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



37028 County Road 66 Crosslake, Minnesota 56442 www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT October 23, 2020 9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Ritten Partners

Authorized Agent: N/A

Site Location: 12282 Manhattan Point Blvd, Crosslake, MN 56442 on Big Trout Lake-GD

Variance for:

• Bluff setback of 0 feet where 30 feet is required to proposed deck addition

To construct:

• 48 square foot deck addition

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: Ritten Partners

Parcel Number(s): 14060873

Application Submitted: September 3, 2020

Action Deadline: November 2, 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:

• Bluff setback of 0 feet where 30 feet is required to proposed deck addition

To construct:

• 48 square foot deck addition

Current Zoning: Shoreland District

Proposed Impervious Coverage:

15.2%

15.6%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection is on file dated 7-29-2020

Development Review Team Minutes held on 8-12-2020:

- Property is located on Big Trout Lake at 12282 Manhattan Pt Blvd with a lake setback of 75 feet
- The proposed deck extension to be in the bluff impact area
- 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)
- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline
- Impervious maximum of 25% and if impervious exceeds 20% a Shoreline Rapid Assessment Model form will be completed (Sec. 26-518)
- The parcel is located within a plat and/or an organization that may have restrictions, you would need to verify those restrictions and clarify that your request is approved by the 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). When a wetland is being used the stormwater must be filtered to drinking standards before it can flow into any wetland

- A septic design if needed and a compliant septic compliance inspection is on filed dated 7-29-2020
- Wetland Delineation is a requirement for a variance or a no wetland statement/letter
- A grade and elevation illustration along with a cut and fill calculation is required for a complete variance application
- Discussion on application requirements, procedure, schedule and the requirements/need for a complete application packet by the deadline date
- A Land Use Permit will be required prior to construction

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 and Elevation illustration, along with the Cut and fill calculations
- 3. Wetland delineation or a no wetland statement/letter
- 4. A septic design if project requires; compliance is on file
- 5. A complete Variance application with the \$500.00 public hearing fee

Parcel History:

- Manhattan Beach (A Replat of Twin Beach) established in 1926
- December 2014 Lot line adjustment
- March 2015 Septic upgrade and address
- October 2015 Land alteration of stairway, walkway, vegetation removal in bluff
- December 2015 Variance for water-oriented accessory structure in the bluff

Agencies Notified and Responses Received:

County Highway Dept: N/A DNR: No comments were received as of 10-12-2020 City Engineer: N/A Lake Association: N/A Township: N/A Crosslake Public Works: No comments were received as of 10-12-2020 Crosslake Park, Recreation & Library: N/A Concerned Parties: No comments were received as of 10-12-2020

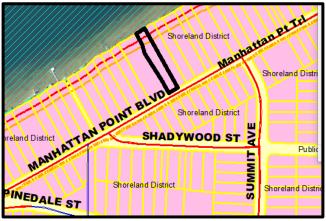
POSSIBLE MOTION:

To approve/table/deny the variance to allow:

• Bluff setback of 0 feet where 30 feet is required to proposed deck addition To construct:

• 48 square foot deck addition

As shown on the certificate of survey dated 9-10-2020



Cad 9/10/2020 2:01 PM - F:\Drawings\2013\13229 Ritten\dwg\C13229-1.dwg

CERTIFICATE OF SURVEY

BIG TROUT 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 = 1228.42 ON 11-24-14

LOTS 7 AND PART OF LOT 8, BLOCK 4, **MANHATTAN BEACH (A REPLAT OF TWIN BEACH)** SECTION 6, TOWNSHIP 137 NORTH, RANGE 27 WEST, **CROW WING COUNTY, MINNESOTA** TOTAL AREA = 25,341 SQ.FT. AREA ABOVE OHW = 25,190 SQ.FT.BUILDABLE AREA = 8,711 SQ.FT.

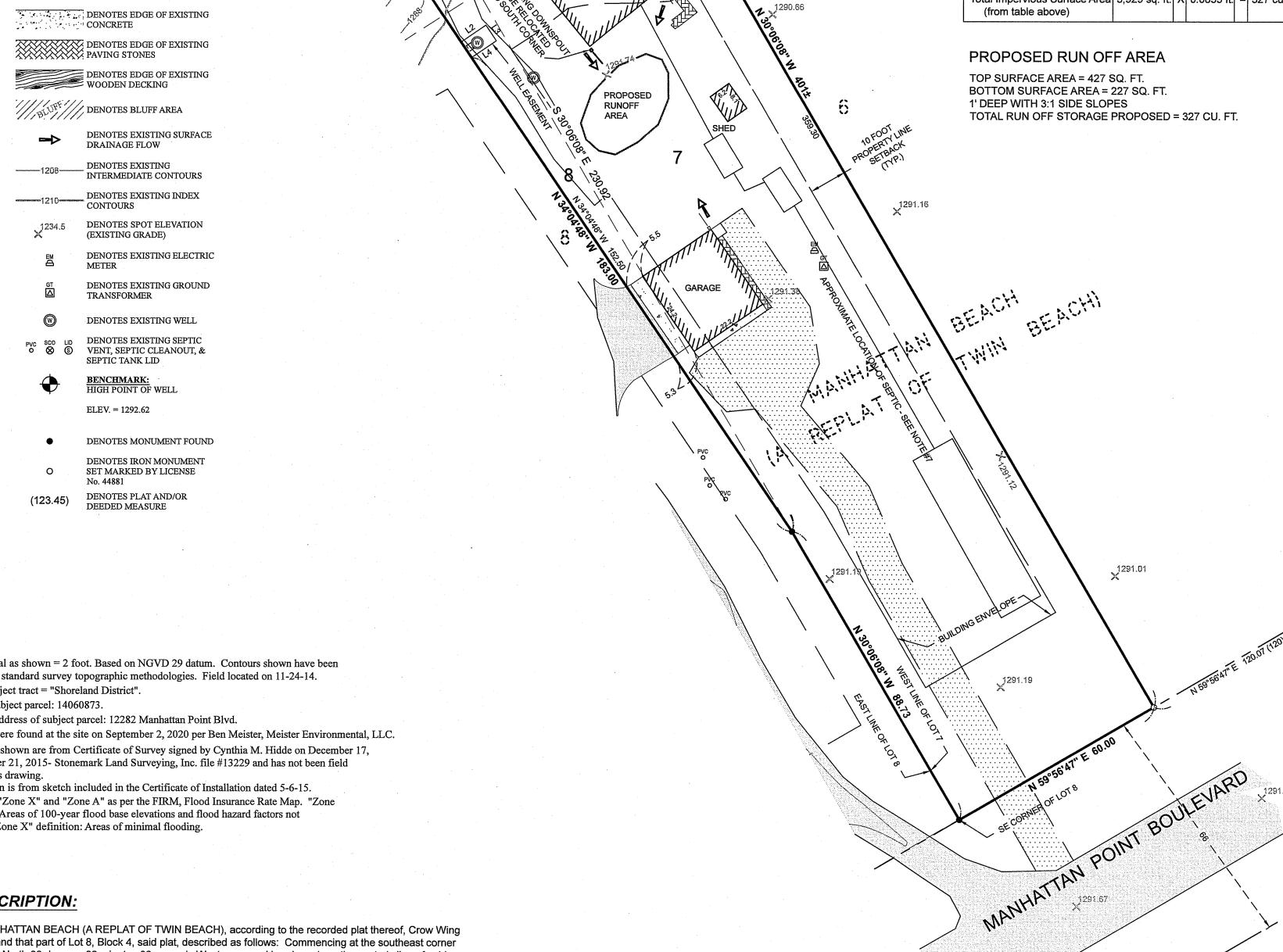
EXISTING & PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)	
HOUSE	835	25,190	3.3%	
GARAGE	537	25,190	2.1%	
WATER ORIENTATED ACCESSORY STRUCTURE	96	25,190	0.4%	
SHED	50	25,190	0.2%	
DRIVEWAY	2,116	25,190	8.4%	
CONCRETE & PAVERS	295	25,190	1.2%	
fotal	3,929	25,190	15.6%	

RUN OFF CALCULATIONS									
Total Impervious Surface Area (from table above)	3,929 sq. ft	. X	0.0833 ft.	=	327 cu. ft.				

LEGEND

DENOTES EDGE OF EXISTING GRAVEL

DENOTES EDGE OF EXISTING BITUMINOUS



PROPOSED RUN OFF AREA

TOP SURFACE AREA = 427 SQ. FT. BOTTOM SURFACE AREA = 227 SQ. FT. 1' DEEP WITH 3:1 SIDE SLOPES TOTAL RUN OFF STORAGE PROPOSED = 327 CU. FT.

1291.01 X

N 59°56'4T

N

N 59° 5641"E 120.07 (120)

1291.31 X

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 11-24-14.
- 2. Zoning for subject tract = "Shoreland District".
- 3. Parcel ID of subject parcel: 14060873.
- 4. The property address of subject parcel: 12282 Manhattan Point Blvd.
- 5. No wetlands were found at the site on September 2, 2020 per Ben Meister, Meister Environmental, LLC.
- 6. Improvements shown are from Certificate of Survey signed by Cynthia M. Hidde on December 17, 2014 & October 21, 2015- Stonemark Land Surveying, Inc. file #13229 and has not been field verified for this drawing.
- 7. Septic as shown is from sketch included in the Certificate of Installation dated 5-6-15.
- 8. Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.

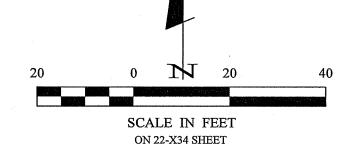
LEGAL DESCRIPTION:

Lot 7, Block 4, MANHATTAN BEACH (A REPLAT OF TWIN BEACH), according to the recorded plat thereof, Crow Wing County, Minnesota and that part of Lot 8, Block 4, said plat, described as follows: Commencing at the southeast corner of said Lot 8; thence North 30 degrees 06 minutes 08 seconds West, assumed bearing, along the easterly line of said

Lot 8 for a distance of 88.73 feet to the point of beginning of the tract to be herein described; thence North 34 degrees 04 minutes 48 seconds West 183.00 feet; thence North 15 degrees 23 minutes 41 seconds West 50.00 feet, more or less, to said easterly line; thence South 30 degrees 06 minutes 08 seconds East along said easterly line 230.92 feet, more or less, to the point of beginning.

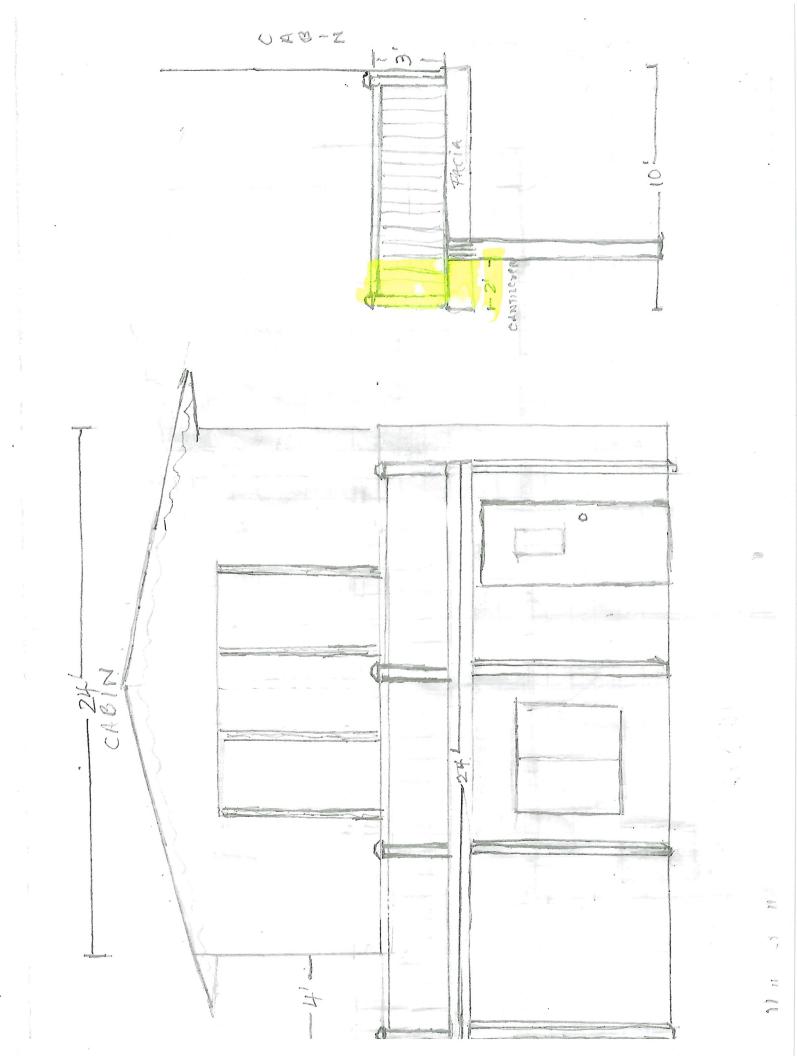
Subject to easements, restrictions and reservations of record,

Subject to an easement for purposes of well usage and maintenance over, under and across that part of Lot 8, Block 4, MANHATTAN BEACH (A REPLAT OF TWIN BEACH), according to the recorded plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 8; thence North 30 degrees 06 minutes 08 seconds West, assumed bearing, along the easterly line of said Lot 8 for a distance of 88.73 feet; thence North 34 degrees 04 minutes 48 seconds West 152.50 feet to the point of beginning of the easement to be herein described; thence continuing North 34 degrees 04 minutes 48 seconds West 5.00 feet; thence North 55 degrees 55 minutes 12 seconds East 8.00 feet; thence South 34 degrees 04 minutes 48 seconds East 5.00 feet; thence South 55 degrees 55 minutes 12 seconds West 8.00 feet to the point of beginning.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EASTERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF N 30°06'08" W.

SH	CERTIFICATE OF SURVEY	PROJECT MANAGER:	PROJECT No.:	DATE:		I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT	NEMA	
⊢ [≞]		СМН	13229-1	9-2-2020	BATE BEGORI HON BT	WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR	A A A A	30206 Rasmussen Road Suite 1
0	Jeff Ritten	CHECKED BY:	FILE NAME:	SCALE:	9-10-20 Revised Impervious Coverage Table CMH	UNDER THE LAWS OF THE STATE OF MINNESOTA.	YXXXXXX	P. O. Box 874
Ťi	13020 Woodbridge Trail	RJF	C13229.dwg	HORZ1"=20'		Contraction		Pequot Lakes, MN 56472
	Minnetonka, MN 55305	DRAWN BY:	FIELD BOOK:			CYNTHIAM. HIDDE PLS#44881	S CERT	218-568-4940
		СМН	воок 426 рд. 34	VERT. NONE		DATE 9-10-2020 LIC. NO. 44881	URVEYING.	www.stonemarksurvey.com



Ser 20 50 NO CHANGE IN 5.5 CRBIN 952-412-6943 ORBIN 952-412-6943 9jir 1770 Stoo. Con 12382 MANUBATTAN PT BIND CROSSIAKC, MN 56442 TREX Ja Prutine Spices Rum TRANSEND SPIEN Lend' SM TREN AL 58 BRACKETS OVER PRESENT NCREASE S CANNINGRED sim of t













Variance Application Planning and Zoning Department 37028 County Rd 66, Crosslake, MN 56442 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityoferocalable are								
	Permit Number: 2010159V							
Property Owner(s): G, Jeff Ritten, G.A. RITTEN, Andrea Duc	Idingston (Rirten Partners)							
Mailing Address: 288 Bellwether Path WAYZARA, MN. 55391 CROSSTAKE	<u>Variances</u> (Check applicable requests)							
Site Address: 12282 Manhattan Boint Blud. MN: 442	□ Lake/River Setback							
Phone Number: 952-412-6943	□ Road Right-of-Way Setback							
E-Mail Address: gjritten@yahoo.com	Bluff Setback							
Parcel Number(s): 14060873	□ Side Yard Setback							
Legal Description: CITY of CITOS Lake Man Hattan Bear H Falsd includes part of Lot 9 BLK4	□ Wetland Setback							
Sec_06Twp 137 Rge 2627\28	□ Septic Tank Setback							
Lake/River Name: Big Trout Lake	□ Septic Drainfield Setback							
Do you own land adjacent to this parcel(s)? Yes X No	□ Impervious Coverage							
If yes list Parcel Number(s)	□ Accessory Structure							
Authorized Agent:	Building Height							
Agent Address:	□ Patio Size							
Agent Phone Number:	□							
Signature of Property Owner(s) Seorge & Riter	Gen Pinepea Date 9/3/2020							
Signature of Authorized Agent(s) 7/14	Date/42_							
 All applications must be accompanied by a signed Certificate of Su Fee \$500 for Residential and Commercial Payable to "City of Cross. No decisions were made on an applicant's request at the DRT meet after DRT does not constitute approval. Approval or denial of appl Planning Commission/Board of Adjustment at a public meeting as p City of Crosslake Land Use Ordinance. 	slake" $3500 + 600$ ing. Submittal of an application ications is determined by the							
For Office Use: Application accepted by <u>CS</u> Date <u>7-3-202</u>								
Lake Class <u>C</u> Septic: Compliance <u>7-29-2020</u> 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.

- Is the Variance request in harmony with the purposed and intent of the Ordinance? Yes
 No
 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: Ad TARIP LARGE ABDUND A FAMILY ANNING. NDVa

Why:	61A	ah	, GD	to R	00) of	LING	e C	AQ	N
500	An:e	Gan	The B	e d'	101	2 -	FOUN	INATI	DN.	OTHER
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Buf	Span		,			ġ			the mas	,

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

Yes 🔟 No 🗆 BULLE 26 VRS? AGU Why: NOULDS-S over.

No 🗆 Allows use of deck to include TABLE Why: DINING



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.

 Is the Variance request in harmony with the purposes and intent of the Ordinance? Yes No Why:

Is the Variance consistent with the Comprehensive Plan?
 Yes No
 Why:

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?

 Does the need for a Variance involve more than economic considerations? Yes No Why: