

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

July 24, 2020

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Paul E & Dixie R Hiniker

Authorized Agent: Stuart Swenson

Site Location: 36974 County Rd 66, Crosslake, MN 56442

Variance for:

- Density of 27 where 11 is allowed
- Time extension of 5 years where 2 years are allowed

To construct and allow:

- Residential units and accessory structure for storage
- Variances approved by the City of Crosslake have a time limit of 2 years; an extension of a total of 5 years is requested

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: Paul E & Dixie R Hiniker

Parcel Number(s): 14160833

Application Submitted: June 8, 2020

Action Deadline: August 6, 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: Stuart Swenson

Variance for:

- Density of 27 where 11 is allowed
- Time extension of 5 years where 2 years are allowed

To construct and allow:

- Residential units and accessory structure for storage
- Variances approved by the City of Crosslake have a time limit of 2 years; an extension of a total of 5 years is requested

Current Zoning: Limited Commercial

Existing Impervious Coverage:

20.5%

Proposed Impervious Coverage:

43.7%

- A stormwater management plan was submitted with the variance application
- City sewer connection

Development Review Team Minutes held on 4-21-2020:

- Property is located at 36974 County Road 66, Crosslake, MN 56442
- The proposed CUP for multifamily and variance for density with possibly a M&B subdivision (11 units as parcel exits) Villas will require density variance for an additional 16 units (27 total units)
- Article 10 Land Use Classification List, Sec 26-281 Land Use Table requires a CUP in the Limited Commercial district for multifamily dwellings and/or storage rental
- 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. 26-303)
- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline
- Impervious maximum of 50% - discussed what is considered impervious
- Easements will need to be shown on the survey (roads can be built on city sewer easements)

- If your parcel is located within an organization or the title that may have restrictions, it would be your responsibility to verify and meet those restrictions
- Design and implement a stormwater management plan (gutters, berm & rain gardens) to update any existing plan per Article 7 & 8 and is not required to be on the survey. When a wetland is being used the stormwater must be filtered to drinking standards before it can flow into any wetland and all runoff is to be maintained on the parcel only
- Hookup to city sewer would be required @ a Commercial fee of \$6,500 for every three apartment units and one for each villa unit - to be clarified with Public Works Director and/or city engineer
- Park dedication fee of \$1,500 for every three apartment units and one for each villa unit - to be clarified with the Parks Director
- Sundance development will have use/rental of gym and storage units
- Plans/specs for Land Use Ordinance requirements such as; lighting, parking, stormwater, signage, building height, etc. will need to be part of a complete application (15 item checklist was used and discussed)
- Wetland Delineation is a requirement for a variance/CUP or a no wetland statement/letter
- A grade and elevation illustration along with the cut & fill calculations is required
- Discussion on application requirements, procedure, schedule and the requirements/need for a complete application packet by the deadline date, (15 item checklist was used and discussed as part of a complete packet requirement)
- 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 7, Sec. 26-185 for the CUP and Article 8, Sec. 26-222 for the variance of the City Land Use Ordinance
2. Grade illustration, Elevation illustration and Cut & Fill calculations
3. Wetland delineation or a no wetland statement/letter
4. A complete Conditional Use Permit (CUP) and Variance application
5. The public hearing fee of \$500.00 CUP and \$500.00 Variance

Parcel History:

- May 1974 – 42'x40' municipal garage
- November 1997 – CUP to operate an auto repair business with a light manufacturing business of utility trailers, fish houses, and docks
- January 1999 - Landscaping
- April 1999 – After-the-Fact variance for the purpose of constructing a building with a height of 27' at mid-peak when the building height maximum is 25' at mid-peak; to construct a gymnasium with a roof pitch to help keep the snow load minimal
- August 1999 – Variance to construct a building with a maximum height of 30' mid-peak
- December 1999 – 8'x4' free standing sign
- July 2001 - Sign
- July 2002 – 10'x10' and 9'x12' additions
- January 2003 – CUP to allow for the construction of a commercial building to be used for a charter school
- April 2003 – Septic trenches
- April 2003 – Commercial Building – 2 porches
- June 2004 – Connect to municipal sanitary sewer and abandon septic system for Old Fire Hall and Charter School buildings (two connections)
- September 2008 – Remove existing changeable free standing sign face and replace with new sign face at a lower height and on the same sign pedestal location

- October 2008 – Replace existing sign for Charter School; no ground-up lighting
- October 2009 – Fence around the dumpster
- June 2014 – Lot Line Adjustment

Agencies Notified and Responses Received:

County Highway Dept: Email received 4-9-2020

DNR: No comments were received as of 7-10-2020

City Engineer: Email received 4-10-2020

Lake Association: N/A

Township: N/A

Crosslake Public Works: No comments were received as of 7-10-2020

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 7-10-2020

POSSIBLE MOTION:

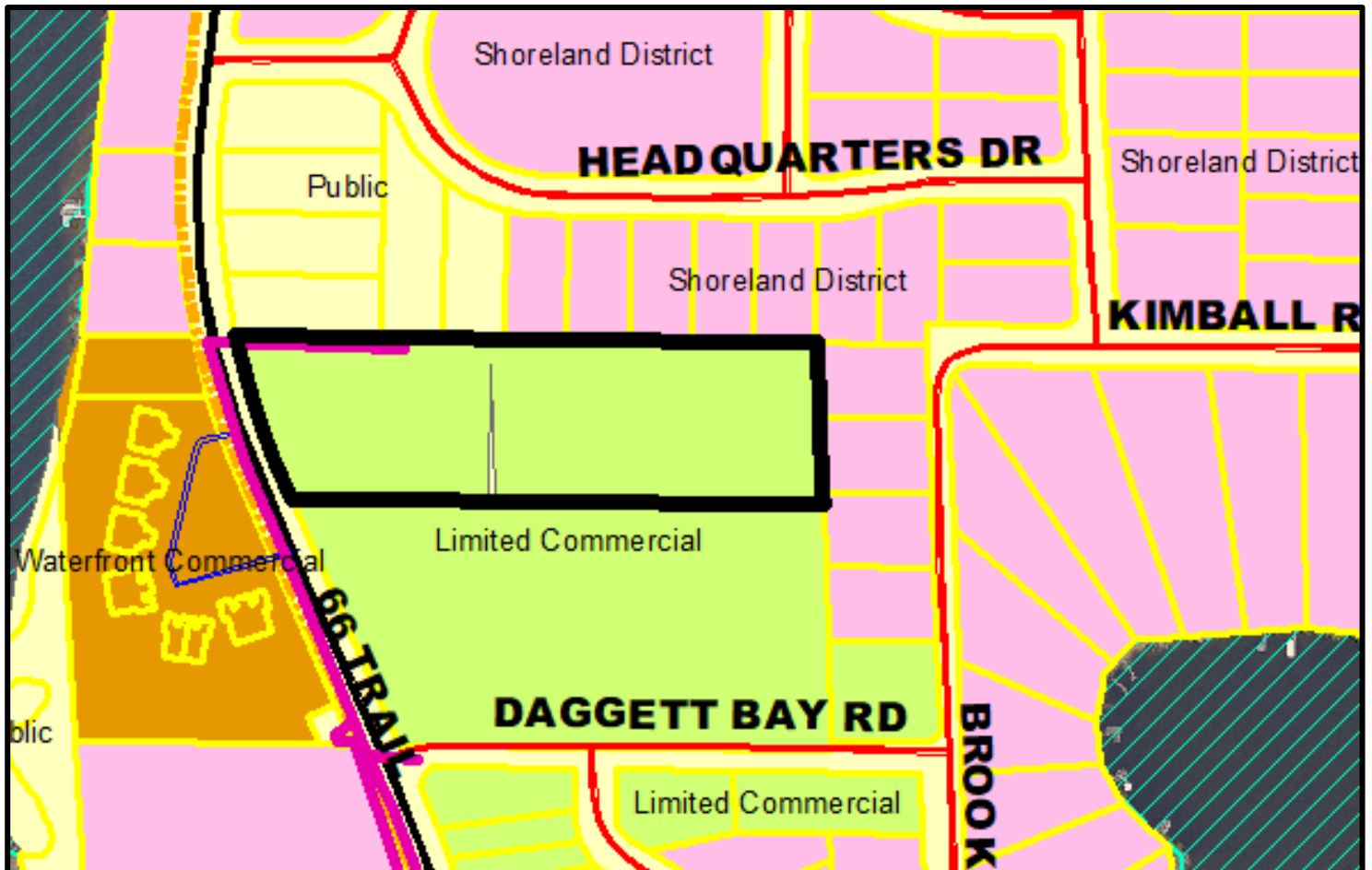
To approve/table/deny the variance to allow:

- Density of 27 where 11 is allowed
- Time extension of 5 years where 2 years are allowed

To construct and allow:

- Residential units and accessory structure for storage
- Variances approved by the City of Crosslake have a time limit of 2 years; an extension of a total of 5 years is requested

As shown on the certificate of survey dated 6-8-2020



LEGAL DESCRIPTION

The North 260.69 feet of the Northwest Quarter of the Northwest Quarter, Section 16, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying easterly of the easterly right-of-way line of County State Aid Highway Number 66 and westerly of FIRST ADDITION TO DAGGETT BAY, according to the recorded plat thereof, said county.

Subject to easements, restrictions and reservations of record.

LOCK

OLD LOG HEADQUARTERS

PORTION OF OLD FIRE HALL:	2 UNITS
SCHOOL BUILDING:	9 UNITS
FOUR 4-PLEXES	16
TOTAL	27 UNITS

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
Oil Fire House	9,596	234,438	4.1%
School Building	5,026	234,438	2.1%
Bituminous	29,755	234,438	12.7%
Stone Patio	653	234,438	0.3%
Concrete	3,005	234,438	1.3%
Total	48,035	234,438	20.5%

1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies.

2. Zoning of subject water: Limited Conditional Use District.
3. MS Certified Well Delinquent: 1031.
4. Parcel ID of subject parcel: 14160833.
5. The property address of subject parcel: 36974 County Road 66.
6. Sewer and Water to be connected to City Utilities.
7. There are no bluffs located within subject property.
8. Property is in "Zone X" as per the FIRM, Flood Insurance Rate Map. "Zone X" definition: Areas of minimal flooding.

IMPERVIOUS CALCULATIONS			Percent Impervious (sq.ft.)
PROPOSED	AREA (sq.ft.)	Net Area (sq.ft.)	
Old Fire House	9,596	234,438	4.1%
School Building	5,026	234,438	2.1%
Bituminous	29,755	234,438	12.7%
Stone Patio	653	234,438	0.3%
Concrete	3,005	234,438	1.3%
Proposed Bituminous	15,835	234,438	6.8%
Proposed Concrete	9,555	234,438	4.2%
Proposed Villa Units	13,312	234,438	5.7%
Proposed Storage Units	6877	234,438	2.9%

Proposed Impervious Surface Area (proposed only)	45,879 sq. ft.	X	0.0833 ft.	=	3,822 cu. ft.
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TOP SURFACE AREA = 868 SQ. FT.
BOTTOM SURFACE AREA = 509 SQ. FT.

1 DEEP WITH 3.1 SIDE SLOPES
 RUN OFF STORAGE PROPOSED = 689 CU. FT.
 TOTAL AREA (1-5) = 3,445 C. FT.

TOP SURFACE AREA = 1247 SQ. FT.
BOTTOM SURFACE AREA = 687 SQ. FT.

1 DEEP WITH 3:1 SIDE SLOPES
RUN OFF STORAGE PROPOSED = 9,679 CU. FT.

COMBINED RUN OFF STORAGE PROPOSED = 4,412 CU. FT.

Diagram illustrating a parking lot layout. The layout shows a driveway on the left, labeled "DRIVEWAY". The parking area is divided into sections by a "PRIVATE WALL (TYP.)". Dimensions are provided for various sections:

- Top section: 41.0 (width), 8.0 (depth), 1.0 (depth), 24.0 (depth), 14.0 (depth), 20.0 (depth), 20.0 (depth), 8.0 (depth).
- Bottom section: 41.0 (width), 8.0 (depth), 1.0 (depth), 24.0 (depth), 14.0 (depth), 20.0 (depth), 20.0 (depth), 8.0 (depth).

Text labels include "2 PARKING SPACES REQUIRED PER UNIT" and "PRIVATE WALL (TYP.)".

TYPICAL 4-PLEX

	DENOTES EXISTING SIGN(S)		DENOTES EXISTING CABLE TV BOX
	DENOTES EXISTING FLAGPOLE		DENOTES EXISTING WELL
	DENOTES EXISTING FENCE LINE		DENOTES EXISTING BACK VALVE & GATE VALVE
	DENOTES EXISTING RETAINING WALL		DENOTES EXISTING FIRE HYDRANT

	DENOTES EXISTING FLAGSTONE		DENOTES EDGE OF EXISTING PAVING STONES		DENOTES EXISTING INTERMEDIATE CONTOURS		BENCHMARK HIGH POINT OF WELL ELEV. = 1248.97		DENOTES MONUMENT FOUND		DENOTES SET PK NAIL		
	DENOTES EXISTING BITUMINOUS CONCRETE		DENOTES EDGE OF PROPOSED BITUMINOUS CONCRETE		DENOTES EXISTING INDEX CONTOURS								
	DENOTES EXISTING WETLANDS				DENOTES SPOT ELEVATION (EXISTING GRADE)								
	DENOTES EXISTING SEWER				DENOTES WETLAND(S) ORIENTATION OF THIS REARING SYSTEM IS								

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°19'47" E.

Roger Fo

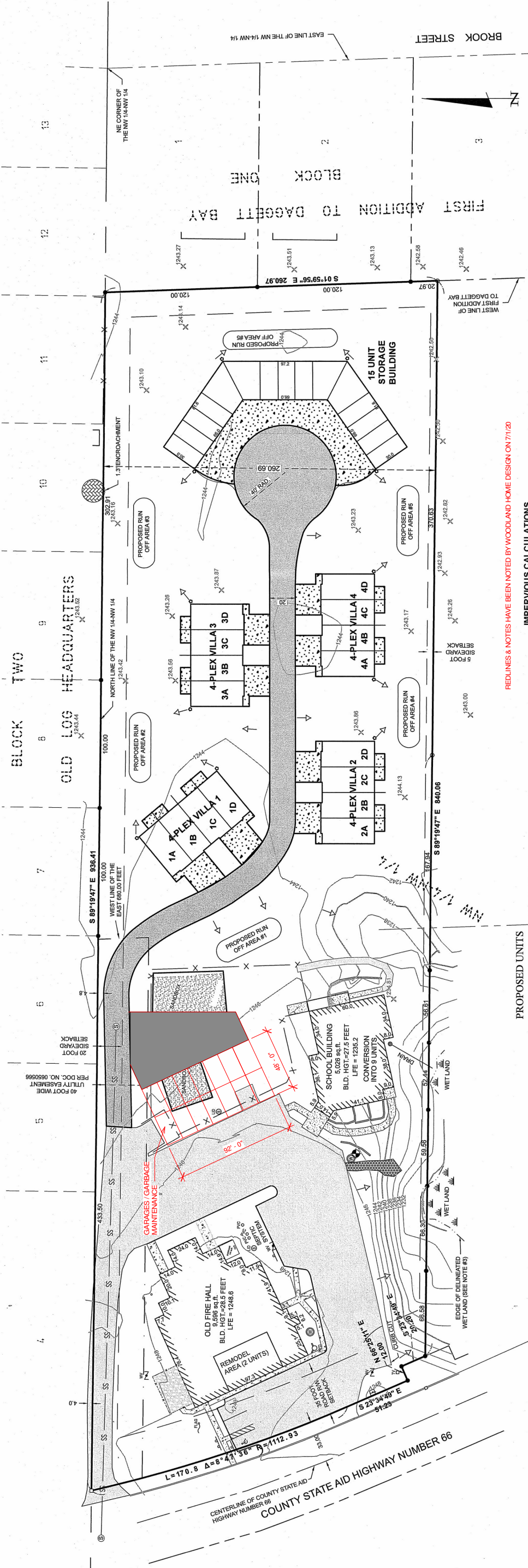
CERTIFICATE OF SURVEY

PART OF THE NW 1/4 - NW 1/4,
SECTION 16, TOWNSHIP 137 NORTH, RANGE 27 WEST
CROW WING COUNTY, MINNESOTA
AREA = 234,438 SQ. FT. / 5.4 ACRES
BUILDABLE AREA = 197,581 SQ. FT.

LEGAL DESCRIPTION

The North 280.69 feet of the Northwest Quarter of the Northwest Quarter, Section 16, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying easterly of the easterly right-of-way line of County State Aid Highway Number 66 and westerly of FIRST ADDITION TO DAGGETT BAY, according to the recorded plat thereof, said county.

Subject to easements, restrictions and reservations of record.



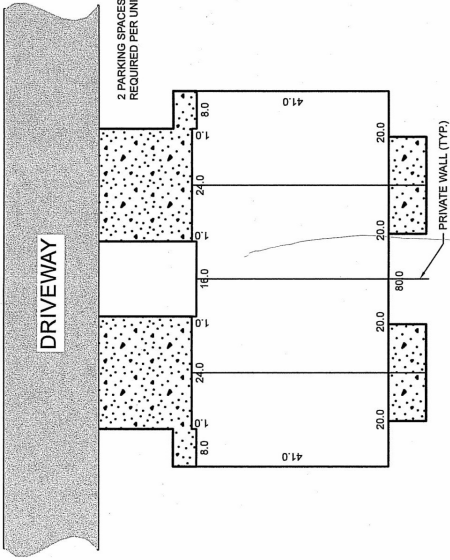
PROPOSED UNITS

PORTION OF OLD FIRE HALL:	2 UNITS
SCHOOL BUILDING:	9 UNITS
EQUOR 4-PLEXES:	16 UNITS
TOTAL	27 UNITS

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious
Old Fire House	9,596	234,438	4.1%
School Building	5,026	234,438	2.1%
Bituminous	29,755	234,438	12.7%
Stone Patio	653	234,438	0.3%
Concrete	3,005	234,438	1.3%
Total	48,035	234,438	20.5%

NOTES:

- Contour interval as shown = 2 feet. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies.
- Zoning for subject tract = "Limited Commercial District".
- Wetland delineation was completed on 5-10-2020, by Ben Meister, Meister Environmental, LLC.
- MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 36974 County Road 66.
- Sewer and Water to be connected to City Utilities.
- There are no bluffs located within surveyed property.
- Property is in "Zone X" as per the FRM, Flood Insurance Rate Map. "Zone X" definition: Areas of minimal flooding.



IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Old Fire House	9,596	234,438	4.1%
School Building	5,026	234,438	2.1%
Bituminous	29,755	234,438	12.7%
Stone Patio	653	234,438	0.3%
Concrete	3,005	234,438	1.3%
Proposed Bituminous	15,835	234,438	6.8%
Proposed Concrete	9,855	234,438	4.2%
Proposed Villa Units	13,312	234,438	5.7%
Proposed Storage Units	6877	234,438	2.9%
Total	93,914	234,438	40.1%
Proposed Villa Garage Units	4,700	234,438	2%
Proposed Garage Driveway	3,787	234,438	1.6%
New Total	102,401	234,438	43.7%

RUN OFF CALCULATIONS			
Proposed Impervious Surface Area	45,879 sq. ft.	X 0.0833 ft.	= 3,8223 cu. ft.
(proposed only)			
New Proposed Impervious Surface Area	54,366 sq. ft.	X 0.0833 ft.	= 4,5239 cu. ft.
(proposed only)			

PROPOSED RUN OFF AREAS #1-#5

TOP SURFACE AREA = 888 SQ. FT.
BOTTOM SURFACE AREA = 888 SQ. FT.
TOTAL SURFACE AREA = 1,776 SQ. FT.
RUN OFF STORAGE PROPOSED = 888 CU. FT.
TOTAL AREA (1-5) = 3,445 C. FT.
NEW TOTAL (1-5) = 3,562 CU. FT.

PROPOSED RUN OFF AREAS #6

TOP SURFACE AREA = 1247 SQ. FT.
BOTTOM SURFACE AREA = 687 SQ. FT.
1" DEEP WITH 3:1 SIDE SLOPES
RUN OFF STORAGE PROPOSED = 9,879 CU. FT.

COMBINED RUN OFF STORAGE PROPOSED = 4,412 CU. FT.
NEW COMBINED RUN OFF STORAGE PROPOSED = 4,529 CU. FT.
THE ADDITIONAL 117 CU. FT. TO BE ADDED TO AREA #1

LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EXISTING FLAGPOLE
- DENOTES EXISTING FENCE LINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING SURFACE DRAINAGE FLOW
- DENOTES PROPOSED SURFACE DRAINAGE FLOW
- DENOTES EXISTING HIGH POINT OF WELL
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES SET PK NAIL
- DENOTES WET LAND(S)
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ASSUMPTION THAT WE HAVE AN ASSUMED BEARING OF S 89°19'47" E

CERTIFICATE OF SURVEY
Shurtliff & Swenson
1909 2nd St. S.
Sartell, MN 56377
Suite 2A

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



DATE: 5-11-2020
SCALE: 1" = 40'
VERT. NONE
BOOK BK# PG#
FILE NAME: C20087.dwg
PROJECT: 20087
CHECKED: [Signature]
DRAWN BY: [Signature]
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BOOK BK# PG#
DATE: 5-11-2020
SCALE: 1" = 40'
VERT. NONE

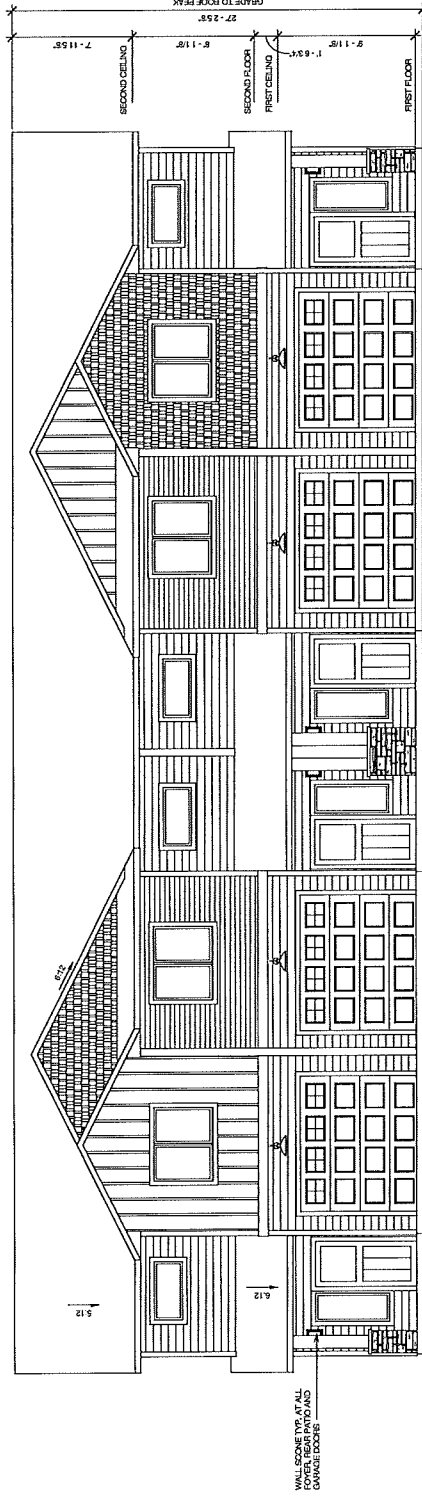
REVISIONS
DESCRIPTION
DATE
BY
PMT
OF MINNESOTA
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE
HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE
DATE: 5-11-2020
SCALE: 1" = 40'
VERT. NONE

DATE: 5-11-2020
SCALE: 1" = 40'
VERT. NONE
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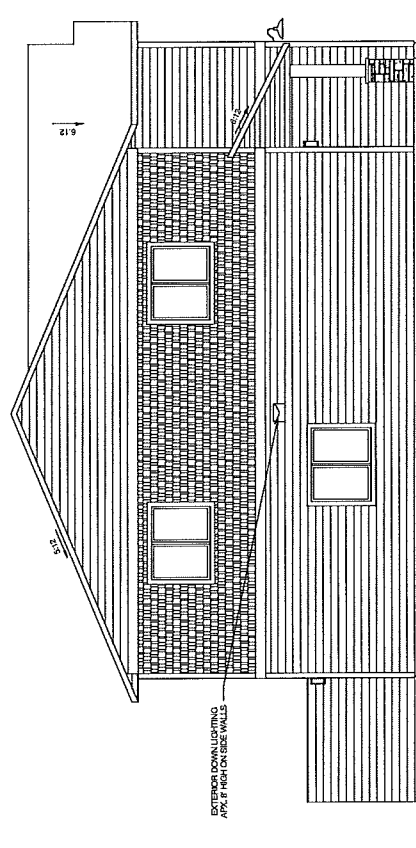
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FILE NAME: C20087.dwg
BOOK BK# PG#
DATE: 5-11-2020
SCALE: 1" = 40'
VERT. NONE

ELEVATIONS ARE DESIGNER RENDERED AND MAY NOT REFLECT ACTUAL GRADE, GRADE AND SLOPE TO BE DETERMINED ON SITE.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



① FRONT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"

SCALE NOTE: 11X17 PRINTS ARE HALF NOTED SCALE

Disclaimer Of Warranties

The plans furnished were prepared upon request by the agency who directed required alterations or amendments to the plans and for the purpose only. No other agency will be referred to in this report. The Federal Highway Administration is not responsible for the design or construction of the project or for the safety of the project. The responsibility for the design and construction of the project is the responsibility of the contractor.



HOME DESIGN
PO Box 847, Alexandria, MI
320-815-3143
Copyright 2014 - Current

SUNCOM LLC
4 PLEX VILLAS

DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	COMMENTS
5/7/20	
H/VOLD	
PCV622	
H/VOLD	
H/VOLD	
PCV622	
PCV622	

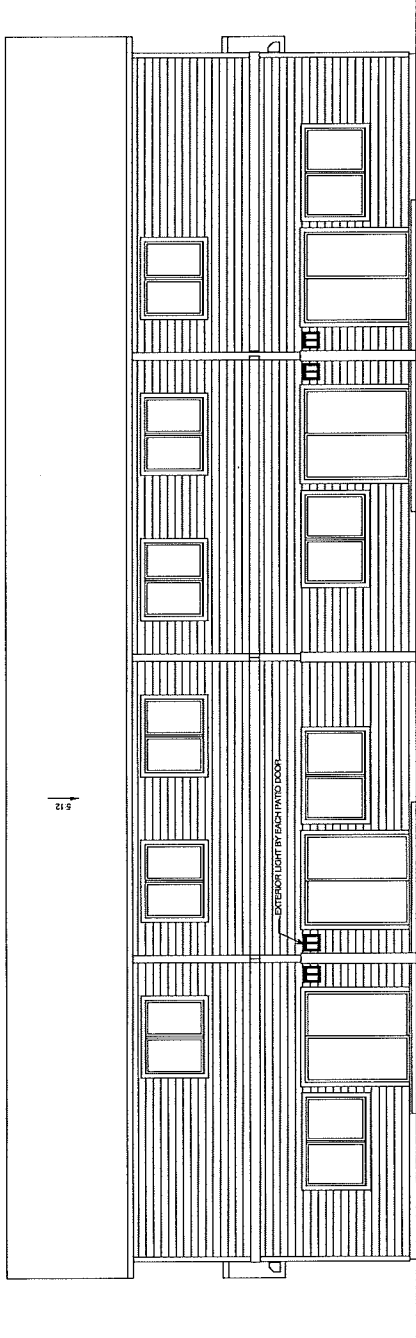
ELEVATIONS

A-1.1

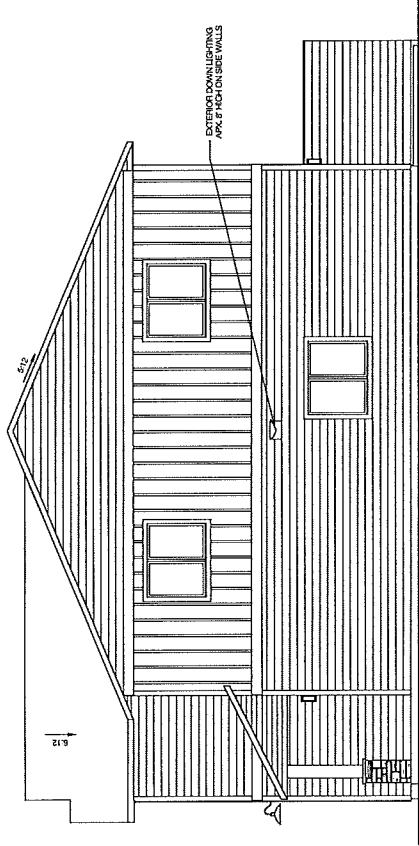
Scale $1/4" = 1'-0"$

ELEVATIONS ARE DESIGNER RENDERED AND MAY NOT REFLECT ACTUAL GRADE, GRADE AND SLOPE TO BE DETERMINED ON SITE

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



① REAR ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

Disclaimer Of
Warranties

This is a preliminary drawing and is not intended to be used for construction. It is the responsibility of the client to verify all dimensions and details with the local building department. The designer assumes no liability for any errors or omissions in this drawing. The client agrees to hold the designer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this drawing.



PO Box 547, Alexandria, MN
550-815-3143
Copyright 2014 - Current

SUNCOM LLC
4 PLEX VILLAS

DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	5/7/20	COMMENTS
REVISION		
REVISION		
REVISION		
REVISION		
REVISION		

ELEVATIONS

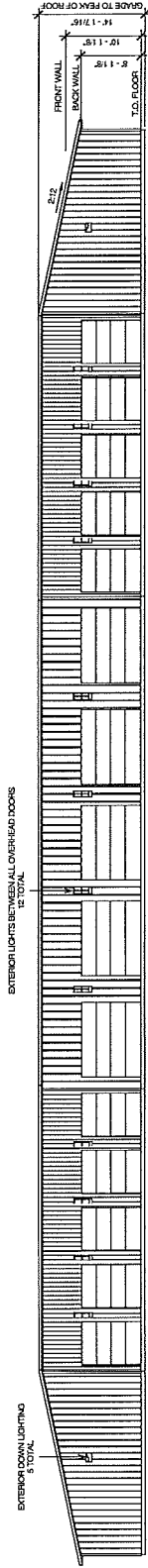
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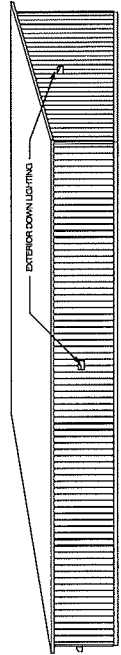
SCALE NOTE: 11X17 PRINTS ARE HALF NOTED SCALE

ELEVATIONS ARE DESIGNER RENDERED AND MAY NOT REFLECT ACTUAL GRADE, GRADE AND SLOPE TO BE DETERMINED ON SITE

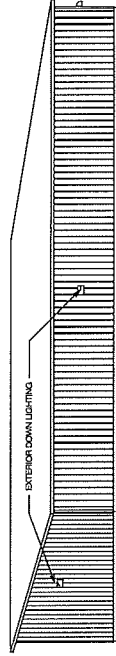
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



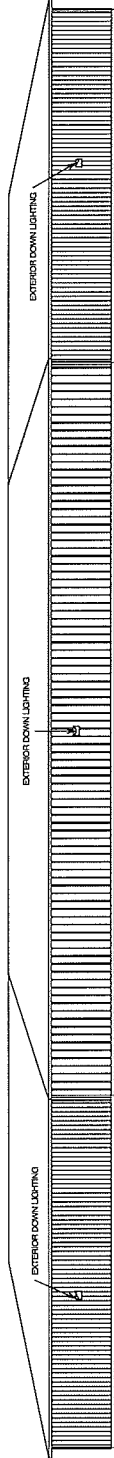
① FRONT ELEVATION
1/8" = 1'-0"



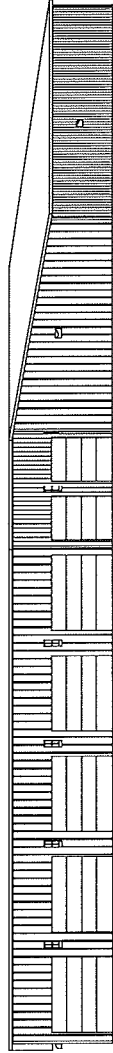
② LEFT ELEVATION
1/8" = 1'-0"



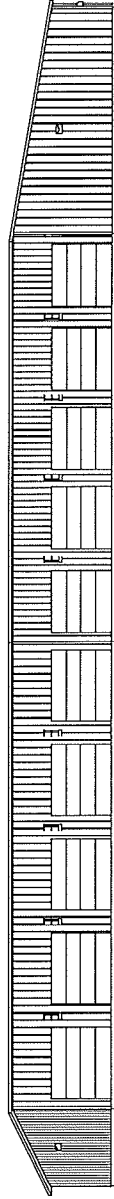
④ RIGHT ELEVATION
1/8" = 1'-0"



③ REAR ELEVATION
1/8" = 1'-0"



⑤ ANGLED WALL FRONT ELEVATION
1/8" = 1'-0"



⑥ END WALL ELEVATION
1/8" = 1'-0"

Disclaimer Of Warranties

The drawings and specifications are prepared by the Designer for the purpose of providing a visual representation of the proposed project. The Designer does not warrant the accuracy or completeness of the drawings and specifications. The Designer shall not be responsible for any errors or omissions in the drawings and specifications. The drawings and specifications are to be used as a guide only and are not to be construed as a contract. The Designer shall not be responsible for any construction or other costs incurred by the owner or any other party. The drawings and specifications are the property of the Designer and shall not be reproduced or used in any other project without the written consent of the Designer.

WOODLAND HOME DESIGN
PO Box 847, Alexandria, MN
320-815-9143
Copyright 2014 - Current

SUNCOM LLC
STORAGE UNITS

DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	DESCRIPTION
5/7/20	CONSTRUCTION
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

ELEVATIONS

A-1

Scale 1/8" = 1'-0"

SCALE NOTE: 11X17 PRINTS ARE HALF NOTED SCALE



From: Mark Melby <Mark.Melby@crowwing.us>

Sent: Thursday, April 9, 2020 10:42 AM

To: Cheryl Stuckmayer <cstuckmayer@crosslake.net>; Heidi Lindgren <heidi.lindgren@state.mn.us>; Dani McNeil <danielle.mcneil@state.mn.us>; Ted Strand <publicwk@crosslake.net>; 'TJ Graumann' <tgraumann@crosslake.net>; Dave Reese <Dave.Reese@widseth.com>

Cc: Jon Kolstad <jkolstad@crosslake.net>

Subject: RE: DRT 4.21.2020 Info packets

Highway comments:

It looks like it will the north entrance will change to a city road. Will that be the case? The connection may need to be widened to reflect that change. Drainage shouldn't be directed to CSAH 66 and contained on-site. The southern entrance is one of those very wide, free-for-all types that should be narrowed down to a standard one. We should also discuss the sidewalk that leads to CSAH 66, and the possibility of getting rid of that crosswalk that was put in for the school. Additional comments may be sent prior to April 21.

Mark Melby
Engineering Coordinator
Highway Department
Office - 218-822-2694
Cell - 218-839-6207
www.crowwing.us



Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

Let us know how we are doing: [Customer Service Survey](#)

From: Cheryl Stuckmayer <cstuckmayer@crosslake.net>

Sent: Monday, April 06, 2020 11:30 AM

To: Heidi Lindgren <heidi.lindgren@state.mn.us>; Dani McNeil <danielle.mcneil@state.mn.us>; Ted Strand <publicwk@crosslake.net>; 'TJ Graumann' <tgraumann@crosslake.net>; Mark Melby

Cheryl Stuckmayer

From: Stuart Swenson <stuart@everythingunderthesun.com>
Sent: Friday, April 10, 2020 10:04 AM
To: 'Cheryl Stuckmayer'; 'Mark Melby'
Cc: 'Jon Kolstad'; info@sundanceridge.com
Subject: RE: DRT 4.21.2020 Info packets

Good morning all,
I've addressed the four items that are mentioned in Mark's email:

I'm not sure on the north entrance becoming a city street and will defer to the city on that one. I would assume that would only be needed when the additional buildings are constructed.

There won't be any additional drainage to CSAH 66 from this development.

If adjusting the south entrance is more safe, then it should happen. Will assess further on-site soon.

I'd like to keep the "cross-walk". There is and will continue to be pedestrian traffic crossing in this area. Not only for the Sundance Developments, but other events throughout the year (car show, fire fighters events, etc) that use the city property and have parking along the road. I feel it helps funnel the foot traffic to that crosswalk, which is safer for the people and easier for the vehicles passing thru.

Let me know if you have any other questions, comments, and/or concerns. I look forward to hearing from you. Thank you and be well,
Stuart

From: Cheryl Stuckmayer <cstuckmayer@crosslake.net>
Sent: Thursday, April 9, 2020 12:24 PM
To: 'Mark Melby' <Mark.Melby@crowwing.us>
Cc: Jon Kolstad <jkolstad@crosslake.net>; info@sundanceridge.com
Subject: RE: DRT 4.21.2020 Info packets

Thank you, Mark.

I have included Jon Kolstad and Stuart Swenson, the applicant on this DRT request.

Stuart, please read the comments below from Mark Melby, county highway department.

Respectfully,

Cheryl Stuckmayer
Planner – Zoning Coordinator

Crosslake Planning and Zoning Department
37028 County Road 66
Crosslake, MN 56442

Office: (218) 692-2689
Fax: (218) 692-2687
Email: crosslakepz@crosslake.net
Website: www.cityofcrosslake.org

City Engineer Comments:

Attached is a copy of the sanitary sewer record drawing. There is a 40-ft wide sanitary sewer easement as shown with sanitary sewer installed approximately 430 feet into this property. This is a 10-inch diameter main for the purpose of accepting flows from an expanded service area to the east at some point in the future. Now would be the opportunity to extend and retain sewer easement the full length of the property along the north side to preserve this space for extension.

We view this application similarly to how the Sundance Ridge development (located directly across CSAH 66) was permitted in the sense that their internal roads and sewer collection system are privately owned and theirs to maintain. The developer would have to submit their private utility plans to the Department of Labor and Industry (DOLI) for approval.

The City should approve the connection point(s). Alternatively, the developer may see a benefit to having the City sewer routed through the development, permitted and maintained by the City as a sewer extension rather than maintaining their private collection system. Either way, the City should have continuous utility easement to the east boundary of this property. The same principle would be true for internal access drives. If the developer intends to turn the street over to the City, then it would have to meet City standards. If private, then we recommend a minimum of 20 feet in pavement width (no on-street parking) and an additional 10 feet of clear zone on each side to ensure sufficient access for fire/ambulance and snow storage. The cul de sac should have a minimum 40-foot radius. The fire chief should have input on the access plan.

We concur with Mark's comments regarding drainage; this must be accounted for on the property. Off-street parking for tenants/owners of the units should be included in the site plan. Water wells (qualified as deep wells) for these buildings will need to be located a minimum of 50 feet from a sewage collection line (including the future extension of the City main). The Public Works Commission should review the utility and street factors.

Dave

Widseth Smith Nolting is now WIDSETH. Shorter name, same long history.

As a result, my email address has changed to Dave.Reese@widseth.com

Please update your records accordingly. (phone number and address remain the same).

Dave Reese, PE

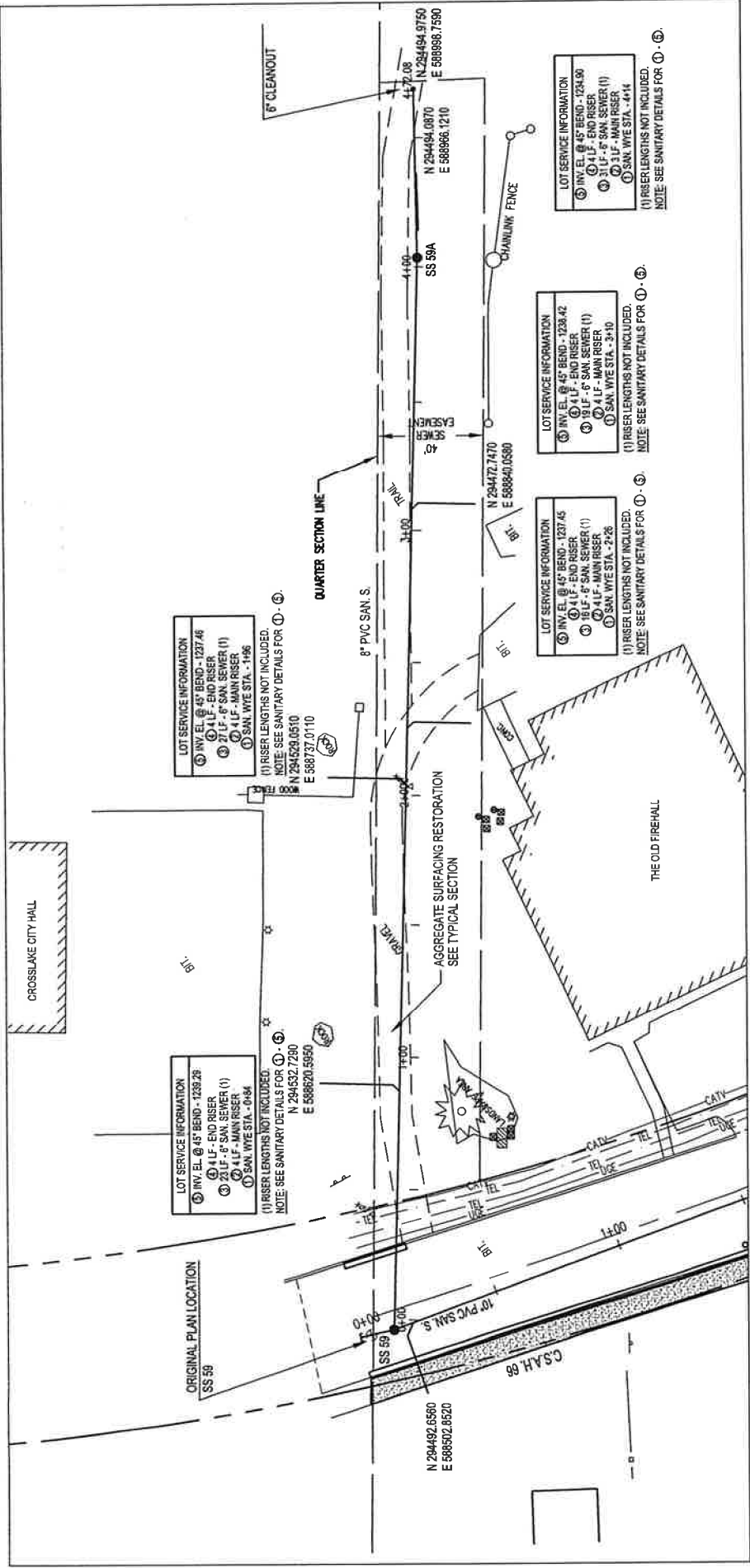
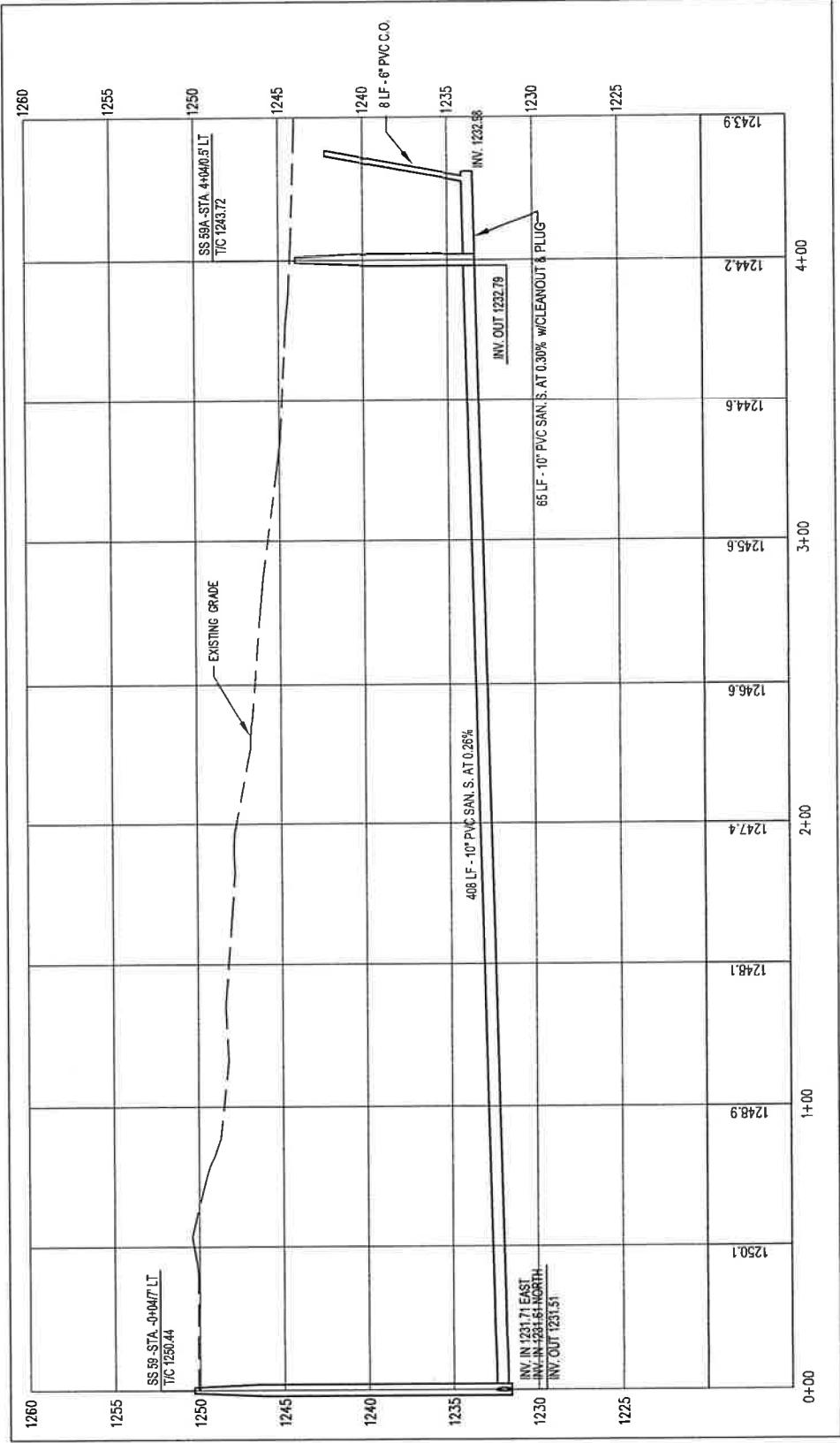
Civil Engineer, VP
218-316-3629
7804 Industrial Park Road
Baxter, MN 56425-2720



Widseth.com

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CONSTRUCTION DRAWING OF RECORD
PROJECT ENGINEER: A. W. Dwyer DATE: 11-8-04
HEAD OBSERVER: [Signature]





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: 909272

Permit Number: 2010071V

Property Owner(s): Paul^E & Dixie^R Hiniker

Mailing Address: 10755 Swanburg Dr, Pine River, MN 56474

Site Address: 36974 CR 66 Crosslake

Phone Number: 612 214 0492

E-Mail Address: pauls2nd@aol.com

Parcel Number(s): 14160833

Legal Description: Part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$

Sec 16 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐ West

Lake/River Name: _____

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

If yes list Parcel Number(s) _____

Authorized Agent: Stuart Swenson

Agent Address: 1090 2nd St. S, Ste 2A Sartell

Agent Phone Number: 320 230 6060 MN 56377

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
- ☒ Density
11 allowed
27 requested

Signature of Property Owner(s) _____ Date _____ **Per June 8, 2020 email-Time extension total of 5 years**

Signature of Authorized Agent(s) [Signature] Date 6/8/20

- 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 6/8/2020 Land Use District LC

Lake Class 4A Septic: Compliance City Saver 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: There is residential next to and across the street.

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

Yes ☒ No ☐

Why: The area is primarily residential with mixed commercial nearby.

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 property is well situated for more residential units.

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

Yes ☒ No ☐

Why: There is a social need for housing focused on singles, pairs, and/or small families.



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: