



STATED MINUTES

City of Crosslake Planning and Zoning Commission

July 25, 2014
9:00 A.M.

Crosslake City Hall
37028 County Road 66
Crosslake, MN 56442

1. Present:; Aaron Herzog, Chair; Dave Nevin, Vice-Chair; Mark Lafon; Joel Knippel and Council Member Gary Heacox
2. Absent: Matt Kuker
3. Staff: Chris Pence, Crow Wing County Land Services Supervisor, Paul Herkenhoff, Crow Wing County Survey/Planning Coordinator, Jon Kolstad, Crosslake Land Services Specialist, Sue Maske, Planning Assistant
4. 6-27-14 Minutes & Findings – **Motion by Lafon; supported by Knippel to approve the minutes & findings as written. All members voting “Aye”, Motion carried.**
5. Old Business
 - 5.1 Reed’s Country Market, Inc – Interim Use Permit (Withdrawn)
6. New Business
 - 6.1 Bradley & Jolene Swenson – Land Use Map Amendment
 - 6.2 Marthalee Zilge – Variance for lot area
 - 6.3 Alfred Haas – Variance for lake setback and road right-of-way setback
 - 6.4 Jeffrey & Susan Lande – Variance for lake and side yard setback
7. Adjournment

July 25, 2014 Planning & Zoning Commission Meeting

Reed's Country Market, Inc
120212400AFG009, 120212400AFH009

Application was withdrawn after the Crosslake City Council placed a moratorium on interim use permits for outdoor sales.

**Bradley & Jolene Swenson
1425200090C0009**

Bradley & Jolene Swenson were present. Herkenhoff read the request into the record. Dave Schrupp spoke in opposition with concerns to the impact on neighboring property values, noise and the potential for increased traffic into the residential area to the south with access to Wild Wind Ranch Drive. Thelma Williams stated she is against any commercial land in the area and expressed concerns to noise, dust, increased traffic into a residential area and what other types of commercial businesses allowed. Craig Fallgren spoke in opposition with concerns as to what kind of commercial businesses could be located on the property in the future. Ann Schrupp addressed concerns as to what type of commercial business could be located on the property in the future if it was Limited Commercial and expressed concerns with burning on the property. Jolene Swenson stated that they would only be using the access onto County Road 103 and their intended use of the property is to store equipment, place a sign on the property advertising their business and future storage of landscaping materials. Brad Swenson stated that he would be in favor of only amending the land use map for the north 350 feet and leaving the southern portion Rural Residential 5 for a buffer. Discussion concerned surrounding zoning; access; type of business proposed; surrounding land uses; noise; storage areas for landscaping materials; rezoning only the north 350 feet of the property to Light Commercial and the screening requirements between commercial and residential properties.

July 25, 2014 Action:

Motion by Nevin; supported by Lafon to recommend denial of the Official Land Use Map amendment from Rural Residential 5 to Limited Commercial involving approximately 6.17 acres located in part of Outlot C, Wild Wind Ranch Estates, Sec 32, City of Crosslake to the Crosslake City Council,

Per the findings of fact as discussed, the on-site conducted on 7-24-14.

Findings: See attached

All members voting “Aye”, Motion carried.

**Marthalee Zilge
14140010120009, 14140010130009**

Sue Coulter, Realtor represented the applicant. Herkenhoff read the request into the record. Sue Coulter stated that up to the 2013 ordinance revisions the lots met the minimum requirements and could be sold separately. Discussion concerned 7-24-14 on-site; when the lots were created; lot size requirements prior to the 2013 Ordinance revisions; lake setback for the existing dwelling on Lot 12; removal of the shed on Lot 12 and the location of the septic system for the existing dwelling.

July 25, 2014 Action:

Motion by Nevin; supported by Knippel to approve the variance for:

- 1. Lot Area of 15,800 square feet for Lot 12 where 19,800 square feet is required per Sec 25-137-6a**
- 2. Lot Area of 16, 900 square feet for Lot 13 where 19,800 square feet is required per Sec 25-137-6a**

Per the findings of fact as discussed, the on-site conducted on 7-24-14 for Lot 12 & Lot 13, Block 1, Little Pine Point, Sec 10, City of Crosslake

Conditions:

- 1. Any future development on Lot 13 must meet all required setbacks as outlined in Article 11 of the City of Crosslake Land Use Ordinance**

Findings: See attached

All members voting “Aye”, Motion carried.

**Alfred Haas
141570000090009**

John Haas represented the applicant. Herkenhoff read the request into the record. Discussion concerned impervious coverage of 19.4%; when the cabin was constructed; setbacks for neighboring structures; topography of the lot; vegetation along the shoreline; size of the existing deck and the lake setback to the existing dwelling.

June 27, 2014 Action:

Motion by Lafon; supported by Knippel to approve the variance for:

- 1. Lake setback of 66 feet where 75 feet is required to proposed addition**
- 2. Road Right-of-Way setback of 7 feet where 35 feet is required to proposed garage addition**

To construct:

- 160 square foot addition to dwelling**
- 416 square foot addition to garage**

Per the findings of fact as discussed, the on-site conducted on 7-24-14 and as shown on the certificate of survey received at the Planning & Zoning dated 6-27-14 located on Lot 9, Muhl's Island View, Sec 08, City of Crosslake

Conditions:

- 1. The landscaping/stormwater plan be submitted and approved by the Planning and Zoning office.**
- 2. A barrier be installed alongside the drainfield to prevent anyone from parking on It**
- 3. Maintain existing vegetation along the shoreline**

Findings: See attached

All members voting "Aye", Motion carried.

Motion by Lafon; supported by Knippel to deny the variance for:

- 1. Lake setback of 34 feet where 75 feet is required to proposed screen porch**

Per the findings of fact as discussed, the on-site conducted on 7-24-14 and as shown on the certificate of survey received at the Planning & Zoning dated 6-27-14 located on Lot 9, Muhl's Island View, Sec 08, City of Crosslake

Findings: See attached

All members voting "Aye", Motion carried.

**Jeffrey & Susan Lande
14133000003A009, 2710000000A009**

Jeffrey & Susan Lande were present. Herkenhoff read the request into the record. Jeff Lande presented a quit claim deed deeding the property to them for the property the shared drainfield is located on. Susan Lande stated they tried to purchase property from their neighbor but was unable to do so. Paul Allen from the City of Manhattan Beach stated he personally would support the proposed request as the applicants have placed the new structure in the best location due to the topography of the lot. A letter dated 7-24-14 from Larry Skindelen stated being a neighbor of the Landes we welcome the property improvements and are in support of their proposed setback requests. Discussion concerned impervious coverage of 19.2%; stormwater plan; location of the septic system; topography of the lot; setbacks for neighboring structures and the number of past variances in the neighborhood.

July 25, 2014 Action:

Motion by Nevin; supported by Knippel to approve the variance for:

- 1. Lake setback of 57 feet where 75 feet is required to proposed dwelling**
- 2. Side Yard setback of 8 feet where 10 feet is required to proposed dwelling**

To construct:

- 1,628 sq. ft. dwelling**

Per the findings of fact as discussed, the on-site conducted on 7-24-14 and as shown on the certificate of survey received at the Planning & Zoning dated 7/27-14 located on part of Lot 3, French's Addition, Sec 05, City of Crosslake and part of Lot 3, French's Addition, Sec 32, City of Manhattan Beach

Conditions:

- 1. An annual inspection report be submitted to the Planning and Zoning office for the maintenance of the pervious driveway**
- 2. The landscaping/stormwater plan be submitted and approved by the Planning and Zoning Office**

Findings: See attached

All members voting "Aye", Motion carried.

July 25, 2014 Planning & Zoning Commission Meeting

Matters not on the Agenda:

1. There were no matters not on the agenda

Motion by Knippel; supported by Nevin to adjourn at 11:00 A.M.

All members voting “Aye”, Motion carried.

Respectfully yours,

Susan Maske

Susan Maske
Crow Wing County Planning Assistant