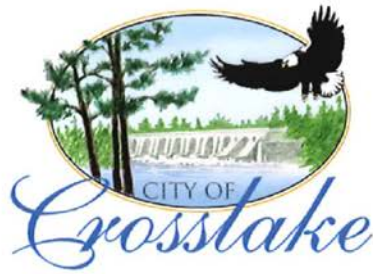


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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

---

## **CITY OF CROSSLAKE**

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

**July 28, 2023**

**9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Crosslake Trio LLC

**Authorized Agent:** Jordan Severance, Superior Contracting Co LLC

**Site Location:** 35494 Co Rd 3, Crosslake, MN 56442

**Request:**

- Conditional Use Permit for an event center

**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: Crosslake Trio LLC

Parcel Number(s): 14210755

Application Submitted: June 6, 2023

Action Deadline: August 4, 2023

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** Josh Severance, Superior Contracting Co LLC

**Request:**

Conditional Use Permit for an event center

**Current Zoning:** Limited Commercial

**Adjacent Land Use/Zoning:**

North – Downtown Commercial

South – Rural Residential 5 (RR5), Shoreland, Limited Commercial

East – Limited Commercial & Public

West – Limited Commercial

**Parcel History:**

- March 1987 – CUP gift shop with rental space for office or similar
- June 1987 – building 42'x24', garage 16'x24', septic
- June 1992 – addition to back of building 36'x40'
- June 1996 – update septic
- May 1998 – 36'x40' retail addition
- August 2004 – connect to the municipal sewer system
- October 2022 - change of use

**City Ordinance:**

Event center – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

**Agencies Notified and Responses Received:**

**County Highway Dept:** No comment received before packet cutoff date

**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**

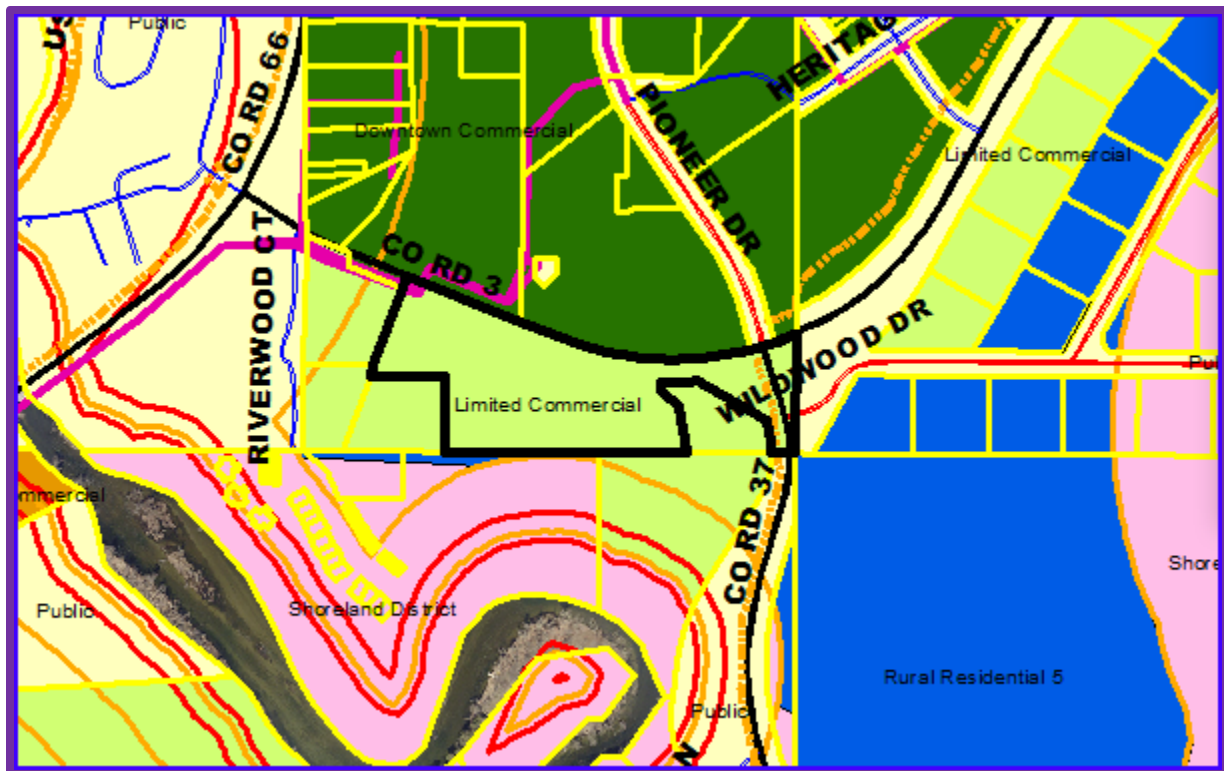
**Concerned Parties: No comment received before packet cutoff date**

**POSSIBLE MOTION:**

To approve/table/deny the Conditional Use Permit for an event center involving approximately 6.6 acres located at 35494 County Rd 3, City of Crosslake

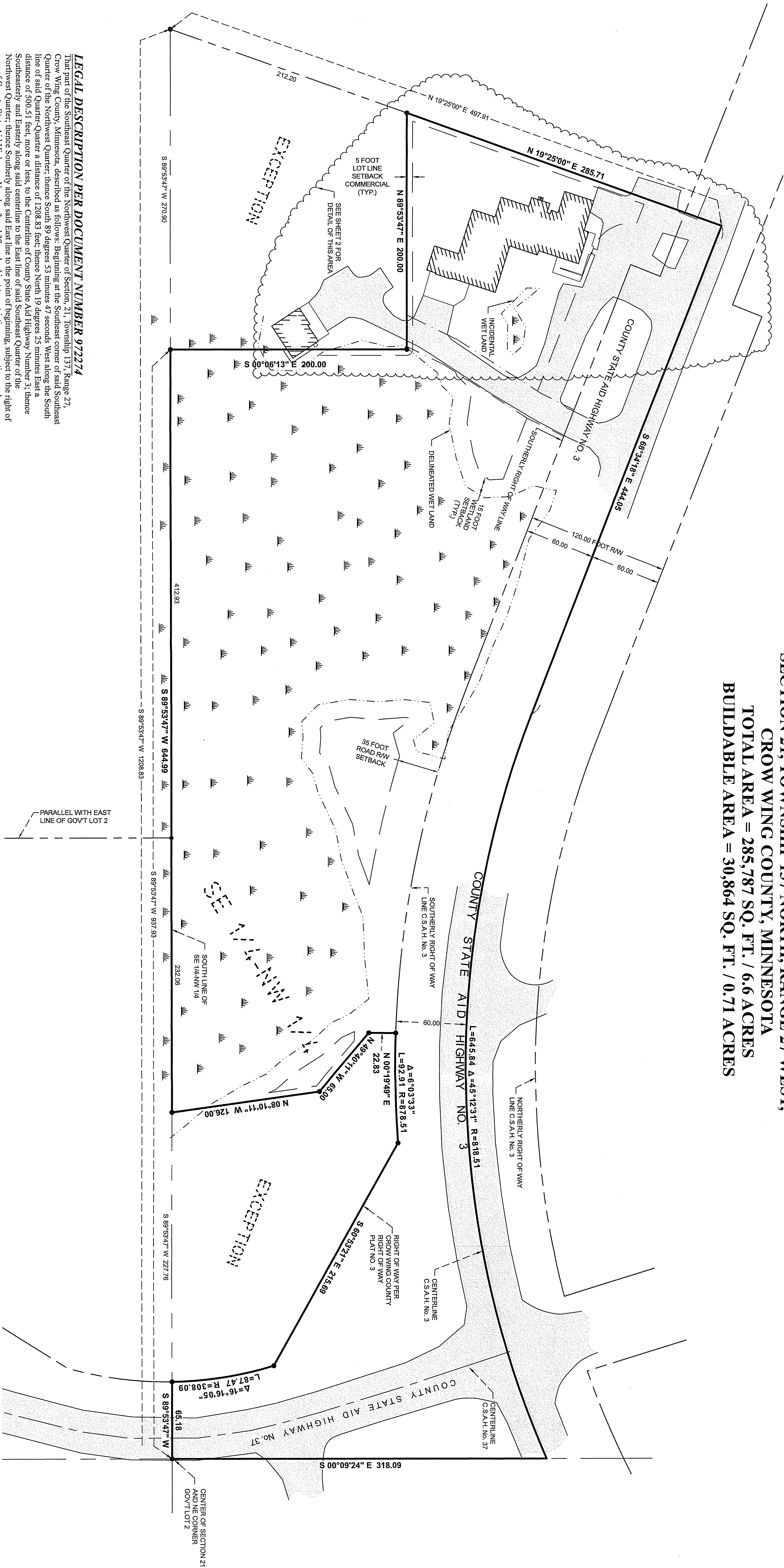
**POSSIBLE CONDITIONS:**

1. Work with staff to implement the submitted stormwater plan
2. Screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738
3. Limit temporary structures: size, height, number, types, duration



# CERTIFICATE OF SURVEY

**PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 21, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 285,787 SQ. FT. / 6.6 ACRES  
BUILDABLE AREA = 30,864 SQ. FT. / 0.71 ACRES**



**LEGAL DESCRIPTION PER DOCUMENT NUMBER 972274**

Crow Wing County, Minnesota, described as follows: Beginning at the Southeast corner of said Quarter of the Northwest Quarter, thence South 89 degrees 53 minutes 47 seconds West along the South line of said Quarter-Quarter a distance of 1206.83 feet; hence North 19 degrees 25 minutes East a distance of 500.51 feet, more or less, to the Centerline of Crow Wing State Aid Highway Number 3; thence Southeasterly and Easterly along said centerline to the East line of said Southeast Quarter of the Northwest Quarter; thence Southerly along said East line to the point of beginning, subject to the right of way of Crow Wing State Aid Highway's Number 3 and 37, and subject to restrictions, reservations and encumbrances of record if any according to the U.S. Government Survey thereof on file and of record in the Office of the County Recorder in and for Crow Wing County, Minnesota, EXCEPT THEREFROM Township 131 North, Range 27 West, Crow Wing County, Minnesota, (see 1A MN 1/4) of Section 21.

Commencing at the Southeast corner of said Quarter-Quarter, thence South 89 degrees 53 minutes 47 seconds West assumed bearing along the South line of said Quarter-Quarter a distance of 937.93 feet to the point of beginning of the tract to be herein to be described; thence continuing South 89 degrees 53 minutes 47 seconds West along said South line 270.90 feet; hence North 19 degrees 25 minutes 00 seconds East a distance of 112.20 feet; hence North 89 degrees 53 minutes 47 seconds East parallel with the South line of said Quarter-Quarter 200 feet; hence South 00 degrees 05 minutes 13 seconds East 200 feet to the point of beginning.

AND EXCEPT:

The part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 37, Range 27, Crow Wing County, Minnesota described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 33 minutes 59 seconds West along the South line of said Southeast Quarter, thence Northwest 89 degrees 65.18 feet to the Western right-of-way plat of County State Aid Highway Number 37 as established by CROW WING COUNTY RIGHT-OF-WAY PLAT No. 3, the actual point of beginning of the tract of land to be described; thence continuing N 89° 00' 00" E 126.00 feet to the intersection of the North 89° 33' 59" W line of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 33 minutes 59 seconds West along said South line of the Southeast Quarter 227.76 feet; thence North 8 degrees 30 minutes West 162.00 feet; thence North 50 degrees 00 minutes East 65.00 feet; thence North 0 degrees 00 minutes East 22.28 feet to the Southern right-of-way line of County State Aid Highway Number 3 as established by said CROW WING COUNTY RIGHT-OF-WAY PLAT No. 3; thence Easterly 93.29 feet along said Southerly right-of-way line 0.00 feet to the intersection of the North 89° 33' 59" W line of the Southeast Quarter of the Northwest Quarter; thence Northerly or tangent to the last described course, concave to the North, having a central angle of 6 degrees 00 minutes 00 seconds East, a radius of 878.31 feet and a chord bearing of North 88 degrees 32 minutes 09 seconds East, a distance of 130.00 feet; thence Northerly or tangent to the last described course, concave to the North, having a central angle of 16 degrees 16 minutes 16 seconds East, a radius of 308.09 feet and a chord bearing of North 9 degrees 26 minutes 13 seconds East, to the actual point of beginning, subject to the rights of Crow Wing County in that portion of the above described property shown as Crow Wing County Right-of-way on said CROW WING COUNTY RIGHT-OF-WAY PLAT No. 3.

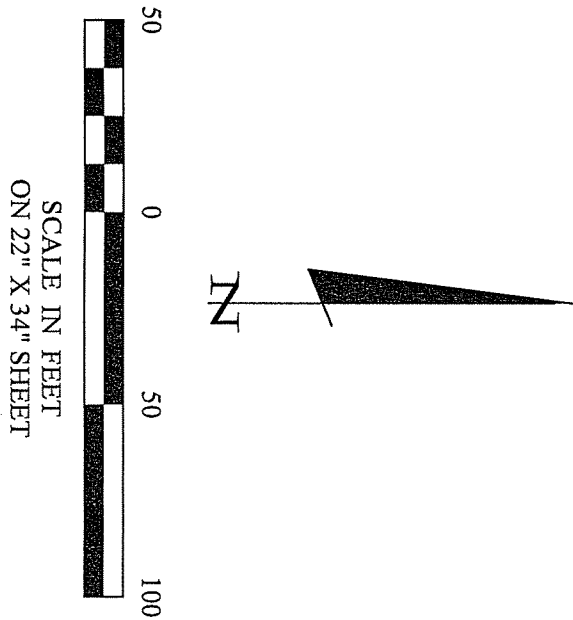
## NOTES:


1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown in the detail here have been obtained using standard survey topographic methodologies. Field located on 3-22-2023.
2. Zoning for subject tract = "Limited Commercial".
3. There are no bluffs within surveyed property.
4. Wetlands delineated by Ben Meister, M/WPCP#1031 on 4-05-2023.
5. Parcel ID of subject parcel: 142107055.
6. The E911 address of subject parcel: 35349 County Road 3.
7. There was a snow depth of 2+ feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification spring (when the snow cover is gone) is recommended.
8. Subtasks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

## LEGEND

- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SE 1/4-NW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°53'47" W



SHEET 1 OF 2	CERTIFICATE OF SURVEY		PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS			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. TROTTER PLS#11002 DATE <u>6-06-2023</u> LIC. NO. <u>41002</u>
			PAT	23044	4-7-2023	DATE	DESCRIPTION	BY	
			CHECKED BY:	FILE NAME:	SCALE:	6-4-2023	added delineated wetlands	PAT	
	Jordan Severance Superior Contracting Co. LLC. 5684 County Road 145 Pequot Lakes, MN 56472		PAT	C23044 sht 1.dwg	HORZ. 1"=50'				
			DRAWN BY:	FIELD BOOK:					
			RJF	BOOK PG.	VERT. NONE				

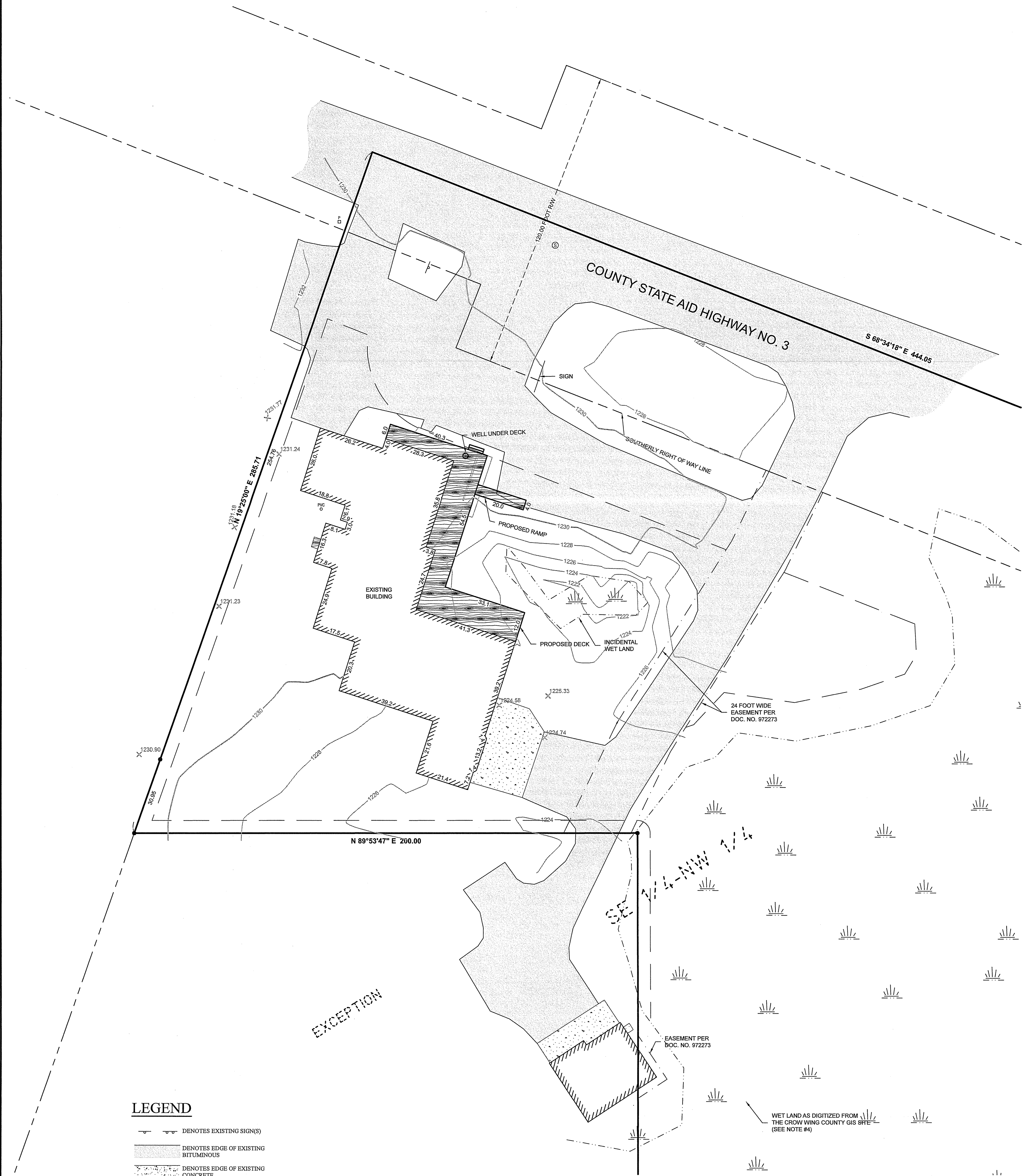


30206 Rasmussen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
[www.stonemarksurvey.com](http://www.stonemarksurvey.com)



# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 21, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA



## LEGEND

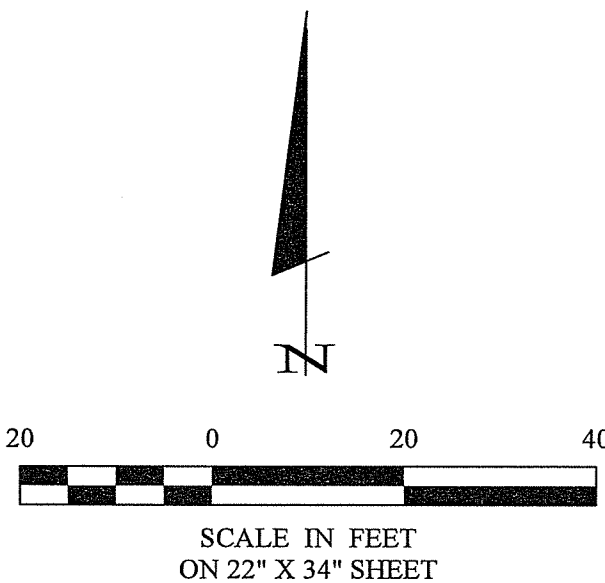
- DENOTES EXISTING SIGN(S)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES WET LAND(S)
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SE 1/4-NW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°53'47" W.



## NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown in the detail area have been obtained using standard survey topographic methodologies. Field located on 3-22-2023.
- Zoning for subject tract = "Limited Commercial".
- There are no bluffs within surveyed property.
- Wetlands delineated by Ben Meister, MWPCP#1031 on 4-05-2023.
- Parcel ID of subject parcel: 14210755.
- The E911 address of subject parcel: 35494 County Road 3.
- There was a snow depth of 2+ feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Impervious = 9.7%

WET LAND AS DIGITIZED FROM THE CROW WING COUNTY GIS SHEET (SEE NOTE #4)



2 OF 2	CERTIFICATE OF SURVEY		PROJECT MANAGER: PAT	PROJECT No.: 23044	DATE: 4-7-2023	REVISIONS		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. TROTTER PLS#41002 DATE: 6-06-2023 LIC. NO. 4002		30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Jordan Severance Superior Contracting Co. LLC. 5684 County Road 145 Pequot Lakes, MN 56472		CHECKED BY: PAT DRAWN BY: RJF	FILE NAME: C23044 sht 2.dwg FIELD BOOK:	SCALE: HORIZ. 1"=20' VERT. NONE	DATE 6-06-23	DESCRIPTION added delineated wetlands	BY PAT		

2 or 2	CERTIFICATE OF SURVEY  Jordan Sovereign Superior Contracting Co. LLC, 5684 County Road 145 Pequot Lakes, MN 56472	PROJECT MANAGER: TAT	PROJECT #/s: 2304	DATE: 4-5-2023	REVISIONS			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.  	38204 Reistrum Road Suite 1 P.O. Box 411 Pequot Lakes, MN 56472  218-586-4310 www.stonemansurvey.com
		CHECKED BY: PAT	DRAWN BY: TAT	FIELD BOOK: NONE	DATE	DESCRIPTION	BY		
									



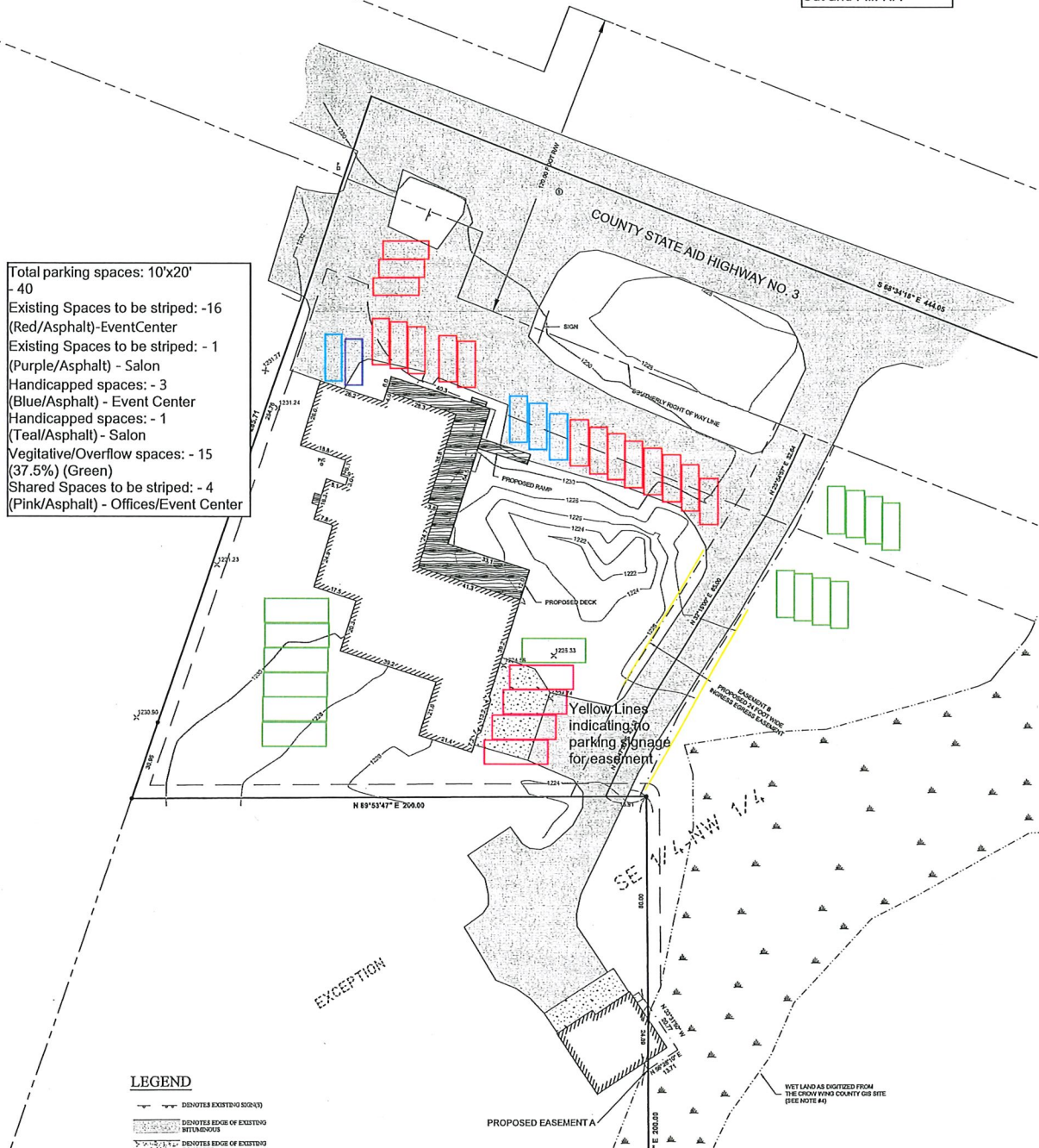
# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 21, TOWNSHIP 42 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA

## Existing Parking Plan

Building elevations: NA  
Cut and Fill: NA

Total parking spaces: 10'x20'  
- 40  
Existing Spaces to be striped: -16  
(Red/Asphalt) - Event Center  
Existing Spaces to be striped: - 1  
(Purple/Asphalt) - Salon  
Handicapped spaces: - 3  
(Blue/Asphalt) - Event Center  
Handicapped spaces: - 1  
(Teal/Asphalt) - Salon  
Vegetative/Overflow spaces: - 15  
(37.5%) (Green)  
Shared Spaces to be striped: - 4  
(Pink/Asphalt) - Offices/Event Center



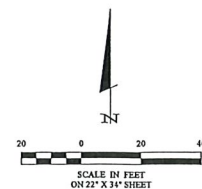
### LEGEND

- DENOTES EXISTING RIGHT-OF-WAY
- DENOTES EDGE OF EXISTING BITUMEN
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DOCKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING BENCH CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES WETLANDS
- DENOTES EXISTING PHONE
- DENOTES EXISTING FEDERAL A PHONE BOX
- DENOTES EXISTING LEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK, LID
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SE 1/4 SW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°31'47" W.

### NOTES:

1. Contour interval as shown = 2 feet. Based on NGVD 29 datum. Contours shown in the detail area have been obtained using standard survey topographic methodologies. Field located on 3-22-2023.
2. Zoning for subject tract = "Limited Commercial".
3. There are no bluffs within surveyed property.
4. Wetlands as shown have been digitized from the Crow Wing County GIS file. Wetland Delineation has not been completed for this property, but will be completed prior to June 15, 2024, per the signed/notarized Wetland Winter Window Agreement on file with Crow Wing County Land Service.
5. Parcel ID of subject parcel: 14210755.
6. The E911 address of subject parcel: 35494 County Road 3.
7. There was a snow depth of 24 feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
8. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.



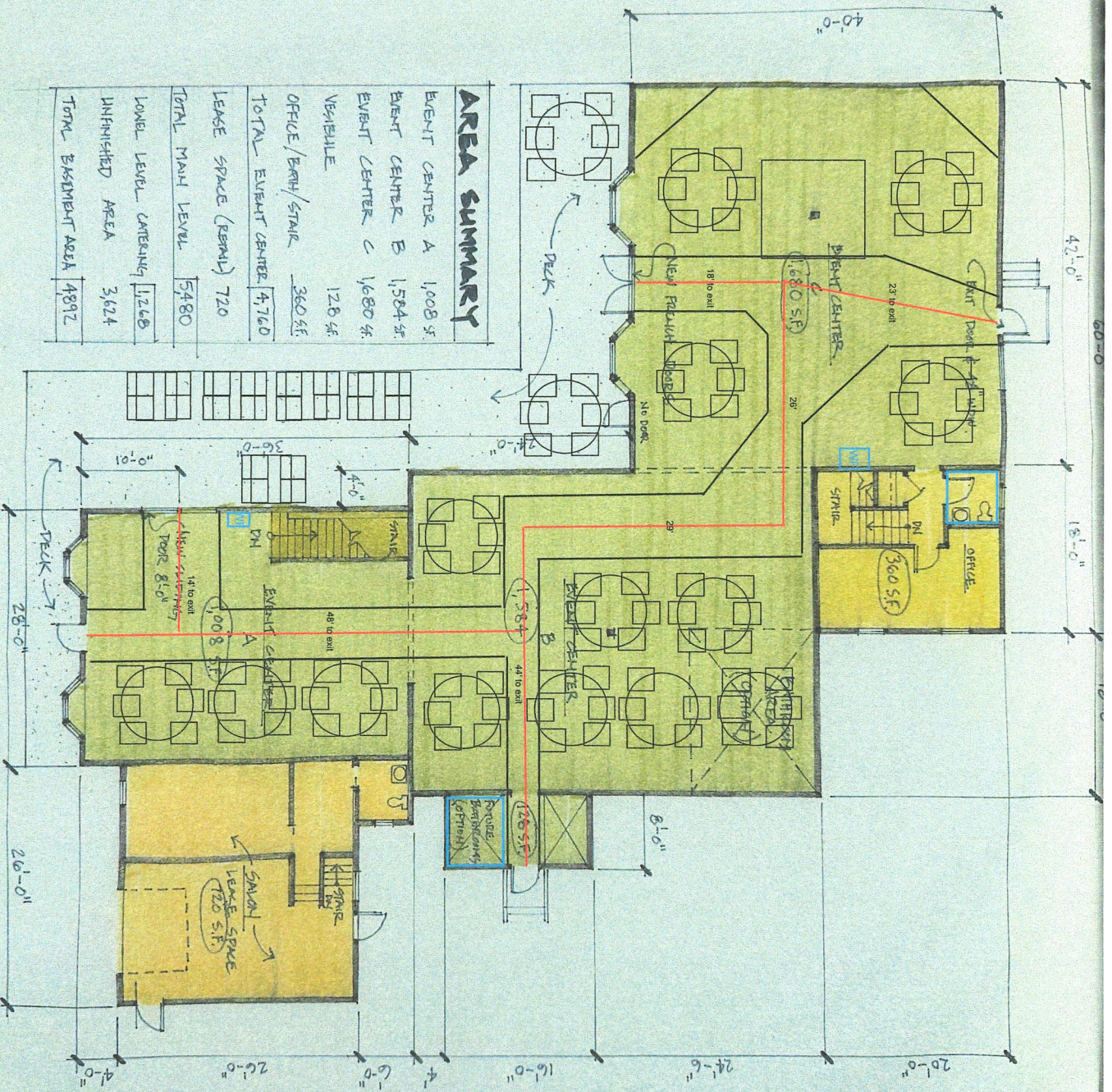
2 of 2	CERTIFICATE OF SURVEY		PROJECT MANAGER:	PROJECT No:	DATE:	REVISIONS		BY		DATE		DESCRIPTION		BY		DATE		DESCRIPTION		
	Jordan Severance Superior Contracting Co. LLC. 5684 County Road 145 Pequot Lakes, MN 56472		PAT	21044	4-5-2023	CHECKED	FILE NAME:	CS2104.dwg	SCALE:	1"=20'	HOKZ	1"=20'	FIELD BOOK	FO	VERT	NONE	DATE	2024	218-568-4940	www.stonemarksurvey.com
		FILED BY:																		
		RJF																		



20204 Ramsey Road  
Suite 1  
P.O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com



Event Center:  
 Occupancy: A-3  
 Total Occupant Load: 874 Maximum  
 (this is calculated using assembly,  
 standing factor of 1 occ per 5 sf)  
 Occupancy Allowed: 152 Maximum (this  
 is a limiting occ set based upon existing  
 parking layout)  
 Seating Occupant Load: 116  
 Standing Occupant Load: 36  
 Plumbing Fixtures Required: Water  
 Closets: Male = 3, Female = 3.  
 Lavatories: Male = 3, Female = 3.  
 Drinking Fountains: 2, Custodial Sink: 1  
 Total Egress Width: 175'



### AREA SUMMARY

EVENT CENTER A	1,008 SF
EVENT CENTER B	1,584 SF
EVENT CENTER C	1,680 SF
VEHICLE	126 SF
OFFICE/BAH/STAIR	360 SF
TOTAL EVENT CENTER	4,716 SF
LEASE SPACE (RENTAL)	720
TOTAL MAIN LEVEL	5,480
LOWEL LEVEL CATERING	1,226
UNFINISHED AREA	3,624
TOTAL EXISTING AREA	4,892

Salon (Lease Area):  
 Occupancy: B  
 Total Occupant Load: 4.8  
 Plumbing Fixtures Required:  
 Water Closets: Male = 1,  
 Female = 1, Lavatories: Male  
 = 1, Female = 1, Drinking  
 Fountains: 1, Custodial Sink:  
 1, Bathroom requirements  
 could be met with a uni-sex  
 bathroom with one fixture)  
 Total Egress Width: Negligible

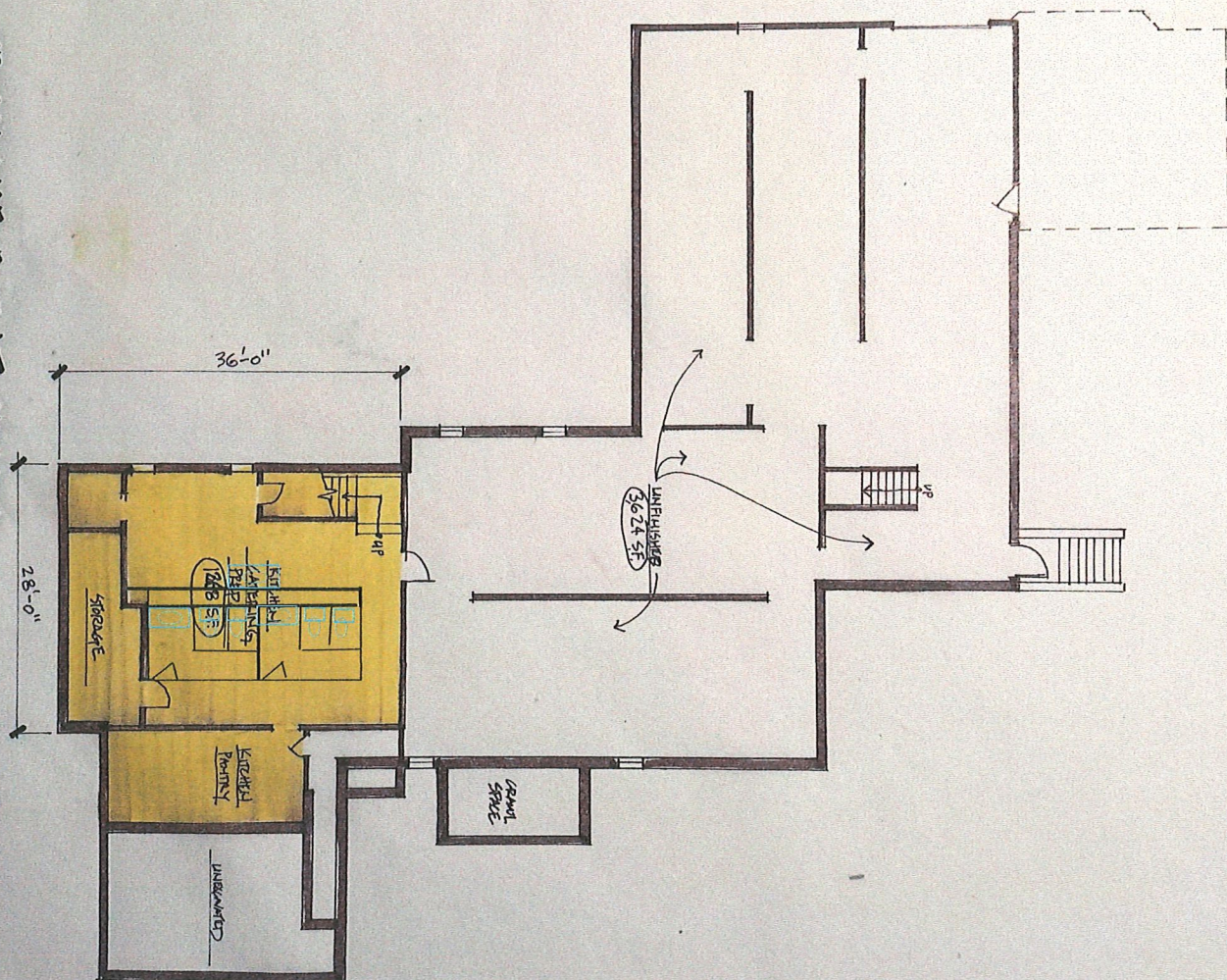
## CROSSLAKE EVENT CENTER MAIN LEVEL PLAN

SCALE 1" = 8'-0"



CROSSLAKE EVENT CENTER  
BASEMENT PLAN

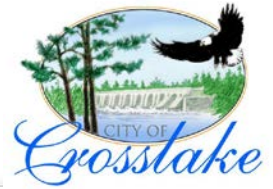
SCALE 1"=8'-0"







City of Crosslake, Minnesota  
**FIRE DEPARTMENT**



*June 9, 2023*

*Crosslake Planning and Zoning  
13888 Daggett Bay Road  
Crosslake, MN 56442*

*RE: 35494 CR 3 – Crosslake (Event Center)*

*To the City Planning & Zoning Department,*

*I have inspected the Plans and have found no issues with the proposed plan and the Occupancy Class of A-3. The occupancy load for this structure is 160. This is based off seating and standing Occupant Load Calculations.*

*I have met with Jordan Severance the Project Manager and have discussed Fire Extinguisher Locations along with Exit Signage.*

*Once the project is complete, I will inspect the structure for occupancy.*

*Let me know if you have any questions.*

*Chip Lohmiller  
Fire Chief/Emergency Manager  
Crosslake Fire Department  
612-868-6744  
[Chief1@crosslake.net](mailto:Chief1@crosslake.net)*

**CC: Jordan Severance**



Planning & Zoning Staff,

My wife and I own a townhome at Riverwood Association. The address is 35431 Riverwood Ct. We have several comments and questions concerning the Conditional Use Hearing for the proposed event center.

1) The City Council didn't even know about this. How can this be? Is it a case of the right hand not knowing what the left hand is doing? As property owners, we just received the letter, so we didn't even have time to bring it before the City Council. The Conditional Use Permit was applied for on June 6 but it was completed & filled out on March 15. It was not registered with Char Nelson until June 6. The last City Council meeting was July 11, nothing was brought up then as the Council didn't even know about it. The Hearing will be held on July 28 so there will be no City Council meeting before then. So the residents only have a 2 week window & only a public hearing that we can say anything about the event center? To me, it looks like the developers are trying to get this built without anyone knowing.

2) This was just dropped on the adjoining property owners with little time to bring objections to the Hearing. That leaves only about 2 weeks to respond to Planning & Zoning

3) Why is construction already being conducted on a building that doesn't have approval for a conditional use permit? Did somebody give the go ahead to begin construction even before a permit **might** be granted?

4) The application only addresses the benefit to business owners. There is nothing that addresses the concerns of residents. This will bring much noise & chaos to a residential area. When Judy's House of Gifts was built it did not add a lot of traffic & noise. This is an entirely different type of business, with many more people & traffic in the area.

You are trying to bring in more business when you are also adding a Loon Center, which has no parking and no place for people to stay. The 3 hotels are frequently full. This will be chaos, with the proposed roundabout, which totally messes up ingress & egress for the Riverwood residents & now we are to add an event center. What we are trying to do is make the small tourist town of Crosslake into something you would find in the Twin Cities Metro.

We have a few comments to the Findings of Facts.

#1 This event center will affect the health, safety & general welfare of Riverwood townhome residents by increasing traffic & noise. **it forgets that this is a residential area.** There are 24 units at Riverwood. All residents enjoy the quiet of the area. This only addresses revenue for businesses.

#4 We believe it would affect property values. People that buy Riverwood Townhomes are attracted because of the quiet neighborhood & the closeness to town. The neighborhood is already saturated, especially with the proposed Loon Center, which will bring thousands to an already congested area. Employment opportunities was also mentioned but there is already a housing shortage. Where will people live? We believe this will affect property values at Riverwood Townhomes.

#5 With the proposed roundabout coming next year, this will certainly affect ingress & egress from Riverwood Townhomes. Riverwood Townhome residents will have a more difficult time getting onto Co. Rd. 3 with the roundabout. There will be more traffic with an event center & the Loon Center. More chaos, more noise, the end of a quiet neighborhood.

Thank you,

Tim & Chris Rosinger  
[lakedoc@crosslake.net](mailto:lakedoc@crosslake.net)  
218-260-0060

12087 Pinedale St.  
Crosslake, MN  
56442

**From:** [Pete Gansen](#)  
**To:** ["Cheryl"](#)  
**Subject:** FW: Event Center public hearing  
**Date:** Monday, July 17, 2023 8:43:45 AM

---

Good morning Cheryl, could you please add this to the comments for the J.HOG event center CUP app.

Thanks

---

**From:** Engle [mailto:engle@emily.net]  
**Sent:** Friday, July 14, 2023 4:54 PM  
**To:** pgansen@crosslake.net  
**Subject:** Event Center public hearing

Hi,

As an owner of the adjacent Riverwood Townhomes, I'm in no way opposed to their desired use, but I hope you will keep the "quiet enjoyment" of our property in mind (no music we can hear, quiet hours after 10 pm, etc.) when you specify the permit requirements.

Since parking in town may become an issue due to the Loon Center, I would ask if 40 spaces on-site will be adequate for the 160 max occupants expected? 4 people/car???

It doesn't appear there's much room for any additional spaces on-site due to the wetland areas. Would parking be permitted along Hwy 3? Could more be added somewhere or arranged with the bank or Dollar General, if necessary?

No reply required, just please consider my concerns when drafting the permit!

Thanks.  
Julie Engle  
35443 Riverwood Ct.





## 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](http://www.cityofcrosslake.org)

Receipt Number: 771568

Permit Number: 230115C

Property Owner(s): Crosslake Trio LLC

Mailing Address: 35494 Co Rd 3 Crosslake MN 56442

Site Address: 35494 Co Rd 3 Crosslake MN 56442

Phone Number: 6126079714

E-Mail Address: Conrad@ccm.com

Parcel Number(s): 14210755

Legal Description: SE1/4 OF NW1/4

Sec 21 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 428 Length: 1137 Acres: 6.55

Lake/River Name: Na

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

If yes, list Parcel Number(s) \_\_\_\_\_

Authorized Agent: Superior Contracting Co LLC

Agent Address: 5684 County Rd 145 Pequot Lakes MN 56472

Agent Phone Number: 2183309461

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

Date 3/15/23

Signature of Authorized Agent(s) \_\_\_\_\_

Date 3/15/23

- All applications must be accompanied by a site plan
- 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 CS Date 6.6.23 Land Use District LC Lake Class na

Septic: Compliance city SSTS Design city Installation city

(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? This business will help generate a more favorable local economy by bringing another desirable attraction to the area, further increasing revenues for local businesses which we believe will help create a healthier, safer and flourishing community.

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

YES ☒ NO ☐

Why? We have reviewed Chapter 26 of the City of Crosslake Ordinance and the Crosslake Comprehensive plan and believe it to meet all standards and expectations set.

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

YES ☒ NO ☐

Why? We find the new proposed use will be a functional addition to the local business community while repurposing an existing structure that has been involved in the area for over 30 years.

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

YES ☐ NO ☒

Why? We believe the location and function of the building will add value to the surrounding businesses in the area, further increasing the local economical value of those surrounding. The attraction of additional customers servers to help both existing businesses with increased revenue streams as well as new local employment opportunities.

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

YES ☐ NO ☒

Why? We don't believe the addition of an event center will negatively impact any public utility, services, roads or schools due to the location and layout of the entrances and exits of the property.



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

YES ☐ NO ☒

Why? There is no changes that will negatively impact the ground water, surface water or air quality with the addition of this business. All stormwater management and waste management been accounted for.

- (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? The existing well with additional public sewer hook up are available to the existing structure. The stormwater management guidelines have been reviewed and applied with changes having been implemented.

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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?