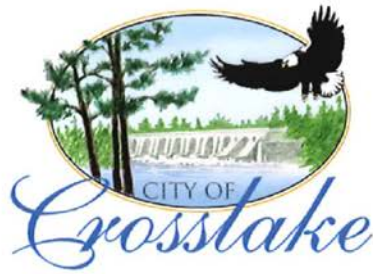


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

June 23, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Jacob J & Jobeth K Sheldon

Authorized Agent: na

Site Location: TBD Addi Lane, Crosslake, MN 56442

Request a Conditional Use Permit for:

- A commercial storage building/storage unit rental

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: Jacob J & Jobeth K Sheldon

Parcel Number(s): 14290563

Application Submitted: May 11, 2023

Action Deadline: July 9, 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:

Conditional Use Permit for a commercial storage building/storage unit rental

Current Zoning: Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Limited Commercial

East – Limited Commercial

West – Rural Residential 5 (RR5)

Parcel History:

- Whitefish Business Park established in 2015 (Addi Lane – 14290563 – Lot 1, Block 1)
- 2014 – Subdivision, Metes and Bounds
- 2015 – Subdivision, Plat of Whitefish Business Park

City Ordinance:

Commercial storage building/storage unit rental – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

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

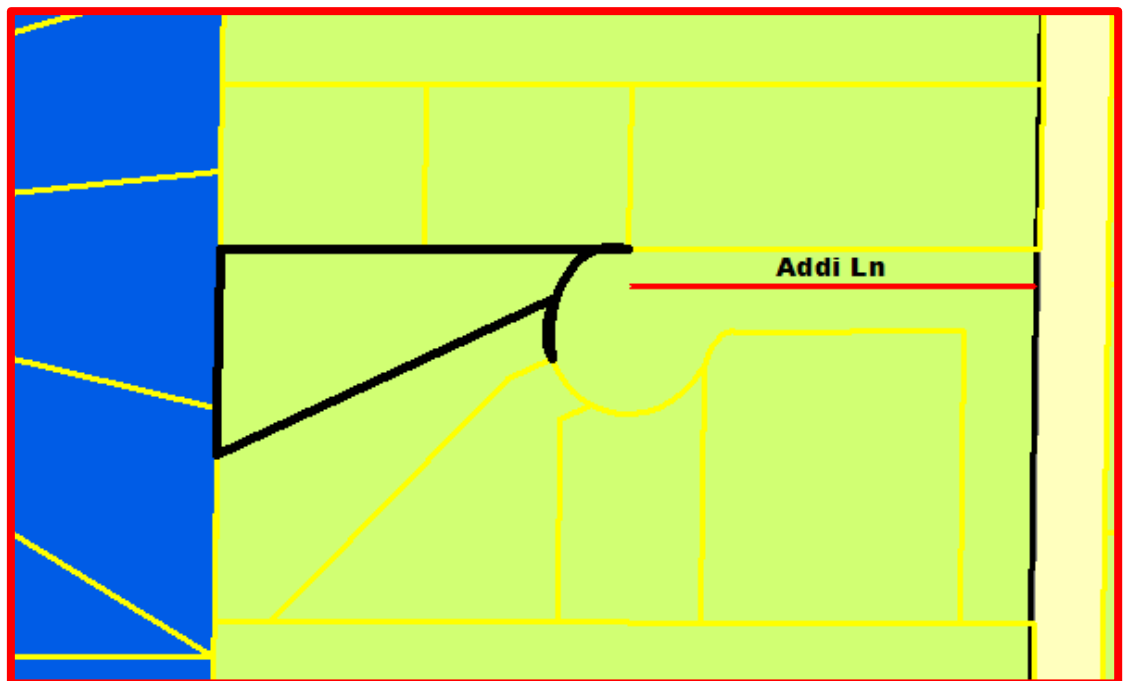
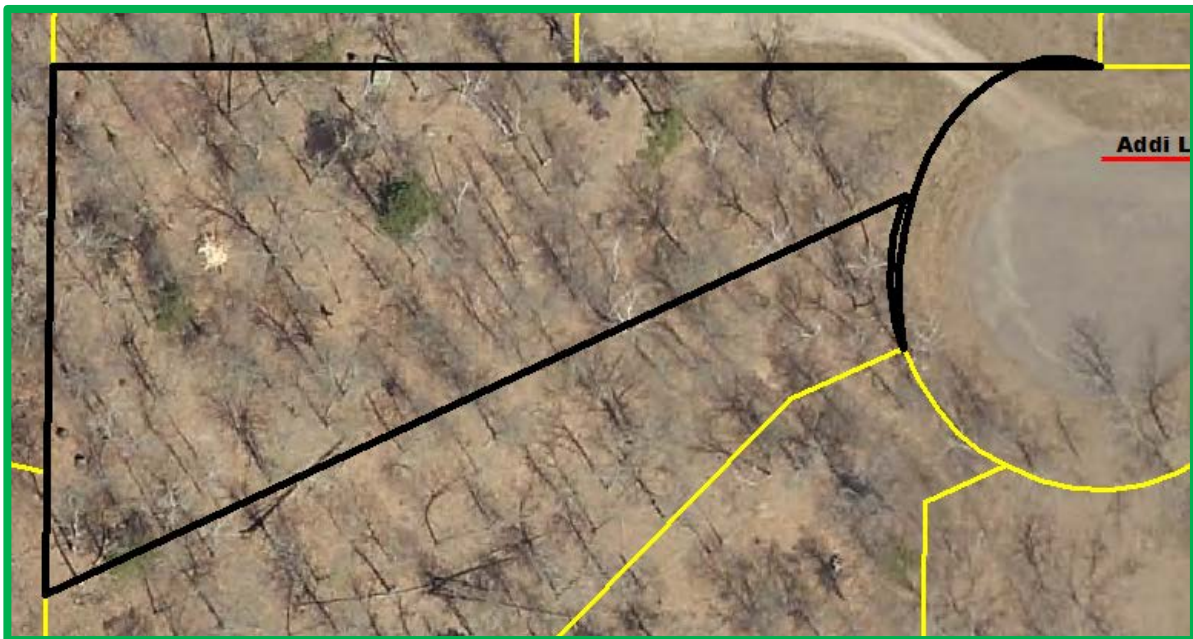
Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for a commercial storage building/storage unit rental involving approximately .6 acres located at Addi Lane, City of Crosslake

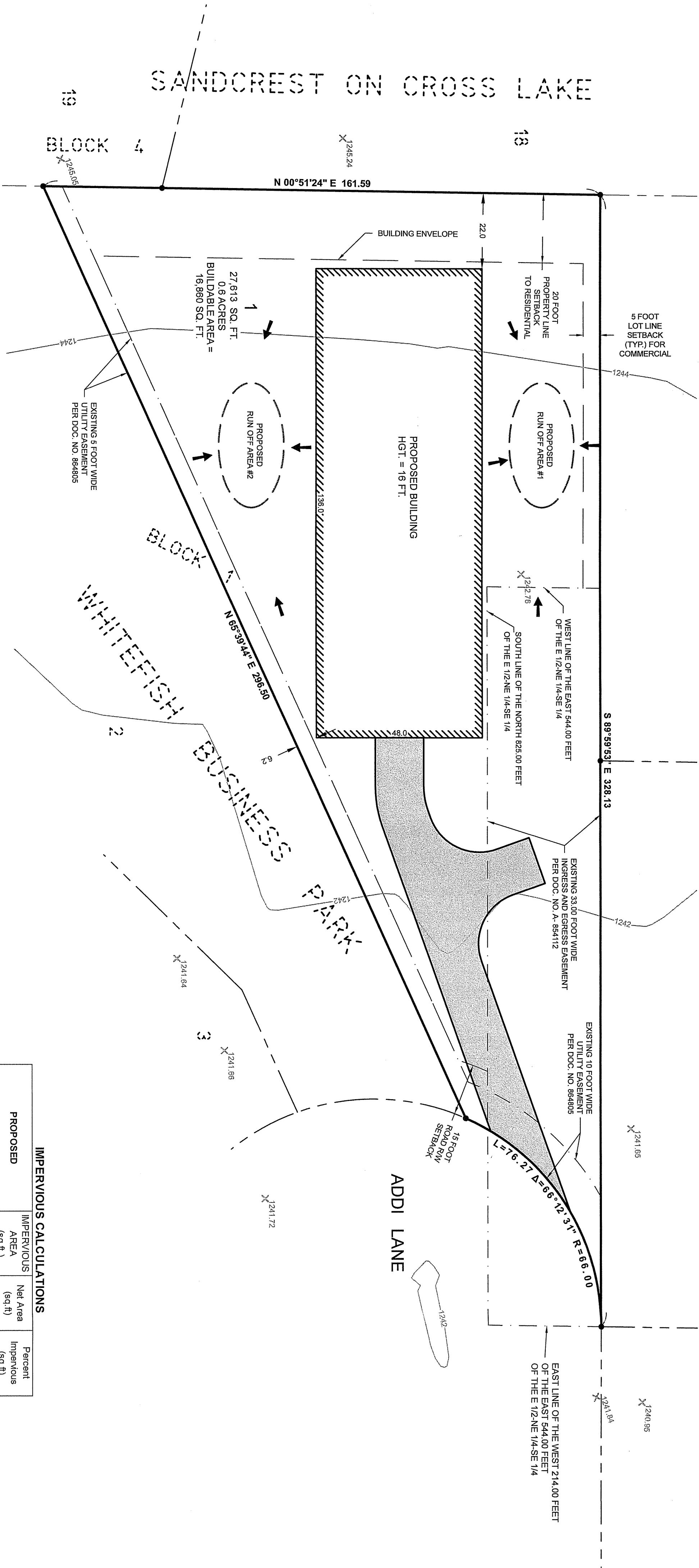
POSSIBLE CONDITIONS:

1. Work with the staff to improve, implement and maintain the submitted stormwater plan
2. Limit hours of operation to be open from 8:00 A.M. to 8:00 P.M.
3. No outside storage
4. Surveyor to stake in building prior to construction (footing inspection)
5. Screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738
6. Do everything conceivable to maintain the existing tree line for the required screening on the residential west side, along with adding evergreen trees
7. Lighting only on the East side of the structure (main entrance overhead door area)



CERTIFICATE OF SURVEY

LOT 1, BLOCK 1, WHITEFISH BUSINESS PARK,
SECTION 29, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA



NOTES:

1. Contour interval as shown = 2 foot. Based on NAD 83 datum. Contours shown have been obtained using standard survey topographic methodologies.
2. Zoning for subject tract = "Limited Commercial".
3. There are no bluffs or wet lands within surveyed property.
4. Parcel ID of subject parcel: 14290563.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
6. Lighting shall be attached to building as designed by owner and fixtures shall be directed downward.

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	6,528	27,613	23.6%
Driveway	2,251	27,613	8.2%
Total	8,779	27,613	31.8%

RUN OFF CALCULATIONS			
Total Impervious Surface Area	8,779 sq. ft.	X 0.0833 ft. =	731 cu. ft.
(from table above)			

PROPOSED RUN OFF AREAS 1 & 2

TOP SURFACE AREA = 638 SQ. FT.
BOTTOM SURFACE AREA = 306 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
RUN OFF STORAGE = 421 CU. FT. PER AREA
TOTAL STORAGE = 842 CU. FT.

LEGEND

- DENOTES EDGE OF PROPOSED BUILDINGS
 - DENOTES PROPOSED SURFACE DRAINAGE FLOW
 - DENOTES PROPOSED DRAINAGE AREA BOUNDARY
 - DENOTES EXISTING INTERFERED AREAS CONTOURS
 - DENOTES EXISTING INDEX CONTOURS
 - DENOTES SPOT ELEVATION (EXISTING GRADE)
 - DENOTES FOUND IRON PIPE
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF WHITEFISH BUSINESS PARK.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 944228

Lot 1 Block 1, Whitefish Business Park, Crow Wing County, Minnesota.
together with all hereinaunts and appurtenances belonging thereto.



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

I 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.

PATRICK A. TROTIER PLS#41002
DATE 5-05-2023 LIC. NO. 41002

REVISIONS		BY
DATE	DESCRIPTION	

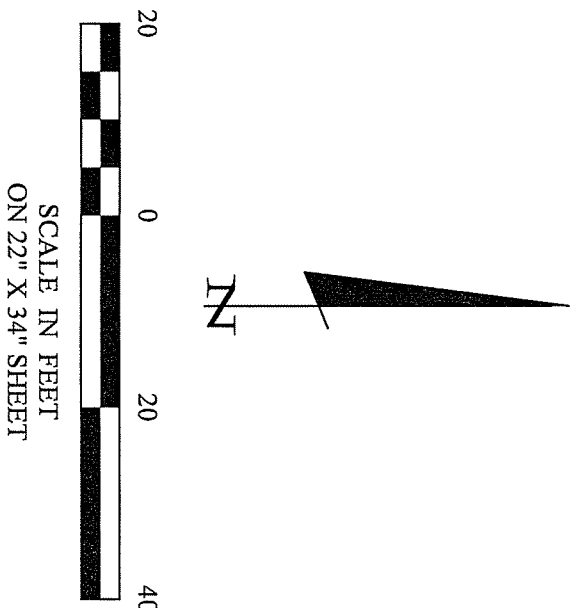
DATE: 5-3-2023
SCALE: HORIZ. 1"=20'
VERT. NONE

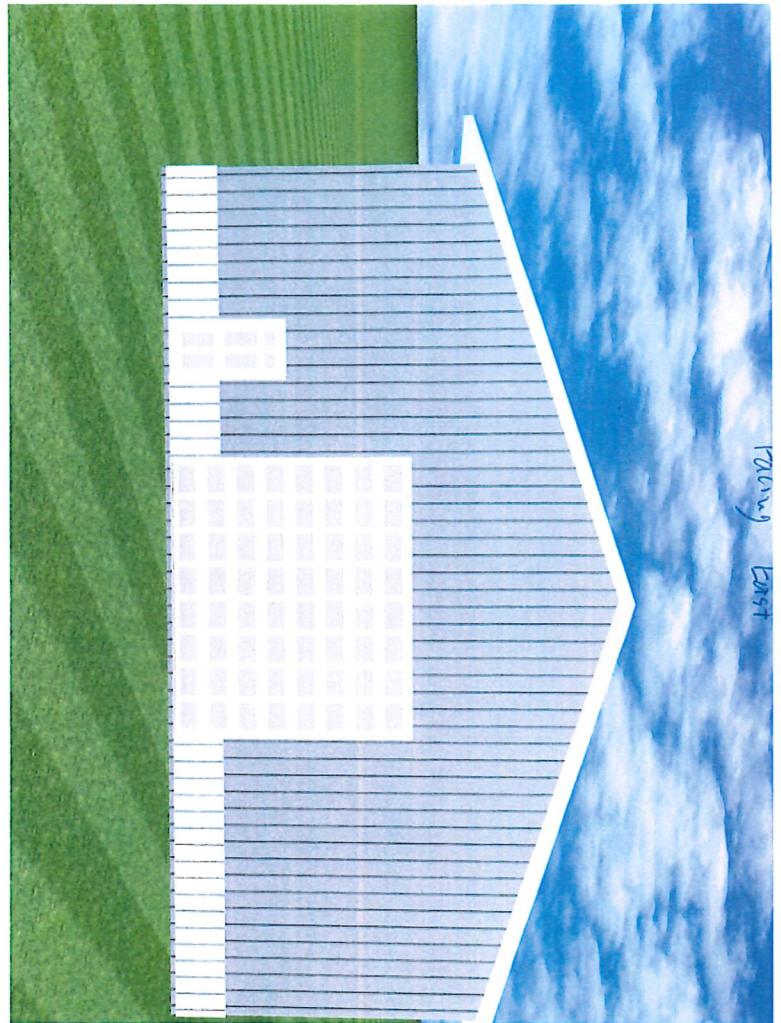
PROJECT No.: 23057
FILE NAME: C23057.dwg
FIELD BOOK: PG.

PROJECT MANAGER: PAT
CHECKED BY: PAT
DRAWN BY: RJF

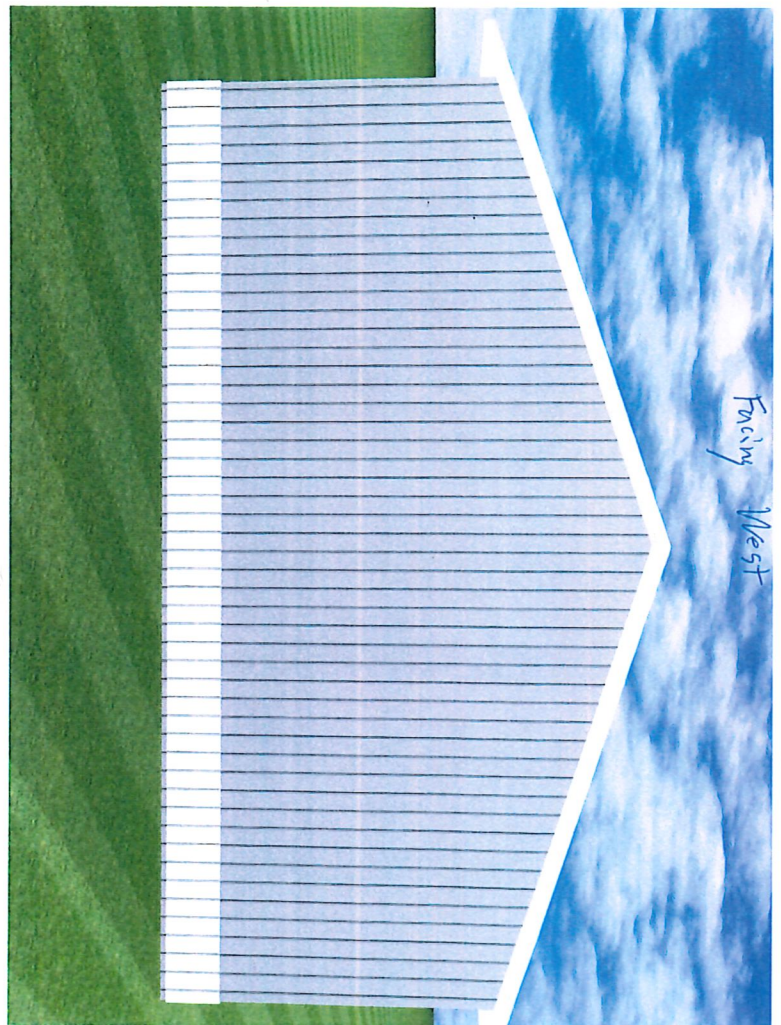
CERTIFICATE OF SURVEY

Jacob Sheldon
35023 Sleepy Valley Road
Crosslake, MN 56442

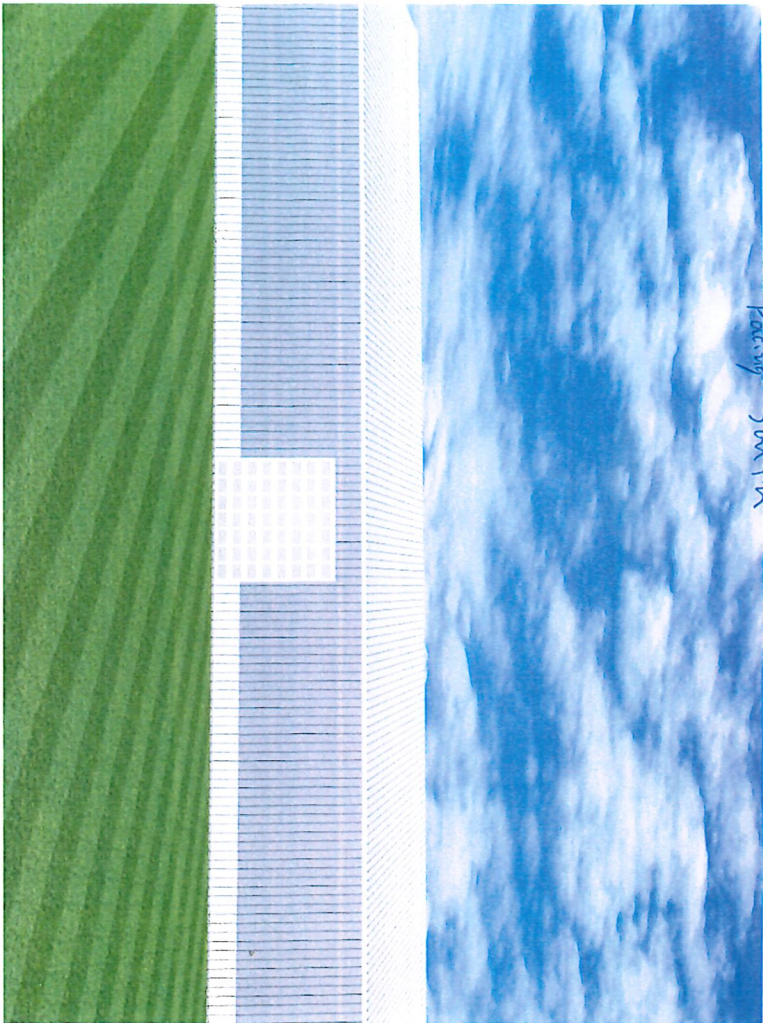




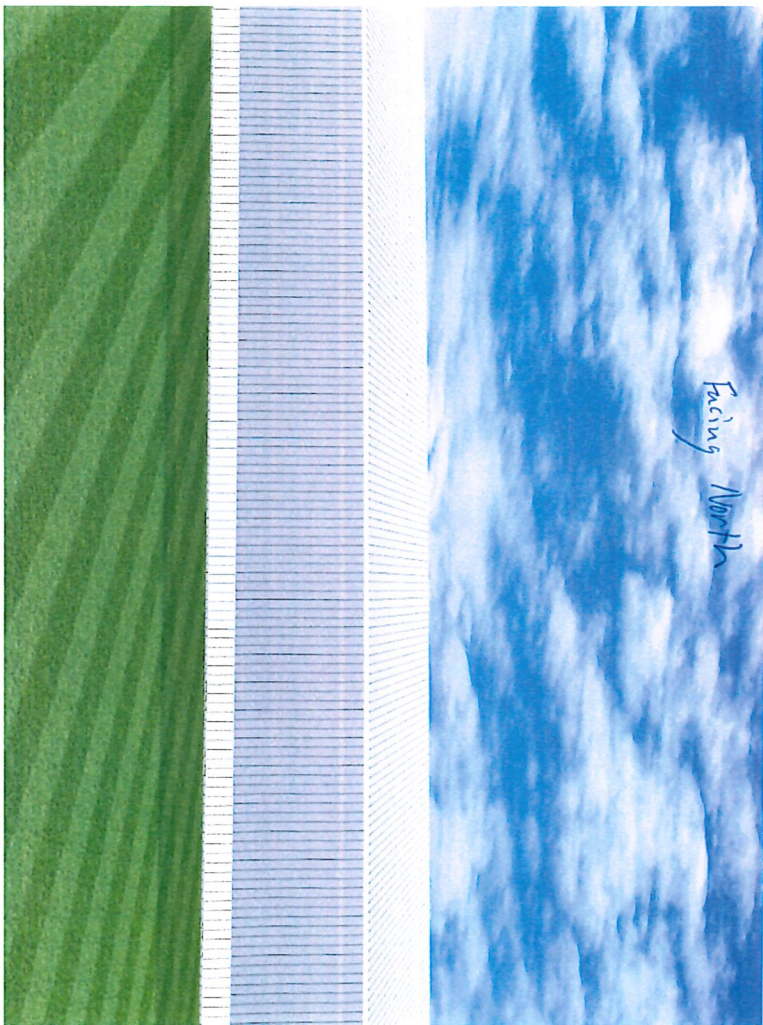
Facing East



Facing West

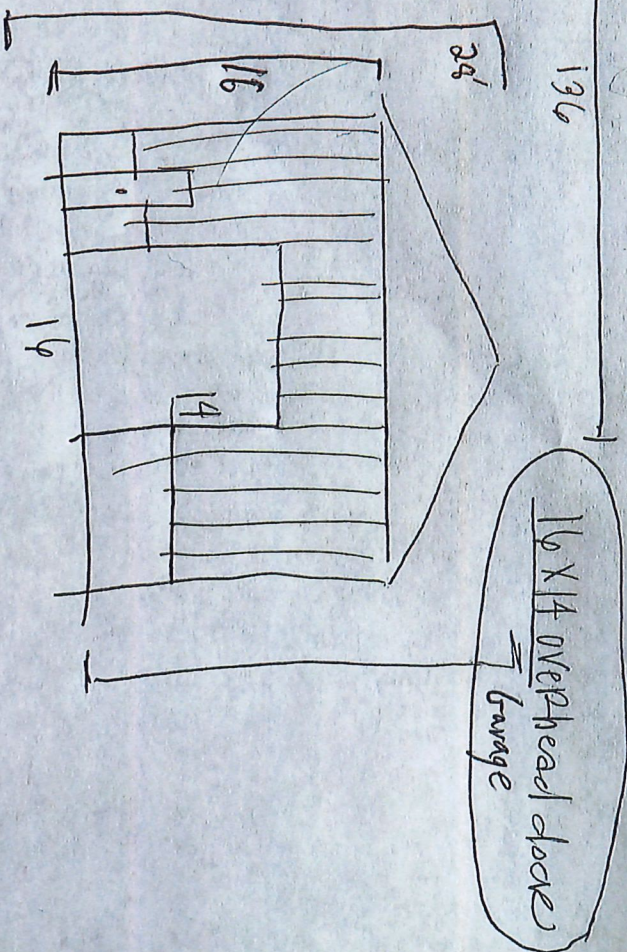
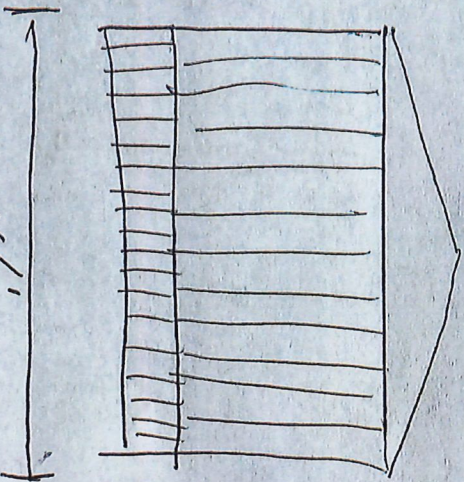
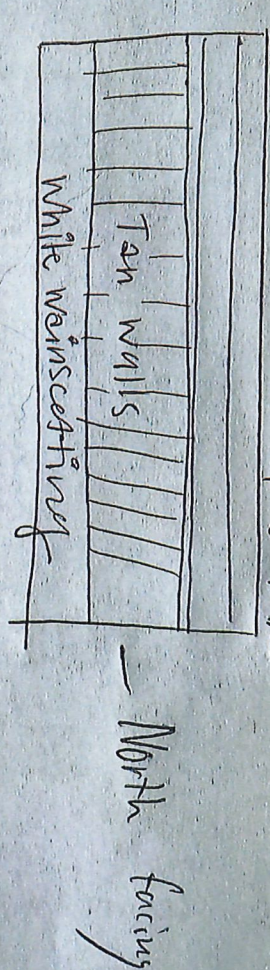
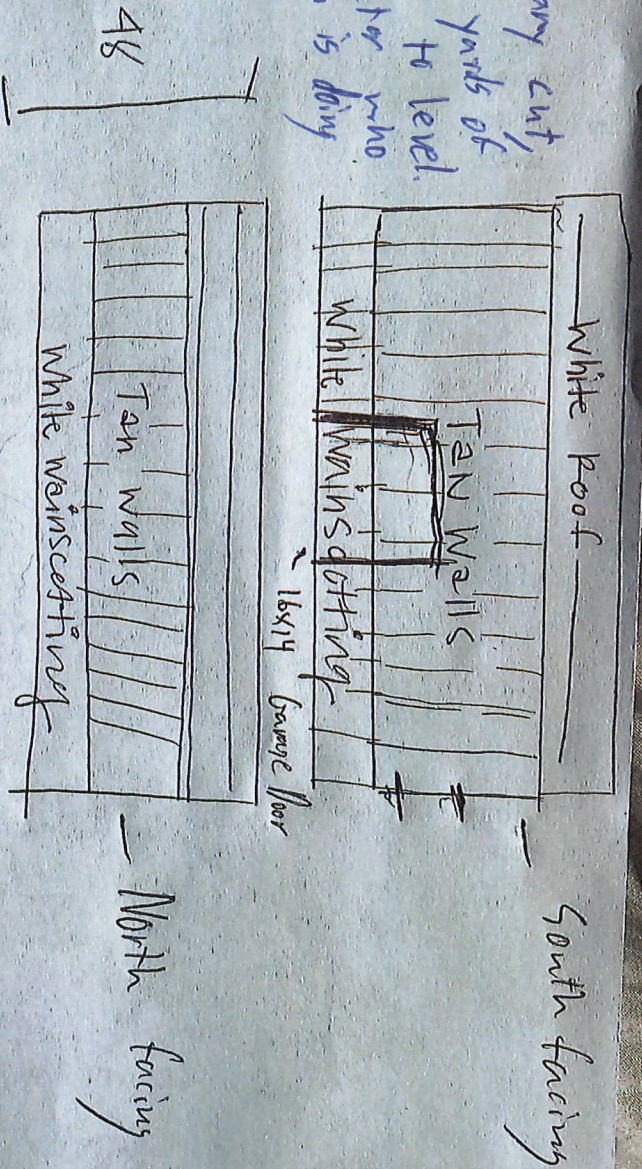


Facing South



Facing North

we are not doing any cut, approximately 400 yards of dirt will be used to level. The same contractor who did the excavation is doing fill.



Screening

Parcel # 19290503

1. 25 ft. tree line

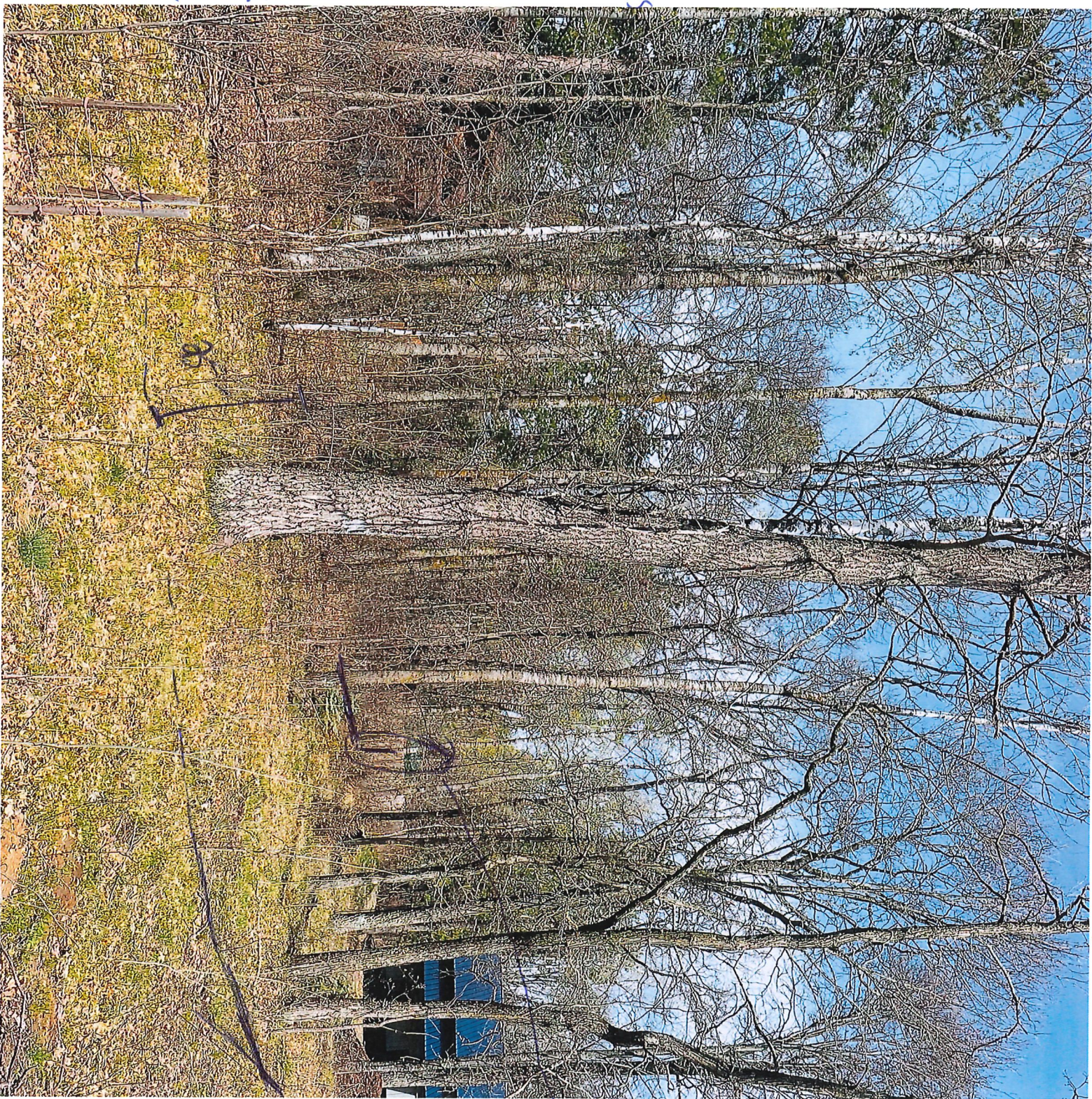
2. Oak, White Birch existing trees.

3. Entire wood line will be left as pictured. All pictured trees will stay.

4. Approx. 30 trees.

5. No tree roots will interfere with 20' foot setback.

There is approx 10 ft. to the line from the two big oak trees.



Corner of Lot Post



Conditional/Interim Use Permit Application

Planning and Zoning Department

37028 County Rd 66, Crosslake, MN 56442

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

Receipt Number:

771523

Permit Number:

230072C

Property Owner(s): Jacob & John Sheldon

Mailing Address: 30444 Papago Circle, Breezy Point, MN 56442

Site Address: No address - Parcel # 14290563

Phone Number: 218-513-0222

E-Mail Address: JacobJohnSheldon@gmail.com

Parcel Number(s): 14290563

Legal Description: Lot 1, Block 1, Whitefish Business Park.

Sec 29 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: .6

Lake/River Name: None

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

If yes, list Parcel Number(s) 14290562

Authorized Agent: Jacob Sheldon

Agent Address: 30444 Papago Circle, Breezy Point, MN 56442

Agent Phone Number: _____

Signature of Property Owner(s) [Signature]

Date 4/4/23

Signature of Authorized Agent(s) [Signature]

Date _____

(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

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" + 6.00 copies = \$506.00
- 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 CS Date 5-11-2023 Land Use District LC Lake Class na

Septic: Compliance na SSTS Design na Installation na

✓ Site suitability

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?

This is an indoor boat shed facility that is located in a commercial park.

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

YES ☒ NO ☐

Why?

All set backs and requirements are met.

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

YES ☒ NO ☐

Why?

Yes, this is an indoor boat facility that will match our existing boat storage shed located next door to this structure.

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

YES ☐ NO ☒

Why?

This will match existing structure, this is a simple and clean operation with all boats stored inside the facility.

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

YES ☐ NO ☒

Why?

No, this is located in a commercial park.

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

YES ☐ NO ☒

Why?

All set backs and requirements met.

- (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?

This building has no sewer.

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

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- (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?

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

YES ☐ NO ☐

Why?

- (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?