

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

May 23, 2025
9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Michael Stone

Authorized Agent: Michael Stone

Site Location: 35878 County Rd 3, Crosslake, MN 56442 – Golf Course

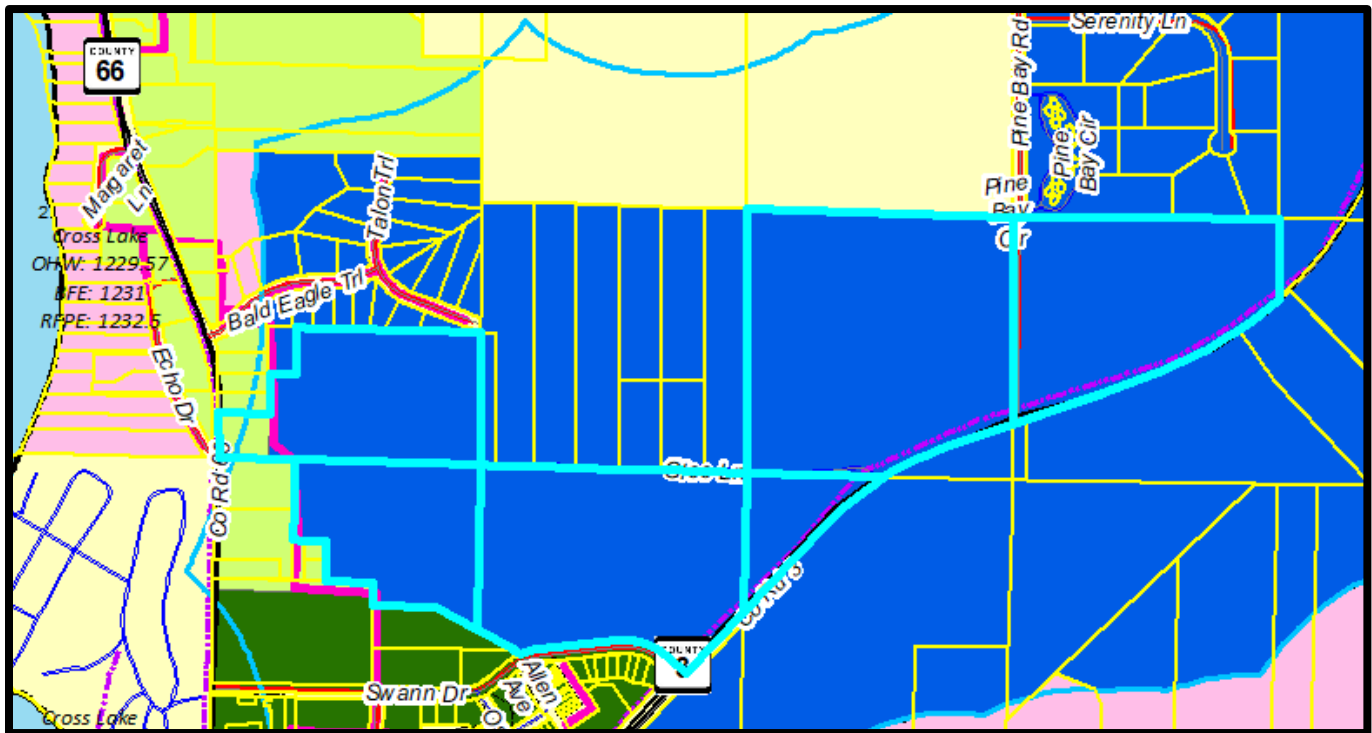
Request a Conditional Use Permit for:

Dirt moving of 16,200 yds on 14160763; 6,200 yds on 14150549; 400 yds on 14210785;
3,000 yds on 14210782, which is 25,800 total yds

Location: Aerial on back.

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@cityofcrosslake.org).





STAFF REPORT

Property Owner/Applicant: Michael Stone

Parcel Number(s): 14160763, 14210785, 14150549, 14210782, 14210778

Application Submitted: April 11, 2025

Action Deadline: June 10, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Michael Stone

Request for:

Conditional Use Permit for dirt moving of 16,200 yds on 14160763; 6,200 yds on 14150549; 400 yds on 14210785; 3,000 yds on 14210782, which is 25,800 total yds

Current Zoning: Rural Residential 5 (RR5)

Existing Impervious Coverage:

NA

Proposed Impervious Coverage:

NA

Parcel History:

- [14150549 – Off-Lake Properties LLC:](#)
- May 2017 – CUP denied for 9 commercial storage buildings/storage unit rental
- December 1999 – CUP approved for agricultural use for grain/harvestable crops only
- [14160763 – Crosswoods Properties LLC:](#)
- September 1981 – Septic system
- June 1991 – Deck & porch
- June 1967 – 16x18 single story addition; 20x24 garage single story; update septic
- September 1999 – 8x22 roof over deck; 18x26 storage building; 9x26 carport
- August 2012 – septic system
- December 2013 – CUP for dirt moving
- March 2014 – Subdivision, split and immediately consolidate with 14210784
- November 2021 – Dirt moving
- October 2021 – Septic compliance inspection or an upgrade will be required
- [14210782 – John M & Dolores M Stone:](#)
- September 2012 – Regrading of practice tee & green area; moving less than 100 cy
- [14210778 – John M & Dolores M Stone & 14210785 – Crosswoods Properties LLC:](#)
- February 2005 – Variance approved to construct a parking area with 6 or more parking spaces with class V surface

- July 2013 – 28x30 addition to garage/storage building for golf course use; concrete apron/drive of 30x8 & 36x8 on north side of proposed addition
- October 2014 – Dirt moving
- October 2014 – Variance approved for 11,677 sf addition to existing parking lot

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: N/A

Concerned Parties: N/A

POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for dirt moving of 16,200 yds on 14160763; 6,200 yds on 14150549; 400 yds on 14210785; 3,000 yds on 14210782, which is 25,800 total yds

POSSIBLE CONDITIONS:

1. All dirt moving as approved for this conditional use permit must be acted on, completed, and in place within two years, 5-23-2027, of receiving this approval.
2. A developer's agreement consisting of a document outlining the project in connection to any and all concerns pertaining to usages of the city road, along with an estimated escrow agreement.

From: [Phil Martin](#)
To: [Cheryl Stuckmayer](#)
Subject: RE: PC/BOA 5.23.2025 Meeting
Date: Monday, May 12, 2025 6:11:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)


Cheryl

My comments

- I assume MPCA requirements associated with the construction impact will be met. I see a permit has been issued/applied for.
- I would request signage be installed on Pine Bay Road in advance of the golf cart crossing as part of the final construction. I think you could review signage on CSAH 3 as an example or potentially in Nisswa on Roy Lake Road by The Pine Golf Course.



Phil Martin, PE (MN)
Municipal Practice Leader | Principal
Bolton & Menk, Inc.

 [\(218\) 821-7265](tel:(218)821-7265)

From: Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>

Sent: Friday, May 2, 2025 12:35 PM

To: Jacob Frie (DNR) <Jacob.Frie@state.mn.us>; Patrick Wehner <pwehner@cityofcrosslake.org>; Phil Martin <Phillip.Martin@bolton-menk.com>

Cc: Paul Satterlund <psatterlund@cityofcrosslake.org>

Subject: PC/BOA 5.23.2025 Meeting

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good afternoon,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing and/or present in person.

Thank you for any reply/comment. Have a wonderful weekend!

Respectfully,

Cheryl

Planner – Zoning Coordinator

Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Crosswoods Sunset Rebuild Project

Applicant Information

Crosswoods Golf Course, Inc
Michael & Kelly Stone
35878 County Rd 3
Crosslake, MN 56442
crosswoods@crosslake.net
218-692-4653 office, 218-820-0789 cell

Parcel Information

Crosswoods Golf Course, Inc
PID 14160763

Crosswoods Properties, llc
PID 14210785

Off-Lake Properties, llc
PID 14150549

John and Dolores Stone
PID 14210782, 14210778

Introduction

Crosswoods Golf Course would like to rebuild its existing Sunset 9. Our intention is to maintain the current 27 hole configuration, and update and rebuild the Sunset 9. The project would utilize 3 existing golf course parcels and 2 parcels that are not currently part of the golf course. The rebuild will not involve any changes to the clubhouse area and will not involve construction of any new structures. The project will be limited to earthmoving, shaping, installation of irrigation, and seeding to revegetate with grass.

Crosswoods' roots go back to 1967 when the Crosslake Miniature Golf was built. Subsequent additions included:

1985 - Executive Golf Course
1997 - Crosswoods 9 hole original construction
2001 - Crosswoods Sunset 9 rebuild
2015 - Crosswoods 3rd 9 construction

Crosswoods is the only golf course in Crosslake and we have worked closely with the City of Crosslake through the years. Crosswoods has a track record of being a good steward of the land and is an asset for the community for recreation, green space, and tourism. Crosswoods has always been granted conditional use approval in a residential zoned area. Additionally, when going through the permitting process, a common sense approach has always been applied when looking at what is involved in building a golf course and how a golf course differs from other more traditional type of land use alterations. Property boundaries have been identified and marked, a wetland delineation has been completed and no earthwork is proposed in wetlands, safety design corridors for golf holes have been adhered to. Scott

Hoffman has been retained as our design architect. He is a very experienced architect and has designed courses such as The Classic at Maddens, Gravel Pit, and Alec's 9 at Rutgers.

Estimated Timeline

Phase 1 (Holes 1,2,3,6,7)

2025

June 27-July 31 Grading/Shaping

Aug 1-31 Irrigation Installation

Sep 1-15 Seeding

Phase 2 (Holes 4,5)

2025

July 15- 31 Grading

2026

April 15-May 15 Shaping

May 15-31 Irrigation Installation (includes boring under Pine Bay Rd)

June 1-15 Seeding

Phase 3 (Holes 8,9)

2026

Aug 15-31 Grading/Shaping (includes Pine Bay Rd pedestrian/cart crossing)

Sep 1-15 Irrigation Installation

Sep 16-30 Seeding

Opening Spring 2027

All timelines are subject to change due to weather and efficiency of work

Clearing and Grading

Approximately 42 acres of the site will be disturbed for grading and shaping of the new golf holes. In areas where tree removal is required, the trees will be logged and trucked out. Remaining slash and stumps will be burned on site with appropriate DNR permits and conditions. Burning will occur during as small of a time window as practicable and when conditions minimize impact to adjoining properties. Grading will primarily be on holes 1-7. Holes 8 & 9 are on the existing course and minimal grading will occur on those holes with the exception of the 9th green and formation of tees and bunkers areas. As detailed in attachments, approximately 12,900 yards of soil will be moved to shape the course. All of the cut and fills are in close proximity and balance. No material is expected to be trucked into the site.

Drainage and Storm Water

The site is composed of sandy loam soils and readily absorbs water. The topography of the site directs nearly all the drainage internally to the property making it ideal to manage stormwater. In areas where wetlands exist in proximity to construction, we will mitigate the stormwater impacts through best management practices including a 20' vegetative buffer, silt fences, straw mats and quickly regrassing those area. MPCA Stormwater Construction Permit has been obtained and conditions of that permit will be maintained throughout construction.

Setbacks and Screening

20' setbacks from private property for tee (except some back tees) and green surfaces.

We are proposing a 10' setback for the back tees on holes 2, 3, 4, & 5. This is because we need as much playing distance from these tee as possible and in a couple instances as much separation from a green that is in close proximity. In most cases, these tees are adjacent to public right of ways, and there should not be any negative issues with this setback.

The property line shared with Judy Carlson (PID 14150544) is void of trees and is very open. We feel that there is mutual benefit of planting 10 - Red Pine (6'-10') along that line. Trees that would work are already located on our property, they would just need to be relocated.

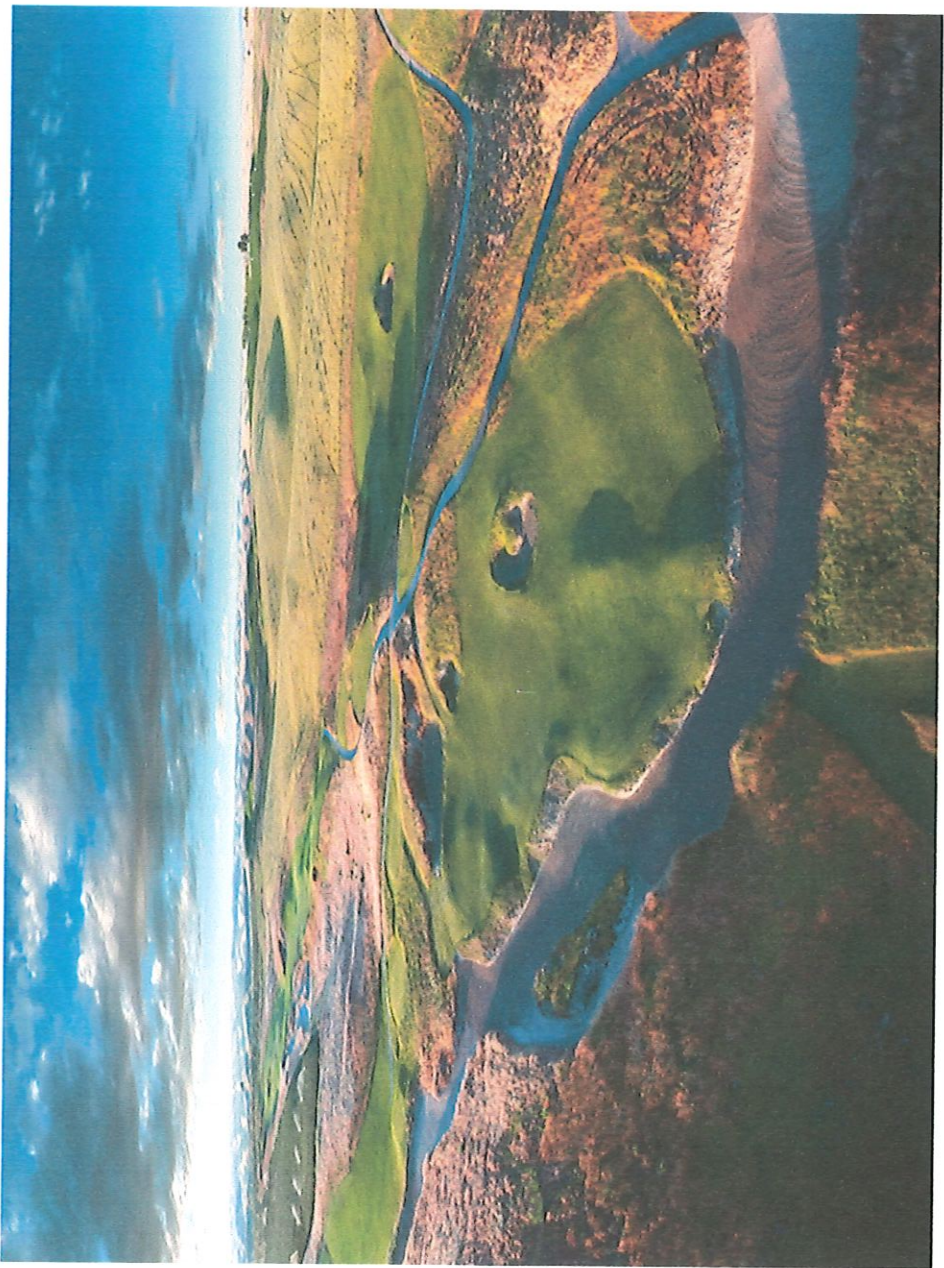
Existing Golf Course Facilities

There will be no impact to existing facilities with regard to this rebuild. The golf course will still service the same number of people that it historically has. There are no structures being proposed for construction. We will be removing two small storage structures on PID 14160763. We will continue to use the established crossing of CSAH 3 and are proposing a crossing of the Pine Bay Rd (detailed in attachment).



FAIRWAY, GREEN, BUNKER
AESTHETIC WE ARE GOING FOR
(WE WILL HAVE TREES ON OUR COURSE)





Stormwater Pollution Prevention Plan for: **Crosswoods Sunset Remodel**

Estimated Project Dates: Project Start Date: ^{LATE}~~MAY~~, 2025
Estimated Project Completion Date: Spring 2027

1. Project Information

- Project Name: Crosswoods Golf Course Sunset Remodel
- Location: 35878 County Rd 3, Crosslake, MN 56442
- Project Description:

A renovation of the existing "Sunset" 9 hole golf course. The project will encompass landscaping, grading, and seeding. No structures or impervious surfaces will be constructed. Irrigation will be installed for the site of the project. Project encompasses approximately 62 acres that are not currently a part of the golf course. Approximately 42 acres will be disturbed during construction.
- Owner/Operator Information:
 - Name: Mike Stone
 - Contact Information: 218-820-0789, crosswoods@crosslake.net
- Permit Information:
 - Permit Numbers: *SEE ATTACHED*
 - Local Jurisdiction: Crosslake
- Site Location Map:

Attached

2. Site Description

- Topography:
The golf course site is located on a flat, gently sloping area. Both properties are bowl shaped, directing nearly all drainage towards the interior of the parcels.
- Land Use:
The property is currently zoned for residential with a conditional use permit for golf course use.
- Soil Type:
The site is primarily sandy loam.

3. Pollution Prevention Measures

Erosion and Sediment Control Measures:

- Silt Fences: Install silt fences around disturbed areas to prevent sediment transport off-site.
- Mulching: Use straw or wood chips as mulch to protect disturbed areas that are subject to wash until grass is established
- Seeding: Following grading and landscaping, permanent grass cover will be planted to prevent future erosion.
- Equipment Cleanliness:
Any equipment that dirties roadways during construction will be cleaned promptly to prevent debris from washing into stormwater drains or contaminating surrounding areas. Most equipment will be kept on-site, minimizing the chances of road contamination. However, if it occurs, it will be addressed immediately.

4. Construction Site Runoff Control

Sequencing of Construction Activities:

- Phase 1 (Site Preparation): Clear vegetation, install silt fences

- Phase 2 (Grading and Earthworks): Begin grading and excavating areas for the course layout. Temporary erosion control measures will be placed as needed.

- Phase 3 (Finishing and Landscaping): Final landscaping, seeding, and installation of turf.

5. Post-Construction Runoff Control

- Long-Term Stormwater Management:
 - The golf course will allow for the natural infiltration of stormwater through vegetated surfaces and natural sandy waste areas (golf course bunkers).

6. Inspection and Maintenance Plan

- Inspection Schedule:
 - During Construction: Inspect BMPs at least once a week and after each rain event greater than 0.5 inches over a 24 hour period.
 - Post-Construction: Inspect vegetation quarterly and after significant rainfall events to ensure no erosion is observed.

- Maintenance Procedures:
 - Replace silt fence sections that are damaged.
 - Re-seed areas where vegetation is not established.

- Documentation:

- Maintain records of all inspections and maintenance activities. A log will be kept of any corrective actions taken.

7. Monitoring and Reporting

- Record-Keeping:

- Records of stormwater inspections, maintenance activities, and any water quality monitoring will be kept on file.

8. SWPPP Amendments

- Updates:

- The SWPPP will be updated if significant changes occur in the construction process or if BMPs need to be modified.

9. Maps and Diagrams

- Site Map:
Attached

- Erosion Control Plan:
Attached

- Cut/Fill Plan:
Attached

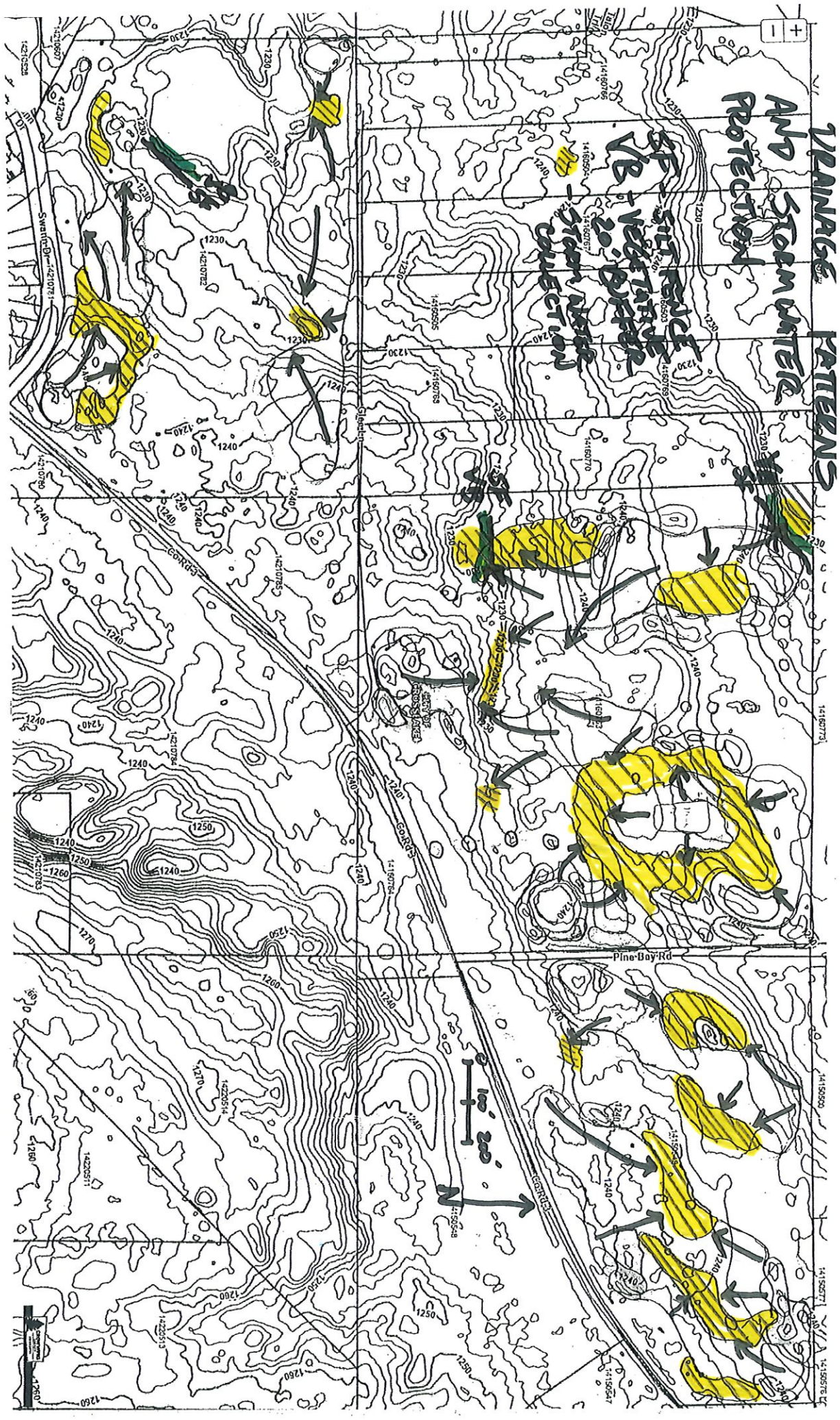


MEANING PATTERNS

AND Streamwater Protection

SP - Silt
VB - Vegetation
20 - Buffer

Stream water protection



Construction stormwater inspection checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements. This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit (Permit) issued on August 1, 2018. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility information

Site name: _____
 Site address: _____ Permit number: _____
 City: _____ State: _____ Zip code: _____

Inspection information

Inspector name: _____ Phone number: _____
 Organization/Company name: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector trained in sediment and erosion control and is it documented in the Stormwater Pollution Prevention Plan (SWPPP)?
☐ Yes ☐ No

Is this inspection routine or in response to a storm event: ☐ 7 day ☐ Rain

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water that can potentially receive discharge from the site? ☐ Yes ☐ No

If yes, follow Section 23 and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion prevention requirements (Section 8.1)

	Yes	No	NA
1. Are soils stabilized where no construction activity has occurred for 14 days (including stockpiles)? (7 days where applicable, or 24 hours during Minnesota Department of Natural Resources [DNR] Fish Spawning restrictions)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Has the need to disturb steep slopes been minimized?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If steep slopes are disturbed, are stabilization practices designed for steep slopes used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. All ditches/swales stabilized 200' back from point of discharge or property edge within 24 hours? (Mulch, hydromulch, tackifier, or similar best management practices [BMPs] are not acceptable in ditches/swales if the slope is greater than 2%)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Do pipe outlets have energy dissipation (within 24 hours of connection)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is construction phasing being followed in accordance with the SWPPP?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are areas not to be disturbed marked off (flags, signs, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Sediment control requirements (Section 9.1))

	Yes	No	NA
1. Are perimeter sediment controls installed properly on all down gradient perimeters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are appropriate BMPs installed protecting inlets, catch basins, and culvert inlets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is a 50 foot natural buffer preserved around all surface waters during construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If No, have redundant sediment controls been installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Do all erodible stockpiles have perimeter control in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there a temporary sediment basin on site, and is it built as required in Section 14 of the permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is soil compaction being minimized where not designed for compaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is topsoil being preserved unless infeasible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. If chemical flocculants are used, is there a chemical flocculant plan in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Maintenance and inspections (Section 11)

	Yes	No	NA
1. Are all previously stabilized areas maintaining ground cover?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are perimeter controls maintained and functioning properly, sediment removed when one-half full?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are inlet protection devices maintained and adequately protecting inlets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are the temporary sediment basins being maintained and functioning properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are vehicle tracking BMPs at site exists in place and maintained and functioning properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is all tracked sediment being removed within 24 hours?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Have all surface waters, ditches, conveyances, and discharge points been inspected?	<input type="checkbox"/>	<input type="checkbox"/>	
8. Were any discharges seen during this inspection (i.e., sediment, turbid water, or otherwise)?	<input type="checkbox"/>	<input type="checkbox"/>	

If yes, record the location of all points of discharge. Photograph and describe the discharge (size, color, odor, foam, oil sheen, time, etc.). Describe how the discharge will be addressed. Was the discharge a sediment delta? If yes, will the delta be recovered within seven days and in accordance with item 11.5 of the permit?

Comments:

Pollution prevention (Section 12)

	Yes	No	NA
1. Are all construction materials that can leach pollutants under cover or protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are hazardous materials being properly stored?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are appropriate BMPs being used to prevent discharges associated with fueling and maintenance of equipment or vehicles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are all solid wastes being properly contained and disposed of?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there a concrete/other material washout area on site and is it being used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the concrete washout area marked with a sign?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are the concrete/other material washout areas properly maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Other

	Yes	No	NA
1. Is a copy of the SWPPP, inspection records, and training documentation located on the construction site, or can it be made available within 72 hours?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Has the SWPPP been followed and implemented on site, and amended as needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is any dewatering occurring on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what BMPs are being used to ensure that clean water is leaving the site and the discharge is not causing erosion or scour?			
4. Will a permanent stormwater management system be created for this project if required and in accordance with Section 15 of the permit (if adding an acre or more of new impervious surface)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe:			
5. If infiltration/filtration systems are being constructed, are they marked and protected from compaction and sedimentation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:			

7. Proposed amendments to the SWPPP:

8. Potential areas of future concern:

9. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found on site be corrected within a specified period of time. See permit for more details.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Section 3, or the project has met the termination conditions of the permit and a Notice of Termination has been submitted to the Minnesota Pollution Control Agency.

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Version: 1.4

Currently logged in: Michael Stone (CROSSWOODS)

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SERVICE INFORMATION

Service ID: 497122
Service Type: Construction Stormwater General Permit Application
Created On: 04/07/2025

Location

Address Line 1: 35878 County Road 3**Address Line 2:****Address Line 3:****State:** Minnesota**County:** Crow Wing**City:** Crosslake**Zip/Postal Code:** 564423010**Location Description:****Is the site located within No
Indian Country?:****Coordinate System:** Lat Long - decimal degrees**Latitude:** 46.674116**Longitude:** -94.097933**Collection Method:** Digitized - MPCA online map

Contacts

Name: Michael J. Stone
Contact Type: Owner
Organization Name: Crosswoods Golf Course
Organization Type: Private (Non-Government)
E-Mail: crosswoods@crosslake.net
Phone: (218) 820-0789 (Mobile Phone Number)
Contact Address: 35878 County Road 3
Crosslake
Crosslake, Minnesota 56442-3010

Name: Michael J. Stone
Contact Type: Contractor
Organization Name: Crosswoods Golf Course
Organization Type: Private (Non-Government)
E-Mail: crosswoods@crosslake.net
Phone: (218) 820-0789 (Mobile Phone Number)
Contact Address: 35878 County Road 3
35878
Crosslake
Crosslake, Minnesota 56442-3010

SUBMITTAL DISPLAY

Application Readiness

I have read the permit and my project is eligible according to the permit Yes

I understand that incomplete applications cannot be processed Yes

I am ready to make payment Yes

My project is not located within Indian Country. A project located within Indian Country must obtain permit coverage from the U.S. Environmental Protection Agency (USEPA), not the MPCA: Yes

Prevention Opportunities

Have you implemented any prevention activities in the past year? Yes

How did you do it?
Stormwater Pollution Prevention BMP

Would you like to be contacted to discuss prevention opportunities? No

Environmental Review

Has this project been petitioned for an environmental review?: No

Was an environmental review required for this project or any part of a common plan of development or sale that includes this project? : No

Stormwater Pollution Prevention Plan

Has a SWPPP been developed for this project and incorporated into the project's plans and specifications as required in the [Section 5](#) of the Construction Stormwater Permit? Yes

Does your project have a discharge point within one mile ([aerial radius measurement](#)) of a special water or a water that is impaired for sediment or a sediment related parameter (see [Section 23](#))? No

Is your project part of a larger [common plan of development](#) where any part of the common plan has a discharge point within one mile ([aerial radius measurement](#)) of a special water or a water that is impaired for sediment or a sediment related parameter (see [Section 23](#))? No

(Note: If your project does not have a discharge point within one mile of a special or impaired water, the additional requirements of Section 23 do not apply even if some part of the larger common plan does have discharge point within one mile of any of these waters.)

*This permit cannot be issued until the requirements for wetland permits, other determinations, or the mitigative sequence required in [Section 22](#) have been finalized and documented. If required, are all wetland permits or determinations complete? Not Required

- Based on my inquiry of the person or persons who manage this system, or the persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.
- I have read, understood, and accepted all terms and conditions of the NPDES/SDS General Stormwater Permit Construction Activity (MN R100001) that authorizes stormwater discharges associated with the construction site identified on this form.

When I have named a person other than myself as the Owner or Contractor as a compliment to my role, he or she has full knowledge of his or her inclusion on this application and the associated liabilities and responsibilities.

CSW Certifier:

Michael Stone

Date:

04/07/2025

Payment Charges

Total: \$400

Submission

Date/Time of Submission:

04-07-2025 12:19:22 PM

[Return](#)

Minnesota Pollution Control Agency | 651-757-2728, 844-828-0942 | e-Services support | MPCA Staff Directory | Website
policies

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Project Information

Project Name Crosswoods Remodel

Stormwater Project Type Commercial/Industrial

Other Project Description

Construction Start Date 06/27/2025

Estimated Completion Date 05/31/2027

Disturbed area of project in acres 42

Existing area of impervious surface in acres within the disturbed area of the project 0

Post-construction area of impervious surface in acres within the disturbed area of the project 0

Is the project part of a larger common plan of development that will ultimately disturb 50 or more acres? No

***Is the project a common plan of development (or subdivision) where individual lots will ultimately be bought or sold? (E.g. residential subdivision, multi-lot retail center, etc.)** No

Waterbodies

Are there surface waters within one mile of the project boundary that will receive stormwater from the site or discharge from a permanent stormwater management system? Yes

Waterbody Name	Type	Special Water	Impaired Water
wetland 1	Wetland	NO	NO
wetland 2	Wetland	NO	NO

Electronic Signature

Signator: Michael Stone
Signator ID: CROSSWOODS
Challenge/Response Question: What is your father's middle name?
Challenge/Response Answer: *****
eSignature PIN: *****
Date/Time of eSignature: 04/07/2025 12:19

I certify under penalty of law that

- I am the Owner or Contractor as defined on the application form and hold one of the following positions as applicable for my business organization:
 - Corporation: a principal executive officer of at least the level of vice-president or the duly authorized representative or agent of the executive officer if the representative or agent is responsible for the overall operation of the facility that is the subject of the permit application.
 - Partnership or Sole Proprietorship: a general partner or the proprietor.
 - Municipality, State, Federal or Other Public Agency: principal executive officer or ranking elected official.
- This document and all supporting documents, including those required to be maintained on-site, were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted.

[Exit](#)

Confirmation

Thank you for your payment. Please print a copy of this page for your records.

Please keep a record of your Confirmation Number, or [print this page](#) for your records.

Confirmation Number **MNPPCA000102175**

Payment Details

Description MN Pollution Control Agency
Online Applications
<http://www.pca.state.mn.us/>

Payment Amount \$400.00

Service Fee \$8.60

Total Amount \$408.60

Payment Date 04/07/2025

Status PROCESSED

Payment Method

Payer Name Michael Stone

Card Number *1003

Card Type American Express

Approval Code 204678

Confirmation Email crosswoods@crosslake.net

Billing Address

Address 1 35878 County Road 3

Address 2 35878 County Rd 3

City/Town Crosslake

State/Province/Region MN

Zip/Postal Code 56442

Country United States

Storm Water Pollution Prevention Plan Requirements

Owners and operators of construction activity disturbing one acre or more of land need to obtain an NPDES/SDS permit and develop a SWPPP. The SWPPP is the plan to control sediment laden runoff and erosion prevention from the beginning of the project to the end and may include post-construction measures.

A copy of the NPDES Construction Storm Water permit and application can be obtained from the MPCA's web site: www.pca.state.mn.us/water/stormwater/stormwater-c.html

Sites covering more than 50 acres and discharging to special waters or impaired waters must submit their SWPPP and application at least 30 days prior to commencing construction. Please review the permit itself for more detailed information.

D49A GRAY CALM LOAMY SAND 0-2% SLOPES
D49B 2-8% SLOPES

Project Documentation Files

- ☒ Pre-construction grades.
- ☒ Direction of water flow within the project limits.
- ☒ Soil types. D49A, D49B, D83C D83C EUTRODEPTIS-GRAY CALM-ROLLINS COMPLEX PITTED 2-10% SLOPES
- ☒ Identify a responsible party to oversee implementing and maintaining the Best Management Practices during the project. Contact names for design questions.
- ☒ Retain a copy of all permits, SWPPP, permanent storm water operation and maintenance agreements, and all design calculations for temporary and permanent storm water management systems for 3 years after construction submits the Notice of Termination.
- ☒ Document if discharge is to a Carcarius fen & has a Dept. of Natural Resources)DNR approval.
- ☒ Known Carcarius Fen list: <http://www.pca.state.mn.us/water/stormwater/stormwater-c.html>
- ☒ Identify trained design personnel and training documents.
- ☒ Identify responsible party for long-term operation and maintenance of the permanent storm water management system.

Plan Sheets

- ☒ Location and type of all temporary and permanent erosion and sediment control devices (See check sheet for listing of various devices).
- ☒ Final grades.
- ☒ Direction of water flow within the project limits.
- ☒ Identify all surface waters and wetlands within a one-mile of the project limits that will receive storm water runoff from the project.
- ☒ Include storm water mitigation measures required by environmental, EAW, EIS, archeological, or other required reviews for the project. NAME IDENTIFIED
- ☒ Locations not to disturb, also tree protection.
- ☒ Areas to phase construction to minimize exposed soil areas, such as retaining a vegetative buffer for as long as possible.
- ☒ Provide locations to wash out concrete trucks that prevent leakage into the soil and drainageways..
- ☒ Temporary sediment basin when 10 acres or more of disturbed area will drain to a common point. (See permit pages 9 and 10 for design requirements) Note: Temporary sediment basins can be transformed to a permanent storm water basin by cleaning out and shaping to permanent contours towards the end of the project.

Plan Sheet (con't)

Permanent storm water management when the project creates one or more cumulative acres of impervious surface. Must treat the first ½ inch of runoff from the newly created impervious areas. See permit pages 10 – 13 for design requirements. Options include:

- Wet sedimentation basin
- Infiltration/Filtration
- Regional ponds
- Combination of practices
- Alternative method: Requires additional 90 day MPCA review and approval
- ☒ Legend on every sheet
- ☒ Appropriate Standard Plan sheets
- ☒ Right-of-way, easements, and construction limits
- ☒ Topographic features (e.g. Ravines, steep slopes, tree lines, drainage ways)
- ☒ Silt Fence Maintenance: Use pay item for backhoe hours, assume 1 hour per 300 LF and one cleanout per season.
- ☒ List all pay items of Erosion & Sediment (E&S) control items in Plan's estimated quantities.
- ☒ Note timing of BMP practices; bypasses need staged E & S control.
- ☒ See Temporary E&S at end of document
- ☒ Final, permanent turf stabilization.

Special Provisions

Narrative on timing of pond construction, staging to limiting exposed soil, timing of BMP installation. Identify pollution prevention practices. Types include:

- Proper storage & disposal of all oil, paints, gas, hazardous chemicals.
- No on-site degreasing
- Secondary containment systems for hazardous oils, gas...
- Spill kits on hand.

Standard Specifications

- ☒ Describes timing and proper installation of E&S BMPs.
- ☒ Requires horizontal slope grading and minimization of erosion.
- ☒ Erosion Control Supervisor: Provides person knowledgeable in erosion and sediment control; oversees implementation of SWPPP; provides inspections and insures maintenance of BMPs; adds additional BMPs as necessary; provides chain of responsibility.
- ☒ Certified foremen and installers: Oversees proper installation of erosion and sediment control practices.

Dewatering Issues

When a project will require dewatering, the sediment-laden water cannot be directly discharged to surface waters. Options for reducing the turbidity of the water include:

- ☒ Provide temporary sediment trap locations for turbid water discharge.
- ☒ Discharge into a large vegetative area.
- ☒ For larger land dewatering areas, the use of sand point wells will discharge relatively clean water.
- ☒ Natural based flocculant technology such as Chitosan. Cannot be directly applied to surface waters; apply in sediment trap or series of ditch checks to contain sediment.
- ☒ Manufactured BMP's to pond and filter water are also available
- ☒ Dewatering and rerouting stream water by pumping around, or lined creek bed.

Temporary and Permanent Erosion and Sediment Control Check Sheet

It is suggested that the Temporary erosion and sediment control devices be placed on the Drainage Sheets, where the flow arrows, ditches and culverts already exist or within the construction staging plan sheets. Permanent erosion and sediment control can be placed on their own plan sheets such as the Turf Establishment sheets. Consider relevance for the following items:

Temporary Erosion Control

- ☒ Temporary Mulch Quantities (Type 1 or Type 4)
 - o Consider extras areas such as temporary bypasses, stockpiles
- ☐ Temporary Blanket Quantity (Last 100 feet of majority of ditch bottoms entering a surface water)
- ☐ Hydraulic Soil Stabilizer (For steep slopes or difficult access areas)
- ☐ Riprap, blanket/seed or sod for pipe ends
- ☐ Temporary Seed
 - o Consider temporary bypasses, stockpiles, slopes sitting idle for consolidation
- ☐ Temporary down drains (steep or long slopes with concentrated water)
- ☐ Diversion berm (sandbags, earth berm)
- ☐ Location of areas not to be disturbed, and tree protection locations.

Temporary Sediment Control

- ☒ Downgradient perimeter sediment control
 - o Silt fence, biologs/haybales stomped into wetland edges
- ☒ Sandbags
- ☒ Temporary sediment ponds or traps
- ☐ Ditch checks
 - o Machine sliced silt fence
 - o Biorolls or Bioroll-blanket systems
 - o Geotextile triangular dike
 - o Rock check
- ☒ Inlet protection
- ☒ Flotation silt curtain
- ☒ Vehicle entrance stabilization and street sweeping
- ☐ Locate concrete washout areas, or note area must be designated to contain it.
- ☒ Public Waters BMP's:
http://files.dnr.state.mn.us/waters/watermgmt_section/pwpermits/DNR_GP_Guidance_Manual.pdf

Permanent Erosion Control

- ☒ See District Seeding Recommendations for detailed information.
 - o www.dot.state.mn.us/environment
- ☒ Topsoil
- ☒ Seed mixture or sod
- ☒ Fertilizer
- ☒ Mulch
- ☒ Erosion Control Blanket
- ☐ Compost
- ☐ Erosion Stabilization Mat
- ☐ Adequate stabilization at pipe outlets
- ☐ Bioengineering systems
- ☐ Infiltration measures

Impaired and Special Waters

Impaired Water is where the identified pollutant(s) or stressor(s) are phosphorus, turbidity, dissolved oxygen or biotic impairment listed under section 303(d) of the federal Clean Water Act. Impaired or Special Waters located within 1 mile of the construction site and the stormwater flows to it extra BMP's. To identify an Impaired or a Special Waters search on <http://www.pca.state.mn.us/water/stormwater/stormwater-c-steps.html#step5>

- ☐ The additional BMP's needed are located in Appendix A of the permit(Part I.B.&, Part III.A.9)
- ☐ For general information of Impaired Waters and the total maximum daily load (TMDL) list of Impaired Water: www.pca.state.mn.us/water/tmdl.html

Karst Areas & Drinking Water Supply Management Areas

Karst areas are usually formed in limestone areas and are characterized by caves, sinkholes, and a lack of surface drainage. Karst areas are of concern because as the limestone dissolves, it can provide a direct conduit for pollution to enter ground water or surface waters. Karst areas in Minnesota are located in Districts 6, 7A and portions of the Metro. See MPCA's web site for more information and a map of Karst areas: <http://www.pca.state.mn.us/water/groundwater/karst.html>. Drinking water supply management area (DWSMA) is the Minnesota Department of Health (MDH) approved surface and subsurface area surrounding a public water supply well that completely contains the scientifically calculated wellhead protection area and is managed by the entity identified in a wellhead protection plan. The boundaries of the drinking water supply management area are delineated by identifiable physical features, landmarks or political and administrative boundaries. A map of highly vulnerable areas can be found from Dept. of Health: <http://www.health.state.mn.us/divs/eh/water/swp/maps/gis/dwsvul.pdf>. Consult the Dept. of Health; (651)201-4700.

Pollution prevention measures include:

- ☐ Proper storage locations and secondary containment of hazardous materials such as oil, gasoline, paint, etc.
- ☐ Lining of ponds to prevent or minimize infiltration.
- ☐ No infiltration devices as infiltration ponds, infiltration swales...

Total Cut/Fill Per Parcel

Parcel Number: 14160763

- **Total Cut: 8100 yds³**
- **Total Fill: 8100 yds³**

Parcel Number: 14150549

- **Total Cut: 3100 yds³**
- **Total Fill: 3100 yds³**

Parcel Number: 14210785

- **Total Cut: 0**
- **Total Fill: 400 yds³**

Parcel Number: 14210782

- **Total Cut: 1700 yds³**
- **Total Fill: 1300 yds³**

Project Total

Cut: 12900 yds³

Fill: 12900 yds³

Parcel Number: 14160763

Hole 1	Cut yds³	Fill yds³
Back Tee		100
White Tee	100	
Gold Tee	100	
Forward Tee		100
Fairway Left Waste Area	1000	
Waste Area In Front of Green	1100	
Fairway Left Mounding		1000
Fairway Right Mounding		200
Green and #2 Teeing ground		900
Total Cut/Fill	2300	2300

Hole 2	Cut yds³	Fill yds³	Notes
Back Tee			All teeing areas are a part of #1 green area
White Tee			
Gold Tee			
Forward Tee			
Fairway			
Green and #3 B.		2000	
Total Cut/Fill	0	2000	

Hole 3	Cut yds³	Fill yds³	Column 4
Back Tee			
White Tee			
Gold Tee		100	
Forward Tee		100	
Fairway		200	
Ridge Around Green		300	
Green	700		
Total Cut/Fill	700	700	

Hole 6	Cut yds³	Fill yds³
Back Tee		0
White Tee		100
Gold Tee		100
Forward Tee		100
Fairway		
Waste Area Around "Island Green"	3800	
Green		900
Total Cut/Fill	3800	1200

Hole 7	Cut yds³	Fill yds³
Back Tee		33.3
White Tee	0	33.3
Gold Tee		33.4
Forward Tee		100
Fairway		500
Fairway	1300	
Fairway Mound		600
Green		600
Total Cut/Fill	1300	1900

Total Cut 8100
Total Fill 8100

Parcel Number: 14150549

Hole 4	Cut yds ³	Fill yds ³
Back Tee		100
White Tee		100
Gold Tee		100
Forward Tee		100
Split Fairway Waste Area	1800	
Right Fairway Mound		200
Fairway		
Green		1000
Total Cut/Fill	1800	1600

Hole 5	Cut yds ³	Fill yds ³
Back Tee		100
White Tee		100
Gold Tee		100
Forward Tee		100
Fairway Right M		300
Left Fairway Wæ	1100	
Greenside Wast	200	
Green		800
Total Cut/Fill	1300	1500

Total Cut: 3100

Total Fill: 3100

Parcel Number: 14210785

Hole 8	Cut yds ^a	Fill yds ^a
Back Tee		100
White Tee		100
Gold Tee		100
Forward Tee		100

Total Cut 0

Total Fill 400

Note: Fill material is coming from neighboring parcel 14210782 which is next to this parcel

Parcel Number: 14210782

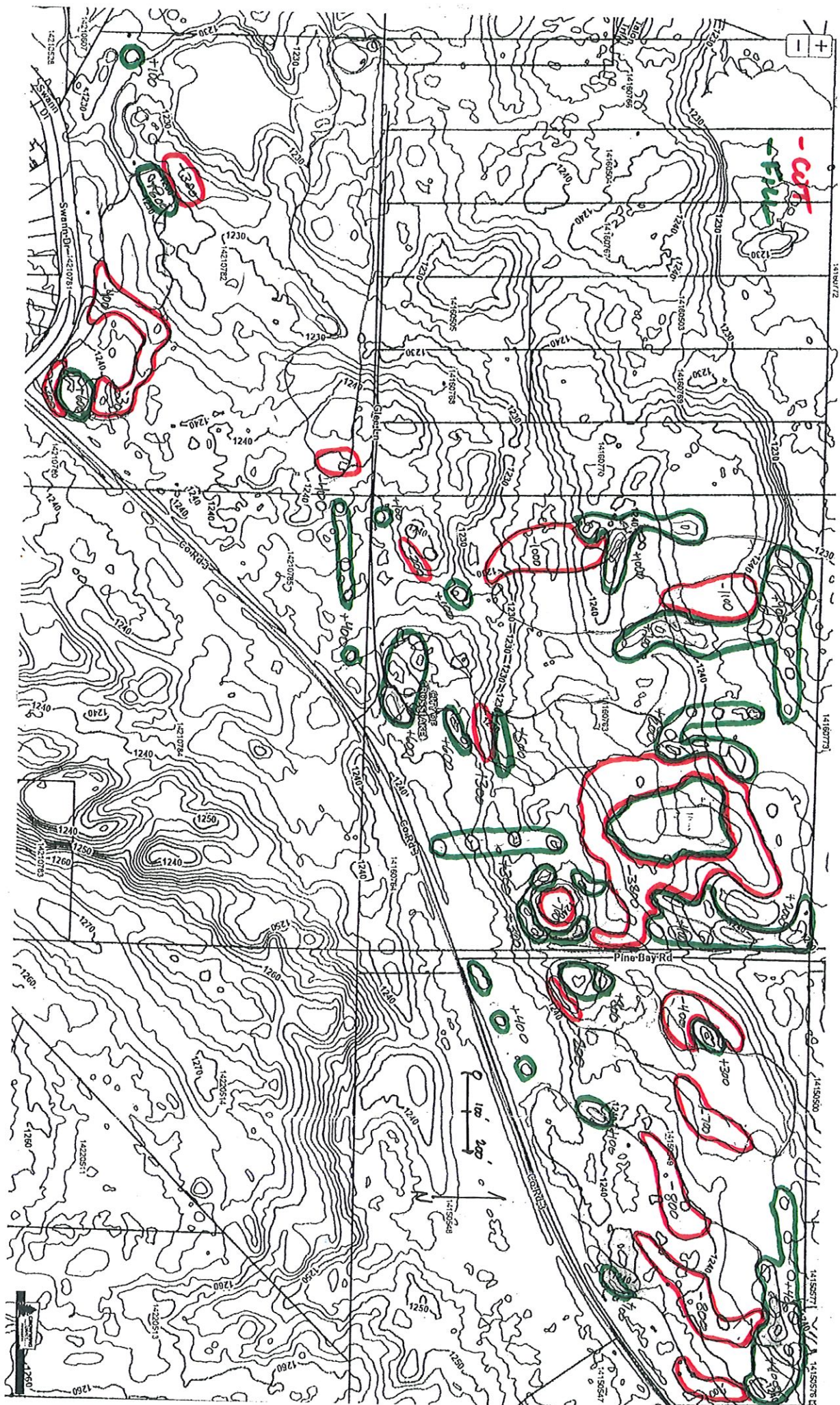
Hole 8	Cut yds ³	Fill yds ³
Fairway	400	
Green		
Total Cut/Fill	400	0

Hole 9	Cut yds ³	Fill yds ³
Back Tee		
White Tee		100
Gold Tee		
Forward Tee		
Cut From Left Rough	300	
Fill in Left Rough		600
Waste Area in Front of Green	300	
Waste Area Behind Green	300	
Fairway Waste Area	400	
Green		600
Total Cut/Fill	1300	1300

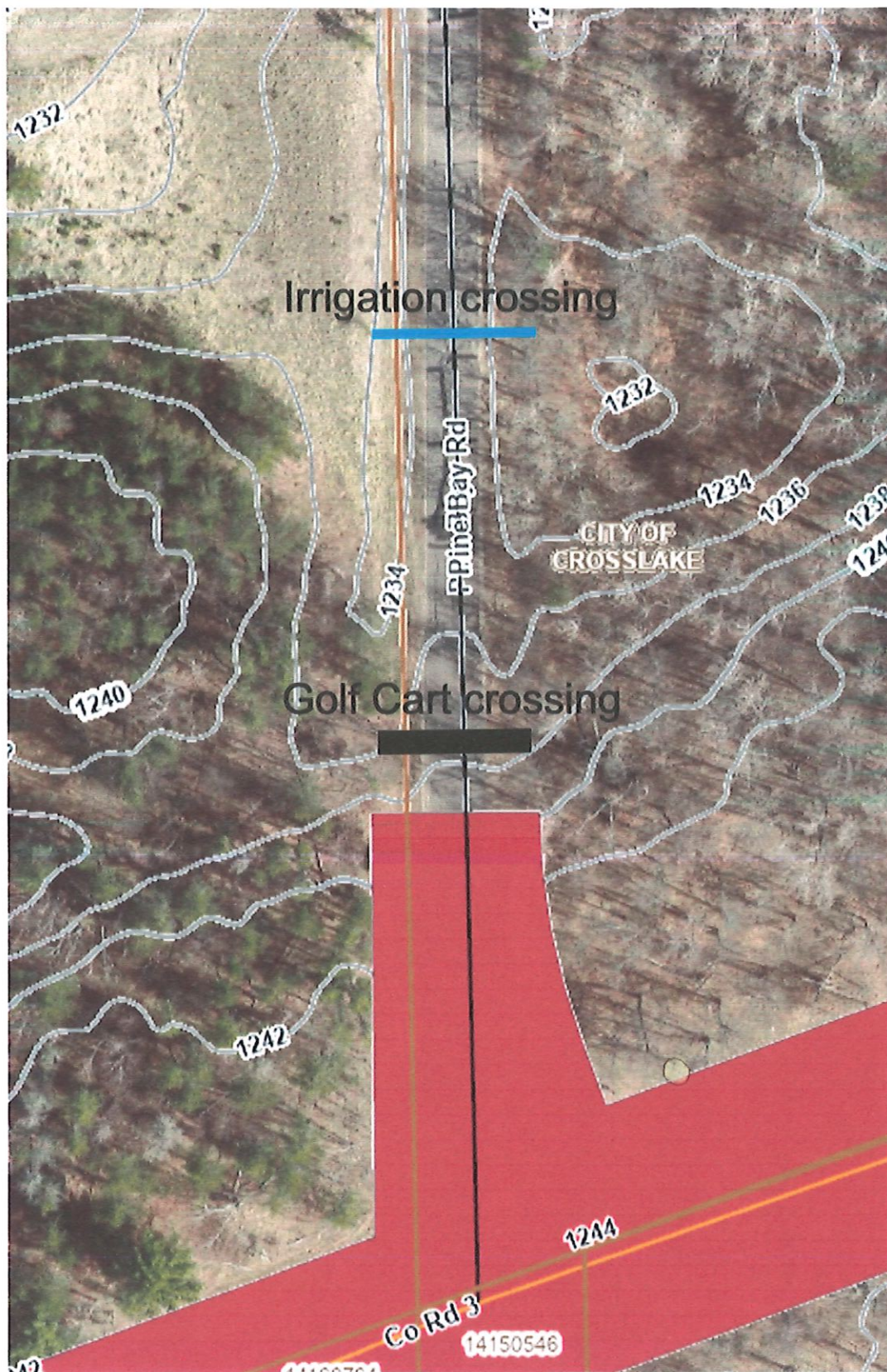
Total Cut: 1700

Total Fill: 1300

Note: Overage in fill is due to extra 400yds³ going to tee box area on separate parcel



Pine Bay Road Crossings



PEDESTRIAN/CART
CROSSING



PINE BAY RD

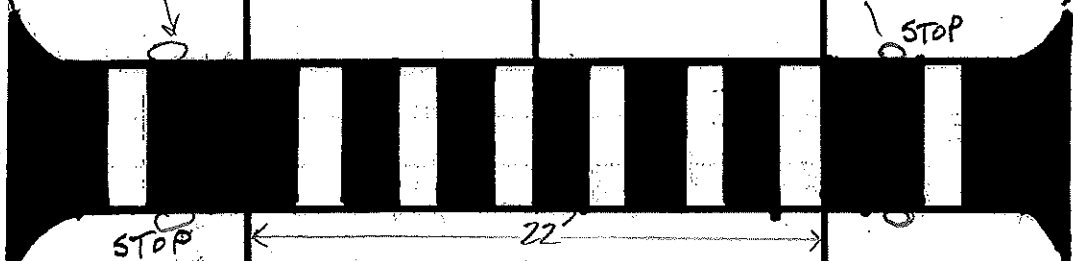
8"
Culvert

Culvert 6-8"
STOP

STOP

22'

8'



Brinks Wetlands Services LLC
Mitch Brinks
Certified Wetland Delineator #1007
11914 Joneswood Cir
Baxter, MN 56425
218-820-9502



April 9, 2025

Crosslake Planning & Zoning
13888 Daggett Bay Rd
Crosslake, MN 56442

Re: *Wetland Delineation for Crosswoods Golf Course*

On April 9, 2025, I visited the Crosswoods Golf Course and reviewed 3 sites as part of a potential course expansion. All of Parcels 14160763 & 14150549 were reviewed along with a small portion of 14210782 near the current green of Hole 1 (Sunset Course). A wetland determination was conducted by examining the vegetation, soils, and hydrologic indicators of the site. All three of these criteria must be met in order for wetlands to exist. Three wetlands were delineated. See attached maps for reference.

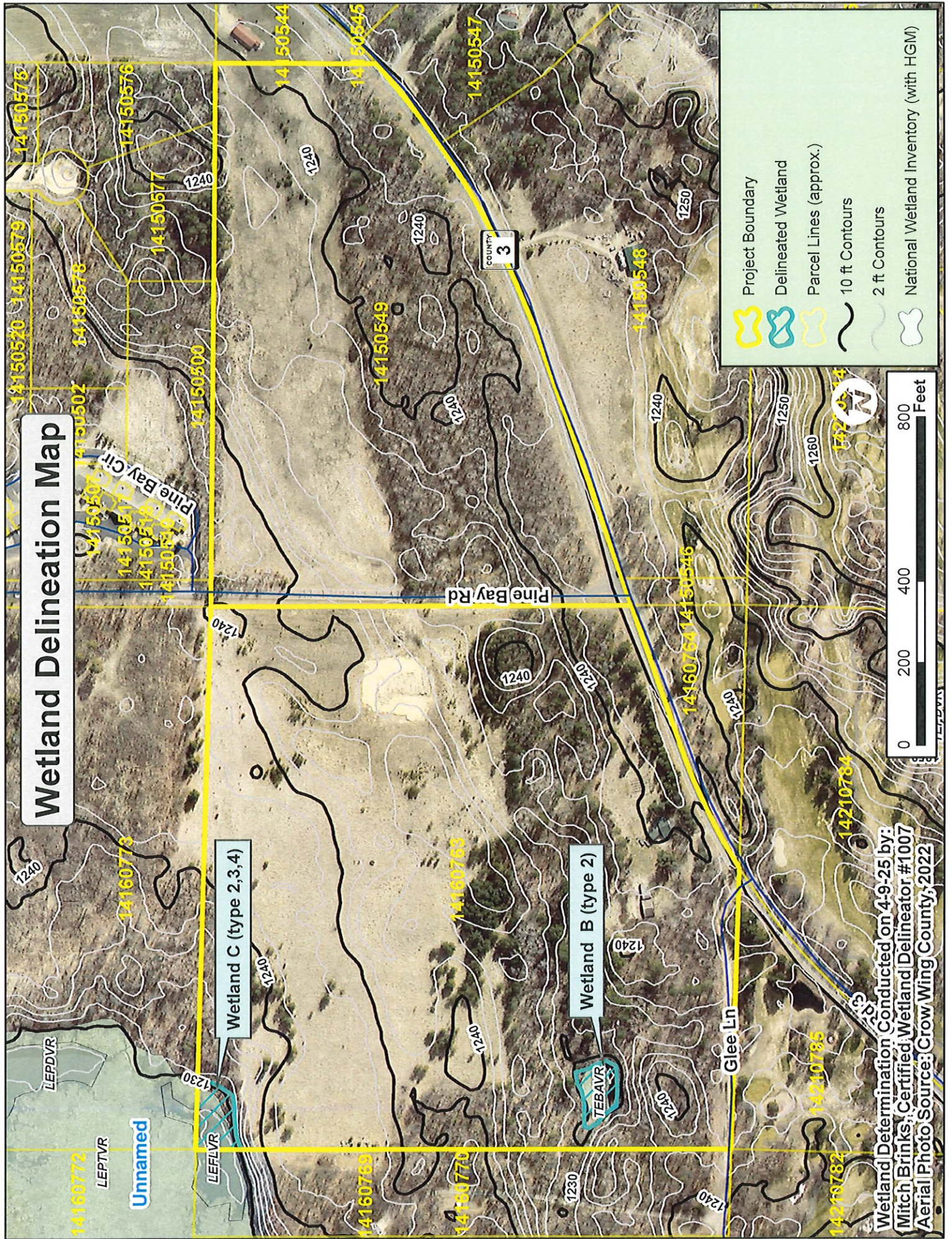
The wetland delineation was conducted pursuant to the 1987 *Army Corps of Engineers Wetlands Delineation Manual* with subsequent clarification memoranda and supplements and pursuant to confirmation by the Army Corps of Engineers and / or the Local Government Unit. The wetland determination was conducted at a level of care and skill generally accepted by professionals performing this type of work under the usual constraints of time and resources.

Sincerely,

A handwritten signature in black ink that reads "Mitch Brinks".


Mitch Brinks
Minnesota Certified Delineator #1007
218-820-9502
mapsbymitch@gmail.com


Wetland Delineation Map





Wetland Determination Conducted on 4-9-25 by:
 Mitch Brinks, Certified Wetland Delineator #1007
 Aerial Photo Source: Crow Wing County, 2022


Wetland Delineation Map - Sunset Hole 1 Green Area

 Project Boundary

 Delineated Wetland

 Parcel Lines (approx.)

 10 ft Contours

 2 ft Contours

Unnamed

Wetland A (type 2,3,6)

Swann Dr

14210784

14210782

14210607

14210798 14210797 14210796

14210513 14210512

Wetland Determination Conducted on 4-9-25 by:
Mitch Brinks, Certified Wetland Delineator #1007
Aerial Photo Source: Crow Wing County, 2022





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

Receipt Number: 244383

Permit Number: 250041C

Property Owner(s): MICHAEL + KELLY STONE, OFF-LAKE PROPERTIES LLC, CROSSWOODS PROPERTIES, LLC
JOHN + DOLORES STONE, CROSSWOODS GOLF COURSE, INC.

Mailing Address: 35878 COUNTY RD 3, CROSSLAKE

Site Address: 35878 COUNTY RD 3, CROSSLAKE

Phone Number: 218-820-0789

E-Mail Address: CROSSWOODS@CROSSLAKE.NET

Parcel Number(s): 14150549 14210785 14210778
14160763 14210782

Legal Description: _____

Sec 21 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: 92

Lake/River Name: N/A

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

If yes, list Parcel Number(s) _____

Authorized Agent: MICHAEL STONE

Agent Address: 35878 COUNTY RD 3

Agent Phone Number: 218-820-0789

Signature of Property Owner(s) [Signature]

Date 4/8/25

Signature of Authorized Agent(s) [Signature]

Date 4/8/25

- All applications must be accompanied by a site plan
- Fee \$750 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 PS Date 4-11-2025 Land Use District RRS Lake Class na

Septic: Compliance na SSTS Design na Installation na
Certificate of Survey was waived per Paul Satterlund, PZ Admin.

(Check applicable requests)

☐ **Residential & Related Uses:**

Specify Dirt Moving

☐ 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?

GOLF COURSES ARE AN AESTHETICALLY PLEASING USE OF LAND. PRESERVING GREENSPACE, OFFERING RECREATIONAL OPPORTUNITIES, AND PROVIDING WILDLIFE HABITAT. APPROPRIATE SAFETY CORRIDORS HAVE BEEN DESIGNED INTO THE PLAN.

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

YES ☒ NO ☐

Why?

PRIMARILY LANDSCAPING + EARTHMOVING PROJECT - MEETS STANDARDS. NO STRUCTURES ARE PROPOSED.

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

YES ☒ NO ☐

Why?

PROMOTES GREENSPACE, RECREATION, HEALTHY LIFESTYLE, TOURISM

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

YES ☐ NO ☒

Why?

MOST LIKELY IMPROVE PROPERTY VALUES AND DESIRABILITY OF SURROUNDING PROPERTIES.

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

YES ☐ NO ☒

Why?

NO IMPACT. PEDESTRIAN/CART CROSSING REQUESTED FOR PINE BAY RD. ALSO IRRIGATION BORING UNDER PINE BAY RD.

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?