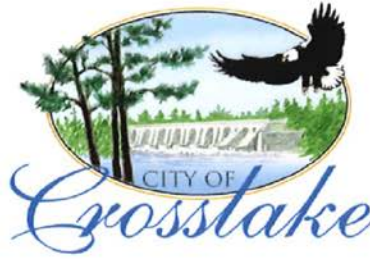


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

March 28, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Michael D & Pamela E Cunningham

Authorized Agent: Kramer Leas DeLeo, PC

Site Location: TBD County Rd 36, Crosslake, MN 56442

Request:

- Subdivision of property – Preliminary Replat of the River Trail Road Plat

To:

- Subdivide parcels # 14280604, 14280605, 14280606, 14280607 into First Addition to River Trail Road involving approximately 23.9 acres into 8 tracts

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@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Michael D & Pamela E Cunningham

Parcel Number(s): 14280604, 14280605, 14280606, 14280607

Application Submitted: February 4, 2025

Action Deadline: April 5, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Kramer Leas DeLeo, PC

Request: To subdivide parcels # 14280604, 14280605, 14280606, 14280607 into First Addition to River Trail Road involving approximately 23.9 acres into 8 tracts

Current Zoning: Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Shoreland District

South – Rural Residential 5 (RR5)

East – Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

Parcel History:

- November 2006 – Demolition of existing cabin; remove debris to state approved demo pit
- May 2024 – Preliminary subdivision plat into River Trail Road consisting of 12 tracts
- July 2024 – Final River Trail Road plat

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: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: N/A

City Attorney: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

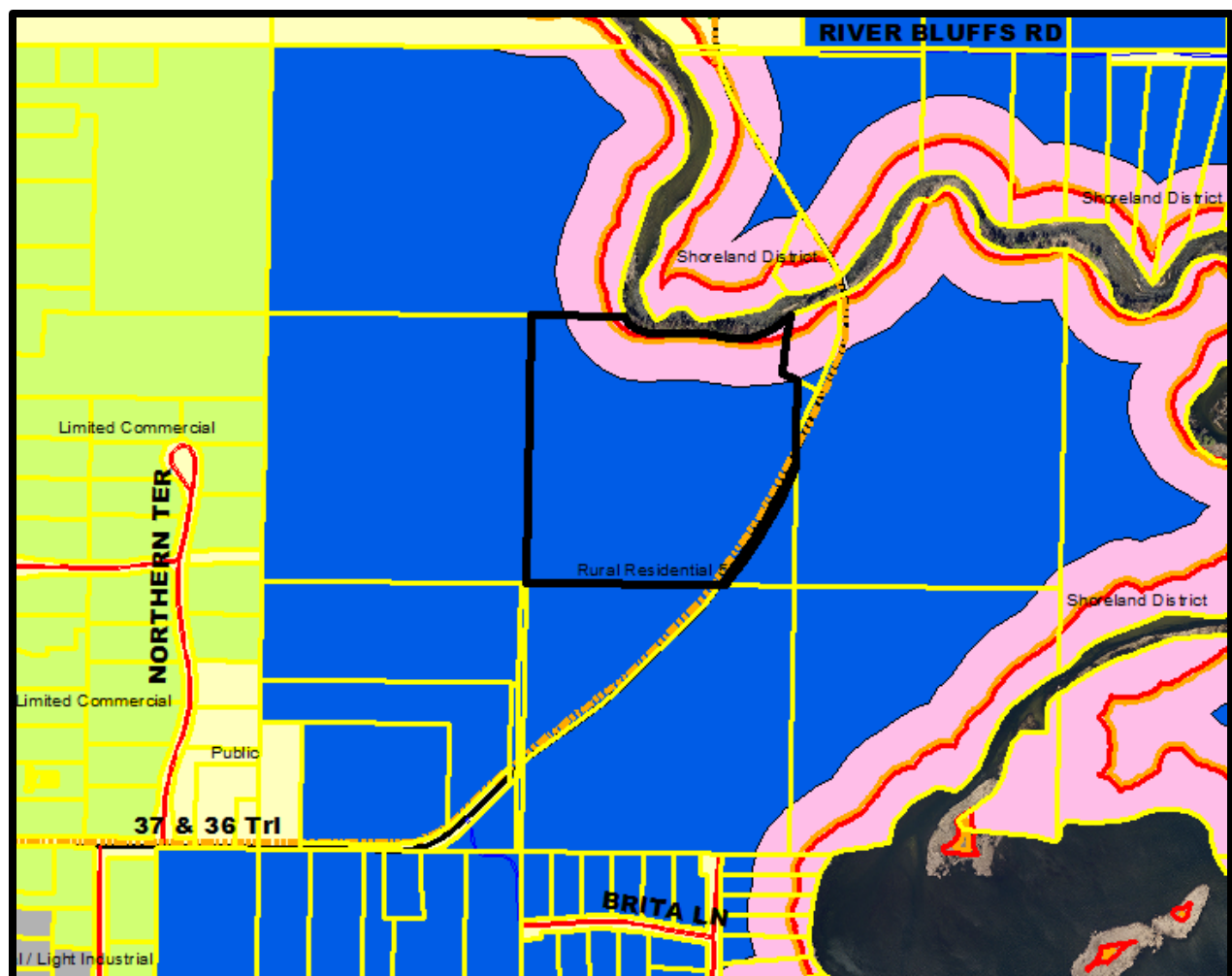
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

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 parcels # 14280604, 14280605, 14280606, 14280607 into First Addition to River Trail Road involving approximately 23.9 acres into 8 tracts, Sec 28, City of Crosslake

As shown on the preliminary plat dated 2-4-2025



FIRST ADDITION TO RIVER TRAIL ROAD

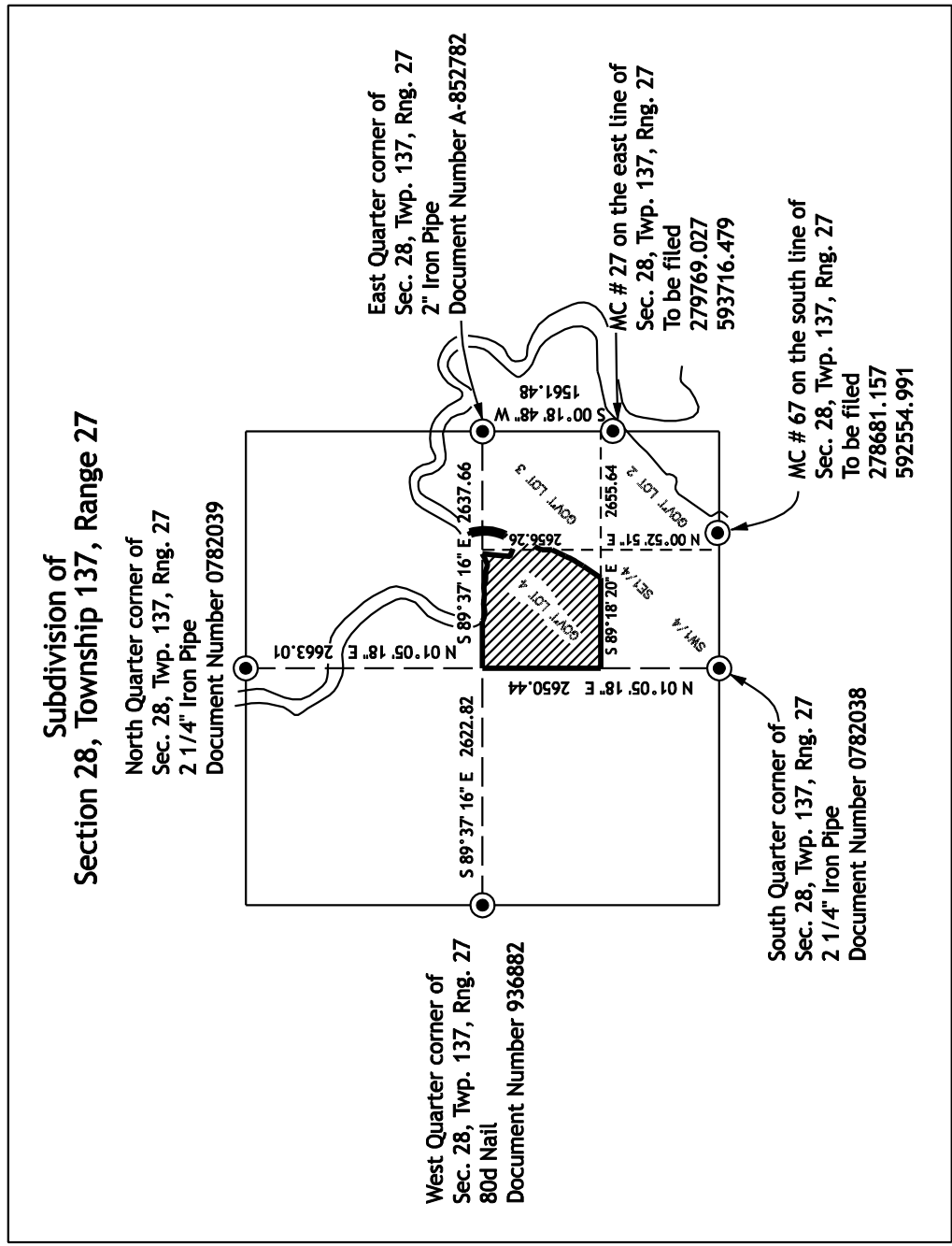


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM



CURVE DATA TABLE			
ID	DELTA	LENGTH	RADIUS
C1	08° 18' 19"	101.61	701.00
C2	16° 37' 58"	202.48	701.00
C3	14° 31' 06"	16.72	66.00
C4	43° 27' 09"	50.05	66.00
C5	52° 31' 08"	60.50	66.00
C6	43° 25' 53"	50.03	66.00
C7	153° 55' 16"	177.30	66.00

LOT AREA TABLE	
LOT	TOTAL AREA - BUILDABLE AREA
1	109,780 SF 94,836 SF
2	109,127 SF 93,457 SF
3	167,002 SF 148,140 SF
4	109,274 SF 91,013 SF
5	111,042 SF 91,852 SF
6	117,546 SF 86,351 SF
7	146,617 SF 122,021 SF
8	171,373 SF 143,916 SF



Surveyor's Notes

The property address for the subject property is:

Not Declared

*Owner: Michael & Pamela Cunningham
Address: 30188 Oceola Circle, Breedy Point, MN 56472*

The Parcel Number for the subject property is 14280604, 14280605, 14280606 and 14280607.

The current zoning classification for the subject property is Rural Residential 2 & Shoreland District.

The subject property was reviewed for the existence of wetlands on March 21st, 2024, by Kyle Chienne, Minnesota Certified Delineator Number 1190.

All structure setbacks should be verified with the city of Cross Lake prior to any construction.

This survey was completed without the benefit of a title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

Structure setbacks are based off of property lines. Ordinary High-Water line, and Right-of-way line.

Legal Description Per Title Commitment

Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), RIVER TRAIL ROAD.

UTILITIES

The utilities shown hereon represent those identified during the field surveys operations and the record drawings provided to the City of Cross Lake. The utilities shown hereon are not intended to be a complete and accurate representation of the actual utilities. The utilities shown hereon are not intended to be a complete and accurate representation of the actual utilities. The utilities shown hereon are not intended to be a complete and accurate representation of the actual utilities.

STATEMENT OF PROJECT SURVEY CONTROL

Survey Datum is based on NGS Control Station "MOON LITE MN035"

Northing - 298182.484

Easting - 587639.304

Elevation - 1255.595

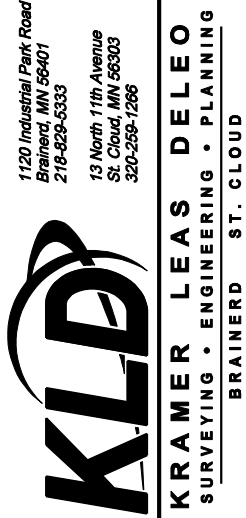
HORIZONTAL DATUM: Crow Wing County Coordinates NAD83, 1986 Adjustment (HCROW)

VERTICAL DATUM: NAVD 88

South Quarter corner of
Sec. 28, Twp. 137, Rng. 27
2 1/4" Iron Pipe
Document Number 0782039

PROPERTY BOUNDARY MONUMENT LEGEND

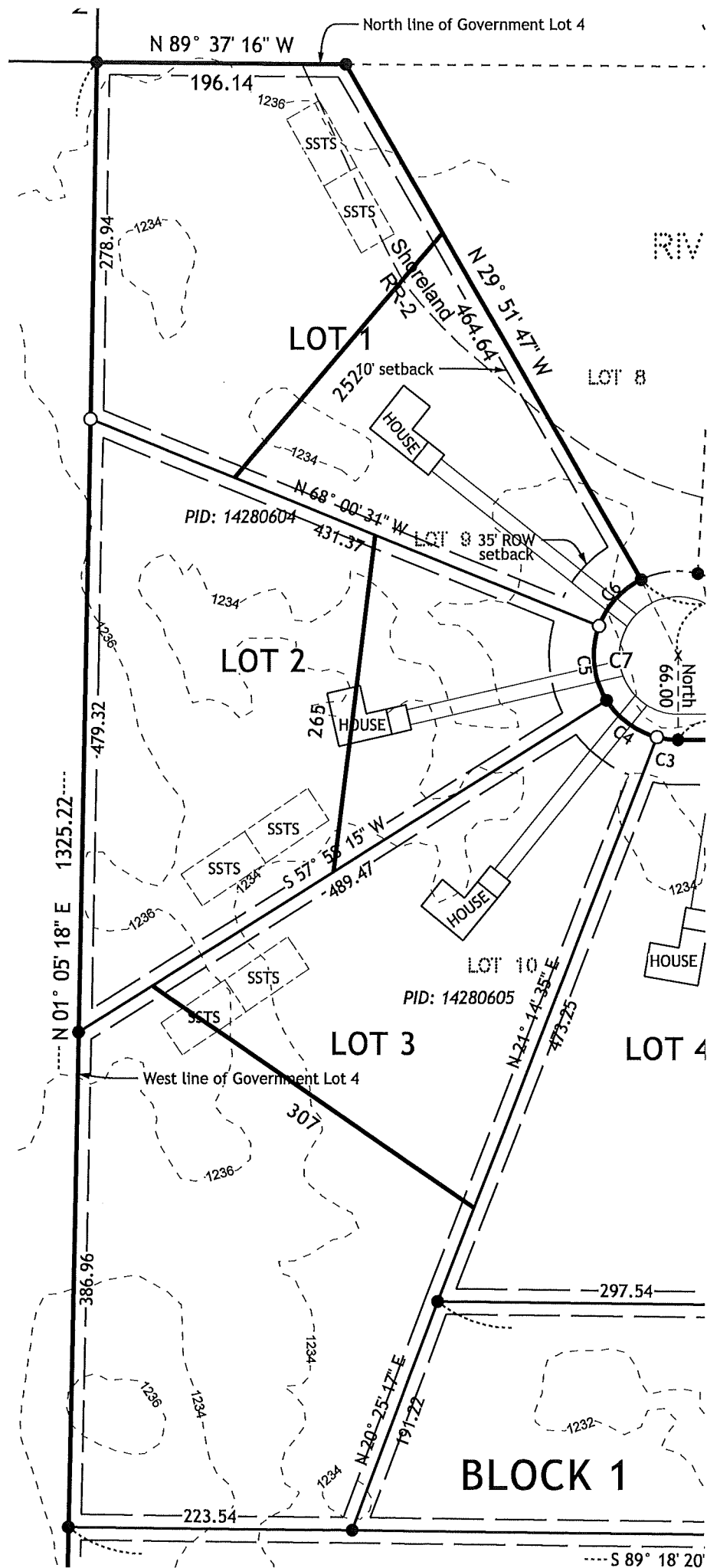
- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- x COMPUTED POSITION
- ⦿ GOVERNMENT SECTION CORNER MONUMENT



Signature: *Jordan Chien* 02/04/2025
Jordan Chien, MN License No. 57077 Date

PROJECT NO.: CUNNM2402

Preliminary Plat of
RIVER TRAIL ROAD
Section 28, Township 137 North, Range 27 West
Crow Wing County, Minnesota





Subdivisions Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

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

Includes Permit / Copies / Fee \$765.00

Receipt Number:

804043

Permit Number:

250005

Property Owner(s): Mike and Pamela Cunningham

Mailing Address: Michael D. & Pamela E
30188 Oceola Circle, Breezy Point, MN 56472

Site Address: Not Declared

Phone Number: 218-251-1806

E-Mail Address: mdc31916@gmail.com

Parcel Number(s): 14280604-14280607

Legal Description: Lots 9-12, Block 1, RIVER TRAIL ROAD.

Sec 28 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1240 Length: 1320 Acres: 23.9

Lake/River Name: Pine River

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

If yes, list Parcel Number(s) 14280596-14280602

Authorized Agent: Kramer Leas DeLeo, PC

Agent Address: 1120 Industrial Park Road, Brainerd, MN 56401

Agent Phone Number: 218-829-5333

Signature of Property Owner(s) Michael Cunningham

Date 2-4-25

Signature of Authorized Agent(s) [Signature]

Date 2-4-2025

- ☒ All applications must be accompanied by signed Certificate of Survey \$1800 + #15 copies = \$1815
- ☒ Residential Fee: Preliminary \$800 + \$125 per lot; Final \$800 + \$50 per lot Payable to "City of Crosslake"
- ☐ Commercial Fee: Preliminary \$1250 + \$200 per lot; Final \$1250 + \$100 per lot Payable to "City of Crosslake"
- ☐ Metes & Bounds: Over the counter \$200 + \$100 per lot; Public Hearing \$800 + \$100 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 a plat 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 PS Date 2-4-25 Land Use District RR5 River Lake Class G0 Park, Rec, Lib yes

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

- 8 From 4 parcels
Number of proposed lots
- 0 Number of proposed outlots

Access

- X
- ☐ Public Road For public Use
- ☐ Easement
- Easement recorded: ☐ Yes ☐ No

Septic

- Compliance _____
- SSTS Design _____
- Site Suitability X



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.