

**CITY OF CROSSLAKE
PLANNING COMMISSION/BOARD OF ADJUSTMENT**

October 22, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Darrin Alan & Amanda Kay Drews Trust

Site Location: 37223 Twin Bay Dr, Crosslake, MN 56442 on Rush Lake-GD

Variance for:

- Lake setback of 63 feet where 75 feet is required to proposed dwelling
- Side yard setback of 7.2 feet where 10 feet is required to proposed dwelling
- Road right-of-way setback of 14.2 feet where 35 feet is required to proposed dwelling
- Road right-of-way setback of 3.2 feet where 10 feet is required for proposed septic system
- Side yard setback of 4.0 feet where 10 feet is required for the proposed septic system
- Drainfield setback of 11.5 feet where 20 feet is required for the proposed dwelling
- Road right-of-way setback of 17.0 feet where 35 feet is required to the proposed patio

To construct:

- Ground cover of 2,107 square foot (sf) 3 level dwelling including a 2-story attached garage
- 144 square foot deck
- 198 square foot patio/walkway
- New updated septic system

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: Darrin Alan & Amanda Kay Drews Trust

Parcel Number(s): 14070610

Application Submitted: September 8, 2025

Action Deadline: November 7, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Wes Hanson Builders/Matthew Schmidt

Variance for:

- Lake setback of 63 feet where 75 feet is required to proposed dwelling
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- Road right-of-way setback of 3.2 feet where 10 feet is required for proposed septic system
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- Drainfield setback of 11.5 feet where 20 feet is required for the proposed dwelling
- Road right-of-way setback of 17.0 feet where 35 feet is required to the proposed patio

To construct:

- Ground cover of 2,107 square foot (sf) 3 level dwelling including a 2-story attached garage
- 144 square foot deck
- 198 square foot patio/walkway
- New updated septic system

Current Zoning: Shoreland District

Existing Impervious Coverage:

27.5%

Proposed Impervious Coverage:

25%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 8-13-2025
- Septic design was submitted

Parcel History:

- Anderson's Twin Bay Shores established in 1967
- September 1980 – 288 sf deck
- October 1991 – Variance denied for road right-of-way setback for garage
- May 1992 – Variance approved for road right-of-way setback for garage
- May 1992 – 26x32 garage & septic
- September 2004 - Driveway

- August 2012 – Sand blanket

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:

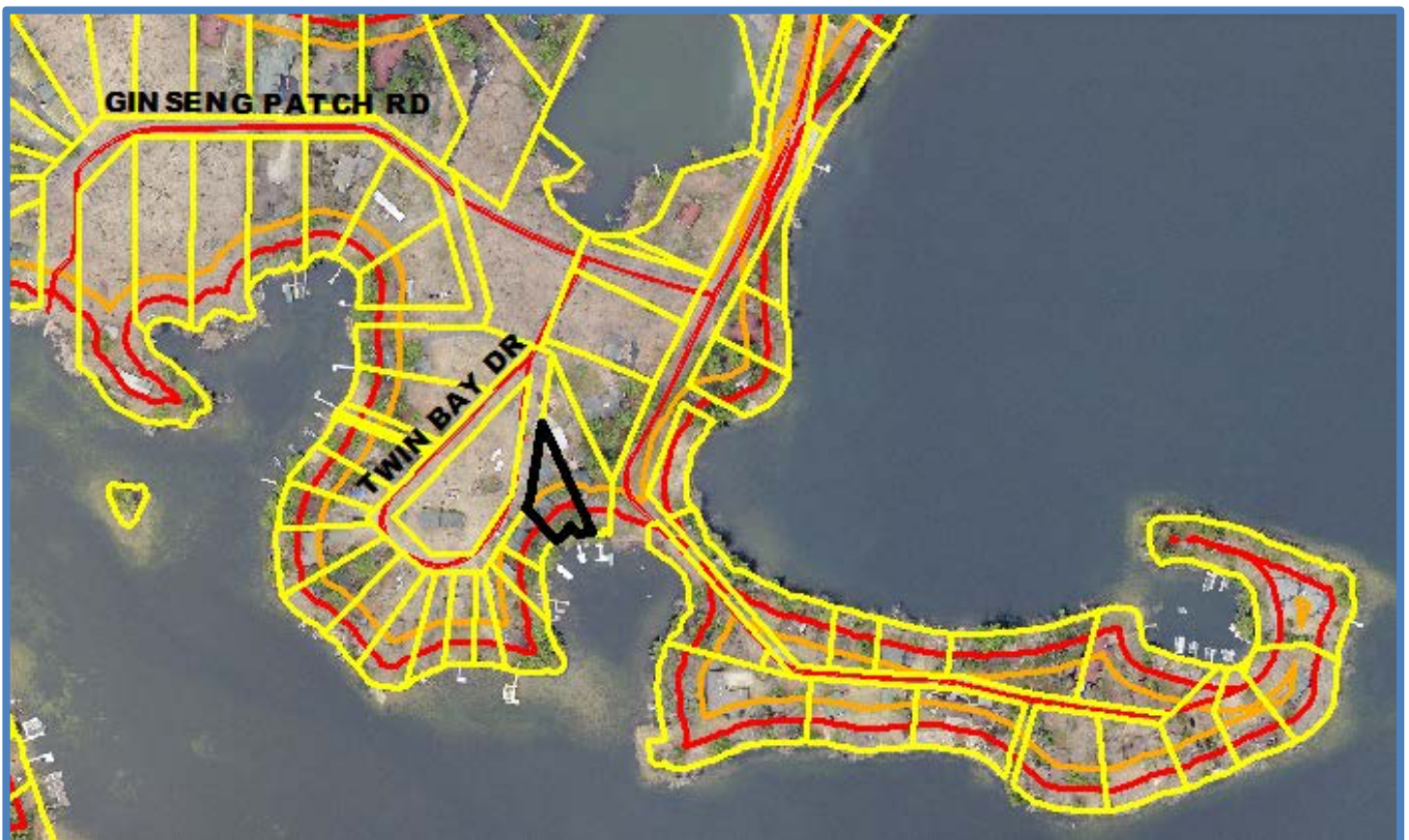
To approve/table/deny the variance to allow:

- Lake setback of 63 feet where 75 feet is required to proposed dwelling
- Side yard setback of 7.2 feet where 10 feet is required to proposed dwelling
- Road right-of-way setback of 14.2 feet where 35 feet is required to proposed dwelling
- Road right-of-way setback of 3.2 feet where 10 feet is required for proposed septic system
- Side yard setback of 4.0 feet where 10 feet is required for the proposed septic system
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As shown on the certificate of survey dated 10-1-2025



CERTIFICATE OF SURVEY

LOT 17, BLOCK 1, ANDERSON'S TWIN BAY SHORES,
SECTION 7, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 12,291 SQ.FT± / 0.28 ACRES±

LEGEND

- DENOTES EXISTING SATELLITE
 - DENOTES EXISTING RETAINING WALL
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF PROPOSED CONCRETE
 - DENOTES EDGE OF EXISTING PAVING STONES
 - DENOTES EDGE OF EXISTING FLAGSTONE
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - DENOTES EXISTING INTERMEDIATE CONTOURS
 - DENOTES EXISTING INDEX CONTOURS
 - DENOTES SPOT ELEVATION (EXISTING GRADE)
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING HOSE BIB
 - DENOTES TO BE REMOVED
 - DENOTES EXISTING STORM SEWER CATCH BASIN
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - DENOTES EXISTING SEPTIC LIFT STATION
 - DENOTES PROPOSED SURFACE DRAINAGE FLOW
 - DENOTES PROPOSED DRAINAGE AREA BOUNDARY
 - BENCHMARK: TIGHTPOINT OF WELL
ELEV. = 1233.72
NGVD 29 DATUM
 - DENOTES MONUMENT FOUND
 - DENOTES CALCULATED POSITION
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF ANDERSON'S TWIN BAY SHORES

RUN OFF CALCULATIONS

Total Impervious Surface Area 3,078 sq. ft. X 0.0833 ft. = 256 cu. ft.
(from table below)

Drainage Ponds = 302 cu. ft.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,142	12,291	9.3%
Garage	850	12,291	6.9%
Shed	66	12,291	0.5%
Concrete, Pavers, & Flagstone	329	12,291	2.7%
Bituminous Driveway	997	12,291	8.1%
Total	3,384	12,291	27.5%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Proposed House & Garage	2,107	12,291	17.1%
Proposed Concrete	198	12,291	1.6%
Proposed Bituminous Driveway	773	12,291	6.3%
Total	3,078	12,291	25.0%

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 11/21/2023.
- Zoning for subject tract and adjacent properties = "SHORELAND DISTRICT".
- Parcel ID of subject parcel: 14070610.
- The E911 address of subject parcel: 37223 Twin Bay Drive.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Proposed septic design provided by Lakes Area Septic Design & Inspection.
- No wetlands were found on 9/3/2025 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Dirtwork Calculation: No additional dirt moving will occur outside of proposed building footprint. Therefore, net cut and fill = 0 cu. yd.

WHITEFISH LAKE

GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF ENGINEERS
LAKE ELEVATION = 1228.75 ON 11-21-2023
NGVD 29 DATUM

SCALE IN FEET
ON 22" X 34" SHEET



30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

CERTIFICATE OF SURVEY
Drows Property
Tom Hanson
Wes Hanson Builders
13645 North Horseshoe Lake Road
Merrifield, MN 65465

PROJECT MANAGER:
PAT
CHECKED BY:
PAT
DRAWN BY:
CMH/CL

PROJECT NO.:
25173
FILE NAME:
C25173.DWG
BOOK PG

DATE:
9/4/2025
SCALE:
HORIZ. 1" = 10'

VERT. NONE

DATE	DESCRIPTION	BY
9/8/2025	AMENDMENTS PER CITY COMMENTS	ICL
10/1/2025	AMENDMENTS PER CITY COMMENTS	ICL

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

PATRICK A. TROITNER
DATE: 10.01.2025 LIC. NO. 41002

DREWS RESIDENCE

37223 TWIN BAY DRIVE CROSSLAKE, MN 56442

BID NOTES:

GENERAL NOTES:

- 1.) **BID OPTION** = FINISHED LOWER LEVEL
- 2.) SECURITY SYSTEM
- 3.) RUN GAS LINE TO GRILL
- 4.) REMOVE EXISTING STRUCTURE

EXTERIOR:

- 1.) STONE
 - THIN CUT STONE VENEER (STYLE TBD)
- 2.) SIDING
 - L.P. SMARTSIDE TEXTURED - SMOOTH - 5.84" - 7.84" - 11.84" LAP (4 7/8" - 5 7/8" - 6 7/8" - 10 7/8" 2" REVEAL) - PAINTED (COLOR TBD)
 - L.P. SMARTSIDE SHAKES TEXTURED - SMOOTH (STAGGERED - STRAIGHT EDGE) - PAINTED (COLOR TBD)
 - L.P. SMARTSIDE - HARDY BRD - WOOD - BOARD + BATTEN
 - WOOD SIDING ? WIDTH ? REVEAL?
- 3.) TRIM
 - CORNER TRIM
 - 540x8 L.P. SMARTSIDE TRIM
 - DOOR AND WINDOW
 - HEADS = 2 X 6 (RUN 1" PAST SIDES) 540 X 6 LP
 - SIDES / APRON = 2 X 6
 - SILLS = 2 X 4 @ 15 DEGREE ANGLE (RUN 1" PAST SIDES)
 - BTM FRIEZE = 2 X 8
 - MID FRIEZE = 2 X 6 W/ 2 X 4 ON TOP @ 15 DEGREE ANGLE
 - GABLE & SHED FRIEZE = 2 X 4
- 4.) WINDOWS
 - MARVIN ELEVATE (COLOR = BLACK)
 - MARVIN ULTIMATE PATIO DOORS (COLOR = BLACK)
 - EXT - BLACK
 - INT - BARE PINE
 - HARDWARE - ALMOND FROST
 - SCREEN SURROUND - ALMOND FROST
- 5.) DOORS - SEE SCHEDULES FOR DETAILS
 - HARDWARE = EMTEK (FLAT BLACK)
 - MAIN ENTRY = 6'-0" X 8'-0", HALF-LITE, 36" DOOR W/2 18" SIDELITES
 - 2 WIDE / 2 HIGH GRID IN GLASS (KNOTTY ALDER)
 - COMMON DOOR = 3'-0" X 6'-8", 2-PANEL, RAISED
 - 20 MIN FIRE-RATED (INSULATED STEEL)
 - GARAGE SERVICE (X2) = 3'-0" X 8'-0" HALF-LITE,
 - 2 WIDE / 2 HIGH GRID IN GLASS (KNOTTY ALDER)
 - OTHER DOORS = LL, ML 2'-8" X 6'-8" HALF-LITE
- 6.) SOFFIT
 - LP OR WOOD OR ALUMINUM
 - 1x6 V-JOINT - PINE (STAINED)
 - VENT = 3" CONTINUOUS ALUMINUM (BLACK)
- 7.) FASCIA
 - RS CEDAR - 2 PIECE / 1x2 OVER 1/2x8 (COLOR TBD)
 - LP ?
- 8.) ROOFING
 - TIMBERLINE H.D. SHINGLE (COLOR = CHARCOAL)
 - STANDING SEAM METAL (COLOR = EBONY)
- 9.) DECKING
 - AZEK - TREX (COLOR = TBD)
- 10.) DECK RAILING
 - STAINED CEDAR 2x4 TOP AND BOTTOM RAIL (COLOR TBD)
 - 3/4" ALUMINUM SPINDLE
 - METAL RAIL - BULLET RAIL?
- 11.) BRACKETS & POSTS
 - STAINED R.S. CEDAR (COLOR TBD) - METAL

INSULATION:

- 1.) FOUNDATION WALLS - SLAB OR FLOOR TRUSS/JOISTS?
 - 2" RIGID INSUL @ EXTERIOR
 - SPRAY FOAM @ INTERIOR
- 2.) FLOOR RIM - SLAB OR FLOOR TRUSS/JOISTS?
 - SPRAY FOAM
- 3.) FLOOR
 - MAIN LEVEL FLOOR
 - SOUND BATT INSUL. OVER LOWER LEVEL BEDROOMS
 - UPPER & LOWER LEVEL FLOOR
 - SOUND BATT INSUL. @ BEDROOMS
- 5.) EXTERIOR WD. FRAMED WALLS
 - R-24 BLOWN-IN BLANKET
- 6.) INTERIOR WD. FRAMED WALLS
 - SOUND BATT - SEE PLANS
- 7.) ATTIC
 - R-50 BLOWN-IN

INTERIOR:

- 1.) SHEETROCK
 - SMOOTH WALLS
 - SMOOTH OR MEDIUM KNOCKDOWN CEILING
- 2.) FLOOR
 - WOOD - 5" RED / WHITE OAK W/ LIGHT BAND-SAW MARKS
 - STAINED W/ SATIN SHEEN
 - LVP (STYLE + COLOR)
 - TILE (SIZE, STYLE, COLOR - ALLOWANCE)
 - CARPET
 - STAIRS TREADS
- 3.) DOORS
 - MATERIAL = KNOTTY ALDER - FIR - POPLAR
 - STYLE = 2-3-6 - PANEL, FLAT, SHAKER,
 - STICKING = TAPERED, SQUARE ?
 - FINISH = PAINTED OR STAINED (COLOR TBD)
- 4.) DOOR HARDWARE
 - BRAND = EMTEK
 - STYLE = LEVER
 - COLOR = BLACK
 - HINGES = SQUARE - BLACK
- 5.) TRIM
 - HEAD = 5/4" X 5 1/2" (RUN 3/4" PAST SIDES)
 - SIDES = 3/4" X 3 1/2"
 - SILL = 5/4" X 1 1/2" (RUN 3/4" PAST SIDES)
 - APRON = 3/4" X 3 1/2"
 - BASE = 5/8" X 5 1/2" ON MAIN LEVEL,
 - 5/8" X 5 1/2" ON UPPER LEVEL
- 6.) PAINTING / STAINING
 - STAINED WINDOW, DOOR AND BASE TRIM (COLOR TBD)
 - STAINED INTERIOR DOORS (COLOR TBD)
 - BEAMS, STAIR PARTS, WOOD CEILINGS?
 - PAINTED ?
- 7.) RAILING
 - 6 X 6 PINE NEWELS W/ 2 X 6 PINE TOP RAIL - METAL
 - WROUGHT IRON SPINDLES

CABINETS:

- 1.) KITCHEN ?
 - DOOR STYLE = FLAT - RAISED - SHAKER PANEL
 - DRAWER STYLE = 5-PIECE WHERE APPLICABLE
 - DRAWER BOXES = WOOD / DOVETAIL
 - FINISH = PAINT - STAINED - GRADE MAPLE - POPLAR (TBD)
 - OVERLAY = 3/4"
 - SOFT CLOSE
 - INTERIORS = WHITE, MELAMINE
- 2.) TYPICAL CABINET
 - DOOR STYLE = FLAT PANEL
 - DRAWER STYLE = 5-PIECE WHERE APPLICABLE
 - DRAWER BOXES = WOOD / DOVETAIL
 - FINISH = PAINT - STAINED - GRADE MAPLE - POPLAR (TBD)
 - OVERLAY = 3/4"
 - SOFT CLOSE
 - INTERIORS = WHITE, MELAMINE

COUNTERTOPS:

- 1.) GRANITE (LVL 5) =
- 2.) GRANITE REMNANT =
- 3.) CULTURED MARBLE =
- 4.) LAMINATE =
- 5.) QUARTZ =
- 6.) WOOD =

BACKSPLASH:

TILE = KITCHEN, WET BAR (MATCH COUNTERTOP)

FIREPLACE:

- 1.) GREAT ROOM
 - HEAT-N-GLO 36" EXCLAIM GAS BURNING INSERT
 - THIN STONE VENEER FACE
 - RAISED HEARTH (MATERIAL TBD)
 - WOOD MANTEL
- 2.) LL FAMILY ROOM
 - WOOD BURNING INSERT
 - THIN STONE VENEER
 - FLUSHED HEARTH (MATERIAL TBD)
 - WOOD MANTEL

PLUMBING:

- 1.) SEE ELECTRICAL SHEETS FOR DETAILS
- 2.) SINKS
 - UNDERMOUNT (GRANITE)
 - INTEGRATED (C. MARBLE)
 - DROP-IN (LAMINATE)
 - FAUCETS / FIXTURES = CHROME FINISH
- 3.) SHOWERS
 - TILE = MASTER
 - TUB/SHOWER INSERT = LL + U.L. BATH

HVAC:

- 1.) SEE ELECTICAL SHEETS FOR DETAILS

ELECTRICAL:

- 1.) SEE ELECTRICAL SHEETS FOR DETAILS

SHEET INDEX	
Sheet Number	SHEET NAME
T0.0	TITLE SHEET
--	CERTIFICATE OF SURVEY
A0.1	ARCHITECTURAL SITE PLAN
A0.2	STORMWATER MANAGEMENT PLAN
A1.0	FOUNDATION PLAN
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	MAIN LEVEL FLOOR PLAN
A1.3	UPPER LEVEL FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EXTERIOR ELEVATION
A2.2	EXTERIOR ELEVATION
A2.3	EXTERIOR ELEVATION
A2.4	EXTERIOR ELEVATION
A3.2	BUILDING SECTIONS
A5.1	PERSPECTIVES
E1.0	LOWER LEVEL ELECTRICAL PLAN
E1.1	MAIN LEVEL ELECTRICAL PLAN
E1.2	UPPER LEVEL ELECTRICAL PLAN

34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

WES HANSON
BUILDERS INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

DREWS RESIDENCE

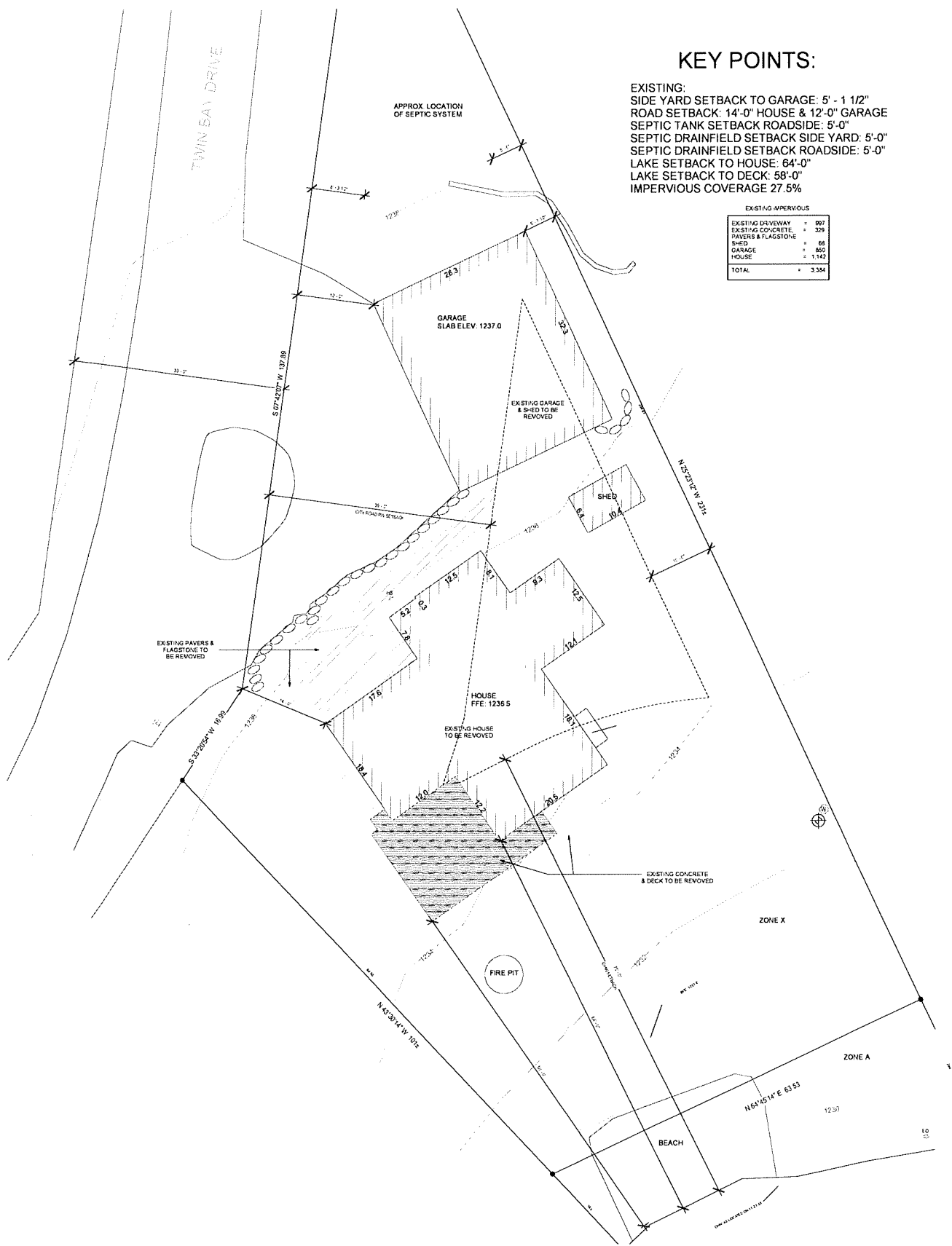
DREWS DARRIN & AMANDA

37223 TWIN BAY DRIVE CROSSLAKE, MN 56442

TITLE SHEET

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

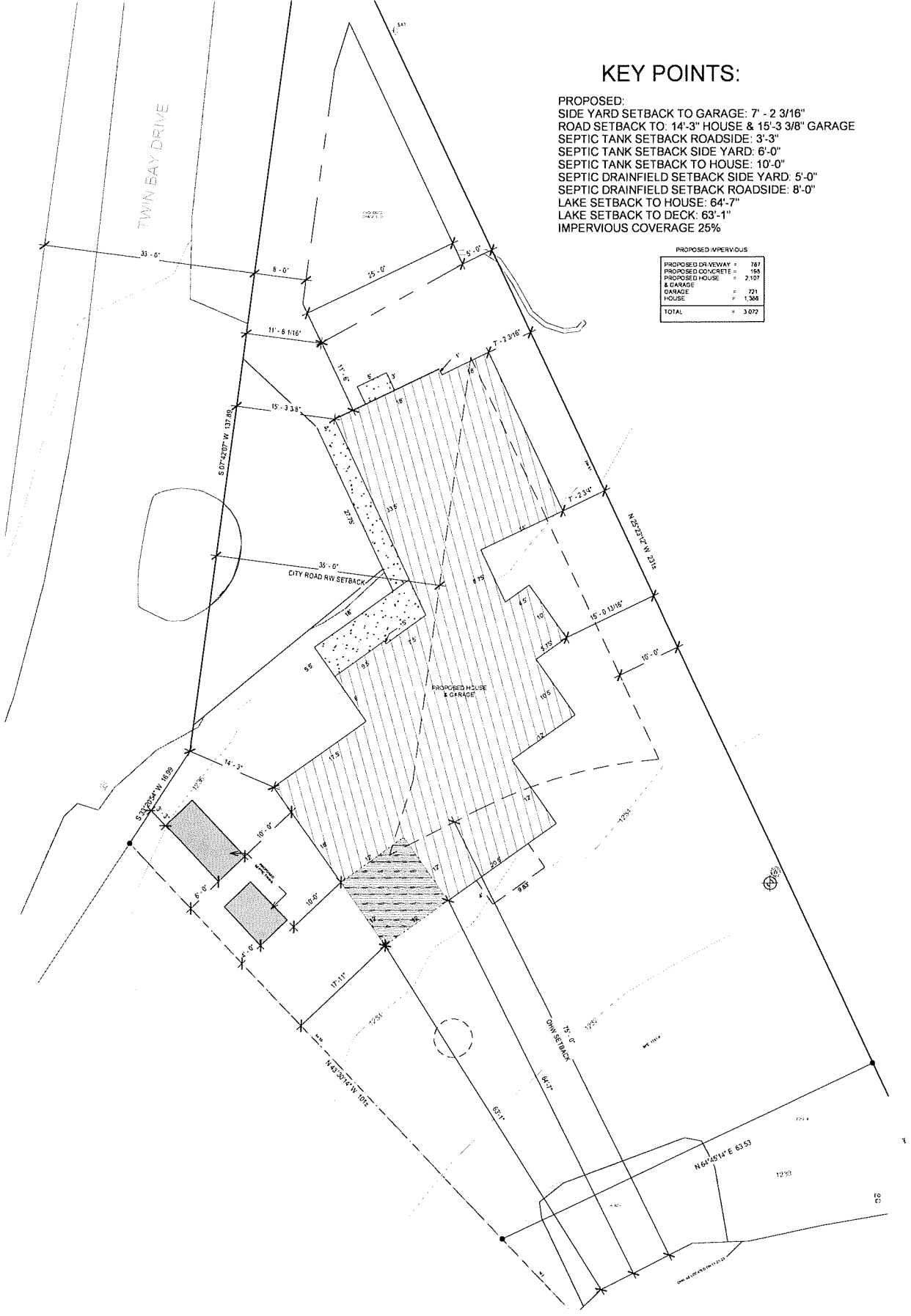
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KEY POINTS:

EXISTING:
 SIDE YARD SETBACK TO GARAGE: 5' - 1 1/2"
 ROAD SETBACK: 14'-0" HOUSE & 12'-0" GARAGE
 SEPTIC TANK SETBACK ROADSIDE: 5'-0"
 SEPTIC DRAINFIELD SETBACK SIDE YARD: 5'-0"
 SEPTIC DRAINFIELD SETBACK ROADSIDE: 5'-0"
 LAKE SETBACK TO HOUSE: 64'-0"
 LAKE SETBACK TO DECK: 58'-0"
 IMPERVIOUS COVERAGE 27.5%

EXISTING IMPERVIOUS	
EXISTING DRIVEWAY	= 997
EXISTING CONCRETE	= 329
PAVERS & FLAGSTONE	= 68
SHED	= 850
GARAGE	= 1,142
HOUSE	= 1,142
TOTAL	= 3,354



KEY POINTS:

PROPOSED:
 SIDE YARD SETBACK TO GARAGE: 7' - 2 3/16"
 ROAD SETBACK TO: 14'-3" HOUSE & 15'-3 3/8" GARAGE
 SEPTIC TANK SETBACK ROADSIDE: 3'-3"
 SEPTIC TANK SETBACK SIDE YARD: 6'-0"
 SEPTIC TANK SETBACK TO HOUSE: 10'-0"
 SEPTIC DRAINFIELD SETBACK SIDE YARD: 5'-0"
 SEPTIC DRAINFIELD SETBACK ROADSIDE: 8'-0"
 LAKE SETBACK TO HOUSE: 64'-7"
 LAKE SETBACK TO DECK: 63'-1"
 IMPERVIOUS COVERAGE 25%

PROPOSED IMPERVIOUS	
PROPOSED DRIVEWAY	= 767
PROPOSED CONCRETE	= 158
PROPOSED HOUSE	= 2,107
& GARAGE	= 721
GARAGE	= 1,386
HOUSE	= 1,386
TOTAL	= 3,072

1 EXISTING SITE PLAN New
 A0.1 1" = 10'-0"

2 PROPOSED SITE PLAN
 A0.1 1" = 10'-0"

PROPERTY OF WES HANSON BUILDERS, INC.

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 CROSSLAKE, MN 56442
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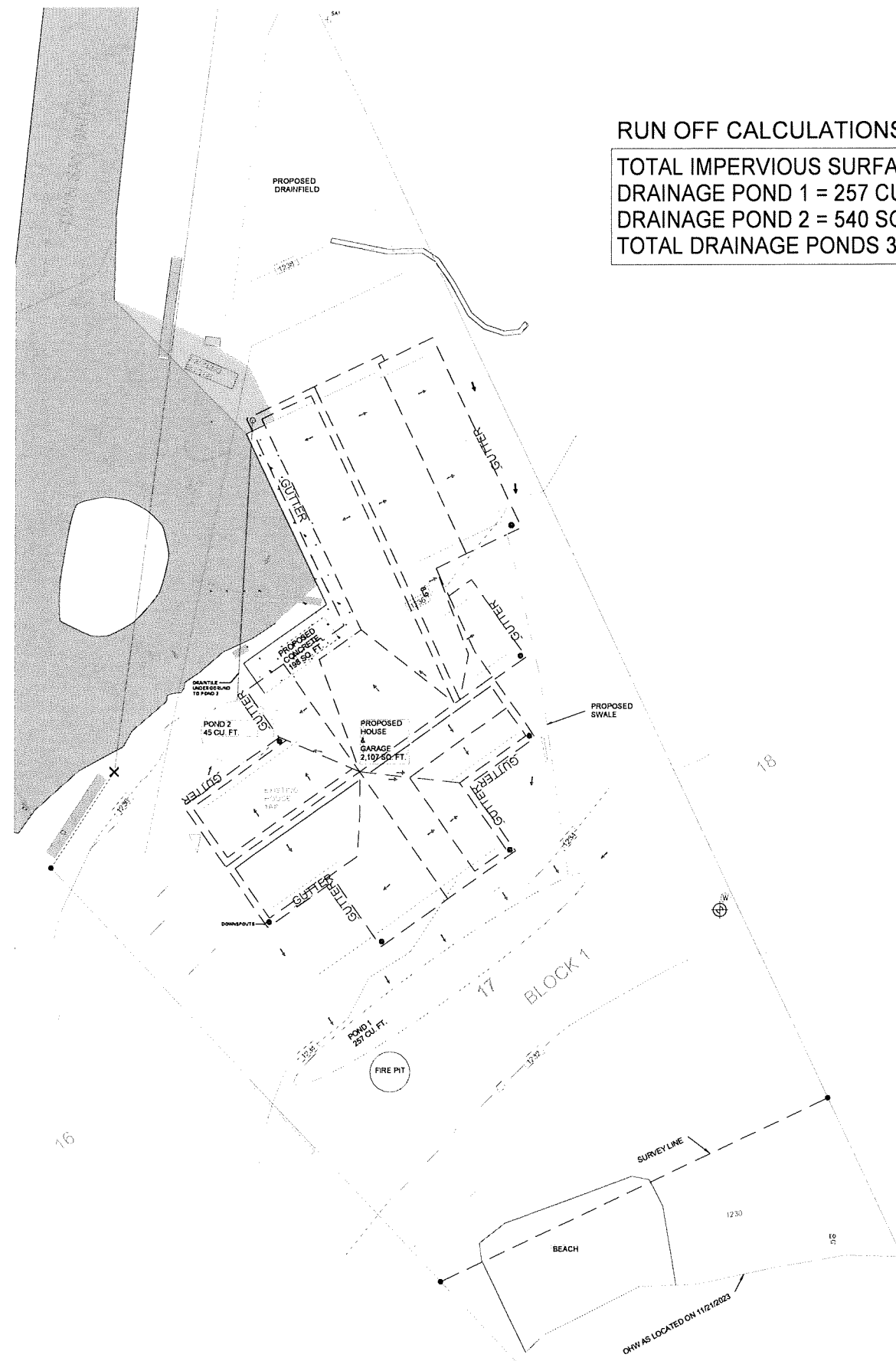
WES HANSON
 BUILDERS INC.
 GENERAL CONTRACTORS
 AND PROFESSIONAL DESIGN

REVISIONS

DREWS RESIDENCE
 DREWS DARRIN & AMANDA
 37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
 ARCHITECTURAL SITE PLAN

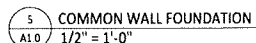
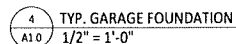
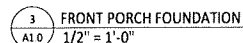
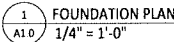
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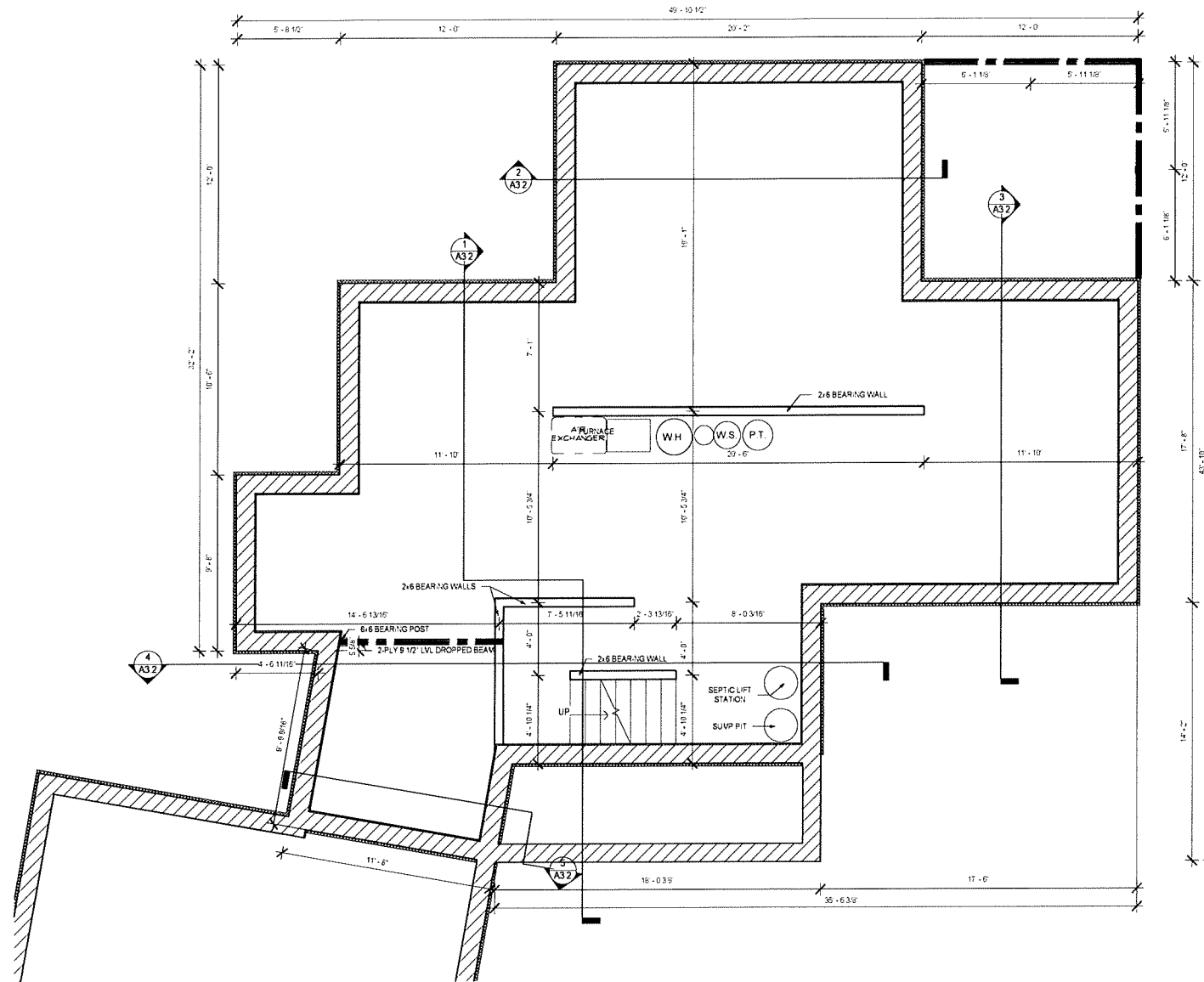


RUN OFF CALCULATIONS

TOTAL IMPERVIOUS SURFACE AREA 3,078 SQ. FT. X 0.0833 FT. = 257 CU. FT.
DRAINAGE POND 1 = 257 CU. FT. (OVERSIZED)
DRAINAGE POND 2 = 540 SQ.FT X 0.0833 FT. = 45 CU. FT.
TOTAL DRAINAGE PONDS 302 CU. FT.



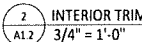
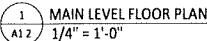
A1.0



1 LOWER LEVEL FLOOR PLAN
A1.1 1/4" = 1'-0"

PROPERTY OF WES HANSON BUILDERS, INC.

<p>WES HANSON BUILDERS, INC. GENERAL CONTRACTORS AND PROFESSIONAL DESIGN</p> <p>34103 COUNTY ROAD 3 CROSSLAKE, MN 56442 PHONE (218) 692-1760 FAX (218) 692-1770</p>	<p>REVISIONS</p>	<p>DREWS RESIDENCE DREWS DARIN & AMANDA 37223 TWIN BAY DRIVE CROSSLAKE, MN 56442</p> <p>LOWER LEVEL FLOOR PLAN</p>
<p>DRAWN BY MMS CHECKED BY MWS DATE 8-29-25</p>	<p>A1.1</p>	



Level	MARK	DESCRIPTION	NET AREA	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	REMARKS
T.O. SUBFLR. - M.L.	100	FRONT ENTRY	65 SF					
T.O. SUBFLR. - M.L.	101	DINING	209 SF					
T.O. SUBFLR. - M.L.	102	KITCHEN	205 SF					
T.O. SUBFLR. - M.L.	103	GREAT ROOM	259 SF					
T.O. SUBFLR. - M.L.	104	POWDER ROOM	45 SF					
T.O. SUBFLR. - M.L.	105	MAIN HALL	53 SF					
T.O. SUBFLR. - M.L.	106	MAIN GUEST	136 SF					
T.O. SUBFLR. - M.L.	107	BATH 1	67 SF					
T.O. SUBFLR. - M.L.	108	LAUNDRY / MUDROOM	124 SF					
T.O. SUBFLR. - M.L.	109	STAIRS	71 SF					
T.O. SUBFLR. - M.L.	110	GARAGE	668 SF					
T.O. SUBFLR. - M.L.	111	FRONT PORCH	104 SF					
T.O. SUBFLR. - M.L.	112	REAR PATIO	116 SF					
Not Placed	113	OWNERS BATH	Not Placed					
Not Placed	114	OWNERS BATH	Not Placed					
Not Placed	115	OWNERS BATH	Not Placed					
Not Placed	116	OWNERS BATH	Not Placed					
Not Placed	117	OWNERS BATH	Not Placed					

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CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

WES HANSON BUILDERS INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

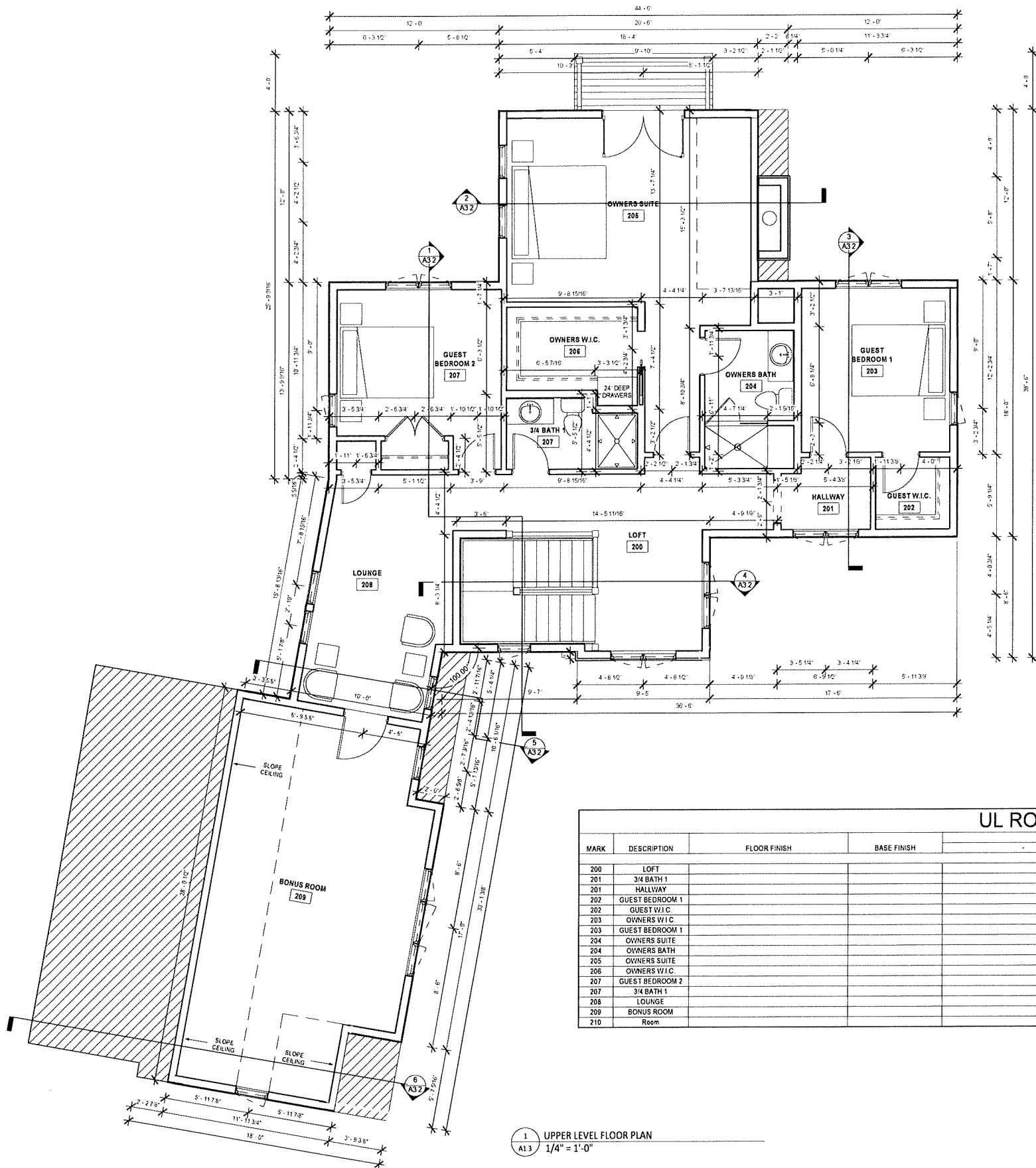
REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
MAIN LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

A1.2



1 UPPER LEVEL FLOOR PLAN
A1/3 1/4" = 1'-0"

UL ROOM FINISH SCHEDULE

MARK	DESCRIPTION	FLOOR FINISH	BASE FINISH	WALL FINISH		CEILING FINISH	REMARKS
200	LOFT						
201	3/4 BATH 1						
201	HALLWAY						
202	GUEST BEDROOM 1						
202	GUEST W.I.C.						
203	OWNERS W.I.C.						
203	GUEST BEDROOM 1						
204	OWNERS SUITE						
204	OWNERS BATH						
205	OWNERS SUITE						
206	OWNERS W.I.C.						
207	GUEST BEDROOM 2						
207	3/4 BATH 1						
208	LOUNGE						
209	BONUS ROOM						
210	Room						

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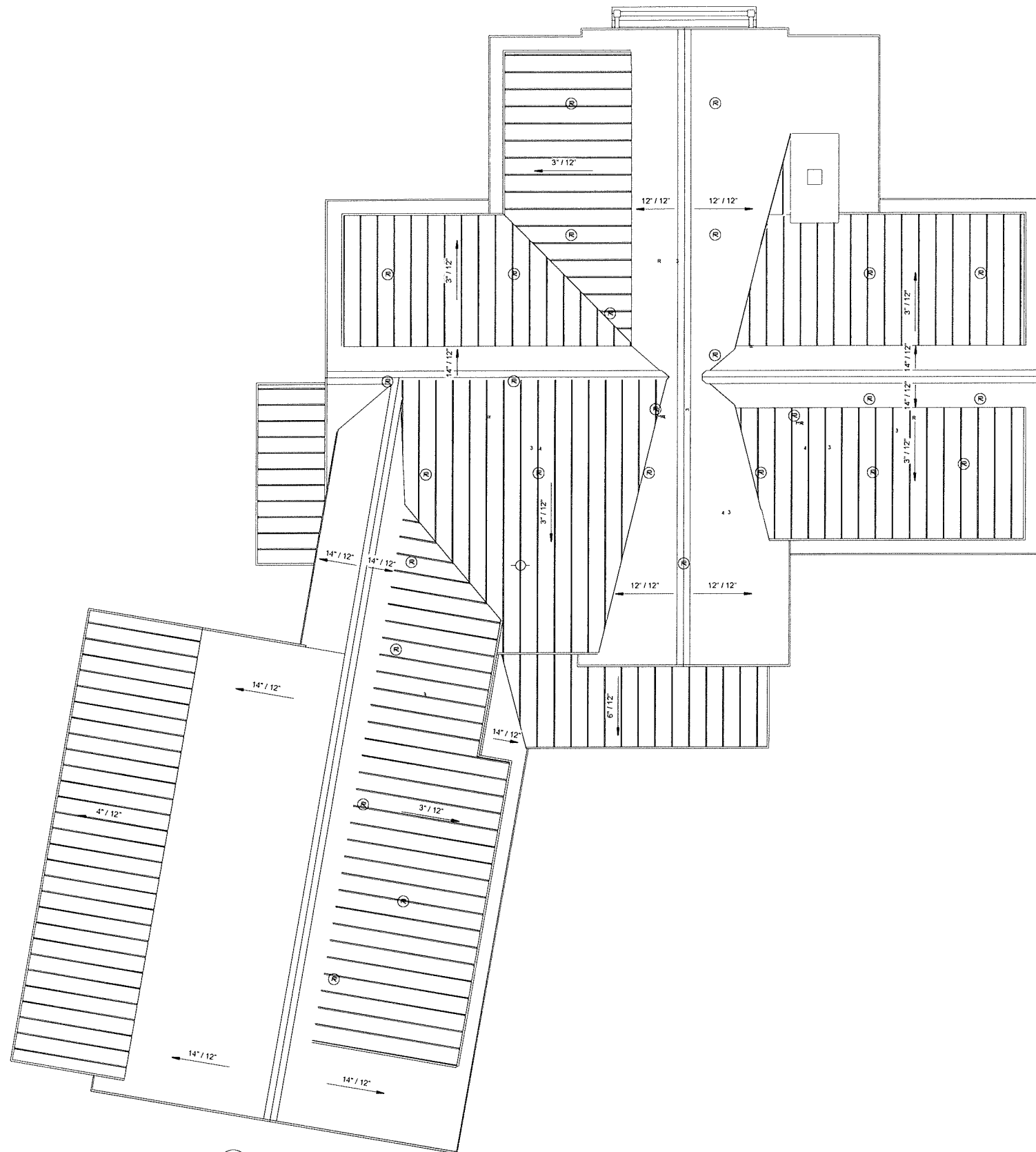
WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
UPPER LEVEL FLOOR PLAN

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

A1.3



1 ROOF PLAN
A1.4 1/4" = 1'-0"

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DREWS DARRIN & AMANDA
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ROOF PLAN
DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
ROOF PLAN

REVISIONS

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A1.4



1 NORTH ELEVATION
A2.1 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

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BUILDERS, INC.
GENERAL CONTRACTORS
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REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

A2.1



1 EAST ELEVATION
A2.2 1/4" = 1'-0"



2 WEST ELEVATION
A2.2 1/4" = 1'-0"

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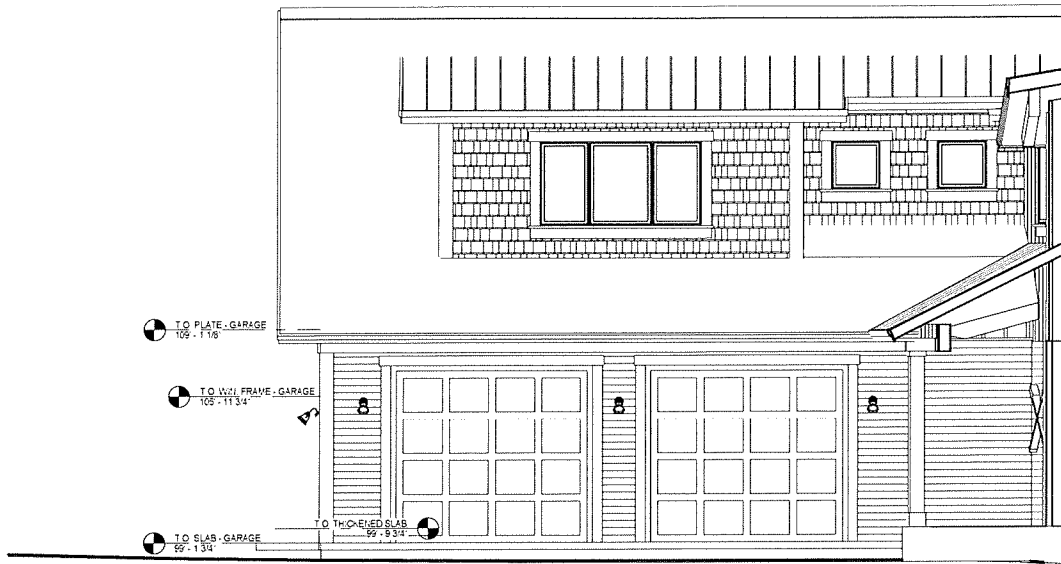
WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
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REVISIONS

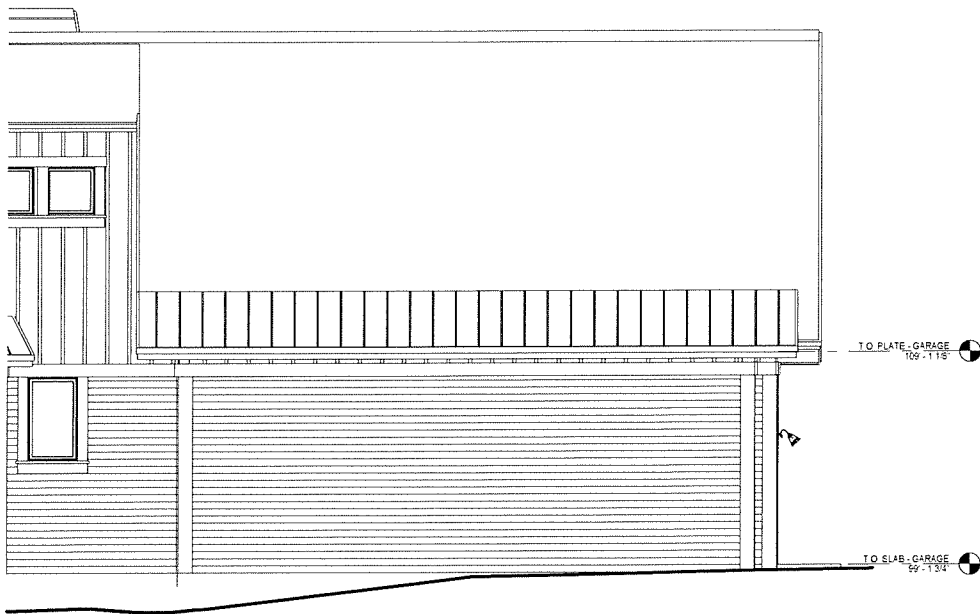
DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY MMS
CHECKED BY MWS
DATE 8-29-25

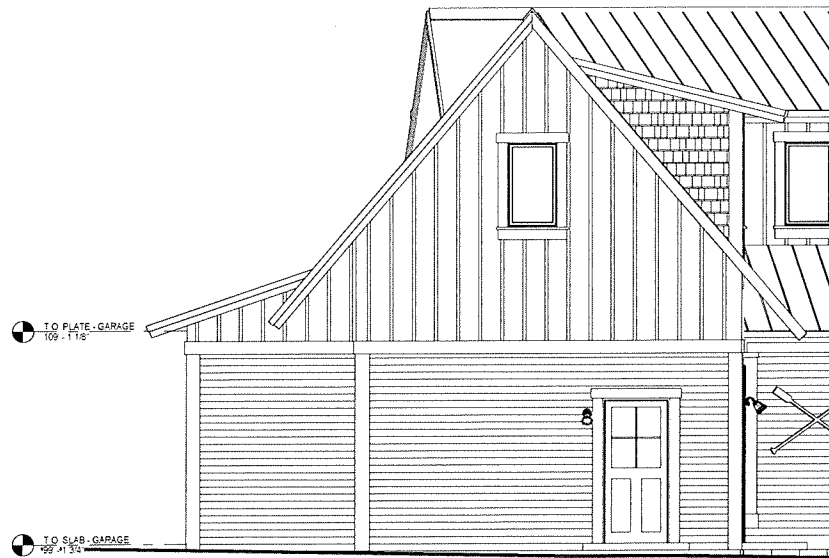
A2.2



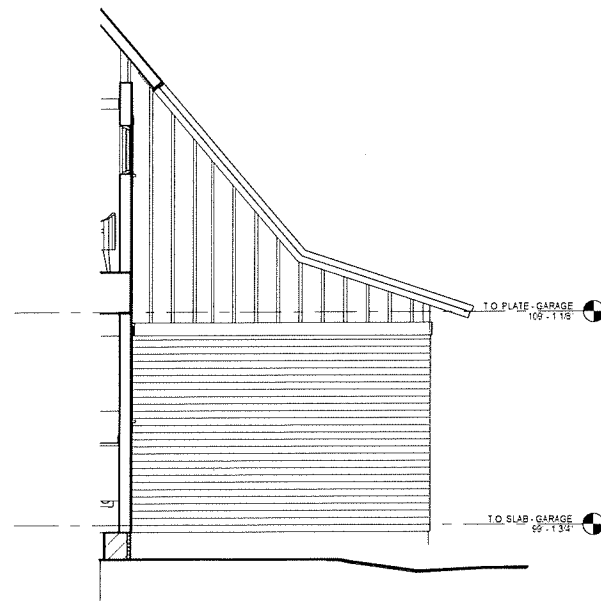
1 EAST ELEVATION - GARAGE
A2.3 1/4" = 1'-0"



3 WEST ELEVATION - GARAGE
A2.3 1/4" = 1'-0"



2 SOUTH ELEVATION GARAGE
A2.3 1/4" = 1'-0"



4 Elevation 4 - a
A2.3 1/4" = 1'-0"

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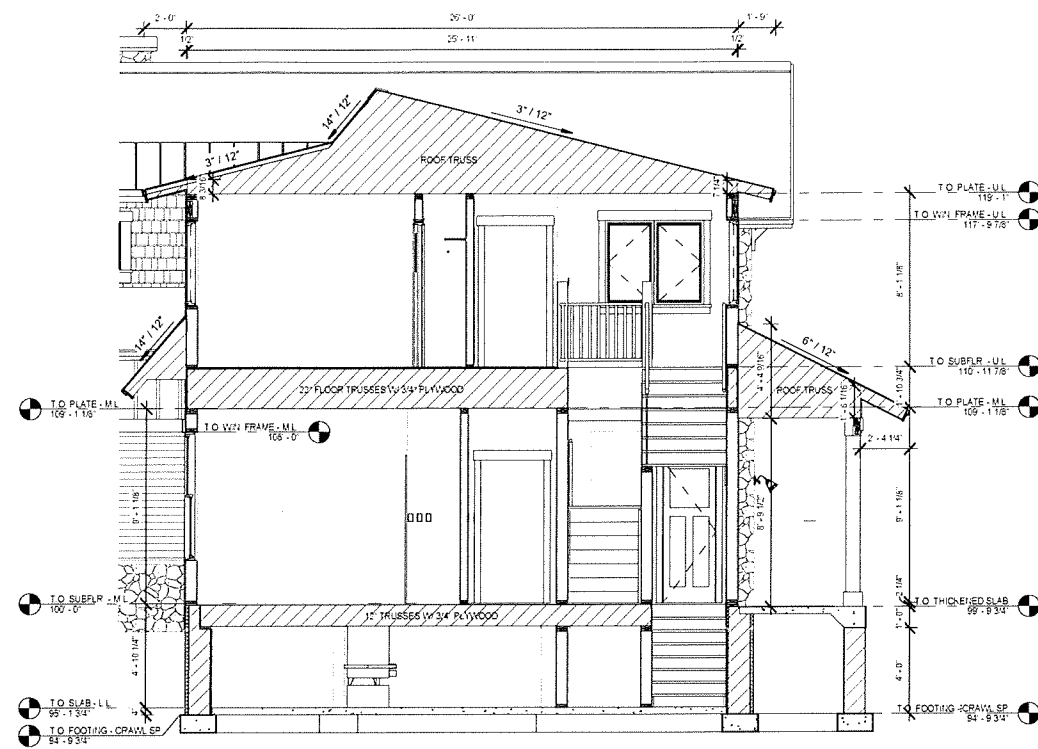
WES HANSON BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

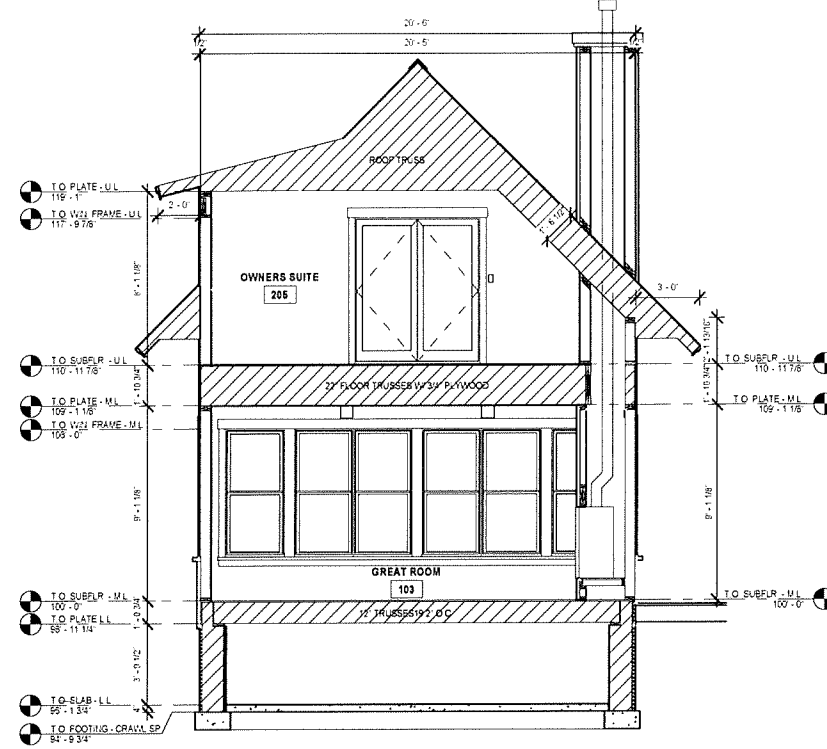
DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY: MMS
CHECKED BY: MWS
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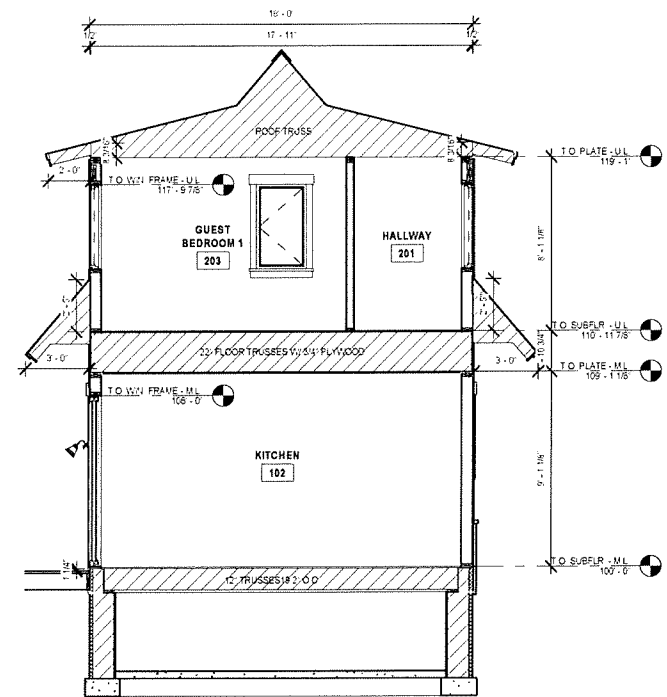
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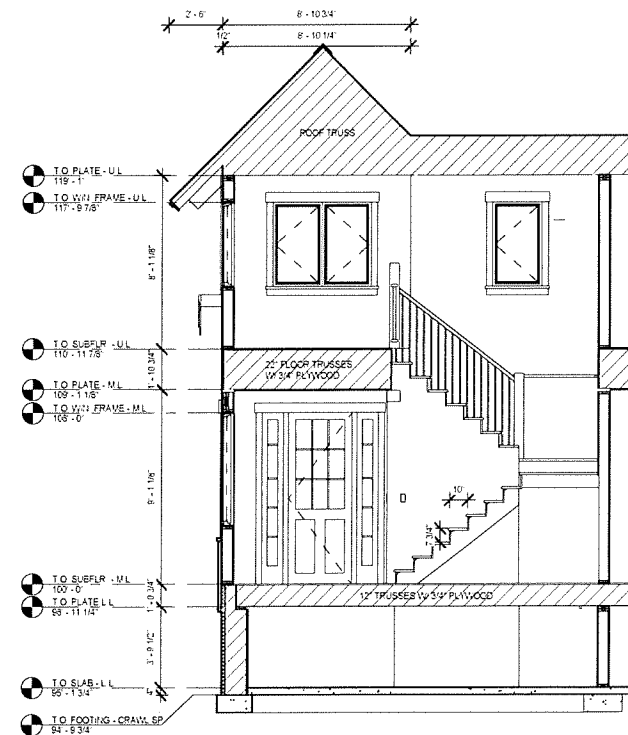
1 Section 1
A32 1/4" = 1'-0"



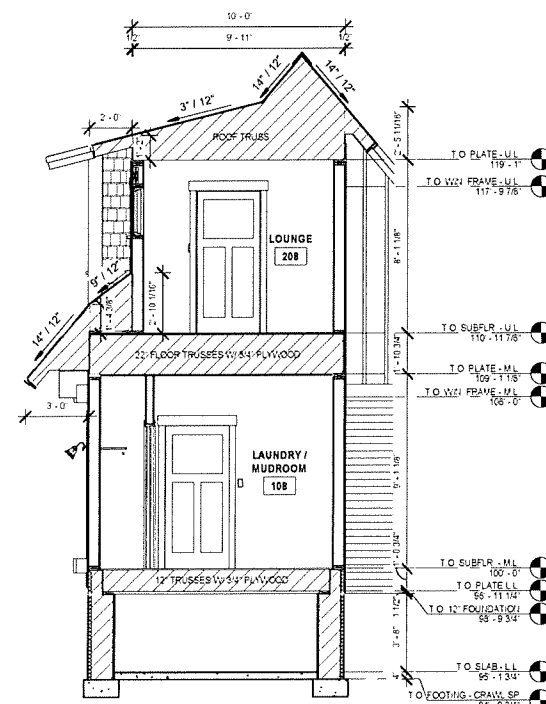
2 Section 2
A32 1/4" = 1'-0"



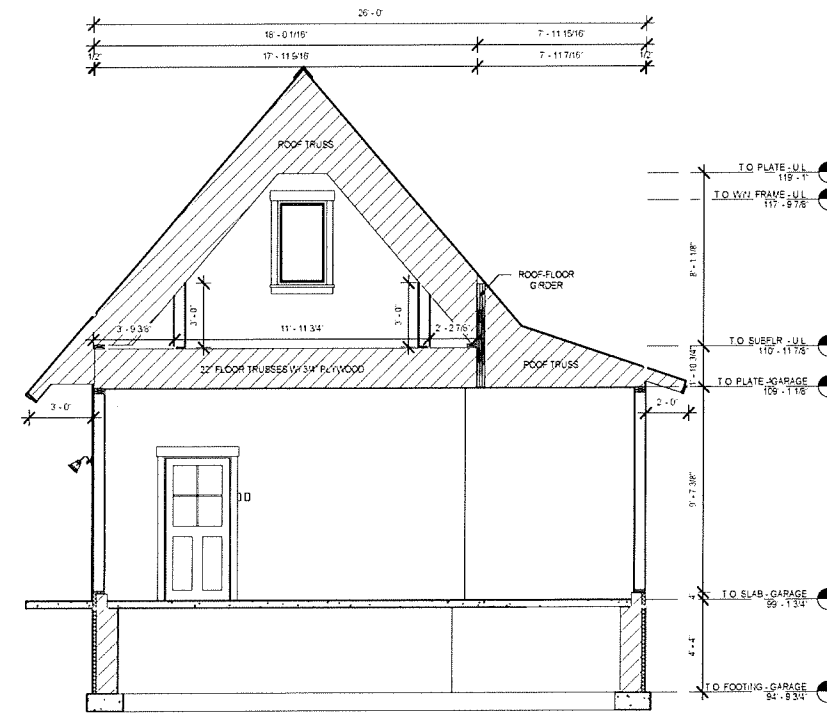
3 Section 3
A32 1/4" = 1'-0"



4 Section 4
A32 1/4" = 1'-0"



5 Section 5
A32 1/4" = 1'-0"



6 Section 6
A32 1/4" = 1'-0"

REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

BUILDING SECTIONS

A3.2

PROPERTY OF WES HANSON BUILDERS, INC.

WES HANSON BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN
34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770



1 3D View 1
A5.1



2 3D View 2
A5.1



3 3D View 3
A5.1



4 3D View 4
A5.1

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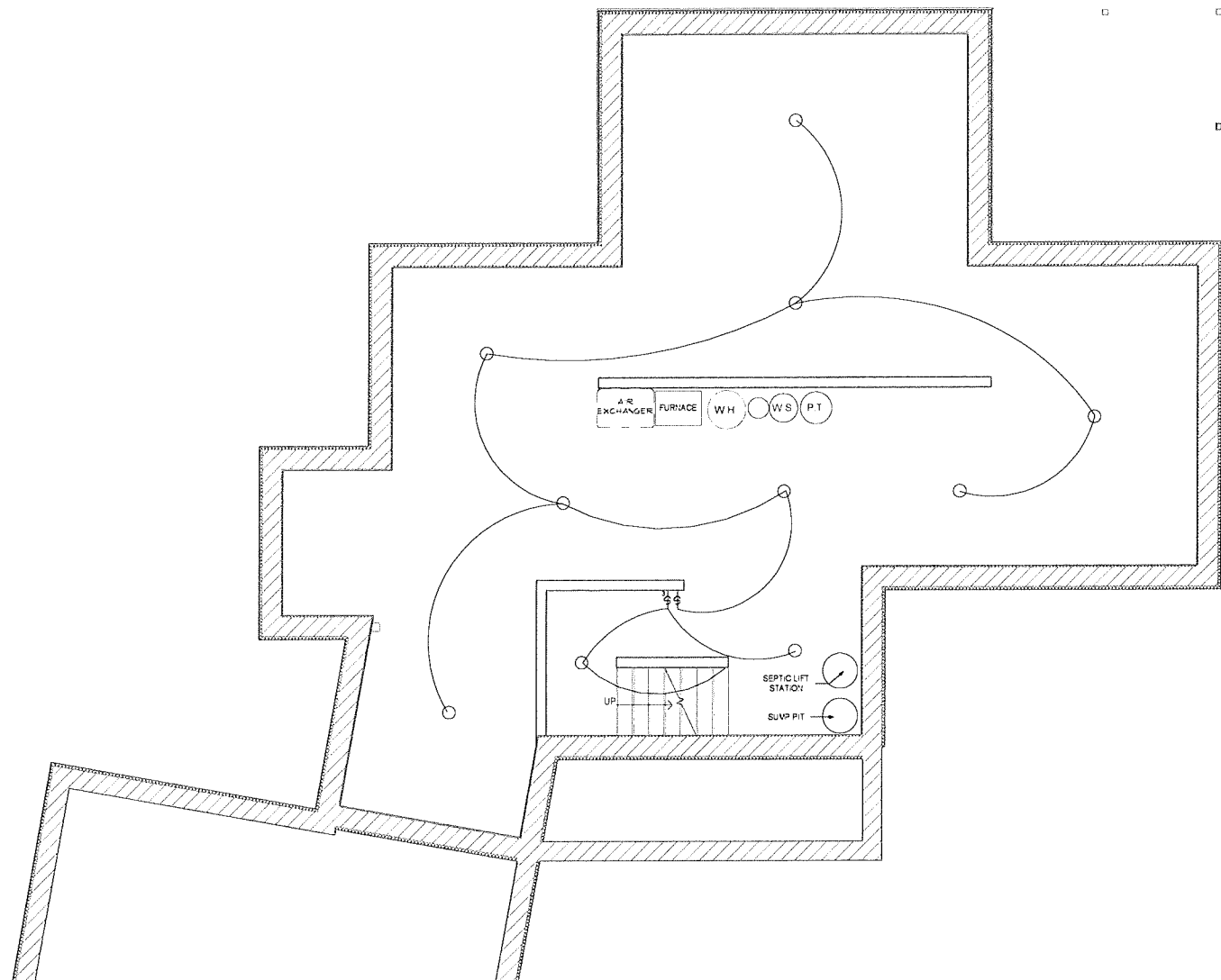
WES HANSON
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GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
PERSPECTIVES

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

A5.1



1 LOWER LEVEL ELECTRICAL PLAN
E1.0 1/4" = 1'-0"

SYMBOLS LEGEND	
	110 OUTLET
	220 OUTLET
	GROUND FAULT INTERRUPT
	WEATHER PROOF OUTLET
	COMPUTER CONNECTION
	SPECIAL OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	PHONE JACK
	DATA/VOICE JACK
	TELEVISION JACK

	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING FAN CONTROL
	SINGLE DIMMER
	3-WAY DIMMER
	TIMER SWITCH
	SYSTEM KEYPAD
	EXHAUST FAN
	COMBINATION EXHAUST FAN/LIGHT
	UNDER CABINET LOW VOLTAGE LIGHT

	PORCELAIN PULL CHAIN
	RECESSED LIGHT FIXTURE
	RECESSED MOST RECESSED LIGHT FIXTURE
	SURFACE MOUNT CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	GOOSENECK LIGHT FIXTURE
	CHANDELIER LIGHT FIXTURE
	RECESSED WALL LIGHT
	CEILING FAN WITH LIGHT

ALL HEIGHTS ARE TO TOP OF JUNCTION BOX. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.

ELECTRICAL LEGEND
1/4" = 1'-0"

- PLUMBING:**
- HOT WATER RECIRCULATION (OPTION)
 - SINKS
 - UNDERMOUNT (GRANITE)
 - INTEGRATED (C. MARBLE)
 - DROP-IN (LAMINATE)
 - FAUCETS / FIXTURES = ? FINISH
 - SHOWERS
 - TILE = MASTER
 - TUB/SHOWER INSERT = LL + U.L. BATH
 - HOSE BIB
 - FROST FREE
 - LOCATION - SEE PLAN
 - WATER HEATER
 - 80 GALLON HIGH EFFICIENCY (NAT. GAS)
 - TANKLESS
 - WATER SOFTENER
 - TBD
 - SEPTIC SYSTEM
 - GRAVITY TO LOWER LIFT TO TANK / FIELD

- HVAC:**
- FORCED AIR
 - 95% EFFICIENCY (NAT. GAS)
 - THERMOSTATS
 - 3 ZONE - ELECTRONIC, WI-FI CAPABLE
 - LOCATION = LOWER, UPPER, MAIN
 - HANGING UNIT HEAT
 - MANUAL STAT. - (OPTION)
 - AIR CONDITIONING - YES
 - AIR EXCHANGER - YES
 - GAS - NATURAL, LP, ELECTRIC

- ELECTRICAL:**
- SEE PLAN FOR LIGHTING / SWITCH LOCATION
 - FIXTURES
 - DECORATIVE = VARIES - BY OWNER, SUBCONTRACTOR TO PROVIDE ROOM BY ROOM SELECTION LIST FOR CLIENT TO SHOP FROM
 - DEVICES - TOGGLE
 - DIMMERS - PER ELECT. PLAN OR JOB-SITE WALK-THRU INSTALL AT FINAL TRIM OUT PHASE
 - TRENCHING
 - ELECT. TO DO A SITE TO DETERMINE TO THE BEST OF THEIR AVAILABLE KNOWLEDGE ANY TRENCHING COSTS
 - LOW-VOLTAGE - TBD
 - CENTRAL VAC - TBD

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BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

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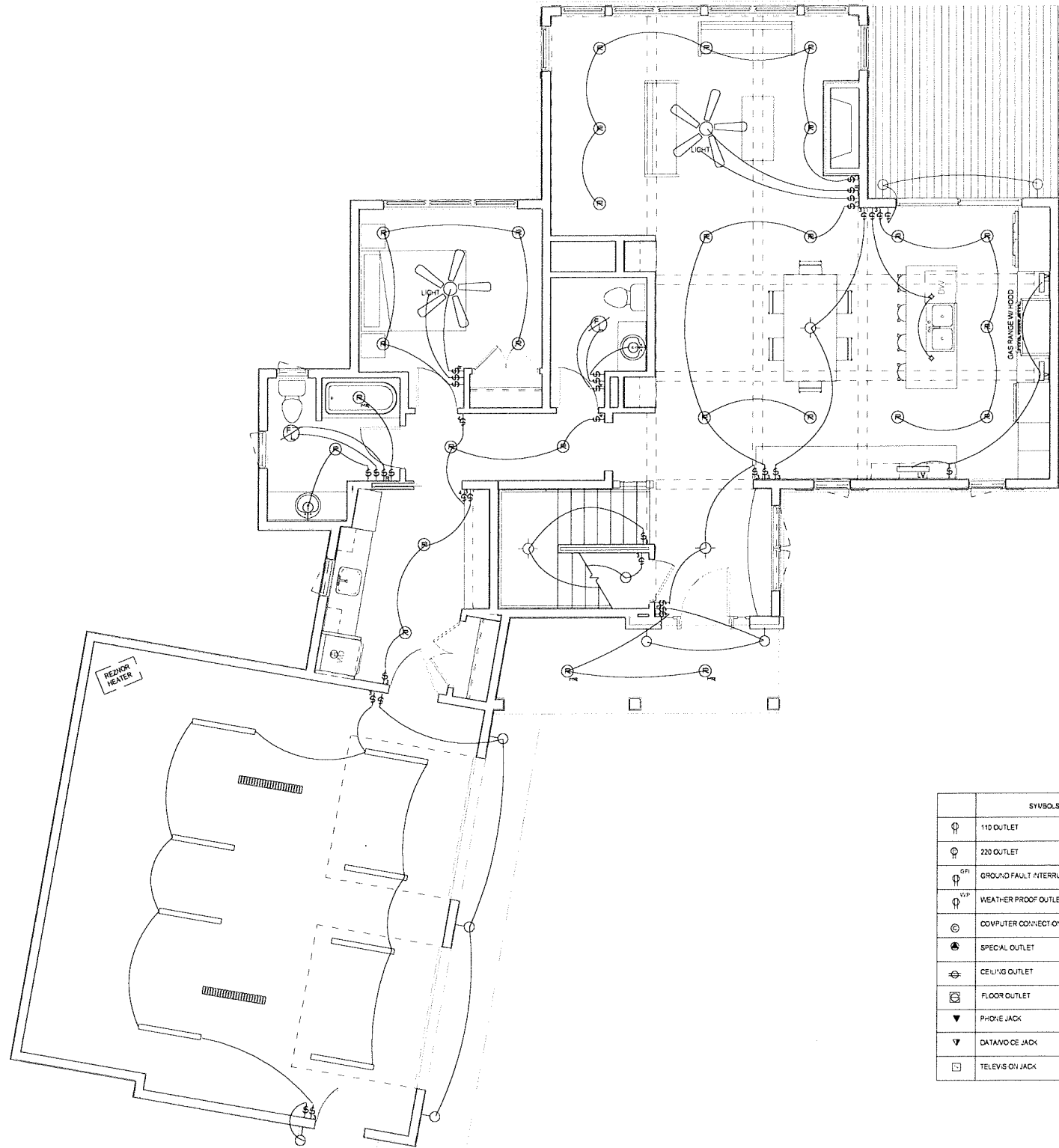
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LOWER LEVEL ELECTRICAL PLAN

DRAWN BY: MMS
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DATE: 8-29-25

E1.0



1 MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

SYMBOLS LEGEND	
	110 OUTLET
	220 OUTLET
	GROUND FAULT INTERRUPT
	WEATHER PROOF OUTLET
	COMPUTER CONNECTION
	SPECIAL OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	PHONE JACK
	DATACOM JACK
	TELEVISION JACK

	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING FAN CONTROL
	SINGLE DIMMER
	3-WAY DIMMER
	TIE WIRE SWITCH
	SYSTEM KEYPAD
	EXHAUST FAN
	COMBINATION EXHAUST FAN/LIGHT
	UNDER CABINET LOW VOLTAGE LIGHT

	PORCELAIN PULL CHAIN
	RECESSED LIGHT FIXTURE
	RECESSED MOIST RESIST. LT. FIXTURE
	SURFACE MOUNT CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	GOOSENECK LIGHT FIXTURE
	CHANDELIER LIGHT FIXTURE
	RECESSED WALL LIGHT
	CEILING FAN WITH LIGHT
ALL HEIGHTS ARE TO TOP OF JUNCTION BOX. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.	

ELECTRICAL LEGEND
1/4" = 1'-0"

- PLUMBING:**
1.) HOT WATER RECIRCULATION (OPTION)
2.) SINKS
- UNDERMOUNT (GRANITE)
- INTEGRATED (C. MARBLE)
- DROP-IN (LAMINATE)
- FAUCETS / FIXTURES = ? FINISH
3.) SHOWERS
- TILE = MASTER
- TUB/SHOWER INSERT = LL + U.L. BATH
4.) HOSE BIB
- FROST FREE.
- LOCATION - SEE PLAN
5.) WATER HEATER
- 80 GALLON HIGH EFFICIENCY (NAT. GAS)
- TANKLESS
6.) WATER SOFTENER
- TBD
7.) SEPTIC SYSTEM
- GRAVITY TO LOWER LIFT TO TANK / FIELD

- HVAC:**
1.) FORCED AIR
- 95% EFFICIENCY (NAT. GAS)
2.) THERMOSTATS
- 3 ZONE - ELECTRONIC, WI-FI CAPABLE
- LOCATION = LOWER, UPPER, MAIN
3.) HANGING UNIT HEAT
- MANUAL STAT. - (OPTION)
4.) AIR CONDITIONING - YES
5.) AIR EXCHANGER - YES
6.) GAS - NATURAL, LP, ELECTRIC

- ELECTRICAL:**
1.) SEE PLAN FOR LIGHTING / SWITCH LOCATION
2.) FIXTURES
- DECORATIVE = VARIES - BY OWNER,
SUBCONTRACTOR TO PROVIDE ROOM BY ROOM
SELECTION LIST FOR CLIENT TO SHOP FROM
- DEVICES - TOGGLE
- DIMMERS - PER ELECT. PLAN OR JOB-SITE WALK-THRU
INSTALL AT FINAL TRIM OUT PHASE
3.) TRENCHING
- ELECT. TO DO A SITE TO DETERMINE TO THE BEST OF THEIR
AVAILABLE KNOWLEDGE ANY TRENCHING COSTS
4.) LOW- VOLTAGE - TBD
5.) CENTRAL VAC - TBD

DREWS RESIDENCE

DREWS DARRIN & AMANDA

37223 TWIN BAY DRIVE CROSSLAKE, MN 56442

MAIN LEVEL ELECTRICAL PLAN

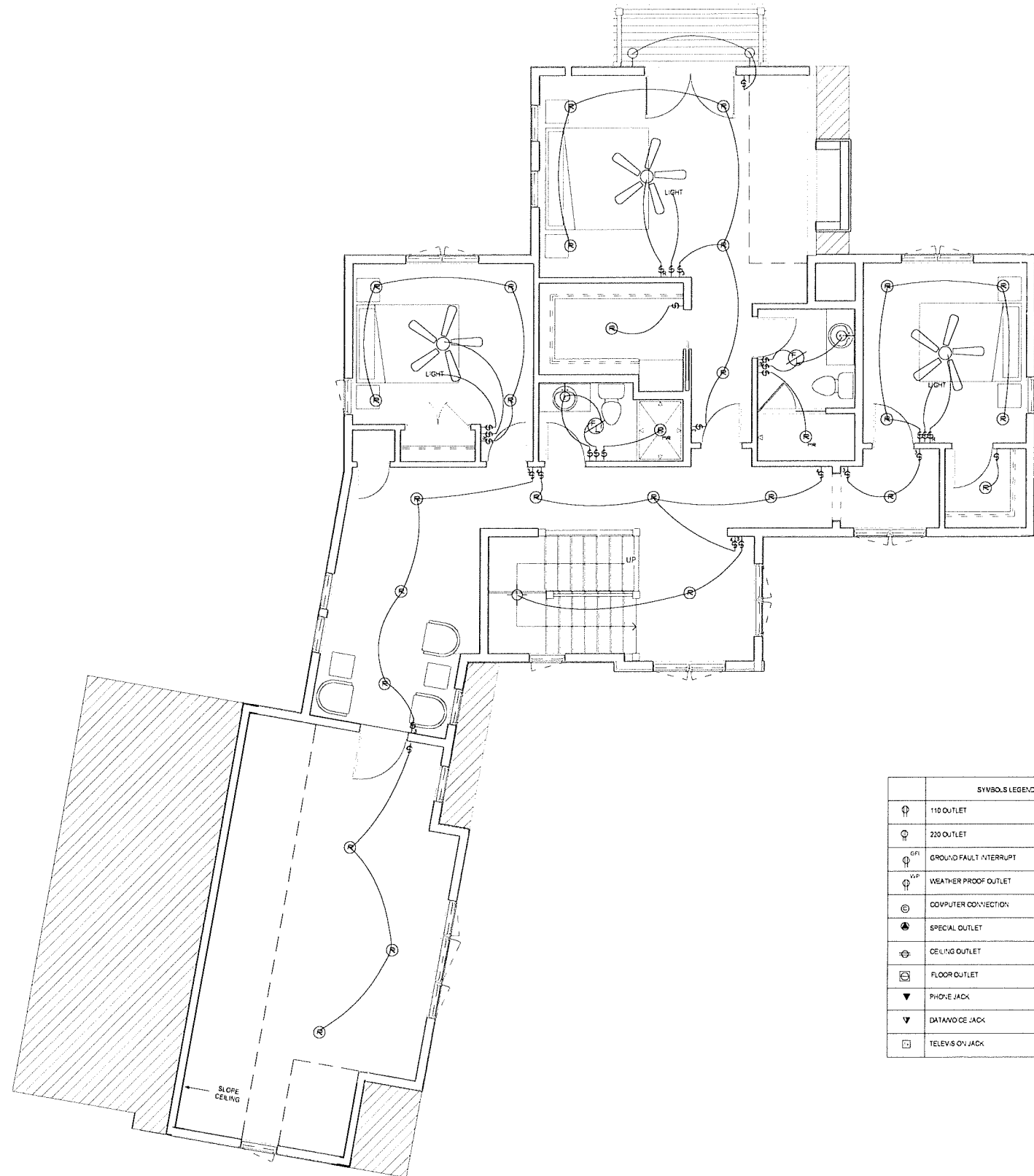
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WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

E1.1



SYMBOLS LEGEND	
	110 OUTLET
	220 OUTLET
	GROUND FAULT INTERRUPT
	WEATHER PROOF OUTLET
	COMPUTER CONNECTION
	SPECIAL OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	PHONE JACK
	DATA/VOCE JACK
	TELEVISION JACK

	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING FAN CONTROL
	SINGLE DIMMER
	3-WAY DIMMER
	TIMER SWITCH
	SYSTEM KEYPAD
	EXHAUST FAN
	COMBINATION EXHAUST FAN/LIGHT
	UNDER CABINET LOW VOLTAGE LIGHT

	PORCELAIN PULL CHAIN
	RECESSED LIGHT FIXTURE
	RECESSED MOST RECESSED LIGHT FIXTURE
	SURFACE MOUNT CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	GOOSENECK LIGHT FIXTURE
	CHANDIELER LIGHT FIXTURE
	RECESSED WALL LIGHT
	CEILING FAN WITH LIGHT
ALL HEIGHTS ARE TO TOP OF JUNCTION BOX, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.	

ELECTRICAL LEGEND
1/4" = 1'-0"

- PLUMBING:**
1) HOT WATER RECIRCULATION (OPTION)
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- UNDERMOUNT (GRANITE)
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- FAUCETS / FIXTURES = ? FINISH
3) SHOWERS
- TILE = MASTER
- TUB/SHOWER INSERT = LL + U.L. BATH
4) HOSE BIB
- FROST FREE
- LOCATION - SEE PLAN
5) WATER HEATER
- 80 GALLON HIGH EFFICIENCY (NAT. GAS)
- TANKLESS
6) WATER SOFTENER
- TBD
7) SEPTIC SYSTEM
- GRAVITY TO LOWER LIFT TO TANK / FIELD

- HVAC:**
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- 95% EFFICIENCY (NAT. GAS)
2) THERMOSTATS
- 3 ZONE - ELECTRONIC, WI-FI CAPABLE
- LOCATION = LOWER, UPPER, MAIN
3) HANGING UNIT HEAT
- MANUAL STAT. - (OPTION)
4) AIR CONDITIONING - YES
5) AIR EXCHANGER - YES
5) GAS - NATURAL, LP, ELECTRIC

- ELECTRICAL:**
1) SEE PLAN FOR LIGHTING / SWITCH LOCATION
2) FIXTURES
- DECORATIVE = VARIES - BY OWNER,
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4) LOW-VOLTAGE - TBD
5) CENTRAL VAC - TBD

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WES HANSON BUILDERS, INC.
GENERAL CONTRACTORS
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REVISIONS

DREWS RESIDENCE
DREWS DARRIN & AMANDA
37223 TWIN BAY DRIVE CROSSLAKE, MN 56442
UPPER LEVEL ELECTRICAL PLAN

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 8-29-25

E1.2



Variance Application
Planning and Zoning Department
13888 Daggett Bay Road, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 486666

Permit Number: 250177V

Property Owner(s): DREWS, DARRIN ALAN & AMANDA KAY TRUST

Mailing Address: 10525 FENNER AVE SE DELANO MN 55328

Site Address: 37223 TWIN BAY DR CROSSLAKE MN 56442

Phone Number: 612-968-2049

E-Mail Address: Amanda@drewnindustries.com

Parcel Number(s): 14070610

Legal Description: Lot 17 Block 1

Sec 07 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: RUSH LAKE (WHITEFISH)

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

If yes list Parcel Number(s) _____

Authorized Agent: Matthew Schmidt/Wes Hanson Builders

Agent Address: 34103 COUNTY ROAD 3, CROSSLAKE MN 56442

Agent Phone Number: 218-692-1760

Variances

(Check applicable requests)

- ☒ Lake/River Setback
- ☒ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☒ Side Yard Setback
- ☐ Wetland Setback
- ☒ Septic Tank Setback
- ☒ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☐ _____
- ☐ _____

Signature of Property Owner(s) Dar Date 9-5-25

Signature of Authorized Agent(s) Matt Schmidt (Wes Hanson Bldrs) Date 9-5-25

- All applications must be accompanied by a signed Certificate of Survey
- ☒ 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 CS Date 9-8-2025 Land Use District SD

Lake Class GD Septic: Compliance 8-13-25 SSTs Design 9-4-25 Installation _____



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:

The size and shape of the property leaves a smallish, oddly shaped building envelope. This has left them with non-conformities with little to no option for solution. As such, the proposal intends to create a viable structure that decreases the current non-conformities that are directly caused by the nature of the property.

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

Yes ☒ No ☐

Why:

There are similar structures up and down the shoreline / road in this area. Our proposal would not be noticeably different than multiple structures within 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:

The lot size, shape and road right of way have created the circumstances we are trying to work within.

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

Yes ☒ No ☐

Why:

To do anything within the property / building envelope would require a variance of some kind. Our proposal seeks to do so in the least invasive way possible while also decreasing multiple non-conformities currently present on the property.



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: