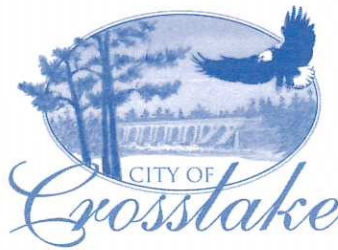


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

Existing Impervious Coverage:

15.2%

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

Proposed Impervious Coverage:

15.6%

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 file 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:

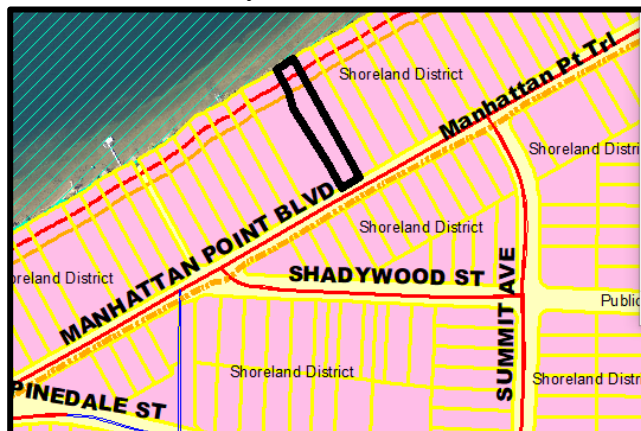
To approve/table/deny the variance to allow:

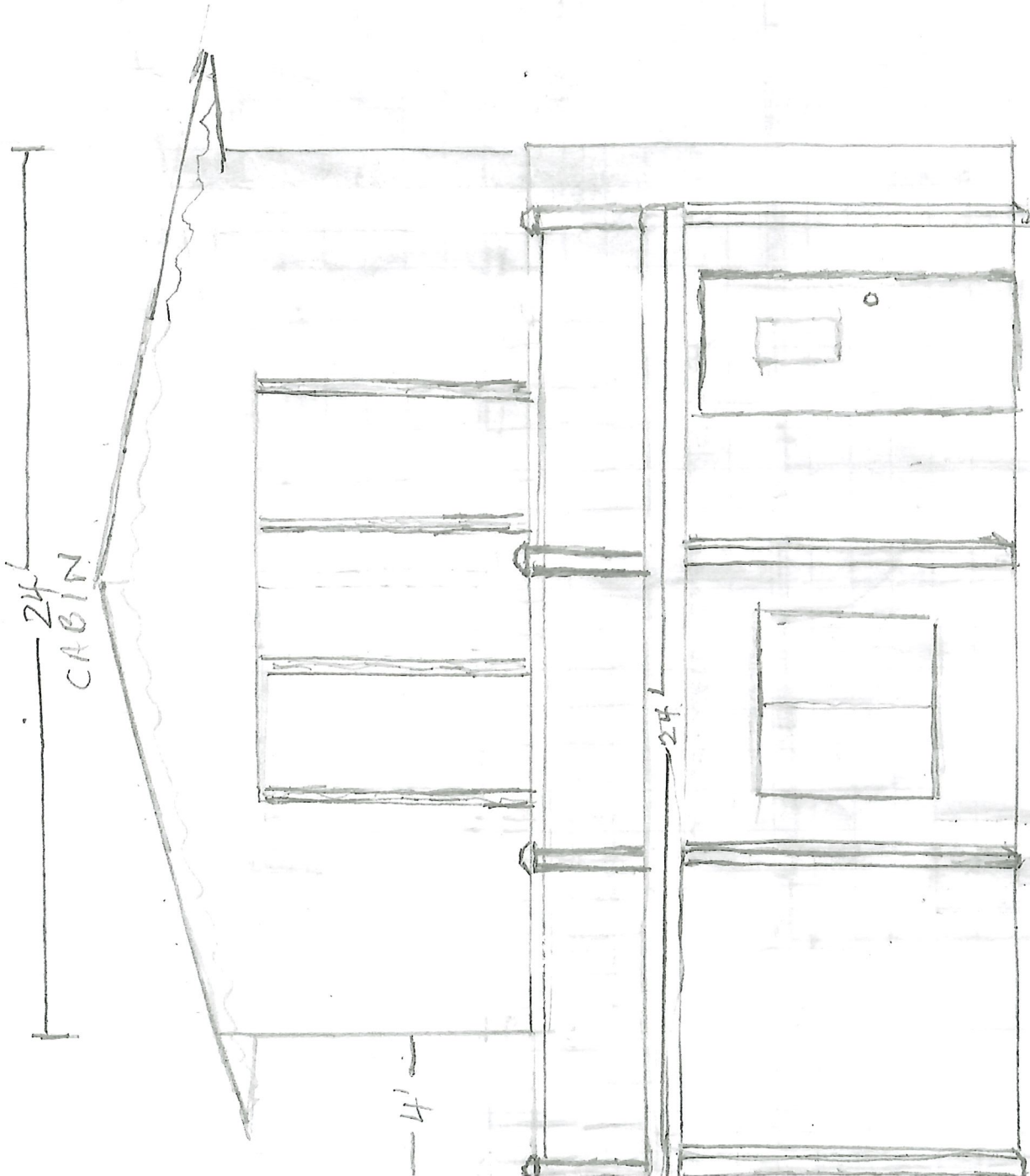
- Bluff setback of 0 feet where 30 feet is required to proposed deck addition

To construct:

- 48 square foot deck addition

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

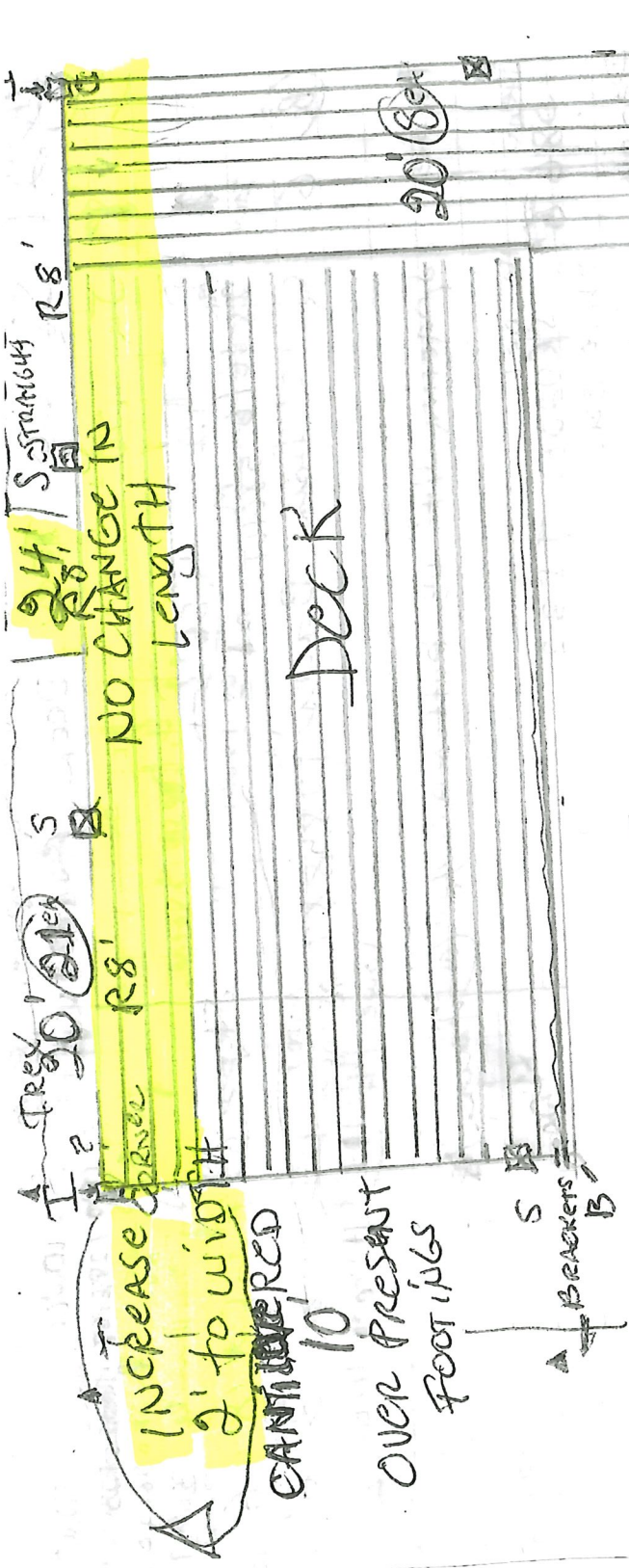




CABIN

FACIA

1-2' -
CANTILEVER



CABIN 952-412-6943
 gjritten@yahoo.com
 12382 MANHATTAN PT Blvd
 CROSS LAKE, MN 56442

Trex Joistive Spiced Rum Transend Series 5.5" w







Variance Application

Planning and Zoning Department

37028 County Rd 66, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.com

Receipt Number: 475167

Permit Number: 2010159V

Property Owner(s): G. Jeff Ritten, G.A. Ritten, Andrea Duddingston (Ritten Partners)

Mailing Address: 288 Bellwether Path WAYZATA, MN. 55391
Crosslake

Site Address: 12282 Manhattan Point Blvd. MN. 56442

Phone Number: 952-412-6943

E-Mail Address: gjritten@yahoo.com

Parcel Number(s): 14060873

Legal Description: CITY of Crosslake Manhattan Beach
(a replat of twin Beach) Lot 7 BLK 4
& also includes part of Lot 8 BLK 4

Sec 06 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Big Trout Lake

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
- ☐ _____
- ☐ _____

Signature of Property Owner(s) George J Ritten Gm Partner Date 9/3/2020

Signature of Authorized Agent(s) 7/14 Date 7/14

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" Check Cash 500 + 6.00
- 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 CS Date 9-3-2020 Land Use District SD

Lake Class GD Septic: Compliance 7-29-2020 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:

Adding 9' To Deck width allows family to gather around a table large enough for dining.

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

Yes ☒ No ☐

Why:

NO change to Roof Line Cabin square footage &/OR FOUNDATION. Other neighbors in area have Deck(s) over Bluff.

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

Yes ☒ No ☐

Why:

Deck Built 26 yrs? Ago by previous owner.

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

Yes ☒ No ☐

Why:

Allows use of deck to include table for 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.

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: