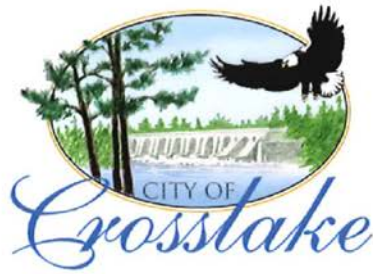


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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

---

## **CITY OF CROSSLAKE**

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

**August 25, 2023**

**9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Sundown Holdings Inc

**Site Location:** 34561 County Rd 3, Crosslake, MN 56442

**Request:**

- Conditional Use Permit for dirt moving in excess of the 500 cubic yards allowed

**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: Sundown Holdings Inc

Parcel Number(s): 14290768

Application Submitted: July 10, 2023

Action Deadline: September 7, 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 dirt moving in excess of the 500 cubic yards allowed

**Current Zoning:** Limited Commercial

**Adjacent Land Use/Zoning:**

North – Limited Commercial & Shoreland District

South – Limited Commercial & Rural Residential 5

East – Limited Commercial

West – Shoreland District & Rural Residential 5

**Parcel History:**

- April 1987 – install septic
- September 1994 – 36x135 foot mini storage units
- 2005 – Zoning map amendment
- June 2007 – Metes & Bounds Subdivision
- September 2007 – Conditional use permit for a commercial planned unit development-assisted living center
- October 2013 – To move 24x30 foot cabin off of parcel
- May 2014 – Stormwater Pollution Prevention Plan (SWPPP)

**City Ordinance:**

Applications to move larger quantities of dirt than allowed by ordinance shall be processed as Conditional Uses (Article 21, Sec. 26-575)

**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:** Comment(s) received

**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**

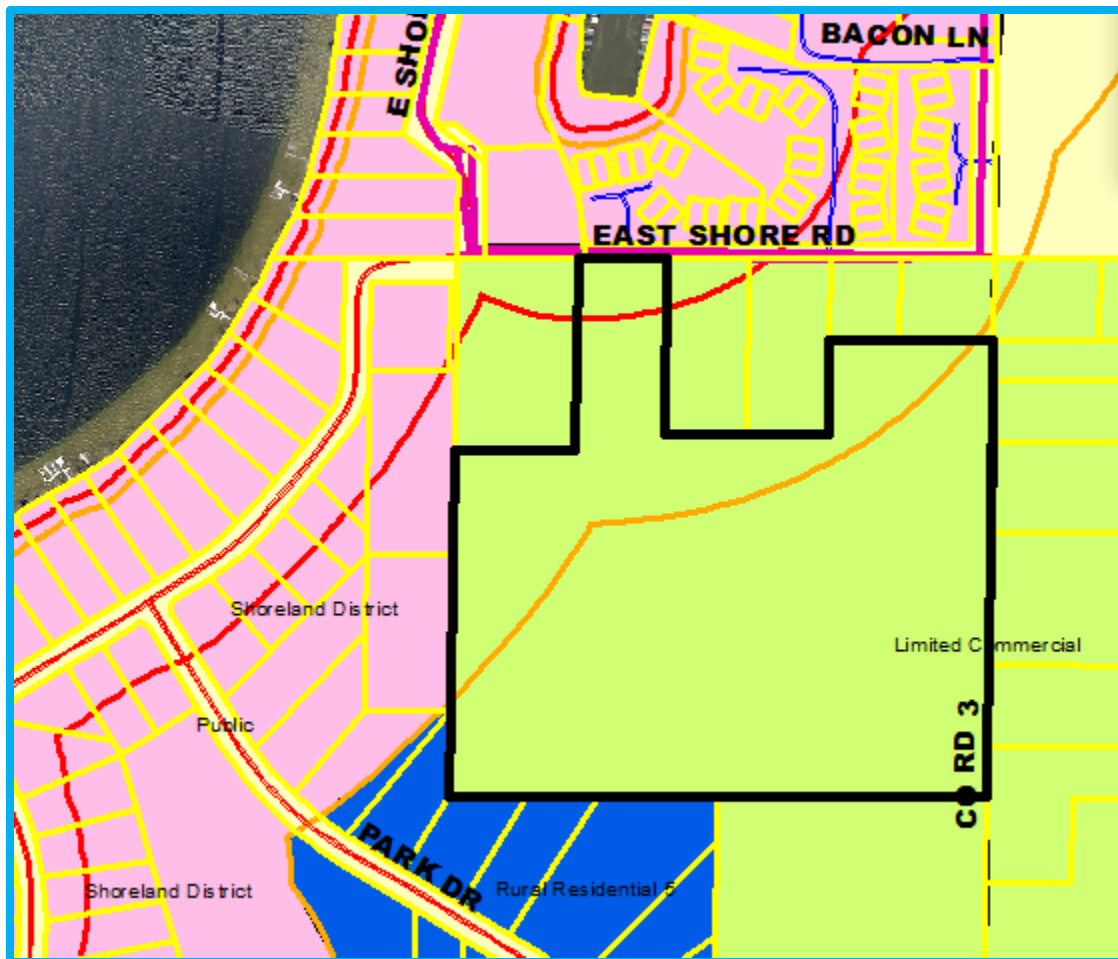
**Concerned Parties: No comment received before packet cutoff date**

**POSSIBLE MOTION:**

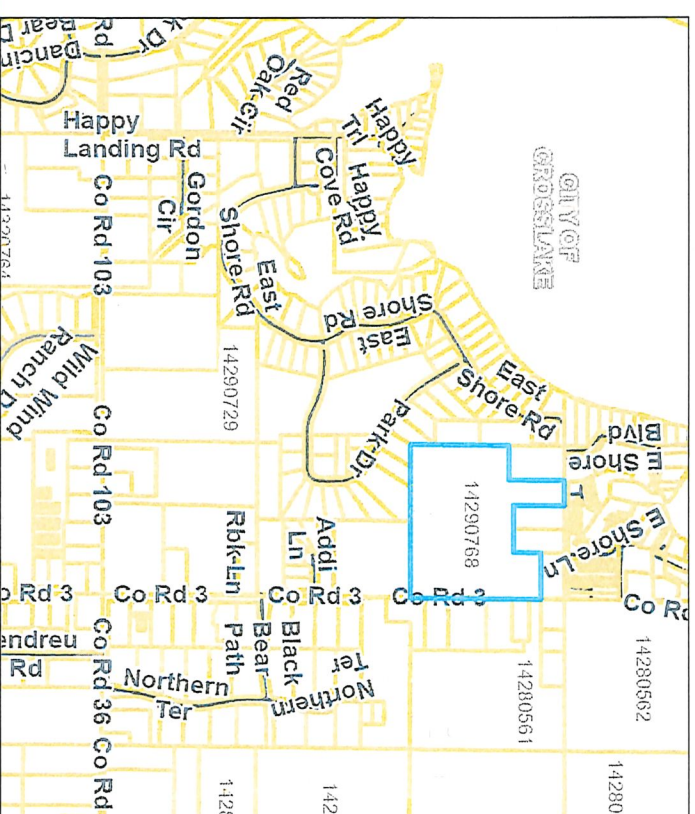
To approve/table/deny the Conditional Use Permit for dirt moving located at 34561 County Road 3, City of Crosslake

**POSSIBLE CONDITIONS:**

1. Keep dirt debris off of the road system





[illegible]

Fill	2500	yards
cut	1500	yards
Total	4000	yards

1. No search for assessments or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Buildings shown are based upon the Crow Wing County Geographic System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown compare with such utilities in the area, either in service or abandoned.
4. The wetlands were located by Birds' Wetland Services.
5. Total area of subject property: 30.00 Acres.
6. Subject Parcel Zoning is Limited Commercial.
7. Subject parcel sold to K2520168

Elevation shown are based on Crow Wing County LIDAR Data.

**LEGEND**

● DIPTOTES FOUND MOVEMENT

O DIPTOTES SET 12-21-41 NON PRE. INTM. CAP # 45875

E DIPTOTES ELECTRIC BOX

T DIPTOTES TELEPHONE BOX

⊙ DIPTOTES SANITARY MANHOLE

Ⓜ DIPTOTES SEWIC TEST PITS

80 0 80 160 240  
Scale in feet

JOB NO. 23-119

I hereby certify that this plan 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.

*Paul Horkenhoff*

Paul Horkenhoff License No. 45875  
Date: 6-22-23

<b>Relations:</b>		
_____		
_____		
_____		
_____		
_____		
<b>Carr:</b>		<b>EAN</b>
<b>Checked:</b>		<b>TTS</b>
<b>Drams:</b>		<b>PDM</b>
<b>Record Droving by/date:</b>		

Prepared for:

SUNDOWN HOLDINGS, INC/DAN Miller  
P.O BOX 1080  
Crosslake MN, 56442

**City of Crosslake**  
Crow Wing County, Minnesota

# PRELIMINARY PLAT OF GRAND REVIEW



# Lakes Area Surveying

## Crosslake Frontage Road

### County Road 3

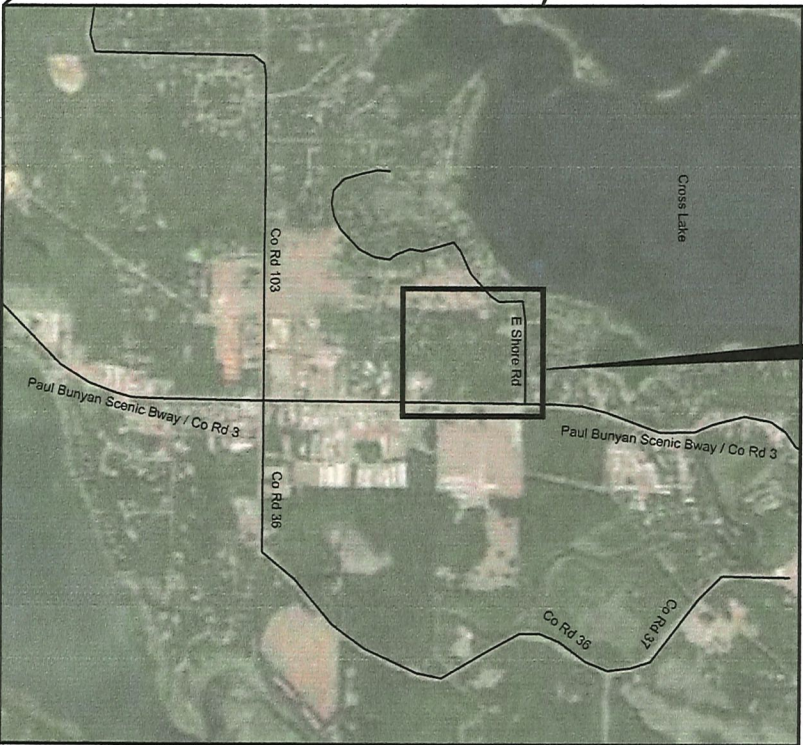
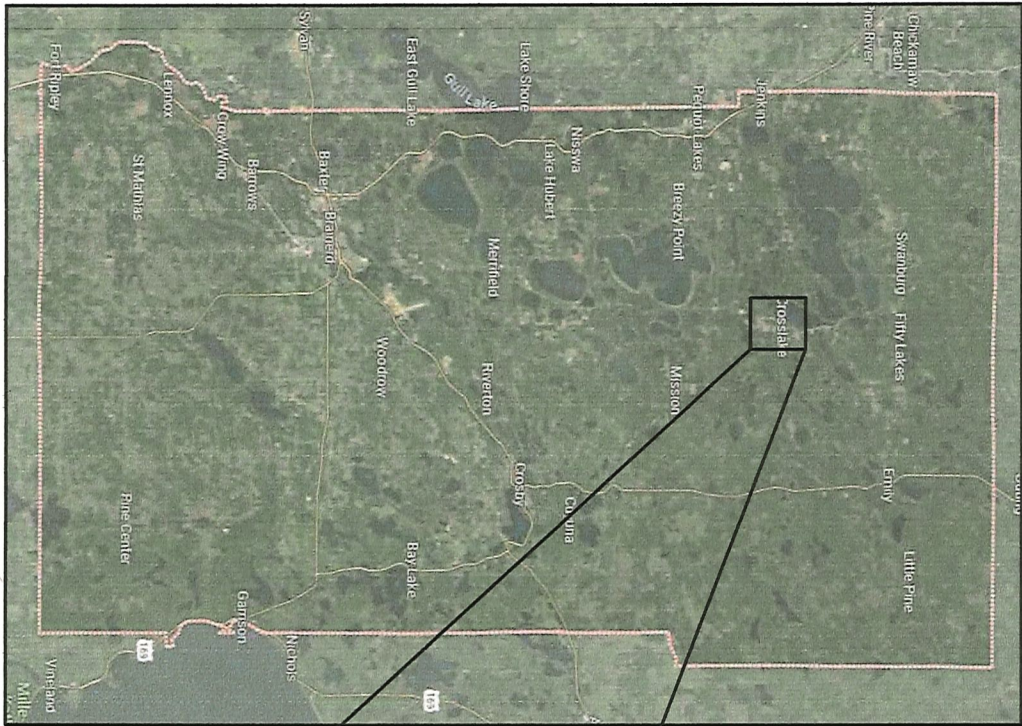
### City of Crosslake, Crow Wing County, MN

July, 2023

## PRELIMINARY PLANS

SHEET INDEX:	
SITE PLAN	C1
GRADING PLAN	C2-3
PLAN & PROFILE	C4-5
CROSS SECTIONS	C6-10
CONSTRUCTION DETAILS	C11

PROJECT LOCATION



CROW WING COUNTY, MINNESOTA

VICINITY MAP



NO SCALE



**Bogart, Pederson  
& Associates, Inc.**  
CIVIL ENGINEERING  
LAND SURVEYING  
ENVIRONMENTAL SERVICES

*Traditional Values • Creative Solutions*

**CIVIL & SURVEY PLANS PREPARED BY:**

REV NO.	DATE	DESCRIPTION

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D,  
CROSS SECTION, AND LOCATION. IT INCLUDES  
COLLECTING DATA FROM EXISTING UTILITIES, RECORDS,  
DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION  
SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.



SITE PLAN NOTES:

- PAVED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
- LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVED AS LANE, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEED OR SOODED. REFER TO THE EROSION CONTROL PLAN FOR SEEDING AND SOODING REQUIREMENTS. ALL OTHER AREAS SHALL BE SEED OR SOODED TO RECEIVE A MINIMUM OF 1" OF TOPSOIL. CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
- WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM, STRAIGHT EDGE. JAGGED OR UNEVEN EXCESS WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT TO BE FLUSH WITH EXISTING.
- SAWCUT AND REMOVE 4" OF PAVEMENT FROM EDGE OF EXISTING ROAD WHERE TURN LANE WILL BE PLACED NEW BITUMINOUS PAVEMENT AND ALIGN SEAM IN CENTER OF TURN LANE.

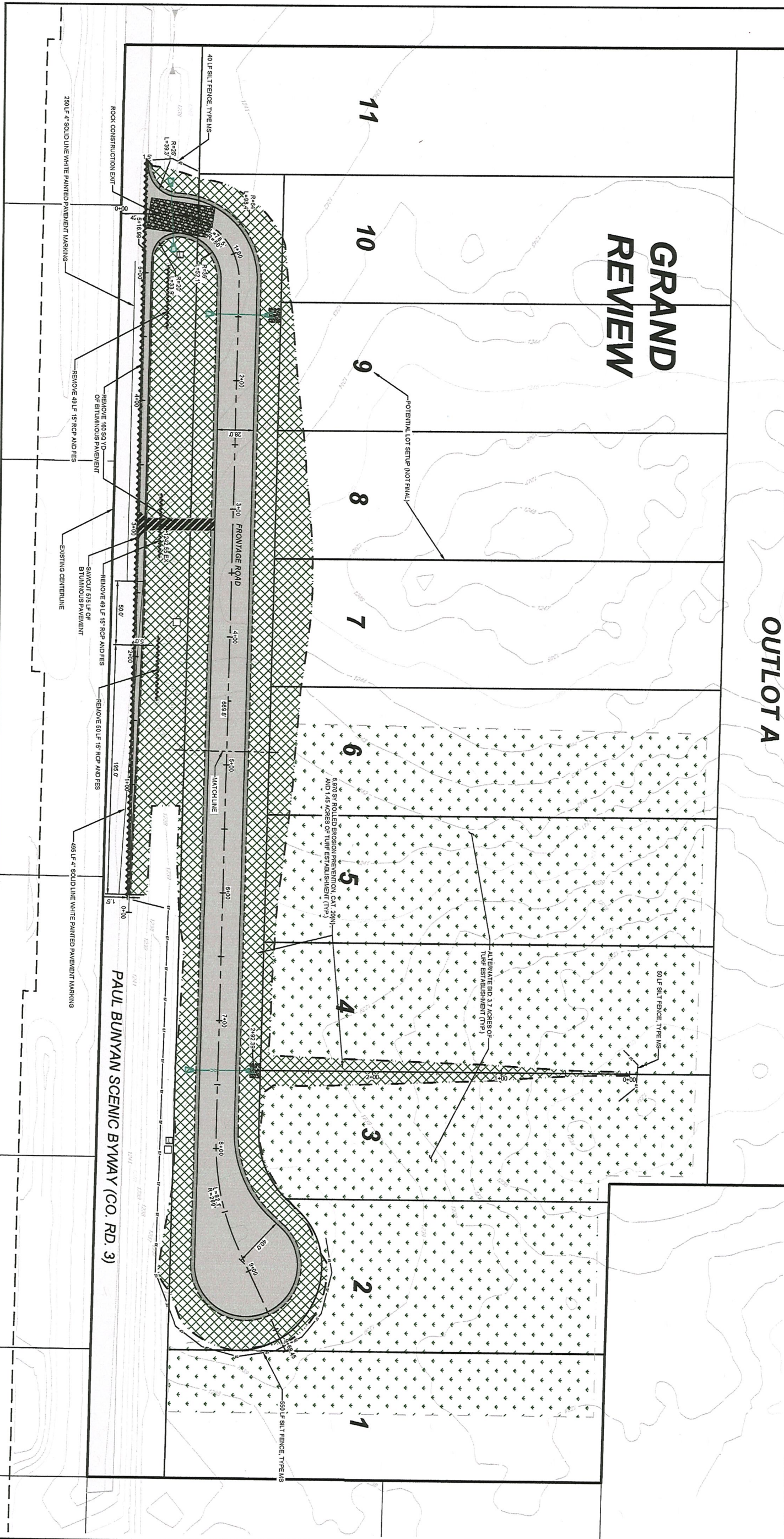
NOTE: SURVEY COMPUTED AND SUPPLIED BY LAKES AREA SURVEYING. EXISTING SURFACE IS A BLEND OF SURVEY SPOTS FROM LAKES AREA SURVEYING AND CONTOURS FROM CROW WING COUNTY OPEN SOURCE GIS DATA.

LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL SHOULDERING
- PROPOSED ROLLED EROSION PREVENTION
- PROPOSED TURF ESTABLISHMENT
- PROPOSED REMOVAL (AS INDICATED)
- PROPOSED CONSTRUCTION LIMITS
- ALTERNATE PROPOSED CONSTRUCTION LIMITS
- PROPOSED SILT FENCE, TYPE MS
- PROPOSED SAWCUT (AS INDICATED)
- PROPOSED PAINTED PAVEMENT MARKING (4" SOLID LINE WHITE)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED FLARED END SECTION
- EXISTING FLARED END SECTION

GRAND REVIEW

OUTLOT A



CALL 48 HOURS BEFORE DIGGING:  
GOPHER STATE ONE CALL  
TWIN CITY AREA 651-454-0002  
MINNESOTA TOLL FREE 1-800-252-1166

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Michael J. Mordal-Huebsch  
Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

**BOGART, PEDERSON & ASSOCIATES, INC.**

LAND SURVEYING  
CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

Frontage Road for  
Lakes Area Surveying, LLC  
City of Crosslake, Crow Wing County, MN

SITE PLAN

SHEET NO.  
**C1**

REV NO.	DATE	DESCRIPTION

DATE: 07/07/2023  
DESIGN BY: MWW  
DRAWN BY: MWW  
CHECKED BY: MJM  
DWG FILE: SITE BASE  
FILE NO.: 23-0245.00



GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRAINAGE ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL, BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETE ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE MATERIALS AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
7. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
8. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINWILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)

EROSION CONTROL NOTES:

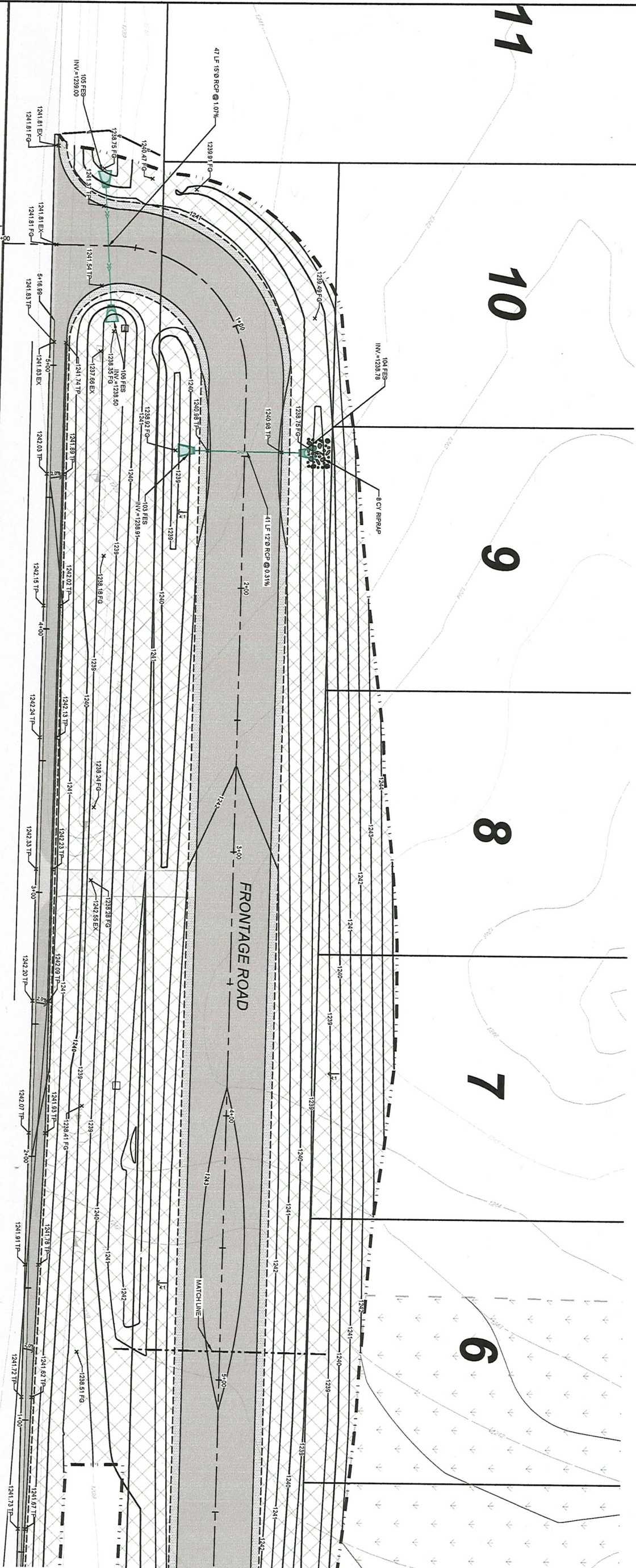
1. CONTRACTOR SHALL CONFINED CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINFALL. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF CROSSLAKE AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  
STANDARD SEED MIX 25-131: 220 LB/AC.  
INFILTRATION BASIN SEED MIX 33-281: 350 LB/AC.  
FERTILIZER 225-10: 2 TONS/AC.  
MULCH TYPE 3: 2 TONS/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

LEGEND:

X 660.50 FG	NEW FINISHED GRADE ELEVATION
X 660.50 TP	NEW TOP OF PAVEMENT ELEVATION
X 660.50 TG	NEW TOP OF GRAVEL ELEVATION
X 660.50 SW	NEW SMALL/DITCH BOTTOM ELEVATION
X 660.50 EX	EXISTING SPOT ELEVATION
1235	PROPOSED MAJOR CONTOUR
1234	PROPOSED MINOR CONTOUR
1236	PROPOSED ALTERNATE BD MAJOR CONTOUR
1234	PROPOSED ALTERNATE BD MINOR CONTOUR
1235	EXISTING MAJOR CONTOUR
1234	EXISTING MINOR CONTOUR
1235	PROPOSED SLOPE

ESTIMATED EROSION CONTROL DEVICES

- SILT FENCE, TYPE MS: 640 LF
- SEDIMENT CONTROL LOG, WOOD CHIP: 1 EACH
- ROCK CONSTRUCTION EXIT: 1 EACH
- ROLLED EROSION PREVENTION, CAT. 20(N): 6,970 S.Y.
- RIP RAP (CLASS 3): 16 C.Y.



Frontage Road for  
Lakes Area Surveying, LLC  
City of Crosslake, Crow Wing County, MN

GRADING PLAN - SOUTH

**BOGART, PEDERSON & ASSOCIATES, INC.**

LAND SURVEYING  
CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

DATE:	07/07/2023
DESIGN BY:	MWW
DRAWN BY:	MWW
CHECKED BY:	MJM
DWG FILE:	GRADING
FILE NO.:	23-0245.00

REV NO.	DATE	DESCRIPTION

C2

SHEET NO.



OUTLOT A

**LEGEND:**

- PROPOSED GRADING LIMITS
- PROPOSED ALTERNATE BID GRADING LIMITS
- NEW FINISHED GRADE ELEVATION
- NEW TOP OF PAVEMENT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ALTERNATE BID MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SLOPE



PAUL BUNYAN SCENIC BYWAY (CO. RD. 3)

Frontage Road for  
Lakes Area Surveying, LLC  
City of Crosslake, Crow Wing County, MN

GRADING PLAN - NORTH



**BOGART, PEDERSON  
& ASSOCIATES, INC.**

LAND SURVEYING  
CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

DATE: 07/07/2023  
DESIGN BY: MWW  
DRAWN BY: MWW  
CHECKED BY: MJM  
DWG FILE: GRADING  
FILE NO.: 23-0245.00

REV NO.	DATE	DESCRIPTION

SHEET NO.

C3





I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: Michael Mordal Huebsch  
Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

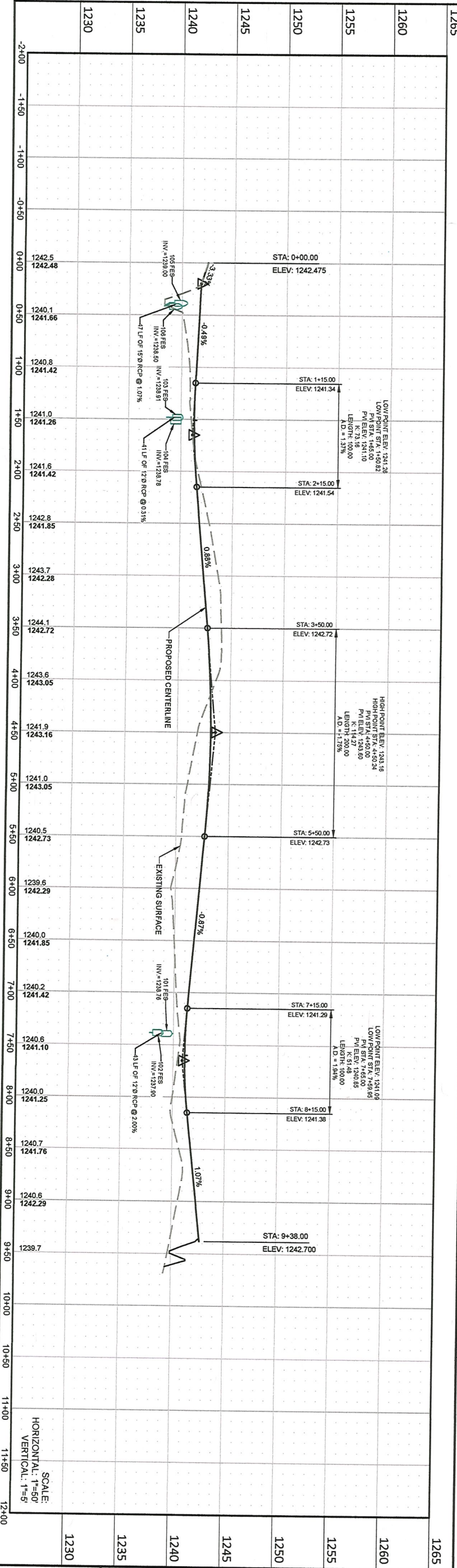
Signed: Michael Mordal Huebsch  
Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

Signed: Michael Mordal-Huebsch  
Michael J. Mordal-Huebsch  
Date: 07/07/2023 Lic. No. 61148

**CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES**  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

## PLAN & PROFILE

C4













**From:** [Phil Martin](#)  
**To:** [Cheryl](#)  
**Subject:** RE: DRT June 13 & 14, 2023  
**Date:** Thursday, June 1, 2023 12:31:28 PM

---

Hi Cheryl

Reviewing the Miller application, City sanitary sewer exists on East Shore Rd but not along CSAH 3. I assume the developer intends to install a collection system and connect to the City system on East Shore Rd for housing. If so, the system would need to be designed and constructed to City standards if the intent was for the City to take over ownership, operation, and maintenance. I don't know if living quarters are planned for development along CSAH 3.

Similarly, the street into the development would need to be designed and constructed to City standards if the intent was for the City to take on ownership of the road.

Stormwater needs to be handled per MPCA requirements. Topographic survey and identification wetlands will be needed.

Reviewing Conger, no City sewer is available along CSAH 3. Stormwater management would need to be understood. Site topo and wetland identified. If intent was for City to take over street, design and construction standards would have to be met.

Thanks

Phil Martin  
218-821-7265

---

**From:** Cheryl <cstuckmayer@crosslake.net>  
**Sent:** Thursday, June 1, 2023 11:52 AM  
**To:** TJ <tgraumann@crosslake.net>; Phil Martin <Phillip.Martin@bolton-menk.com>; Brad Person <brad@breenandperson.com>  
**Subject:** DRT June 13 & 14, 2023

Good Thursday morning to all,

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.

Sorry I will need to send the applications in 2 emails.

Any commissioner that would like to attend contact me. The date and time is listed at the top of each application.



## 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: 771752

Permit Number: 230146C

Property Owner(s): Dan Miller/Sundown Holdings Inc

Mailing Address: Po Box 1080 Crosslake Mn 56442

Site Address: 34561 Co Rd 3 Crosslake Mn 56442

Phone Number: 218-820-4828

E-Mail Address: 1369miller@gmail.com

Parcel Number(s): 14290768

Legal Description: Pt of SE1/4 of NE1/4...

Sec 29 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1100 Length: 1200 Acres: 30

Lake/River Name: none

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

If yes, list Parcel Number(s) NA

Authorized Agent: Daniel P Miller

Agent Address: PO box 1080 Crosslake Mn

Agent Phone Number: 218-820-4828

Signature of Property Owner(s) [Signature] Pres.

Date 7-6-23

Signature of Authorized Agent(s) Same

Date \_\_\_\_\_

- ☒ 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 [Signature] Date 7/10/23 Land Use District LC Lake Class NA

Septic: Compliance NA SSTS Design NA Installation NA

(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? The fill is needed to provide frontage Rd.

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

YES ☒ NO ☐

Why? Fill for a frontage rd to new limited commercial lots

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

YES ☒ NO ☐

Why? Rd built to city standard

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

YES ☐ NO ☒

Why? Fits commercial lots adjacent to property

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

YES ☐ NO ☒

Why? Provides better and safer access

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

YES ☐ NO ☒

Why? Project will have storm water plan and retention.

- (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 storm water plan is required for the rest of the road project.

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?

- (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?