

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

July 23, 2021

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Michael T & Kristin M Erlandsen

Authorized Agent: Roger Langer of Langer Custom Builders

Site Location: 38398 Moccasin Dr, Crosslake, MN 56442 on Ox Lake-NE

Variance for:

- Lake setback of 91 feet where 150 feet is required to proposed dwelling

To construct:

- 720 square foot dwelling; 240 square foot deck; 6' wide stairway; 180 square foot covered

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: Michael T & Kristin M Erlandsen

Parcel Number(s): 14040527

Application Submitted: June 7, 2021

Action Deadline: August 6, 2021

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: Roger Langer of Langer Custom Builders

Variance for:

- Lake setback of 91 feet where 150 feet is required to proposed dwelling

To construct:

- 720 square foot dwelling; 240 square foot deck; 6' wide stairway; 180 square foot covered

Current Zoning: Shoreland District

Existing Impervious Coverage:

0.0%

Proposed Impervious Coverage:

9.2%

- A stormwater management plan was submitted with the variance application
- Septic design was submitted to Crow Wing County and approved on 6-7-2021

Development Review Team Minutes held on 5-24-2021:

- Property is located on Ox Lake off Moccasin Drive with a lake setback of 150 feet (NE)
- The proposed structure to be approximately 100 feet from the OHW of Ox Lake
- Bench mark installed by surveyor and supplemental data form required to verify elevation is being met of 1235.7
- 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
- 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) or 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 is needed
- 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, fee and the requirements/need for a complete application packet by 4:30 PM of the deadline date; payment policy; notification methods; variances are limited to 2 years with substantial completion
- Email handouts: Variance app; Grade-impervious example; landscape packet; survey and wetland professional lists; meeting schedule
- 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
5. A complete Variance application with the \$500.00 public hearing fee

Parcel History:

- Ox Lake Landings established in 1985
- Vacant lot with no parcel permit history

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 7-9-2021

City Engineer: N/A

Lake Association: No comments were received as of 7-9-2021

Township: N/A

Crosslake Public Works: No comments were received as of 7-9-2021

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 7-9-2021

POSSIBLE MOTION:

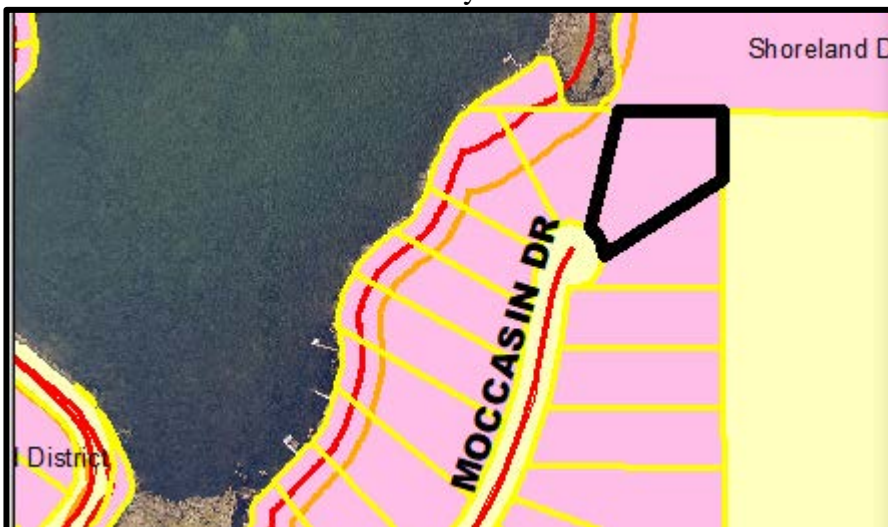
To approve/table/deny the variance to allow:

- Lake setback of 91 feet where 150 feet is required to proposed dwelling

To construct:

- 720 square foot dwelling; 240 square foot deck; 6' wide stairway; 180 square foot covered

As shown on the certificate of survey dated 6-29-2021



LOT 15, BLOCK FOUR, OX LAKE LANDINGS,
SECTION 4, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
AREA = 43,014 SQ. FT. / 1.0 ACRES
BUILDABLE AREA = 22,294 SQ. FT.

LAKE ELEVATION = 1212 • ON 5-25-2024

BASED ON NOV 29 DATA
INFORMATION OBTAINED FROM MONITOR



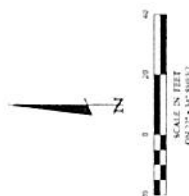
	INTERIOR EDGE OF EXISTING WALL MEMBERS
	INTERIOR EDGE OF EXISTING CEILING
	INTERIOR EXISTING INTERMEDIATE CONTROLS
	EXTERIOR EXISTING INDEX CONTROLS
	EXTERIOR EXISTING REMOTE CONTROL POINT
	INTERMEDIATE CONTROLS

OF A 12" BASS WOOD
21.8 V = 1249.77
• (APPROXIMATELY 1000)

IMPERVIOUS CALCULATIONS			Percent Impervious (sq ft)
PROPOSED	AREA (sq ft)	Imp Area (sq ft)	
Existing Street	172	43,074	0.4%
Gravel Driveway	2,611	43,074	6.5%
Proposed Paved Walkway	79	43,074	0.2%
Proposed House & Covered Porch	300	43,074	2.1%
	3,060	43,074	8.2%

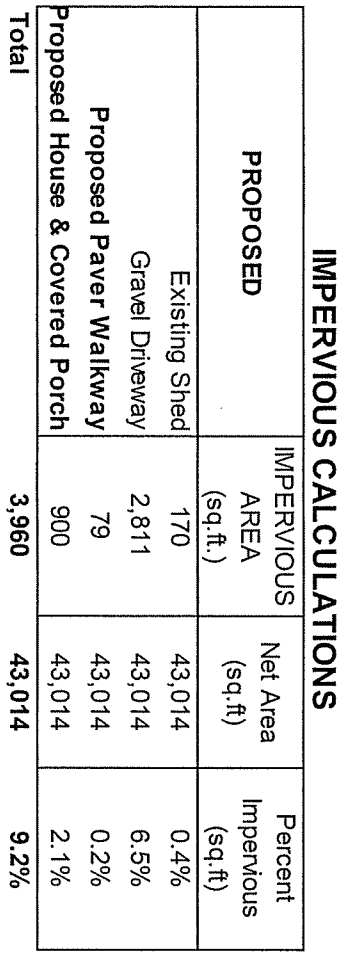
EMPEROR

- NOTES:

[illegible]


**LOT 15, BLOCK FOUR, OX LAKE LANDINGS,
SECTION 4, TOWNSHIP 137 NORTH, RANGE 27 WEST,
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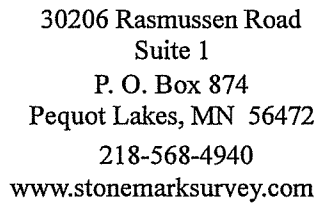
BENCHMARK: On SW side of Lake at Ox Lake Taw
spk at a 45 degree angle 0.4' above grid in WSW root
on side of a steep bk. 18' SE of a foot path to lake from
N of N corner deck and 49' S of a railroad fence at N 1/4
Elevation = 124.56

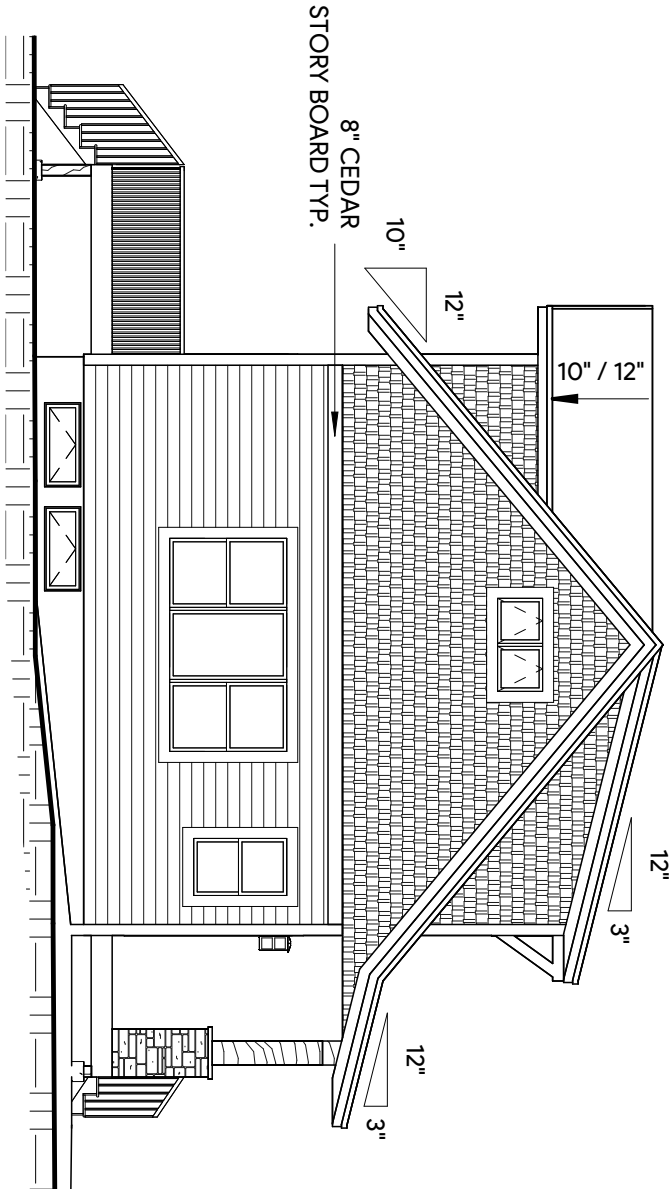


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF OX LAKE LANDINGS.

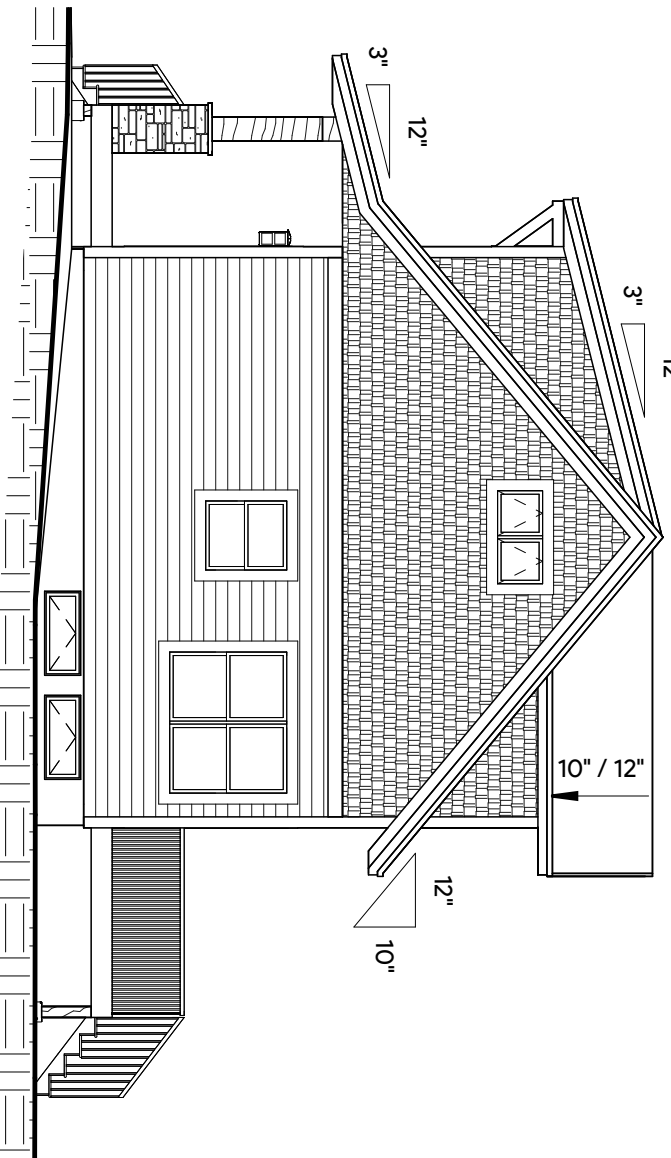
1. Contour interval as shown = 5' foot. Based on NAVD 29 datum. Contours shown have been obtained using standard survey geographic methodologies. Field located on S-25-2021.
2. Zoning for subject tract = "Shoreland District".
3. There are no bluffs within surveyed property.
4. Parcel ID of subject parcel: 14060405271
5. Property is in "Zone X" and "Zone A" as per the FIRM Flood Insurance Rate Map. "Zone A" Definition: Areas of 100-year flood based elevations and flood hazard factors not determined. "Zone X" Definition: Areas of minimal flooding.
6. No wetlands were found on May 29, 2021 at the site per Ben Meister, Meister Environmental.
7. MN Certified Wetland Delinquent #1031.
8. Approximate location of septic system per sketch prepared by Marth Joyce.
9. Marth Joyce Septic Service, LLC.

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 PLS#41002		
DATE 6-29-2021	LIC NO 41002	

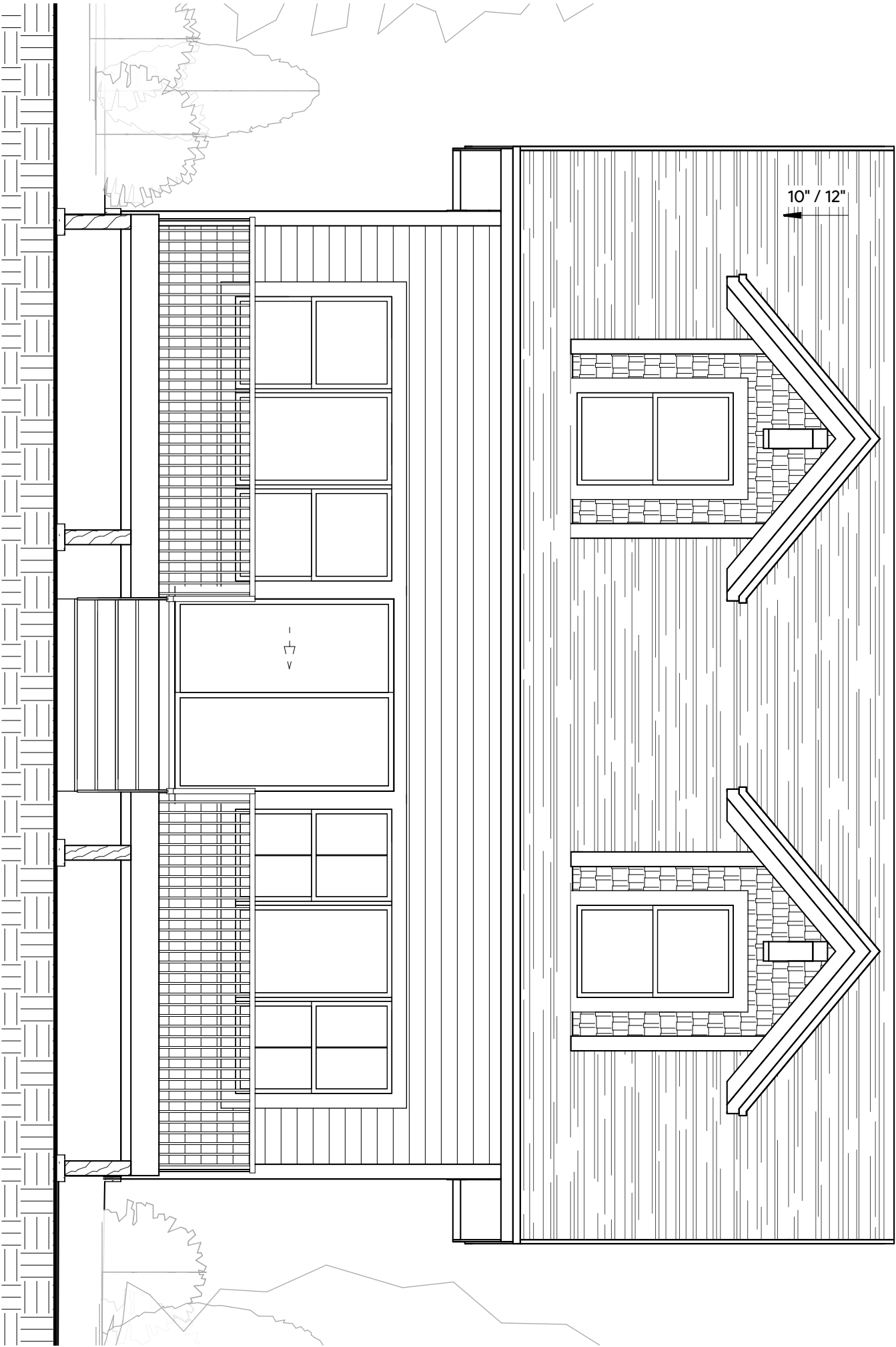




2 SOUTH ELEVATION
A-202 1/8" = 1'-0"



1 NORTH ELEVATION
A-202 1/8" = 1'-0"



3 WEST LAKE ELEVATION
A-202 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

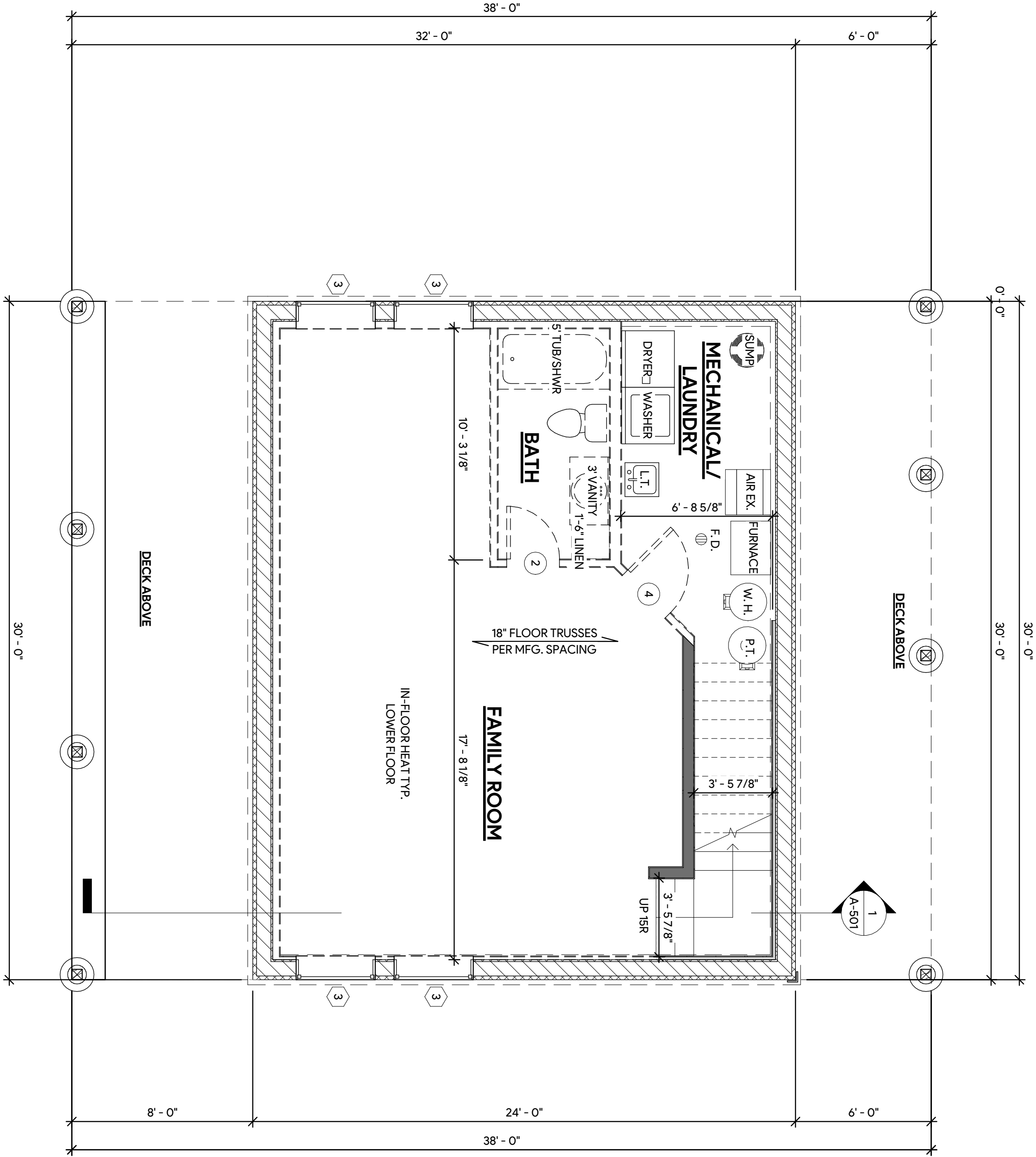
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REV. 2	5.5.21 ML
REV. 3	
REV. 4	
REV. 5	
REV. 6	
PLATE HEIGHTS	
UPPER:	8'-1 1/8"
MAIN:	9'-1 1/8"
FOUND.:	8 CRS.
FINISHED SQUARE FEET	
UPPER:	573
MAIN:	720
LOWER:	(519)
BONUS:	
TOTAL:	1293

UNSPECIFIED HEADERS TO BE 2-2x10 W/ 2 TRIMMERS
10" MIN. STAIR TREAD DEPTH & 7 3/4" MAX STAIR RISER HEIGHT
ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE
ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING, CONCRETE OR FOUNDATION INSULATION

THE IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS REPRESENTED HEREIN ARE AND SHALL REMAIN THE EXCLUSIVE COPYRIGHT PROPERTY OF NORTH HOUSE RESIDENTIAL DESIGN. NO PART THERE OF SHALL BE USED, COPIED, OR DISCLOSED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF NORTH HOUSE RESIDENTIAL DESIGN. THE PLANS FURNISHED HEREIN WERE PREPARED UPON REQUEST BY DRAFTSPERSONS WHO ARE NOT REGISTERED ARCHITECTS OR ENGINEERS. NORTH HOUSE RESIDENTIAL DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY NORTH HOUSE RESIDENTIAL DESIGN OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. NO WARRANTIES ARE EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS. THE SELECTION AND APPLICATION OF CORRECT STRUCTURAL MATERIALS IS THE RESPONSIBILITY OF THE BUILDER, THE OWNER OR THE USER OF THESE PLANS.

THE ERLANDSEN CABIN
MOCCASIN LANE
CROSSLAKE, MN 56442

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1 LOWER PLAN
A-402 1/4" = 1'-0"

UNSPECIFIED HEADERS TO BE 2-2x10 W/ 2 TRIMMERS

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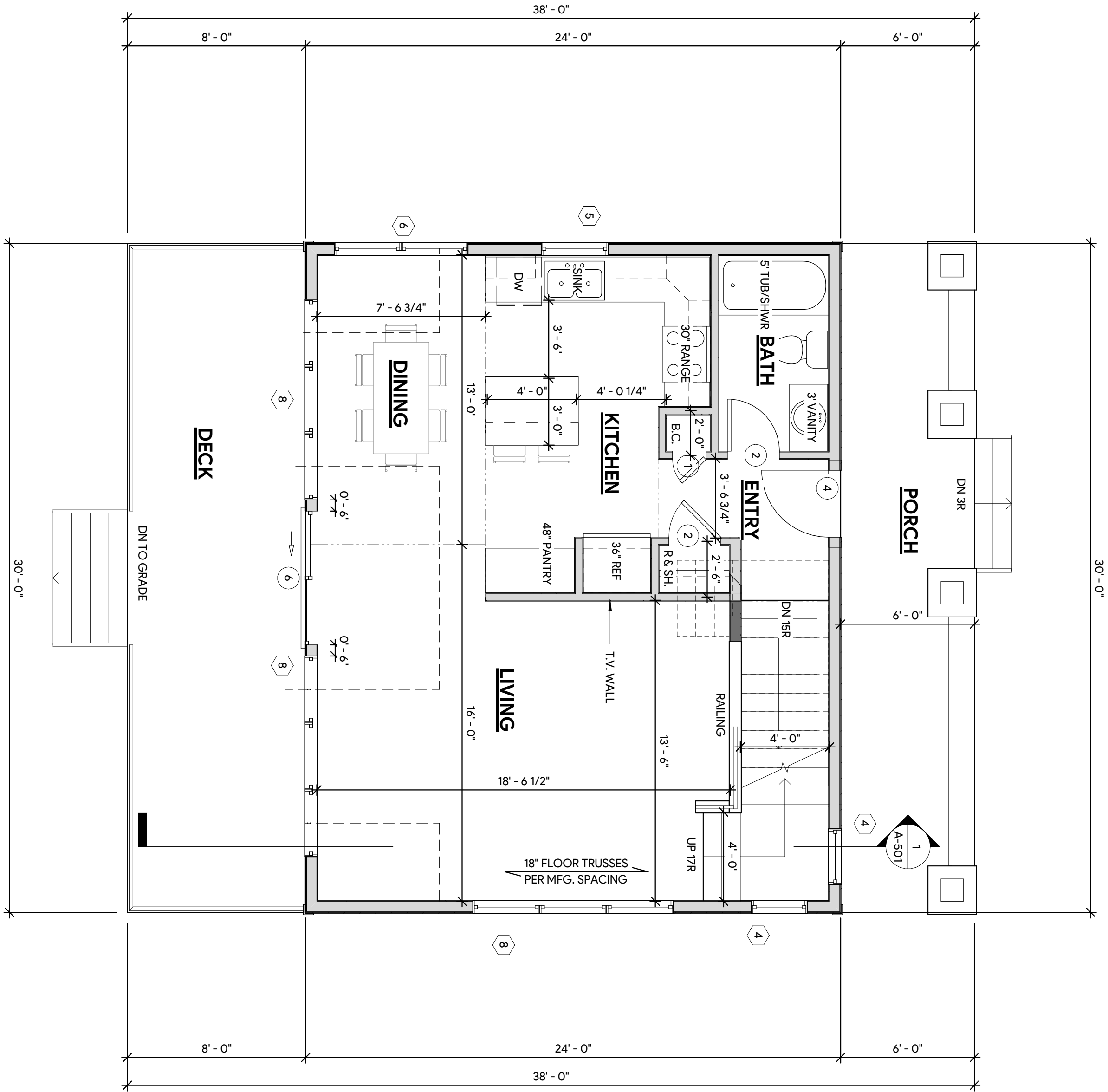
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PRELIMINARY - NOT FOR CONSTRUCTION



1 MAIN FLOOR PLAN
A-403 1/4" = 1'-0"

UNSPECIFIED HEADERS TO BE 2-2x10 W/ 2 TRIMMERS

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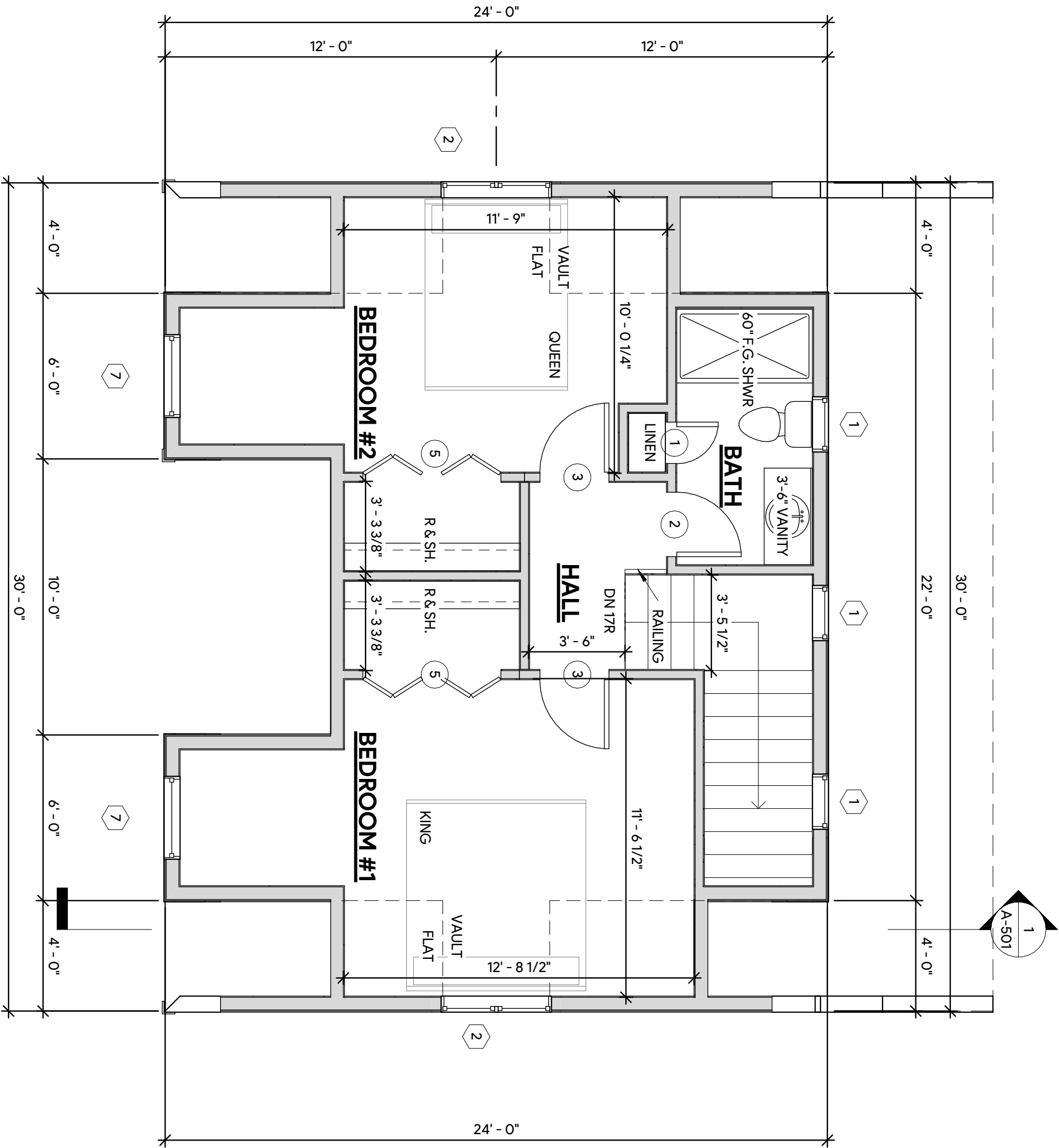
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1	UPPER FLOOR
A-404	1/4" = 1'-0"

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PROJECT

MS440

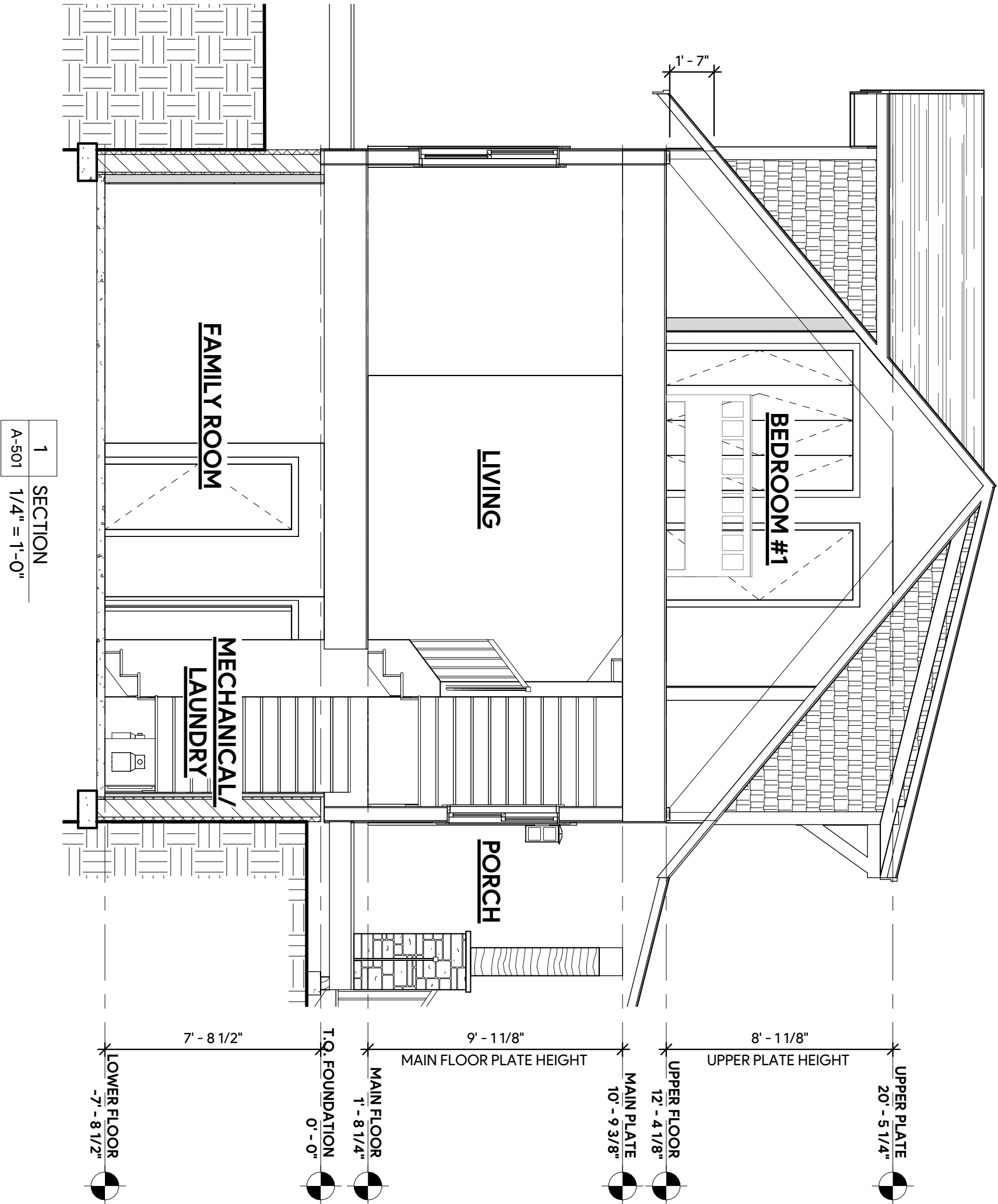
SHEET

A-501

WINDOW SCHEDULE					
WINDOW MARK	UNIT	MANUFACTURER	MODEL	COUNT	COMMENTS
1	ESAWN2020	MARVIN	ESSENTIAL	3	
2	ESAWN2020 2W	MARVIN	ESSENTIAL	2	
3	ESAWN3616	MARVIN	ESSENTIAL	4	
4	ESDH2640 TEMP.	MARVIN	ESSENTIAL	2	
5	ESDH3036	MARVIN	ESSENTIAL	1	
6	ESDH3050 2W E	MARVIN	ESSENTIAL	1	
7	ESDH3050 E	MARVIN	ESSENTIAL	2	
8	ESDH3050E ESDHP3050 ESDH3050E	MARVIN	ESSENTIAL	3	

ROOM FINISH SCHEDULE				
FLOOR	ROOM NAME	FLOOR FINISH	AREA	PLATE HEIGHT
LOWER FLOOR	MECHANICAL/ LAUNDRY		147 SF	7'-10"
LOWER FLOOR	BATH		51 SF	7'-10"
LOWER FLOOR	FAMILY ROOM		397 SF	7'-10"
MAIN FLOOR	BATH		44 SF	9'-11/8"
MAIN FLOOR	DINING		98 SF	9'-11/8"
MAIN FLOOR	ENTRY		39 SF	9'-11/8"
MAIN FLOOR	KITCHEN		133 SF	9'-11/8"
MAIN FLOOR	LIVING		324 SF	9'-11/8"
MAIN FLOOR	PORCH		164 SF	9'-11/8"
MAIN FLOOR	DECK		Not Enclosed	9'-11/8"
UPPER FLOOR	BATH		51 SF	8'-11/8"
UPPER FLOOR	BEDROOM #1		200 SF	8'-11/8"
UPPER FLOOR	BEDROOM #2		166 SF	8'-11/8"
UPPER FLOOR	HALL		29 SF	8'-11/8"

DOOR SCHEDULE		
TYPE MARK	DOOR SIZE	COUNT
1	1/6 x 6/8	2
2	2/4 x 6/8	3
3	2/6 x 6/8	2
4	3/0 x 6/8	1
5	5/0 x 6/8 BF	2
6	6/0 x 6/8 SLIDER	1



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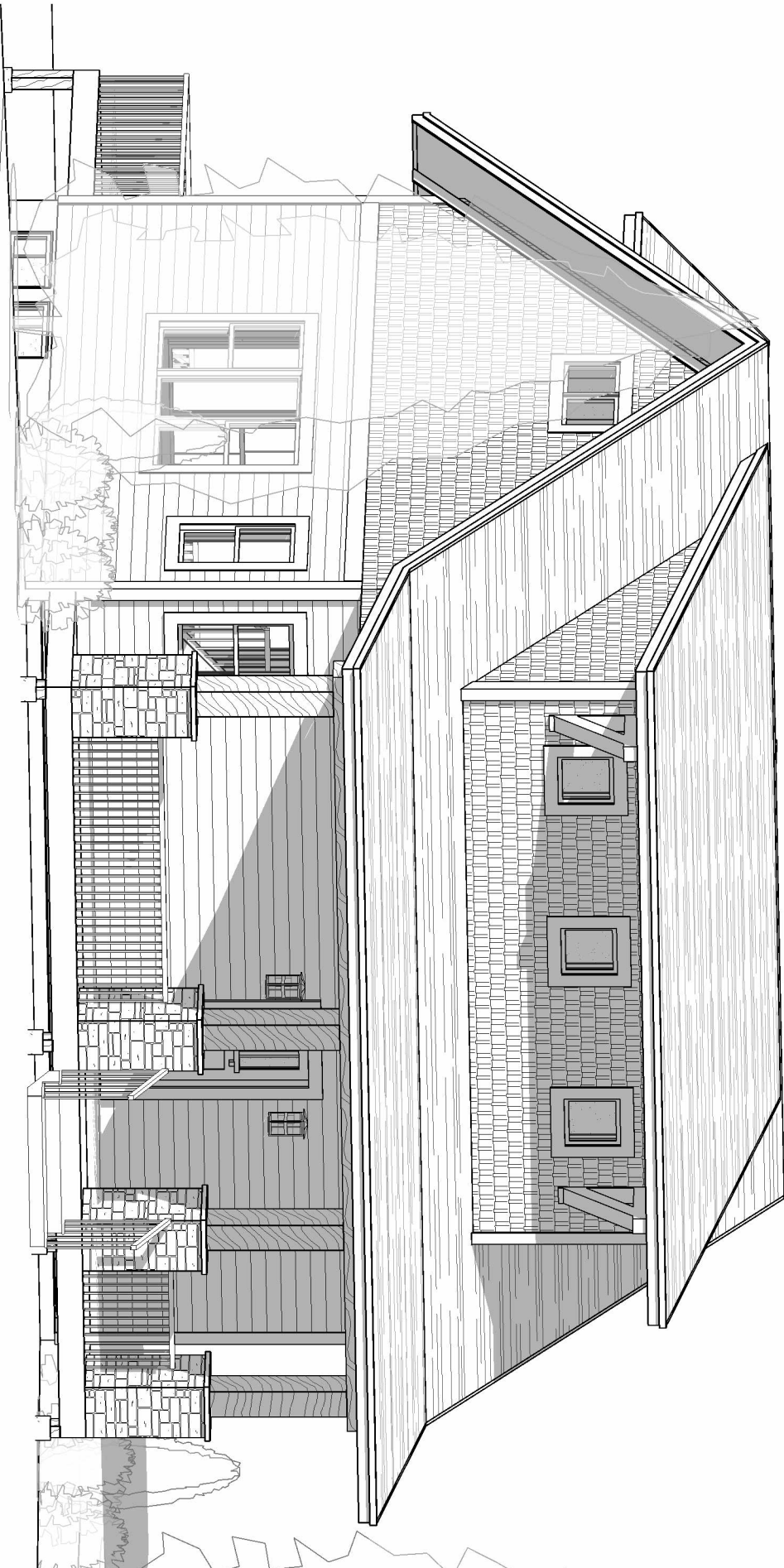
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LOWER:	(519)
BONUS:	
TOTAL:	1293



2 SOUTH EAST VIEW
A-901



1 LAKE VIEW
A-901

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PRELIMINARY - NOT FOR CONSTRUCTION

WANNEBO EXCAVATING, INC.

12015 COUNTY ROAD #1
MANHATTAN BEACH, MN 56442
PHONE: 218-543-4544
Wannebo@tds.net

LANGER CUSTOM BUILDERS, INC.
6816 CR 18
PEQUOT LAKES, MN 56472

JUNE 4TH, 2021
218-651-1643
ROGERCLANGER@GMAIL.COM

RE: MOCCASIN TRAIL
OX LAKE

** EXCAVATE AND BACKFILL FOR PROPOSED NEW HOUSE WILL REQUIRE MOVING
APPROXIMATELY 300 YARDS OF MATERIAL. WE DO NOT PLAN TO REMOVE OR ADD
ANY EXTRA FILL FROM THE SITE.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

THANK YOU,

ISAAC WANNEBO
OWNER/ESTIMATOR



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

Receipt Number: 31820212

Permit Number:

210123V

Property Owner(s): Erlandsen, Michael T & Kristin M

Mailing Address: 1060 Esther Lane, Mendota Heights, MN 55118

Site Address: 38398 Moccasin Drive, Crosslake, MN, 56442

Phone Number: (612)-991-6956

E-Mail Address: mikeerly@hotmail.com and kmerly09@gmail.com

Parcel Number(s): 14040527

Legal Description: Lot 15 Block 4 in Ox Lake Landings

Sec 4 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Ox Lake

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

If yes list Parcel Number(s) _____

Authorized Agent: Roger Langer of Langer Custom Builders

Agent Address: 6816 County Road 18, Pequot Lakes, MN 56472

Agent Phone Number: 218-851-1643

Variances
(Check applicable requests)

- ☒ Lake/River Setback *required 150'*
91' to dwelling
- ☐ 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) *K. Erlandsen*

Date 6-1-21 6-1-21

Signature of Authorized Agent(s) *Roger Langer*

Date 6/1/21

- 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 *JL*

Date 6/2/21

Land Use District SD

Lake Class NE

Septic: Compliance _____

SSTS Design 6/2/21

Installation _____

pd \$500 = online 6/7/21



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:

To create the least amount of disturbance to the natural habitat.

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

Yes ☒ No ☐

Why:

Placement of our home at the requested/plotted location will result in the least amount of disturbance to the natural environment.

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

Yes ☒ No ☐

Why:

We neither changed the lake classification nor the setback requirement.

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

Yes ☒ No ☐

Why:

We just want to be able to utilize the lot.



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: