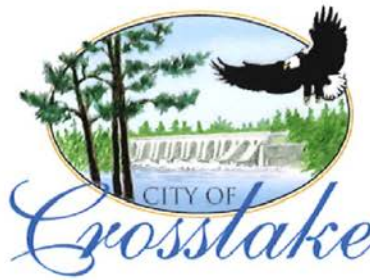


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

August 22, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Kyle & Debra Lejonvarn

Authorized Agent: na

Site Location: 34241 Urbans Point Rd, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Road right-of-way setback of 27 feet where 35 feet is required to proposed structure
- Side yard setback of 5 feet where 10 feet is required to proposed structure
- Side yard setback of less than the required 10 feet to proposed driveway extension
- Size of 861 square feet where 700 square feet is allowed for an auxiliary quarter

To construct:

- 1200 square foot accessory structure to include 861 square foot auxiliary quarter
- A driveway extension to the proposed structure

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: Kyle & Debra Lejonvarn

Parcel Number(s): 14300573

Application Submitted: July 7, 2025

Action Deadline: September 5, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Variance for:

- Road right-of-way setback of 27 feet where 35 feet is required to proposed structure
- Side yard setback of 5 feet where 10 feet is required to proposed structure
- Side yard setback of less than the required 10 feet to proposed driveway extension
- Size of 861 square feet where 700 square feet is allowed for an auxiliary quarter

To construct:

- 1200 square foot accessory structure to include 861 square foot auxiliary quarter
- A driveway extension to the proposed structure

Current Zoning: Rural Residential 2 (RR2)

Existing Impervious Coverage:

11.9%

Proposed Impervious Coverage:

20.2%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 9-19-2024

Parcel History:

- Urban's Point established in 1923
- July 1982 – 330 sf permit, no other details given
- May 2001 – 7x10 concrete slab under out house
- August 2024 – Demo building
- October 2024 – Upgrade the septic system
- November 2024 – 30x40 accessory structure with auxiliary quarters
- September 2024 – Compliant septic compliance inspection on file

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: Comment(s) received

POSSIBLE MOTION:

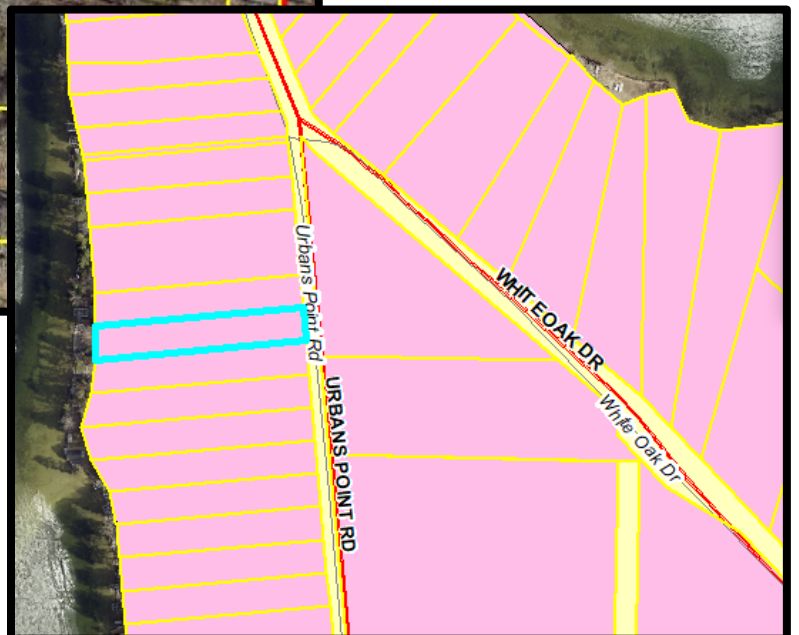
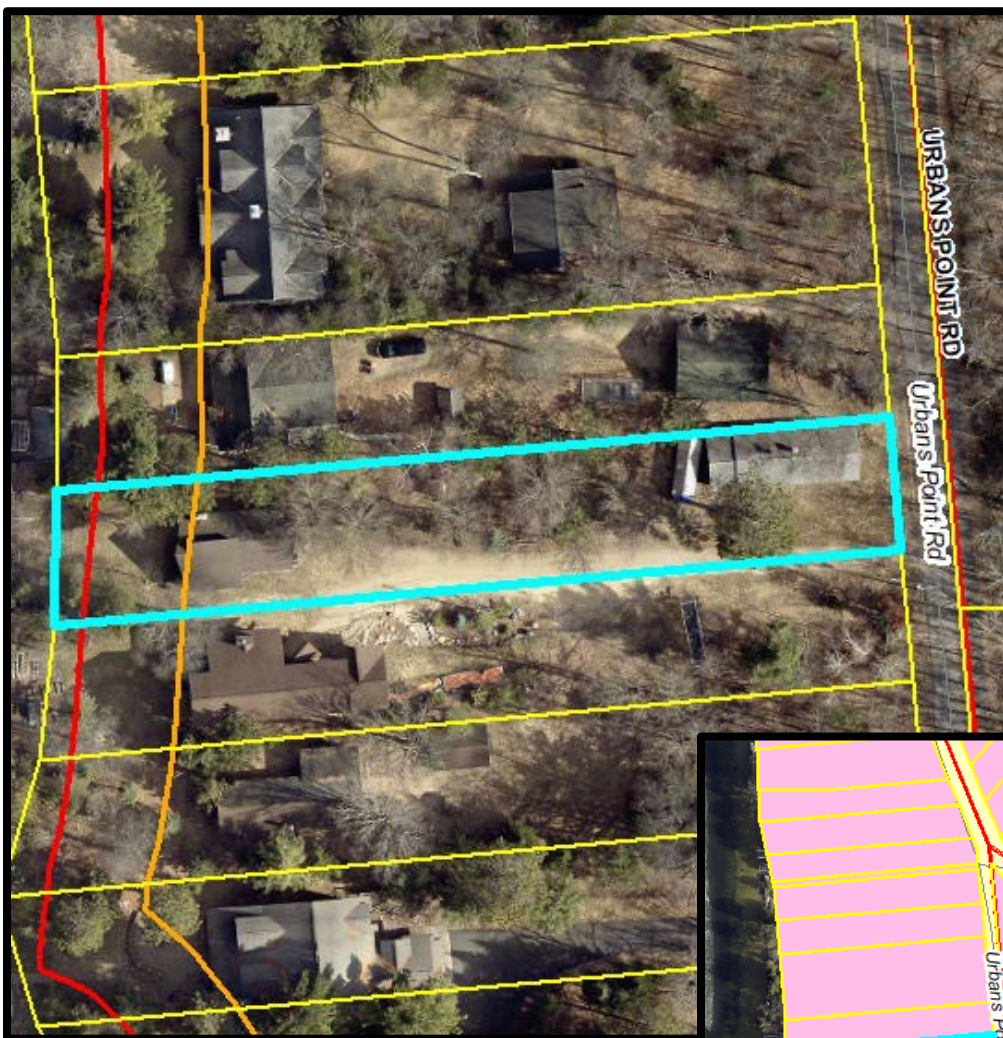
To approve/table/deny the variance to allow:

- Road right-of-way setback of 27 feet where 35 feet is required to proposed structure
- Side yard setback of 5 feet where 10 feet is required to proposed structure
- Side yard setback of less than the required 10 feet to proposed driveway extension
- Size of 861 square feet where 700 square feet is allowed for an auxiliary quarter

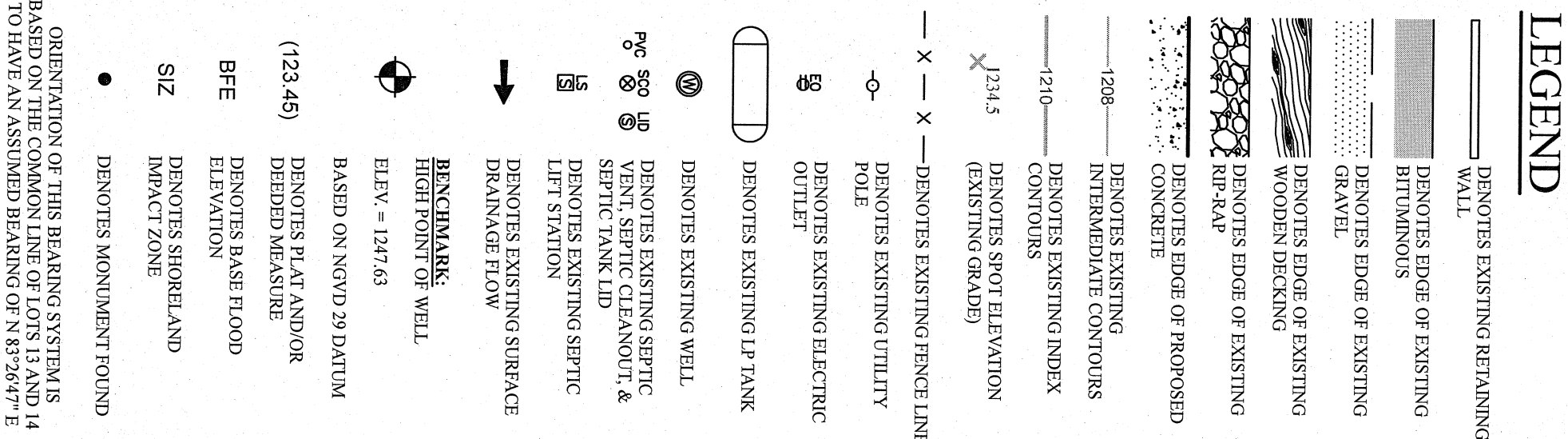
To construct:

- 1200 square foot accessory structure to include 861 square foot auxiliary quarter
- A driveway extension to the proposed structure

As shown on the certificate of survey dated July 1, 2025



URBAN'S POINT, LOT 14, BLOCK 2
SECTION 30, TOWNSHIP 137, RANGE 27
CITY OF CROSLAKE, CROW WING COUNTY, MINNESOTA
AREA = 17,369 SQ. FT± / 0.4 ACRES±



| IMPERVIOUS CALCULATIONS | | | |
|-------------------------|--------------------------|-------------------|-----------------------------|
| EXISTING | IMPERVIOUS AREA (sq.ft.) | Net Area (sq.ft.) | Percent Impervious (sq.ft.) |
| House | 881 | 17,369 | 5.1% |
| Sheds | 98 | 17,369 | 0.6% |
| Gravel | 1,088 | 17,369 | 6.3% |
| Total | 2,067 | 17,369 | 11.9% |

| IMPERVIOUS CALCULATIONS | | | |
|----------------------------|--------------------------|-------------------|-----------------------------|
| | IMPERVIOUS AREA (sq ft.) | Net Area (sq ft.) | Percent Impervious (sq ft.) |
| PROPOSED | | | |
| House | 881 | 17,369 | 5.1% |
| Sheds | 98 | 17,369 | 0.6% |
| Proposed Garage | 1,200 | 17,369 | 6.9% |
| Proposed Concrete | 100 | 17,369 | 0.6% |
| Proposed & Existing Gravel | 1,428 | 17,369 | 7.1% |
| | 3,407 | 17,369 | 20.2% |

| RUN OFF CALCULATIONS | | | |
|---|---------------|---|-------------|
| Total Impervious Surface Area (from table to left) | 3,367 sq. ft. | X | 0.0833 ft. |
| | | = | 280 cu. ft. |

STORM WATER DRAINAGE PLAN AS SHOWN PROVIDED BY CLIENT

Driveway is paved between the subject lot and Lot 15, Blaine, Urbans Point. Road right of way depicted as 40 feet wide, based on previous surveys in the area. Width is unclear on original plat.

No wetlands were found on 6/6/2025 at the site per Ben Metcalf, Metcalf Environmental, LLC. Wetland Delineation Report No. 2025-001. Wetland Delineation Report No. 2025-001. MN Certified Wetland Delineator #1031.

Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

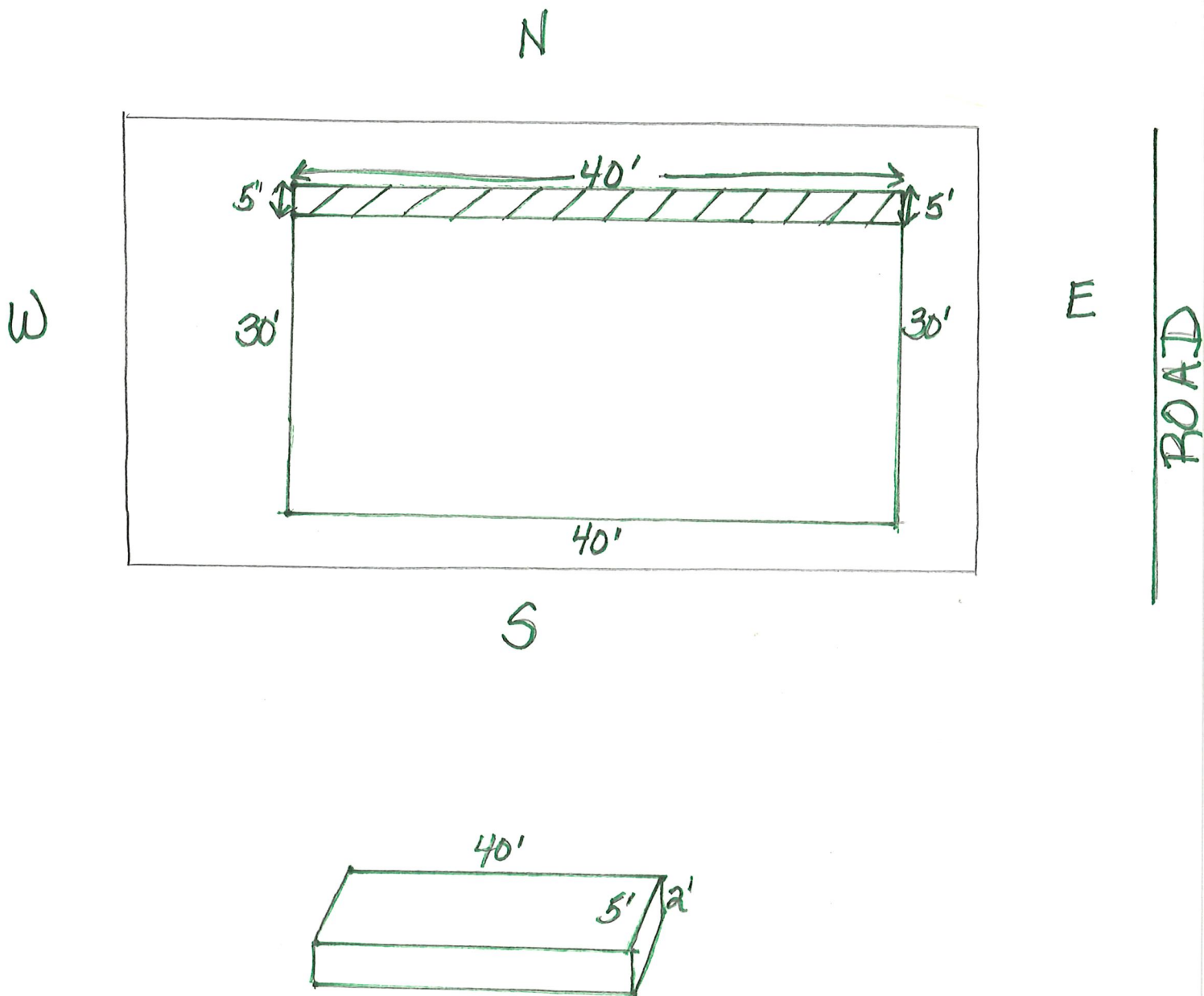
Cad 7/1/2025 1:57 PM - F:\Drawings\2025\25119 Leionyam\C25119.dwg

Cut and Fill Calculation

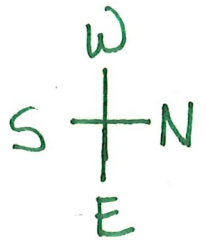
If the 5' variance on the north side is granted, the following would be done:

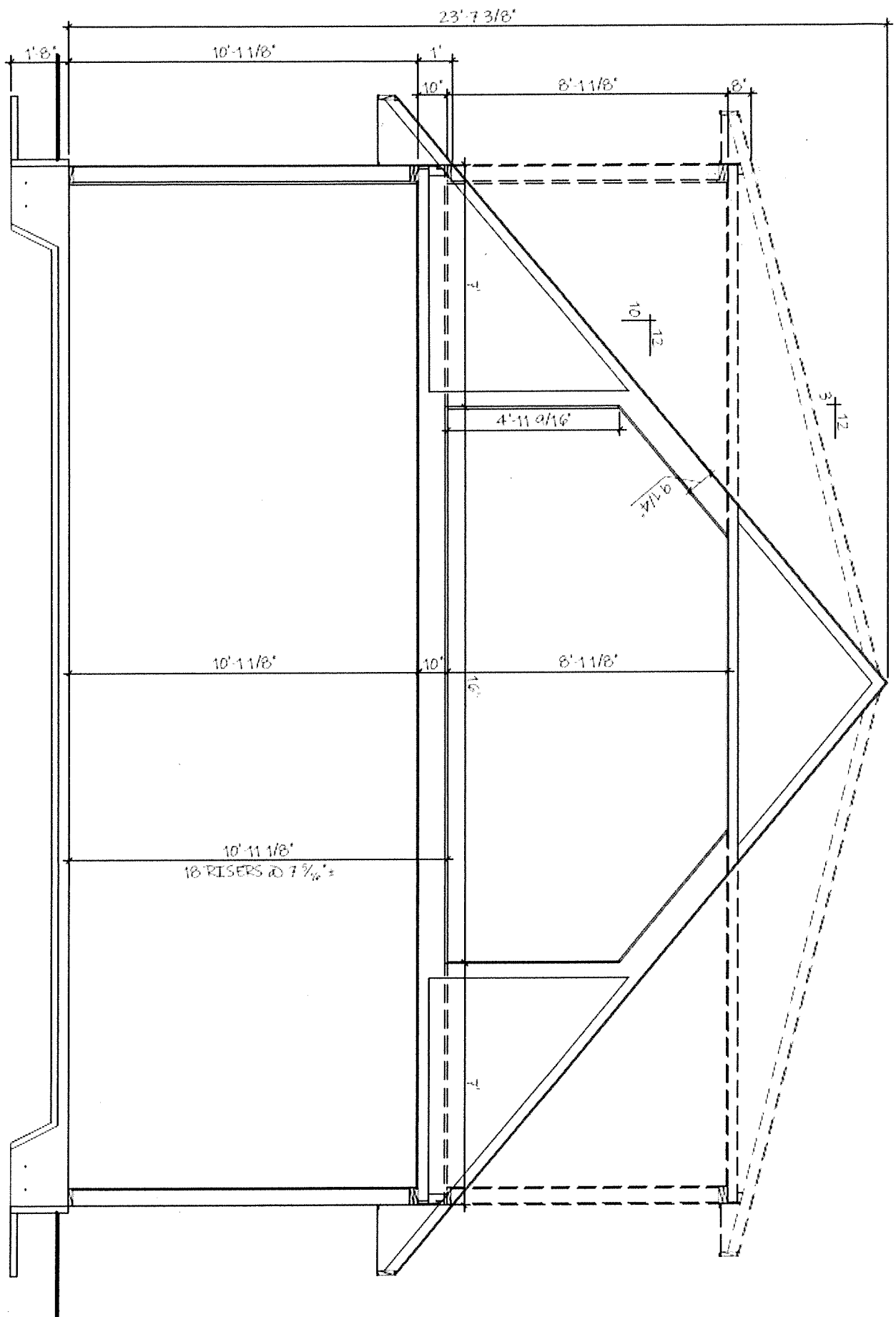
40' long x 5' wide x 2' depth = 400 sq ft of fill would be needed.
(40 x 5 = 200 sq ft x 2 depth = 400)

Drawings



Lot Lines - Green
Old Bldg - Red
New Bldg - Blue

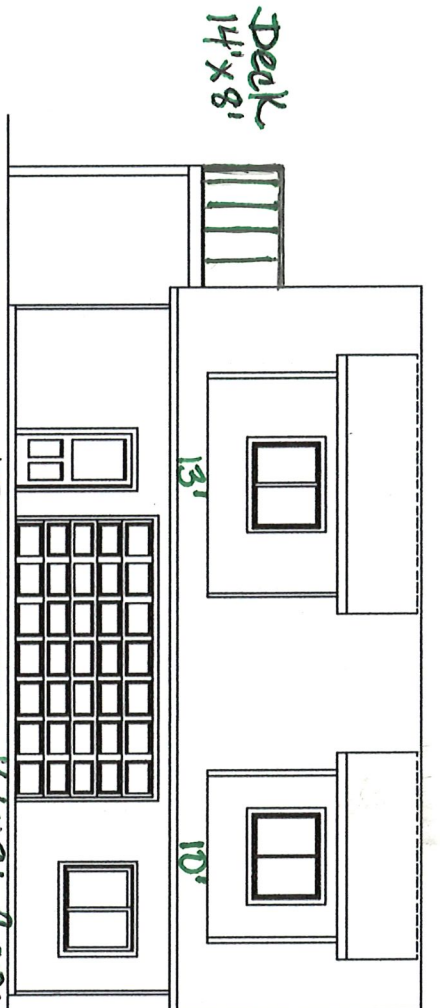




BUILDING SECTION

SCALE: $1/4" = 1'$ (1/2 SCALE ON 11X17)

(South Side)



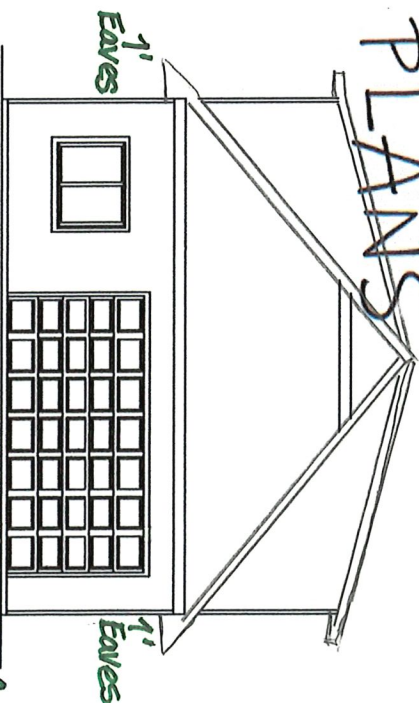
23' 7 3/8" Total Height

PRELIMINARY PLANS
"FINAL"



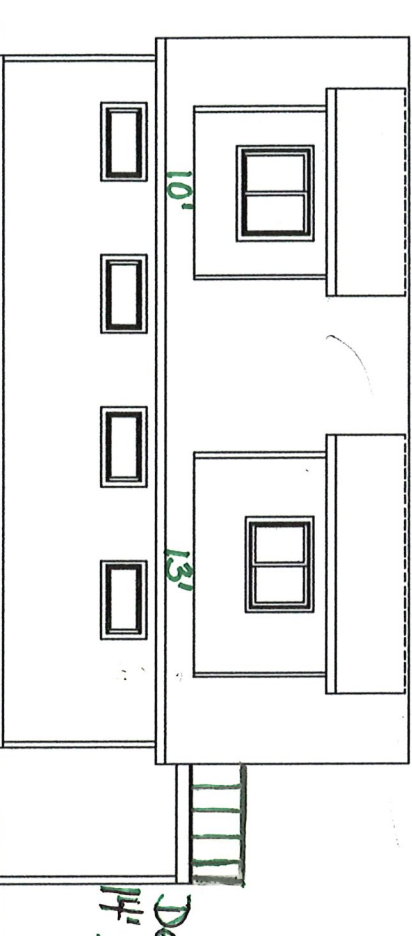
(West Side)

LEFT ELEVATION
SCALE: 1/4" = 1' (1/2" SCALE ON 10/13)

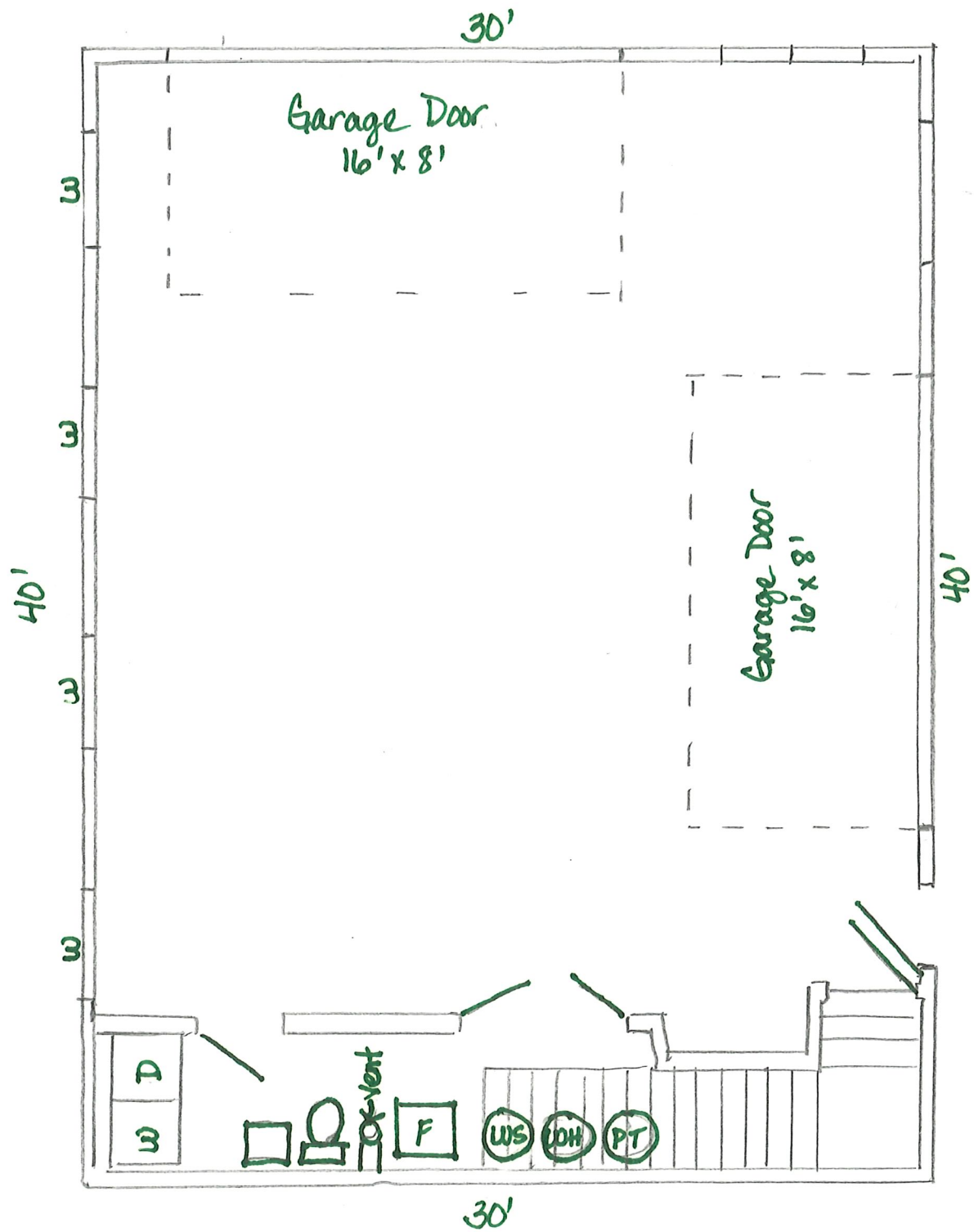


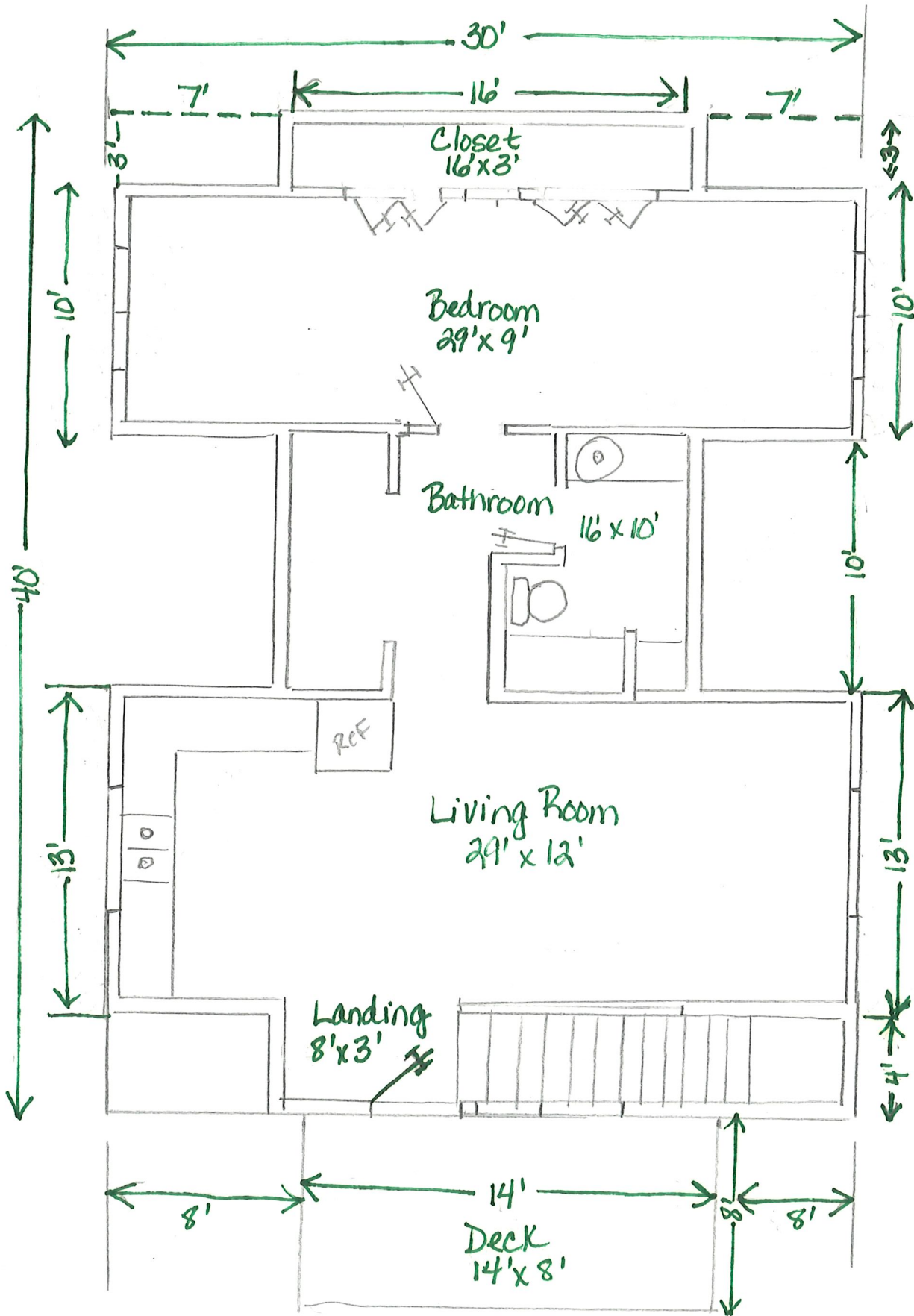
(East Side)

RIGHT ELEVATION
SCALE: 1/4" = 1' (1/2" SCALE ON 10/13)



REAR ELEVATION (North Side)
SCALE: 1/4" = 1' (1/2" SCALE ON 10/13)

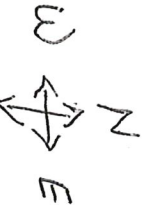
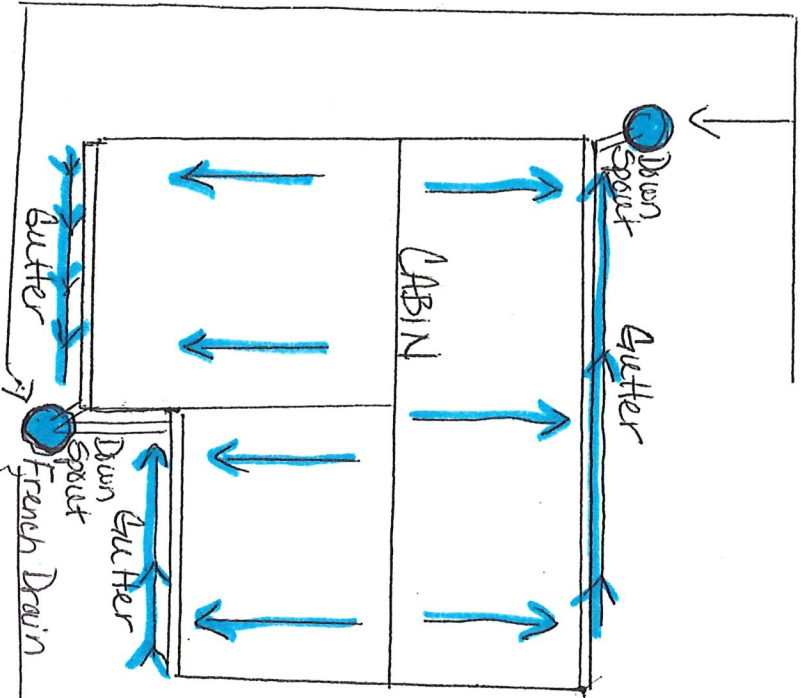




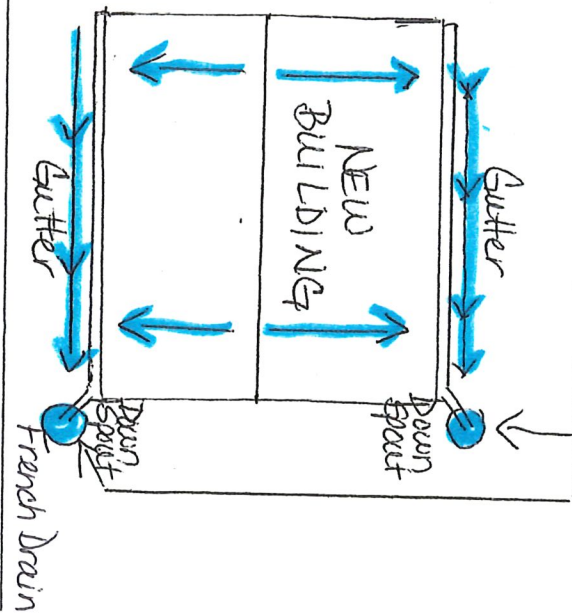
Storm Management Plan

LAKE

French Drains



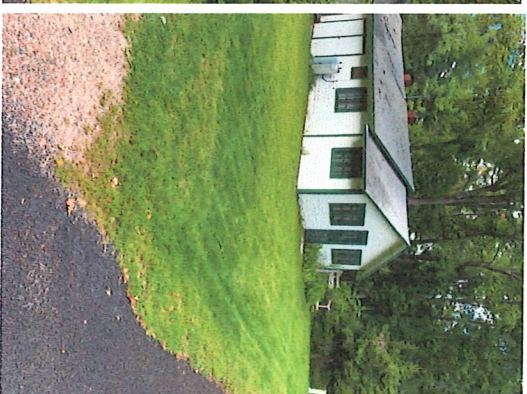
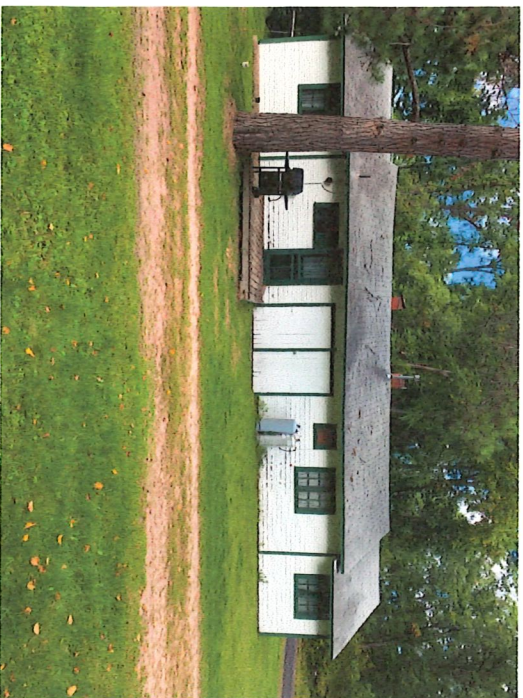
French Drains



Drive Way

34241 Urbans Point Road
Crosslake, MN 56442

Parcel ID: 14300573



These are pictures of the building that was on our property. This was built in the 1930's. The size was 55' x 18'. It was starting to fall apart and quite an eye sore for the neighborhood.

Distance from this old building to side yard (to the North) was between 1' to 7' from the property line because of the angle of the lot.

Distance from this old building to road surface (to the East) was approximately 20'.

This 1930's building has been removed and site has been cleared

Site has been cleared for Accessory building

Side Yard Variance Request: Requesting a 5' variance on this side yard (to the North). This will allow for safety concerns to be eliminated.

* Access entry / exit door would then be a safe distance away from the shared driveway with the neighbors.

* Without this setback variance, the maneuverability into accessory building would be very limited from shared driveway. Land on other side of driveway is neighbors and also their septic drain field which cannot be driven across.

Road Variance Request: Requesting approximately 8' variance or about 35' from the road surface (to the East).

The proposed placement of the new accessory building provides a greater setback distance from both property lines, in most areas, than the old building had.

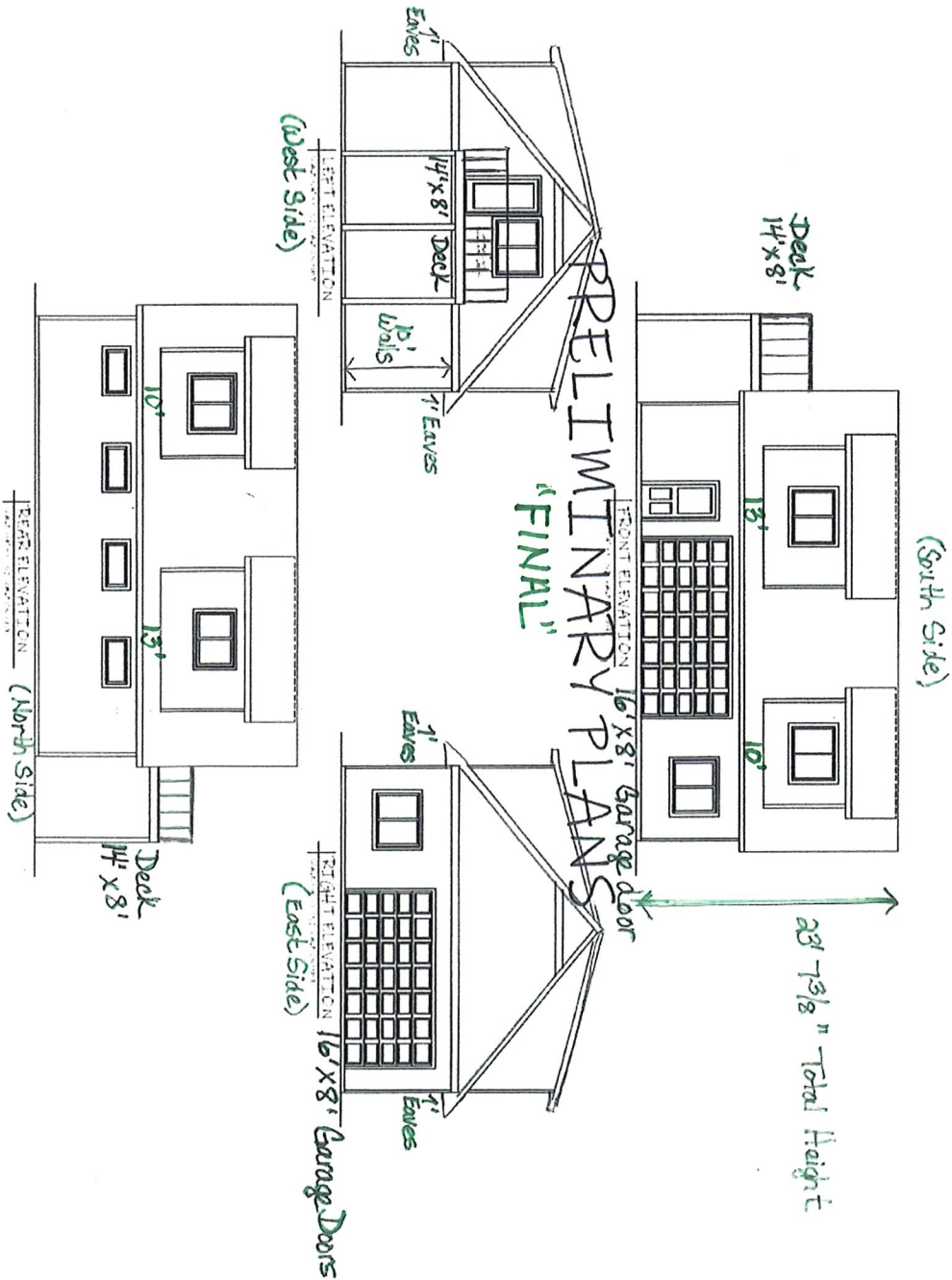
We are limited to this building site due to the following constraints:

1. The lot width of only 50'
2. The unusual shape of the lot
3. The shared driveway
4. The existing buildings
5. The existing placement of septic drain field



As you can see, the new Accessory Building with Auxiliary Quarters will improve the essential character of the neighborhood.

This will also allow the storage of boat trailers inside of a building instead of outside on the property.



From: [Mike Arms](#)
To: [Cross Lake PZ](#)
Subject: Lejonvarn variance request
Date: Monday, August 11, 2025 2:37:17 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender frgoose.arms@gmail.com

To: City of Crosslake Planning Commission / Board of Adjustment

I am writing to you because I cannot attend the August 22, 2025 public hearing. This is about the letter I received letting me know about the variance request submitted from Kyle & Debra Lejonvarn on 34241 Urbans Point Road. I want to let you know that I am in favor of all the variance requests they have submitted for their property. I am the closest neighbor to them and I am pleased to see the old 1930's building gone and being replaced with something fitting to our neighborhood.

I have lived here many years and it is great to see the nice changes.

Father Mike Arms
34257 Urbans Point Road
Crosslake, MN 56442



Variance Application

Planning and Zoning Department

13888 Daggett Bay Road, Crosslake, MN 56442

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

\$756.00

Receipt Number: 244461

Permit Number:

250124V

Property Owner(s): Kyle & Debra Lejonvarn

Mailing Address: 15120 Tyler St Ham Lake MN 55304

Site Address: 34241 Urbans Point Rd Crosslake 56442

Phone Number: 612-251-3411

E-Mail Address: lejonvarn@hotmail.com

Parcel Number(s): 14300573

Legal Description: Lot 14 Block 2 Urbans Point

Sec 30 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Cross

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

If yes list Parcel Number(s) _____

Authorized Agent: na

Agent Address: na

Agent Phone Number: na

Variances

(Check applicable requests)

☐ Lake/River Setback

☒ Road Right-of-Way Setback
27' where 35' is required

☐ Bluff Setback

5' where 10' is required

☒ Side Yard Setback

☐ Wetland Setback

☐ Septic Tank Setback

☐ Septic Drainfield Setback

☐ Impervious Coverage

☐ Accessory Structure

☐ Building Height

☐ Patio Size

☒ Living Quarters
861 sq. ft where 700 is required

☒ Driveway
8' where 10' is required

Signature of Property Owner(s) Debra K Lejonvarn

Date 7/1/2025

Signature of Authorized Agent(s) _____

Date _____

- All applications must be accompanied by a signed Certificate of Survey
- ☒ Fee \$750 for Residential and Commercial Payable to "City of Crosslake" 750 + 6.00 copies
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by CS Date 7.7.2025 Land Use District SD

Lake Class G0 Septic: Compliance 9-19-24 SSTS Design na Installation na



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes ☐ No ☐

Why:

Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes ☐ No ☐

Why:

Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes ☒ No ☐

Why:

There are several constraints on this property that only allows the use of this location. The lot width of 50' along with the unusual shape, shared driveway with the neighbors, septic drain field, and existing buildings.

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why:

The new accessory building will improve the essential character of the neighborhood. The old building was frankly an eye sore in the neighborhood. There are as many as 4 or more properties on our road with a similar structure so it is very fitting to the neighborhood.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why:

Previous owner built in the 1930's before zoning codes and road setbacks existed. The new accessory building provides a greater setback from both property lines even with the variance than the old building had.

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why:

By building this new accessory building it will eliminate the old building encroachments significantly. The new building with the variances will still have greater setbacks on both the East and North sides than the old building.



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: