14280552 Involving 10.74 acres into 10 tracts and 1 outlot, located at 34420 County Rd 3, City of Crosslake

As shown on the certificate of survey dated 3-6-2023



Cad: 3/8/2023 12:48 PM - F:\Drawings\2021\21416-2 McGrath\PT21416-2.dwg

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN. 56472
ATTN: Cynthia M. Hidde

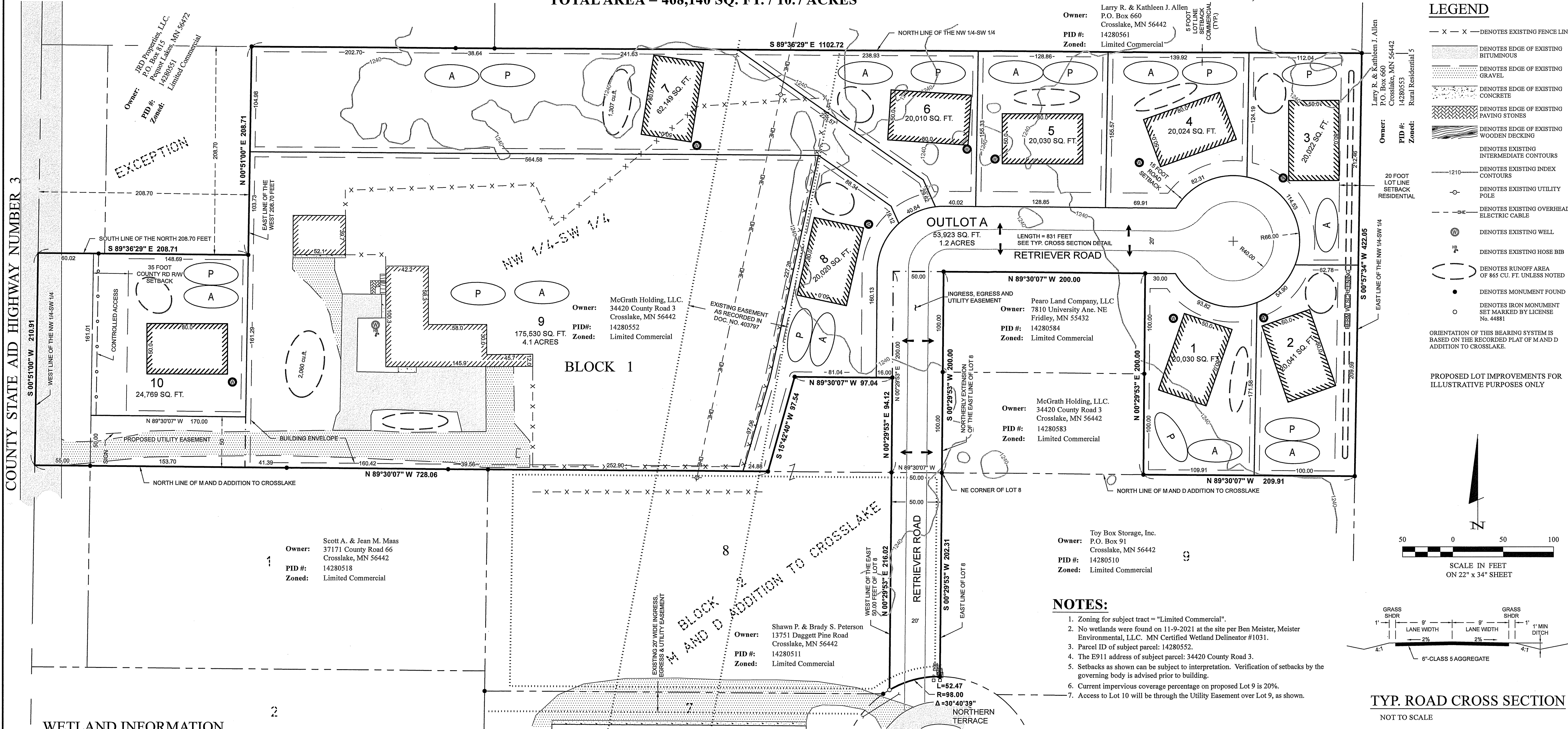
OWNER & DEVELOPER

Tom McGrath
McGrath Holdings, LLC.
34420 County Road 3
Crosslake, MN 56442

McGRATH ADDITION

PRELIMINARY PLAT
TOTAL AREA = 468,140 SQ. FT. / 10.7 ACRES

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND
PART OF LOT 8, BLOCK 2, M AND D ADDITION TO CROSSLAKE,
SECTION 28, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA



WETLAND INFORMATION

No wetlands were found on 11-9-2021 at either site per Ben Meister, Meister Environmental, LLC.
MN Certified Wetland Delineator #1031.

CONTOUR INFORMATION

Contours shown have been digitized from Crow Wing County GIS Site.
Contour interval is 2 feet as shown on this drawing.

SOIL DATUM

The USDA Web Soil Survey indicates soil in the proposed platted area to be classified as "Grayealm loamy sand, 0 to 2 percent slopes, D49A" and "Grayealm loamy sand, 2 to 8 percent slopes, D49B".

ZONING

Current zoning is Limited Commercial.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 10 lots for commercial purposes and one outlot. Each lot will support improvements where vegetation and land alterations will occur for the construction of buildings, drives, sewer systems, and other appropriate commercial amenities. Outlot shall be used for common access and utilities.

UTILITIES

All lots have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the city's ordinances. All lots will be served by private wells for their individual water supply.

EROSION CONTROL PLAN

- All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment.
- Maintain vegetation along property lines and areas undisturbed by construction.
- No filling or disturbing wet land(s) areas.
- Silt fences shall be placed at edge of wet lands during construction.

RUN OFF CALCULATIONS

Lot 1-6, 8 & 10 - Proposed Impervious Surface Area 10,359 sq. ft. (50%) X 0.0833 ft. = 865 cu. ft.

Lot 7 - Proposed Impervious Surface Area 15,694 sq. ft. (25%) X 0.0833 ft. = 1,307 cu. ft.

Lot 9 - Existing Impervious Surface Area 35,111 sq. ft. X 0.0833 ft. = 2,925 cu. ft.

LIGHTING AND LANDSCAPING NOTES:

- Lighting shall be attached to buildings as designed by owner and fixtures shall be directed downward.
- Landscaping and screening shall meet all the requirements as set forth in Article 28 of the Crosslake Code of Ordinances.

NOTES:

- Zoning for subject tract = "Limited Commercial".
- No wetlands were found on 11-9-2021 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 14280552.
- The E911 address of subject parcel: 34420 County Road 3.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Current impervious coverage percentage on proposed Lot 9 is 20%.
- Access to Lot 10 will be through the Utility Easement over Lot 9, as shown.

LEGAL DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter, Section 28, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows: Beginning at the Northeast Corner of Lot 8, Block 2, M AND D ADDITION TO CROSSLAKE, according to the recorded plat thereof, said county; thence North 89 degrees 30 minutes 07 seconds West, assumed bearing, along the north line of said plat 50.00 feet; thence North 00 degrees 29 minutes 53 seconds East 94.12 feet; thence North 89 degrees 30 minutes 07 seconds West 97.04 feet; thence South 15 degrees 42 minutes 40 seconds West 97.54 feet to said north line; thence North 89 degrees 30 minutes 07 seconds West along said north line 728.06 feet to the west line thereof; thence North 00 degrees 51 minutes 00 seconds East along said west line 210.91 feet to the south line of the north 208.70 feet thereof; thence South 89 degrees 36 minutes 29 seconds East along said south line 208.71 feet to the east line of the west 208.70 feet thereof; thence North 00 degrees 51 minutes 00 seconds East along said east line 208.71 feet to the north line thereof; thence South 89 degrees 36 minutes 29 seconds East along said last described north line 1102.72 feet to the east line thereof; thence South 00 degrees 57 minutes 34 seconds West along said last described east line 422.05 feet to the north line of said plat; thence North 89 degrees 30 minutes 07 seconds West along said last described north line 209.91 feet to a point 200.00 feet South 89 degrees 30 minutes 07 seconds East of the point of beginning; thence North 00 degrees 29 minutes 53 seconds East 200.00 feet; thence North 89 degrees 30 minutes 07 seconds West 200.00 feet to the intersection with the northerly extension of the east line of said Lot 8; thence South 00 degrees 29 minutes 53 seconds West along said extension line 200.00 feet, more or less, to the point of beginning.

AND
The east 50.00 feet of Lot 8, Block 2, M AND D ADDITION TO CROSSLAKE, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to an easement for ingress, egress and utility purposes over, under and across the east 50.00 feet of Lot 8, Block 2, M AND D ADDITION TO CROSSLAKE, according to the recorded plat thereof, Crow Wing County, Minnesota.

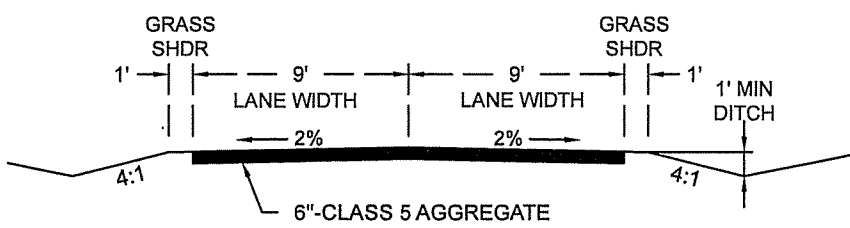
AND
That part of the Northwest Quarter of the Southwest Quarter, said Section 28 described as follows: Beginning at the Northeast Corner of Lot 8, Block 2, M AND D ADDITION TO CROSSLAKE, according to the recorded plat thereof, said county; thence North 89 degrees 30 minutes 07 seconds West, assumed bearing, along the north line of said plat 50.00 feet; thence North 00 degrees 29 minutes 53 seconds East 200.00 feet; thence South 89 degrees 30 minutes 07 seconds East 50.00 feet to the intersection with the northerly extension of the east line of said Lot 8; thence South 00 degrees 29 minutes 53 seconds West along said extension line 200.00 feet, more or less, to the point of beginning.

LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES RUNOFF AREA OF 865 CU. FT. UNLESS NOTED
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF M AND D ADDITION TO CROSSLAKE.
- PROPOSED LOT IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY

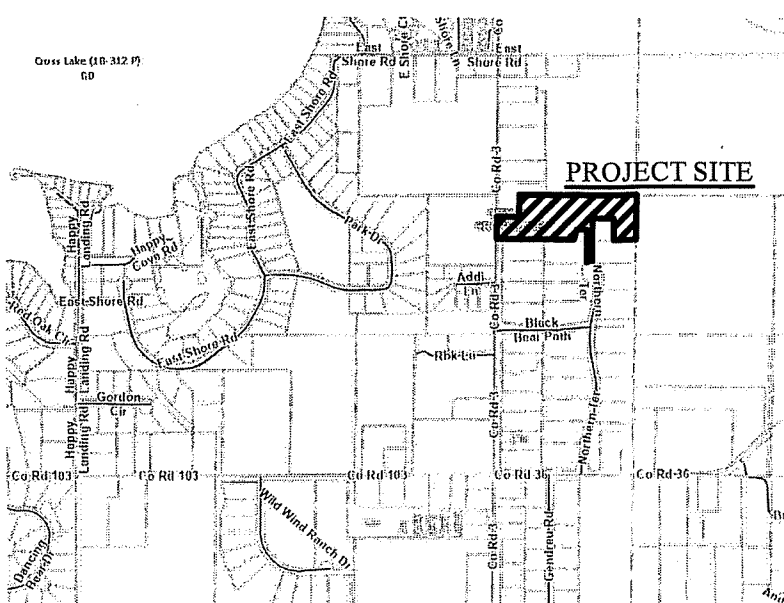


SCALE IN FEET
ON 22" x 34" SHEET



TYP. ROAD CROSS SECTION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

30206 Rasmussen Road Suite 1 P.O. Box 874 Pequot Lakes, MN 56472 www.stonemarksurvey.com	LIBRARY CERTIFY THAT THIS SURVEY PLAN SPECIFICATION, OR AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Cynthia M. Hidde DATE: 3-6-2023 LIC. NO. 44881	DATE: 3-6-2023 SCALE: 1"=50' HORIZ. 1"=50' VERT. NONE	PROJECT No.: 21416-2 FILE NAME: PL21416-2.dwg FIELD BOOK: BOOK PG. PG.	PROJECT MANAGER: CMH CHECKED: BY: CMH DRAWN BY: RJF	McGRATH ADDITION PRELIMINARY PLAT TOM McGRATH McGRATH HOLDINGS, LLC. 34420 COUNTY ROAD 3 CROSSLAKE, MN 56442	1 OF 1
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McGrath Addition Proposed **Screening** for East Boundary of property adjacent to rural residential property

Screening will run the entire length of the east boundary (422')

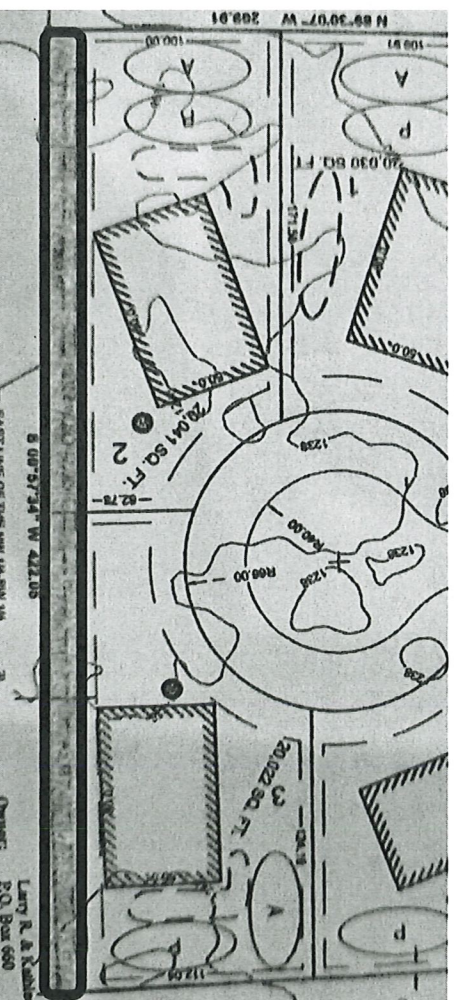
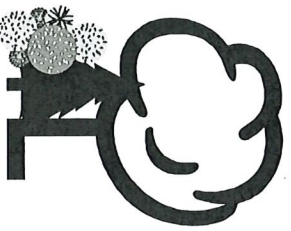
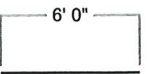
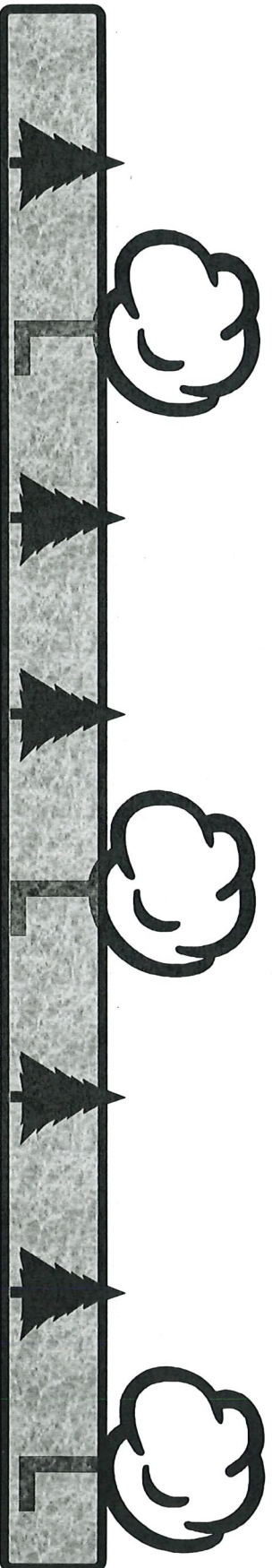
All trees, shrubs and vegetative screening will be placed near to the property line

to achieve maximum screening

10'+ deciduous trees will be placed every 30'

2 Coniferous trees will be placed between deciduous trees approx. 10' apart

Lilacs and other hardy vegetative screening will be placed on the east side of the trees



From: [Rob Hall](#)
To: [Cheryl](#); ["Goreham, Seth \(DNR\)"](#); pwehner@crosslake.net; [Mark Melby](#); [Jory Danielson](#); [Tim Bray](#); [TJ](#); [Phil Martin](#); [Brad Person](#)
Cc: pgansen@crosslake.net
Subject: RE: DRT December 13, 2022
Date: Friday, December 2, 2022 7:49:16 AM

Hello Cheryl. The County Highway Department has no concerns with the State application.

Our department has no concerns with the McGrath application as shown. This is based upon access to the proposed lots being via Northern Terrace as shown, with no direct connection to CSAH 3.

Let me know of any questions.

Robert Hall
Assistant County Engineer

Office: (218)-824-1110
Direct: (218)-824-1113
www.crowwing.us

We value your opinion, please let us know how we are doing by taking our [Customer Service Survey](#).

Crow Wing County Highway Department
16589 CR 142
Brainerd, MN 56401

-



Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

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From: Cheryl <cstuckmayer@crosslake.net>
Sent: Thursday, December 1, 2022 2:00 PM
To: 'Goreham, Seth (DNR)' <Seth.Goreham@state.mn.us>; pwehner@crosslake.net; [Mark Melby](#) <Mark.Melby@crowwing.us>; [Rob Hall](#) <Rob.Hall@crowwing.us>; [Jory Danielson](#) <Jory.Danielson@crowwing.us>; [Tim Bray](#) <Tim.Bray@crowwing.us>; [TJ](#) <tgraumann@crosslake.net>; [Phil Martin](#) <phillip.martin@bolton-menk.com>; [Brad Person](#) <brad@breenandperson.com>
Cc: pgansen@crosslake.net
Subject: DRT December 13, 2022

Cheryl

From: Mark Melby <Mark.Melby@crowwing.us>
Sent: Friday, November 5, 2021 7:20 AM
To: Cheryl; Dani McNeil; Ted Strand; TJ
Subject: RE: November 9, 2021 DRT Meetings

Highway Department comments:

1. No concerns with the Karlson packet
2. Curtis Packet – If the Lot split occurs, what is the plan for a future entrance for the parcel? Is it possible to access the parcel off of the existing entrance for Tract A. If a new entrance for Tract B is planned, it should be centered between the 2 entrances for the church on the east side of the road. An entrance permit will be required from the highway department.
3. **McGrath Packet** – No new entrances off of CSAH 3 will be allowed. Stormwater will need to be managed and treated prior to any overflow entering the CSAH 3 ROW. As currently proposed, it does not appear that any turning lanes will be required off of CSAH 3 at this time.

Mark Melby
Engineering Coordinator
Highway Department
Office - 218-822-2694
Cell - 218-839-6207
www.crowwing.us



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Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

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From: Cheryl <cstuckmayer@crosslake.net>
Sent: Wednesday, October 27, 2021 1:49 PM
To: Dani McNeil <danielle.mcneil@state.mn.us>; Ted Strand <publicwk@crosslake.net>; Mark Melby <Mark.Melby@crowwing.us>; TJ <tgraumann@crosslake.net>
Subject: November 9, 2021 DRT Meetings

Good afternoon,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing or present in person. The times of each application is indicated at the top of the application.

TJ, McGrath (they are not sure at this time how many parcels, if any) and Curtis (one new parcel). These are possible subdivisions.



Subdivisions 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: 37919718

Permit Number: 2300205

Property Owner(s): McGrath Holdings LLC

Mailing Address: 34420 County Road 3 Crosslake, MN 56442

Site Address: 34420 County Road 3 Crosslake, MN 56442

Phone Number: 218.820.6889

E-Mail Address: Jeff@NorthlandPetLodge.com

Parcel Number(s): 14280552

Legal Description: Part of Lot 8 Block 2 M: D Addition to Crosslake

Sec 28 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: 10.74

Lake/River Name: _____

Do you own land adjacent to this parcel(s)? X Yes _____ No

If yes, list Parcel Number(s) 14280538

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Signature of Property Owner(s) [Signature]

Date 3, 06, 23

Signature of Authorized Agent(s) _____

Date _____

Subdivision Type

(Check applicable request)

- ☐ Metes and Bounds-Record within 90 days of approval
- ☐ Residential Preliminary Plat
- ☐ Residential Final Plat
- ☒ Commercial Preliminary Plat
- ☐ Commercial Final Plat

Development

10 Number of proposed lots

1 Number of proposed outlots

Access

_____ Public Road

☒ Easement

Easement recorded: ☒ Yes _____ No

Septic

Compliance 5/20/22

SSTS Design [Signature]

Site Suitability 4

- ☐ All applications must be accompanied by signed Certificate of Survey
- ☐ Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake"
- ☒ Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake"
- ☐ Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake"
- ☐ Above Fees will require additional Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both 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 application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by RA

Date 3/8/23

Land Use District LC

Lake Class NA

Park, Rec, Lib @Final

16 Lots @ 150 + 750 app + 6 copies of 12 = 2,256



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:

1. Does the proposed plat conform to the City's Comprehensive Plan?

Yes No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.

Yes No

3. Are there any other standards, rules or requirements that this plat must meet?

Yes No Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?

Yes No Zoning District

5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes No

8. Other issues pertinent to this matter.