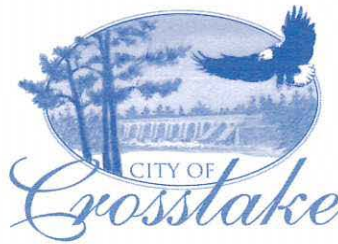


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

**August 26, 2022
9:00 A.M.**

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

PUBLIC HEARING NOTICE

Applicant: Ervin E & Carol J Rassatt

Authorized Agent: Chris Boxmeyer

Site Location: 36560 Tamarack Rd, Crosslake, MN 56442

Request a Conditional Use Permit (CUP):

- Accessory structure requires a CUP for greater than 2500 square feet; Proposing a 5280 square foot structure

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: Evin E & Carol J Rassatt

Parcel Number(s): 14130633

Application Submitted: July 8, 2022

Action Deadline: September 5, 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: Chris Boxmeyer

Request:

- An accessory structure requires a CUP for greater than 2500 square feet; Proposing a 5280 square foot structure

Current Zoning:

Shoreland District & Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Shoreland & Rural Residential 5 (RR5)

South – Shoreland & Rural Residential 5 (RR5)

East – Shoreland

West – Rural Residential 5 (RR5)

Parcel History:

No history – vacant lot

City Ordinance:

Accessory structures with a footprint greater than 2500 sq ft shall require a Conditional Use Permit (Article 36, Sec. 26-960)

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

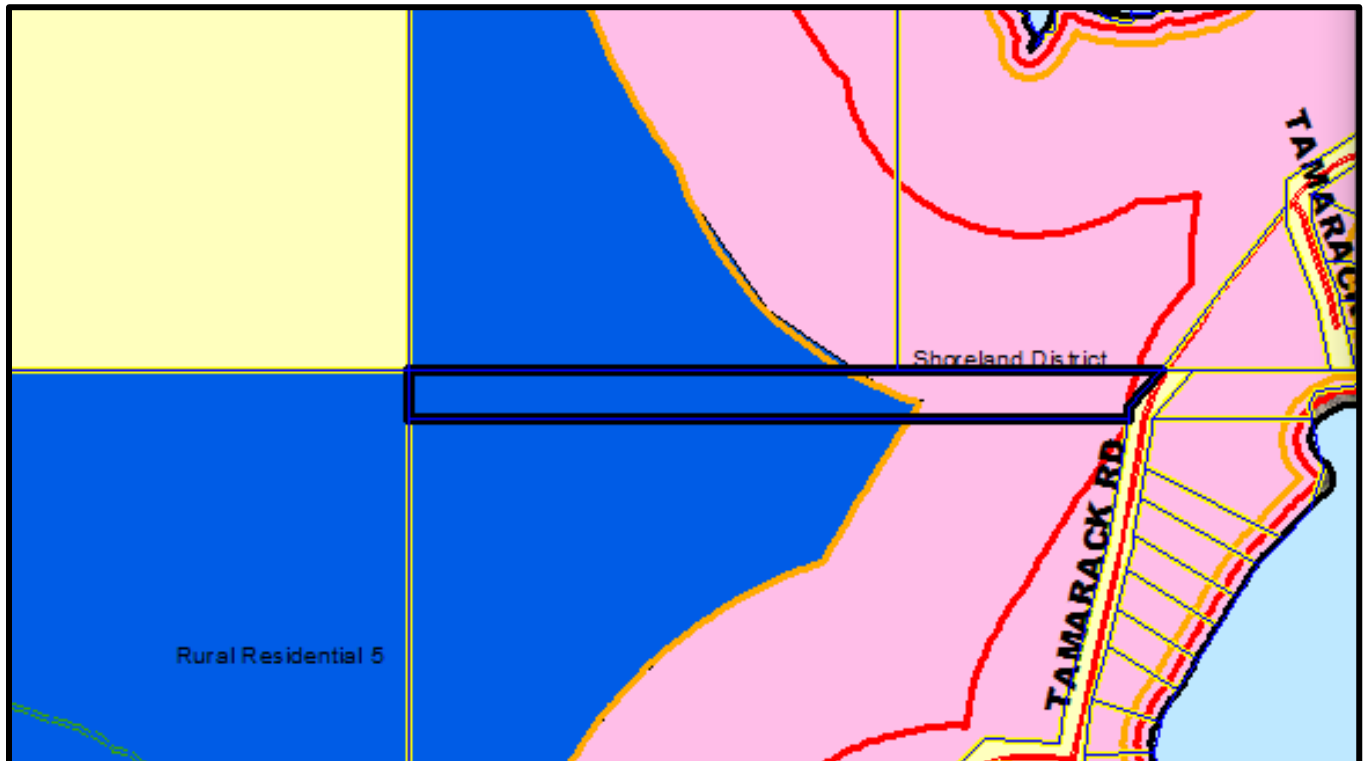
Concerned Parties: No comment received before packet cutoff date

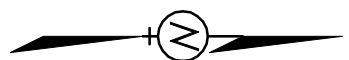
POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for an accessory structure with a footprint greater than 2500 sq ft involving approximately 257,688 sq ft parcel located at 36417 Tamarack Road, City of Crosslake

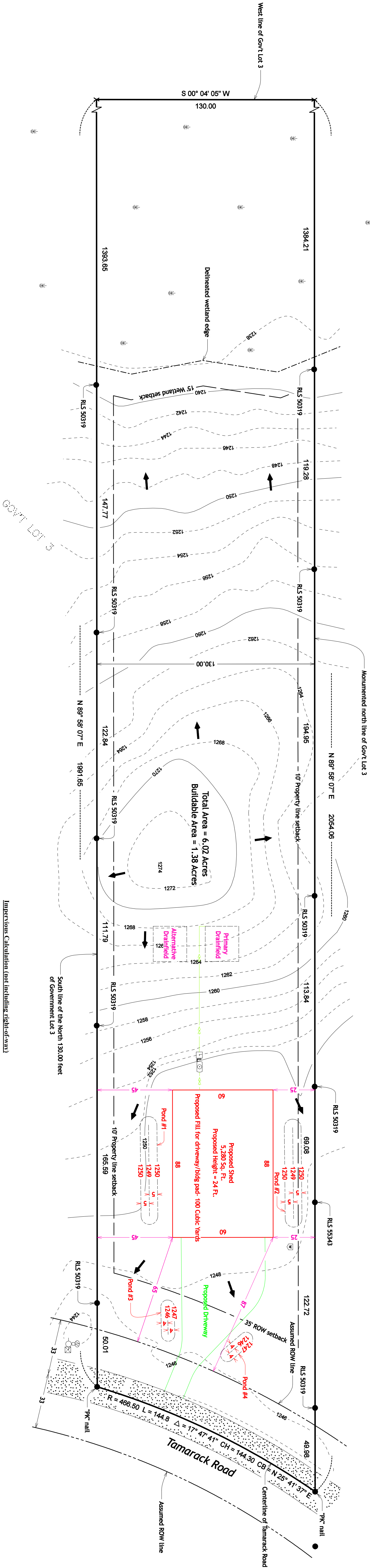
POSSIBLE CONDITIONS:

1. Increase of road right-of-way setback to _____ versus the ordinance standard of 35 feet
2. Commercial screening requirements per Chapter 26 Land Use Article 28, Sec. 26-738
3. Require a perpetual fence: location, minimum height, type and maintenance thereof





ORIENTATION OF THIS BEARING
SYSTEM IS BASED ON THE SURVEYING
COUNTY COORDINATE SYSTEM



Surveyor Notes

The property address for the subject property is:
*36417 Tamarack Road
Crosslake, MN 56442*

The Parcel Number for the subject property is *141310633*.

The current zoning classification for the subject property is Rural Residential 5 and Shoreland District.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The subject property was reviewed for the existence of wetlands on June 16th, 2022, by Kyle Cherm, Minnesota Certified Delineator Number 1190.

The proposed septic information shown on this survey, are approximate locations based off of the septic design done by Paul Smith on June 23, 2022.

Legal Description – Document Number 954683

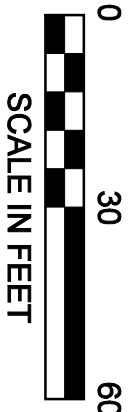
That part of the North 130 feet of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-seven (137), Range Twenty-seven (27), which lies Westerly of the centerline of Tamarack Road as constructed and traveled, Crow Wing County, Minnesota.

MAPPING LEGEND


- UTILITY POLE
- UTILITY PEDESTAL
- UTILITY METER
- PROPOSED WELL
- PROPOSED TANK
- PROPOSED LIFT STATION
- SURFACE DRAINAGE ARROW
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- BITUMINOUS
- GRAVEL

PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED RLS 57077
- FOUND IRON MONUMENT
- X COMPUTED POSITION



| NO. | REVISIONS SINCE INITIAL DATE OF | DATE |
|-----|------------------------------------|------------|
| 1 | Added fill cuts provided by client | 06-28-2022 |
| | | |
| | | |
| | | |
| | | |



1320 Highway 100 West
Brainerd, MN 56601
573 West 19th Avenue
St Cloud, MN 56303
505-265-7488

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRainerd ST. CLOUD

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.

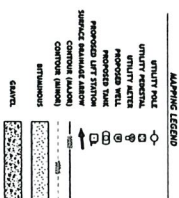
Signature: *John DeLeo* 06/27/2022
Jordan Chodhary, MN License No. 57077 date

PROJECT NO. BOXMC2201

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Chris and Teri Boxmeyer
Section 13, Township 137 North, Range 27 West
Crow Wing County, Minnesota



MAAPPING LEGEND

PROPERTY BOUNDARY LEGEND

- ☐ SET BACK FROM WITH CAP STAYED THIS STREET
- ☒ POULD FROM ADJACENT
- ☒ COMPUTED POSITION

0 30 60
SCALE IN FEET

| NO. | REVISION SPACE INITIAL DATE OF | DATE |
|-----|-------------------------------------|------------|
| 1 | Added the colors provided by client | 06-25-2022 |
| | | |
| | | |
| | | |
| | | |
| | | |

[illegible]

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Chris and Teri Bozener
Section 13, Township 137 North, Range 22 West
Crow Wing County, Minnesota

Sheet No. 1 of 1

Subscription Information

The property address for the subject property is:

34417 Tawana Road
Coville, MO 64642

The parcel number for the subject property is 412903.

The current zoning classification for the subject property is Rural Residential 1 and Standard District.

This survey was completed "about the benefit of a life commitment or life option, there may be a number of other factors that may affect the subject property, such as the following:

- The subject property was awarded for the substance of methods on June 14th, 2009 by K&S Company.
- The subject property was awarded for the substance of methods on June 14th, 2009 by K&S Company.

The proposed survey of the subject property is appropriate because based off of the subject property's location and the subject property's location, the subject property is located in the subject property's location.

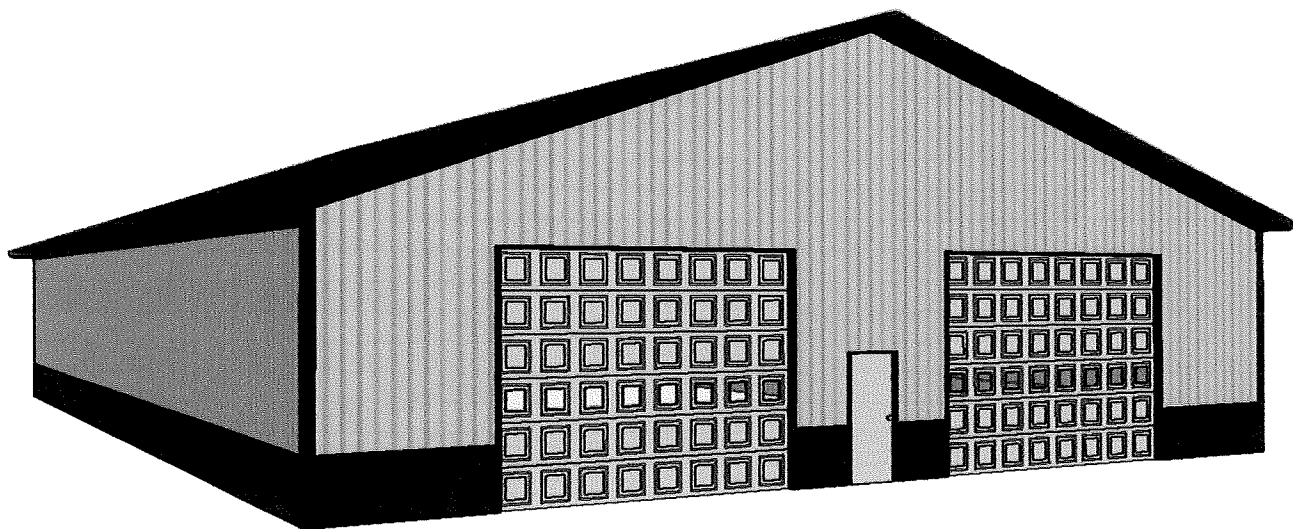
Impervious Calculation (not including right-of-way)

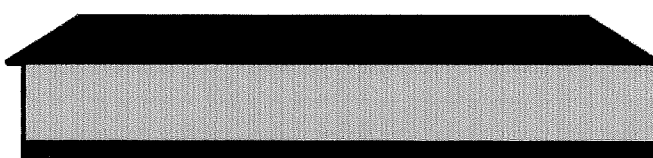
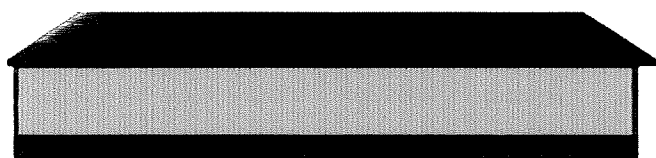
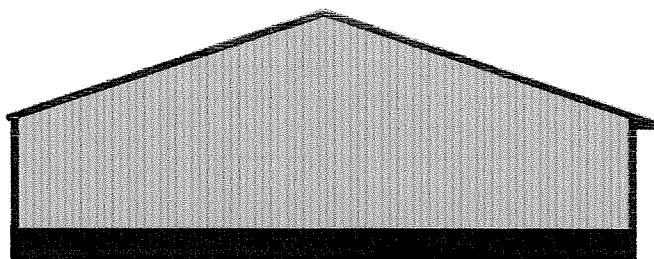
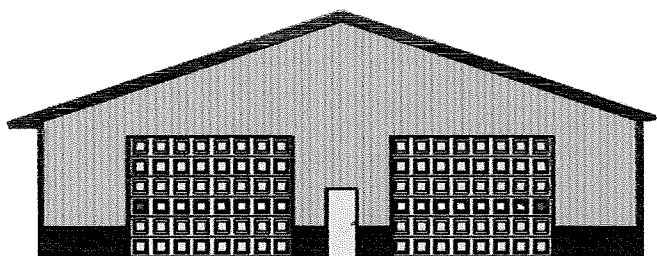
| | |
|---|------------------------------------|
| Total Area (not including right-of-way) = | 257,608 Sq. Ft. |
| Existing Impervious coverage (not including right-of-way) | |
| Buildings = | 0 Sq. Ft. |
| Gravel = | 0 Sq. Ft. |
| Total = | 0 Sq. Ft. (0% Impervious Coverage) |

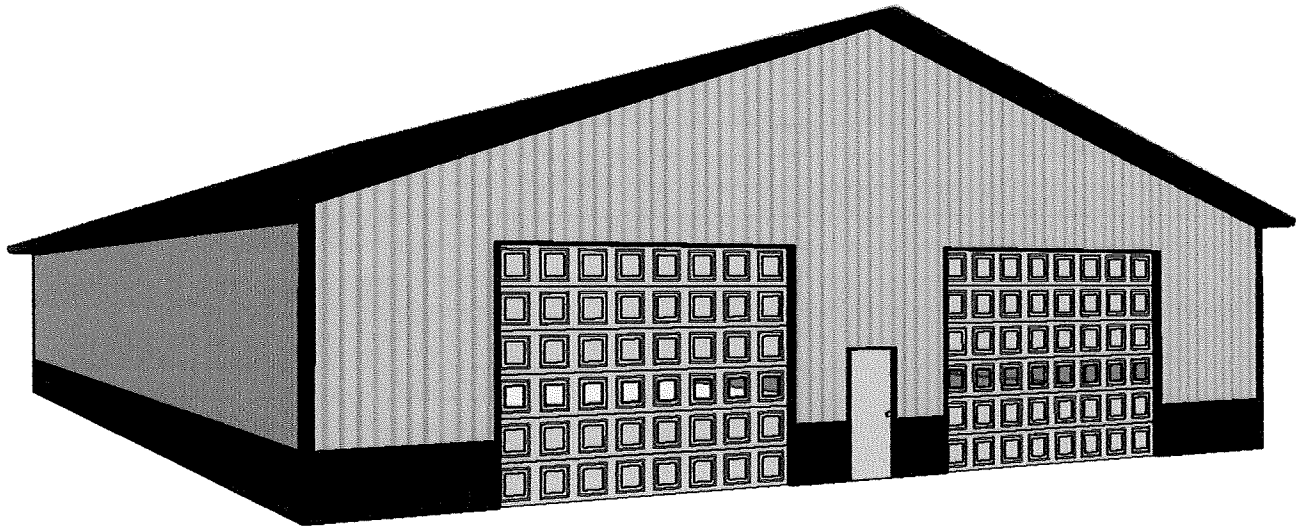
| | |
|---|--|
| Impervious/Nonimpervious Surface Area (including roofs) (sq. ft.) | |
| Buildings | = 5,280 Sq. Ft. |
| Gravel | = 2,945 Sq. Ft. |
| Total | = 8,225 Sq. Ft. (3.2% Impervious Coverage) |

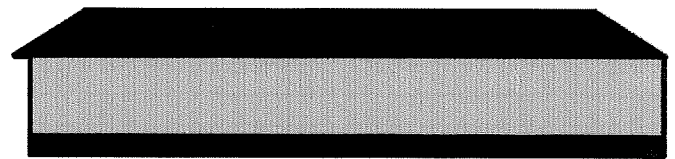
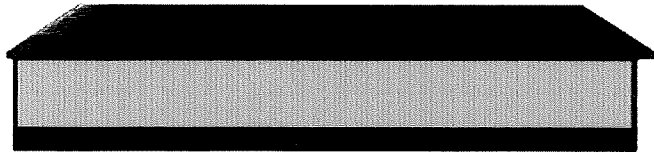
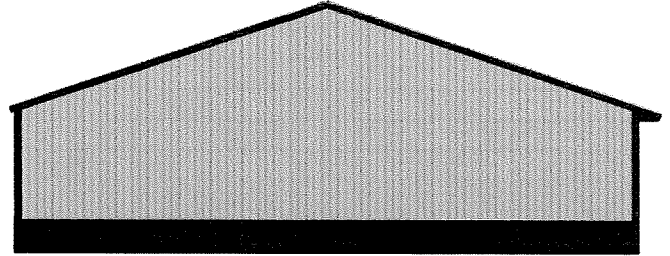
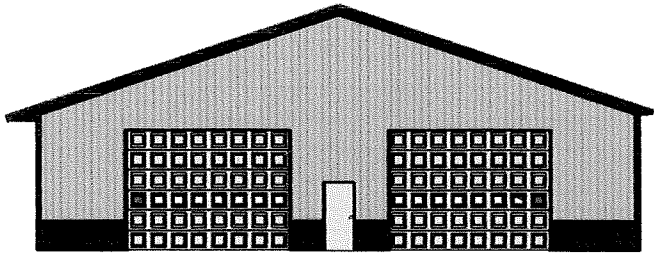
| Storm Water Plan | |
|-----------------------|------------------|
| Storage required = | 666.5 cubic feet |
| Storm water pond #1 = | 311.0 cubic feet |
| Storm water pond #2 = | 311.0 cubic feet |
| Storm water pond #3 = | 91.5 cubic feet |
| Storm water pond #4 = | 54.0 cubic feet |
| Total pond storage | 797.5 cubic feet |

in/NOTE and File ADDED. NOT ON

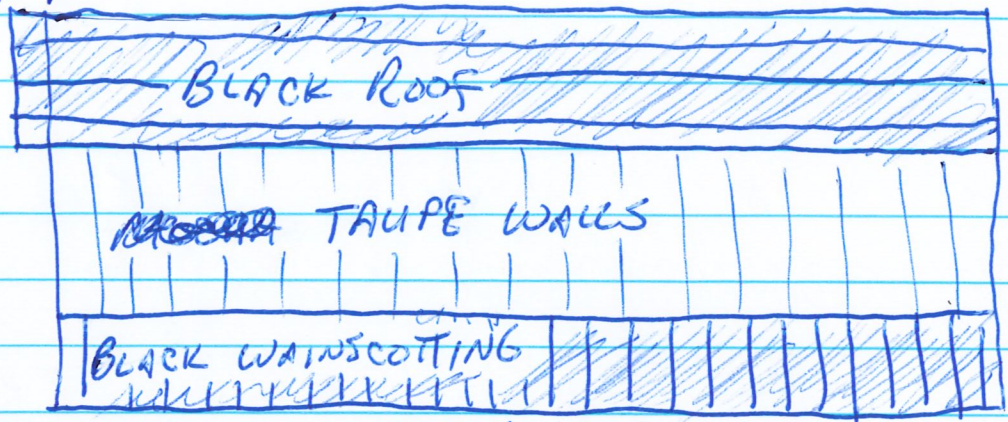




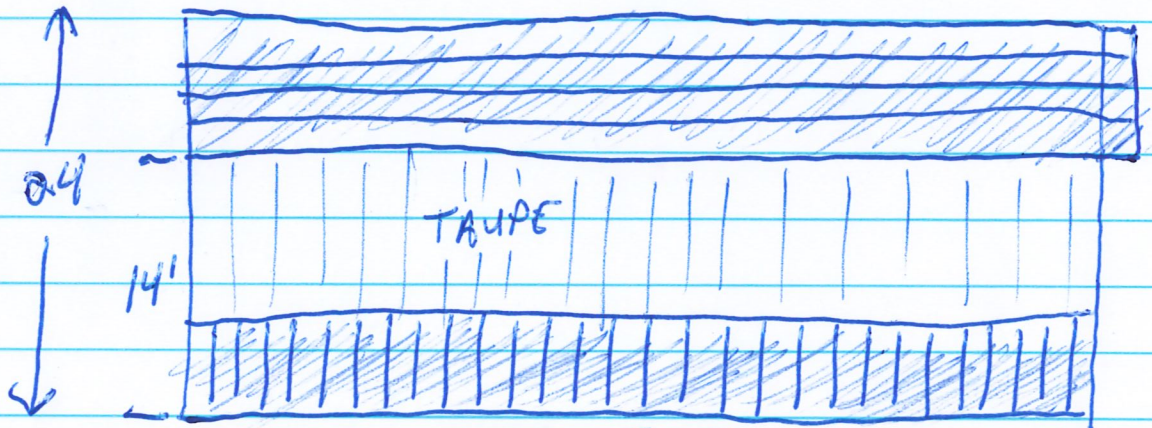




12' BOXED OVERHANG

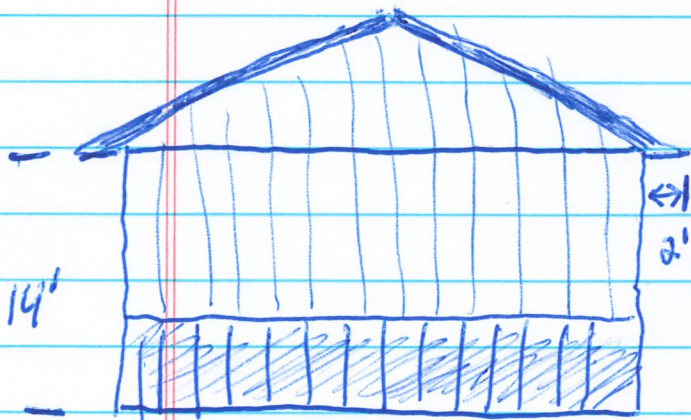


NORTH SIDE



SOUTH SIDE

88'



WEST SIDE

60'

16x12 OVERHEAD DOORS
W H



EAST SIDE

DOORS COLOR MATCHES
WALL TAUPE

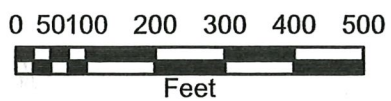


PID# 14130633

Wetland "A"
Type 8



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

-  Rassatt Wetland
-  Boundary

Client/Job Number:

Ervin Rassatt

Prepared
By:



KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING

Map is for visual
reference only

Date:

ARTICLE 36 - Accessory Structure Standards

Sec 26-960 Accessory Structures—Residential Districts

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 1200 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 2500 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|---|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Maximum impervious limit of 25% for the lot shall not be exceeded | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 16 |

24' 14' per diagram

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than 2500 sq ft shall require a Conditional Use Permit

5280 proposed

Secs 26-961—26-994 Reserved



Conditional/Interim Use Permit Application

Planning and Zoning Department

37028 County Rd 66, Crosslake, MN 56442

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

Receipt Number: 781637

Permit Number: 220122C

Property Owner(s): ERVIN & CAROL J RASSATT

Mailing Address: 36560 TAMARACK RD CROSSLAKE MN 56442

Site Address: 36417 TAMARACK RD CROSSLAKE

Phone Number: 218-831-2002

E-Mail Address: CHRIS.BOXMEYER@GMAIL.COM

Parcel Number(s): 14130633

Legal Description: PT OF N 130' OF GOUT LOT 3

Sec 13 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: _____ Length: _____ Acres: 6.02

Lake/River Name: NONE: NEAREST IS GOODRICH/OBRIEN

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

If yes, list Parcel Number(s) _____

Authorized Agent: CHRIS BOXMEYER

Agent Address: 36042 TAMARACK RD CROSSLAKE

Agent Phone Number: 612 804 9528

Signature of Property Owner(s) _____

Date _____

Signature of Authorized Agent(s) Chris Boxmeyer

Date 6/27/22

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by CS Date 7-8-2022 Land Use District SD Lake Class 1a

Septic: Compliance na SSTS Design na Installation na

(Check applicable requests)

☐ **Residential & Related Uses:**

Specify Acc. St @ 5280 = over 2500

☒ 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 _____

☐ Shoreland District

☐ Rural Residential District (5 A Min.)

☐ Sensitive Shoreland District

☐ Limited Commercial District

☐ Downtown Commercial District

☐ Waterfront Commercial District

☐ Commercial/Light Industrial District

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☒

Why?

IT WON'T CHANGE MUCH, JUST KEEP MORE ITEMS UNDER ONE ROOF. WON'T ADD TRAFFIC.

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

YES ☒ NO ☐

Why?

PERSONAL USE STORAGE & SHOP.

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

YES ☒ NO ☐

Why?

WILL BE STORING THINGS UNDER ONE ROOF. MY WIFE WANTS THE YARD CLEANED UP.

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

YES ☐ NO ☒

Why?

IT SITS BACK TO A HILL NICELY AND WILL BE OFF THE ROAD, AND THE COLORS BLEND IT.

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

YES ☐ NO ☒

Why?

IT WILL HAVE NO IMPACT ON THE ABOVE, OR VERY LITTLE. NOT EVEN NEEDED AN EXTRA UTILITY POLE.

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

YES ☐ NO ☒

Why?

SURFACE WATER ACCOUNTED FOR, NOTHING
TO HINDER AIR QUALITY OR GROUNDWATER.

- (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?

NO SEWER, NO SEPTIC IS PLANNED, AND
RUNOFF IS ACCOUNTED FOR.

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?