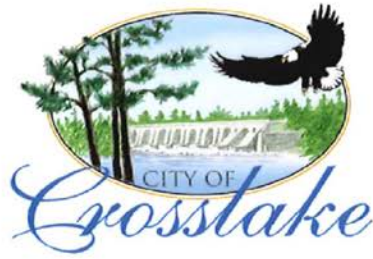


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

May 8, 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: NA

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

Request:

- Ordinance to be amended to include a Golf Course use in the Rural Residential 5 (RR5) district with a conditional use permit (CU) within the Land Use Tables in Article 10 and any necessary related language

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: Michael Stone

Parcel Number(s): NA – District is RR5

Application Submitted: March 20, 2025

Action Deadline: May 19, 2025

City 60 Day Extension Letter sent / Deadline: April 8, 2025 / July 18, 2025

Applicant Extension Received / Request: NA / NA

City Council Date: Unknown

Authorized Agent: N/A

Request for:

Ordinance to be amended to include a Golf Course use in the Rural Residential 5 (RR5) district with a conditional use permit (CU) within the Land Use Tables in Article 10 and any necessary related language

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

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

Lake Association: No comment received before packet cutoff date

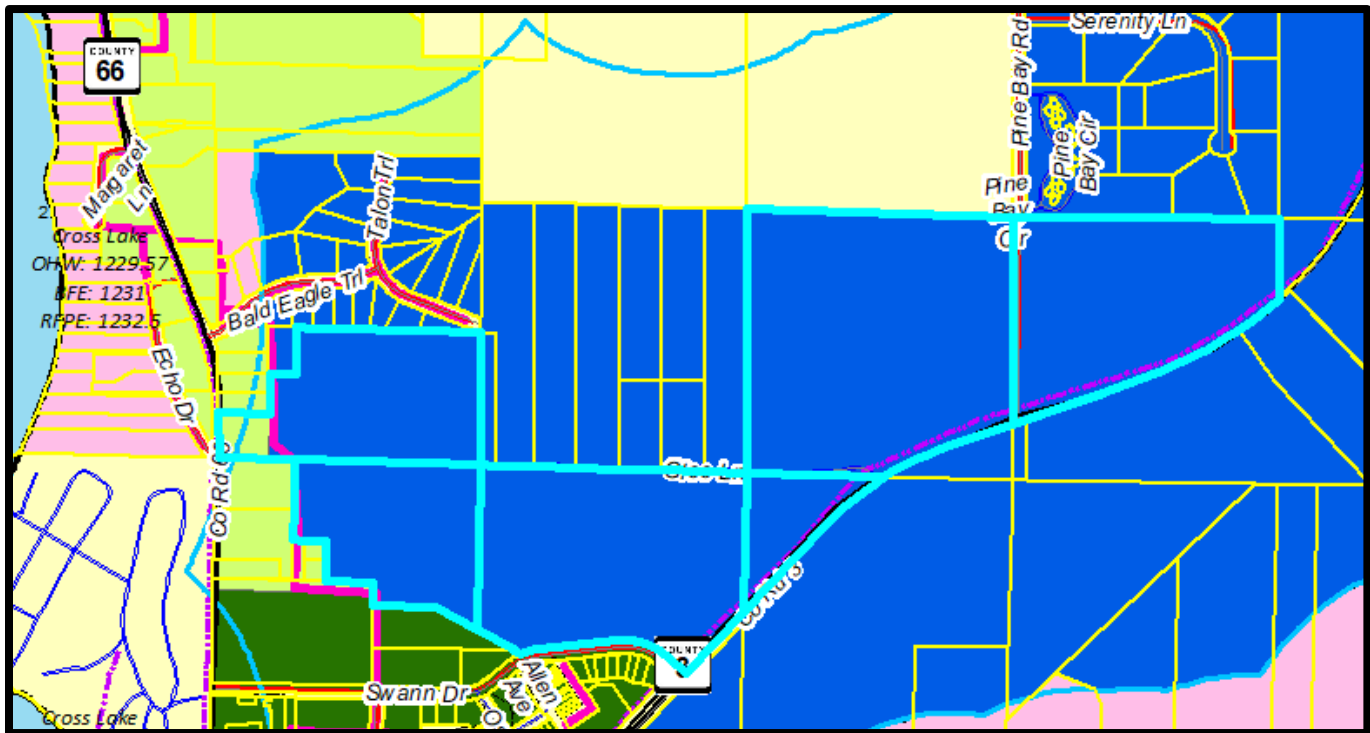
Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

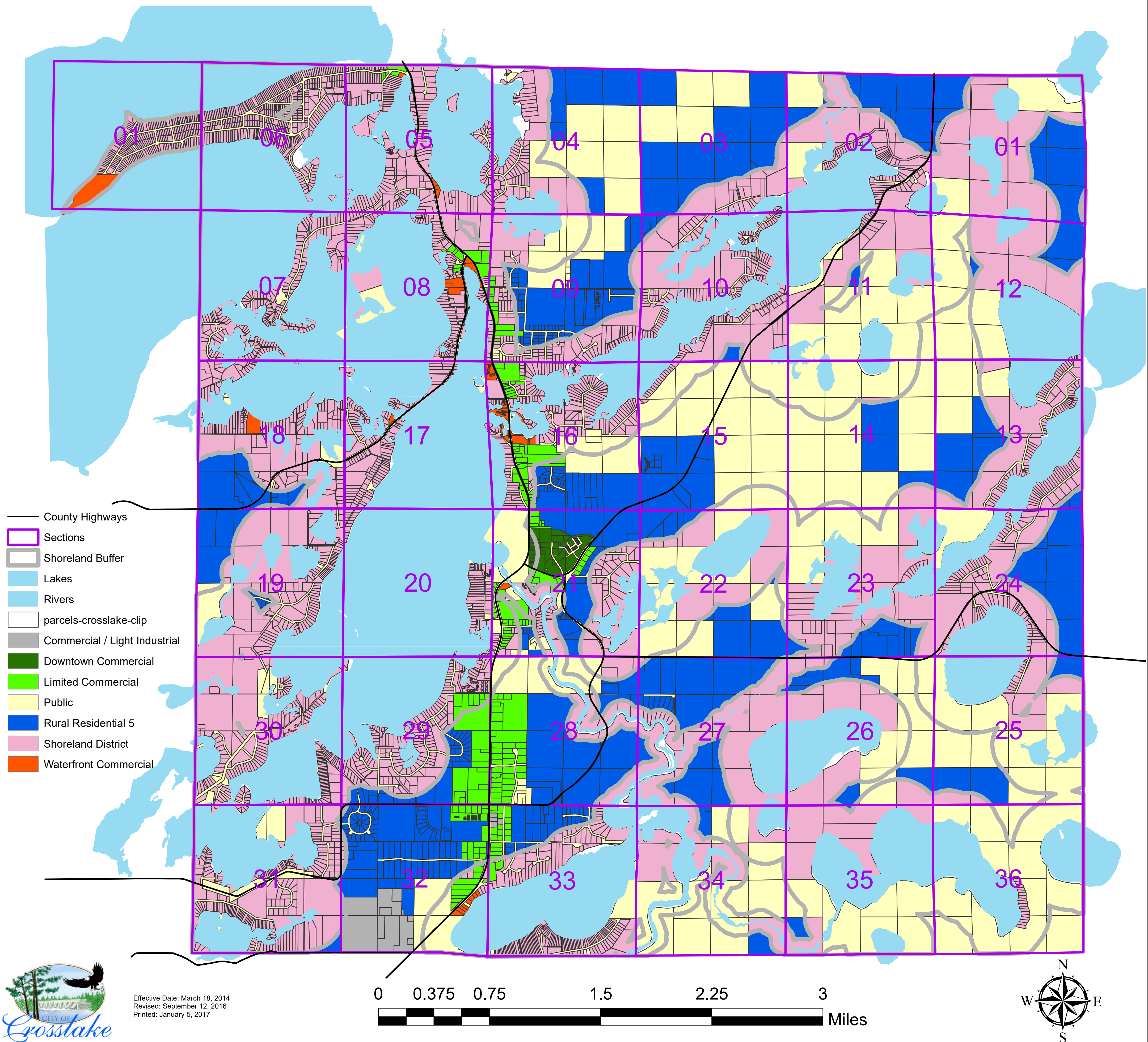
Concerned Parties: N/A

POSSIBLE MOTION:

To recommend/deny the ordinance to be amended to include a Golf Course use in the Rural Residential 5 (RR5) district with a conditional use permit (CU) within the Land Use Tables in Article 10 and any necessary related language



CITY OF CROSSLAKE LAND USE DISTRICTS MAP



- (1) Shoreland District (SD).** The purpose of this district is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, protect drinking water sources, and provide for the wise use of water and related land resources. The primary use within this district is seasonal and year-round single family residential. Lot dimensions and density limitations are controlled by lake or river classifications. Compatible commercial or water-oriented commercial uses may be allowed as permitted or as conditional uses.
- (2) Rural Residential-5 (RR-5).** The purpose of this district is to establish and maintain a low density residential district with 5 acre minimum lot sizes outside the shoreland zone, preserving the character of the city and providing a rural single family setting with limited agriculture/forestry uses. The primary use within this district is single family residential and agriculture/forestry. Compatible commercial uses may be allowed as permitted or as conditional uses.
- (3) Waterfront Commercial (WC).** The purpose of this district is to accommodate commercial uses in the shoreland district where access to and use of a surface water feature is an integral part of the business. The primary uses in this district are marinas, resorts and restaurants with transient docking facilities.
- (4) Limited Commercial District (LC).** The purpose of this district is to establish and provide a commercial environment with a limited mixture of commercial and office related development and services. A commercial district may be located within or outside the shoreland zone.
- (5) Downtown Commercial District (DC).** The purpose of this district is to establish and provide a commercial environment with a mixture of commercial and office related development and services and maintain a pedestrian-oriented commercial district consisting of retail, offices and professional services. A downtown commercial district may be located within or outside the shoreland zone.
- (6) Commercial/Light Industrial District (C/LI).** The purpose of this district is to establish and maintain a district for light industrial purposes with commercial activities which can provide the employment opportunities for the residents of the community, allow for the production and manufacture of goods and products, provide for the retail display and sale of the goods and products manufactured on the site with other related products or services, and provide professional contractor services and related office uses.
- (7) Sensitive Shoreland (SS).** The purpose of this district is to accommodate limited residential uses, agricultural uses, and forest management activities within the shoreland protection zone while conserving sensitive land areas on which more intensive development would adversely affect water quality, wetlands, lakes, shorelines, slopes, wildlife habitat, biological ecosystems, or scenic and natural values. Density is decreased and performance standards established in order to minimize disturbance of soils and vegetation in the shoreland district, to prevent damage from erosion, floods, siltation and water turbidity, to prevent the loss of vegetation, fish, wildlife and natural habitat, to protect the quality of ground and surface waters, and to conserve natural and scenic areas in the shoreland protection zone. This district can only be designated in shoreland areas determined to be sensitive by the City Council.
- (8) Corridor Overlay District (CO).** The purpose of this district is to protect and enhance the aesthetics of the City of Crosslake's main entrances and corridors by encouraging sustainable development that respects the environment and upholds the community's northwoods character. Certain land uses are prohibited in this district along with greater regulations on architectural standards to ensure protecting the beauty of Crosslake long term.
- (9) Mixed-Use District (MU)** The purpose of this district is to provide the ability to be diverse in the multi-use at the present time as well as allowing the use to be interchangeable in the future. This district also is to accommodate personal storage buildings with performance standards established in Articles 28 and 29, along with Sec. 26-282. To create this district a Land Use Map amendment (LUMA) will be required.

PART I - CODE OF ORDINANCES
Chapter 26 - LAND USE

Sec. 26-281 Land Use Tables

The following table establishes the permitted, conditional, and allowed uses within the land use districts of the City. Any uses not listed in these tables are prohibited.

For the purposes of this table:

“P”	means a use requiring a permit
“PP”	means a use requiring a permit with performance standards
“CU”	means a use requiring a conditional use permit
“I”	means an interim use
“A”	means a use that is allowed without a permit but may have performance standards
“SD”	means a shoreland district
“RR-5”	means a rural residential district—5 acre minimum lot size
“WC”	means a waterfront commercial district
“LC”	means a limited commercial district
“DC”	means a downtown commercial district
“C/LI”	means a commercial/light industrial district
“SS”	means a sensitive shoreland district
“CO”	means a corridor overlay district – 400ft from edge of ROW on each side of Cty Rd 16, 3, 66, 36, and 37
“MU”	means a mixed-use district

PART I - CODE OF ORDINANCES
Chapter 26 - LAND USE

LAND USE TABLES	S D	RR 5	S S	L C	D C	W C	C/ LI	MU
(1) Agricultural Uses								
Farm buildings (barns, silo, hay shed, etc.)	P	P	P	P				
Farmland: Crop growing and harvesting	A	A	A	A				
Farmland: Livestock, poultry use, including related buildings	A	A		A				
Forest land: growth, harvest	A	A	A	A		A	A	
(2) Residential and Related Uses								
Accessory structure ≤ 1200 sq ft (see Article 36)	P	P	P	CU	CU	CU	CU	CU
Accessory Structure >1200 sq ft (See Article 36)	2+ac = CU	2+ac =CU	2+ac = CU	CU	CU	CU	CU	CU
Auxiliary quarters/cottage - 24' or wider	PP	PP	PP					
Controlled access lot								
Energy systems assoc. with a principal use (i.e. solar collectors and wind generators under 50KW)*	P/CU*	P		P		P/CU*	P	P
Garage/Yard Sales (Maximum 3 per calendar year)	A	A	A	A	A	A	A	
Group home, detention or correction home (including detoxification center, rehabilitation home, etc.)	CU	CU	CU	CU		CU		CU
Home business	CU	CU						
Home occupation	A	A	A					
Home: assisted living, nursing, supportive care	CU	CU		CU	CU			CU
Meteorological test station for wind energy conversion systems (WECS)	I	I		I		I	I	I
Mobile home park or development		CU						
Multi-family dwelling	CU	CU		CU	CU	CU		CU
Portable or temporary storage structure	P	P	P	P	P	P	P	P
Single-family dwelling—24' or wider	P	P	P					
Two-family dwelling—duplex	CU	P	CU					
Water-oriented accessory structures	P					P		
(3) Recreational Uses								
Campground, private, or commercial				CU		CU		CU
Shooting range, fire arms, archery - private				CU			CU	CU
(4) Civic, Educational and Institutional Uses								
Athletic field/stadium; arena				CU				CU
Cemetery	A	A		A				
Church/Synagogue	P	P	P	P	P	P		P
Transient Camps, Church Camps	CU	CU				PP		

*--Type of Permit depends on wind energy tower height and power output

PART I - CODE OF ORDINANCES
Chapter 26 - LAND USE

LAND USE TABLES	S D	RR 5	S S	L G	D C	W C	C/ LI	MU
(5) Commercial and Industrial Uses								
Adult uses							CU	
Amusement Park				CU				CU
Athletic club				PP	PP	PP		PP
Auto body shop				PP			PP	PP
Auto repair shop, lubrication service station				PP	PP		PP	PP
Bank or financial institution				P	P		PP	P
Beauty shop, barber shop				PP	PP	PP	PP	PP
Bed and Breakfast Residence		CU		PP	PP	PP		PP
Bowling Lanes				PP	PP	PP	PP	PP
Breeding and boarding of animals				CU	CU		CU	CU
Bulk liquid storage				CU			PP	CU
Business or professional office space				PP	PP	PP	PP	PP
Car wash				PP	PP		PP	PP
Cement/concrete/redi-mix plant, permanent							P	
Commercial greenhouse/nursery				PP			PP	PP
Commercial storage building/storage unit rental				CU	CU	CU	CU	CU
Commercial Storage Rental Building(s) containing independent bays > 800 sf				CU	CU	CU	CU	CU
Concrete/asphalt plant, portable				I			PP	
Construction and contractor services-carpentry, electrical, plumbing, heating, ventilation, mechanical, flooring, insulation, siding, etc				P	P		P	P
Day care facility	PP	PP		PP	PP	PP		PP
Demolition Landfill							CU	
Dry cleaners				CU	CU		CU	CU
Event Center (≥ 10 acres in RR5)		CU		CU	CU	CU	CU	CU
Extractive use, mining, gravel pit, aggregate							CU	
Funeral home with crematorium				CU				CU
Funeral Home without crematorium				PP				PP
Gas station/convenience store with or without fuel sales				PP	PP	PP		PP
Golf Course				CU		CU		CU
Industrial park development							CU	
Liquor: On and/or off sale				CU	CU	CU	CU	CU
Lumber yard				PP	PP		PP	PP
Manufacturing: light in general, assembly plant, machine shop, welding shop, packaging plant				CU			PP	CU
Marina						CU		
Medical or dental clinic				PP	PP		PP	PP
Miniature golf				PP	PP	PP	PP	PP
Motel/hotel				CU	CU	CU	CU	CU
Outdoor seasonal sales				PP	PP	PP	PP	PP
Over-the-counter print shop				PP	PP		PP	PP
Private clubs and lodges				PP	PP		PP	PP
Race track: horse, auto, motorcycle, go cart							CU	
Recycling collection site				I			PP	I
Rental equipment sales and service				PP	PP	PP	PP	PP

PART I - CODE OF ORDINANCES
Chapter 26 - LAND USE

LAND USE TABLES	SD	RR5	SS	LC	DC	WC	C/LI	MU
Repair shop, equipment				PP	PP		PP	PP
Resort						CU		
Restaurant				PP	PP	PP		PP
Retail store				PP	PP	PP	PP	PP
Sawmill				CU			PP	CU
Sign – on site	P	P	P	P	P	P	P	P
Storage Building, Personal							PP	PP
Studio-art, music, photo, decorating, dance				P	P			P
Telecommunication tower							CU	
Temporary real estate office/model home	P	P		P	P	P		P
Theater				PP	PP		PP	PP
Vehicle, boat, recreational equipment sales				PP	PP	PP	PP	PP
Veterinary clinic				CU	CU		PP	CU
Wholesaling and/or warehousing, freight terminal				PP	PP		PP	PP

Note: See provisions for “CO” in Sec. 26-381 then refer to underlying districts

Note: See provisions for “MU” in Sec. 26-382 then refer to underlying districts

Sec. 26-282 Administration of Permits with Performance Standards

- (1) In addition to the general requirements of this Chapter, the Zoning Administrator shall determine specific performance standards in conjunction with applications for those uses and locations where they are allowed. Performance standards may include but are not limited to regulation of:
 - a) Types of business activities allowed;
 - b) Screening or fencing;
 - c) Signs;
 - d) Storage of materials, equipment, and vehicles;
 - e) Hours of operation;
 - f) Parking;
 - g) Waste management;
 - h) Abatement of noise, smoke, and fumes.
- (2) The Zoning Administrator may refer an application to the Development Review Team (DRT) if:
 - a) Additional input on performance standards is needed, or,
 - b) It is determined that a proposed use may impact the health, safety, or general welfare of surrounding properties.
- (3) If, after consulting the DRT, it is determined that the proposed use impacts the health, safety, or general welfare of surrounding properties, the Zoning Administrator shall notify the applicant that the application will be processed as a conditional use according to Article 7 of this Chapter.

Secs. 26-283—26-304 Reserved



Received by City:	
Application Number:	2500290
Non-refundable Fee Paid:	
Receipt #:	

ORDINANCE AMENDMENT REQUEST

Name of Applicant(s): MICHAEL STONE

Address: 35878 COUNTY RD 3

City, State, ZIP: CROSSLAKE, MN 56442

Phone: 218-820-0789 Alternate Phone: _____

PID	Sec	Property Owner
14160763	16	Crosswoods Golf Course Inc
14210785	21	Crosswoods Properties LLC
14150549	15	Off-Lake Properties LLC
14210782	21	John M & Dolores M Stone
14210778	21	John M & Dolores M Stone

City of Crosslake Ordinance Section (#'s): SECTION 26-281 LAND USE TABLE

Current Ordinance Language: GOLF COURSE - LC + WC

Proposed Changes: GOLF COURSE - RR5, LC, + WC

Supporting Information/Comments: GOLF COURSE HAS ALWAYS BEEN AN ALLOWED USE ON RESIDENTIALLY ZONED LAND. HISTORICALLY WE'VE OBTAINED CUP APPROVAL IN 1995, 2000, AND 2013 AS AN ALLOWED USE, SOMETIME AFTER 2013 THE CHART OF ALLOWED USES CHANGED, WITHOUT EVEN ASKING

Signature of Applicant(s): [Signature] Date: 3/18/25

*By signing above, I acknowledge that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

Received by City (date): 3-20-2025 Signature: P.S.

FOR OUR INPUT OR EVEN DIRECTLY NOTIFYING US OF THE CHANGE. WE REQUEST THIS AMENDMENT IS EXPEDITED SO IT DOES NOT DELAY OUR CUP APPLICATION PROCESS. ADDITIONALLY, WE REQUEST FEES ARE WAIVED CONSIDERING THE CIRCUMSTANCES.



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?

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?