



ADMINISTRATIVE DECISION

APPLICANT NAME: Richard Franta
Secretary Wilderness Park Owners Association

PROPERTY LOCATION: 15827 Wilderness Trail
Crosslake, MN 56442
Parcel Code: 120023306000889 & 120034100B00009

APPLICANT REQUEST: Minor movement of units 16, 17 & 18 to comply with Minnesota Department of Health (MDH) requirements.

ISSUE: Move 3 units for MDH compliance without a Variance.

FACTS: The Wilderness Park Owners Association was established in 1987, formerly known as the Wilderness Resort (1977-1987) and prior to that it was known as the North Shore Resort (Established 1931). Our records indicate that the Park has received multiple Conditional Use Permits from 2003 to 2005 and in 2007 was rezoned as a PUD. The Park is currently in compliance with their MPCA State Disposal System permit that was issued on April 27, 2012 and expires March 31, 2017. The Association has been notified by the Minnesota Department of Health (MDH) that they are in violation of state health laws because units 16-18 are not meeting a required 10 foot setback between the units. The Association has contacted the city to request that they be allowed to move units 16, 17 & 18 in order to comply with the MDH 10-foot rule without the need for a variance.

ANALYSIS: Wilderness Park was rezoned and is currently regulated through an approved conditional use permit and has remained in compliance with the conditional use permit. MDH regulates the park above and beyond the requirements of the City Ordinance and the association would not be requesting to move the units if they were not required to by the State. The association needs to move the units and slightly encroach into the currently allowed lake setback. The cost and benefit of requiring a variance for this activity is outweighed by the fact that the MDH is requiring the units to be moved and the units will only slightly encroach further into the setback.

DECISION: The Wilderness Park Owners Association will be allowed to move the units to comply with the MDH 10-foot separation requirements, without a Variance from the City of Crosslake according to the site plan, dated December 10, 2014, submitted by the association. No Land Use permit shall be required for the movement of units to meet the 10-foot requirement.

This administrative decision is limited to the facts of this particular property.

Chris Pence
Print Name / Signature of Zoning Administrator or Designee

2/13/2015
Date