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
March 25, 2022
9:00 A.M.
Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Real Deal LLC & Dale Hathaway

Authorized Agent: Kris Roberts

Site Location: 13192 Gladick Lane, Crosslake, MN 56442 on Rush Lake-GD

Variance for:

- Lake setback of 50 feet where 75 feet is required to proposed structure
- Road right-of-way (ROW) setback of 12.2 feet where 35 feet is required to proposed structure
- Lake setback of 41 feet where 75 feet is required to proposed septic system
- Road right-of-way (ROW) setback of 3 feet where 10 feet is required to proposed septic system

To construct:

- 2,184 square foot structure consisting of a dwelling, attached garage, tuck-under lake side deck and a covered porch plus a 240 square foot side deck
- A new septic system

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: Real Deal LLC & Dale Hathaway

Parcel Number(s): 14170610, 14170611

Application Submitted: February 4, 2022

Action Deadline: April 4, 2022

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: Kris Roberts

Variance for:

- Lake setback of 50 feet where 75 feet is required to proposed structure
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To construct:

- 2,184 square foot structure consisting of a dwelling, attached garage, tuck-under lake side deck and a covered porch plus a 240 square foot side deck
- A new septic system

Current Zoning: Shoreland District

Existing Impervious Coverage:	**Proposed Impervious Coverage:**
7.0%	19.7%

- A stormwater management plan was submitted with the variance application
- Septic design was submitted for approval pending variance outcome

Development Review Team Minutes held on 1-11-2022:

- Property is located on Rush Lake at 13192 Gladick Lane with a lake setback of 75 feet
- The proposed tear-down rebuild 3 bedroom, 2 story walkout to be approximately 48 feet from the OHW of Rush Lake, basically same footprint, but longer
- Bench mark installed by surveyor and supplemental data form required to verify elevation is being met of 1232.5 (COS dated 9-8-21 shows current dwelling LFE 1232.74 range)
- Existing nonconformities will no longer be valid once approved variance(s) are applied
- 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

- 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 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), l). When a wetland is being used the stormwater must be filtered to drinking standards before it can flow into any wetland
- A septic design was submitted to Crow Wing County Land Services dated 6-20-21, a revised design is being completed by Seth Gravdahl
- A no Wetland Delineation is on file dated 6-9-21 by Meister Environmental, LLC
- A grade and elevation illustration along with a cut and fill calculation is required
- 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
- 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 letter
4. A septic design
5. A complete Variance application with the $500.00 public hearing fee

Parcel History:

- Gladick First Addition established in 1968
- August 1971 – 20x30 dwelling & septic
- June 2021 – Septic design was submitted to Crow Wing County Land Services
- September 2021 – Denied variance for setbacks to the lake, road right-of-way and dwelling

Agencies Notified and Responses Received:

County Highway Dept: Comment received 3-11-2022
DNR: No comments were received as of 3-11-2022
City Engineer: N/A
Lake Association: No comments were received as of 3-11-2022
Township: N/A
Crosslake Public Works: No comments were received as of 3-11-2022
Crosslake Park, Recreation & Library: N/A
Concerned Parties: No comments were received as of 3-11-2022

POSSIBLE MOTION:

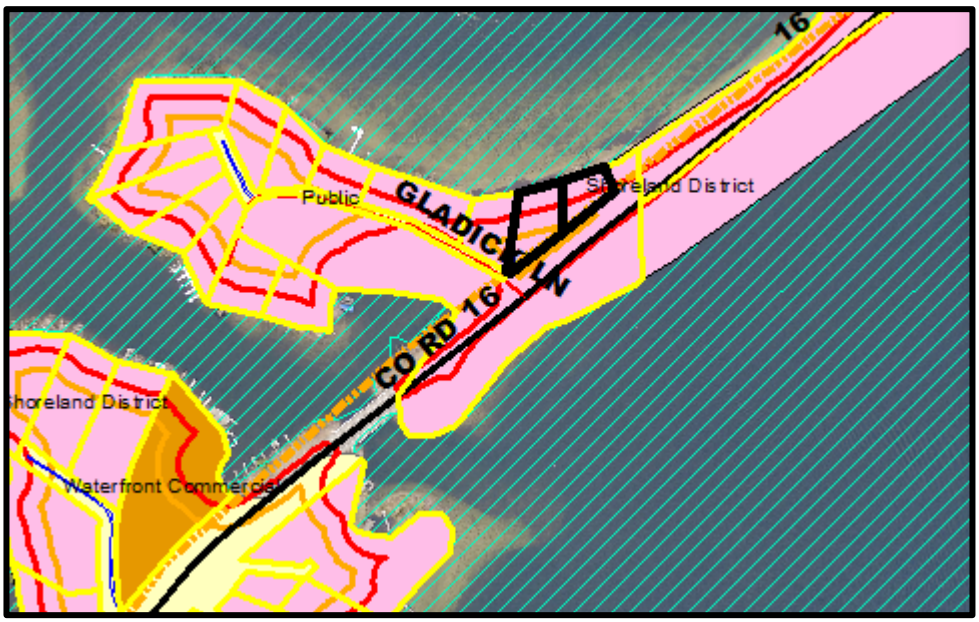
To approve/table/deny the variance to allow:

- Lake setback of 50 feet where 75 feet is required to proposed structure
- Road right-of-way (ROW) setback of 12.2 feet where 35 feet is required to proposed structure
- Lake setback of 41 feet where 75 feet is required to proposed septic system
- Road right-of-way (ROW) setback of 3 feet where 10 feet is required to proposed septic system

To construct:

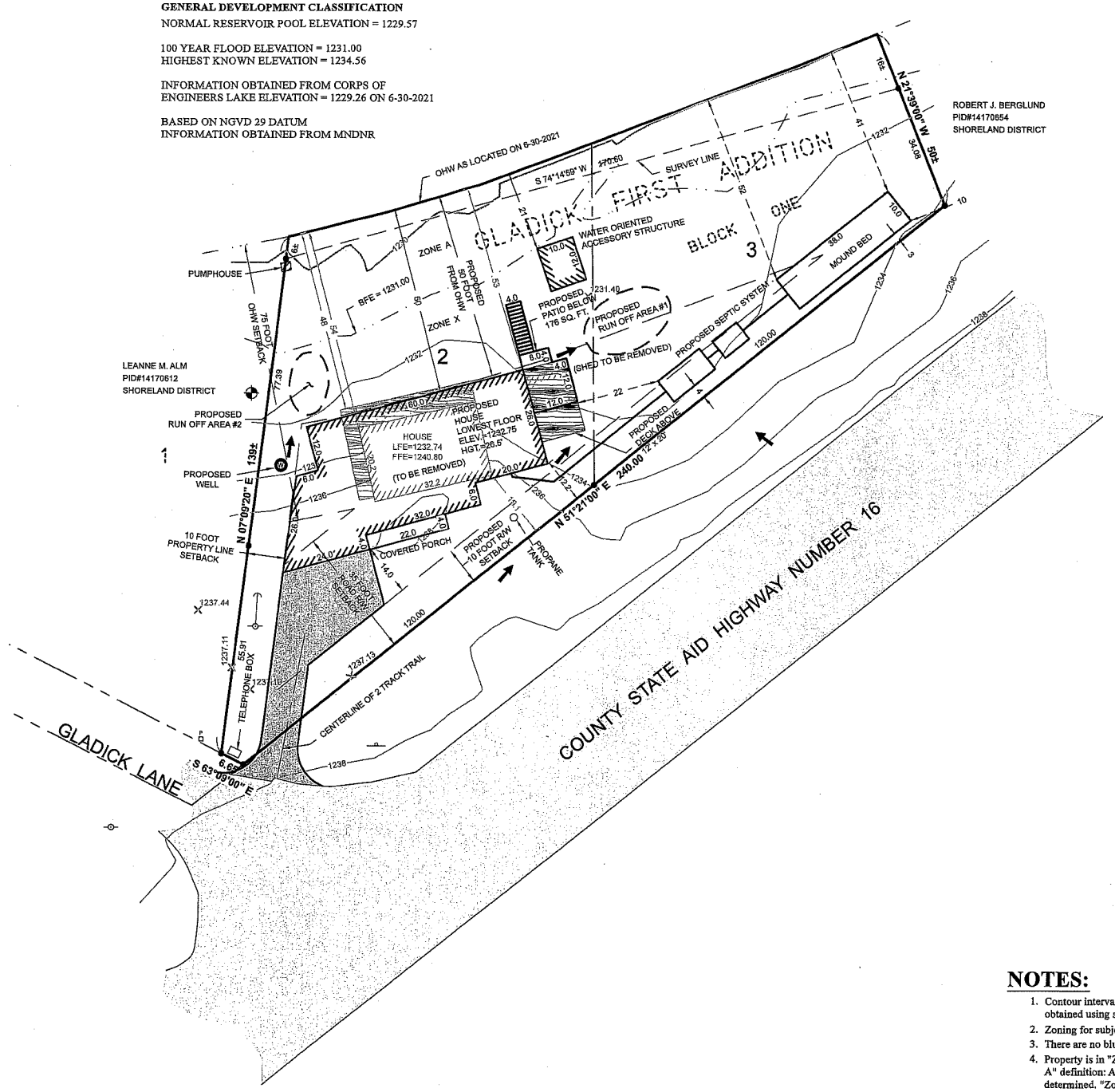
- 2,184 square foot structure consisting of a dwelling, attached garage, tuck-under lake side deck and a covered porch plus a 240 square foot side deck
- A new septic system

As shown on the certificate of survey dated 2-3-2022



CERTIFICATE OF SURVEY

LOTS 2 & 3, BLOCK ONE, GLADICK FIRST ADDITION,
SECTION 17, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA = 16,629 SQ.FT.± / 0.4 ACRES±
BUILDABLE AREA = 100 SQ. FT.



LEGAL DESCRIPTION PER DOCUMENT NUMBER A-870108

Lots Two (2) and three (3), Block One (1), Gladick First Addition, according to the plat thereof on file and of record in the Office of the County Recorder, Crow Wing County, Minnesota.

together with all hereditaments and appurtenances.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
House	650	16,629	3.9%
Shed & Pump House	132	16,629	0.8%
Concrete	178	16,629	1.1%
Driveway	206	16,629	1.2%
Total	**1,166**	**16,629**	**7.0%**

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
Proposed Building & Covered Porch	2,184	16,629	13.1%
Water Oriented Accessory Structure	120	16,629	0.7%
Patio	176	16,629	1.1%
Driveway	800	16,629	4.8%
Total	**3,280**	**16,629**	**19.7%**

RUN OFF CALCULATIONS					
Total Impervious Surface Area (from table above)	3,280 sq. ft.	X	0.0833 ft.	=	273 cu. ft.

PROPOSED RUN OFF AREA #1

TOP SURFACE AREA = 306 SQ. FT.
BOTTOM SURFACE AREA = 140 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 223 CU. FT.

PROPOSED RUN OFF AREA #2

TOP SURFACE AREA = 140 SQ. FT.
BOTTOM SURFACE AREA = 37 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 88 CU. FT.

TOTAL PROPOSED RUN OFF AREA

311 CU. FT.

LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF PROPOSED BITUMINOUS
- 1208 DENOTES EXISTING INTERMEDIATE CONTOURS
- X 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- **BENCHMARK:** SET 3/4" IRON ROD IN EAST FACE OF A 24" SPRUCE
  ELEV. = 1232.76
  BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF GLADICK FIRST ADDITION.

N

20 0 20 40

SCALE IN FEET
ON 22" x 34" SHEET

NOTES:

1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 6-30-2021.
2. Zoning for subject tract = "Shoreland District".
3. There are no bluffs within surveyed property.
4. Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
5. No wetlands were found on 6-4-2021 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
6. Parcel IDs of subject parcel: 14170610 & 14170611.
7. The E911 address of subject parcel: 13192 Gladick Lane.
8. Walk Out Level to OHW = 50 feet
   Main Level to OHW = 50 feet
   Second Level to OHW = 50 feet
9. Proposed septic system designed by Seth Gravdahl.

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

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.

CYNTHIA M. HEDDE PLS#44881 — LIC. NO. 44881
DATE: 2/3/2022

REVISIONS			
DESCRIPTION	DATE	BY	
Revised per City's comments	2-3-2022	RJF	

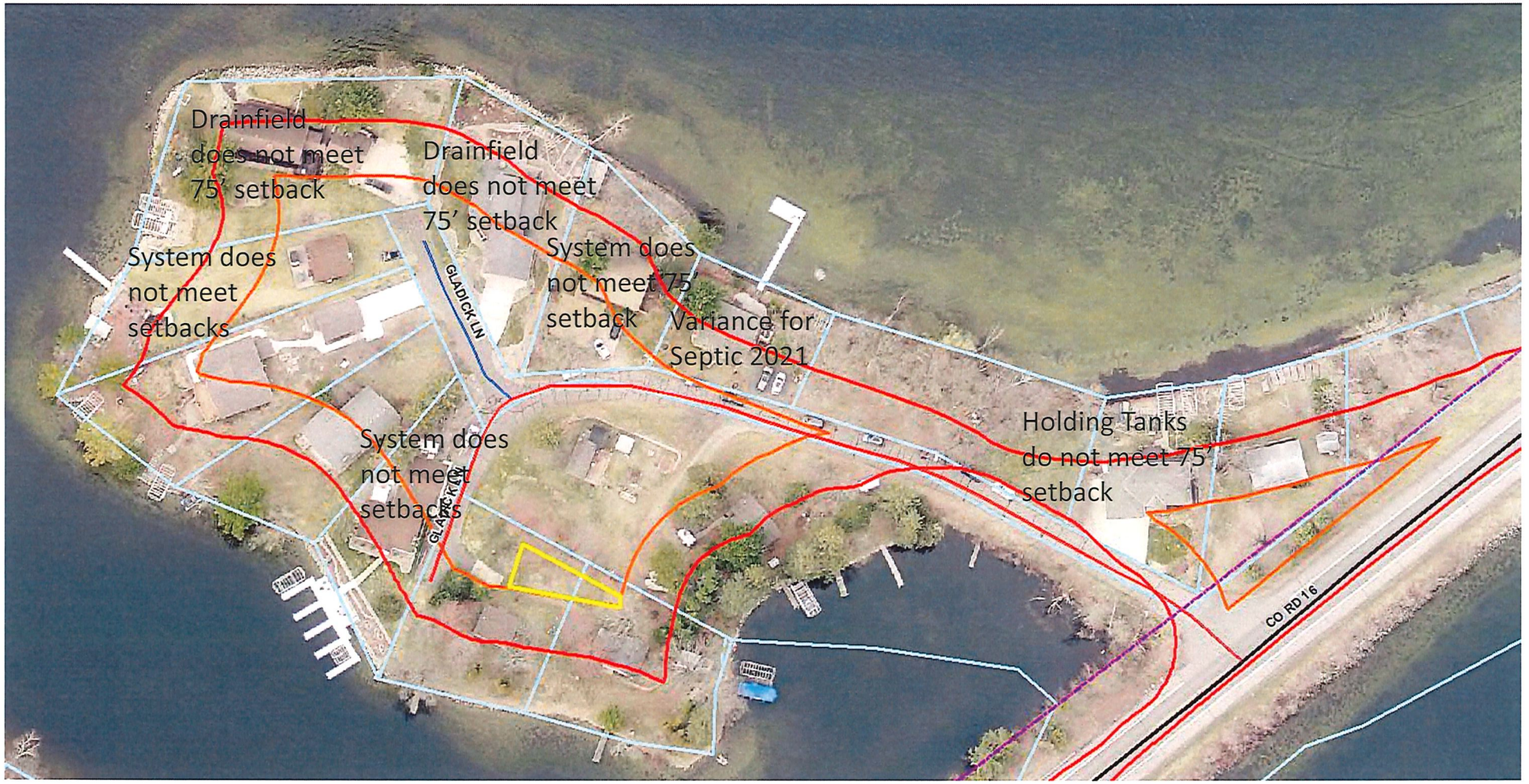
DATE: 1-28-2022
SCALE: HORIZ. 1"=20' VERT. NONE
PROJECT No.: 21182-1
FILE NAME: C21182-1.dwg
FIELD BOOK: BOOK 464 PG. 14&15
PROJECT MANAGER: CMH
CHECKED BY: CMH
DRAWN BY: RJF

CERTIFICATE OF SURVEY

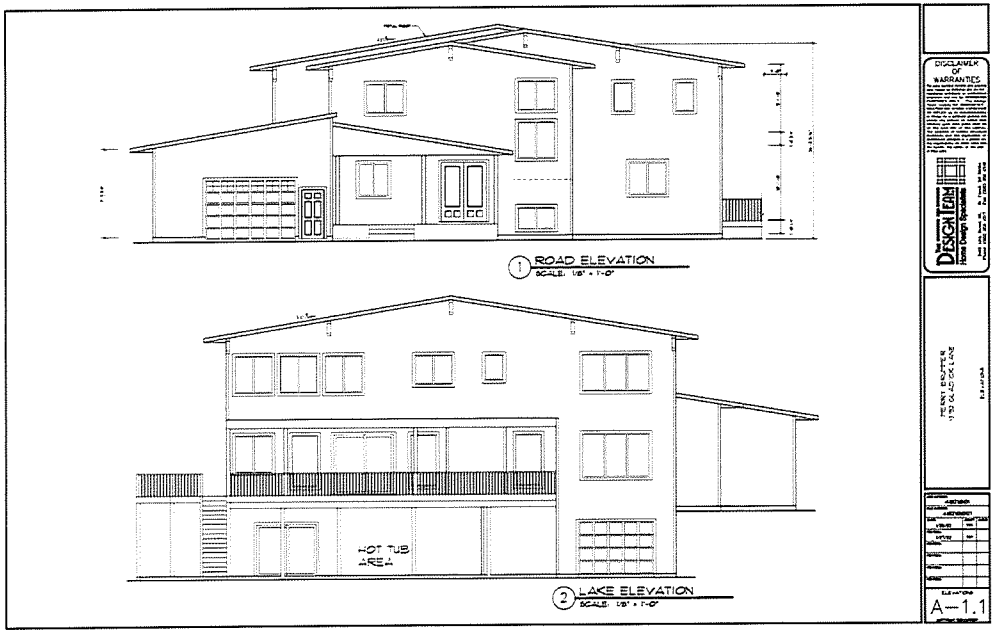
Merry Brummer
9987 209th Avenue NW
Elk River, MN 55330

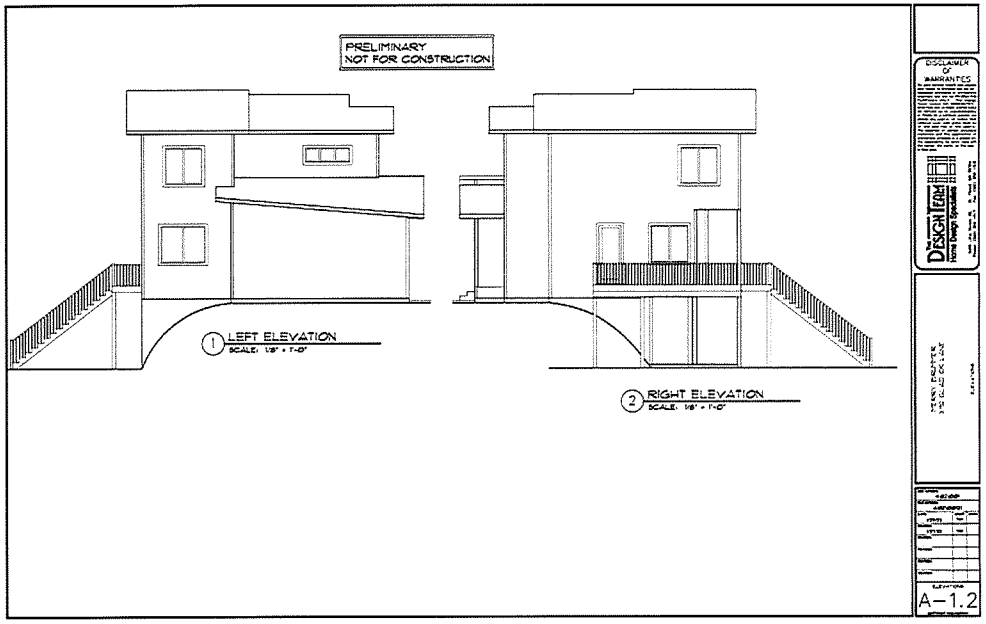
SHEET 1 OF 1

Roger Fiorello 2/2/2022 2:38 PM - F:\Drawings\2021\21182 Brummer\C21182-1.dwg


Drainfield does not meet 75' setback
Drainfield does not meet 75' setback
System does not meet setbacks
System does not meet 75' setback
Variance for Septic 2021
System does not meet setbacks
Holding Tanks do not meet 75' setback
GLADICK LN
GLADICK LN
CO RD 16

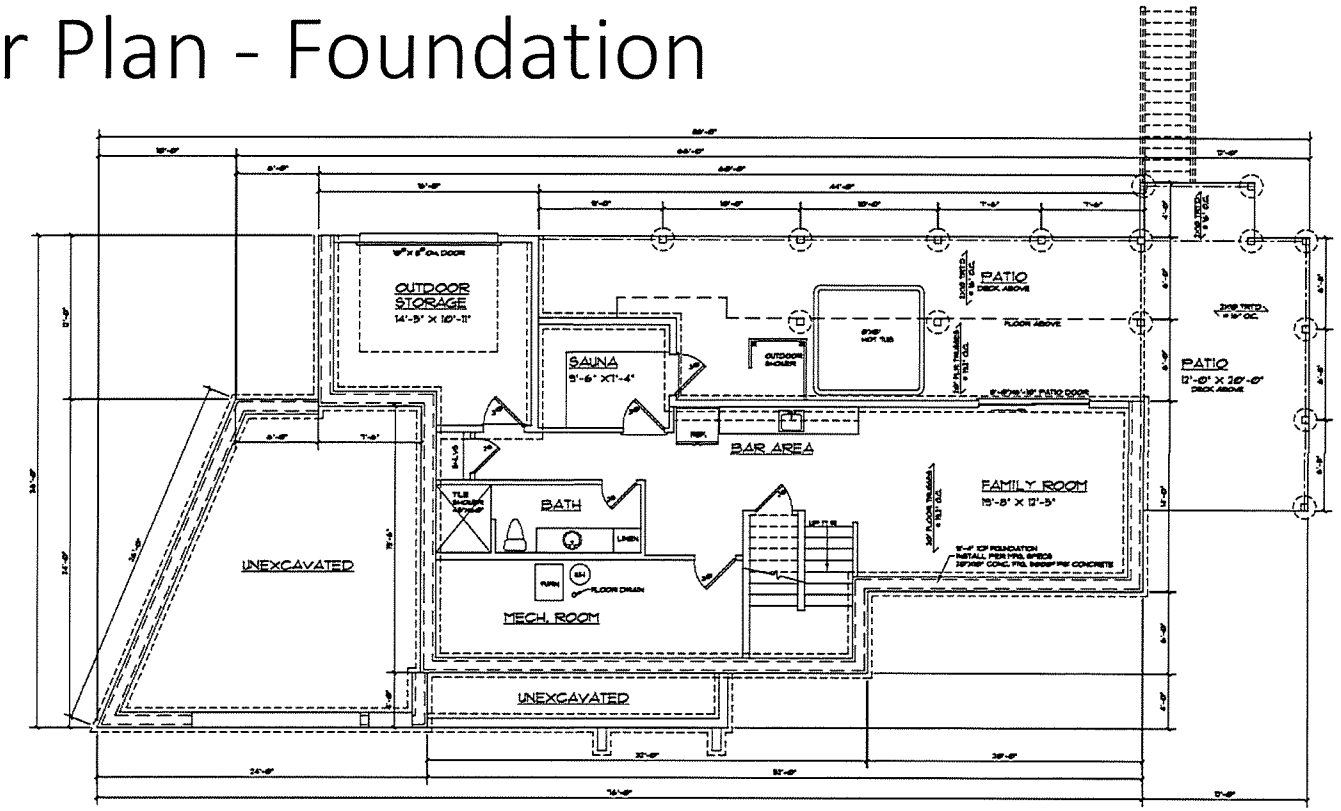
New Elevations





Cut 125 yards for basement
Fill 155 yard for septic
Use the cut from the basement for the septic then bring in more fill if necessary

Floor Plan - Foundation

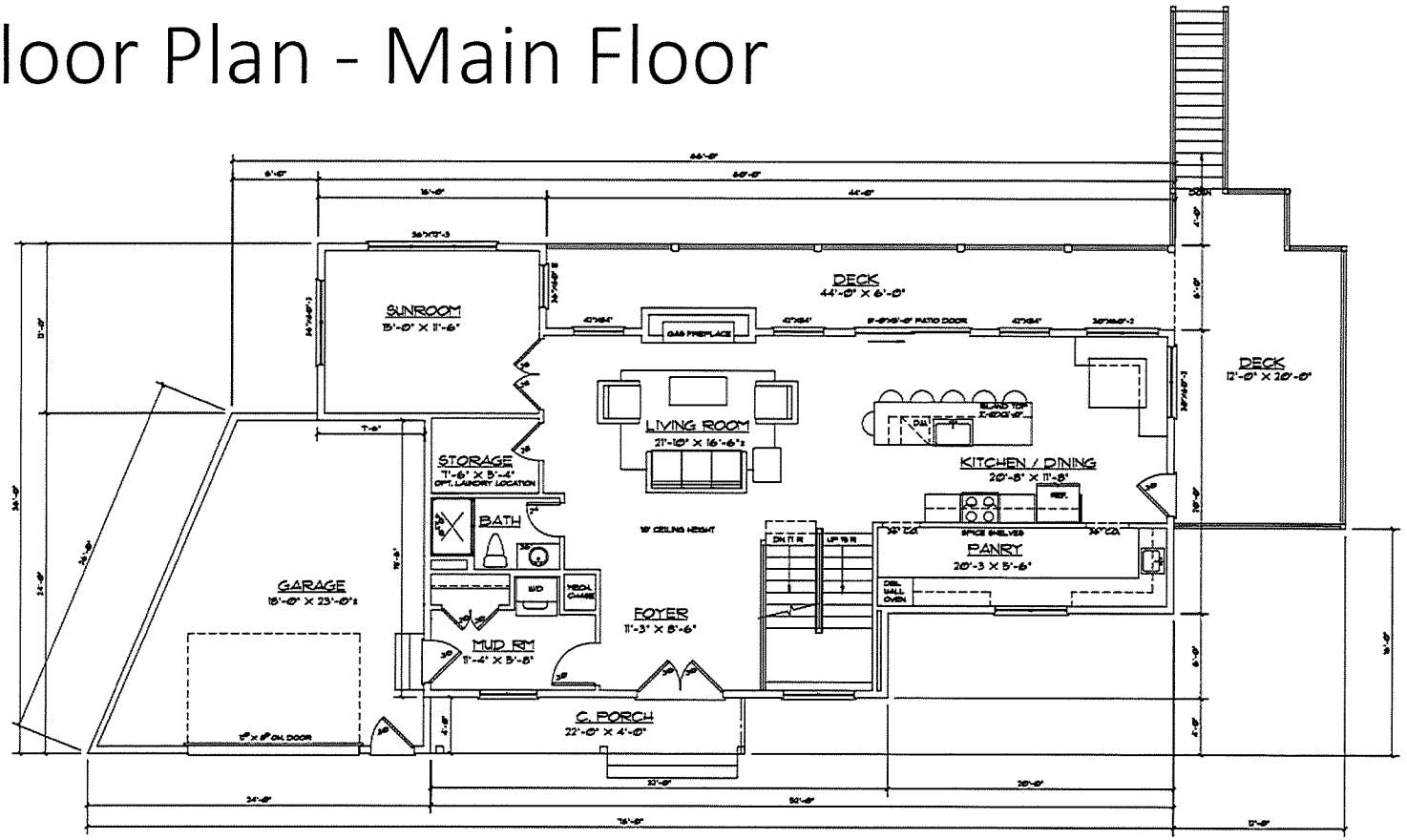


PRELIMINARY
NOT FOR CONSTRUCTION

1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FINISHED BASEMENT	722 SQ. FT.
MAIN FLOOR PLAN	1293 SQ. FT.
SECOND FLOOR	1549 SQ. FT.
TOTAL	3570 SQ. FT.

Floor Plan - Main Floor

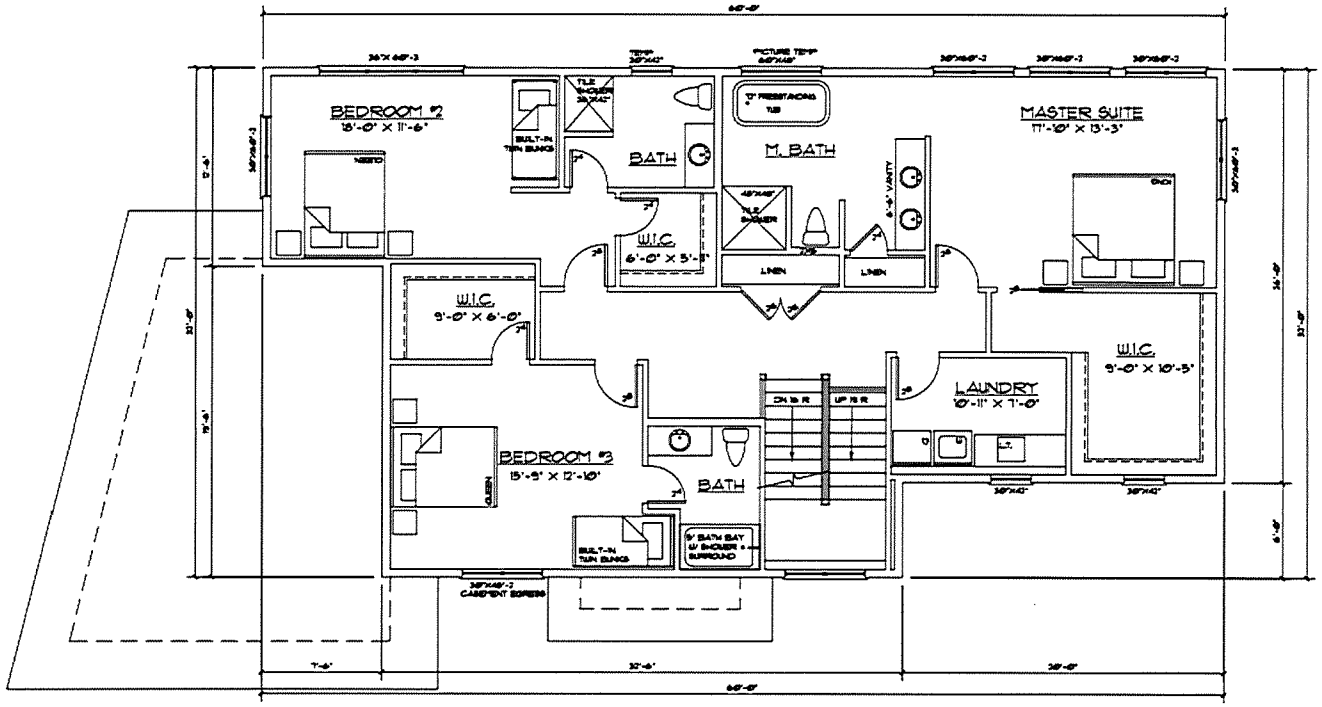


PRELIMINARY
NOT FOR CONSTRUCTION

1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

FINISHED BASEMENT	722 SQ. FT.
MAIN FLOOR PLAN	1299 SQ. FT.
SECOND FLOOR	1549 SQ. FT.
TOTAL	3570 SQ. FT.

Floor Plan - Second Floor



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

FINISHED BASEMENT	722 SQ. FT.
MAIN FLOOR PLAN	1299 SQ. FT.
SECOND FLOOR	1549 SQ. FT.
TOTAL	3570 SQ. FT.

Current structure roadside

Current structure lakeside

Landscape Plan

Grass

Building

Driveway

Sand Blanket

Deck/patio/covered entry/stairs

4' Walkway

New MNL Septic Mound & Pollinator Wet Mesic mix

Existing tree

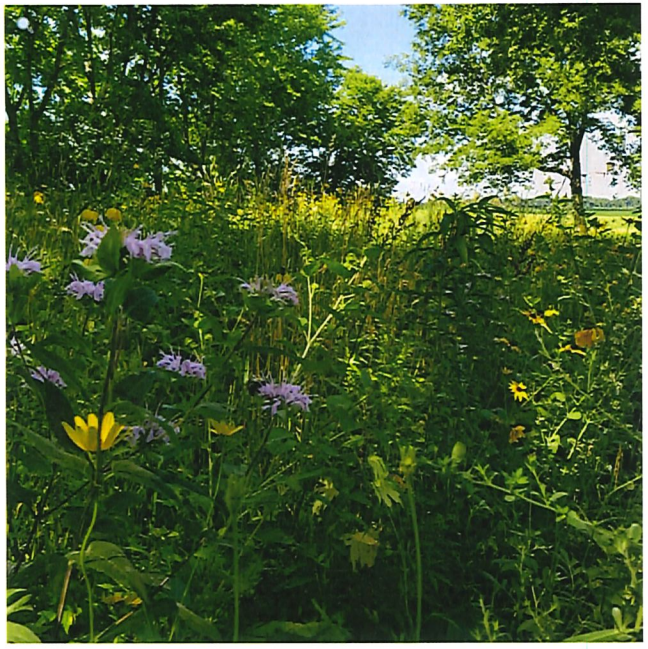
Tree to be removed

New tree to be planted

Shoreline and Septic System Erosion Control

To control erosion, reduce run-off and protect the lake - deep-rooted native plants be will planted to create a system that mimics naturally stable shoreline and optimizes natural beauty.

- Designed for the use of stormwater and to reduce runoff.
- A silt fence will be implemented and maintained to control erosion/sediment during construction.

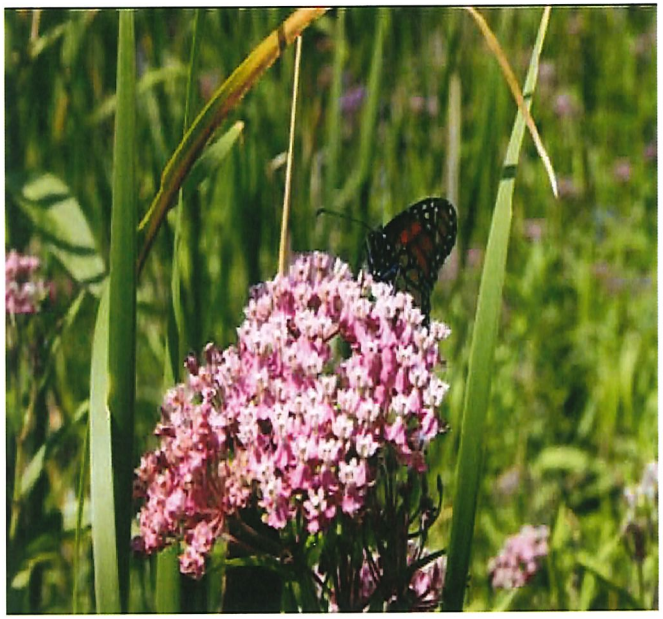


MNL Septic Mound Mix

Specially designed with great species for poor-soil septic mound and drain field areas. The University of Minnesota recommends native grasses and wildflowers to improve soil stability and providing a cover to limit frost depths.

MNL Pollinator Mix Wet Mesic

A diverse seed mix to create native pollinator habitat in wet to medium moisture soils.



Crow Wing County Mound Design

Property Owner: Merry Brummer Date: 1/24/2022

Mailing Address: 13459 Island View Rd

City: Crosslake State: MN Zip: 56442

Home Phone Number: Cell: 612-598-8917

Site Address: 13192 Gladick Ln

City: Crosslake State: MN Zip: 56442

Driving directions if no address issued:

Legal Description:

Sec: 17 Twp: 137 Range: 27 Twp Name: Crosslake

Parcel Number: 14170611 + 0610

Lake/ River: Rush Lake/River Classification: GD

Flow Data

Number of Bedrooms: 3

Dwelling Classification: I

System Type: IV Norweco ATU

GPD: 450 960 treatment tank

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

Wells

Deep Well: Proposed Deep

Shallow Well: Select One

Wells to be sealed (if applicable)?

Setbacks

Tank(s) to:	Drainfield to:	Sewer Line to well:
Well 95	Well 100+	65
House 30	House 55	Air Test: No
Property Line 4	Property Line 1	

Additional System Notes and Information: 3 br advanced septic using a Norweco 960 aeration tank. Addn'l 12" of sand for 4' of seperation.

Designer Name: Seth Gravdahl License Number: 2951

Address: 10199 Ossawinnamakee Rd

City: Pequot Lakes State: MN Zip: 56472

Home Phone Number: Cell: 218-831-3980

E-Mail Address: sethgravdahl@gmail.com

I hereby certify that I have completed this work in accordance with all applicable requirements.

Designer Signature: _____ Date: 1/24/2022

Crow Wing County Mound Design

Property Owner: Merry Brummer Date: 1/24/2022 Designer's Initials: SG

Tank Sizing

A. Septic Tank Capacity: 1300 Gallons – Per Norweco Specifications ↖ 7080.1930 Subp. 6D
Tank Type: 3 Compartments Filter: Yes
Garbage Disposal/Basement Lift Station: Disposal and Lift

B. Pump Tank Capacity: 600 Gallons (7080.2100)
   a. Alarm Type: Electric

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
5 or less	1,500	2,250
6 or 7	2,000	3,000
8 or 9	2,500	3,750

Soils

C. Depth to Restricting Layer: 2ft.
D. Depth of Clean Sand at Upslope Edge: 2ft.
E. Native SSF: .83 (Perc. Rate [Optional] MPI)
F. Land Slope: 0%

Absorption Width Ratio Table		
Texture	SSF	AWR
Sand	0.83	1.00
Fine Sand	1.67	2.00
Sandy Loam	1.27	1.52
Loam	1.67	2.00
Silt Loam	2.00	2.40
Clay Loam	2.20	2.67

Rock Bed Dimensions

G. GPD 450 × .83= 373.5sq. ft.
H. Rock Bed Width: 10ft.
I. Rock Bed Length: 38ft.
J. Cubic Yards of Rock (H) × (I) × Rock Depth 1ft. ÷ 27 = 14 yds³

Mound Size Calculations

K. AWR (from table): 1 × Rock Bed Width (H): 10 = 10ft. (Absorption Width)
L. Absorption Width (K): 10ft. – Rock Bed Width (H): 10ft. = 0ft. (Downslope Minimum)
M. Depth of washed sand (D): 2+ 1 ft. of rock + 1 ft. of cover = 4ft. (Upslope Height)
N. Enter upslope berm value from Berm Multiplier Table: 3
O. Upslope berm multiplier (N): 3 × upslope height (M): 4 = 12ft. (Upslope Width)
P. Rock bed width (H): 10ft. × land slope (F): 0% × 0.01 = 0.0ft. (Drop in Elevation)
Q. Upslope height (M): 4ft. + drop in elevation (P): 0.0ft. = 4ft. (Downslope Height)
R. Enter downslope berm value from Berm Multiplier Table: 3
S. Downslope height (Q): 4 × Downslope berm multiplier (R): 3 = 12 ft. (Downslope Width)
T. Select the larger number of Step (L) and Step (S): 12ft.
U. Upslope width (O): 12 + rock bed width (H): 10 + downslope width (T): 12 = 34ft. (Mound Width)
V. Upslope width (O): 12 + rock bed length (I): 38 + Upslope width (O): 12 = 62ft. (Mound Length)
W. Final Mound Dimensions Are: Width (U): 34ft. by Length (V): 62ft.

Berm Multiplier Table													
Land Slope→	0%	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%
Upslope Berm ↓ 3/1	3.00	2.91	2.83	2.75	2.68	2.61	2.54	2.48	2.42	2.36	2.31	2.26	2.21
4/1	4.00	3.85	3.70	3.57	3.45	3.33	3.23	3.12	3.03	2.94	2.86	2.78	2.70
5/1	5.00	4.76	4.54	4.35	4.17	4.00	3.85	3.70	3.57	3.45	3.33	3.23	3.12
6/1	6.00	5.66	5.36	5.08	4.84	4.62	4.41	4.23	4.05	3.90	3.75	3.61	3.49
7/1	7.00	6.54	6.14	5.79	5.46	5.19	4.93	4.70	4.49	4.30	4.12	3.95	3.80
Downslope Berm ↓ 3/1	3.00	3.09	3.19	3.30	3.41	3.53	3.66	3.80	3.95	4.11	4.29	4.48	4.69
4/1	4.00	4.17	4.35	4.54	4.76	5.00	5.26	5.56	5.88	6.25	6.67	7.14	7.69
5/1	5.00	5.26	5.56	5.88	6.25	6.67	7.14	7.69	8.33	9.09	10.00	11.11	12.50
6/1	6.00	6.38	6.82	7.32	7.89	8.57	9.38	10.34	11.54	13.04	15.00	17.65	21.43
7/1	7.00	7.53	8.14	8.86	9.72	10.77	12.07	13.73	15.91	18.92	23.33	30.43	43.75

Crow Wing County Mound Design

Property Owner: Merry Brummer
Date: 1/24/2022

Designer's Initials: SG

Determine Pump Capacity

1) Gravity Distribution Pump Capacity Range: 10 - 45 GPM

*Skip to Pump Head Requirements if pumping to gravity

2) Pressure Distribution:

a) Number of laterals: 3

b) Lateral Size: 1.5in.

c) Perforation spacing: 3ft.

d) Check Table 4 to see the maximum number of perforations per lateral.

3) Lateral Length (choose):

a) End manifold: rock bed length: 38 - 2 ft. = 36ft.

b) Center manifold: rock bed length /2: 19 - 1 ft. = 18ft.

c) Choose 3a or 3b: 36ft.

4) Total Perforation Determination:

a) (3c): 36ft. ÷ (2c): 3ft. + 1 = 13 Perforations / Lateral

b) (4a): 13 × (2a): 3 = 39 Total Number of Perforations

c) Select perforation discharge from Table 1 = .74 GPM/Perf.

d) (4b): 39 × (4c): 0.74 GPM/Perf. = 28.86 GPM

PUMP HEAD REQUIREMENTS

5) Elevation difference:

a) Elevation difference between pump and point of discharge 4ft.

b) If pumping to a pressure distribution system, (5a) + 5 = 9ft.

c) Choose 5a if pumping to gravity or 5b for pressure: 9ft.

6) Friction loss:

a) Select a value from Table 2: 1.55ft. / 100 ft. of pipe

b) Pipe length to drainfield: 12ft. × 1.25 = 15ft.

c) (6a): 1.55 × (6b): 15 ÷ 100 = 0.23 Total Friction Loss

7) Drainback:

a) Actual Pipe length 12ft. × .17 gal/ft. (Table 3) = 2.04 gal

8) (5c): 9ft. + (6c): 0.23ft. = 9.23 Total Head Required

9) Minimum Pump Size 28 GPM (4d) & 9ft. of dynamic head (8)

Table 1
Perforation Discharge (GPM/perf.)

Ft. of Head	7/32" Perf	1/4" Perf
1.0	0.56	0.74
2.0	0.80	1.04

Use 1.0 for single homes, 2.0 for everything else

Table 2
Friction Loss in Plastic Pipe

Flow (GPM)	1.5"	2"	3"
20	2.47	0.73	0.11
25	3.73	1.11	0.16
30	5.23	1.55	0.23
35	6.96	2.06	0.30
40	8.91	2.64	0.39
45	11.07	3.28	0.48
50	13.46	3.99	0.58
55		4.76	0.70
60		5.60	0.82
65		6.48	0.95
70		7.44	1.09

Table 3
Volume of Liquid in Pipe

Pipe Diameter	Gal/Ft.
1.25 in.	0.078
1.5 in.	0.11
2.0 in.	0.17

Table 4
Max Perforations/Lateral

Perf. Spacing	1.25" Pipe	1.5" Pipe	2" Pipe
2.5 ft.	14	18	28
3 ft.	13	17	26
3.3 ft.	12	16	25
4 ft.	11	15	23
5 ft.	10	14	22

Crow Wing County Mound Design

Property Owner: Merry Brummer Date: 1/24/2022 Designer's Initials: SG

Please record the depths of all horizons, redoximorphic features, restricting layers, and saturated soils. Include all chroma and hue values.

Boring From 6/20/21

#1 Proposed Site

Depth (in.)	Texture	Color
1-3	Sandy Loam	10yr 3/3
3-24	Med Sand	10yr 4/4
24+	Med Sand	Redox/Water

#1 Alternate Site

Depth (in.)	Texture	Color

#2 Proposed Site

Depth (in.)	Texture	Color

#2 Alternate Site

Depth (in.)	Texture	Color

* Additional Soil Testing to be done in the Spring

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Description of Soil Treatment Areas

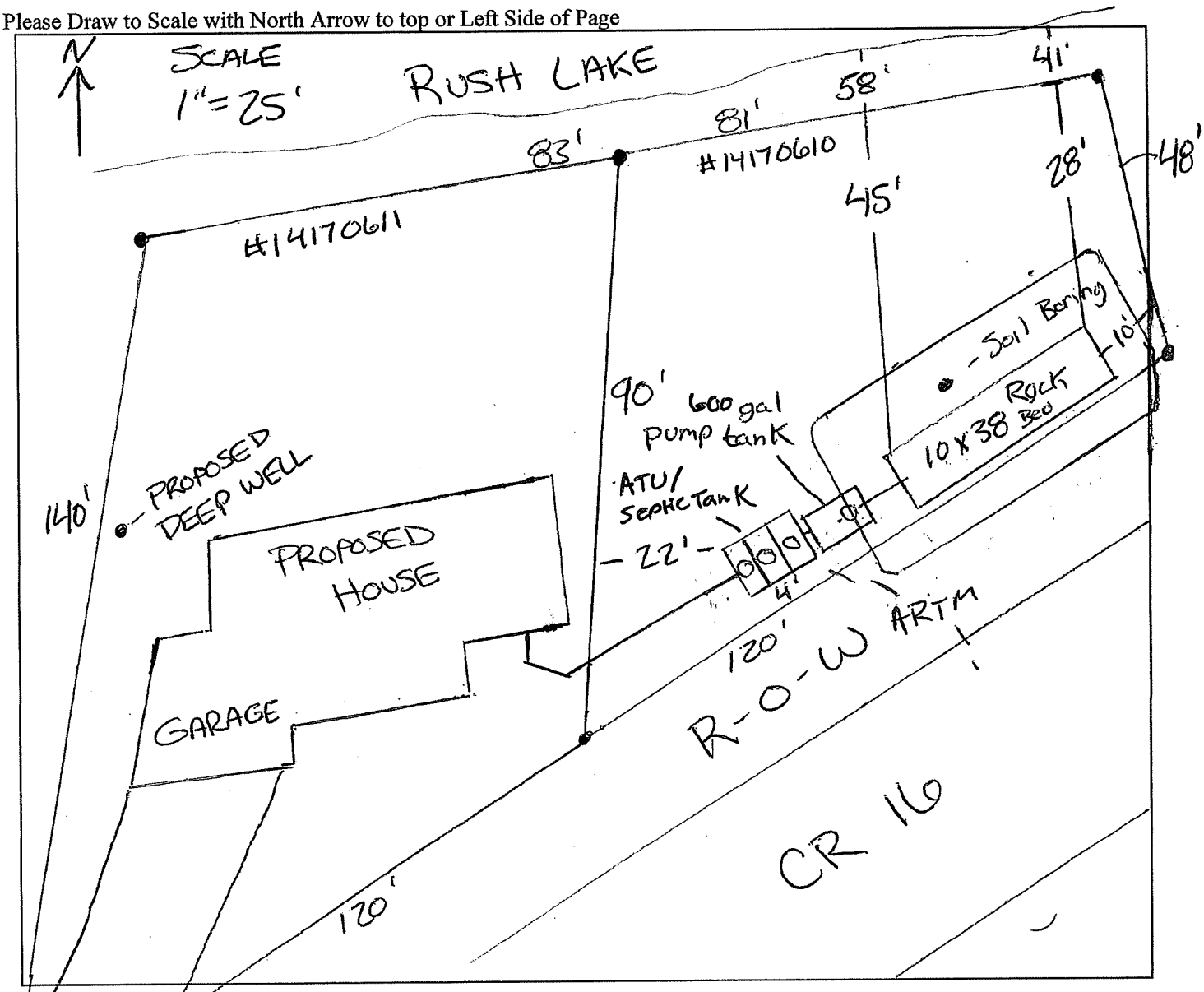
	Proposed Site		Alternate Site	
Disturbed Areas?				
Compacted Areas?	No			
Flooding Potential?	No			
Run on Potential?	No			
Limiting Layer Depth	Proposed #1 24"	Proposed #2	Alternate #1	Alternate #2
Slope % and Direction	0			
Landscape Position	sidehill			
Vegetation Types	grass/brush			
Soil Texture	Med Sand			
Soil Sizing Factor	0.83		Select One	

Crow Wing County Mound Design

Property Owner: Merry Brummer

Date: 1/24/2022

Please Draw to Scale with North Arrow to top or Left Side of Page



Please show all that apply (Existing or Proposed):

Wells within 100 ft. of a Drainfield	Disturbed/Compacted Areas	Access Route for Tank Maintenance
Water lines within 10 ft. of a Drainfield	Component Location	Property Lines
Drainfield Areas	OHW	Structures
Boring Locations	Lot Easements	Setbacks

Elevations:

Benchmark Elevation: 100 Ground Level @ mound

Elevation of Sewer Line at House: 104.5

Tank Inlet Elevation: 104

Drainfield Elevation: 103

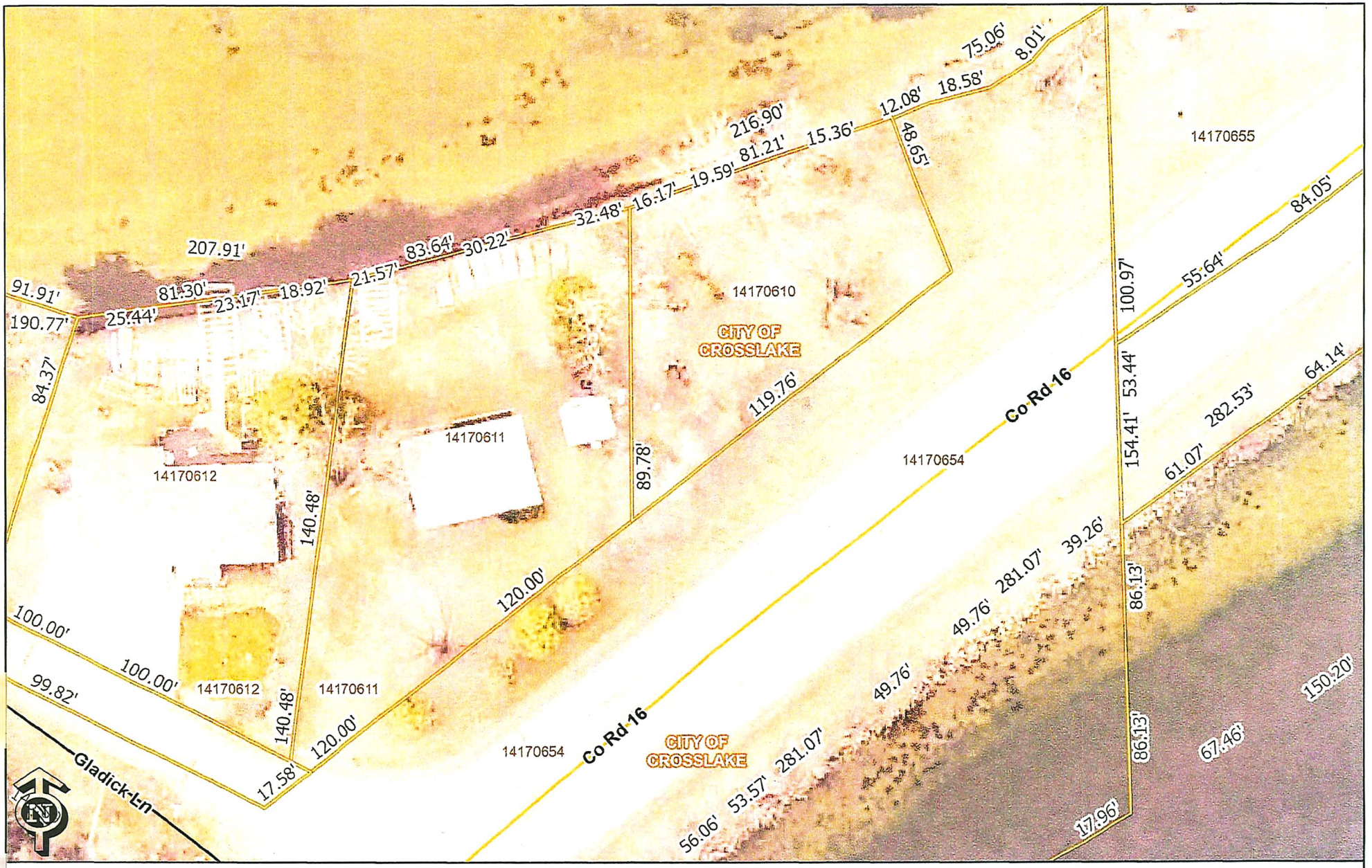
Pump Elevation: 99

Pump Discharge Elevation: 104

Restricting Layer Elevation: 98

Designer Signature: _____

Date: 1/24/2022



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Brummer

Date: 1/24/2022 Time: 2:13:01 PM

CROW WING COUNTY MINNESOTA

6 of 9

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

D77D--Graycalm-Grayling complex, 12 to 25 percent slopes

Graycalm

Extent: 25 to 65 percent of the unit
Landform(s): rises on outwash plains
Slope gradient: 12 to 25 percent
Parent material: outwash
Restrictive feature(s): greater than 60 inches
Flooding: none
Ponding: none
Drainage class: somewhat excessively drained

Soil loss tolerance (T factor): 5
Wind erodibility group (WEG): 2
Wind erodibility index (WEI): 134
Kw factor (surface layer) .15
Land capability, nonirrigated 4s
Hydric soil: no
Hydrologic group: A
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 4 in	Loamy sand	rapid	0.35 to 0.43 in	4.5 to 5.5
Bw1 -- 4 to 20 in	Loamy sand	rapid	1.29 to 1.61 in	5.0 to 6.0
Bw2 -- 20 to 31 in	Sand	rapid	0.44 to 0.66 in	5.0 to 6.0
E and Bt -- 31 to 79 in	Sand	rapid	2.38 to 3.81 in	5.5 to 6.5

Grayling

Extent: 29 to 45 percent of the unit
Landform(s): rises on outwash plains
Slope gradient: 12 to 25 percent
Parent material: outwash
Restrictive feature(s): greater than 60 inches
Flooding: none
Ponding: none
Drainage class: excessively drained

Soil loss tolerance (T factor): 5
Wind erodibility group (WEG): 2
Wind erodibility index (WEI): 134
Kw factor (surface layer) .20
Land capability, nonirrigated 4s
Hydric soil: no
Hydrologic group: A
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 8 in	Loamy sand	rapid	0.63 to 0.87 in	5.1 to 6.5
Bw -- 8 to 47 in	Sand	rapid	1.95 to 4.29 in	5.1 to 6.5
BC -- 47 to 79 in	Sand	rapid	1.59 to 2.23 in	5.1 to 6.5

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

Subsurface Sewage Treatment System Management Plan

Property Owner: Merry Brummer Phone: 612-598-8917 Date: 1/24/22

Mailing Address: 13459 Island View Rd City: Crosslake Zip: 56442

Site Address: 13192 Gladick Ln City: Crosslake Zip: 56442

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider or maintenance provider.

System Designer: Recommends SSTS check every 6 months.
Local Government: Recommends SSTS check every _____ months.
State Requirement: Requires SSTS check every 36 months.
(State requirements are based on MN Rules Chapter 7080.2450, Subp. 2 & 3)

My System needs to be checked every 6 months.

Homeowner Management Tasks:

Leaks – Check (look, listen) for leaks in toilets and dripping faucets. Repair leaks promptly.

Surfacing sewage – Regularly check for wet or spongy soil around your soil treatment area.

Effluent filter – Inspect and clean twice a year or more. Every 3-6 months for cleaning

Alarms – Alarm signals when there is a problem. Contact a service or maintenance provider any time an alarm signals.

Event counter or water meter – Record your water use.

-recommend meter readings be conducted (*circle one:* DAILY WEEKLY MONTHLY N/A)

Licensed septic service provider or maintenance provider (Check all that apply):

- ☐ Check to make sure tank is not leaking
- ☐ Check and clean the in-tank effluent filter (if exists)
- ☐ Check the sludge/scum layer levels in all septic tanks
- ☐ Recommend if tank should be pumped
- ☐ Check inlet and outlet baffles
- ☐ Check the drainfield effluent levels in the rock layer
- ☐ Check the pump and alarm system functions
- ☐ Check wiring for corrosion and function
- ☐ Check dissolved oxygen and effluent temperature in tank
- ☐ Provide homeowner with list of results and any action to be taken
- ☐ Flush and clean laterals if cleanouts exist

"I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in the Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: _____ Date: 2-4-22

Designer Signature: _____ Date: 1/24/22

See Reverse Side for Management Log

Maintenance Log

Activity	Date Accomplished									
Check frequently:										
Leaks: check for plumbing leaks										
Soil treatment area check for surfacing										
Lint filter: check, clean if needed										
Effluent screen: if owner-maintained										
Water usage rate (monitor frequency _____)										
Check annually:										
Caps: inspect, replace if needed										
Sludge & Scum/Pump										
Inlet & Outlet baffles										
Drainfield effluent leaks										
Pump, alarm, wiring										
Flush & clean laterals if cleanouts exists										
Other:_____										
Other:_____										

Notes: - Clean Effluent filter every 3-6 months.
-Recommend Pump calibration every 36 months.

1,300 gal total tank size

norweco®

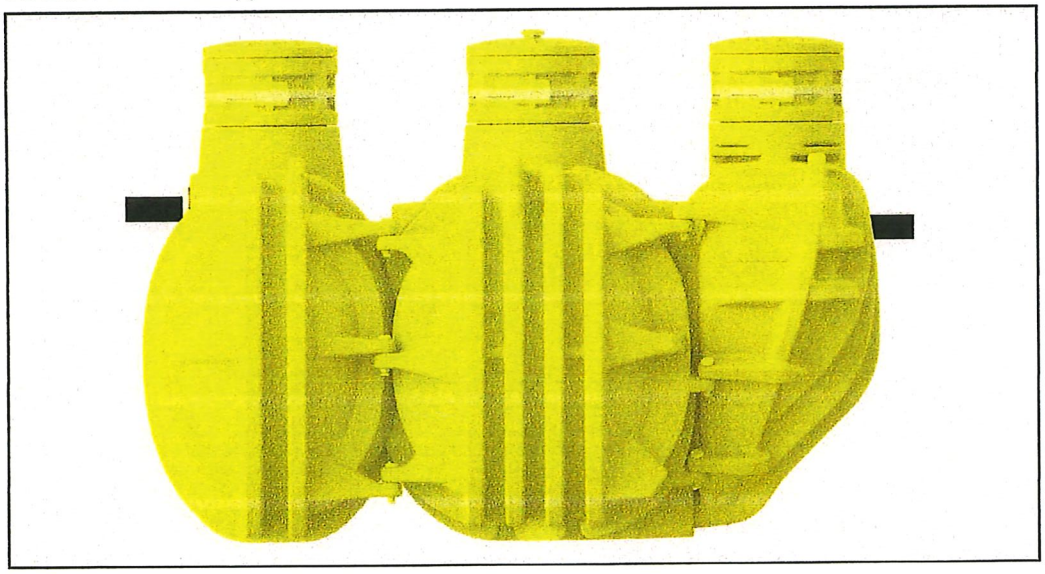
SINGULAIR GREEN® BIO-KINETIC® WASTEWATER TREATMENT SYSTEM

MODELS 960 AND TNT WITH SERVICE PRO® CONTROL CENTER

SPECIFICATIONS

GENERAL SPECIFICATIONS

The contractor shall furnish and install one complete Singulair Green Bio-Kinetic wastewater treatment system with all necessary parts and equipment as described in the following specifications. Treatment of the domestic wastewater shall be accomplished by the extended aeration process with non-mechanical flow equalization, pretreatment of the influent and filtration of the final effluent. The treatment system shall provide primary, secondary and tertiary treatment of the wastewater flow, and if required, chlorination and dechlorination of the effluent prior to discharge. All treatment processes shall be contained within a single tank which shall be manufactured using high density polyethylene resin. The wastewater treatment system shall be a Singulair Green as manufactured by Norweco, Inc., Norwalk, Ohio, USA. Systems not including integral pretreatment or non-mechanical flow equalization shall not be considered for this application.



The wastewater treatment system shall include high density polyethylene tankage providing separate pretreatment, aeration and final clarification chambers. The tankage shall be furnished with a Schedule 40 PVC inlet hub, removable sealed pretreatment cover, submerged transfer ports, aerator mounting riser with removable vented cover, molded outlet coupling, Bio-Kinetic system mounting riser with removable sealed cover and Schedule 40 PVC outlet hub. Principal items of electro-mechanical equipment supplied with the Singulair Green wastewater treatment system shall be a UL Listed 1725 RPM mechanical aerator, UL Listed Service Pro electrical control center, Bio-Static sludge return and a Bio-Kinetic tertiary treatment device for flow equalization and final filtration of system effluent.

SPECIFICATIONS

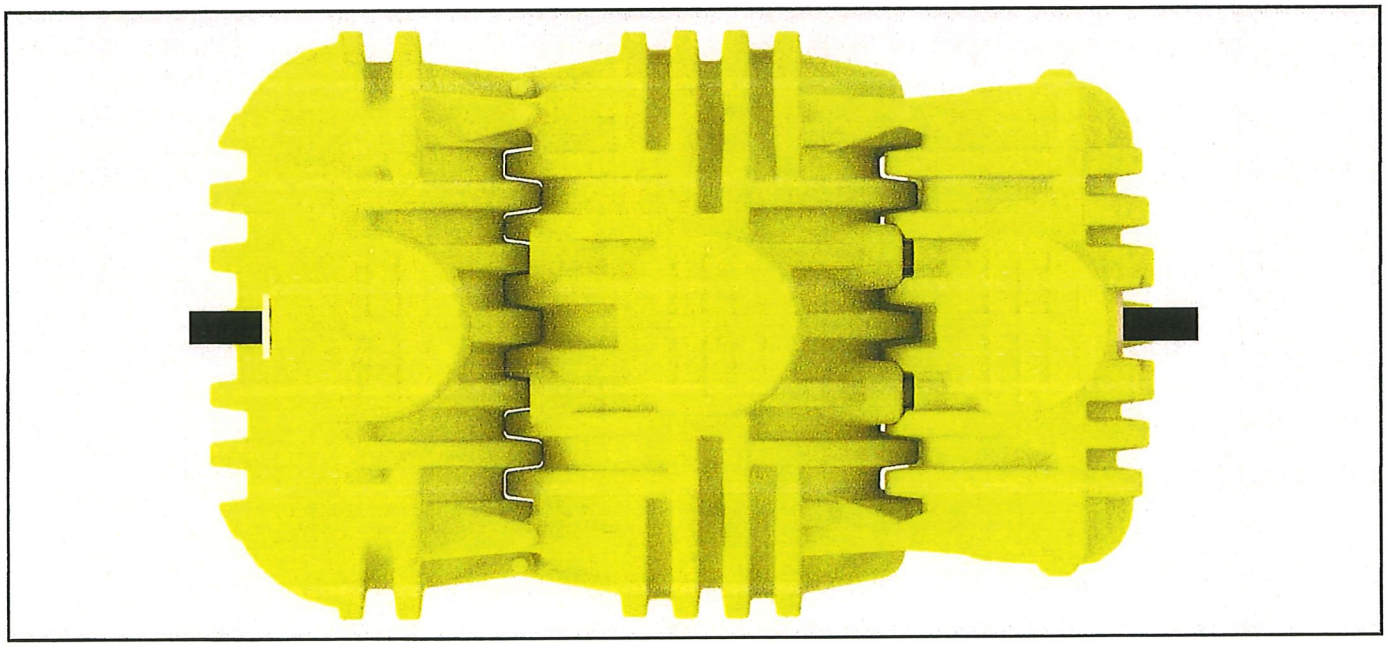
SINGULAIR GREEN®

OPERATING CONDITIONS

The Singulair Green system shall be certified to treat up to 600 GPD (gallons per day) of domestic wastewater. Total holding capacity of the system shall provide a minimum of 48 hour retention of the daily flow. The pretreatment chamber shall provide at least 18 hour retention, the extended aeration chamber shall provide at least 24 hour retention and the clarification chamber shall provide at least 6 hour retention. The non-mechanical flow equalization device shall increase each individual chamber and total system retention time in direct proportion to loading. Design of the system shall include a compartmented tank and a non-mechanical flow equalization device to insure successful treatment performance without upset even when the significant runoff period is six hours. Hydraulic design considerations of the system and flow equalization device shall be such that intermittent peak flow factors as high as four shall not upset hydraulic reliability within the system. Capability of the system to perform as outlined shall be certified by an independent testing laboratory and approved for use by the local governing regulatory agency.

PRETREATMENT CHAMBER

The pretreatment chamber shall be an integral part of the wastewater treatment system. All domestic wastewater shall be preconditioned and flow equalized while passing through the pretreatment chamber prior to being introduced to the extended aeration chamber. The outlet of the pretreatment chamber shall be equipped with a discharge tee that extends vertically into the liquid so that only the preconditioned equalized flow from the center area of the chamber is displaced to the extended aeration chamber. The discharge tee and transfer port shall be of adequate size to handle a peak flow factor of four without restricting the outlet and disturbing hydraulic displacement to the extended aeration chamber. A removable inspection cover shall be incorporated into the top of the pretreatment chamber to allow tank and transfer tee inspection.

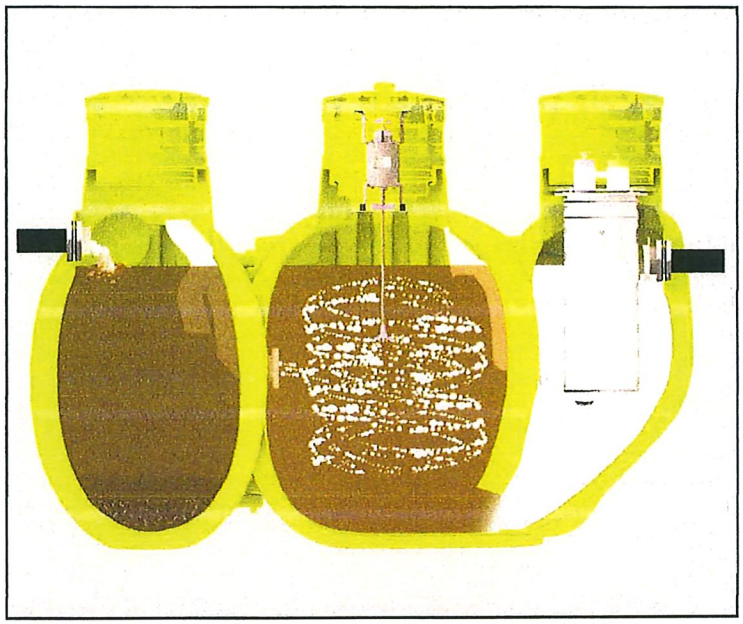


AERATION CHAMBER

The extended aeration chamber shall provide in excess of 24 hour retention of the equalized daily flow. The chamber shall be of sufficient size to provide a minimum of 80 cubic feet of tank capacity per pound of applied BOD. The aeration chamber shall be an integral part of the system flow path and configured to insure effective mixing of microorganisms, wastewater and fresh air. No area of the chamber shall be isolated from process mixing, thereby eliminating dead or quiescent areas of the treatment chamber which are detrimental to the treatment process. Influent into the aeration chamber shall be preconditioned, equalized flow from the pretreatment chamber and settled solids via the Bio-Static sludge return.

FINAL CLARIFICATION CHAMBER

The final clarification chamber shall consist of 5 functionally independent zones operating together to provide satisfactory settling and clarification of the equalized flow. An inlet zone shall be provided and shall dissipate transfer turbulence at the flow inlet of the clarification chamber. Its performance shall also eliminate turbulence in other zones of the clarifier. Liquid shall be hydraulically displaced from the inlet zone to the sludge return zone. Hydraulic currents shall sweep settled sludge from the hoppered walls and return these solids via the inlet zone to the aeration chamber. As solids are removed, liquid is displaced to the hopper zone of the clarifier. In this zone, settling by gravity takes place. Three of the four sidewalls are slanted to form a hopper which directs all settled material back to the sludge return zone. Clarified liquid from the hopper zone shall be displaced into the final settling zone to provide additional clarification of the liquid. The liquid is displaced to the outlet zone for final filtration and discharge from the system. Non-mechanical equalization of the flow, through all 5 zones, shall provide optimal settling and clarification.

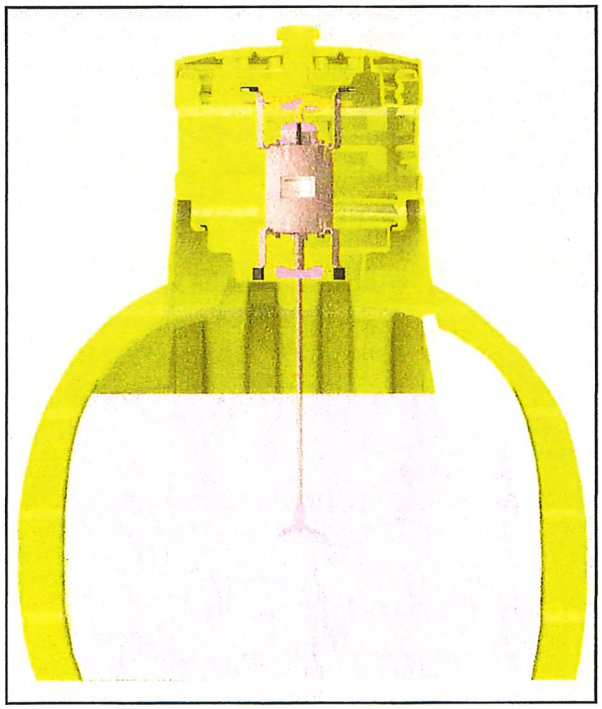


BIO-STATIC® SLUDGE RETURN

A Bio-Static sludge return shall be mounted into the opening in the aeration/clarification chamber wall to provide positive return of settled solids. Aeration chamber hydraulic currents shall enter the sludge return and be directed through the Bio-Static device into the second zone of the clarification chamber. The Bio-Static sludge return shall accomplish resuspension and return of settled solids without disturbing the clarified liquid in the final settling zone and outlet zone.

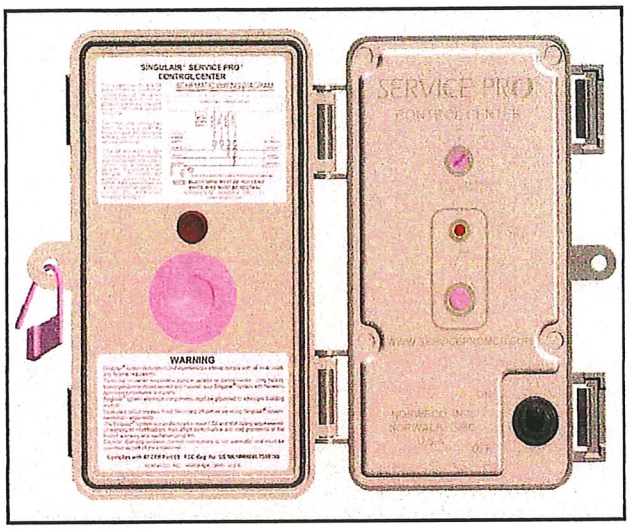
MECHANICAL AERATOR

The Singulair aerator shall be installed in a rotationally molded, heavy duty, high density polyethylene aerator mounting riser above the aeration chamber. Fresh air shall be supplied through a rotationally molded, heavy duty, polyethylene access cover above the aerator. The vented access cover shall be threaded and secured to the mounting riser with two security screws. The aerator shall be UL Listed and include plated mounting brackets, NEMA 6 rated electrical connector, fractional horsepower motor, molded plastic lifting handle, molded plastic air intake screens, molded plastic foam restrictor, stainless steel aspirator shaft and molded glass-filled nylon aspirator tip. The motor shall contain precision manufactured o-ring type seals installed between the motor shell and the machined aluminum endbells to insure watertight integrity. Molded Viton elastomer shaft seals shall protect the bearings from contamination. Only the stainless steel aspirator shaft and glass-filled nylon aspirator tip shall be in contact with the liquid. There shall be no submerged electrical motors, bearings or fixed air piping in the aeration system. The Singulair aerator motor shall not exceed the motor nameplate rating when installed and operated as recommended. The fractional horsepower aerator motor shall be equipped with a foam restrictor to protect the motor against high water and foam. The motor shall be 4 pole, 1725 RPM, 115 volt, 60 hertz, single phase, ball bearing constructed with a 1.0 service factor. It shall draw 4.0 amps when operating at the rated nameplate voltage. Aerators without UL listing have not demonstrated compliance with international electrical standards for safety and reliability and shall not be considered for this application.



BIO-KINETIC®

SERVICE PRO® CONTROL CENTER



The Service Pro electrical control center shall control all aspects of treatment plant operation using a microprocessor based platform. The prewired control center shall contain nonvolatile memory to prevent the loss of programming in the event of a power failure. For protection of wiring and components, the electrical controls shall be mounted in an injection molded, lockable, corrosion proof, NEMA rated enclosure designed specifically for outdoor use. The enclosure shall be equipped with a tamper evident seal to discourage unauthorized access. The Service Pro control center shall be a UL Listed assembly and shall include a time clock, alarm light, audible alarm, reset button and power switch. The control center shall monitor all treatment system operating conditions including aerator over current, aerator under current and open motor circuit. In the event the control center detects one of these conditions, power to the aerator shall be interrupted, a diagnostic sequence shall begin and the visual alarm shall activate. After a programmed recovery interval, an automatic restart attempt shall be initiated. If normal aerator operation does not resume during 24 programmed recovery and restart cycles, the audible alarm shall activate.

TIME CLOCK

The aerator run cycle shall be controlled by an adjustable, prewired time clock. The minimum setting shall not permit the aerator to be "off" for more than 30 minutes per hour. It shall be adjustable in 5 minute increments and designed such that any adjustment results in additional run time up to "continuous" operation (60 minutes per hour). The Service Pro TNT controls shall include a non-adjustable time clock. Use of a time clock can seriously affect system performance and operating cost. Systems that have not been performance certified at the minimum time clock setting by an independent testing laboratory shall not be considered for this application.

SERVICE PRO® ADVANCED CONTROLS (Optional)

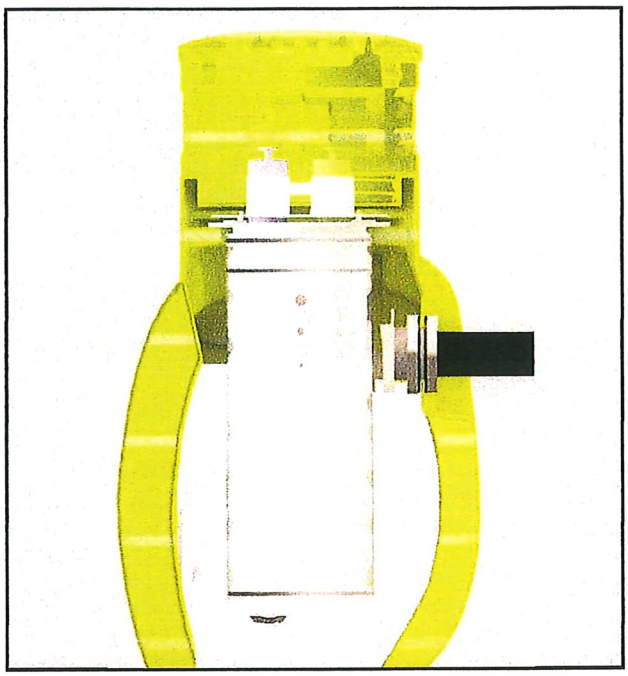
Advanced system control options shall be available for all Singulair Green Bio-Kinetic wastewater treatment systems. Service Pro control center options include the Service Pro control center with Monitoring, Compliance and Diagnostic (MCD) technology and the Service Pro control center with Total Nitrogen Treatment (TNT) technology.

The Service Pro control center with MCD technology shall be a UL Listed assembly and shall include a time clock, integral telemetry system, main alarm light, power light, phone light, aerator alarm light, three auxiliary alarm lights, reset button and power switch. The control center shall monitor all treatment system operating conditions including aerator over current, aerator under current and open motor circuit. In the event the control center detects one of these conditions, power to the aerator shall be interrupted, a diagnostic sequence shall begin and the visual alarm shall activate. After a programmed recovery interval, an automatic restart attempt shall be initiated. If normal aerator operation does not resume during 24 programmed recovery and restart cycles, the audible alarm shall activate and the telemetry system shall report the specific condition to the Service Pro monitoring center. In the event that any of the auxiliary inputs detect abnormal operation of the treatment system auxiliary equipment, the audible and visual alarms shall immediately activate and the telemetry system shall report the alarm condition to the monitoring center.

The Service Pro TNT control center shall provide the same Monitoring, Compliance and Diagnostic functions as the Service Pro control center with MCD technology. However, the Service Pro TNT control center shall include a non-adjustable time clock. The non-adjustable time clock shall create a 60 minute aeration cycle followed by a 60 minute anoxic cycle during which the aerator shall be off. This aeration cycle shall insure Total Nitrogen Treatment of the wastewater.

SPECIFICATIONS

BIO-KINETIC® SYSTEM



A Bio-Kinetic system shall be installed in the mounting riser above the clarification chamber. The Bio-Kinetic system shall provide non-mechanical flow equalization through all plant processes including pretreatment, aeration, clarification, tertiary filtration, chlorination and dechlorination. The assembly shall be supplied with locking lugs and removable moisture/vapor shield and shall consist of a design flow and peak flow micronically molded filter, baffled perimeter settling zone, flow distribution deck, lifting handles, level indicator, adjustment lugs, optional chlorination feed tube, unbaffled perimeter settling zone, solids contact zone, vertical inlet zone, compartmented settling zone consisting of 42 baffled chamber plates, effluent stilling well, final discharge zone, adjustable outlet weir, optional dechlorination feed tube, outlet zone and gasketed discharge flange. All components shall be manufactured from inert synthetic materials or rubber, assembled in circular fashion and connected to a plastic outlet coupling. The outlet coupling shall accept a 4" diameter, Schedule 40 PVC pipe. The Bio-Kinetic system shall be installed with the inverts of the design flow equalization ports located at the normal liquid level of the clarifier. If intermittent flow rates exceed the capacity of the design flow ports, flow shall be held upstream until the intermittent flow dissipates. If the intermittent flow continues to increase, the liquid level may reach a pair of sustained flow equalization ports. With four ports in use, flow through the system increases while continuing to provide flow equalization to all upstream and downstream processes. Peak flow equalization ports are supplied but should not be required. Optional Blue Crystal and Bio-Max tablet feed tubes shall be positioned such that the flow-activated chemical cannot contact the liquid upstream of the feed tubes.

FLOW EQUALIZATION

The wastewater treatment system shall include a demand use, non-mechanical, flow equalization device. The device shall control normal residential flow rates and reduce typical residential flow surges. The flow equalization rate shall be dependent upon the specific loading pattern and the duration of flow surges. At the 600 GPD (gallons per day) NSF Standard 40 design loading schedule, minimum performance of the device shall equalize daily flow an average of 50%.

SERVICE PRO® MONITORING CENTER

The Service Pro monitoring center shall include a 256 bit encrypted password protected website for interface with the monitoring center database. Access to the secure website shall be obtained through a unique user name and password that provides tiered access to data from monitored treatment systems. Access level tiers shall include dealers, service providers, regulatory agencies and individual system owners. Dealers and service providers shall be able to create accounts, maintain service records and grant regulatory agencies access to the information. Individual system owners shall be able to view information regarding their own systems, as well as download instructional information. Integrity of stored data shall be maintained through the use of multiple servers operating in geographically isolated locations.

MNL

8740 77th Street NE Otsego, MN 55362

MNL Septic Mound Mix

Based on U of MN recommendations for landscaping septic mounds/drainfields, and will not interfere with septic operation. Height 1-3'

	Scientific Name	Common Name	% of Mix	Seeds/ Sq Ft	PLS lbs/ac	Bloom Season
Grasses:	Bouteloua curtipendula	Side-oats Grama	30.50	13.38	3.66	
	Bromus kalmii	Prairie Brome	6.00	2.12	0.72	
	Elymus trachycaulus	Slender Wheat Grass	5.00	1.52	0.60	
	Schizachyrium scoparium	Little Bluestem	26.00	17.19	3.12	
	Sporobolus heterolepis	Prairie Dropseed	2.50	1.76	0.30	
Forbs:	Allium stellatum	Prairie Onion	0.75	0.36	0.09	Summer
	Asclepias tuberosa	Butterfly Milkweed	1.50	0.28	0.18	Summer
	Aquilegia canadensis	Columbine	0.20	0.33	0.02	Spring
	Chamaecrista fasciculata	Partridge Pea	2.00	0.24	0.24	Fall
	Dalea candida	White Prairie Clover	4.50	3.77	0.54	Summer
	Dalea purpurea	Purple Prairie Clover	6.25	4.13	0.75	Summer
	Echinacea pallida	Pale Purple Coneflower	2.75	0.63	0.33	Summer
	Heliopsis helianthoides	Common Ox-eye	3.75	1.04	0.45	Summer
	Lespedeza capitata	Round-headed Bushclover	0.50	0.18	0.06	Summer
	Liatris punctata	Dotted Blazing Star	0.25	0.08	0.03	Summer
	Monarda fistulosa	Wild Bergamot	0.30	0.93	0.04	Summer
	Monarda punctata	Spotted Bee Balm	0.20	0.79	0.02	Summer
	Penstemon grandiflorus	Large-flower Penstemon	0.50	0.31	0.06	Spring
	Ratibida columnifera	Long-headed Coneflower	1.50	2.78	0.18	Summer
	Rudbeckia hirta	Black-eyed Susan	1.40	5.68	0.17	Summer
	Solidago nemoralis	Gray Goldenrod	0.30	3.97	0.04	Fall
	Solidago rigida	Stiff Goldenrod	0.50	0.90	0.06	Fall
	Solidago speciosa	Showy Goldenrod	0.50	2.09	0.06	Fall
	Symphyotrichum laeve	Smooth Blue Aster	0.70	1.70	0.08	Fall
	Symphyotrichum oolentangiense	Sky-blue Aster	0.85	3.00	0.10	Fall
	Tradescantia bracteata	Long-bracted Spiderwort	0.30	0.13	0.04	Spring
	Verbena stricta	Hoary Vervain	0.50	0.62	0.06	Summer
			100.00	69.90	12.00	

Seeds/sq ft:	70.00
Grass Species:	5
Sedge Species:	1
Forb Species:	22

Seed mixes are subject to change based on availability

From:	Mark Melby
To:	Cheryl; Dani McNeil; Ted Strand
Cc:	"Pete Gansen"; Tim Bray; Rob Hall; Jory Danielson
Subject:	RE: 3.25.2022 PC/BOA
Date:	Monday, February 28, 2022 2:27:30 PM
Attachments:	image001.png Hwy comments 9-15-21 Agency_Real Deal.pdf Agency_Brummer.pdf

This was on the board of adjustments at the September 24, 2021 meeting. Was the application denied and now revised? Our comments from September regarding ROW setbacks remain the same that we do not support those variance requests. Please send us the determination from the September BOA meeting. Thanks.

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 <cstuckmayer@crosslake.net>
Sent: Monday, February 28, 2022 1:48 PM
To: Dani McNeil <danielle.mcneil@state.mn.us>; Ted Strand <publicwk@crosslake.net>; Mark Melby <Mark.Melby@crowwing.us>
Cc: 'Pete Gansen' <pgansen@crosslake.net>
Subject: 3.25.2022 PC/BOA

Good morning,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing.

Respectfully,

Cheryl Stuckmayer
Planner – Zoning Coordinator

From:	Mark Melby
To:	Cheryl; Dani McNeil; Ted Strand
Cc:	"Pete Gansen"; Tim Bray; Jory Danielson; Rob Hall
Subject:	RE: 3.25.2022 PC/BOA
Date:	Tuesday, March 8, 2022 12:55:13 PM
Attachments:	image001.png

The highway department's comments from the denied variance requests at the September 24, 2021 BOA Public Hearing remain the same. The highway department does not support variance requests for ROW setback for structures or septic systems.

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 <cstuckmayer@crosslake.net>
Sent: Monday, February 28, 2022 1:48 PM
To: Dani McNeil <danielle.mcneil@state.mn.us>; Ted Strand <publicwk@crosslake.net>; Mark Melby <Mark.Melby@crowwing.us>
Cc: 'Pete Gansen' <pgansen@crosslake.net>
Subject: 3.25.2022 PC/BOA

Good morning,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing.

Respectfully,

Cheryl Stuckmayer
Planner – Zoning Coordinator
Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Cheryl

From: Brooke Silvernail <brookesil@outlook.com>
Sent: Monday, March 14, 2022 5:12 PM
To: crosslakepz@crosslake.net
Subject: 13192 Gladick Lane variance requests

Dear P & Z members. This application is almost the same as before which you denied. Now knowing that it will be a VRBO for sure I strongly disagree with the proposal. First, the septic system is way too close to the road. It's the same that is down the road at the Price VRBO and there's was clipped badly by the snow plow this winter. This one is susceptible to the same thing. Plus, the septic will block the flow of water off Gladick Lane. The house is still almost 3 times the size of the original home which for this site is not reasonable. There is a total lack of parking space, especially if it's a VRBO. Parking for sure will overflow into Gladick Lane and Co. Rd. 16. There needs to be something done about allowing so many VRBO's in an area, especially since our little point is so small. We don't want our area to become a resort. It's a residential area to several people who have lived on our point for many years. This property is very close or in the high water mark which could be an issue for the lower level. I suggest that the City P&Z reconsider the density of VRBO's within a 1 mile radius of any residential area as one way to control them not taking over residential areas. Make sure they meet the height limits per your local codes so it doesn't get so out of proportion to the rest of the neighborhood. Thank you for your consideration of my concerns.

Brooke Silvernail
13086 Gladick Lane
Crosslake, MN 56442

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: 969826 Permit Number: 220008V

Property Owner(s): Real Deal LLC and Dale Hathaway

Mailing Address: 13459 Island View Road, Crosslake, MN 56442

Site Address: 13192 Gladick Lane, Crosslake, MN 56442

Phone Number: 612-598-8917

E-Mail Address: merrybb5@gmail.com

Parcel Number(s): 14170610 and 14170611

Legal Description: GLADICK FIRST ADDITION LOT 2 & 3 BLOCK 1

Sec 17 Twp 137 Rge 26 ☐ 27 ☑ 28 ☐

Lake/River Name: Rush Lake

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

If yes list Parcel Number(s)

Authorized Agent: Kris Roberts

Agent Address: 33436 Willwood Lane, Crosslake, MN 56442

Agent Phone Number: 612-387-8957

Variances
(Check applicable requests)

- ■ Lake/River Setback — 50' Structure
- ■ Road Right-of-Way Setback — 12.2' for structure
- ☐ Bluff Setback
- ☐ Side Yard Setback
- ☐ Wetland Setback
- ■ Septic Tank Setback
- ■ Septic Drainfield Setback — ROW 3', Lake 41'
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☐ _____
- ☐ _____

Signature of Property Owner(s) _____ Date 2-4-2022

Signature of Authorized Agent(s) Kris Roberts Date 2-4-2022

- All applications must be accompanied by a signed Certificate of Survey
- Fee $500 for Residential and Commercial Payable to "City of Crosslake" $500 App + $6.00 copies
- 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 2-4-2022 Land Use District SD

Lake Class GD Septic: Compliance N/A SSTS Design Yes Installation N/A

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:
   Yes, the property is an irregular lake lot with an extremely small building envelope on a county highway which makes the lot unable to meet the setback requirements.
   The current structures are eyesores and the houe is unsafe. Owners are proposing removal of current structures then build a new house and shed.

4. Will the issuance of a Variance maintain the essential character of the locality?
   Yes ■ No ☐
   Why:
   Yes, by removing the current buildings which are unsightly and building a new house and shed it will match neighboring houses on each side.
   Both neighbors have modern lake homes with garages, the proposed design's character is consistent with modern, updated lake houses and garages.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
   Yes ■ No ☐
   Why:
   Yes, the design and layout of the lot causes the need for the variances. The lot is irregular with a very small building envelope.

6. Does the need for a Variance involve more than economic considerations?
   Yes ■ No ☐
   Why:
   Yes, the new house will be 2' further back from the lake than the current house. The current house is an eyesore in the community as well as uninhabitable and unsafe.

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: