

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

May 22, 2020

9:00 A.M.

Crosslake City Hall
37028 County Road 66, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Steven & Dyan Marie Jacobson

Authorized Agent:

Site Location: 13223 Eagle Street, Crosslake, MN 56442 on Rush Lake-GD

Variance for:

- A total of 4 years where 2 years are allowed for the approved variance 1810028V

To construct:

- A new septic system
- Bluff setback of 0 feet where 30 feet is required to proposed septic drainfield
- Lake setback of 50 feet where 75 feet is required to proposed septic drainfield
- Dwelling setback of 10 feet where 20 feet is required to proposed septic drainfield

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@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Steven & Dyan Marie Jacobson

Parcel Number(s): 14060835

Application Submitted: April 1, 2020

Action Deadline: May 30, 2020

City 60 Day Extension Letter sent / Deadline: N/A

Applicant Extension Received / Request: N/A

City Council Date: N/A

Authorized Agent:

Variance for:

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Current Zoning: Shoreland District

Existing Impervious Coverage:

10.0%

Proposed Impervious Coverage:

10.0%

- A stormwater plan was submitted to the planning and zoning office
- A septic design was approved by the Crow Wing County office

Development Review Team Minutes held on 4-10-18:

- Property is located on Rush lake at 13223 Eagle St with a lake setback of 75 feet
- The proposed replacement dwelling to be approximately in the same location as the current cabin with the deck to be removed, but an increase in size, depth & height
- Possible septic system and time extension variance needs
- All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three feet (Sec. 26-308).
- Setbacks on structures where the eaves exceed 36" shall be measured from the drip line.
- Impervious maximum of 25% and if impervious exceeds 20% a Shoreline Rapid Assessment Model form will be completed
- If your parcel is located within a plat and/or an organization/plat that has restrictions, you would need to verify those restrictions and clarify that your request is approved by that organization or allowed in the plat

- Design and implement a stormwater management plan (gutters, berm & rain gardens) to update any existing plan, which is required with all variance applications per Article 8, section 26-222, (2), 1)
- A compliant septic compliance inspection is on file in Crosslake dated 9-12-17
- Wetland Delineation or a completed wetland delineation winter window agreement
- A grade and elevation illustration is required for a complete variance application
- If approved, a Land Use Permit will be required to commence the project

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Article 8, Sec. 26-222 of the City Land Use Ordinance
2. Grade illustration
3. Elevation illustration
4. Wetland delineation or winter window agreement
5. A septic compliance is on file dated 9-12-17
6. A complete Variance application
7. The public hearing fee of \$500.00

Parcel History:

- September 1974 – 12 x 20 addition to the existing cabin
- August 2002 – Septic holding tank install
- September 2017 – Compliance Inspection, compliant holding tank
- June 2018 – Septic system variance approved

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 5-11-2020

City Engineer: N/A

Lake Association: No comments were received as of 5-11-2020

Township: N/A

Crosslake Public Works: No comments were received as of 5-11-2020

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 5-11-2020

POSSIBLE MOTION:

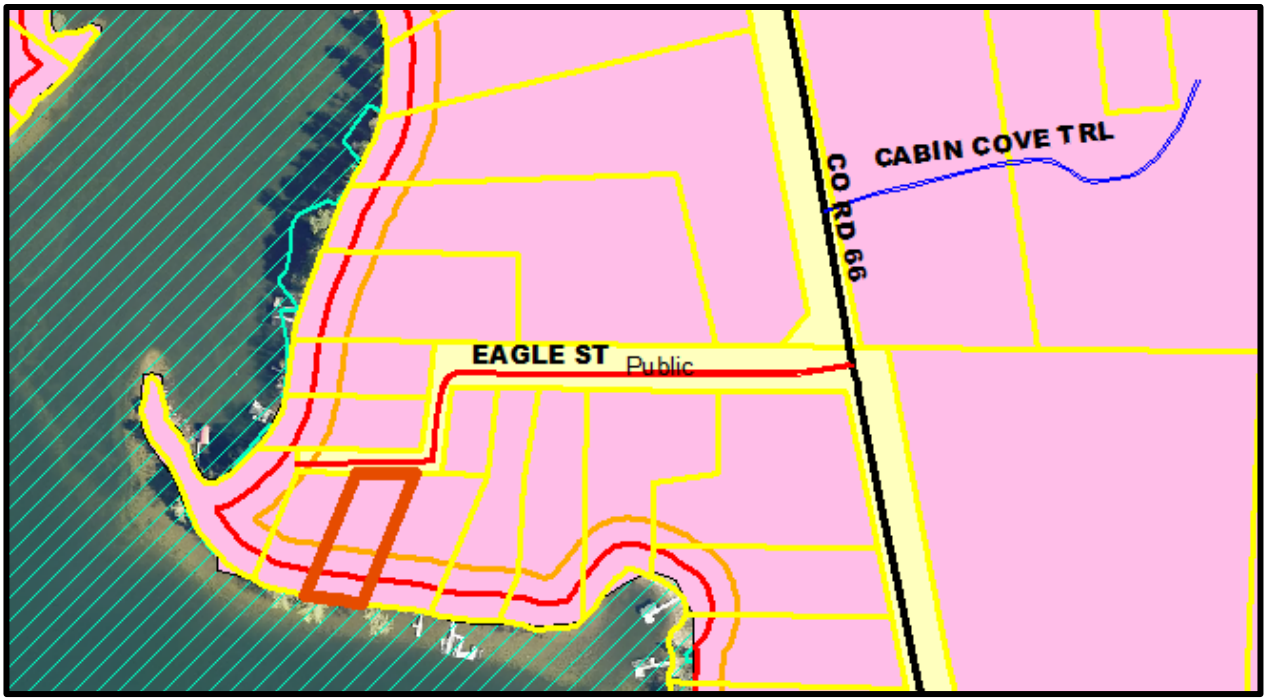
To approve/table/deny the variance to allow:

- A total of 4 years where 2 years are allowed for the approved variance 1810028V

To construct:

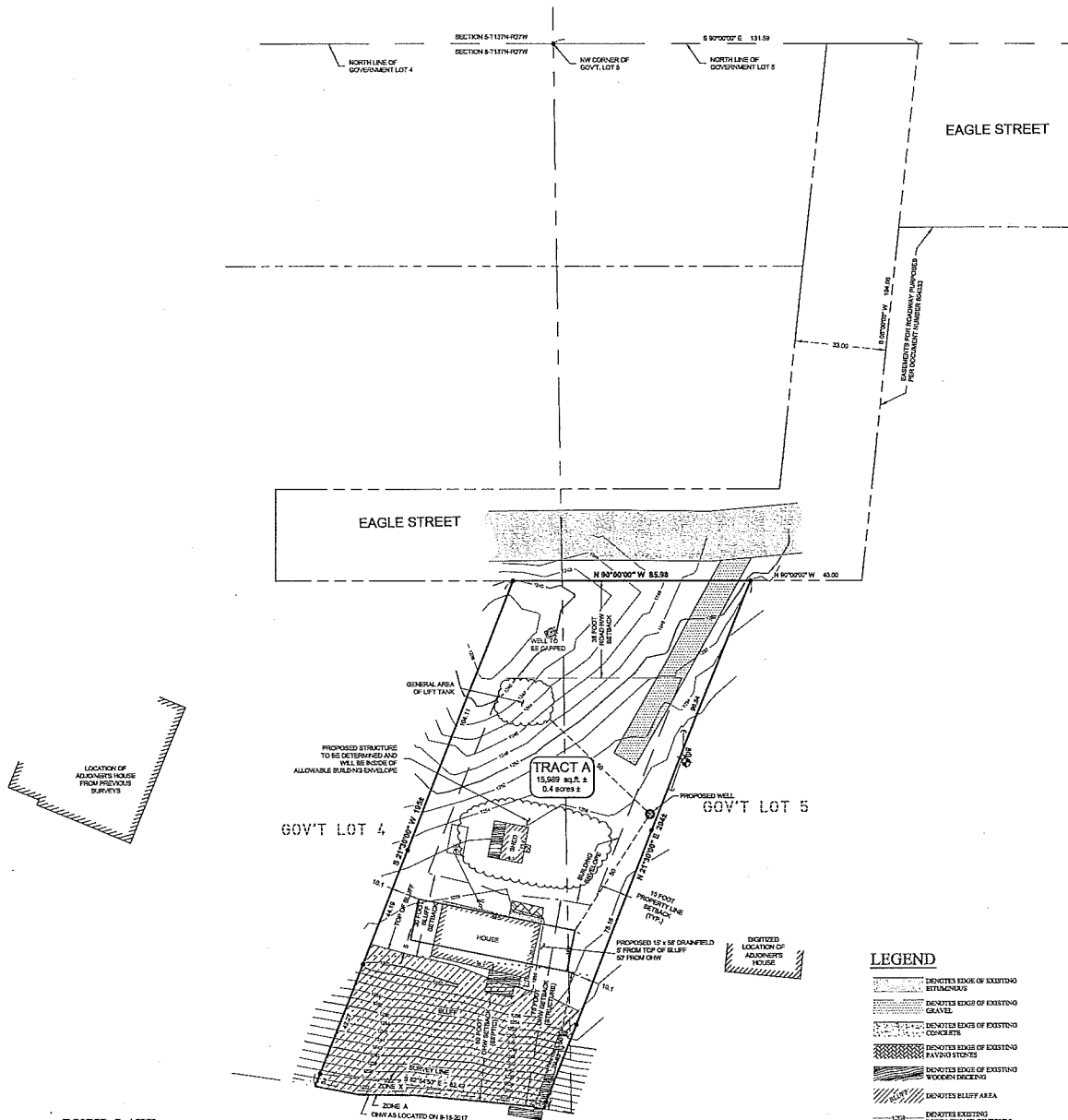
- A new septic system
- Bluff setback of 0 feet where 30 feet is required to proposed septic drainfield
- Lake setback of 50 feet where 75 feet is required to proposed septic drainfield
- Dwelling setback of 10 feet where 20 feet is required to proposed septic drainfield

As shown on the certificate of survey dated 6-4-18



CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOTS 4 & 5,
SECTION 8, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA**



RUSH 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 = 1229.47 ON 9-18-2

LEGAL DESCRIPTION PER DOCUMENT NUMBER A894292

EXHIBIT "A"

That part of Government Lots 4 and 5, Section 8, Township 137, Range 27, Crow Wing County, Minnesota, described as follows:

Beginning at the Northwest corner of said Government Lot 5; thence due East along the North line of Government Lot 5 a distance of 131.59 feet thence South 6 degrees 06 minutes West a distance of 184.06 feet thence due West 40 feet to the actual point of beginning of the tract to be described; thence continuing due West 85.83 feet; thence South 21 degrees 30 minutes West 196.10 feet, more or less, to the Northern shore line of Rush Lake; thence Easterly along said shore line to its intersection with a line bearing South 21 degrees 30 minutes West from the actual point of beginning; thence South 21 degrees 30 minutes East 208.33 feet, more or less, to the place of beginning.

together with all hereditaments and appurtenances belonging thereto.














IMPERVIOUS CALCULATIONS

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	737	15,989	4.6%
Shed & Wall House	121	15,989	0.8%
Concrete & Pavement	83	15,989	0.5%
Gravel	663	15,989	4.1%
Total	1,604	15,989	10.0%

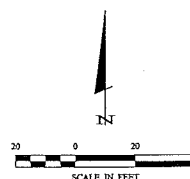
NOTES:


1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 9-18-2017.
2. Zoning for subject tract = "Shoreland District".
3. There are no wet lands within surveyed property.
4. Property is in "Zone X" and "Zone A" as per the FIRDM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone C" definition: Areas of minimal flooding.
5. Parcel ID of subject parcel: 120081202500009.
6. The property address of subject parcel: 13223 Eagle Street.

LEGEND

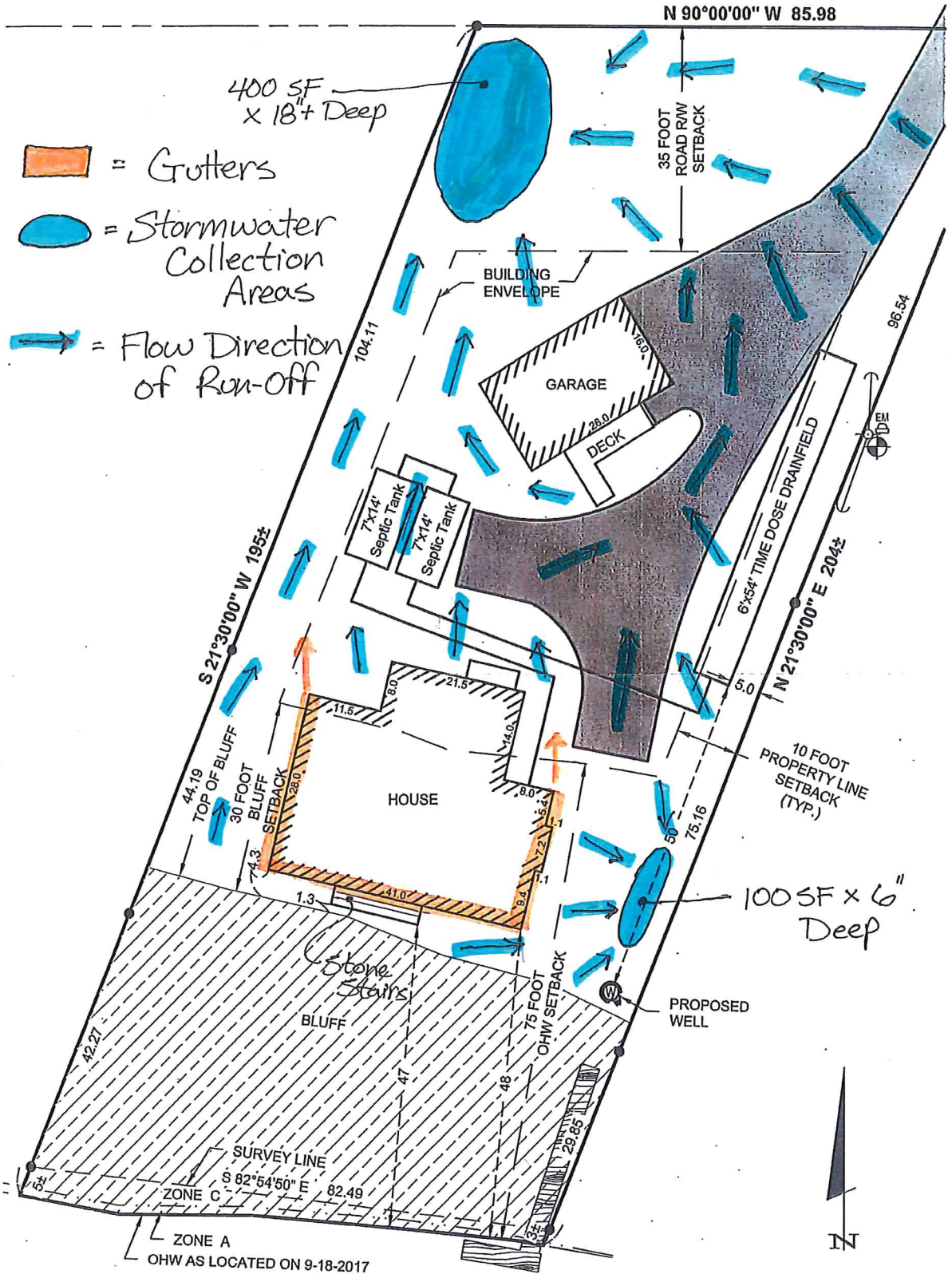
-  DENOTES EDGE OF EXISTING
 SUBGRADE
 DENOTES EDGE OF EXISTING
 GRAVEL
 DENOTES EDGE OF EXISTING
 CONCRETE
 DENOTES EDGE OF EXISTING
 PAVED SURFACES
 DENOTES EDGE OF EXISTING
 WOODEN DECKING
 DENOTES BLUFF AREA
 12-3 DENOTES EXISTING
 INTERMEDIATE CONTROLS
 12-1 DENOTES EXISTING INDEX
 CONTROLS
 12-2 DENOTES EXISTING UTILITY
 POLE W/ GUY WIRE
 12-4 DENOTES EXISTING ELECTRICAL
 METER
 12-5 DENOTES EXISTING WELL
 12-6 DENOTES EXISTING SEPTIC
 TANK, SEPTIC CLEANOUT, &
 SEPTIC TANK LID
 **REMARKS:**
 FURNISH REBAR IN POWER POLE
 ELEV. = 1157.35

ORIENTATION OF THIS HEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 5 TO HAVE AN ASSUMED BEARING OF S 90°00'00" E.



1 of 1	CERTIFICATE OF SURVEY Jacobson Property Lands End Development, LLC 13817 County Road 36 Crookston, MN 55442	PROJECT MANAGER	PROJECT NO.	DATE	REVISIONS			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. <i>Robert J. Jacobson</i> ROBERT J. JACOBSON, LICENSE NO. 12793-1 6-05-2017 4/10/2	 30706 Rozumerski Road Suite 1 P.O. Box 814 Paget, LA 70454, MO 56472 218-558-4945 www.steinemann.com
		CMR	17293-1	10-5-2017	DATE	DESCRIPTION	BY		
		CHANGED BY:	FILE NAME:	SCALE:					
		CMR	C17293-2.dwg	NO: 1"=50'					
		DRWN BY:	FILED BY:						
		CMR		NO: N/A					

EXHIBIT



PROJECT NO: 17298
DATE: 4-18-18



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

**Steven & Dyan Marie Jacobson
120081205N00009**

Herzog announced the variance request and invited Jacobson, the applicant/owner to the podium. Kolstad read the variance request, details of the May 25, 2018 tabling of the original variance request, new revised project details, no comments received, history of the parcel and the surrounding parcel history into the record. Herzog stated that the commissioners are aware of the tabled request and the completely different resubmitted request, which involves only the septic system and not the new structure. Jacobson stated that the drainfield would require digging of 2 to 3 feet in depth per his discussion with Joyce, the professional septic designer. Herzog opened and closed the public hearing due to no response. Herzog asked if any of the commissioners had additional questions, but none were forthcoming. Herzog requested Kolstad to initiate the findings of fact procedure with the board members deliberating and responding to each question.

June 22, 2018 Action:

Motion by Wessels; supported by Schiltz to deny the Variance for:

- Bluff setback of 0 feet where 30 feet is required to proposed septic drainfield
- Lake setback of 50 feet where 75 feet is required to proposed septic drainfield
- Dwelling setback of 10 feet where 20 feet is required to proposed septic drainfield

To construct:

- A new septic system

Per the findings of fact as discussed, at the on-site conducted on 5-24-18 and 6-21-18 and as shown on the revised Certificate of Survey received at the Planning & Zoning office dated 6-4-18 located at 13223 Eagle Street, Crosslake, MN 56442

Conditions:

Chapter 26 – Land Use; Sec. 26-227 Variance Decision - Variances must be substantially completed within two years of receiving approval – the approval of this variance will expire on 6-22-20.

1. Work with staff to review, implement and alter as needed the stormwater management plan
2. Maintain and/or enhance vegetated cover on the bluff for erosion control
3. Remove and store the spoils pile/dirt out of the bluff impact zone (move rear ward)
4. Work with staff to review, implement and maintain a temporary erosion control plan during and after construction
5. Certified surveyor to mark footing and setback locations
6. Recommend no current or future lake side development, lake side to remain natural and untouched
7. Try to preserve to your fullest extent all the trees lakeside of the existing cabin per the survey dated 6-4-19
8. Septic maintenance plan as submitted with approved and installed septic system, to be followed and submitted results to be provided to the planning and zoning office

Findings: See attached

All members voting “Aye”, Motion carried.

Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Steve & Dyan Jacobson

Date: 5/31/2018

Mailing Address: 4082 Autumn Lake Ct SW

City: Rochester

State: MN

Zip: 55902

Home Phone Number: *Left*

Cell: *Lands End*

Site Address: 13223 Eagle St

City: Crosslake

State: MN

Zip: 56442

Driving directions if no address issued:

Legal Description: That pt of GL 4 & 5 DAF

Sec: 8

Twp: 137

Range: 27

Twp Name: City of Crosslak

Parcel Number: 120-081-205-N00-009

Lake/ River: Rush

Lake/River Classification: GD

Flow Data

Number of Bedrooms: 5

Dwelling Classification: I

System Type: III

GPD: 750

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

Wells

Deep Well: Proposed Deep

Shallow Well: Existing Shallow

Wells to be sealed (if applicable)?

Setbacks

Tank(s) to: Well +50'

Drainfield to: Well +50'

Sewer Line to well: +50'

House +20'

House +20'

Air Test: No

Property Line +10'

Property Line +10'

Additional System Notes and Information: NEW CONSTRUCTION

Existing cabin (slab) remove. New house, possibly 5 bedrooms. W/o to north.

★ Proposed septic needs a variance for bluff, house, and lake setback.

Designer Name: Martin Joyce

License Number: L2129

Address:

Drainfield
- 5' top of bluff
- 10' from house
- 50' from lake

City:

Zip:

Home Phone Number:

Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

Designer Signature: *Martin Joyce*

Date: 5/31/2018

Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Steve & Dyan Jacobson

Date: 5/31/2018

Designer's Initials: MJ

Tank Sizing

- A. Septic Tank Capacity: 1500 Gallons
Tank Type: 2 Compartments Filter: Yes
Garbage Disposal/Basement Lift Station: No Disposal or Lift
- B. Pump Tank Capacity: 750 Gallons (7080.2100)
a. Alarm Type: Electric

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
6 or less	1,500	2,250
7 or 8	2,000	3,000

Soils

- C. Depth to Restricting Layer: 7ft.
D. Native SSF: .83
(Perc. Rate [Optional] MPI)

Enter GPD next to the type of system

Rock Trenches

- E. 6 in. Trench Depth $GPD \times D = 0.0\text{sq. ft.}$ Cubic Yards of Rock: 0.0 yds³
F. 12 in. Trench Depth $GPD \times D \times .8 = 0.0\text{sq. ft.}$ Cubic Yards of Rock: 0.0 yds³
G. 18 in. Trench Depth $GPD \times D \times .66 = 0.0\text{sq. ft.}$ Cubic Yards of Rock: 0.0 yds³
H. 24 in. Trench Depth $GPD \times D \times .6 = 0.0\text{sq. ft.}$ Cubic Yards of Rock: 0.0 yds³
I. Divide (E-H) by Trench Width for lineal feet: $0.0 \div =$

Chamber Trenches

- J. Brand: Dimensions of one chamber (L x W): ft. x ft.
K. 6-11 in. Chamber Depth $GPD \times D = 0.0\text{sq. ft.}$
L. 12 in. Chamber Depth $GPD \times D \times .8 = 0.0\text{sq. ft.}$
M. Select from (K-L) if installing Chamber Trenches: 0.0
N. Divide (M) by Trench Width for lineal feet: $0.0 \div 0 =$ Lineal Feet
O. Total Chambers Needed (**Round Up**): Chambers

Seepage/Pressure Beds

- P. Seepage Bed $GPD \times D \times 1.5 = 0.0\text{sq. ft.}$
a. Bed Dimensions ft. x ft.
b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth ft. $\div 27 = 0.0\text{ yds}^3$
Q. Pressure Bed $750\text{ GPD} \times D = 622.5\text{sq. ft.}$
a. Bed Dimensions 13ft. x 50ft.
b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth 1ft. $\div 27 = 24.07\text{ yds}^3$

Additional System Notes and Information:

Drainfield will be where the existing cabin is located if the variances are approved.
The cabin is on a slab. Remove slab and check soils for compaction.
Soils +18"-24" are a clean, medium sand. Should be ok.

Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Steve & Dyan Jacobson
Date: 5/31/2018

Designer's Initials: MJ

Determine Pump Capacity

1) Gravity Distribution Pump Capacity Range: 10 - 45 GPM

*Skip to Pump Head Requirements if pumping to gravity

2) Pressure Distribution:

a) Number of laterals: 3

b) Lateral Size: 1.5in.

c) Perforation spacing: 3ft.

d) Check Table 4 to see the maximum number of perforations per lateral.

3) Lateral Length (choose):

a) End manifold: rock bed length: 50 - 2 ft. = 48ft.

b) Center manifold: rock bed length /2: - 1 ft. = -1ft.

c) Choose 3a or 3b: 48ft.

4) Total Perforation Determination:

a) (3c): 48ft. ÷ (2c): 3ft. + 1 = 17 Perforations / Lateral

b) (4a): 17 × (2a): 3 = 51 Total Number of Perforations

c) Select perforation discharge from Table 1 = .74 GPM/Perf.

d) (4b): 51 × (4c): 0.74 GPM/Perf. = 37.74 GPM

PUMP HEAD REQUIREMENTS

5) Elevation difference:

a) Elevation difference between pump and point of discharge 12ft.

b) If pumping to a pressure distribution system, (5a) + 5 = 17ft.

c) Choose 5a if pumping to gravity or 5b for pressure: 17ft.

6) Friction loss:

a) Select a value from Table 2: 2.64ft. / 100 ft. of pipe

b) Pipe length to drainfield: 60ft. × 1.25 = 75ft.

c) (6a): 2.64 × (6b): 75 ÷ 100 = 1.98 Total Friction Loss

7) Drainback:

a) Actual Pipe length 60ft. × .17 gal/ft. (Table 3) = 10.2 gal

8) (5c): 17ft. + (6c): 1.98ft. = 18.98 Total Head Required

9) Minimum Pump Size 37.74 GPM (4d) & 18.98ft. of dynamic head (8)

Table 1 Perforation Discharge (GPM/perf.)		
Ft. of Head	7/32 Perf Diameter	1/4 Perf Diameter
1.0	0.56 in.	0.74 in.
2.0	0.80 in.	1.04 in.

Use 1.0 for single homes, 2.0 for everything else

Table 2 Friction Loss in Plastic Pipe			
Flow (GPM)	1.5"	2"	3"
20	2.47	0.73	0.11
25	3.73	1.11	0.16
30	5.23	1.55	0.23
35	6.96	2.06	0.30
40	8.91	2.64	0.39
45	11.07	3.28	0.48
50	13.46	3.99	0.58
55		4.76	0.70
60		5.60	0.82
65		6.48	0.95
70		7.44	1.09

Table 3 Volume of Liquid in Pipe	
Pipe Diameter	Gal/Ft.
1.25 in.	0.078
1.5 in.	0.11
2.0 in.	0.17

Table 4 Max Perforations/Lateral			
Perf. Spacing	1.25" Pipe	1.5" Pipe	2" Pipe
2.5 ft.	14	18	28
3 ft.	13	17	26
3.3 ft.	12	16	25
4 ft.	11	15	23
5 ft.	10	14	22

Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Steve & Dyan Jacobson

Date: 5/31/2018

Designer's Initials: MJ

Please record the depths of all horizons, redoximorphic features, restricting layers, and saturated soils. Include all chroma and hue values.

#1 Proposed Site

Depth (in.)	Texture	Color
0-4	Topsoil	10YR 3/3
4-12	Loamy Sand	10YR 5/4
12-84	Sand	10YR 5/4

#1 Alternate Site

Depth (in.)	Texture	Color

#2 Proposed Site

Depth (in.)	Texture	Color

#2 Alternate Site

Depth (in.)	Texture	Color

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Description of Soil Treatment Areas

	Proposed Site		Alternate Site	
Disturbed Areas?	No			
Compacted Areas?	No			
Flooding Potential?	No			
Run on Potential?	No			
Limiting Layer Depth	Proposed #1 84"	Proposed #2	Alternate #1	Alternate #2
Slope % and Direction	1 to 3%			
Landscape Position	Top of slope			
Vegetation Types	Oaks and Pines			
Soil Texture	Sand			
Soil Sizing Factor	0.83		Select One	

4/8

Martin Joyce Septic Service, LLC

27604 County Road 3, Merrifield, MN 56465

Septic System Management Plan

Property Owner: Steve & Dyan Jacobson Phone: _____ Date: 5/31/2018
Mailing Address: 4082 Autumn Lake Ct SW City: Rochester Zip: 55902
Site Address: 13223 Eagle St City: Crosslake Zip: 56442

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every _____ months
Local Government: check every _____ months
State Requirement: check every 36 months

My system needs to be checked
every 36 months

Homeowner Management Tasks (performed monthly unless otherwise stated)

Leaks - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly

Surfacing sewage - Regularly check for wet or spongy soil around your soil treatment area.

Effluent filter - *Inspect and clean twice a year or more*

Alarms - Alarm signal when there is a problem: contact Service Provider any time an alarm signals

Event counter or water meter - Monitor your average daily water use (if it applies)

Professional Management Tasks

Check and clean the in-tank effluent filter

Check the sludge/scum layer levels in all septic tanks

Recommend if tank should be pumped

Pump all compartments of septic tank at least every 36 months

Check inlet and outlet baffles

Clean drainfield laterals (if it applies)

Check the drain field effluent levels in the rock layer

Check the pump and alarm system functions (if it applies)

Check wiring for corrosion and function (if it applies)

Check dissolved oxygen and effluent temperature in tank

Provide home owner with list of results and any action to be taken

Replacement system for this residence, a secondary site has not been identified.

" I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: _____ Date: _____

Designer Signature: Martin Joyce Date: _____

Permitting Authority Signature: _____ Date: _____

518

Cell: 218-820-2621

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

D77F--Graycalm-Grayling complex, 25 to 45 percent slopes

Graycalm

Extent: 20 to 60 percent of the unit
Landform(s): rises on outwash plains
Slope gradient: 25 to 45 percent
Parent material: outwash
Restrictive feature(s): greater than 60 inches
Flooding: none
Ponding: none
Drainage class: somewhat excessively drained

Soil loss tolerance (T factor): 5
Wind erodibility group (WEG): 2
Wind erodibility index (WEI): 134
Kw factor (surface layer) .15
Land capability, nonirrigated 4s
Hydric soil: no
Hydrologic group: A
Potential for frost action: low

Representative soil profile:		Texture	Permeability	Available water capacity	pH
A --	0 to 4 in	Loamy sand	rapid	0.35 to 0.43 in	4.5 to 5.5
Bw1 --	4 to 20 in	Loamy sand	rapid	1.29 to 1.61 in	5.0 to 6.0
Bw2 --	20 to 31 in	Sand	rapid	0.44 to 0.66 in	5.0 to 6.0
E and Bt --	31 to 79 in	Sand	rapid	2.38 to 3.81 in	5.5 to 6.5

Grayling

Extent: 34 to 55 percent of the unit
Landform(s): rises on outwash plains
Slope gradient: 25 to 45 percent
Parent material: outwash
Restrictive feature(s): greater than 60 inches
Flooding: none
Ponding: none
Drainage class: excessively drained

Soil loss tolerance (T factor): 5
Wind erodibility group (WEG): 2
Wind erodibility index (WEI): 134
Kw factor (surface layer) .20
Land capability, nonirrigated 4s
Hydric soil: no
Hydrologic group: A
Potential for frost action: low

Representative soil profile:		Texture	Permeability	Available water capacity	pH
A --	0 to 8 in	Loamy sand	rapid	0.63 to 0.87 in	5.1 to 6.5
Bw --	8 to 47 in	Sand	rapid	1.95 to 4.29 in	5.1 to 6.5
BC --	47 to 79 in	Sand	rapid	1.59 to 2.23 in	5.1 to 6.5

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

This report shows only the major soils in each map unit

648

EAGLE STREET

Jacobson
13223 Eagle St.

↑ North

Proposed Structure

Lift Tank
- 800 Gal
Septic Tank
- 1500 Comp
w/ Filter

To Be Sealed
WELL HOUSE
Shallow

N 90°00'00" W 85.98

TRACT A
15,989 sq. ft. ±
0.4 acres ±

Proposed Deep Well
GOVT.

Pump & Remove Existing
Holding Tank

APPROX. LOCATION
(SEE NOTE #7)

Existing Cabin
To Be Remove

Proposed 15' x 50'
Pressure Bed

- With Variance

- 5' Bluff to Rock Bed
- 50' Lake to Rock Bed
- 10" House to Rock Bed

Rush Lake
GD

Mark J. 6/3/18
8/8



Variance Application
Planning and Zoning Department
37028 County Rd 66, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 621704

Permit Number: 2010014V

Property Owner(s): Steve & Dyan Jacobson
Marie

Mailing Address: 4082 Autumn Lake CT SW Rochester MN 55902

Site Address: 13223 Eagle St Crosslake MN 56442

Phone Number: 507 358 3945

E-Mail Address: jacobson.steven2@gmail.com

Parcel Number(s): 14080635

Legal Description: see survey That pt of GL 4 & 5

Sec 8 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Rush

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

If yes list Parcel Number(s) _____

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

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
- ☒ 2 year extension to existing variance
#1810028V
- ☐ _____

Signature of Property Owner(s) [Signature] Date 3/27/2020

Signature of Authorized Agent(s) _____ Date _____

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 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 [Signature] Date 4/1/2020 Land Use District SD

Lake Class GD Septic: Compliance 9/12/17 SSTS Design _____ 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:

No new variance requested, just an 2 year extension to existing variance.

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

Yes ☒ No ☐

Why:

No new variance requested, just an 2 year extension to existing variance

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why:

No new variance requested, just an 2 year extension to existing variance

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

Yes ☒ No ☐

Why:

The reason the extension is requested is because of an unexpected medical issue of one of the property owners requiring > 1 year of treatments, and the build project was delayed.



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: