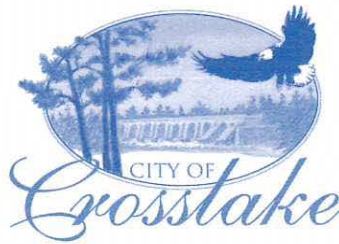


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

**May 27, 2022
9:00 A.M.**

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

PUBLIC HEARING NOTICE

Applicant: Butterfield Enterprises LLC

Authorized Agent: Patrick Trottier of Stonemark Land Surveying Inc

Site Location: 33703 Antler Rd, Crosslake, MN 56442

Request a Conditional Use Permit:

- Residential Rental Unit
- Commercial storage building/storage unit rental

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: Butterfield Enterprises LLC

Parcel Number(s): 14330515/14330516

Application Submitted: April 8, 2022

Action Deadline: June 6, 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: Patrick Trottier of Stonemark Land Surveying Inc

Request:

Conditional Use Permit for residential rental unit and commercial storage building/storage unit rental

Current Zoning:

Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Limited Commercial

East – Shoreland & Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

Development Review Team Minutes held on 3-9-2022:

- Property is located at 33703 Antler Road
- The proposed Pine Vista Circle Plat, variance for lot size, and/or CUP for storage rental & dwelling, preliminary/final plats (covenants) and/or lot consolidation (1 for each parcel if not consolidated first); talk to surveyor on the consolidation
- Discussion on pros & cons on separate parcels vs consolidation of the two parcels; if keep separate may need easement for building #1 access
- Owner met with Chip Lohmiller, Fire Chief, to discuss short term rental requirements
- Article 10 Land Use Classification List, Sec 26-281 Land Use Table requires a CUP in the Limited Commercial district for storage rental and dwelling (short term rental)
- Impervious maximum of 50% (east side of both bldgs. has class 5); proposed: Building #1=6 storage units for sale; Building #2=8 units for dwelling (10)/office/storage; Building #3=1 large storage rental; new parking to be asphalt per ordinance
- The parcel is located within a plat and/or an organization that may have restrictions, owner verifies any restrictions and clarifies that the 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 will be required and/or septic design if applicable; applicant will need to verify that the septic size meets the listed # of rental occupancies
- Wetland Delineation is a requirement for a variance or a no wetland statement/letter
- Discussion on application requirements, procedure, schedule, fee and the requirements/need for a complete application packet by 4:30 PM of the deadline date; 2-yr variance limit; notification methods (Relating handouts were included in their packet: Land Use Table, LC Size/setbacks, parking, signs, landscaping/screening)
- A Land Use Permit will be required prior to construction

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Article 7, Sec. 26-185 for the CUP and Article 8, Sec. 26-222 for the variance of the City Land Use Ordinance and/or Chapter 44 preliminary/final plat
2. Wetland delineation or a no wetland statement/letter
3. A septic design if needed or a septic compliance inspection or winter window agreement
4. A complete Conditional Use Permit (CUP)/Variance application/preliminary plat
5. The public hearing fee of \$500.00 CUP/Variance each and preliminary/final plat costs

Parcel History:

- Pine Vista Plat established in 1999
14330515
- January 2004 – 6’ fence with three strands barbed wire between buildings & freestanding approximately 40 sq ft
14330516
- January 2000 – CUP for wholesaling/warehouse operation with retail sales
- February 2000 – CUP for outside storage in conjunction with wholesaling/warehousing operation
- March 2000 – 70’x150’ building; 56’x36’ building; 100’x50’ roofed storage per CUP 00-01 & 00-03
- April 2000 – CUP approved to operate a warehousing/wholesaling operation with retail sales
- April 2000 – CUP approved for outside storage and open, roofed storage in conjunction with the warehousing/wholesaling/retail sales operation
- August 2000 - Certificate of Installation for septic system

City Ordinance:

Residential rental unit and commercial storage building/storage unit rental – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

Agencies Notified and Responses Received:

County Highway Dept: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

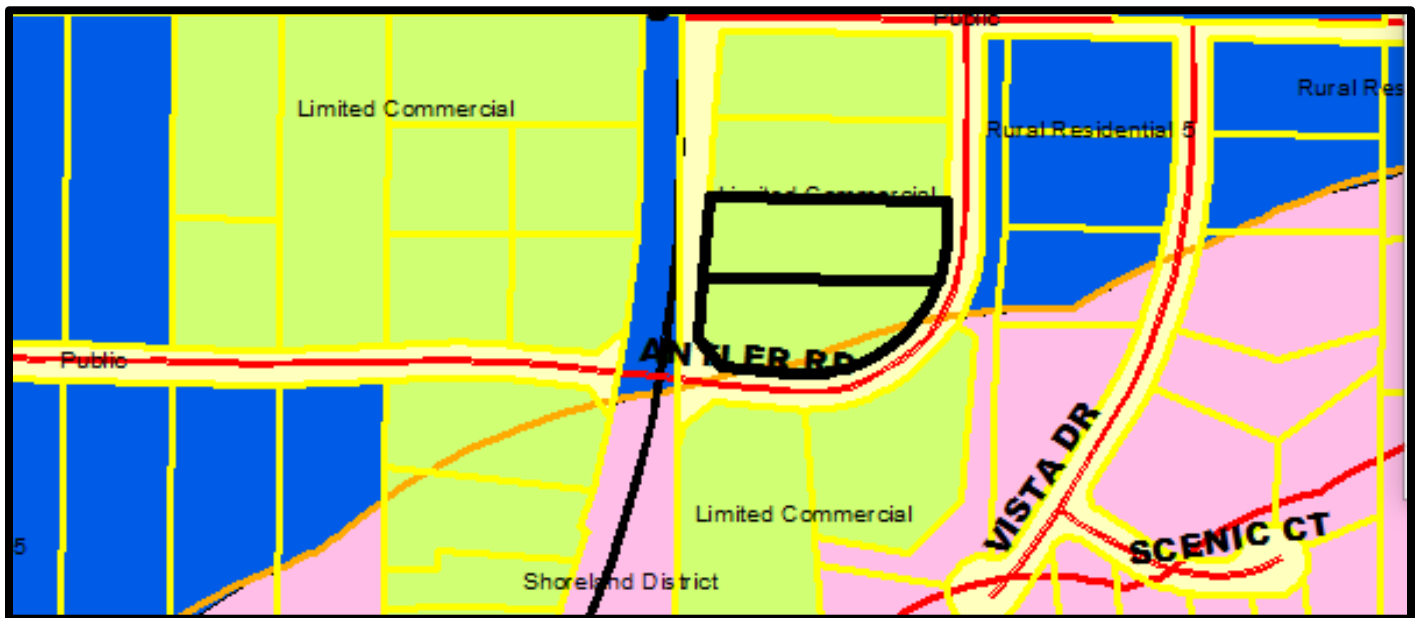
Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for Residential rental unit and commercial storage building/storage unit rental involving approximately 3.03 acres located at 33703 Antler Road, City of Crosslake

POSSIBLE CONDITIONS:

1. Work with staff to implement the submitted stormwater plan
2. Limit hours of usage/operation
3. Screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738
4. Limit outside storage items, types of items and/or location
5. Require a perpetual fence: location, minimum height, type and maintenance thereof
6. All driving/parking/storage areas to be paved or concrete surface



OWNER
Butterfield Enterprises, LLC.
P.O. Box 524
Crosslake, MN 56442

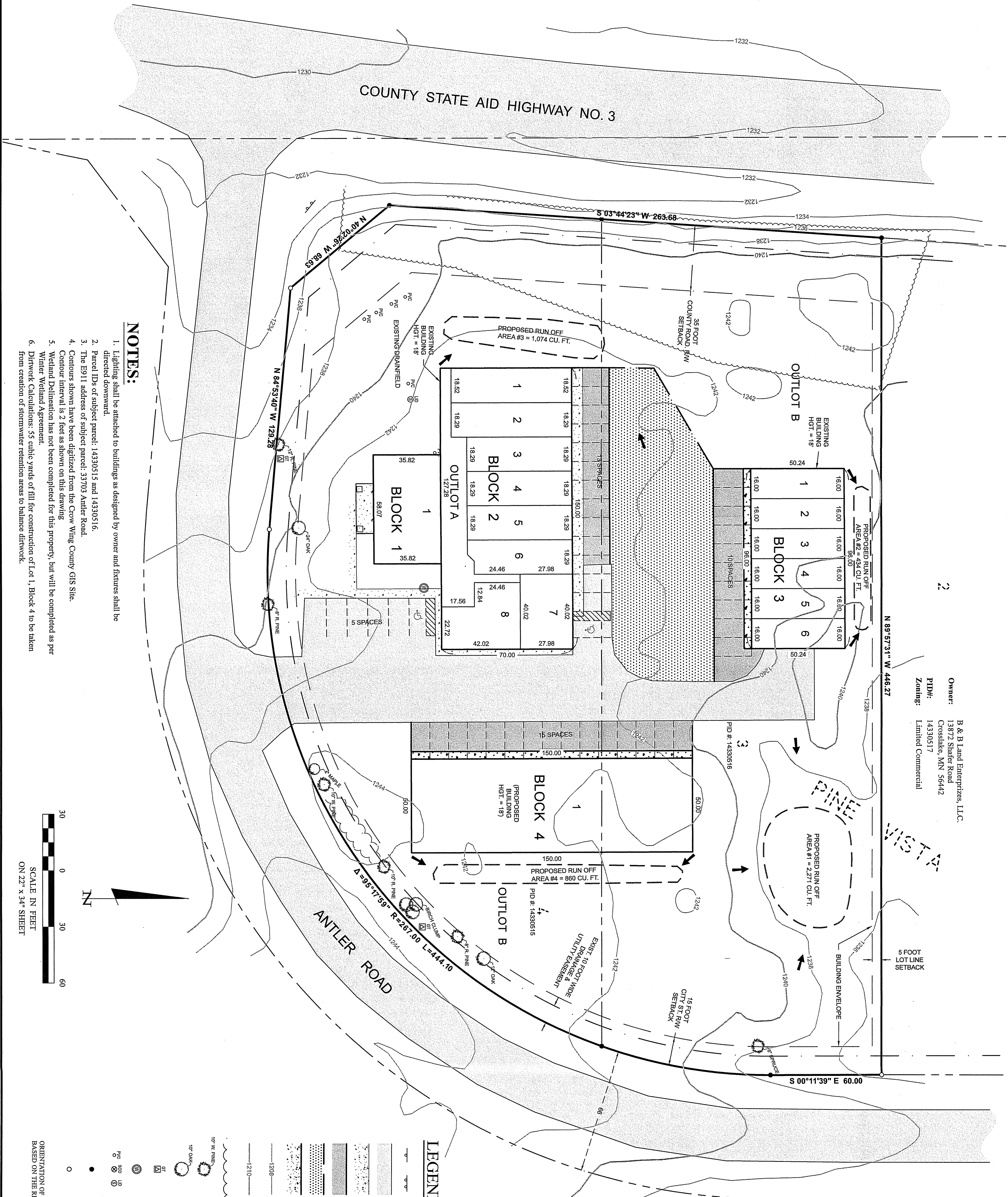
DEVELOPER
Ben Gibbs
39098 Ox Lake Circle
Crosslake, MN 56442

SURVEYOR
Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN 56472
ATTN: Patricia A. Trotter

ANTLER BUSINESS PARK

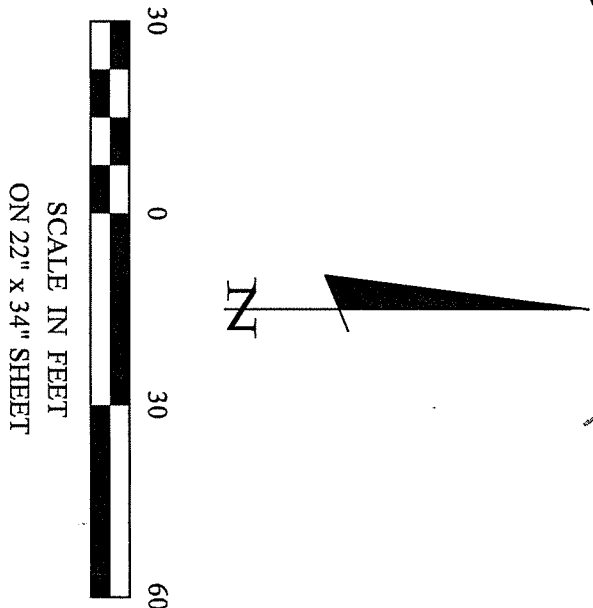
PRELIMINARY PLAT
LOTS 3 AND 4, BLOCK TWO, PINE VISTA,
SECTION 33, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA = 131,949 SQ. FT. / 3.03 ACRES

Owner:
B & B Land Enterprises, LLC.
13872 Shaler Road
Crosslake, MN 56442
PID#:
14330517
Zoning:
Limited Commercial



NOTES:

1. Lighting shall be attached to buildings as designed by owner and fixtures shall be directed downward.
2. Parcel IDs of subject parcel: 14330515 and 14330516
3. The B911 address of subject parcel: 33703 Antler Road
4. Contours shown have been digitized from the Crow Wing County GIS Site.
5. Contour interval is 2 feet as shown on this drawing
6. Wetland Delineation has not been completed for this property, but will be completed as per Winter Wetland Agreement.
7. Dirtwork Calculations: 55 cubic yards of fill for construction of Lot 1, Block 4 to be taken from creation of stormwater retention areas to balance dirtwork.



LEGEND

- DENOTES EXISTING SIGNS
- DENOTES EDGE OF EXISTING BRITANNIANS
- DENOTES EDGE OF EXISTING BRITANNIANS
- DENOTES EDGE OF EXISTING CONCRET
- DENOTES EDGE OF PROPOSED BRITANNIANS
- DENOTES EDGE OF PROPOSED CONCRET
- DENOTES EDGE OF PROPOSED BRITANNIANS
- DENOTES EDGE OF PROPOSED CONCRET
- DENOTES EXISTING CONCRET
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EDGE OF TREELINE
- DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC TANK
- DENOTES EXISTING SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

OBSERVATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF PINE VISTA.

LEGAL DESCRIPTION
Lots Three (3) & Four (4), Block Two (2), Pine Vista.

ZONING
Current zoning is Limited Commercial.

PROPOSED UTILIZATION OF LOTS

The plat will consist of 16 lots and two outlots. Lot 1, Block 1 will consist of living space and will be used as short-term VRBO rental. Lots 7 and 8, Block 1 will include office space and/or storage space. Lots 1-6, Block 2 consist of storage units only. Outlot A includes common bathroom and mechanical rooms for use by all lots in plat. Lots 1-6, Block 3 consist of storage units only. Lot 1, Block 4 will be used for short term storage space rentals. Outlot B consists of all other land in plat and will be commonly owned by lot owners for uses included but not limited to driveway, parking, vegetation and stormwater retention areas and other improvements.

UTILITIES

Lot 1, Block 1 is serviced by private well and septic system. Outlot A will include a common bathroom for use by other units on property and is also connected to same well and septic system. Units in Blocks 3 and 4 will not be serviced by water and/or septic system.

EROSION CONTROL PLAN

1. All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment.
2. Maintain vegetation along property lines and areas undisturbed by construction.
3. No filling or disturbing wet land areas (if any).
4. Slope fences shall be placed at edge of wet lands (if any) during construction.

IMPERVIOUS CALCULATIONS

Existing = 23.9%

Proposed = 40.9%

STORMWATER CALCULATIONS

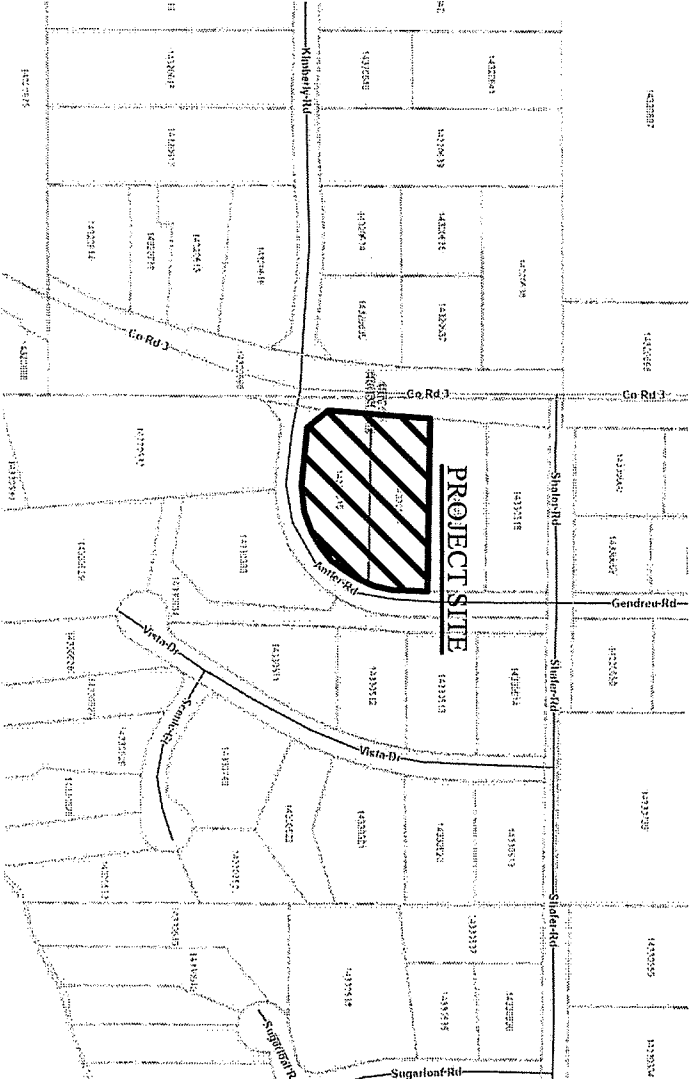
Total Impervious Surface Area = 53,983 sq. ft. x 0.0833 ft. = 4,497 cu. ft.
Proposed Run Off Areas 1-4 = 4,639 cu. ft.

PARKING CALCULATIONS

Parking as shown is for computational purposes only and will not necessarily be striped on pavement as shown. Using standard sizing, 43 standard and 2 handicap parking spaces can be utilized on site as shown.

AREA TABLE

LOT 1	BLOCK 1	2,080 SQ. FT. / 0.05 ACRES
LOT 1	BLOCK 2	1,190 SQ. FT. / 0.03 ACRES
LOT 2	BLOCK 2	1,175 SQ. FT. / 0.03 ACRES
LOT 3	BLOCK 2	1,023 SQ. FT. / 0.02 ACRES
LOT 4	BLOCK 2	1,023 SQ. FT. / 0.02 ACRES
LOT 5	BLOCK 2	1,023 SQ. FT. / 0.02 ACRES
LOT 6	BLOCK 2	993 SQ. FT. / 0.02 ACRES
LOT 7	BLOCK 2	1,120 SQ. FT. / 0.03 ACRES
LOT 8	BLOCK 2	1,289 SQ. FT. / 0.03 ACRES
LOT 1	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 2	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 3	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 4	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 5	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 6	BLOCK 3	804 SQ. FT. / 0.02 ACRES
LOT 1	BLOCK 4	7,500 SQ. FT. / 0.17 ACRES
LOT 1	BLOCK 4	1,885 SQ. FT. / 0.04 ACRES
OUTLOT A		107,044 SQ. FT. / 2.45 ACRES
OUTLOT B		



VICINITY MAP

NOT TO SCALE

30206 Rasmussen 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.

Patricia A. Trotter
PATRICIA A. TROTTER, PLS#41002
DATE: 4-08-2022 LIC. NO. 41002

REVISIONS	DESCRIPTION	BY
DATE		

PROJECT MANAGER:	PAT	PROJECT No.:	22001	DATE:	4-8-2022
CHECKED	PAT	FILE NAME:	PL22001.dwg	SCALE:	HORZ. 1"=30'
DRAWN BY:	PAT/RJF	FIELD BOOK:		VERT.:	NONE
		BOOK		PG.	

ANTLER BUSINESS PARK
PRELIMINARY PLAT
Ben Gibbs
39098 Ox Lake Circle
Crosslake, MN 56442

SHEET
1 OF 1

PLAT ADDITION

PINE VISTA

KNOW ALL MEN BY THESE PRESENTS, That Vargen-Anderson, Inc., a Minnesota Corporation, fee owner and proprietor, of the following described property situated in the County of Crow Wing, State of Minnesota, to-wit:

Government Lot 4, Section 33, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

Subject to easements, restrictions, and reservations of record.

Have caused the same to be surveyed and platted as PINE VISTA, and do hereby dedicate to the public for public use forever, the thoroughfares as shown on the plat, and also dedicating the easements as noted on the plat for the purposes specified.

In witness whereof said Vargen-Anderson, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 30th day of December 1999.

VARGEN-ANDERSON, INC.

David J. Figt, President

STATE OF MINNESOTA



The foregoing instrument was acknowledged before me this 31 day of December 1999, by David J. Figt, President of Vargen-Anderson, Inc., a Minnesota Corporation, on behalf of the Corporation.

Notary Public, Crow Wing County, Minnesota

My commission expires 1/31/2003

I hereby certify that I have surveyed and platted the property described on this plat as PINE VISTA, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

David S. Landecker, Land Surveyor

Minnesota License Number 17008

STATE OF MINNESOTA

COUNTY OF CROW WING

The foregoing Surveyor's Certificate was acknowledged before me this 14 day of December 1999 by David S. Landecker, Minnesota License Number 17008.

Notary Public, Crow Wing County, Minnesota

My commission expires 1/31/2003

I, Roy Lundkron, Auditor of Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 1999.

Roy A. Lundkron, Auditor by Sandra J. Magnus, Deputy Auditor

I, Lauren Borden, Treasurer for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 1999.

Lauren E. Borden, Treasurer by Jeffery J. Avery, Deputy

This plat of PINE VISTA was approved by the City Council for the City of Crosslake, Minnesota, on this 17th day of December 1999.

Darrell E. Swenson, Mayor

Thomas N. Swenson, City Administrator



LINE TABLE CURVE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER R=	L=	Δ=
L1	N 31°35'09" E	146.28	C1	33.00	40.62
L2	N 31°35'09" E	135.32	C2	66.00	288.59
L3	N 31°35'09" E	10.96	C3	66.00	22.11
L4	S 56°24'51" E	104.35	C4	66.00	65.24
L5	S 56°24'51" E	78.31	C5	66.00	113.78
L6	S 56°24'51" E	26.04	C6	66.00	67.46
L7	S 56°24'51" E	37.53	C7	33.00	51.84
L8	N 89°34'22" E	72.57	C8	308.00	172.00
L9	N 89°34'22" E	16.76	C9	308.00	125.92
L10	S 89°34'22" W	104.35	C10	308.00	46.08
L11	N 56°24'51" E	104.35	C11	66.00	288.58
L12	S 12°06'53" W	66.00	C12	66.00	72.74
L13	S 56°24'51" E	66.00	C13	66.00	57.05
L14	N 00°24'38" E	66.00	C14	66.00	158.29
L15	N 70°56'20" W	66.00	C15	33.00	40.62
			C16	242.00	135.14
			C17	33.00	51.84

Office of County Recorder
County of Crow Wing, MN
I hereby certify that the within instrument was filed in this public record on the 31 day of December 1999 and was duly recorded as Doc. No. 1561415.

By: [Signature]

County Recorder

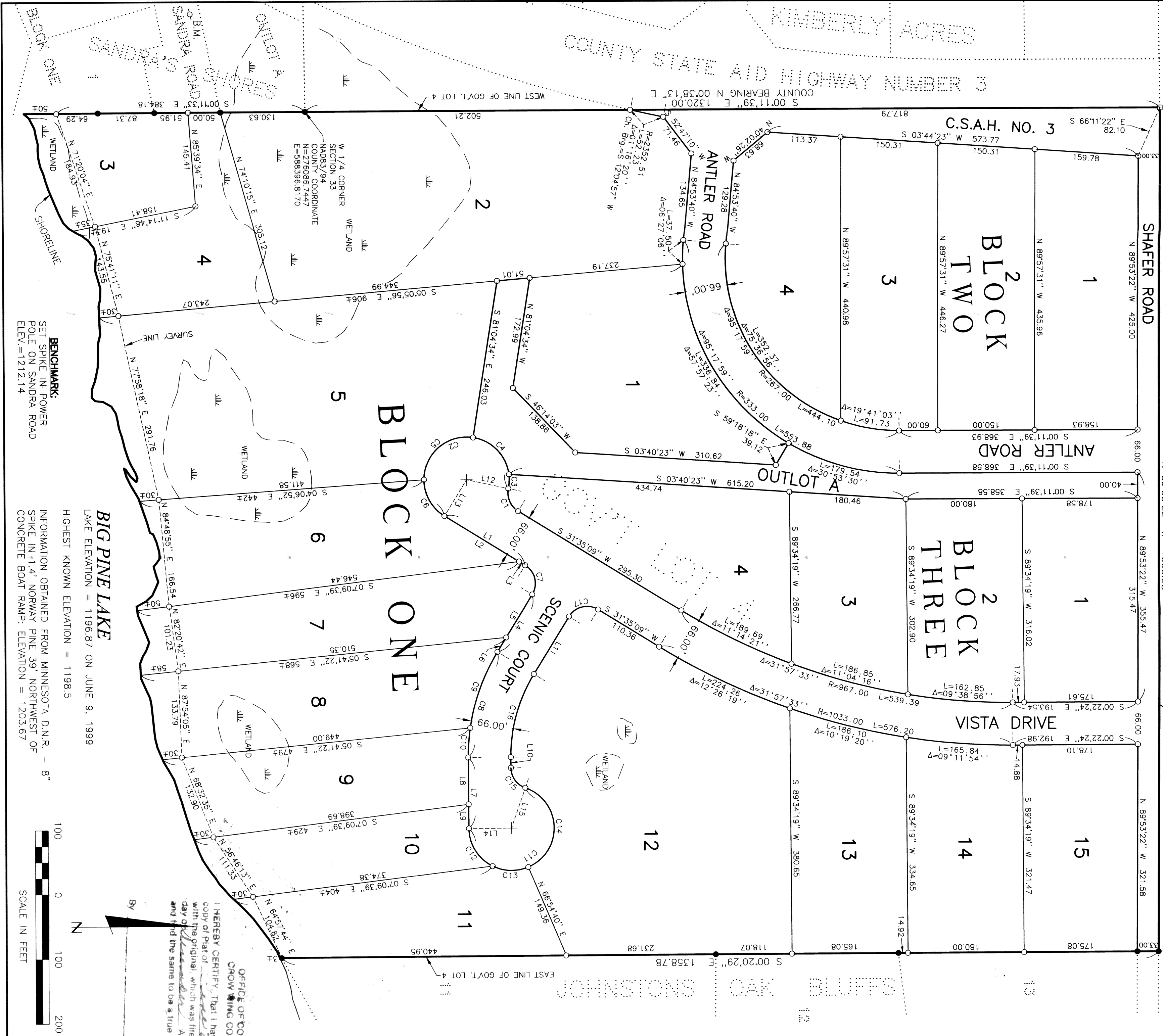
• DENOTES MONUMENT FOUND

○ DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 17008

UTILITY & DRAINAGE EASEMENT

NOTE: OUTLOT A AND ALL LOTS ARE AFFECTED BY A 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT WHICH ADJOINS ALL RIGHT OF WAYS.

PREPARED BY:
LANDECKER & ASSOCIATES INC.
P.O. BOX 120, PEQUOT LAKES, MN. 56472

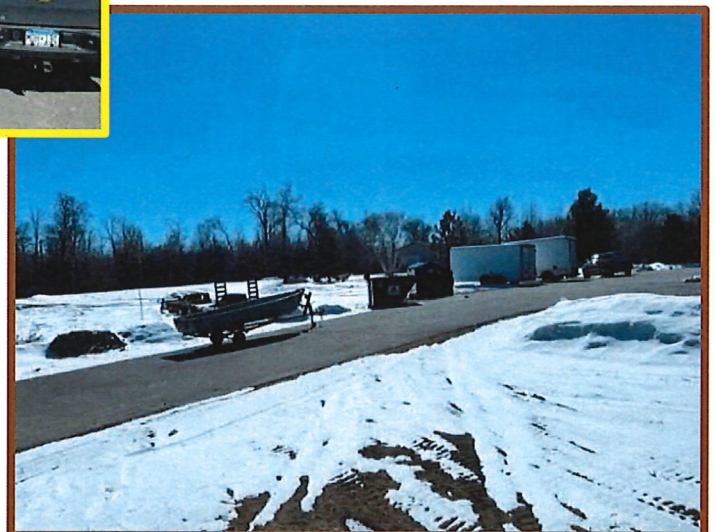


BIG PINE LAKE

LAKE ELEVATION = 1196.87 ON JUNE 9, 1999

HIGHEST KNOWN ELEVATION = 1198.5

BENCHMARK:
SET SPIKE IN POWER POLE ON SANDRA ROAD
ELEV.=1212.14



From: [Mark Melby](#)
To: [Cheryl](#)
Cc: [Jory Danielson](#); [Tim Bray](#); [Rob Hall](#)
Subject: RE: 3.9.2022 DRT Meeting Info
Date: Tuesday, March 8, 2022 12:51:26 PM
Attachments: [image001.png](#)
[Application-Agency_Kent.pdf](#)
[Application-Agency_Gibbs.pdf](#)

Kent Application – If the proposed storage facility proceeds, any upgrades to a commercial entrance will require a permit from the highway department. The County and/ or Assistant Engineers may offer additional comments.

Gibbs Application – No comments on the Gibbs application at this time.

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: Wednesday, February 23, 2022 1:04 PM
To: Mark Melby <Mark.Melby@crowwing.us>
Subject: 3.9.2022 DRT Meeting Info

Good Afternoon,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing or present in person. The times of each application is indicated at the top of the application.

Respectfully,

Cheryl Stuckmayer
Planner – Zoning Coordinator
Crosslake Planning and Zoning Department



Conditional/Interim Use Permit Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

\$1012 = CUP + Variance + \$12 copies each

Receipt Number: 969951220032V

Permit Number: 220031C

Property Owner(s): Butterfield Enterprises LLC

Mailing Address: 39098 Ox Lake Circle, Crosslake, MN. 56442

Site Address: 33703 Antler Road. Crosslake, MN. 56442

Phone Number: 612-386-8361

E-Mail Address: ben@crosslakesales.com

Parcel Number(s): 14330515

Legal Description: Lot 4, Block 2, Pine Vista

Sec 33 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: 1.49

Lake/River Name: NA

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

If yes, list Parcel Number(s) 14330516

Authorized Agent: Patrick Tro Hies

Agent Address: PO Box 874 Peguot Lakes

Agent Phone Number: 218-568-4940

Signature of Property Owner(s) [Signature]

Date 4-8-22

Signature of Authorized Agent(s) [Signature]

Date _____

(Check applicable requests)

☒ Residential & Related Uses:

- Specify Rental Dwelling unit
- ☐ 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 _____
- ☐ 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 Storage rental bldg/unit
- ☐ Shoreland District
 - ☐ Rural Residential District (5 A Min.)
 - ☐ Sensitive Shoreland District
 - ☒ Limited Commercial District
 - ☐ Downtown Commercial District
 - ☐ Waterfront Commercial District
 - ☐ Commercial/Light Industrial District

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" *+ \$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 4-8-2022 Land Use District LC Lake Class 11/A

Septic: Compliance WWA SSTS Design WWA Installation —

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? We are dividing the property into smaller building sizes that will be used for small business's or storage

the previous land owners used the property for manufacturing of log products much of the work was done out side and was loud

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

YES ☒ NO ☐

Why? I believe small companies will be able to run there business out of our location and store their items in a nice and neat way. We will also offer housing to people in the area

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

YES ☒ NO ☐

Why? Same as above

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

YES ☐ NO ☒

Why? I believe it will make this are better with being with less noise

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

YES ☐ NO ☒

Why? see 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 not near any lakes and we will be putting in drainage areas. We will not be using big chain saws outside of building thru out the year.

- (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? upgrade septic to spec's

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?