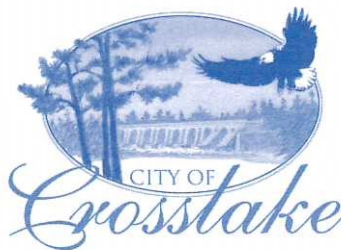


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



37028 County Road 66  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **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:** Daniel P & Deborah L Miller

**Authorized Agent:**

**Site Location:** 33597 County Road 3, Crosslake, MN 56442

**Request:**

- Conditional Use Permit for storage rental in an existing structure

**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 and has been published in the Northland Press. 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](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Daniel P & Deborah L Miller

Parcel Number(s): 14320739

Application Submitted: April 9, 2020

Action Deadline: June 7, 2020

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

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

### **Authorized Agent:**

**Request:** A Conditional Use Permit for storage rental in an existing structure

**Current Zoning:** Limited Commercial

### **Adjacent Land Use/Zoning:**

North – Limited Commercial

South – Limited Commercial

East – Shoreland District

West – Shoreland District

### **Development Review Team Minute; none attended:**

- Email dated 5-15-19 states the applicant would like to forgo the DRT meeting

### **Parcel History:**

- June 2019 – Metes & Bounds Subdivision
- August 2019 – Address-E911
- July 2019 – 60' x 120' Commercial Accessory Structure

### **City Ordinance:**

Commercial storage building/storage unit rental – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

### **Agencies Notified and Responses Received:**

**County Highway:** No comments were received as of 5-11-2020

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

**City Engineer:** N/A

**City Attorney:** N/A

**Lake Association:** N/A

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

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

**POSSIBLE MOTION:**

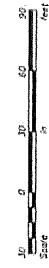
To approve/table/deny the Conditional Use Permit for storage rental involving approximately .73 acres located at 33597 County Road 3, Sec 32, City of Crosslake

**POSSIBLE CONDITIONS:**

1. Limit hours of usage/operation
2. Limit outside storage items, types of items and/or location
3. Require a perpetual fence: location, minimum height, type and maintenance thereof
4. All driving/parking/storage areas to be paved or concrete surface







- FOR INFORMATIONAL PURPOSES ONLY
- | TEST SECTION                      | 1   |
|-----------------------------------|-----|
| NEW ENGLAND ENGLISH               | 17  |
| NEW ENGLAND MATH                  | 18  |
| NEW ENGLAND SCIENCE               | 19  |
| NEW ENGLAND SOCIAL STUDIES        | 20  |
| NEW ENGLAND WRITING               | 21  |
| NEW ENGLAND ARTS                  | 22  |
| NEW ENGLAND MUSIC                 | 23  |
| NEW ENGLAND PE                    | 24  |
| NEW ENGLAND HEALTH                | 25  |
| NEW ENGLAND CAREER                | 26  |
| NEW ENGLAND LITERATURE            | 27  |
| NEW ENGLAND HISTORY               | 28  |
| NEW ENGLAND GEOGRAPHY             | 29  |
| NEW ENGLAND ECONOMICS             | 30  |
| NEW ENGLAND POLITICAL SCIENCE     | 31  |
| NEW ENGLAND ENVIRONMENTAL SCIENCE | 32  |
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| NEW ENGLAND HISTORY               | 190 |
| NEW ENGLAND GEOGRAPHY             | 191 |
| NEW ENGLAND ECONOMICS             | 192 |
| NEW ENGLAND POLITICAL SCIENCE     | 193 |

**Lake Area**  
**SURVEYING** INC.  
JAMES EARLE BOSS, WHITE C  
MILWAUKEE, WIS 53216  
OFFICE (414) 761-0040

[illegible]

City \_\_\_\_\_ Cal. \_\_\_\_\_  
 District \_\_\_\_\_ Tr. \_\_\_\_\_  
 Room \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_

Prepared for:

## Miller Construction

## Certificate of Survey

## Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Dan & Deb Miller

Date: 7/26/19

Mailing Address: PO Box 1080

City: Crosslake

State: MN

Zip: 56442

Home Phone Number:

Cell:

Site Address: XXXXX County Road 3

City: Crosslake

State: MN

Zip: 56442

Driving directions if no address issued: NEW LOT North of 33583

Legal Description: Lot 20 Block 2 Kimberly Acres

Sec: 32

Twp: 137

Range: 27

Twp Name: Crosslake

Parcel Number: 14320614

Lake/ River:

Lake/River Classification: Select One

### Flow Data

Number of Bedrooms:

Dwelling Classification: I

System Type: I

GPD: 300

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: None

Wells to be sealed (if applicable)?

**APPROVED**

**By Greg Kossan at 10:52 am, Jul 30, 2019**

### Setbacks

Tank(s) to: Well 50'

Drainfield to: Well +50'

Sewer Line to well: +50'

House 10'

House +20'

Air Test: No

Property Line 10'

Property Line +10'

### Additional System Notes and Information: NEW CONSTRUCTION

Propose a 60' X 120' heated shop with bathroom.

Sizing at 300 GPD septic only. Floor drains to be ran into a holding tank.

Designer Name: Martin Joyce

License Number: L2129

Address:

City:

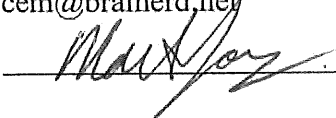
State:

Zip:

Home Phone Number:

Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

Designer Signature: 

Date: 7/26/19

# Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Dan & Deb Miller

Date: 7/26/19

Designer's Initials: MJ

## Tank Sizing

*Insulate sewer line & Tank*

- A. Septic Tank Capacity: 1500 Gallons

Tank Type: 2 Compartments

Filter: No

Garbage Disposal/Basement Lift Station: No Disposal or Lift

- B. Pump Tank Capacity: Gallons (7080.2100)

a. Alarm Type: Select One

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: 1.27

(Perc. Rate [Optional] MPI)

\*\*Enter GPD next to the type of system\*\*

## Rock Trenches

- E. 6 in. Trench Depth  $GPD \times D = 0.0sq. ft.$  Cubic Yards of Rock: 0.0 yds<sup>3</sup>  
F. 12 in. Trench Depth  $300 GPD \times D \times .8 = 304.8sq. ft.$  Cubic Yards of Rock: 16.93 yds<sup>3</sup>  
G. 18 in. Trench Depth  $GPD \times D \times .66 = 0.0sq. ft.$  Cubic Yards of Rock: 0.0 yds<sup>3</sup>  
H. 24 in. Trench Depth  $GPD \times D \times .6 = 0.0sq. ft.$  Cubic Yards of Rock: 0.0 yds<sup>3</sup>  
I. Divide (E-H) by Trench Width for lineal feet:  $304.8 \div 3 = 101.6$

## Chamber Trenches

- J. Brand: Infiltrator Quick 4 HC Dimensions of one chamber (L x W): 4ft. x 3ft.  
K. 6-11 in. Chamber Depth  $GPD \times D = 0.0sq. ft.$   
L. 12 in. Chamber Depth  $300 GPD \times D \times .8 = 304.8sq. ft.$   
M. Select from (K-L) if installing Chamber Trenches: 304.8  
N. Divide (M) by Trench Width for lineal feet:  $304.8 \div 3 = 101.6$  Lineal Feet  
O. Total Chambers Needed (**Round Up**): 25.4 Chambers

*Installer  
Choice  
Rock or Chambers*

## Seepage Beds

- P. Seepage Bed  $GPD \times D \times 1.5 = 0.0sq. ft.$   
a. Bed Dimensions ft. x ft.  
b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth ft.  $\div 27 = 0.0 yds^3$

## Additional System Notes and Information:

## Crow Wing/Cass County Trench/Pressure Bed Design

Property Owner: Dan & Deb Miller

Date: 7/26/19

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
0-24	Sandy Loam	10YR 4/4
24-48	Loamy Sand	10YR 5/4
48-84	Sand	10YR 6/4

#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	0% Flat			
Landscape Position	Flat			
Vegetation Types	Oaks and Pines			
Soil Texture	Sandy Loam			
Soil Sizing Factor	1.27		Select One	



# Martin Joyce Septic Service, LLC

27604 County Road 3, Merrifield, MN 56465

## Septic System Management Plan

Property Owner:	Dan & Deb Miller	Phone:		Date:	7/26/2019
Mailing Address:	PO Box 1080	City:	Crosslake	Zip:	56442
Site Address:	33583 County Road 3	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)

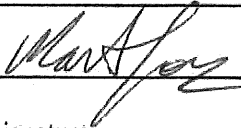
*Leaks* - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly  
*Surfacing sewage* - Regularly check for wet or spongy soil around your soil treatment area.  
*Effluent filter* - *Inspect and clean twice a year or more*  
*Alarms* - Alarm signal when there is a problem: 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:		Date:	
Permitting Authority Signature:		Date:	

## 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]

### D75A--Graycalm loamy sand, pitted, 0 to 3 percent slopes

#### Graycalm

*Extent:* 80 to 95 percent of the unit

*Landform(s):* flats on outwash plains

*Slope gradient:* 0 to 3 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

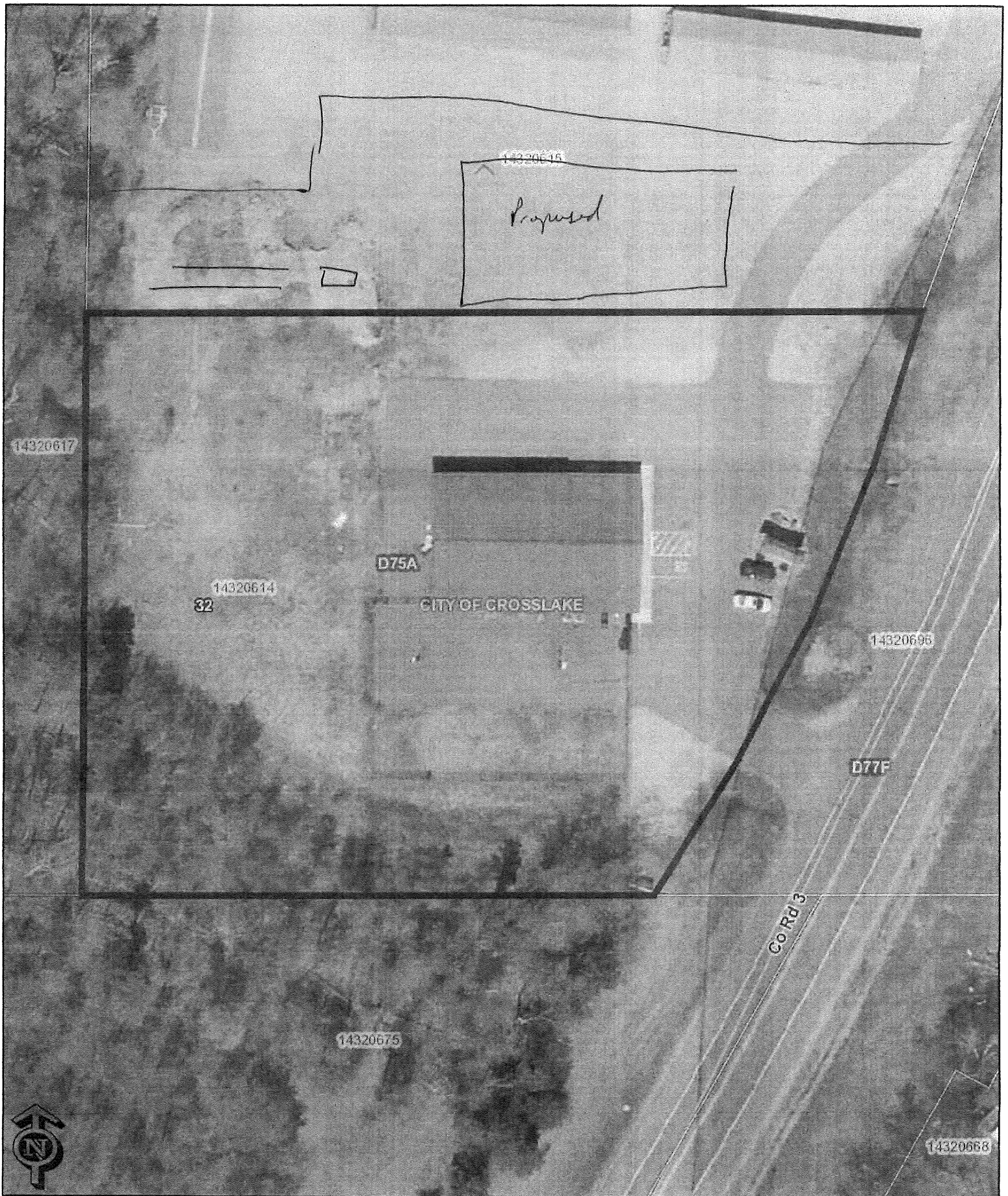
*Hydric soil:* no

*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

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.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 7/27/2019 Time: 2:03:34 PM



6 of 8



# Conditional/Interim Use Permit Application

Planning and Zoning Department

37028 County Rd 66, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Daniel P & Deborah L  
Miller

Receipt Number: 624707

Permit Number: 2010015C

Property Owner(s): Dan + Deb Miller

Mailing Address: P.O. Box 1080 Crosslake

Site Address: 33597 County Rd 3  
CROSSLAKE

Phone Number: 218-820-4828

E-Mail Address: 1369 MILLER @ GMAIL.COM

Parcel Number(s): 14320739

Legal Description: KIMBERLY ACRES LOT 19? BLOCK 2? PART OF

Sec 32 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 100' Length: 300' Acres: .73

Lake/River Name: NA

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

If yes, list Parcel Number(s) 14320615 IS NORTH  
14320614 IS TO SOUTH

Authorized Agent: Daniel P. Miller + MILLER

Agent Address: P.O. Box 1080 Crosslake Mn.

Agent Phone Number: 218-820-4828

Signature of Property Owner(s): [Signature]

Date 4-6-20

Signature of Authorized Agent(s): [Signature]

Date 4-6-20

(Check applicable requests)

☐ **Residential & Related Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Sensitive Shoreland District

☒ Limited Commercial District

☐ Downtown Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☐ **Recreational Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Limited Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☐ **Civic, Edu & Institutional Uses:**

Specify

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Limited Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

☒ **Commercial & Industrial Uses:**

Specify storage rental CUP

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Sensitive Shoreland District

☒ Limited Commercial District

☐ Downtown Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

- All applications must be accompanied by a site plan
- 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 4/9/2020 Land Use District LC Lake Class N/A

Septic: Compliance SSTS Design 7/30/2019 Installation



City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

*Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:*

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☒

Why?

COMMERCIAL / BOTH SIDES + STORAGE

- (2) Does the proposed use meet the standards of this Chapter?

YES ☒ NO ☐

Why?

COMMERCIAL ZONING

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☒ NO ☐

Why?

IT'S AN ALLOWABLE USE BY CROSSLAKE ORDINANCE.

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☒

Why?

NOT BEING REZONED, JUST A CONDITIONAL USE PERMIT FOR AN ALLOWABLE REQUEST. THE BUILDING IS ALSO VISUALLY APPEALING.

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☒

Why?

NO MORE TRAFFIC OR VERY LITTLE ADDITIONAL TRAFFIC. ONLY ADDED PROPERTY TAX REVENUE. 😊 ALSO USE EXISTING ROAD ENTRANCES.

- (6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☒

Why?

*THERE IS AMPLE AREA FOR RUNOFF.*

- (7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☒ NO ☐

Why?

*ALL CONTAINED IN PERMIT APPLICATION  
WHEN BUILDING WAS CONSTRUCTED.*

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

*Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:*

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☐

Why?

- (2) Does the proposed use meet the standards of this Chapter?

YES ☐ NO ☐

Why?

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☐ NO ☐

Why?

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☐

Why?

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☐

Why?

(6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☐

Why?

(7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☐ NO ☐

Why?