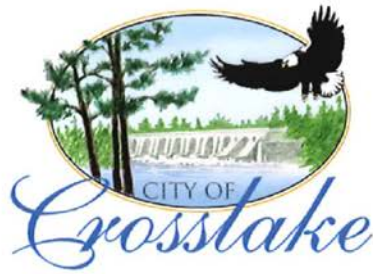


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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

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## **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:** 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](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Jacob J & Jobeth K Sheldon

Parcel Number(s): 14290563

Application Submitted: July 6, 2023

Action Deadline: September 3, 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
- June 2023 – CUP for commercial storage building/storage unit rental denied

**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

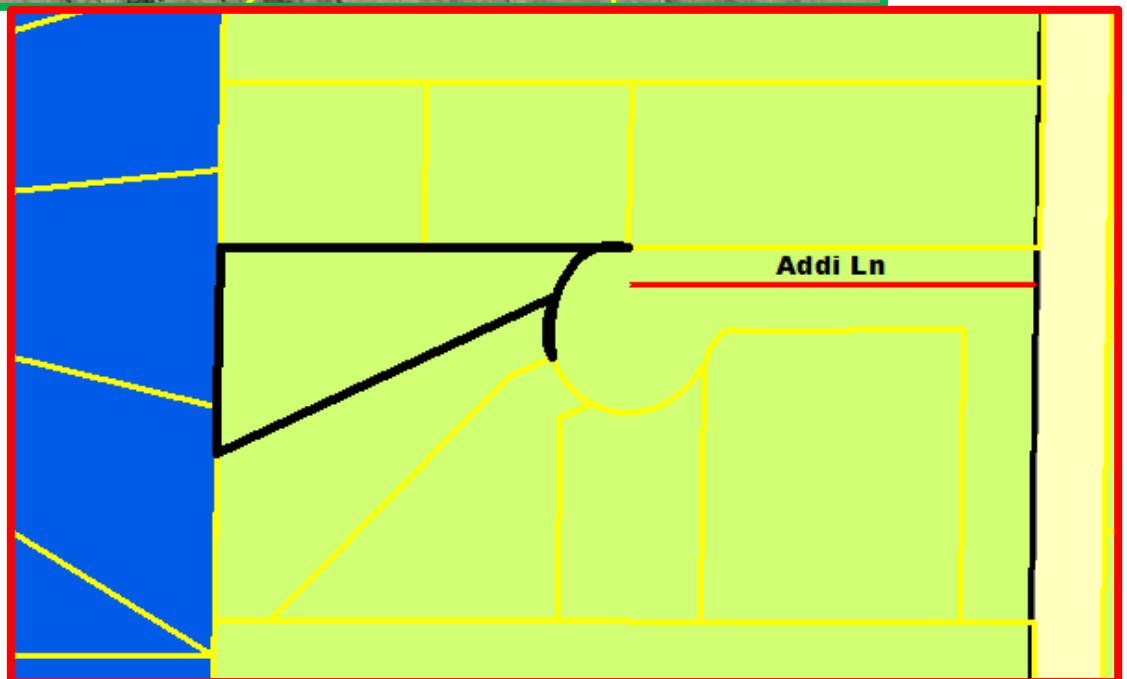
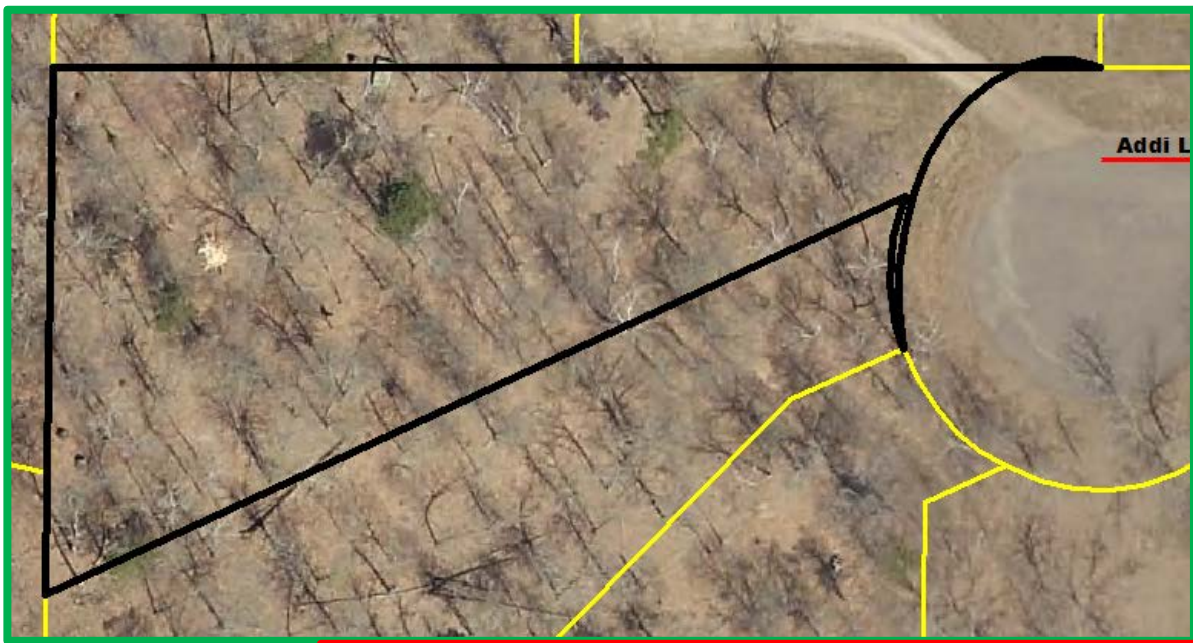
Concerned Parties: No comment received before packet cutoff date

**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

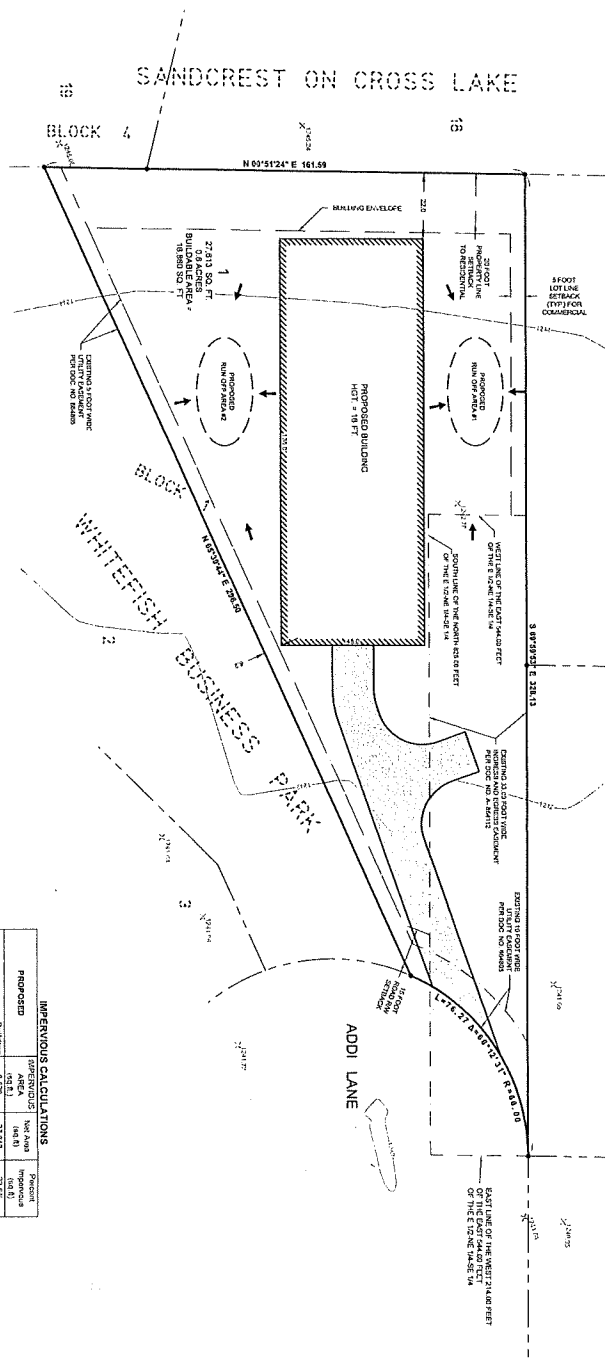
**POSSIBLE CONDITIONS:**

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 feet. Based on NAVD 83 datum. Contours shown have been obtained using standard survey topographic methods.
2. There are no buildings or other structures shown within surveyed property.
3. There are no buildings or other structures shown within surveyed property.
4. Survey ID of subject parcel: 1420563.
5. Survey ID of subject parcel: 1420563.
6. Survey ID of subject parcel: 1420563.
7. Survey ID of subject parcel: 1420563.
8. Survey ID of subject parcel: 1420563.
9. Survey ID of subject parcel: 1420563.
10. Survey ID of subject parcel: 1420563.

IMPERVIOUS CALCULATIONS			
PROPOSED	EXISTING	NET AREA	PERCENT
Building	0.0	0.0	0.0%
Driveway	2.20	2.20	8.2%
Total	2.20	2.20	8.2%

RUN OFF CALCULATIONS			
Topography	Area	Run Off	Run Off
Proposed	0.0	0.0	0.0
Existing	2.20	2.20	2.20
Total	2.20	2.20	2.20

## PROPOSED RUN OFF AREAS 1 & 2

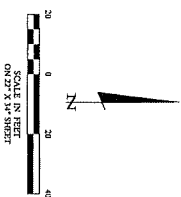
TOP SURFACE AREA = 428 SQ. FT.  
BOTTOM SURFACE AREA = 208 SQ. FT.  
TOTAL SURFACE AREA = 636 SQ. FT.

## LEGEND

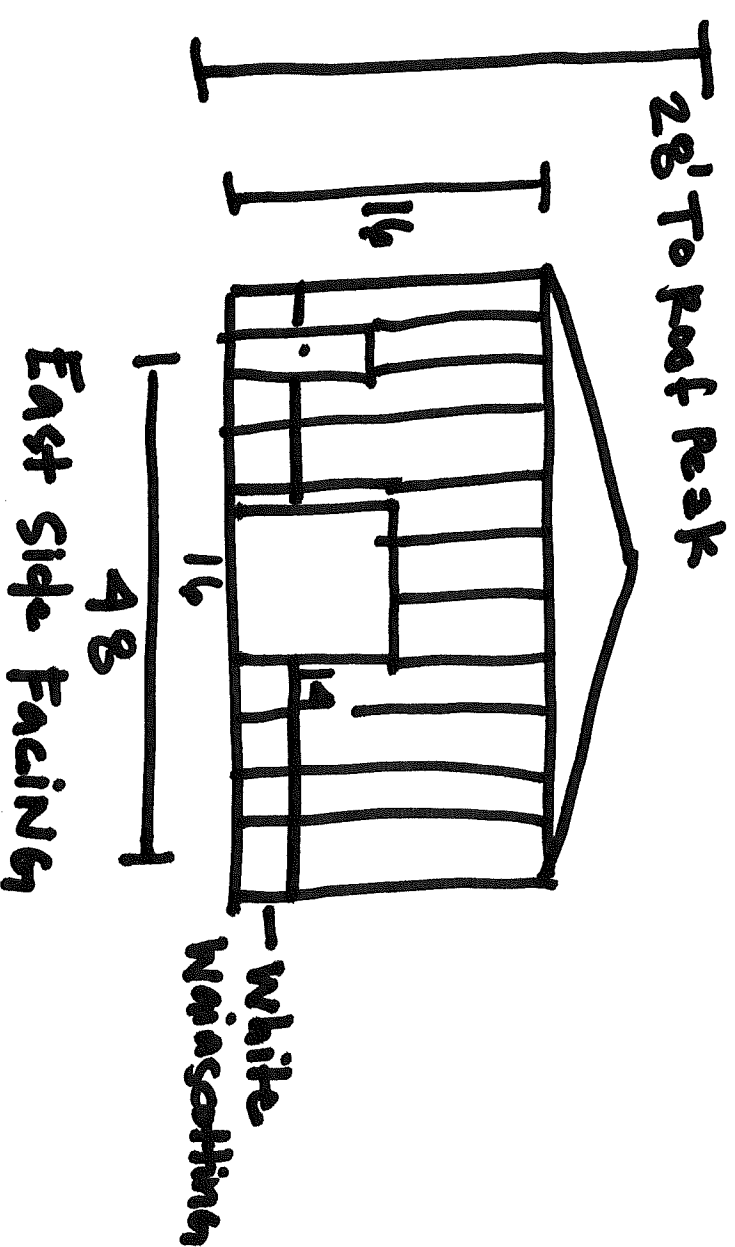
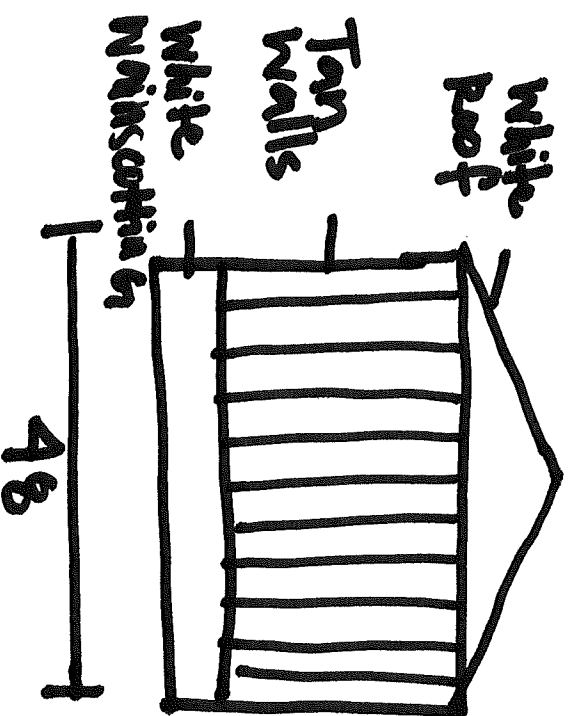
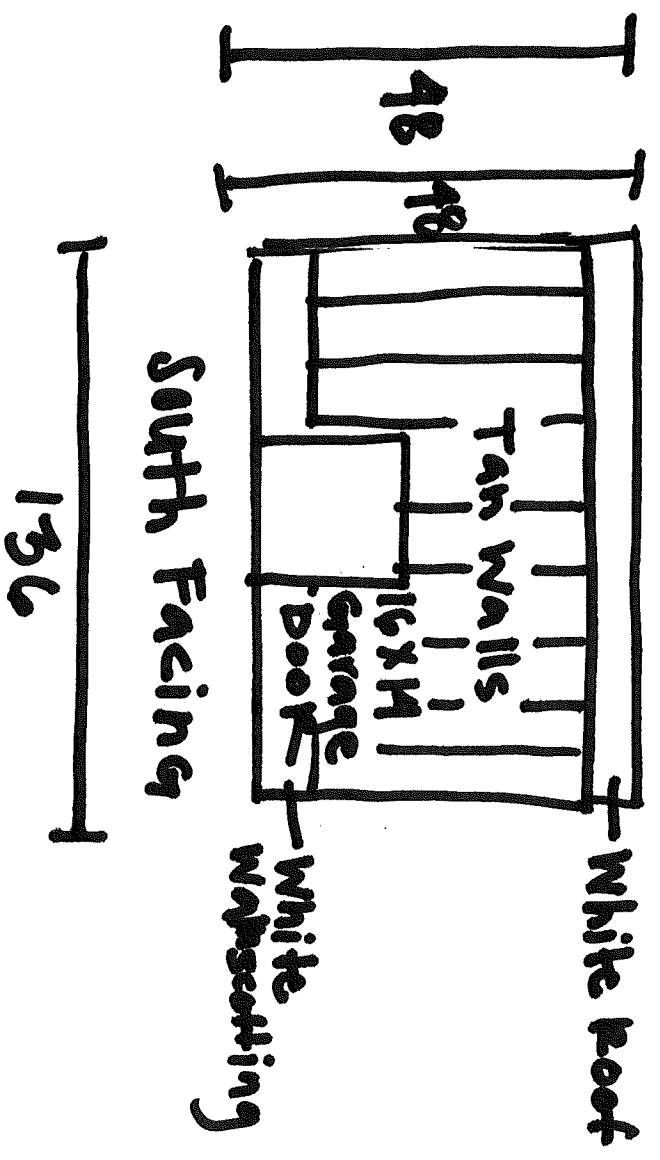
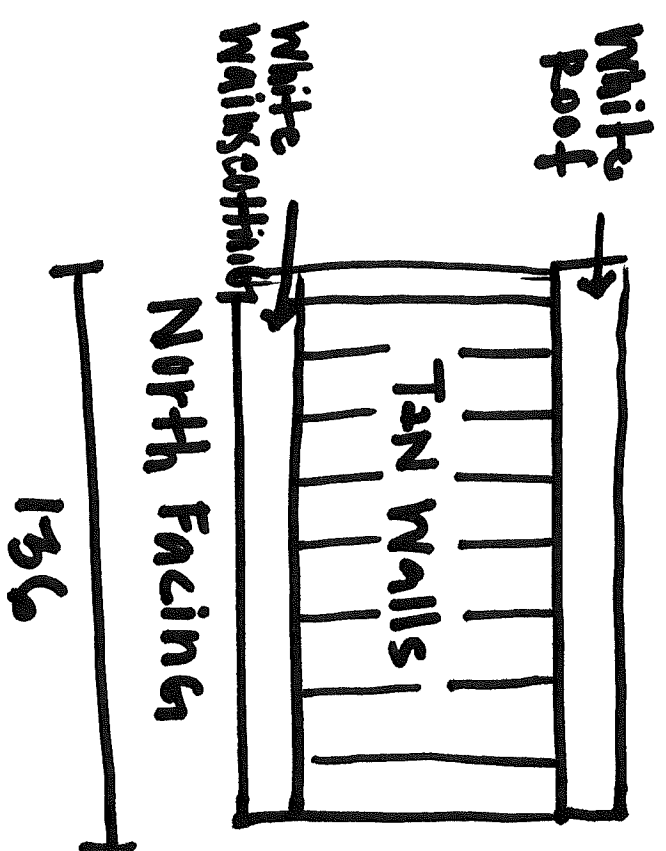
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING CURB
- PROPOSED CURB
- EXISTING GROUND
- PROPOSED GROUND
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING WATER
- PROPOSED WATER
- EXISTING AIR
- PROPOSED AIR
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING ROCK
- PROPOSED ROCK
- EXISTING GLASS
- PROPOSED GLASS
- EXISTING METAL
- PROPOSED METAL
- EXISTING PLASTIC
- PROPOSED PLASTIC
- EXISTING RUBBER
- PROPOSED RUBBER
- EXISTING LEATHER
- PROPOSED LEATHER
- EXISTING PAPER
- PROPOSED PAPER
- EXISTING CARDBOARD
- PROPOSED CARDBOARD
- EXISTING OTHER
- PROPOSED OTHER

## LEGAL DESCRIPTION PER DOCUMENT NUMBER 144228

Lot 1, Block 1, Whitefish Business Park, Crow Wing County, Minnesota.

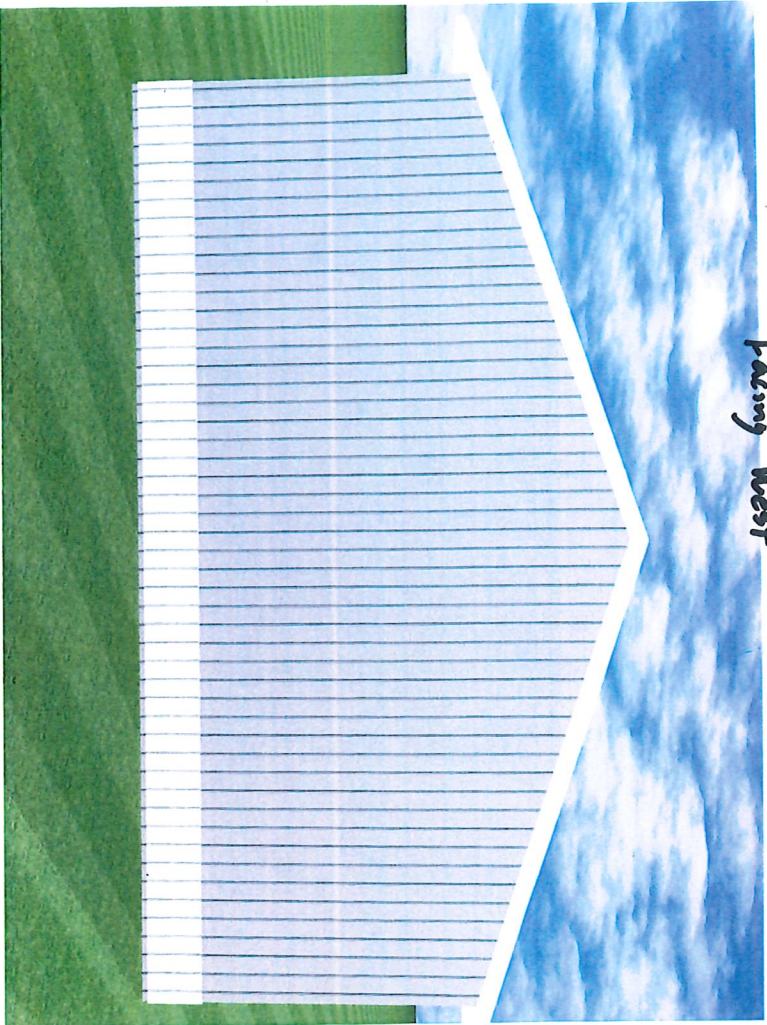


<b>CERTIFICATE OF SURVEY</b> Jacob Sheldon 35023 Sleepy Valley Road Crosslake, MN 56442		PROJECT MANAGER PAT	PROJECT NO. 22055	DATE 6-20-2023	REVISIONS DESCRIPTION BY DATE	I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR BY AN EMPLOYEE OR AGENT UNDER MY SUPERVISION AND THAT I AM A duly licensed professional engineer or land surveyor in the State of Minnesota.	FOREMAN 35023 Sleepy Valley Road Suite 1 P.O. Box 874 Crosslake, MN 56442 218-568-4440 www.jacobsheldonsurvey.com
CHECKED BY PAT	DRAWN BY RUF	PROJECT NO. 22055	DATE 6-20-2023	TIME 1:20	DATE 5-25-2023	US NO 41602	

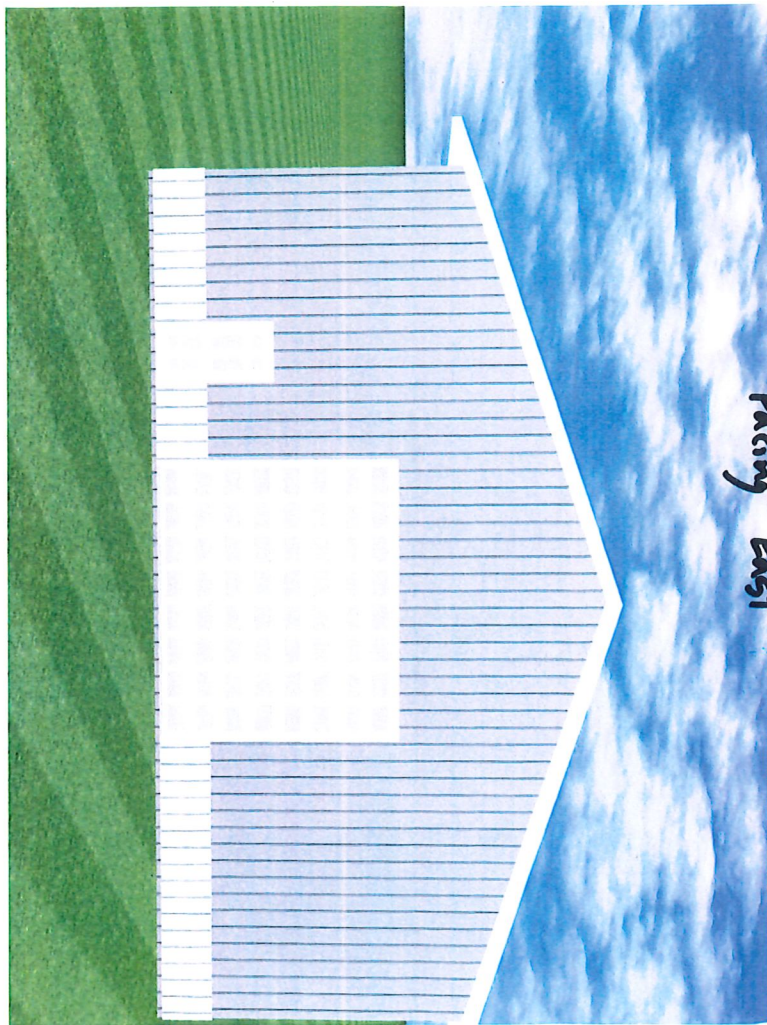




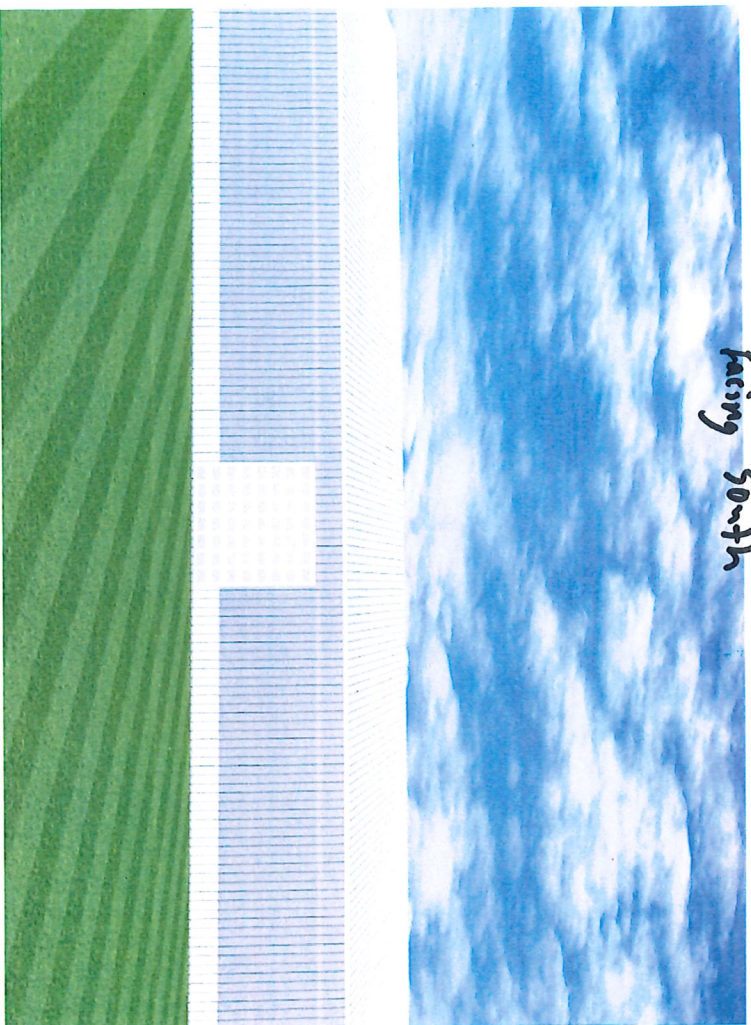
Facing West



Facing East



Facing South

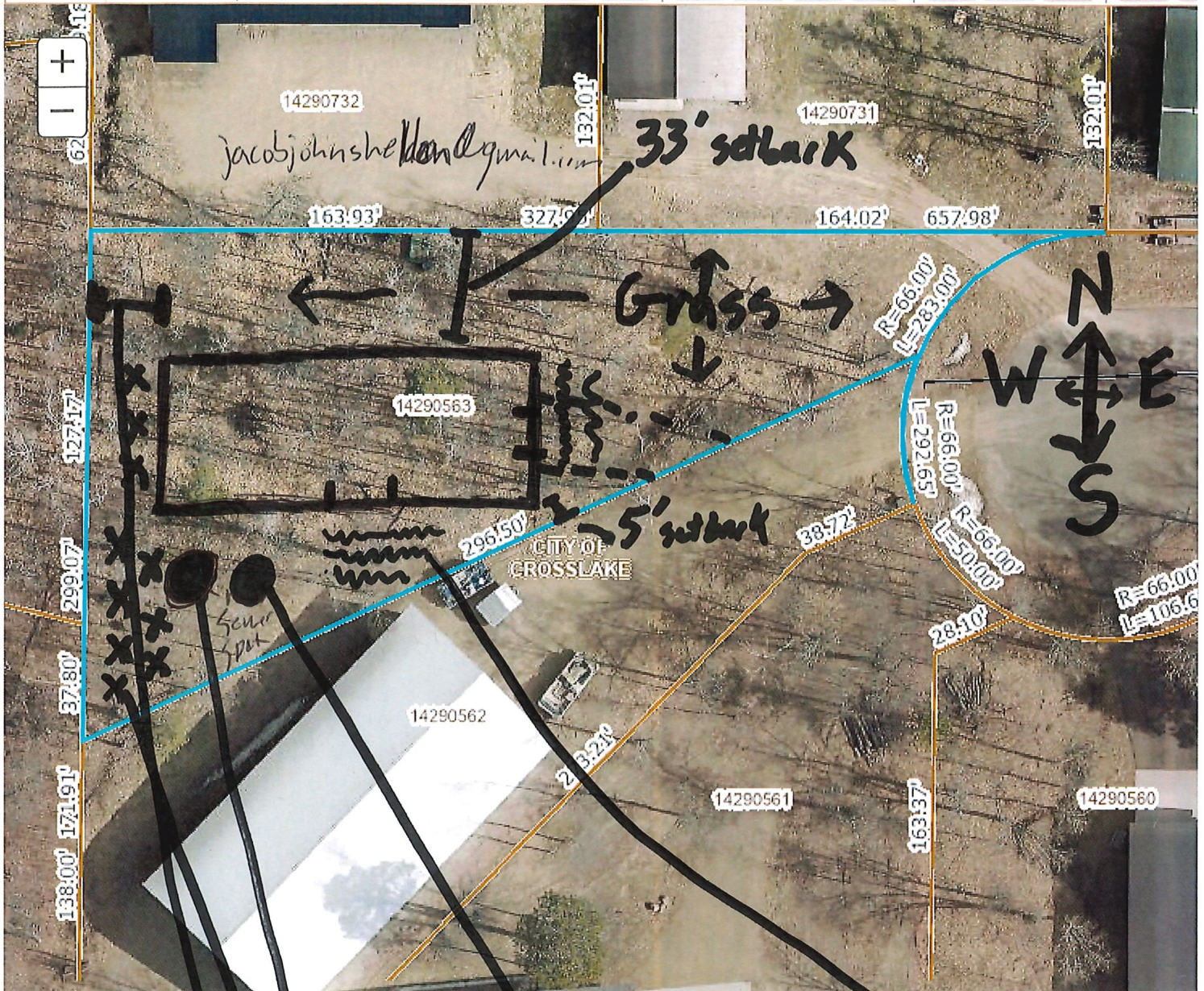


Facing North





Crow Wing County



Sewer site, Well site

Evergreen tree line, adding 10' depth  
X = Evergreen

20' setback along entire West line

Lot size .647 acres

Lot width - ~~327'~~ 327'

Lot Depth - 299'

Parking - class 5, until comp  
wavy line = class 5 Pads

Scale 1: 600

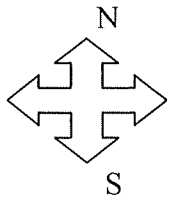
X: 588077.2549

Y: 280544.0997



Name Jacob and Sarah Sheldon  
Date 7/9/2023

SITE PLAN Parcel Code 42.90563  
SIGNATURE [Signature]



## \* Parking & Driveway

- We plan on doing class 5, until concrete pads in front of each garage door. None absolute 0 outside

## \* Off Street Parking <sup>anything past 8 p.m.</sup>

None, nothing will exist outside shed past 8 p.m. ever.

## \* Lighting

A motion security light on top of front garage door facing East.



# Landscape & Security Plan

Crow Wing County



\* This is a picture from before ownership / excavation. We will add 10 evergreens & maintain enhance them. X = evergreen

\* All existing trees will stay, grass anywhere not class 5

Scale 1: 300

X: 588000.7585

Y: 280511.8726

concrete



North,  
West  
Shed corner



West  
residential  
line







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

Receipt Number: 771523

Permit Number: 230149C

Property Owner(s): Jacob & Tobeth Sheldon

Mailing Address: 30444 Papago Circle, Breezy Point, MN, 56472

Site Address: no address - Parcel # 14290563

Phone Number: 218-573-0222

E-Mail Address: jacobjohnsheldon@gmail.com

Parcel Number(s): 14290563

Legal Description: Lot 1, Block 1, Whitefish Lake 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) 14290563

Authorized Agent: Jacob Sheldon

Agent Address: 30444 Papago circle, breezy point, MN, 56472

Agent Phone Number: 507-351-2179

Signature of Property Owner(s) [Signature]

Date 7/10/23

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

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 indoor storage for boats & equipment

☐ 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"
- 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 PT Date 7/16/27 Land Use District LC Lake Class CA

Septic: Compliance NA SSTS Design Self-Set Installation NA

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

*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?