



ADMINISTRATIVE DECISION

APPLICANT NAME: Julie A. Larson Living Trust

PROPERTY LOCATION: 13244 County Road 16
Crosslake, MN 56442
PID: 120171202GB0009, 120171202GZ0009

APPLICANT REQUEST: Waiver of the survey requirement for request for a Conditional Use Permit (CUP) for more than 100 cubic yards of fill in the Rear Lot Zone (RLZ) of a parcel in the Shoreland District.

ISSUE: The applicant wants to create an earthen berm to block noise and the sightline from County Road 16 onto his property. The current Land Use Ordinance requires a CUP for fill in excess of 100 cubic yards in the RLZ for properties within the Shoreland District. An Estimate of 800 cubic yards of fill was submitted by the applicant.

FACTS: The applicant received approval for a Metes and Bounds (M&B) Subdivision on 9/29/2015. A Certificate of Survey was submitted with the M&B Subdivision application in 2015. Amending the existing Certificate of Survey is not necessary as no new impervious and no new structures are proposed for the property.

ANALYSIS: A survey of the entire property is not required as the CUP request is only needed to address the dirt moving. No new impervious surfaces or structures are proposed in conjunction with this request. Requiring an estimate of the amount of fill from their contractor is sufficient to base the cubic yards of fill required for the project. The requirement of an updated/amended survey for this application will not give us any additional information that could change the outcome of the decision to be made.

DECISION: The applicant will not be required to submit an updated survey with the application for a conditional use permit at this time.

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

Jon R. Kolstad

Name /Signature of Zoning Administrator or Designee

12/19/17

Date