

SPECIAL COUNCIL MEETING  
CITY OF CROSSLAKE  
MONDAY, SEPTEMBER 30, 2024  
5:30 P.M. – CITY HALL

The Council for the City of Crosslake met in a Special Session on Monday, September 30, 2024. The following Council Members were present: Mayor Dave Nevin, Aaron Herzog, Sandy Farder, and Jackson Purfeerst. Marcia Seibert-Volz attended via Zoom from a vehicle as she was traveling to a family emergency. Also present were City Administrator Lori Conway, City Clerk Char Nelson, Zoning Administrator Paul Satterlund, and Planner-Zoning Coordinator Cheryl Stuckmayer. There were approximately thirty people in the audience.

Dave Nevin called the meeting to order at 5:30 P.M.

Paul Satterlund provided a brief update on the proposed changes to the Chapter 26 Land Use Ordinance and reasons why the changes were proposed. The Council placed a moratorium on new accessory structures on lots without an existing principal structure effective 5/13/24. The goal is to end the moratorium as soon as possible. Proposed ordinance changes included: addition of Corridor Overlay District; land use table changes for accessory structures, auxiliary quarters, single family dwellings, duplexes, commercial storage rental buildings, commercial storage buildings; commercial and residential architectural standards, allowable exterior materials; height of structures, mini-storage, accessory structure sizes.

Dean Eggena of 13116 Fawn Lake Road addressed the Council and explained why he is not in favor of the proposed ordinance changes and why he believes the moratorium should be removed.

David Fuhs of 11820 Harbor Lane and member of the Planning & Zoning Commission stated that the Planning Commission was tasked with determining where storage buildings should be located and what they should look like, and they think the City can regulate that by using Conditional Use Permits.

Jim Hegland of 34590 Park Drive stated that his neighborhood is located behind the proposed development next to Golden Horizons Senior Living and they are concerned about screening and water runoff and how the City plans to enforce those issues.

Joel O'Leary of 14791 River Bluffs Road and member of the Planning & Zoning Commission stated that the Commission has spent a lot of time working on the ordinance and that they were focused on the look of the main corridor coming into town, how to enforce screening, and architectural standards.

Dan Miller of 37839 County Road 66 agreed with the proposed architectural standards but did not think the City could control the use of personal storage buildings, whether they were in residential or commercial zones. Mr. Miller suggested that the ordinance also address outdoor storage problems. Dave Nevin stated that Mr. Miller's development has half acre lots and needs to have good screening. Mr. Miller suggested that all landowners be required to have screening, not just

owners of storage buildings. Mr. Miller stated that three developments were underway when the moratorium was passed and that is why the three developers are at the meeting tonight.

Pat Barrett of 34556 Park Drive reiterated that his neighborhood is concerned about screening and runoff from the Miller development.

Dave Gahn of 36586 Channel Lane and member of the EDA questioned why Planning & Zoning was trying to protect the main corridor. Mr. Gahn asked what the economic impact of limiting development on the main corridor was to the City and noted that pole barns are needed for recreation and add to the tax base.

Dave Nevin stated that he is most concerned about architectural standards and that screening must be enforced.

Jeff McGrath of 34420 County Road 3 told the Council that he started his subdivision in good faith, had it all approved, and paid the park dedications fees. Now his development has been put on hold and the proposed ordinance will not allow him to sell the lots as he planned.

Dean Eggena told the Council that growth in the City has not been in commercial use; it has been in residential use and the residents need storage.

Joel O'Leary stated that he agrees with some of the information he has heard tonight and suggested that the Council table approval of the ordinance and send it back to Planning & Zoning Commission with directions for changes.

Bill Schiltz of 13176 Albinson Road and member of the Planning & Zoning Commission told the Council that there are many variables to architectural standards, and it would be best to apply these through Conditional Use Permits.

Dean Eggena reminded the Council that uses and buildings can change over time and that storage buildings may not stay that way forever; for example, a church used to be at the site of the Charter School.

Jackson Purfeerst stated that he was in favor of Corridor Overlay District standards of 400' from each side of the road right-of-way and that personal storage buildings should be off of the County roads and should have screening. Jackson Purfeerst suggested that the three developers who had projects underway before the moratorium was effective be allowed to finish their projects or be grandfathered in.

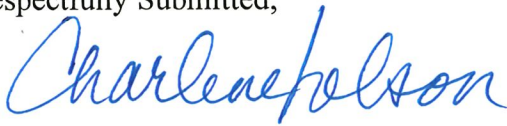
Sandy Farder left the meeting at 7:00 P.M.

Cheryl Stuckmayer stated that the ordinance before the Council has nothing to do with the moratorium nor the developers. Paul Satterlund stated that he would like to see a formal process established if the Council were to allow the developers to move forward. The Council asked staff to set a date for a special meeting to consider grandfathering in projects that were active before the moratorium was passed.

MOTION 09SP5-01-24 WAS MADE BY AARON HERZOG AND SECONDED BY DAVE NEVIN TO APPROVE ORDINANCE NO. 393 LAND USE AMENDMENTS. MOTION CARRIED 2-1 WITH PURFEERST OPPOSED. Marcia Seibert-Volz was no longer present via Zoom.

MOTION 09SP5-02-24 WAS MADE BY JACKSON PURFEERST AND SECONDED BY AARON HERZOG TO ADJOURN THE MEETING AT 7:45 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted,



Charlene Nelson  
City Clerk





