

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

July 22, 2022

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: James Richard & Rachelle Slaikeu

Authorized Agent: Abra Landscaping

Site Location: 11758 Manhattan Point Blvd, Crosslake, MN 56442 on Big Trout Lake-GD

Variance for:

- Bluff setback of 0 feet where 30 feet is required to proposed retaining walls/sidewalk
- Bluff setback of 0 feet where 30 feet is required to proposed patios/fireplace
- Bluff setback of 0 feet where 30 feet is required for proposed dirt moving
- Road right-of-way setback of 10.1 where 35 feet is required for proposed patio

To construct:

- 387 square foot patio where 0 square feet is allowed
- 856 square foot patio and fireplace where 0 square feet is allowed
- 90 yards of dirt moving (includes the building material) @ 30 yards each for patio A, patio B & lake access walkway/retaining wall

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: James & Rachelle Slaikeu

Parcel Number(s): 14060831, 14060832

Application Submitted: June 9, 2022

Action Deadline: August 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: Abra Landscaping

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Current Zoning: Shoreland District

Existing Impervious Coverage:

15.7%

Proposed Impervious Coverage:

18.0%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 6-28-2021

Parcel History:

- Manhattan Beach (A Replat of Twin Beach) established in 1926
- June 1978 – Add a lift station & one 1000 drywell
- June 1994 – Variance to construct a dining room addition, approximately 9'x 16', on the north side of the existing house. This addition will fall within the required setback, but will not extend beyond the existing structural house (not sure of the motion)
- June 1997 – Variance approved to construct a 9'x16' addition to the lakeside of the cabin
- January 2002 – Variance 2002-003 approved to construct an addition on an existing concrete slab that cantilevers from the house northward and a breezeway at less than the required 30' setback from the top of the bluff (this is the revised request)
- August 2002 – Construct a 16'x24' Garage

- December 2002 – Residential addition of 672 sf; deck/landing of 60 sf per variance 2002-003
- December 2007 – 8'x12' shed per ordinance

Agencies Notified and Responses Received:

County Highway Dept: N/A

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:

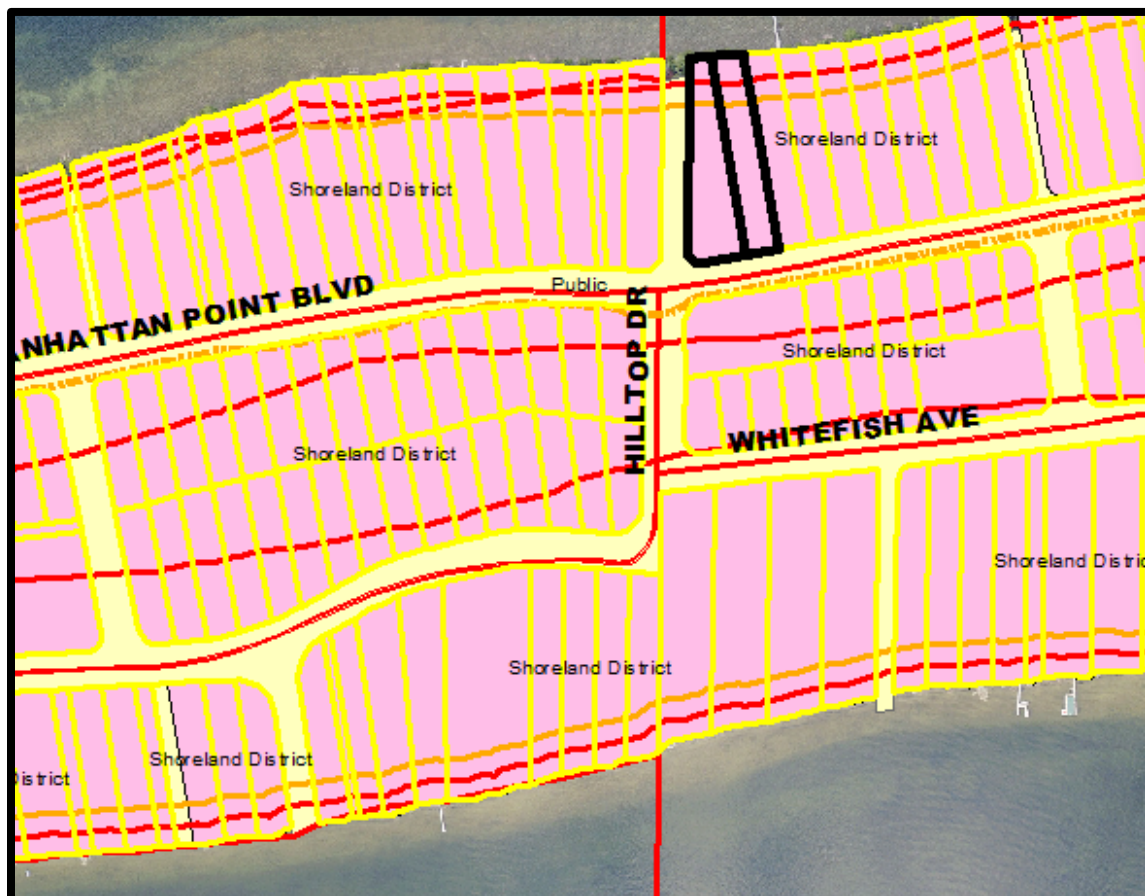
To approve/table/deny the variance to allow:

- Bluff setback of 0 feet where 30 feet is required to proposed retaining walls/sidewalk
- Bluff setback of 0 feet where 30 feet is required to proposed patios/fireplace
- Bluff setback of 0 feet where 30 feet is required for proposed dirt moving
- Road right-of-way setback of 10.1 where 35 feet is required for proposed patio

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As shown on the certificate of survey dated 6-8-2022



CERTIFICATE OF SURVEY

LOTS 9 AND 10, BLOCK 7, "MANHATTAN BEACH (a replat of TWIN BEACH)"
SECTION 6, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
AREA = 48,309 SQ. FT.± / 1.1 ACRES±

BIG TROUT LAKE

GENERAL DEVELOPMENT CLASSIFICATION

NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00

HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1227.57 ON 3-16-2022

BASED ON NGVD 29 DATUM

LEGAL DESCRIPTION PER DOCUMENT NO. 263628 TORRENS

Lots Nine (9) and Ten (10) of Block Seven (7) in Manhattan Beach, a Replat of Twin Beach, according to the plat thereof on file and record in the office of the Registrar of Titles in and for said county and state, Subject to mineral reservation in Deed, Book 70 of Deeds, page 634, excepting from said mineral reservation portions described in Deed, Book 57 of Deeds, page 602; subject to flowage easements in Deeds, Book 34 of Deeds, page 115; Book 34 of Deeds, page 117; Book 57 of Deeds, page 602

Crow Wing County, Minnesota

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Reservations, restrictions and easements of record, if any.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	1,712	48,309	3.5%
Garage	384	48,309	0.8%
2 Sheds	196	48,309	0.4%
Conc., Flagstone & Pavers	1,813	48,309	3.8%
Gravel	3,494	48,309	7.2%
Total	7,599	48,309	15.7%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	1,712	48,309	3.5%
Proposed Building	1,024	48,309	2.1%
Garage	384	48,309	0.8%
Shed	92	48,309	0.2%
Conc., Flagstone & Pavers	2,452	48,309	5.1%
Driveway	3,046	48,309	6.3%
Total	8,710	48,309	18.0%

RUN OFF CALCULATIONS

Total Impervious Surface Area	8,710 sq. ft.	X	0.0833 ft.	=	725 cu. ft.
(from table above)					

LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING FLAGSTONE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- BENCHMARK: SET 3/8" REBAR IN NE FACE OF 24" RED PINE
- ELEV. = 1286.36 BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

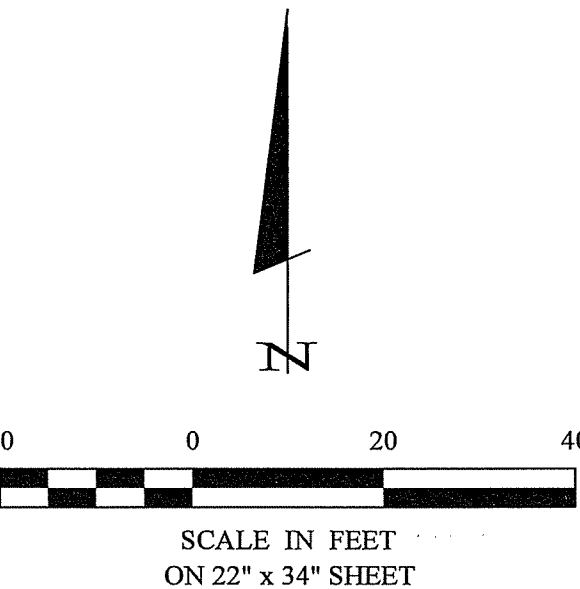
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF LOT 10 TO HAVE AN ASSUMED BEARING OF N 00°00'00" E.

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 3-16-2022.
- Zoning for subject tract = "Shoreland District".
- 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.
- Parcel IDs of subject parcel: 14060831 and 14060832.
- The E911 address of subject parcel: 11758 Manhattan Point Blvd..
- There was a snow depth of 1-1/2 feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

HILLTOP DRIVE
(WEST AVE.)

MANHATTAN POINT BLVD. (MANHATTAN BOULEVARD)



CERTIFICATE OF SURVEY

Corey Ledin
Abra Landscaping
34186 County Road 3
Crosslake, MN 56442

PROJECT MANAGER:

CMH

PROJECT No.:

22041

DATE:

6-8-2022

CHECKED BY:

CMH

FILE NAME:

C22041.dwg

SCALE:

HORZ. 1"=20'

DRAWN BY:

RJF

FIELD BOOK:

BOOK 468 PG. 18

VERT. NONE

REVISIONS

DATE	DESCRIPTION	BY

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. HILDE
CYNTHIA M. HILDE PLS#44881
DATE 6-8-2022 LIC. NO. 44881



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



Scale: 1/32" = 1 ft

Slaikeu Cut & Fill

Patio A

Fill

20 Yards

Building material

10 Yards

Total

30 Yards

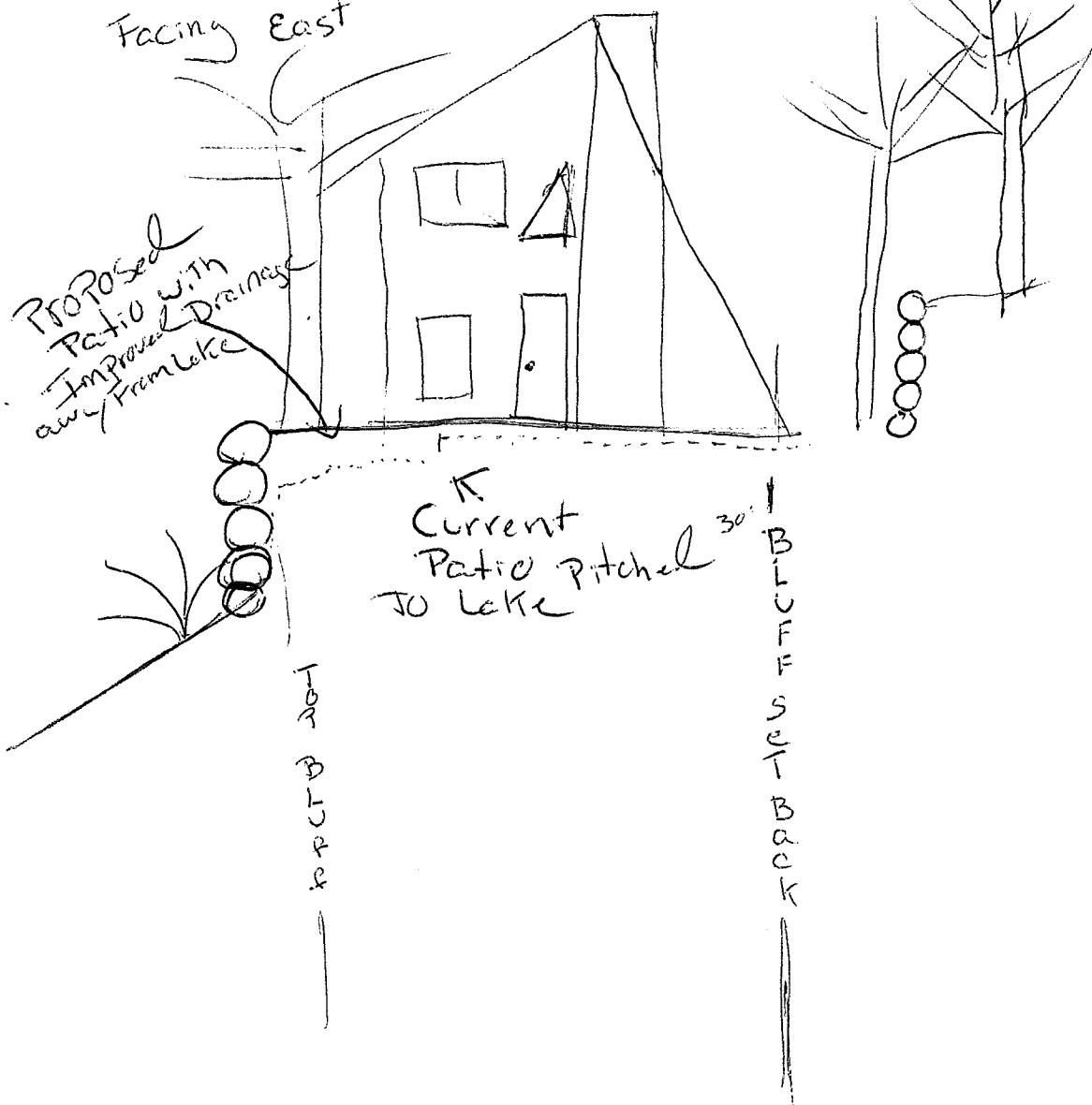
Facing East

PROPOSED
Patio with
Improved Drainage
away from Lake

Current
Patio Pitched
TO Lake

BLUFF STREET

BLUFF STREET



Slackev Cut + Fill

Patio B

Fill

20 yards

Cut

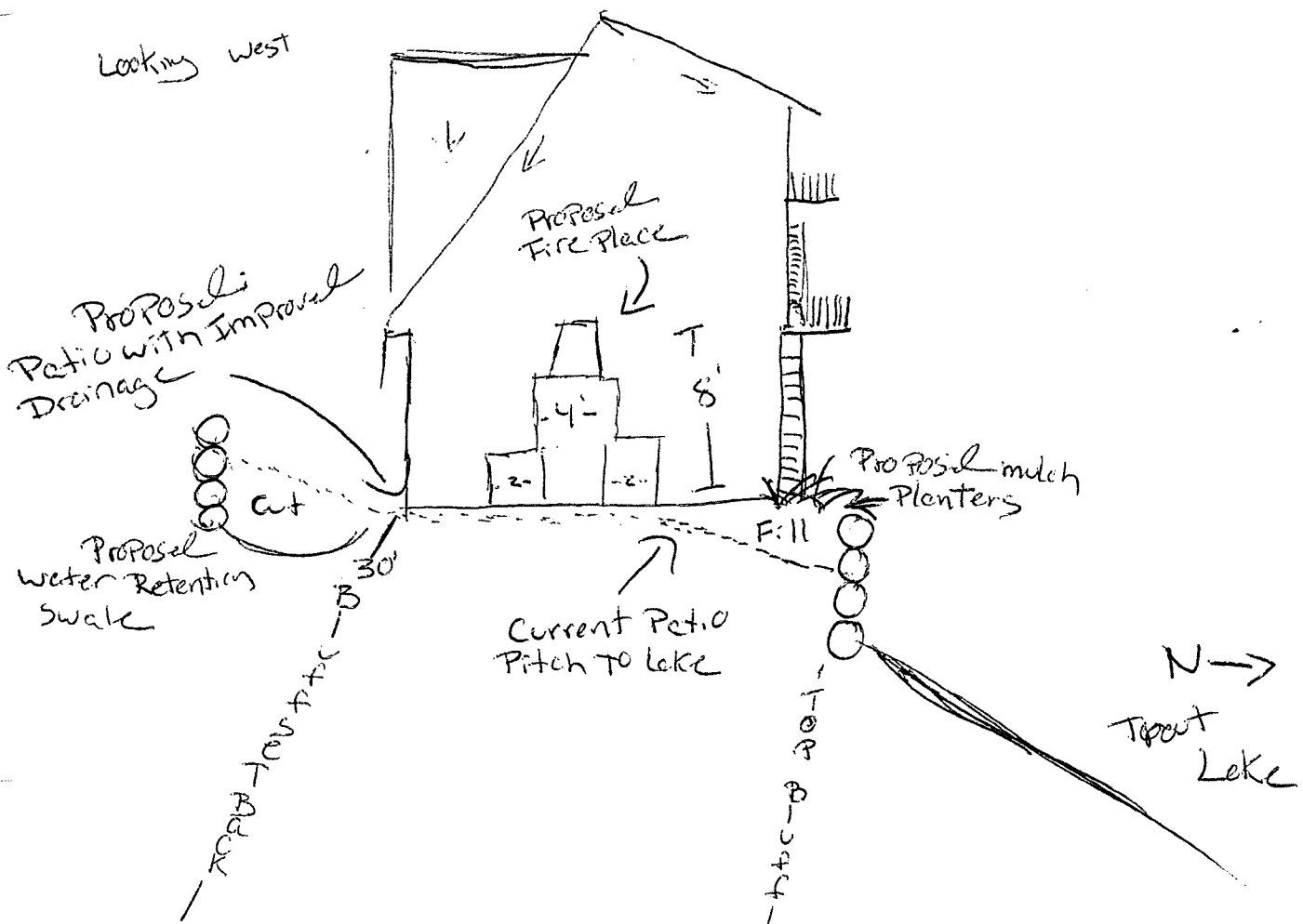
10 yards

Building Material

10 yards

Total import

30 yards



Slaikeu Cut & Fill

Lake access Walkway Retaining wall

Fill

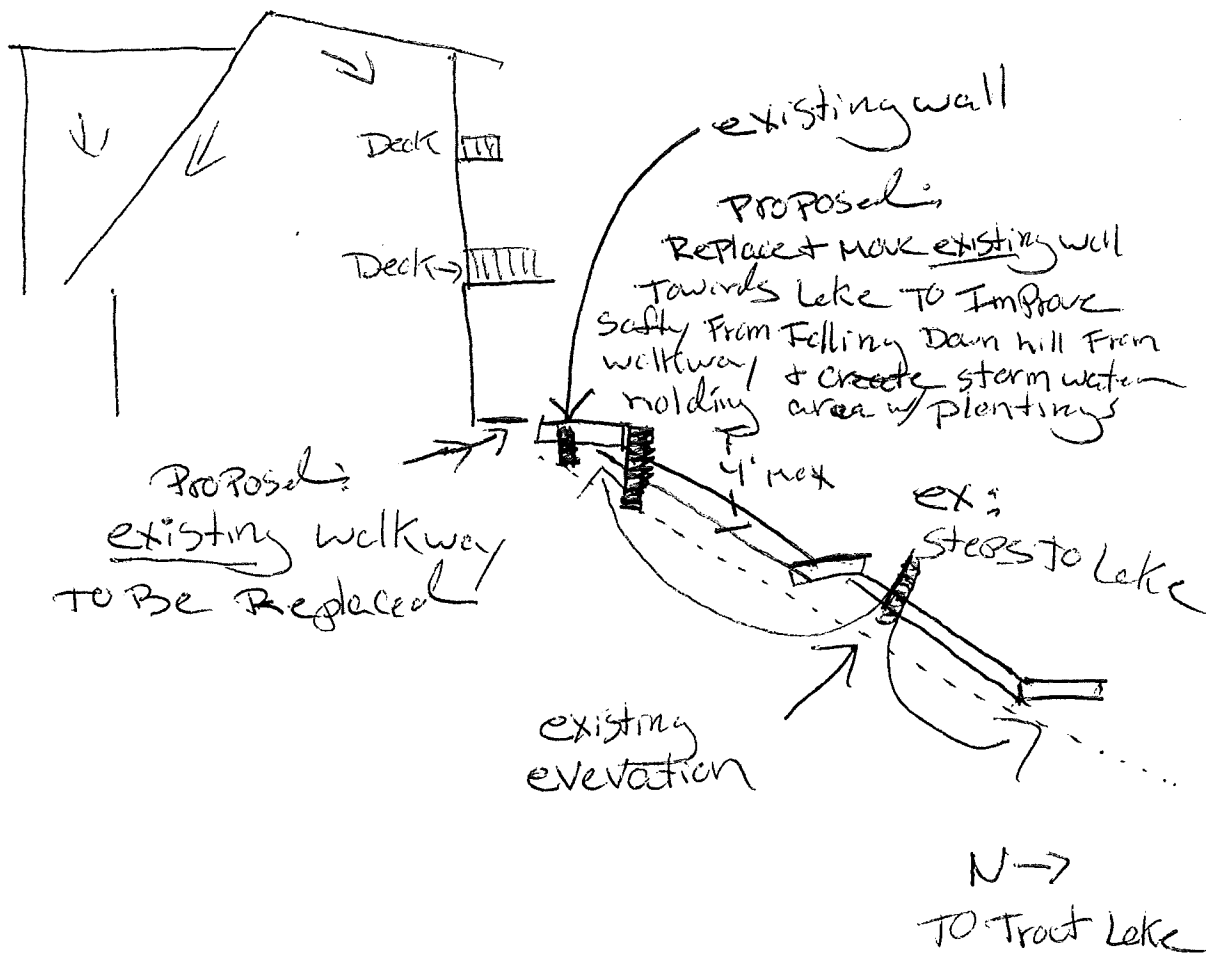
20 Yards

Building material

10 yards

total 30 Yards

Looking west





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: 781601

Permit Number:

220081V

Property Owner(s):

James Richard

Racheille Slaikeu

\$506.00

July mtg

Mailing Address:

17099 Javelin Ct, Lakeville, MN

55044

Site Address:

11758 Manhattan Pt Blvd

Crosslake, MN

56442

Phone Number:

612-968-0210

E-Mail Address:

jrslaikeu@gmail.com

Parcel Number(s):

14060831 / 14060832

Legal Description:

Lot 10 Block 7 / Lot 9 block 7,

Manhattan Beach (a replat of Twin Beach)

Sec 6

Twp 137

Rge 26

☐

27

☒

28

☐

Lake/River Name:

Trout

Do you own land adjacent to this parcel(s)?

Yes

No

If yes list Parcel Number(s)

Authorized Agent:

ABRA Landscaping

Agent Address:

PO Box 900 Crosslake MN 56442

Agent Phone Number:

218-692-1860

Variances

(Check applicable requests)

☐ Lake/River Setback

☐ Road Right-of-Way Setback

☒ Bluff Setback - Top

☐ Side Yard Setback

☐ Wetland Setback

☐ Septic Tank Setback

☐ Septic Drainfield Setback

☐ Impervious Coverage

☐ Accessory Structure

☐ Building Height

☐ Patio Size

☒ retaining walls

☒ Dirt Moving = 90cy

☒ Patio/Fireplace 124/5sf

Signature of Property Owner(s)

Date

Signature of Authorized Agent(s)

Date

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" \$500 Fee + 16 copies = \$506
- 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

Cheryl S.

Date

10-9-2022

Land Use District

SD

Lake Class

GD

Septic: Compliance

6-28-21

SSTS Design

—

Installation

—



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: They have two existing patios adjacent to the house in
the bluff setback and side setback and want to redo them to have a smoother safer surface we would also pitch the patio so the
water would not run towards the lake

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why: they are makeind the suface safer and correctind storm
water run off making the lakes cleaner and healthier from reducing eroision by rebuilding patios and retaining walls

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why: the previous owner built the house before there was bluff
setbacks the current homeowner wants to update the property that will benifit both the lake and bluff from stormwater
run off

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why: by rebuilding patios we would be able to correct the
stormwater that is running towards the lake and run the water into a holding area to be absorbed slowly preventing
eroision and improving water quality



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: