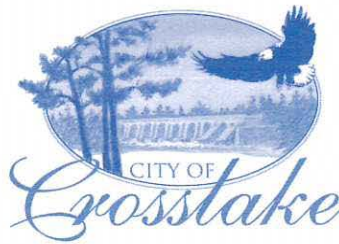


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



37028 County Road 66
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

December 17, 2021

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Christopher & Gretchen Sebald

Authorized Agent: Corey Ledin of Abra Landscaping

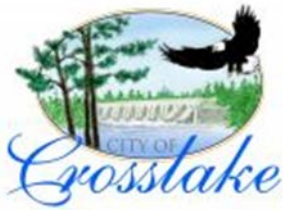
Site Location: 11174 Manhattan Pt Blvd, Crosslake, MN 56442

Request a Conditional Use Permit:

- Dirt moving of 170 cubic yards (cy) in a bluff zone

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: Christopher & Gretchen Sebald

Parcel Number(s): 14010522

Application Submitted: November 1, 2021

Action Deadline: December 30, 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: Corey Ledin of Abra Landscaping

Request:

- Conditional Use Permit for Dirt moving of 170 cubic yards (cy) in a bluff zone

Current Zoning:

Shoreland District

Adjacent Land Use/Zoning:

North – Shoreland District

South – Shoreland District

East – Shoreland District

West – Big Trout Lake

Development Review Team Minutes held on 10-12-21:

- Property is located on Big Trout Lake at 11174 Manhattan Pt Blvd with a lake setback of 75 feet
- The proposed dirt moving/boulder placement will be within the bluff zone
- 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 that organization or allowed in the plat
- 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
- A septic compliance inspection is on file dated 6.2.2021
- A wetland letter from Brinks Wetlands Services Inc. is on file dated 10.21.2021
- A detailed illustration of the project
- The cut & fill calculation to include dirt and boulder moving
- Discussion on application requirements, procedure, schedule, fee and the requirements/need for a complete application packet by 4:30 PM of the deadline date; notification methods

- 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 of the City Land Use Ordinance
2. Grade illustration and Cut & Fill calculations
3. Wetland delineation is on file
4. A septic compliance is on file
5. A complete Conditional Use Permit (CUP) application
6. The public hearing fee of \$500.00

Parcel History:

- Manhattan Beach Second Addition established in 1927
- July 1970 – Installation of sewage or drainage system 2 – 500 tanks
- May 2012 -1) expansion for a partial basement under the north side of the existing house to be reconstructed with a proposed house and garage addition at a setback of about six feet vs. the required 30 ft. setback from a bluff and at a setback of about 3.9 ft. from the side lot line vs. the required ten ft. setback, and 2) the attached garage setback of about 16.1 ft. from the septic drainfield vs. the 20 ft. minimum setback required in the R-3, Medium Density Residential zoning district. The variance approval was subject to six conditions of approval.
- May 2012 – Construction of 19.5'x42.5'; 829sf home addition, partial basement and 24'x30'; 720sf attached garage per approval of V2012-007
- June 1, 2021 compliant septic compliance inspection is on file
- October 21, 2021 wetland letter is on file from Brinks Wetlands Services Inc.

City Ordinance:

Article 21 Dirt Moving, Sec. 26-575 Standards for Dirt Moving Activities in Shoreland Areas, states that moving larger quantities than allowed shall be processed as conditional uses

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 12-3-2021

City Engineer: N/A

City Attorney: N/A

Lake Association: No comments were received as of 12-3-2021

Township: No comments were received as of 12-3-2021

Crosslake Public Works: No comments were received as of 12-3-2021

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 12-3-2021

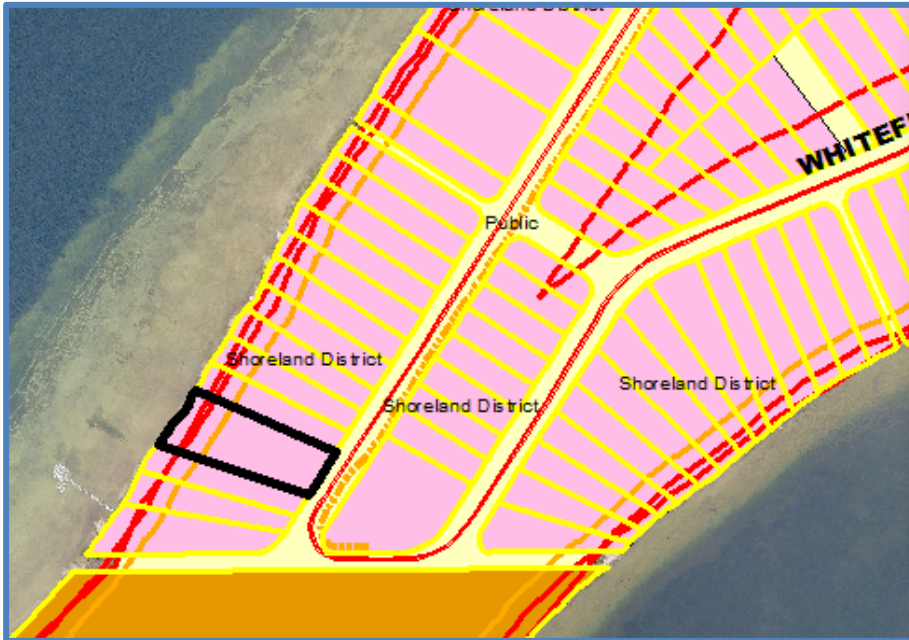
POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for Dirt moving of 170 cubic yards (cy) in a bluff zone involving approximately .8 acres located at 11174 Manhattan Pt Blvd, Sec 1, City of Crosslake

POSSIBLE CONDITIONS:

1. Work with staff to implement and maintain erosion/sediment control where necessary during and after construction
2. Project to be undertaken by an insured, state registered, landscape business professional

3. No excavation dirt to be stored within the bluff impact zone
4. Only location to be disturbed in the bluff impact zone are the existing and proposed path improvement locations
5. Maintain the existing shoreline vegetation



CERTIFICATE OF SURVEY

LOTS 11 & 12, BLOCK 41
MANHATTAN BEACH SECOND ADDITION
SECTION 1, TOWNSHIP 137 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA = 35,664 SQ.FT.± / 0.8 ACRE±
BUILDABLE AREA = 11,164 SQ. FT.

BIG TROUT LAKE
GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1228.57
100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56
INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.92 on 4-16-2012

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Garage	2,742	35,664	7.7%
Log Cabin	612	35,664	1.7%
Boat House	192	35,664	0.5%
Sheds	115	35,664	0.3%
Driveway	2,802	35,664	7.9%
Concrete & Apron	165	35,664	0.5%
Proposed Stone Walkways	1,408	35,664	3.9%
Total	8,636	35,664	22.5%

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	35,664	Percent Impervious (sq.ft.)
House & Garage	2,742	35,664	7.7%
Log Cabin	612	35,664	1.7%
Boat House	192	35,664	0.5%
Sheds	115	35,664	0.3%
Driveway	2,802	35,664	7.9%
Concrete & Apron	165	35,664	0.5%
Total	6,628	35,664	18.6%

RUN OFF CALCULATIONS			
Total Impervious Surface Area	8,036 sq. ft.	X	0.0833 ft. = 689 cu. ft.
(from table above)			

Per Abra Landscaping Plan, a total of 4,924 sq. ft. is to be utilized for stormwater collection. Applying 3" depth, stormwater retention would be 1,231 cu. ft.




LEGEND

- X — DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING PHONE PEDISTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING GAS METER
- DENOTES EXISTING SEPTIC TANK MANHOLE & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING SURFACE DRAINAGE FLOW
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 4481
- BENCHMARK: HIGH POINT OF WELL ELEV. = 1277.71

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF LOT 11 TO HAVE AN ASSUMED BEARING OF N 74°31'10" W.



SCALE IN FEET
ON 22 x 34 SHEET

1 OF 1	SHEET	CERTIFICATE OF SURVEY	PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS			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. <i>Patrick A. Trotter</i> PATRICK A. TROTTER PLS#41002 DATE: <u>11-01-2021</u> LIC. NO. <u>41002</u>		30176 Old Highway #371 Suite 2 P. O. Box 874 Pequot Lakes, MN 56472 Phone: 1-218-568-4940 www.stonemarksurvey.com
			PAT	21368	11-1-2021	DATE	DESCRIPTION	BY			
			CHECKED BY:	FILE NAME:	SCALE:						
			PAT	C21368.dwg	HORZ. 1"=20'						
			DRAWN BY:	FIELD BOOK:							
			PAT / RJF	BOOK PG.	VERT. NONE						

Sebeld Project 11174 Manhattan pt Blvd
Pin# 14010522

Size 1 Cut 35 cubic yards

Fill 35 cubic yards

Total Dirt Moving Size 1 = 70 yds

Size 2 Cut 50 cubic yards

Fill 50 cubic yards

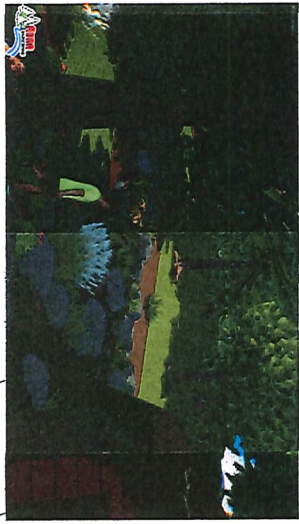
Total Dirt Moving Size 2 = 100 yards

Untitled

Proposed wall
less than 4' tall

rock and mulch
1,766 sf
storm water collection

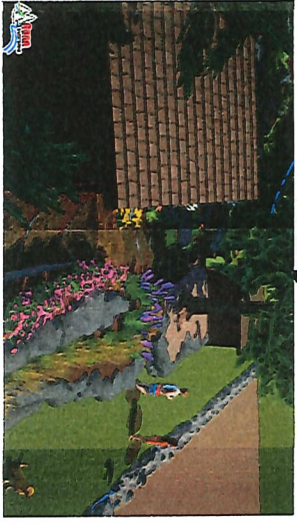
Proposed stone steps
4' wide



Image



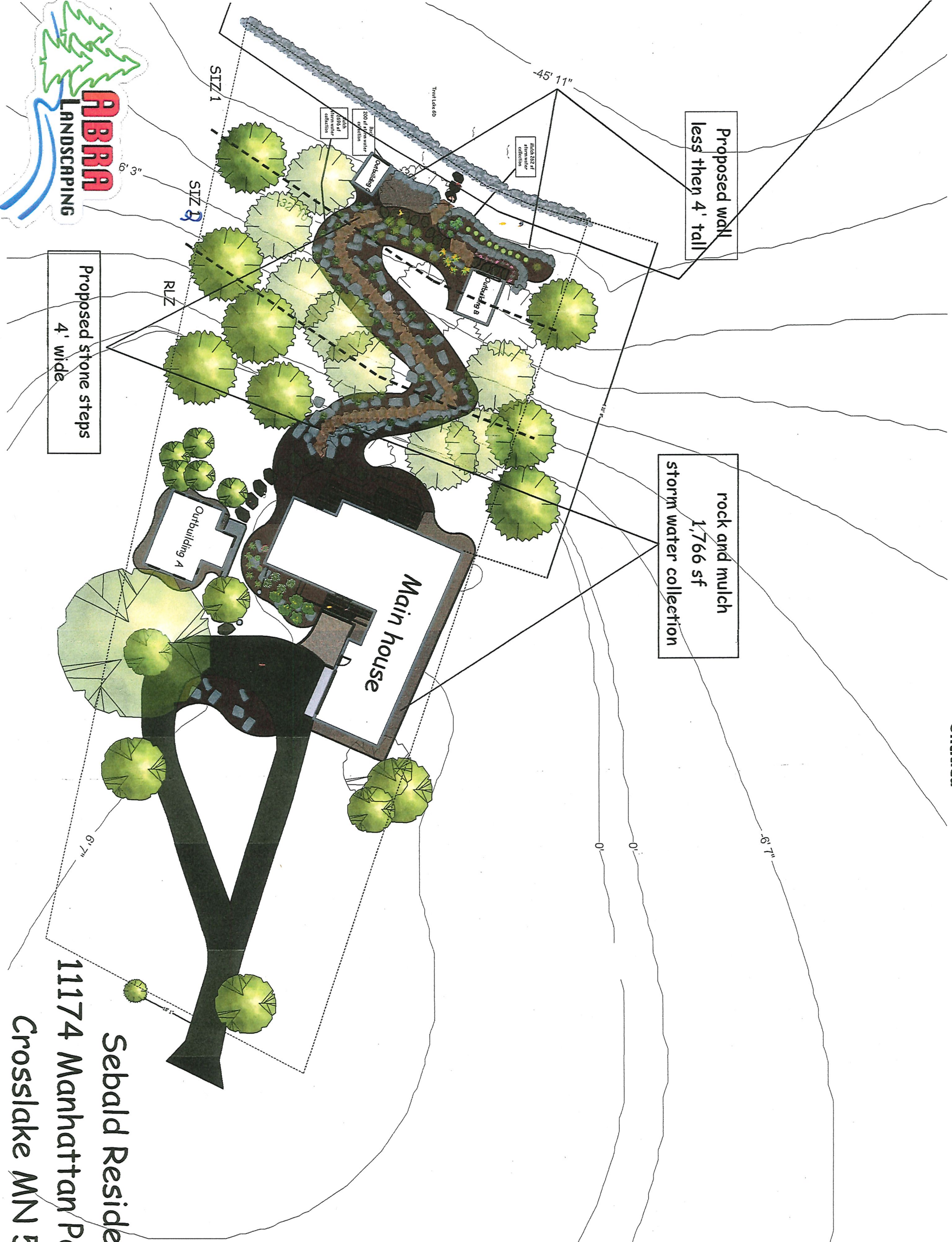
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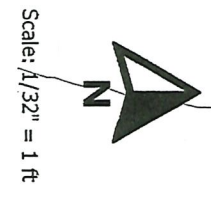
Image



Image



Sebald Residence
11174 Manhattan Point BLVD
Crosslake MN 56442



Scale: 1/32" = 1 ft

STORMWATER MANAGEMENT PLAN





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: 969790

Permit Number: 210261C

Property Owner(s): Christopher & Gretchen

Mailing Address: 20625 Garden Rd excelsior

Site Address: 11174 Manhattan Pt Blvd Crosslake MN 56442

Phone Number: 612-220-7255

E-Mail Address: gssebelde@msn.com

Parcel Number(s): 14010522

Legal Description: Lots 11 & 12 Block 41, Manhattan Beach 2nd Addn

Sec 1 Twp 137 Rge 26 ☐ 27 ☐ 28 ☒

Land Involved: Width: 209 Length: 320 Acres: .81

Lake/River Name: Trout

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

If yes, list Parcel Number(s) _____

Authorized Agent: Corey Ledin

Agent Address: PO Box 900 Crosslake

Agent Phone Number: 218-820-4954

Signature of Property Owner(s) _____

Date _____

Signature of Authorized Agent(s) _____

Date 10-18-21

- All applications must be accompanied by a site plan
- 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 CS Date 11-1-2021 Land Use District SD Lake Class GD

Septic: Compliance 6-1-2021 SSTS Design _____ Installation _____

(Check applicable requests)

☐ **Residential & Related 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

☐ **Recreational Uses:**

Specify CUP - Dirt in bluff

- ☒ 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? only positive using natural material to build small wall to stop existing erosion into Trout lake

- (2) Does the proposed use meet the standards of this Chapter?

YES ☒ NO ☐

Why? excess dirt moving is allowed with approved CUP

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

YES ☒ NO ☐

Why? The comprehensive plan allows with ordinary erosion control to protect water

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☒ NO ☐

Why? its not our intent to raise the value of this property even though it will but to make a safe and reliable way to and from the lake with addition of stopping water run off and erosion into Trout Lake

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☒

Why? The proposed project is on the lakeside and would not impact any of the above

- (6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☒

Why? we are helping control water run off and eroision into Trout Lake

- (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? Storm water managment plan implemented to prevent water run off and eroision into Trout lake

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?

- (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?

(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?