

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

June 24, 2022

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Greg C & Roseanne Haglin

Authorized Agent: NA

Site Location: That part of Govt Lot 3, Bonnie Lakes Rd, Crosslake, MN 56442

Request:

- Subdivision of property

To:

- Subdivide parcels #14240601 involving 35.89 acres into a total of 12 tracts

Notification: Pursuant to Minnesota Statutes Chapter 462 and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 and has been published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Greg C & Roseanne Haglin

Parcel Number(s): 14240601

Application Submitted: May 9, 2022

Action Deadline: July 7, 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: N/A

Request: To Subdivide parcels #14240601 involving 35.89 acres into a total of 12 tracts

Current Zoning: Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Shoreland District, RR5

South – Shoreland District, RR5

East – RR5

West – Shoreland District

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

- Property is located off of Bonnie Lake Road
- The proposed variance is for 7 parcels to be 2+ acres and 5 parcels to be 4+ acres where 5 acres are required
- Possible covenants per owner: Block 1 to be the 2+ acres needing a residence before a rear yard accessory structure could be built; Block 2 to be the 4+ acres without structural restrictions
- Gansen stated he would verify if the easement needed a cul-de-sac and if there are requirements to the easement length
- Plat name to be determined and given to Gansen
- Preliminary/Final plat upon variance approval
- Covenants to be submitted with preliminary plat if wanted
- Impervious maximum of 25% for the RR5 district
- If your parcel is located within an organization that has restrictions, it would be your responsibility to verify and meet those restrictions
- Two septic site suitability documents will be needed for each parcel and shown on the survey
- 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;

payment policy; notification methods; variances are limited to 2 years with substantial completion

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. A preliminary plat meeting the requirements outlined in Chapter 44 of the Code of Ordinances of the City of Crosslake upon variance approval
3. Wetland delineation or a no wetland statement/letter
4. Two septic site suitability documents/per parcel
5. A complete Variance application with the \$500.00 public hearing fee
6. Upon variance approval the residential public hearing fee: \$500 + \$100 per new lot; Final \$500 + \$25 per new lot
7. Upon recommendation from the Planning Commission/Board of Adjustment to the City Council and before the city council meeting a park dedication fee of \$1,500.00 or 10% of land per new lot or a combination thereof as outlined in Chapter 44, Sec. 44-402 is required for newly created lots

Parcel History:

- No parcel history on this vacant parcel

City Ordinance:

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

City Community Plan:

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

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: No comment received before packet cutoff date

Lake Association: No comment received before packet cutoff date

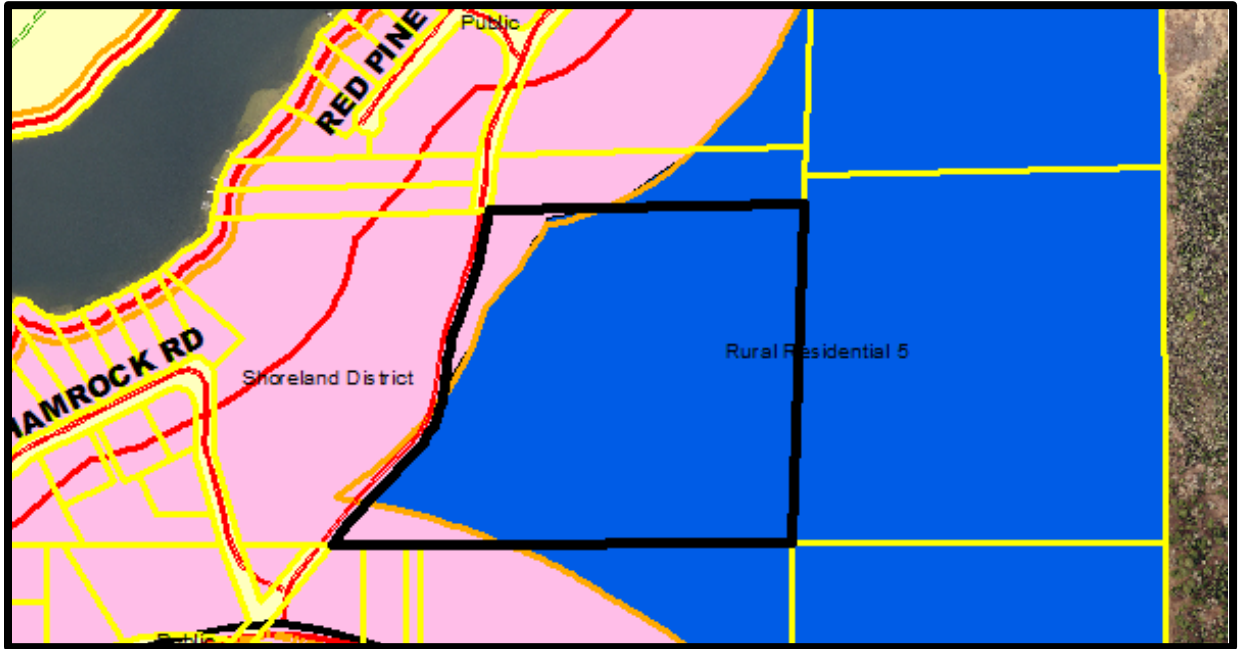
Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/table/deny the subdivision of parcels #14240601 involving 35.89 acres into a total of 12 tracts located off of Bonnie Lakes Rd, Sec 24, City of Crosslake



PRELIMINARY PLAT
BONNIE LAKES ESTATES

EXISTING DESCRIPTION - (As Per Doc. No. - 266889 Parcel No.: 14240601)
That part of Government Lot Three (3), Except the North One Hundred (100) feet thereof, in Section Twenty-Four (24), Township One Hundred Thirty-seven (137) North, of Range Twenty-seven (27) West of the Fifth Principal Meridian, that lies easterly of O'Brien Road as the same crosses said Government Lot Three (3).

SURVEYOR'S NOTES:

- Bearing Orientation is based on Crow Wing County Coordinate System NAD83/2011.
- Benchmark: Set double spike in on 18 inch oak tree. Elevation = 1245.3 (NGA029)
- The field survey was completed on 3/2/2022. There was approximately 12 inches of snow cover across the property being surveyed.
- The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on April 18, 2022.
- Property Zoning: Rural Residential 5
- Setback Requirements: R-O-W = 35 feet Wetland = 15 feet Property Line = 10 feet
- Subject property is non-florian.

LAND AREA:
35.89 ACRES
ROAD AREA:
1.02 ACRES

WETLAND:
Delineated by Mitch Brinks
Certified Wetland Delineator

OWNER/DEVELOPER:
Greg Haglin
523 Carver Lane
Lebanon, TN, 37087

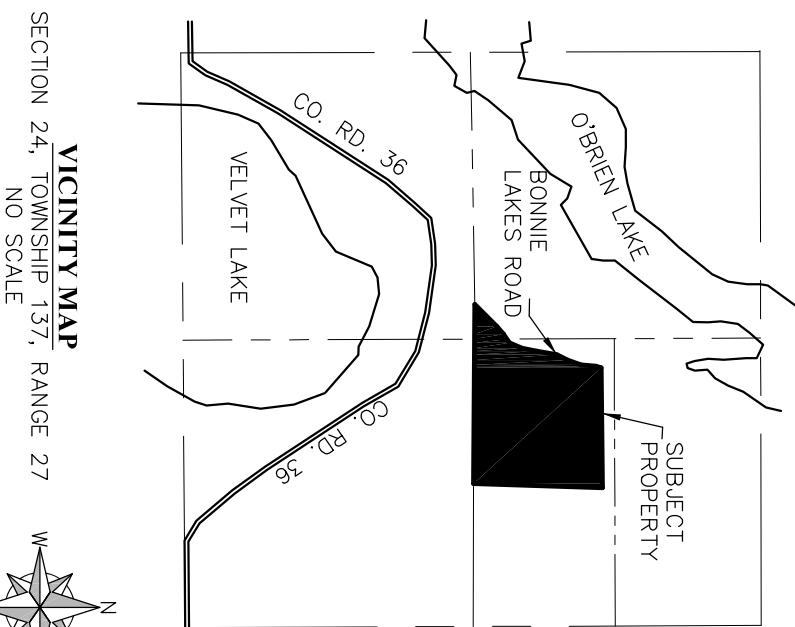
SITE LOCATION:
Bonnie Lakes Road
Crosslake, MN, 56442

PARCEL NO.
14240601

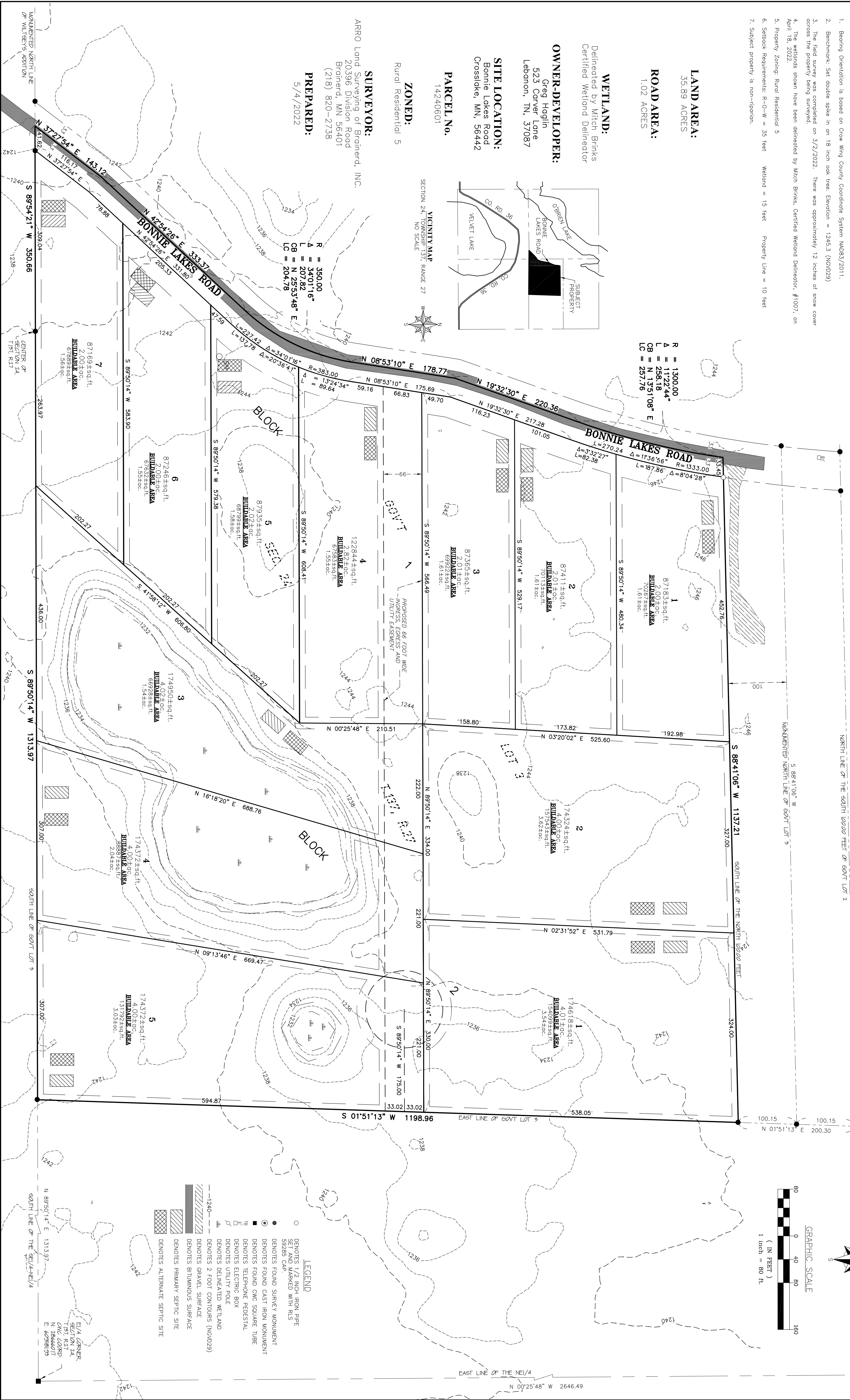
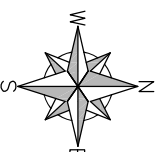
ZONED:
Rural Residential 5

SURVEYOR:
ARRO Land Surveying of Brainerd, INC.
20396 Division Road
Brainerd, MN 56401
(218) 820-2738

PREPARED:
5/4/2022



VICINITY MAP
SECTION 24, TOWNSHIP 137, RANGE 27
NO SCALE



DRAWN BY:	JAS	CHECKED BY:	EEL
APPROVED BY:	JAS	JOB NUMBER:	22-020P
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:

Greg Haglin

PRELIMINARY PLAT
Part of Gov't Lot 3,
Sec, 24, T.137, R.27
Crow Wing County, MN



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.
Signed and dated this 4th day of May, 2022
By: Jared A. Spaid, Minnesota License No. 59285

Brinks Wetlands Services LLC
Mitch Brinks
Certified Wetland Delineator #1007
11914 Joneswood Cir
Baxter, MN 56425
218-820-9502



April 18, 2022

Crosslake Planning & Zoning
13888 Daggett Bay Rd
Crosslake, MN 56442

S/B 14240601

Re: Wetland Delineation for Haglin Site, PID 14240612

On Monday, April 18, 2022, I visited the 20+ acre Haglin site located east of Bonnie Lakes Road, north of County Road 36 in the City of Crosslake (*PIN: 14240612*). A wetland determination was conducted by examining the vegetation, soils, and hydrologic indicators of the site. All three of these criteria must be met in order for wetlands to exist. One large wetland complex and one small wetland were observed on the site.

The wetland delineation was conducted pursuant to the 1987 *Army Corps of Engineers Wetlands Delineation Manual* with subsequent clarification memoranda and supplements and pursuant to confirmation by the Army Corps of Engineers and / or the Local Government Unit. The wetland determination was conducted at a level of care and skill generally accepted by professionals performing this type of work under the usual constraints of time and resources.


Sincerely,


A handwritten signature in black ink that reads "Mitch Brinks".


Mitch Brinks
Minnesota Certified Delineator #1007
218-820-9502
mapsbymitch@gmail.com


Wetland Delineation Map


PID: 14240601

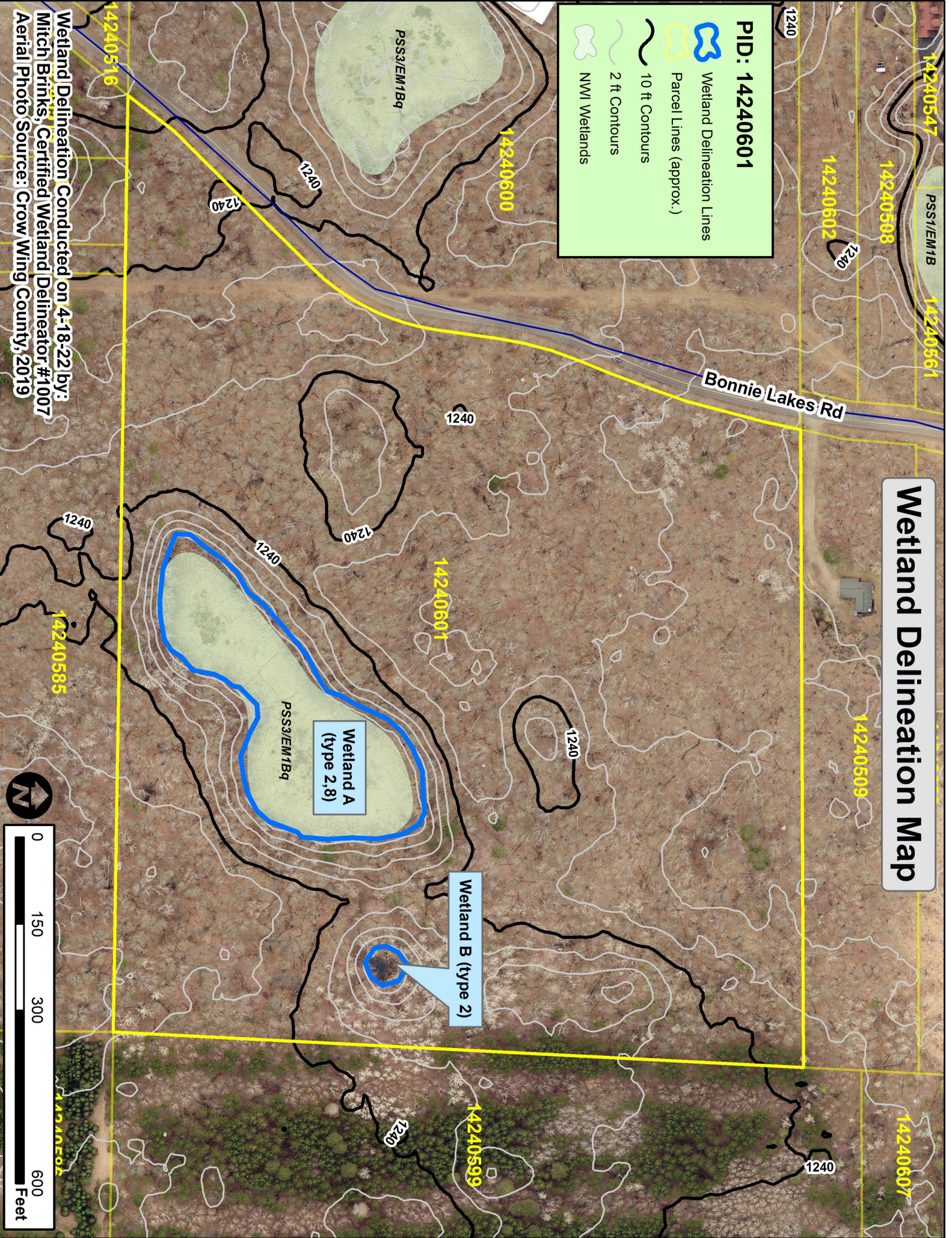
 Wetland Delineation Lines

 Parcel Lines (approx.)

 10 ft Contours

 2 ft Contours

 NWI Wetlands



Wetland Delineation Conducted on 4-18-22 by:
Mitch Brinks, Certified Wetland Delineator #1007
Aerial Photo Source: Crow Wing County, 2019

Declaration of Covenants, Conditions
And Restrictions for Bonnie Lakes Estates
Crow Wing County, Minnesota

- 1) No pre-manufactured homes or mobile homes will be allowed within this plat.
- 2) A residential dwelling must be built on a lot within Block 1 prior to the construction of an outbuilding on same lot.
- 3) Any outbuildings within Block 1 must be located Easterly to the residential dwelling and have an exterior finish of similar product to that of the dwelling's exterior.
- 4) Minimum footage on the main level of a residential dwelling is 1,200 square feet, or 1,000 square feet of a split entry or two-story dwelling.
- 5) All dwellings must have an attached garage with a minimum square footage of 576 square feet.
- 6) Any dwelling or outbuilding being constructed must have the permanent exterior windows, siding and roofing completed within 12 months of the permit issue.
- 7) No portion of any lot shall be used for dumping garbage, trash, or refuse of any kind except debris that may be temporarily present in connection with the construction work. All construction related debris must be removed within 12 months of the permit issue.
- 8) Landscaping and lawn shall be completed within 12 months of permit issue.
- 9) No inoperable vehicles are allowed on the property for more than 24 hours consecutively unless enclosed in a storage facility.
- 10) Each property owner within Block 2 has the authority and is independently responsible to maintenance and/or improve the common easement driveway of this plat between their property and Bonnie Lakes Road as they deem necessary. However, they are prohibited from inhibiting the legal use of said easement from any owner(s) of lots within Block 2.
- 11) Any variations to these covenants must be approved in writing by the undersigned developers.

Developers' signatures:

Greg C. Haglin

Date: _____

Roseanne Haglin

Date: _____

STATE OF MINNESOTA, COUNTY OF CROW WING, ss:

On this _____ day of _____, _____, before me personally appeared Greg C. Haglin and Roseanne Haglin, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Drafted by:
Greg Haglin
P.O. Box 258, Crosslake, MN 56442

Notary Public
Signature of person taking acknowledgment

My commission expires _____



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

Receipt Number: 969978

Permit Number: 220057S

Property Owner(s): Greg C. and Roseanne Haglin

Mailing Address: p.o. box 258 Crosslake, MN 56442

Site Address: xxx Bonnie Lakes Road Crosslake, MN 56442

Phone Number: 218.894.6815

E-Mail Address: greg@haglin.org

Parcel Number(s): 14240601

Legal Description: Gov lot 3...see Exhibit A

Sec 24 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: 35

Lake/River Name: N/A Closest O'Brien

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

If yes, list Parcel Number(s) _____

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Signature of Property Owner(s) Greg C. Haglin

Date 5/4/2022

Signature of Authorized Agent(s) _____

Date _____

Subdivision Type

(Check applicable request)

☐ Metes and Bounds-**Record**

within 90 days of approval

☒ Residential Preliminary Plat 11 new

☐ Residential Final Plat

☐ Commercial Preliminary Plat

☐ Commercial Final Plat

Development

11 Number of proposed lots

0 Number of proposed outlots

Access

☒ Public Road Front lots

☒ Easement 5 Back lots

Easement recorded: Yes ☒ No

Septic

Compliance _____

SSTS Design _____

Site Suitability 2 per 12 parcels

- ☐ All applications must be accompanied by signed Certificate of Survey
- ☒ Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake" \$1606.00
- ☐ Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake"
- ☐ Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake"
- ☒ Above Fees will require additional Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both Payable to "City of Crosslake"
- ☒ No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by CS Date 5-9-22 Land Use District RL5 Lake Class GD Park, Rec, Lib 11 parcels



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

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

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

Yes No

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

Yes No

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

Yes No Specify other required standards.

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

Yes No Zoning District

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

Yes No

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

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

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

Yes No

8. Other issues pertinent to this matter.