

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

December 19, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Hanning Joint Trust

Authorized Agent: Cooper Hanning

Site Location: 36152 Gale Lane, Crosslake, MN 56442

Request:

- To amend the Official Land Use Map on parcel 14180538, 14180539, 14180503 from Rural Residential 5 (RR5)/Shoreland to Rural Residential 2 (RR2) involving approximately 8.9 acres.

Location: See map 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: Hanning Joint Trust

Parcel Number(s): 14180538, 14180539, 14180503

Application Submitted: November 3, 2025

Action Deadline: January 2, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Cooper Hanning

Request:

- To amend the Official Land Use Map on parcel 14180538, 14180539, 14180503 from Rural Residential 5 (RR5)/Shoreland to Rural Residential 2 (RR2) involving approximately 8.9 acres.

Current Zoning: Rural Residential 5 (RR5) & Shoreland District

Adjacent Land Use/Zoning:

North – Shoreland District

South – Shoreland District

East – Rural Residential 5 (RR5) & Shoreland District

West – Rural Residential 5 (RR5) & Shoreland District

Parcel History:

- Perkins Ridge established in 1982 (14180538 & 14130539)
- April 1986 – Place a 16x80 1986 Oak Brook mobile home with septic
- August 1994 – 24x24 garage
- September 2014 – Lot Line Adjustment
- August 2020 – Lot Line Adjustment
- October 8, 2024 – Compliant septic compliance inspection on file

City Community Plan:

Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced. Encourage well-designed residential subdivisions at urban densities in the planned growth areas of the City.

Locate higher density residential developments in areas adjacent to moderate density developments and outside of the shoreland district.

Comprehensive Plans:

Promote the development and implementation of a Crosslake Community Plan that effectively and efficiently plans for land use, community facilities, transportation, housing, economic development and environmental protection for Crosslake and the immediately surrounding area. (pg. 39)

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

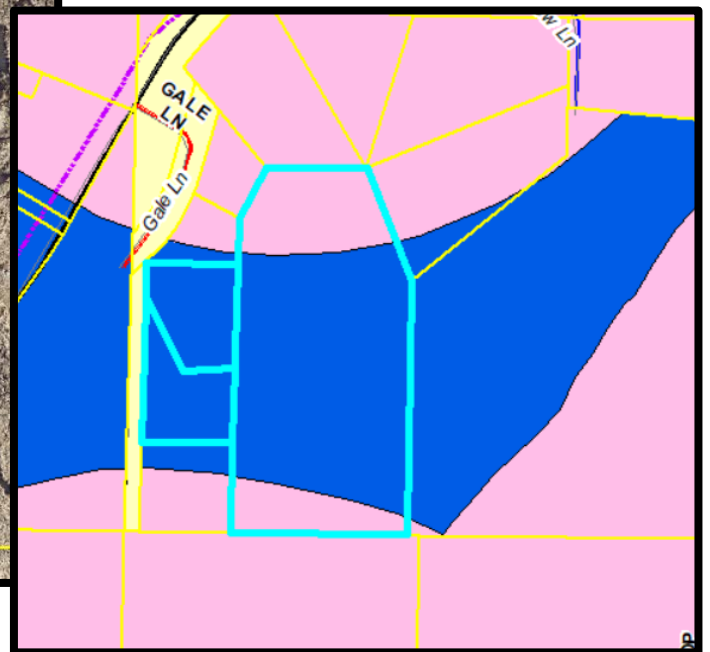
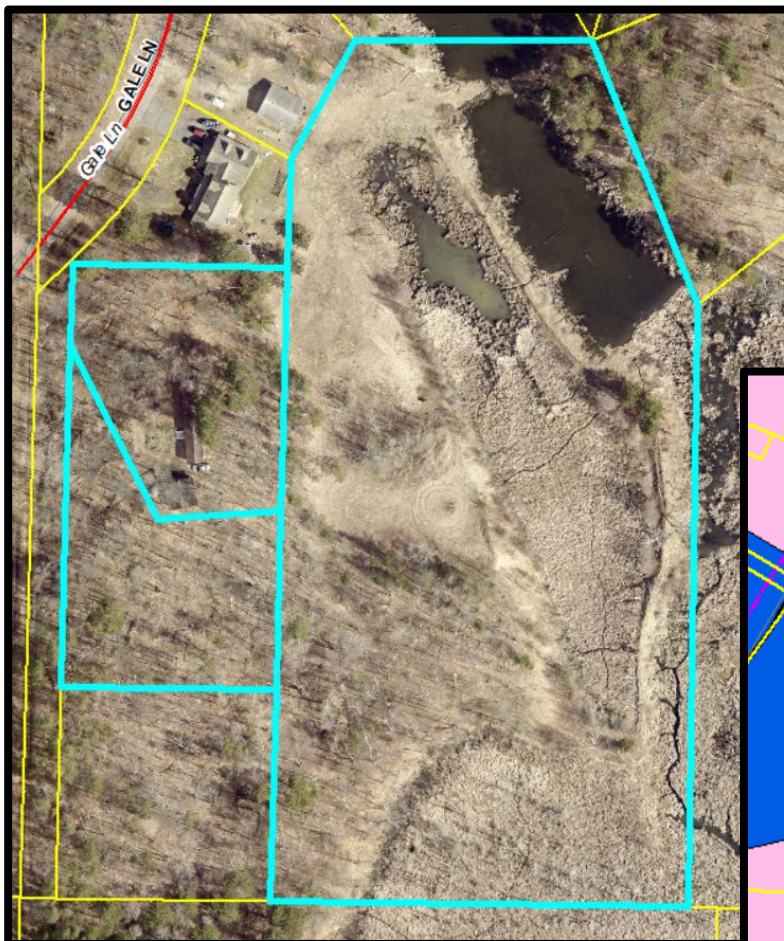
Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve or deny the amendment of the Official Land Use Map from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 8.9 acres



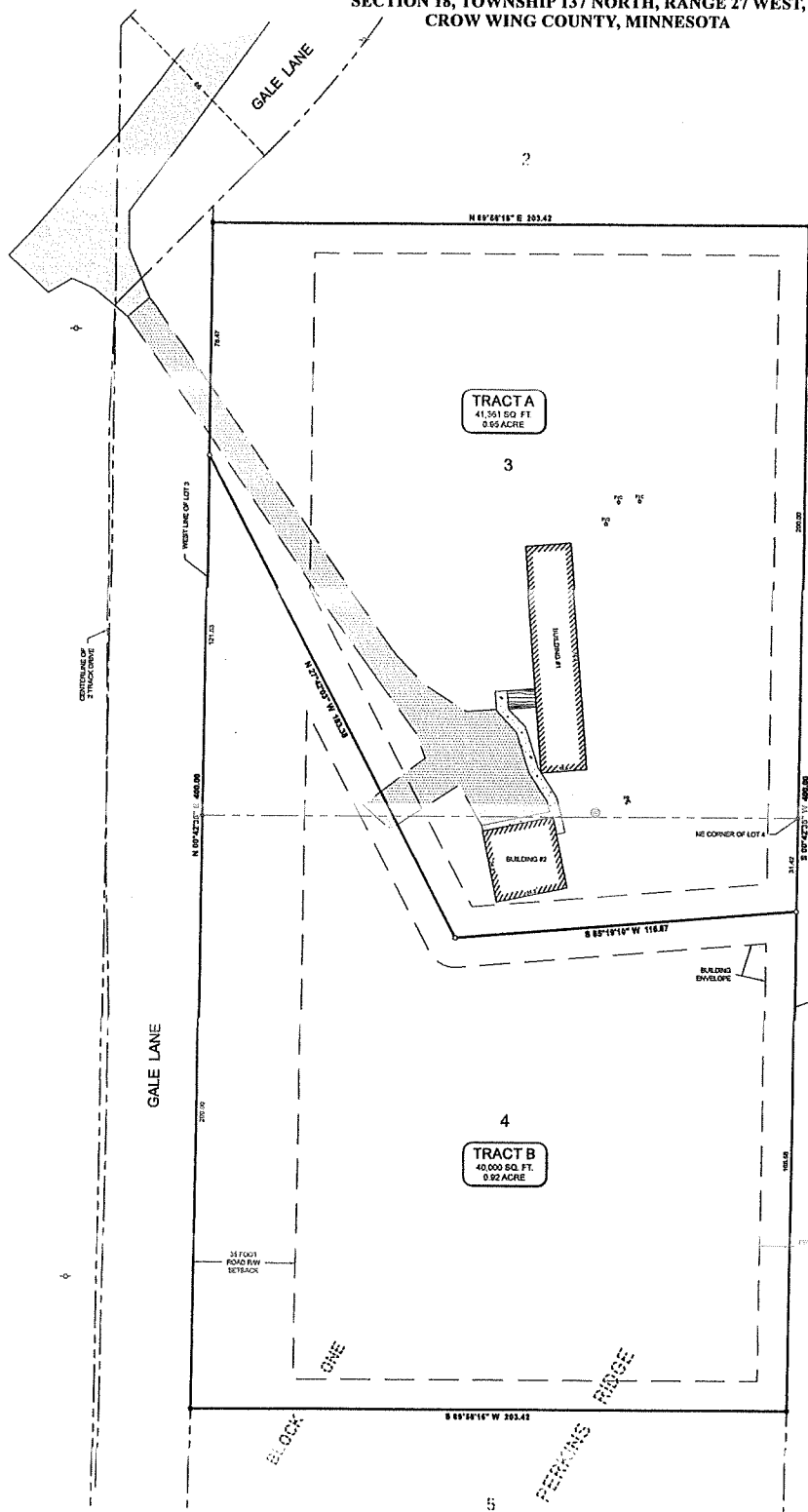


Date: 10/2/2024 Time: 3:35 PM

[illegible]

CERTIFICATE OF SURVEY

LOT 3 AND 4, BLOCK ONE, PERKINS RIDGE,
SECTION 18, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA



TRACT A
41,561 SQ. FT.
0.95 ACRE

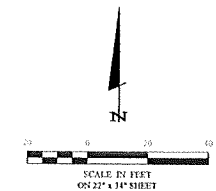
TRACT B
40,000 SQ. FT.
0.92 ACRE

| IMPERVIOUS CALCULATIONS | | | |
|-------------------------|---------------------------|----------------------|------------------------------|
| EXISTING TRACT A | IMPERVIOUS AREA (SQ. FT.) | Total Area (sq. ft.) | Percent Impervious (sq. ft.) |
| Building #1 | 1,199 | 41,561 | 2.9% |
| Building #2 | 592 | 41,561 | 1.4% |
| Concrete | 222 | 41,561 | 0.6% |
| Grass | 4,048 | 41,561 | 9.7% |
| Total | 4,727 | 41,561 | 11.4% |

LEGEND

- DENOTES EDGE OF EXISTING INTERSECTOR
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN FENCE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WELL
- DENOTES EXISTING ROAD
- DENOTES EXISTING METRIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES BORN MONUMENT SET MAILED BY LICENSE No. 4481

NOTES: ALL OF THE BEARING & DISTANCE BASED ON THE RECORDED PLAN OF PERKINS RIDGE.



PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
Those parts of Lots 3 and 4, Block One, PERKINS RIDGE, according to the recorded plat thereof, Crow Wing County, Minnesota, lying northerly and easterly of the following described line:
Commencing at the northeast corner of said Lot 4; thence South 03 degrees 42 minutes 34 seconds West, assumed bearing, along the east line of said Lot 4 for a distance of 31.42 feet to the point of beginning of the line to be herein described; thence South 85 degrees 19 minutes 10 seconds West 116.47 feet; thence North 27 degrees 42 minutes 03 seconds West 183.38 feet, more or less, to the west line of said Lot 3 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B
Those parts of Lots 3 and 4, Block One, PERKINS RIDGE, according to the recorded plat thereof, Crow Wing County, Minnesota, lying southerly and westerly of the following described line:
Commencing at the northeast corner of said Lot 4; thence South 03 degrees 42 minutes 34 seconds West, assumed bearing, along the east line of said Lot 4 for a distance of 31.42 feet to the point of beginning of the line to be herein described; thence South 85 degrees 19 minutes 10 seconds West 116.47 feet; thence North 27 degrees 42 minutes 03 seconds West 183.38 feet, more or less, to the west line of said Lot 3 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 0746931

Lots 3 & 4, Block 1, Perkins Ridge

ABSTRACT PROPERTY

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Subject to reservations, restrictions and easements of record, if any.

NOTES:

1. Zoning for subject tract - "Rural Residential".
2. No wetlands were found on May 27, 2020 at the site per Ben Mahler, Mahler Environmental, LLC.
3. DEN Certified Wetland Determiner #1031.
4. Parcel file of subject parcels: 1418537 & 1418538.
5. The property address of subject parcels: 35152 Gale Lane.

| | | | | | | | | |
|-------------|---|-------------------------|--------------------------|-------------------|------------------|----------------------------------|--|---|
| 1 2 1 | CERTIFICATE OF SURVEY John Moengen 12276 Perkins Road Crosslake, MN 56442 | PROJECT MANAGER: CMH | PROJECT No.: 20121 | DATE: 7-1-2020 | SCALE: 1"=20' | REVISIONS DATE DESCRIPTION BY | I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. [Signature] CYNTHIA REICE FLESHMAN DATE 7/1/2020 LIC NO. 44881 | 35206 Ramonson Road Suite 1 P.O. Box 874 Pequot Lakes, MN 56472 218-568-4949 www.stonemarksurvey.com |
| | | CHECKED BY: CMH | FILE NAME: C20121.dwg | DRAWN BY: RLF | BLOCK 416 PL. 79 | TOWN: JORDGE | DATE: 7/1/2020 | |

Proposed Lot Line
adjustments

3.5A +/-

-85-

2AC10

150

165

4.5A +/-

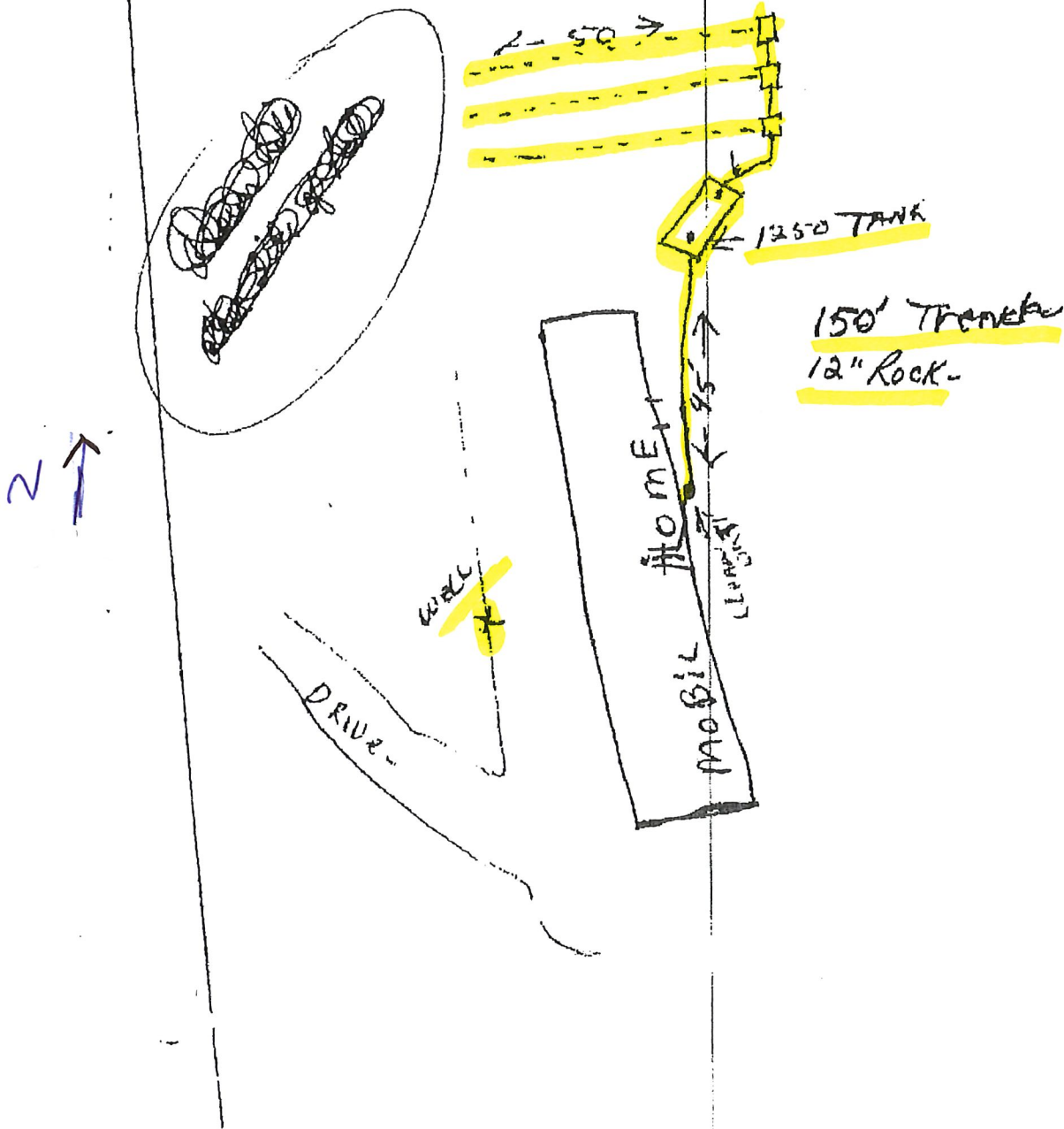
GALE LANE

V Hagen

Wannebo Exc.
Sketch

5/7/86

Keith Russel (son-in-law)





Land Use Map Amendment 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: 486775

Permit Number:

250228L

Property Owner(s): Hanning Joint Trust

Mailing Address: 13023 Anchor Point Rd CL MN

56442

Site Address: 36152 Gale Lane Crosslake MN

56442

Phone Number: 949-973-7220

E-Mail Address: HanningRE@gmail.com

14180503

Parcel Number(s): 14180539; 14180538; 14180500

Legal Description: See Attached

Sec 18 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

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

Lake/River Name: n/a

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

If yes, list Parcel Number(s) _____

Authorized Agent: Cooper Planning

Agent Address: 13023 Anchor Point Rd CL MN

56442

Agent Phone Number: 949-973-7220

Signature of Property Owner(s) _____

Date 11/3/25

Signature of Authorized Agent(s) _____

Date _____

- All applications must be accompanied by a site plan
- Fee \$750 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 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 CS

Date 11-3-25

Land Use District R5 Lake Class na

Land Use Map Amendment

R5 +

Shoreland Current Land Use District

R2

Proposed Land Use District

Access

____ Public Road

____ Easement

Easement recorded: ____ Yes ____ No

Septic

Compliance _____

SSTS Design _____

Installation _____



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

Findings of Fact

Supporting/Denying a Land Use Map Amendment

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. The following questions are to be considered, but are not limited to:

1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes ☒ No ☐

Why?

Currently the parcels are a mix of Shoreland District and Rural Residential (R5). Residential 2 (R2) is a good compromise of this land.

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes ☒ No ☐

Present Land Use:

Proposed Land Use:

Why?

Shoreline District and R5

Residential 2 (R2)

There is a need for more residential lots which also provides enough open space to protect Crosslake up North appeal. We plan to build three homes in these parcels and provide housing for the residence of Crosslake.

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes ☒ No ☐

Why?

The change in land use would allow us to make three large lots for Single family residences. Two of the lots would be over 3 acres and the third lot would be 2 acres. Currently two of the lots are only 1 acre or less. The R2 in this circumstance allows us to not have the 1 acre lots.

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes _____ No X _____

Why?

Currently there are many lots adjacent to the property that are between 1 acre and 2 acres. This change would eliminate the 1 acre lots.

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes X _____ No _____

Why?

The change in land use here will maintain the land's health, safety and general welfare. With the larger lots there is more impervious space which allows this land to maintain a lot of its natural appeal.



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

Findings of Fact

Supporting/Denying a Land Use Map Amendment

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1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes_____ No_____

Why?

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes_____ No_____

Present Land Use:

Why?

Proposed Land Use:

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes_____ No_____

Why?

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes_____ No_____

Why?

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes_____ No_____

Why?