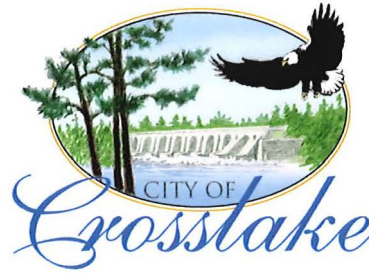


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

November 20, 2020

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Kirk & Michele Schnitker

Authorized Agent:

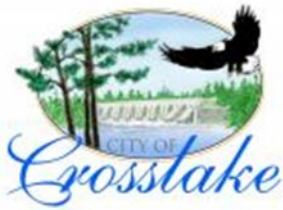
Site Location: 13432 Addi Lane, Crosslake, MN 56442

Request a Conditional Use Permit:

- Residential units in Limited Commercial

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: Kirk & Michele Schnitker

Parcel Number(s): 14290732

Application Submitted: October 12, 2020

Action Deadline: December 11, 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

Request:

Conditional Use Permit for residential units in Limited Commercial

Current Zoning:

Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Limited Commercial

East – Limited Commercial

West – Rural Residential 5 (RR5)

Development Review Team Minutes held on 9-8-2020:

- Property is located at 13432 Addi Lane
- Article 10 Land Use Classification List, Sec 26-281 Land Use Table requires a CUP in the Limited Commercial (LC) District for a dwelling and/or rental storage/office
- CUP needed for a dwelling using in LC
- CUP needed for rental storage in LC, but not for office rental space
- Limited Commercial Impervious maximum of 50%
- Adequate parking as specified in the City of Crosslake Land Use Ordinance and all new parking is required to be asphalt or concrete
- 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 that organization or allowed in the plat
- Discussed what is needed for possible future split of this M&B parcel or others in his neighboring plat
- Design and implement a stormwater management plan (gutters, berm & rain gardens) to update any existing plan that may be needed due to any additional development-ie parking, which is required with all conditional use applications and is not required to be on the survey per Article 7, section 26-185, (2)

- A septic design will be required if or when pressurized water is installed in the building
- Wetland Delineation is a requirement for a conditional use permit or a no wetland statement/letter (not done at time of M&B Subdivision-not in city files)
- 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 to commence the project if there are any alterations from the permit currently pulled

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 7, Sec. 26-185 of the City Land Use Ordinance
2. Grade illustration, Elevation illustration and Cut & Fill calculations if required
3. Wetland delineation or a no wetland statement/letter
4. A septic design
5. A complete Conditional Use Permit application with the \$500.00 public hearing fee

Parcel History:

- December 2014 – Metes and Bounds subdivision
- July 2020 – Accessory Structure 60x100
- July 2020 – Address

City Ordinance:

Residential units – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 11-9-2020

City Engineer: N/A

City Attorney: N/A

Lake Association: No comments were received as of 11-9-2020

Township: N/A

Crosslake Public Works: No comments were received as of 11-9-2020

Crosslake Park, Recreation & Library: N/A

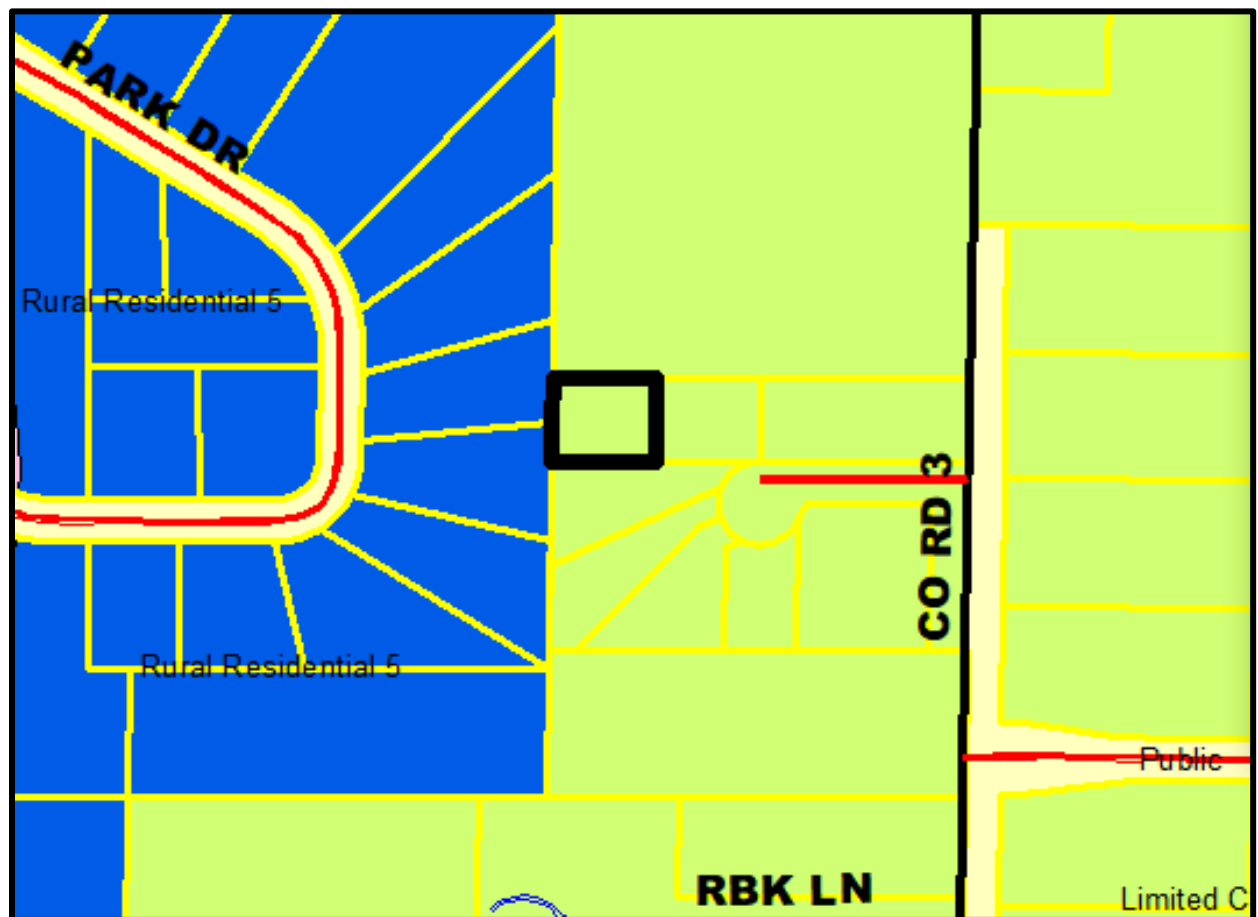
Concerned Parties: No comments were received as of 11-9-2020

POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for residential units involving approximately .5 acres located at 13432 Addi Lane, Sec 29, City of Crosslake

POSSIBLE CONDITIONS:

1. Screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738
2. Limit outside storage items, types of items and/or location
3. All driving/parking/storage areas to be paved or concrete surface



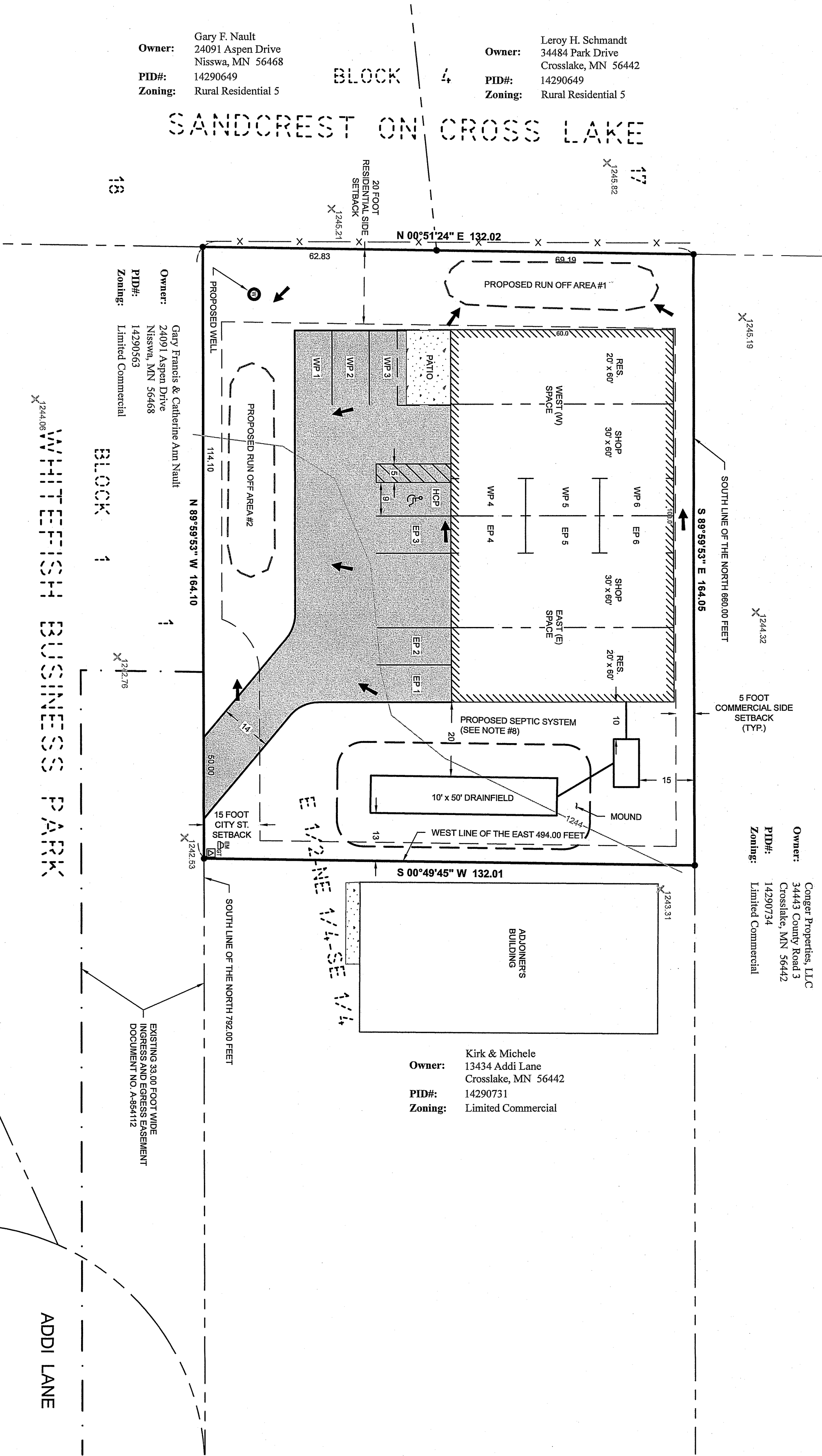
CERTIFICATE OF SURVEY

PART OF THE EAST HALF OF THE NE 1/4-SE 1/4
SECTION 29, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
AREA = 21,658 SQ. FT. / 0.5 ACRES
BUILDABLE AREA = 16,413 SQ. FT. / 0.4 ACRES

Owner: Conger Properties, LLC
34443 County Road 3
Crosslake, MN 56442
PID#: 14290734
Zoning: Limited Commercial

Owner: Leroy H. Schmandt
34484 Park Drive
Crosslake, MN 56442
PID#: 14290649
Zoning: Rural Residential 5

Owner: Gary F. Nault
24091 Aspen Drive
Nisswa, MN 56468
PID#: 14290649
Zoning: Rural Residential 5



Owner: Kirk & Michele
13434 Addi Lane
Crosslake, MN 56442
PID#: 14290731
Zoning: Limited Commercial

Owner: Gary Francis & Catherine Ann Nault
24091 Aspen Drive
Nisswa, MN 56468
PID#: 14290563
Zoning: Limited Commercial

NOTES:

1. Zoning for subject tract = "Limited Commercial".
2. There are no wet lands within surveyed property.
3. Parcel ID of subject parcel: 14290732.
4. The E/I address of subject parcel: 13432 Addi Lane.
5. Septic System designed by others.
6. Parking: Total 13 Spaces
6 per unit (3 inside, 3 outside)
7. No wetlands were found on October 8, 2020 at the site per Mitch Brinks, Brinks Wetlands Services, LLC.
MN Certified Wetland Delineator #1007.
8. Location of proposed septic system per sketch prepared by Bob Bartel, License Number: 2088.

RUN OFF CALCULATIONS			
Total Impervious Surface Area: 10,722 sq. ft. X 0.0833 ft. = 893 cu. ft.			
(from table above)			

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Building & Entry	6,230	21,658	28.0%
Driveway and Parking	4,492	21,658	20.5%
Total	10,722	21,658	48.5%

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Building & Entry	6,230	21,658	28.0%
Total	6,230	21,658	28.0%

LEGEND

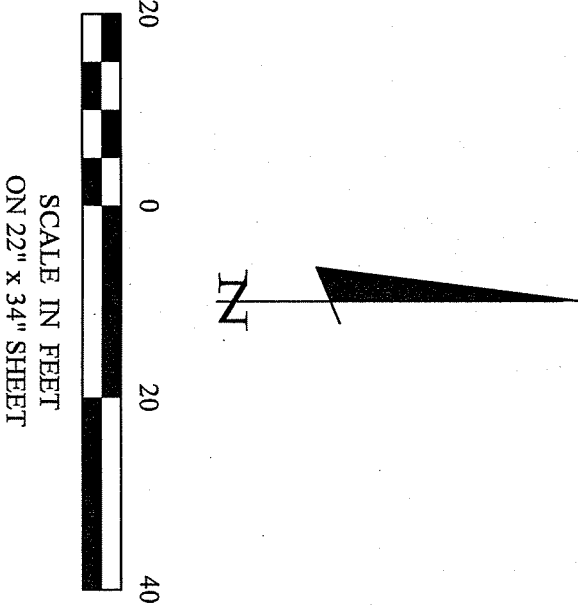
- X ——— DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF PROPOSED BRICKMANS
- X 234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- EP DENOTES EAST PARKING
- WP DENOTES WEST PARKING
- DENOTES MONUMENT FOUND
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A-854112:

TRACT A
The south 132.00 feet of the north 792.00 feet of the East half of the Northeast Quarter of the Southeast Quarter, Section 29, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying west of the east 494.00 feet of said East half of the Northeast Quarter of the Southeast Quarter.

Together with an ingress and egress easement over and across the south 66.00 feet of the north 838.00 feet of the east 330.00 feet of said East half of the Northeast Quarter of the Southeast Quarter and the south 33.00 feet of the north 825.00 feet of the west 214.00 feet of the east 544.00 feet of said East half of the Northeast Quarter of the Southeast Quarter.

Subject to easements, restrictions and reservations of record.



CERTIFICATE OF SURVEY
Kirk Schnitker
Schnitker & Associates, P.A.
1330 81st Avenue
Spring Lake Park, MN 55432

PROJECT MANAGER:	PAT	PROJECT NO.:	13319-2	DATE:	10-7-2020
CHECKED BY:	PAT	FILE NAME:	C13319-2.dwg	SCALE:	HORZ. 1"=20'
DRAWN BY:	RJF	FIELD BOOK:		VERT.	NONE
		BOOK	PG.		

REVISIONS		
DATE	DESCRIPTION	BY
10-12-2020	Added fence, utilities, wetland note & Prop. Septic	RJF

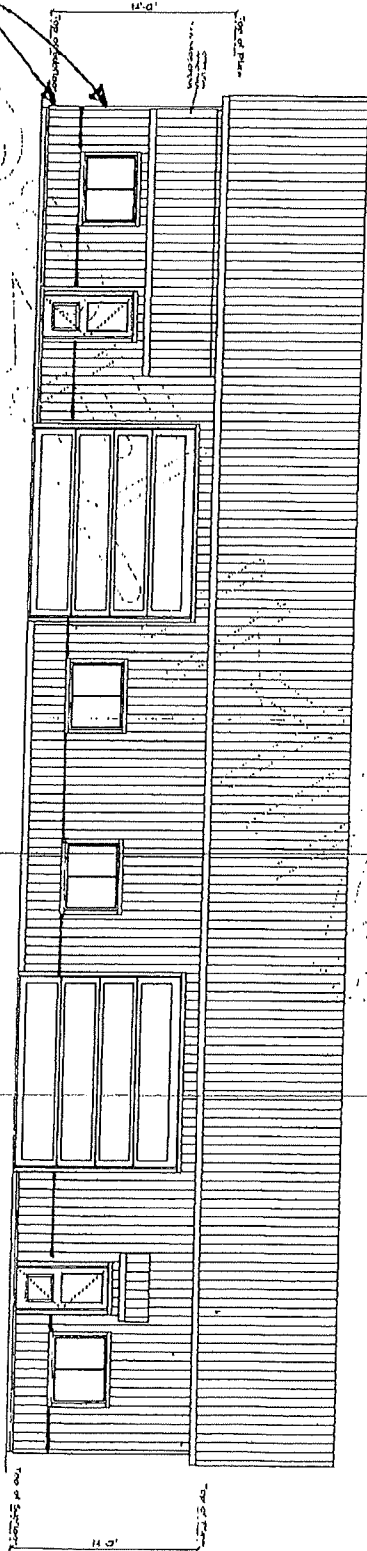
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patrick A. Trotter
PATRICK A. TROTTER PLS#41002
DATE 10-12-2020 LIC. NO. 41002



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

1/2" VERTICALS ON
ALL GABLE ENDS

HYDRO AND W/ANSICOAT
DIFFERENT COLORS
METAL MATERIAL



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1/2

PROJECT NAME
KIRK SCHNITKER
LOCATION

1. Project by and for the owner, the architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building.

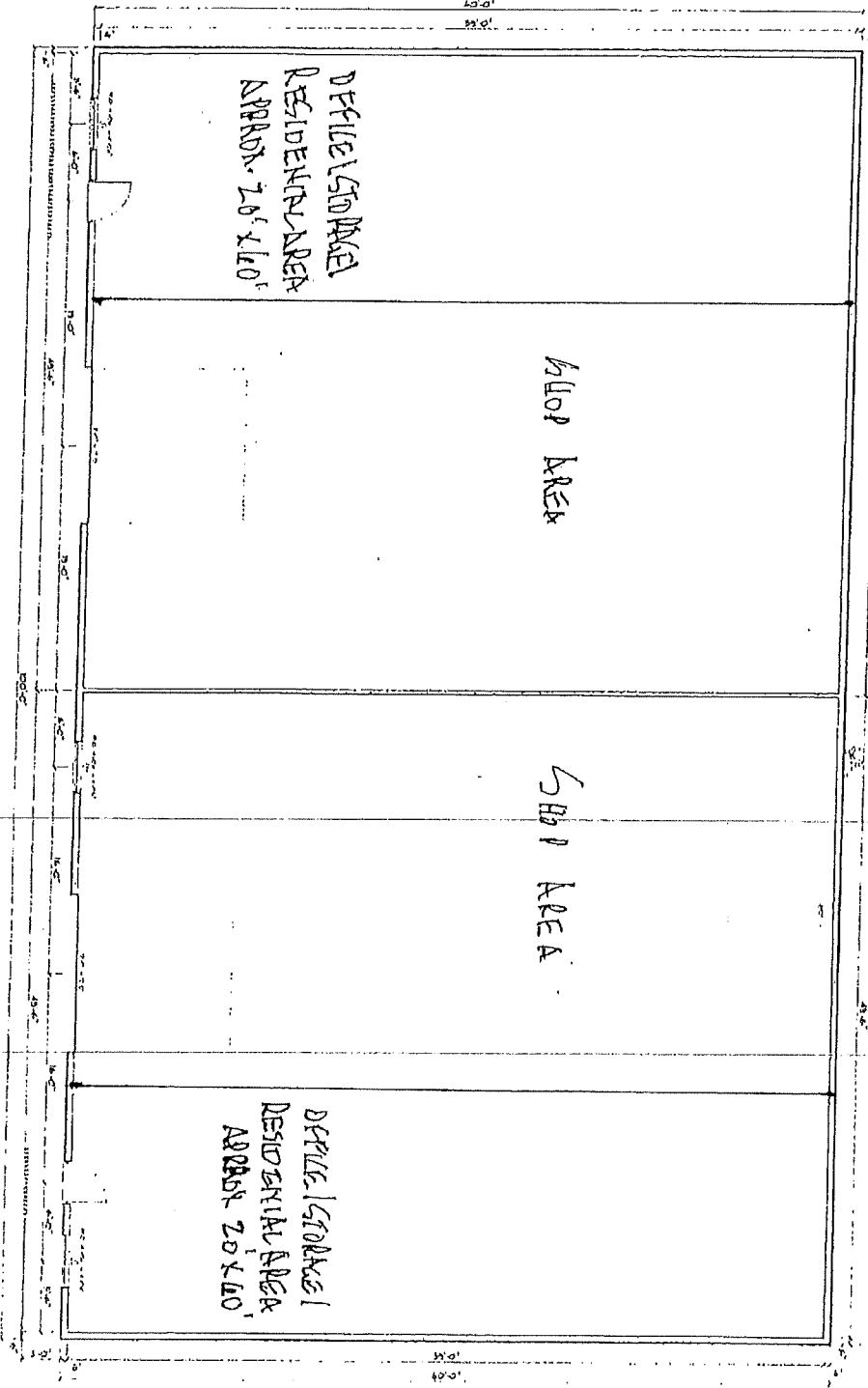
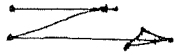
NO	REVISION
1	
2	
3	
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6	
7	
8	
9	
10	

DATE
F-1-20
F-20-20

ORIGINAL

BOB'S LUMBER & SUPPLY
1414 S. 1st St. Ste. 100
Tulsa, OK 74106
(918) 581-1111

ALL EXTERIOR FINISHING DIMENSIONS
ARE FROM OUTSIDE OF SHEETING



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

ADBI LANE

6000 SQ. FT.

22

PROJECT NAME
KIRK SCHNITKER
LOCATION

NO. REVISION DATE

REVISION
ORIGINAL
A-1-20

BOB'S LUMBER & SUPPLY

PROPOSED PROJECT –
13432 ADDI LANE

A building permit has been issued for a 60' x 100' metal building that is intended for business shop storage and office space. Construction of floor and shell to be done in August. Northair Heating and Cooling from Baxter MN wants to move to the subject building and use one-half (1/2) the space for shop and office. In addition to this use Northern Heating and Cooling wishes to use that space as a residential use to occupy, as well as a business tenant.

This applicant, Kirk Schnitker, is the builder and developer of the Whitefish Business Park, and seeks to build out the subject building such that it may be used as a mixed use for office, shop area and residential use on each half of the building. See attached Main Floor Plan.

In developing the Whitefish Business Park, the applicant has found few buyers who want lots on this location where buyers wish to include office and shop space. Buyers prefer storage for personal use only or storage only for business, such as the recently approved CUP for the boat and recreational vehicle storage business located on Lot 2 of the Whitefish Business Park. On the other hand, some potential buyers have expressed interest in space where they can conduct shop and office business and reside. This building plan seeks to address that option with reasonable and affordable mixed use space. This plan will result in greater flexibility for startup business people and land use value for taxing jurisdictions. This plan is presented as a novel land use compatible with the area and L.C. zoning.

RESTRICTIONS ON USE AND PARCEL COVENANTS

The subject property is intended to be used as a mixed use property with residential use and for business use, including small office and shop space use.

1. Signage on the property shall be limited to one business related sign, no larger than 2' x 4'.
2. Outdoor storage shall not be permitted with the exception of operational vehicles and ATV's and items that do not use more than 150 sq. ft.
3. Fencing is allowed, but shall not exceed 4' in height.
4. Uses include:
 - Home business and occupation
 - Home business with non-restricted shop space use. Shop space is that 30' x 60' space in the subject structure adjacent to the residential space.
5. Restricted uses that are not permitted include:
 - Businesses requiring outdoor storage in excess of 150 sq. ft.
 - Businesses that generate offensive sounds, odors or vibrations that can be heard, smelled or felt by other adjacent land owners.
6. Other:
 - Certain uses may be allowed based on these restrictions, but may not be permitted based on the City of Crosslake Land Use Ordinance. Nothing in these restrictions denies an occupant the option to seek use permits from the city.



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

Receipt Number: 29764692

Permit Number: 2010198C

Property Owner(s): KIRK + MICHELLE SCHNITKER

Mailing Address: 1330 - 81st AVE NE SPRING LAKE PARK 55432

Site Address: 13432 ADDI LN CROSSLAKE, MN 56442

Phone Number: C-612-618-3717/W-763-252-0114

E-Mail Address: KIRKSCHNITKER@GMAIL.COM

Parcel Number(s): 142 907 32

Legal Description: SEE ATTACHED

Sec 29 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 132 Length: 164 Acres: .49

Lake/River Name: NA

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

If yes, list Parcel Number(s) 142 907 31

Authorized Agent: KIRK SCHNITKER

Agent Address: SAME

Agent Phone Number: SAME

Signature of Property Owner(s) [Signature] Date 9.16.20

Signature of Authorized Agent(s) [Signature] Date _____

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" App \$500 + 4 copies \$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 10-12-2020 Land Use District LC Lake Class 7/A

Septic: Compliance 7/A SSTS Design attached Installation 7/A

(Check applicable requests)
☐ Residential & Related Uses:
Specify Residential Units
☐ 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 _____
☐ Shoreland District
☐ Rural Residential District (5 A Min.)
☐ Sensitive Shoreland District
☐ Limited Commercial District
☐ Downtown Commercial District
☐ Waterfront Commercial District
☐ Commercial/Light Industrial District

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?

WITH CUP

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

YES ☒ NO ☐

Why?

Yes Provides For Good + Affordable Office, Shop + Residential Use.

- (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?

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

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Why?

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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?

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Why?

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YES ☐ NO ☐

Why?