

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



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **CITY OF CROSSLAKE**

### **PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**September 24, 2021**

**9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Gerald J & Carole A Woody

**Authorized Agent:** Daniel Woody

**Site Location:** 36200 Johnnie Street, Crosslake, MN 56442

**Request:**

- Subdivision of property

**To:**

- Subdivide parcel #14170559 involving 7.93 acres into 7 tracts

**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 and has been 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](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Gerald J & Carole A Woody

Parcel Number(s): 14170559

Application Submitted: August 9, 2021

Action Deadline: October 7, 2021

City 60 Day Extension Letter sent/ Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: October 11, 2021

**Authorized Agent:** Daniel Woody

**Request:** To subdivide parcel #14170559 involving 7.93 acres into 7 tracts

**Current Zoning:** Shoreland District

**Adjacent Land Use/Zoning:**

North – Shoreland District

South – Shoreland District

East – Shoreland District

West – Shoreland District

**Development Review Team Minutes held on 7-13-2021:**

- Property is located at 36200 Johnie Street, Crosslake, MN 56442
- Proposed amend plat and to split the 8.10 acre parcel into seven total parcels
- Access from Johnie Street; will call Ted Strand to verify road location and will email Jon Kolstad with the road name request of “Woody Lane”
- Easements to be shown on the survey – access possibly by easement
- Title commitment – shows current legal description
- Covenants to be researched and submitted if applicable - staff suggested talking with a realtor and/or surveyor for suggestions, as well as giving him some ideas)
- 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
- A septic compliance inspection and two septic site suitabilities will be required for each new parcel
- Wetland Delineation dated 9-17-2019 was completed by Mitch Brinks
- Planning Commission/Board of Adjustment and Parks & Rec will make a recommendation to the Crosslake City Council
- Failure to record a signed deed(s)/mylar within 2 (two) years of subdivision approval by the city council shall void the approval of this plat

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 Chapter 44 of the Code of Ordinances of the City of Crosslake
2. An authorized agent form completed, signed and dated
3. Wetland delineation
4. A septic compliance and 2 septic site suitabilities for each new parcel
5. A complete Subdivisions application with all required paperwork
6. The residential public hearing fee: \$500 + \$100 per new lot; Final \$500 + \$25 per new lot
7. Upon recommendation from the Planning Commission/Board of Adjustment to the City Council and before the city council meeting a park dedication fee of \$1,500.00 or 10% of land per new lot or a combination thereof as outlined in Chapter 44, Sec. 44-402 is required for newly created lots

#### **Parcel History:**

- McLin Plat established in 1952
- May 1982 – Mobile home
- October 1984 – 40x60 Pole building and septic tank
- July 1986 – Erect 28x44 (or 26x44) house; extend existing septic permit
- September 17, 2019 – Wetland delineation is on file (see electronic parcel file)
- July 28, 2021 – Compliant septic compliance inspection (see electronic parcel file)
- August 2021 – 2 septic site suitabilities for each vacant parcel (see electronic parcel file)

#### **City Ordinance:**

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

#### **City Community Plan:**

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

#### **Agencies Notified and Responses Received:**

**County Highway:** N/A

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

**City Engineer:** No comments were received as of 9-9-2021

**City Attorney:** No comments were received as of 9-9-2021

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

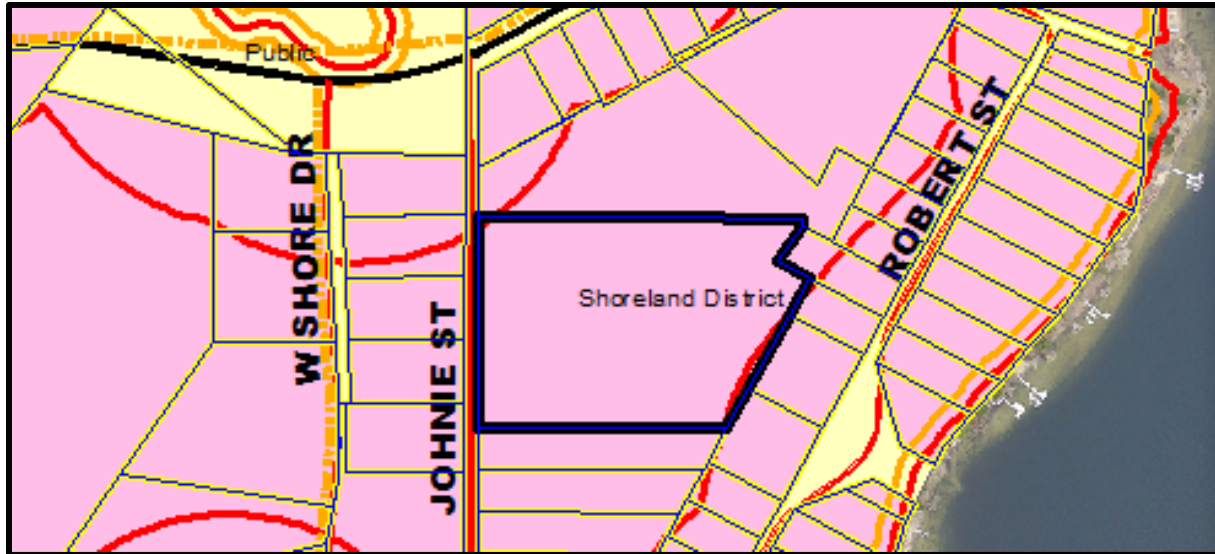
**Crosslake Public Works:** No comments were received as of 9-9-2021

**Crosslake Park, Recreation & Library:** No comments were received as of 9-9-2021

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

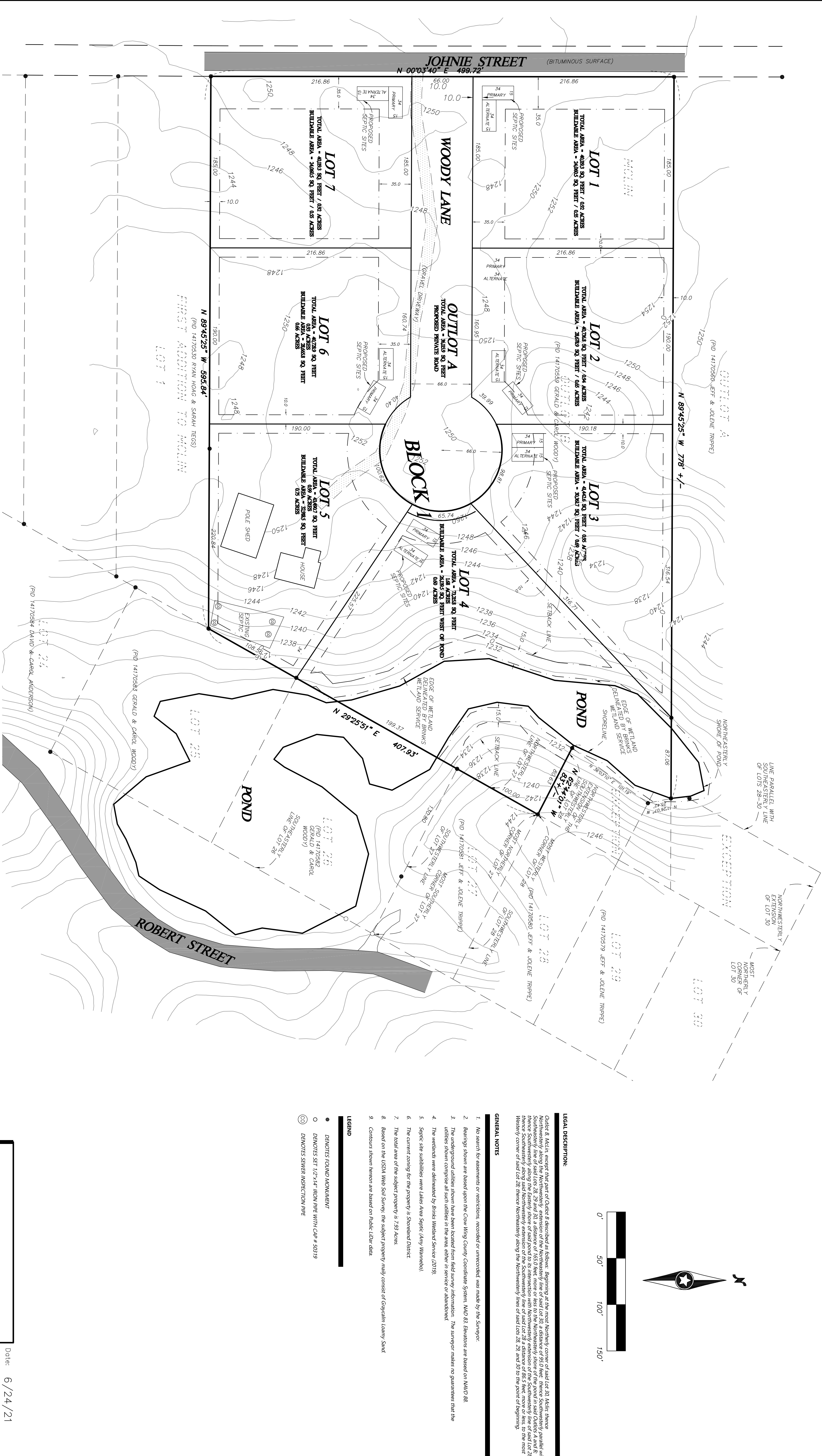
**POSSIBLE MOTION:**

To make a recommendation to the Crosslake City Council to approve/table/deny the subdivision of parcel #14170559 involving 7.93 acres into 7 tracts located at 36200 Johnie Street, Sec 17, City of Crosslake





# PRELIMINARY PLAT OF WOODY'S TALL PINES



**LEGAL DESCRIPTION:**

## GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cow Hing Canning Coordinate System, NAD 83. Elevations are based on NAD 88.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. The wetlands were delineated by Brink's Wetland Service (2/21/19).
5. Septic site utilities/wells were Lakes Area Septic (Amy Wambeck).
6. The current zoning for the property is Shoveland District.
7. The total area of the subject property is 7.93 Acres.
8. Based on the USDA Web Soil Survey, the subject property really consists of Graycreek Loamy Sand. Contours shown hereon are based on Public LIDAR data.

### LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50315
- ⊗ DENOTES SEWER INSPECTION PIPE

**PART OF OUTLOT B, PLAT**

# OF MCLIN

Crow Wing County, Minnesota

**Lakeview**  
**SURVEYING**  
LLC

24314 SMILEY ROAD, S  
NISSWA, MN 56468  
OFFICE (218) 961-0090

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Terry Strus  
10/18/77 4:00 PM  
E0740

Prepared for:

**Gerald & Carole Woody**

36200 Johnie Street

Crosslake, MN 56442

Date: 6/24/21

19-075

# Stormwater Plan

# PRELIMINARY PLAT OF WOODY TALL PINES



Prepared for:

**G**





**Subdivisions Application**  
 Planning and Zoning Department  
 13888 Daggett Bay Rd, Crosslake, MN 56442  
 218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.com](http://www.cityofcrosslake.com)

210171S

Receipt Number: 969545  
 Property Owner(s): Gerald J + Carole A Woody

Permit Number: \_\_\_\_\_

Mailing Address: P.O. Box 157

Site Address: 36200 Johnie St.

Phone Number: 218-692-2830

E-Mail Address: calarsenwoody@mac.com

Parcel Number(s): 14170559

Legal Description: Part of Outlot B McLin

Sec 17 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 500' Length: 700' Acres: 7.9

Lake/River Name: N/A

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

If yes, list Parcel Number(s) 14170583 + 14170582

Authorized Agent: Daniel Woody

Agent Address: PO Box 46168, Plymouth, MN 55446

Agent Phone Number: 763-286-9361

Signature of Property Owner(s) Carole Woody Gerald Woody Date 8-6-2021

Signature of Authorized Agent(s) N/A Date \_\_\_\_\_

Subdivision Type	
(Check applicable request)	
<input type="checkbox"/>	Metes and Bounds-Record within 90 days of approval
<input checked="" type="checkbox"/>	Residential Preliminary Plat
<input type="checkbox"/>	Residential Final Plat
<input type="checkbox"/>	Commercial Preliminary Plat
<input type="checkbox"/>	Commercial Final Plat

Development	
<u>7</u>	Number of proposed lots
<u>1</u>	Number of proposed outlots

Access	
<input checked="" type="checkbox"/>	Private Road
<input type="checkbox"/>	Public Road
<input type="checkbox"/>	Easement
Easement recorded: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Septic	
Compliance	<u>7-28-2021</u>
SSTS Design	<u>Future</u>
Site Suitability	<u>2 per new residential parcel</u>

- ☐ All applications must be accompanied by signed Certificate of Survey
- ☒ Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake" \$500 App \$700 lots
- ☐ Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake" \$6 cop's
- ☐ Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake" \$1200
- ☐ Above Fees will require additional Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both 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 application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

**For Office Use:**

Application accepted by CS Date 8-9-21 Land Use District SD Lake Class GD Park, Rec, Lib yes



## City of Crosslake Planning Commission/Board of Adjustment

### Findings of Fact

#### Supporting/Denying a Preliminary Plat

*Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:*

1. Does the proposed plat conform to the City's Comprehensive Plan?

Yes                  No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.

Yes                  No

3. Are there any other standards, rules or requirements that this plat must meet?

Yes                  No                  Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?

Yes                  No                  Zoning District



5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes                      No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes                      No

8. Other issues pertinent to this matter.