

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

September 25, 2020

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: City of Crosslake Fire Department

Authorized Agent: N/A

Site Location: 37028 County Road 66, Crosslake, MN 56442

Variance for:

- **Structure height of 45 feet where 30 feet is allowed**

To construct:

- 320 square foot, 3 story Training Tower/Hose Storage addition, to be a maximum of 45 feet high or less where 30 feet is allowed

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: City of Crosslake Fire Department

Parcel Number(s): 14090655 thru 14090660

Application Submitted: August 31, 2020

Action Deadline: October 29, 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: N/A

Variance for:

- Structure height of 45 feet where 30 feet is allowed

To construct:

- 320 square foot, 3 story Training Tower/Hose Storage addition, to be a maximum of 45 feet high or less where 30 feet is allowed

Current Zoning: Public

- A stormwater management plan is in place and will be upgraded as needed
- City sewer connection

Development Review Team Minutes – No meeting attended:

Parcel History:

- Not pertinent to this variance

Agencies Notified and Responses Received:

County Highway Dept: No comments were received as of 9-14-2020

DNR: No comments were received as of 9-14-2020

City Engineer: No comments were received as of 9-14-2020

Lake Association: N/A

Township: N/A

Crosslake Public Works: No comments were received as of 9-14-2020

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 9-14-2020

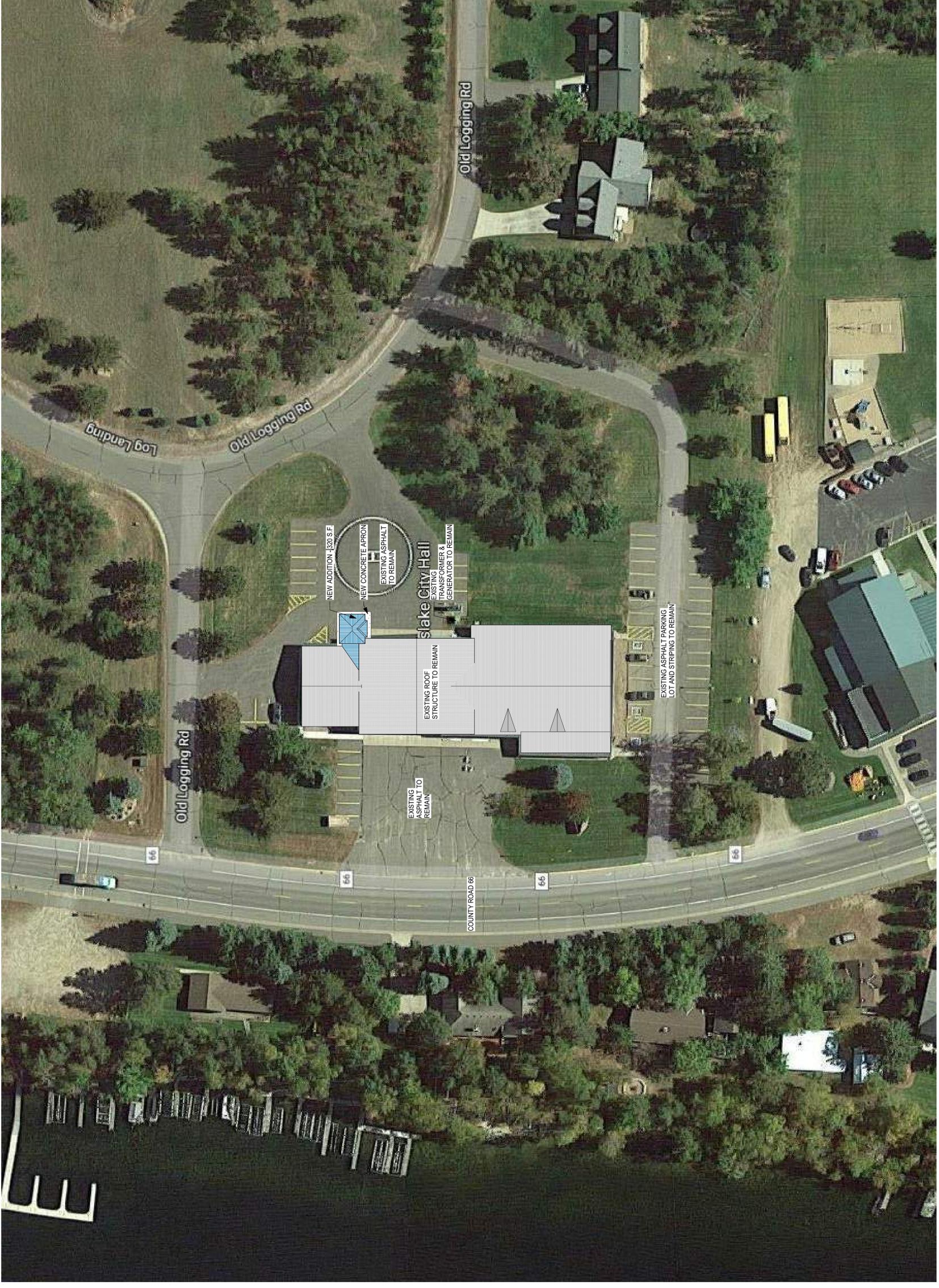
POSSIBLE MOTION:

To approve/table/deny the variance to allow:

- Structure height of 45 feet where 30 feet is allowed

To construct:

- 320 square foot, 3 story Training Tower/Hose Storage addition, to be a maximum of 45 feet high or less where 30 feet is allowed



1 ARCHITECTURAL SITE PLAN
A0.1 1" = 40'-0"



PERMIT SET

COPYRIGHT 2019 - HYTEC CONSTRUCTION PRINTED: 5/27/2020 2:49:40 PM

CITY OF CROSSLAKE -
FIRE STATION
ARCHITECTURAL SITE PLAN

PROJECT #
DATE: 5.22.20
SHEET: A0.1

REVISIONS

HYTEC
CONSTRUCTION
ARCHITECTURAL DIVISION
11900 BUSINESS 371
BRAND MN 55401
PHONE 218-828-8229
FAX 218-828-8383
HYTECconstruction.com
LIC. REC. 0000848

ARCHITECT
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
05/22/2020 LIC# 45375

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

REVISIONS

NO.	DATE	DESCRIPTION

**CITY OF CROSSLAKE -
FIRE STATION**
EXTERIOR ELEVATIONS

PROJECT #

DATE:

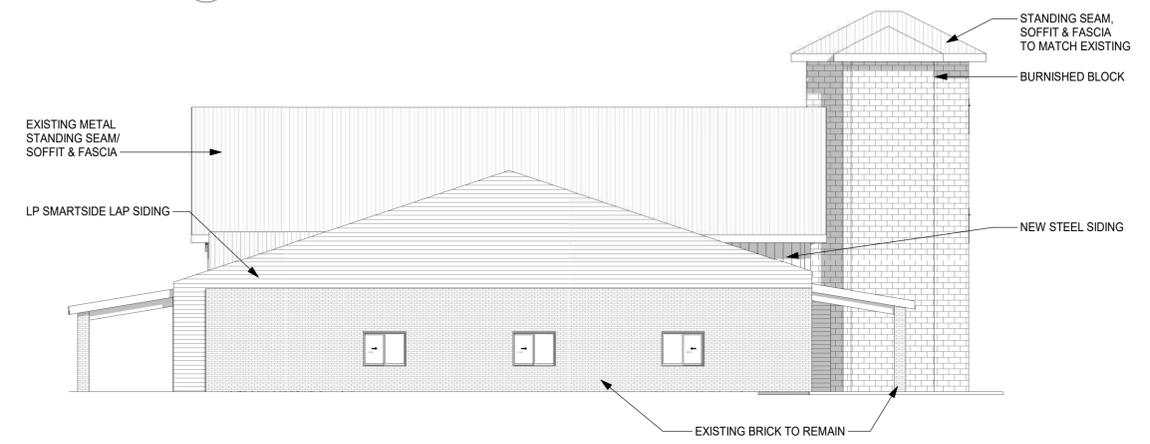
5.22.20

SHEET:

A2.1



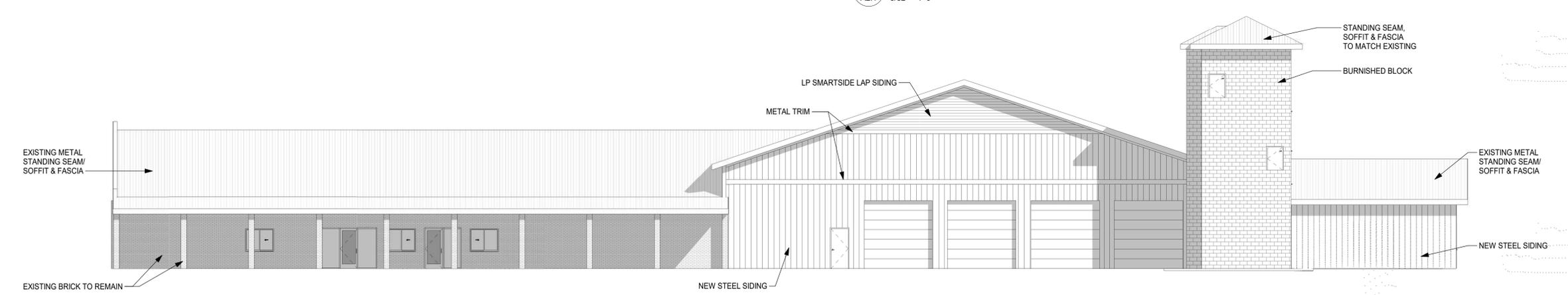
1 WEST ELEVATION
A2.1 3/32" = 1'-0"



2 SOUTH ELEVATION
A2.1 3/32" = 1'-0"

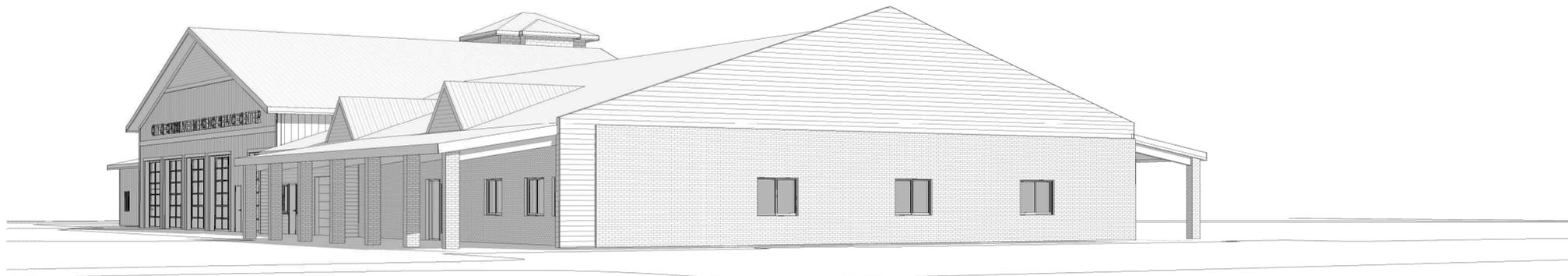
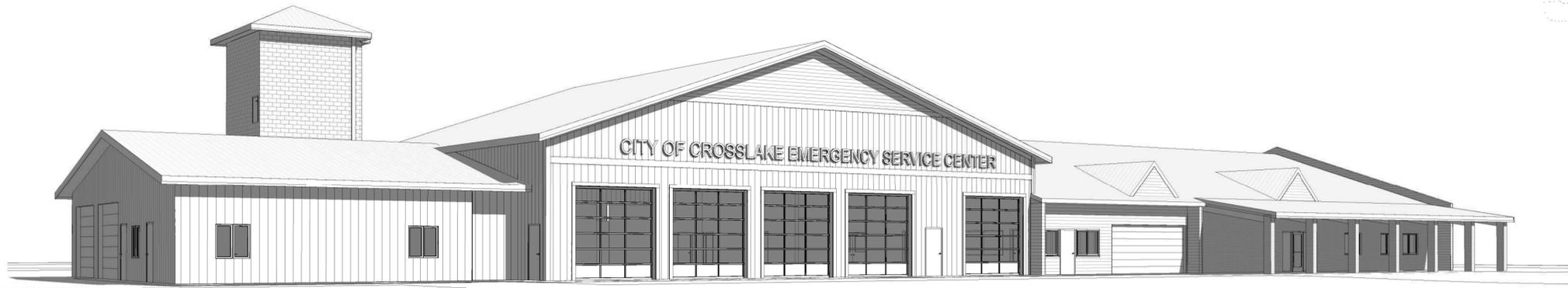


3 NORTH ELEVATION
A2.1 3/32" = 1'-0"



4 EAST ELEVATION
A2.1 3/32" = 1'-0"

EXTERIOR FINISHES					
PRODUCT	STYLE	TYPE	FINISH	MANUFACTURER	NOTES
BASE FLASHING	PRE-FINISHED METAL	PRE-FINISHED METAL	BRONZE		
CMU - TOWER	BURNISHED BLOCK	BURNISHED BLOCK	TBD		
CORNER TRIM @ METAL	4" TRIM	CUSTOM OUTSIDE TRIM	BURNISHED SLATE RAWHIDE	BRIDGER STEEL	
CORNER TRIM @ LAP	4" TRIM	LP SMARTSIDE CEDAR TEXTURE	DIAMOND KOTE - CANYON	LP CORP	
WINDOW / DOOR TRIM @ METAL	DOUBLE J	CUSTOM DOUBLE J TRIM	BURNISHED SLATE RAWHIDE	BRIDGER STEEL	
WINDOW / DOOR TRIM @ LAP	4" TRIM	LP SMARTSIDE CEDAR TEXTURE	DIAMOND KOTE - CANYON	LP CORP	
BAND BOARDS	9" BAND	CUSTOM BAND TRIM	BURNISHED SLATE RAWHIDE	BRIDGER STEEL	
SIDING 1	VERTICAL METAL	ULTRA BATTEN, STRIATED, 17 3/4"	BURNISHED SLATE RAWHIDE	BRIDGER STEEL	24 GA., CONCEALED FASTENER
SIDING 2	6" HORIZONTAL LAP	LP SMARTSIDE CEDAR TEXT. LAP	DIAMOND KOTE - CANYON	LP CORP	
SOFFIT	PRE-FINISHED METAL	MATCH TO EXISTING	MATCH TO EXISTING		
FASCIA	PRE-FINISHED METAL	MATCH TO EXISTING	MATCH TO EXISTING		
ROOF MATERIAL	METAL STANDING SEAM	MATCH TO EXISTING	MATCH TO EXISTING		



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SUPPLEMENTARY INFORMATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
M. J. Widseth
ARCHITECT
05/22/2020 LIC# 45375

11300 BUSINESS 371
BRANDERUNG MN 56401
PHONE: 218-829-8332
FAX: 218-829-8332
HYTEC@HYTECARCHITECTS.COM
HYTECARCHITECTS.COM

HYTEC
CONSTRUCTION
ARCHITECTURAL DIVISION

REVISIONS

NO.	DATE	DESCRIPTION

**CITY OF CROSSLAKE -
FIRE STATION**
3D VIEWS

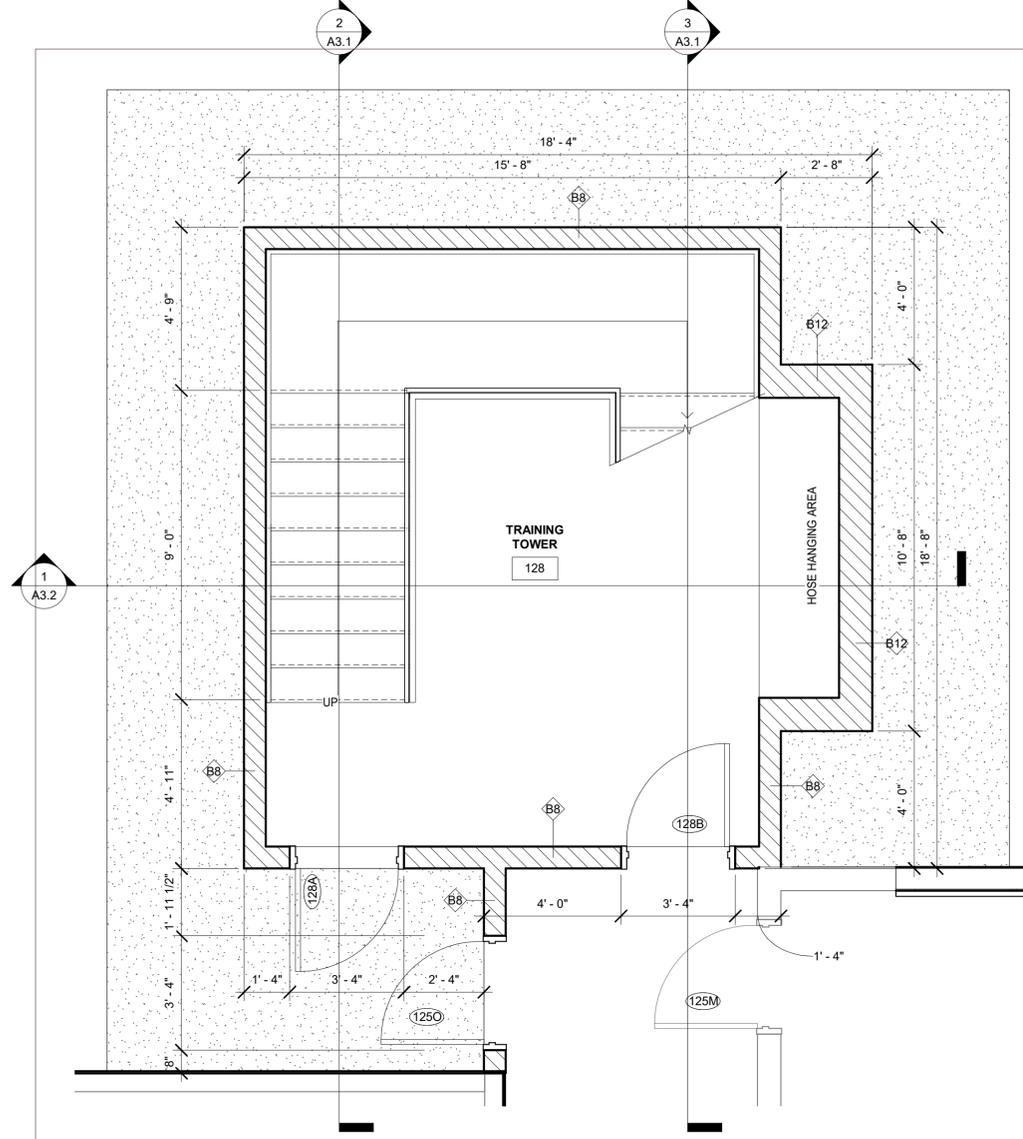
PROJECT #

DATE:

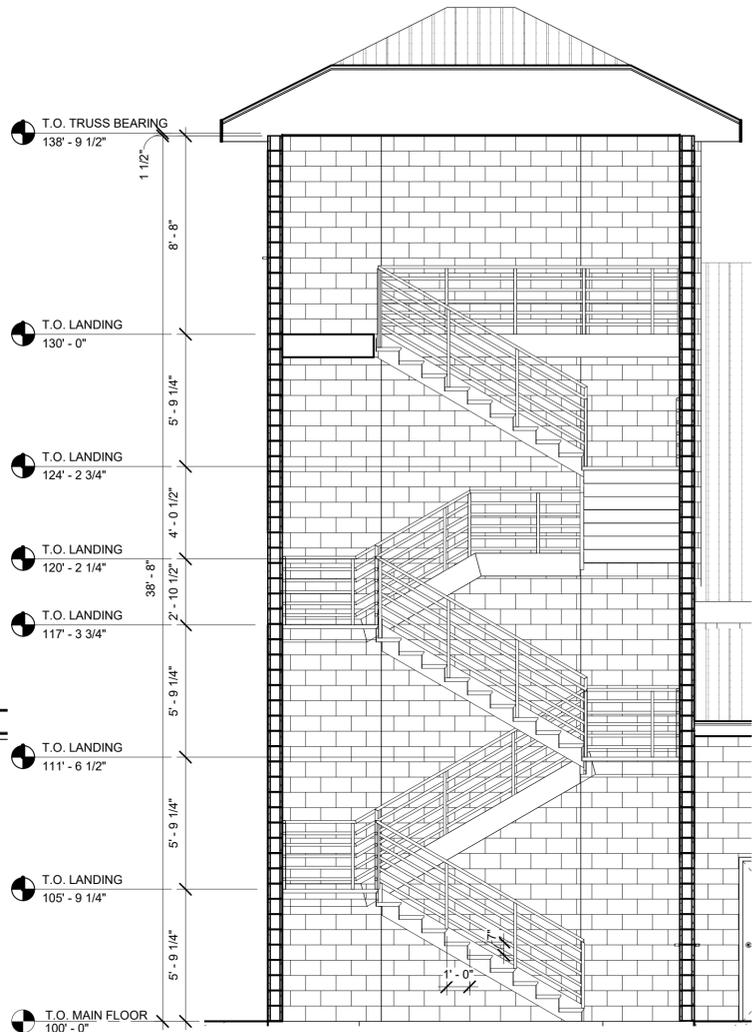
5.22.20

SHEET:

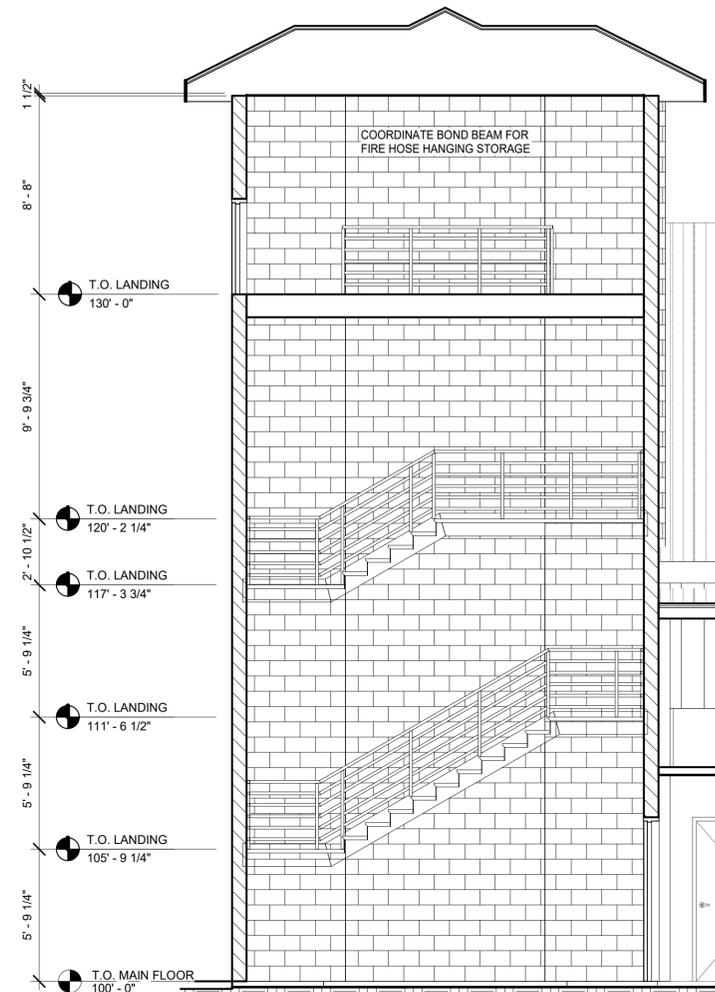
PERMIT SET A2.3



1 ENLARGED TRAINING TOWER PLAN
A3.1 3/8" = 1'-0"



2 TRAINING TOWER SECTION 01
A3.1 1/4" = 1'-0"



3 TRAINING TOWER SECTION 02
A3.1 1/4" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
M. J. Widseth
05/22/2020 LIC# 45375
ARCHITECT

11300 BUSINESS 371
BRANDERUNN MN 55401
PHONE 763-218-2332
FAX 763-218-2332
HYTEC@HYTEC.COM
HYTEC.COM

REVISIONS

NO.	DESCRIPTION

CITY OF CROSSLAKE -
FIRE STATION
SECTIONS

PROJECT #

DATE:

5.22.20

SHEET:

A3.1

PERMIT SET



Variance Application
 Planning and Zoning Department
 13888 Daggett Bay Road, Crosslake, MN 56442
 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: No Fee

Permit Number: 2010154V

Property Owner(s): City of Crosslake Fire Department

Mailing Address: 37028 County Rd 66

Site Address: Same

Phone Number: 218.692.2689

E-Mail Address: 14090655 thru 14090660

Parcel Number(s): 142170020010009

Legal Description: Lot 1 Block 2 thru Lot 6, Blk 2

Sec 9 Twp 137 Rge 26 27 28

Lake/River Name: N/A

Do you own land adjacent to this parcel(s)? ___ Yes X No

If yes list Parcel Number(s) _____

Authorized Agent: Hytec Construction

Agent Address: 11360 Business 371, Brainerd

Agent Phone Number: 218.829.8529

<u>Variations</u>	
(Check applicable requests)	
<input type="checkbox"/>	Lake/River Setback
<input type="checkbox"/>	Road Right-of-Way Setback
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input type="checkbox"/>	Septic Tank Setback
<input type="checkbox"/>	Septic Drainfield Setback
<input type="checkbox"/>	Impervious Coverage
<input type="checkbox"/>	Accessory Structure
<input checked="" type="checkbox"/>	<u>Hose Drying/Training Tower</u> Building Height
	<u>45' where 30' is allowed</u>
<input type="checkbox"/>	Patio Size
<input type="checkbox"/>	<u>see A3.1</u>
<input type="checkbox"/>	_____

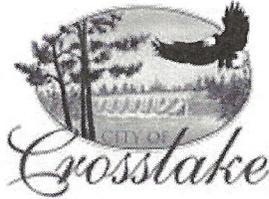
Signature of Property Owner(s) [Signature] Date 8-31-20

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 8/31/2020 Land Use District Public

Lake Class N/A Septic: Compliance N/A City Sewer SSTS Design N/A Installation N/A



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:

Crosslake Fire Station

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

Yes No

Why:

The existing Fire Hall will operate as it does today to serve the City of Crosslake.

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

Yes No

Why:

The request is unique to the operations of the Crosslake Fire Station and Fire stations in general.

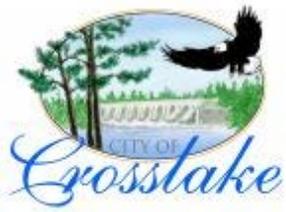
A fire hose drying area is a common design characteristic of fire stations.

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

Yes No

Why:

The tower allows for better maintenance for the drying of the fire hoses.



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: