

**SPECIAL COUNCIL MEETING  
CITY OF CROSSLAKE  
MONDAY, OCTOBER 7, 2024  
12:00 P.M. – CITY HALL**

The Crosslake City Council met in the Council Chambers of City Hall on Monday, October 7, 2024. The following Council Members were present: Mayor Dave Nevin, Jackson Purfeerst, Sandy Farder, Aaron Herzog, and Marcia Seibert-Volz. Also present were Planning and Zoning Director Paul Satterlund, Planner-Zoning Coordinator Cheryl Stuckmayer, City Clerk Char Nelson, Public Works Director Pat Wehner, and Park Director TJ Graumann. City Attorney Joe Langel attended via Zoom. There were approximately twenty people in the audience.

1. Dave Nevin called the meeting to order at 12:00 P.M.
2. MOTION 10SP1-01-24 WAS MADE BY SANDY FARDER AND SECONDED BY AARON HERZOG TO HIRE RILEY JORDAN AS HEAVY EQUIPMENT / SEWER OPERATOR AT STEP 3 OF THE AFSCME UNION WAGE SCALE WITH INCREASE TO STEP 4 FOLLOWING SATISFACTORY 6 MONTH PROBATION PERIOD. MOTION CARRIED WITH ALL AYES.

MOTION 10SP1-02-24 WAS MADE BY SANDY FARDER AND SECONDED BY AARON HERZOG TO HIRE TRAVIS JOHNSON AS HEAVY EQUIPMENT / SEWER OPERATOR AT STEP 4 OF THE AFSCME UNION WAGE SCALE. MOTION CARRIED WITH ALL AYES.

3. MOTION 10SP1-03-24 WAS MADE BY SANDY FARDER AND SECONDED BY JACKSON PURFEERST TO HIRE JAMIE STOLTENBERG AS ADMINISTRATIVE ASSISTANT AND TO CONSIDER STEP MOVEMENT AFTER 6 MONTH PROBATIONARY EVALUATION. MOTION CARRIED WITH ALL AYES.
4. MOTION 10SP1-04-24 WAS MADE BY JACKSON PURFEERST AND SECONDED BY MARCIA SEIBERT-VOLZ TO ALLOW WAPOA TO DUMP INVASIVE SPECIES STARRY STONEWORT AT THE PUBLIC WORKS DISPOSAL SITE AND TO REQUIRE DNR BE RESPONSIBLE FOR PERMANENT DISPOSAL. MOTION CARRIED WITH ALL AYES.

5. Paul Satterlund provided a recap of Monday's Special Council meeting and explained the purpose of today's meeting. Mr. Satterlund proposed that the Council handle each plat that was affected by the moratorium one at a time.

Fawn Lake Park 1st Addition was created in 2020. It is zoned light industrial. Two phases have been approved. Most of the structures that have been built are being used for personal storage.

McGrath Addition was created in 2023. It has 8 lots and is zoned limited commercial. There is one building built so far.

Grand Review 2nd Addition is platted for 31 lots and is zoned limited commercial. There are no structures built to date.

The adoption of Ordinance 393 on September 30 restricts personal storage on property that is not zoned residential. This affects the intent of each of these developments when they started their projects.

Aaron Herzog asked if the City should create a zone for personal storage. The attorney said it could. Dave Nevin stated that he wants these types of buildings off the main corridor but does not want to get rid of them. The Mayor asked for each Council Member's opinion on the subject.

Aaron Herzog stated that because there is so little land that is zoned industrial, there should be no changes to that zone. Mr. Herzog stated that the corridor must stay zoned commercial and not be used for storage. Mr. Herzog suggested that storage buildings be allowed off the main corridor and that there be a zone for it.

Sandy Farder agreed with Aaron Herzog and stated that some residents want a limit put on the quantity of these buildings. Ms. Farder stated that she understands the need for these but wants to preserve the beauty of the area.

Dave Nevin stated that the market drives the need for these and disagrees that there should be no storage in the industrial zone, although some land should be reserved for future industrial needs. Mr. Nevin stated that the City needs to protect the main corridor and that more screening needs to be required for these developments.

Jackson Purfeerst stated that he is in favor of the 400' setback from the main corridor and that personal storage should be allowed in other areas, including industrial zones. Mr. Purfeerst agrees that the main corridor needs to be protected.

Marcia Seibert-Volz stated that personal storage buildings should not be in commercial zoned areas and that there should be a zone for only storage.

A lengthy discussion ensued regarding regulating such areas with Planned Unit Developments (PUD), Conditional Use Permits, and special zoning districts. Attorney Langel and Paul Satterlund stated that it would be best controlled with a PUD rather than a zoning district. The Council discussed restricting the number of storage units, restricting living quarters inside the units, and how to enforce screening if the trees die. Attorney Langel stated that fines could be used if the trees are not replaced.

All of the Council agreed that Dean Eggena should be allowed to finish his second plat because there are only a few lots left to build on. The question is whether or not a CUP is required now that the new ordinance has been adopted.

David Fuhs of the Planning & Zoning Commission addressed the Council with thoughts and reasoning from the Commission that helped them form the new ordinance.

Marcia Seibert-Volz and Sandy Farder were in favor of adding a new zoning district for these three developments which would be for personal storage only and no septic allowed. Attorney Langel said that he would not recommend this, however, if the landowner agreed it would be possible. The attorney was concerned that this would cause spot zoning. Marcia Seibert-Volz suggested that the three developers proceed with their developments and the City would add the zoning district as quickly as possible. Staff stated that this could take at least 60 days. Attorney Langel stated that the developers could not work on the developments until the plats were rezoned.

MOTION 10SP1-05-24 WAS MADE BY SANDY FARDER AND SECONDED BY MARCIA SEIBERT-VOLZ TO ALLOW THE 3 DEVELOPMENTS UNDER DISCUSSION TO CONTINUE WITH CONSTRUCTION WITH THE UNDERSTANDING THAT THEY ARE BUILDING STORAGE UNITS FOR COMMERCIAL USE AND WITH ALSO THE UNDERSTANDING THAT WE ARE GOING TO BE ADOPTING A CHANGE IN THE LAND USE ZONING TO ALLOW FOR PERSONAL STORAGE.

Bill Schiltz of the Planning & Zoning Commission stated that he has spoken with the developers of Grand Review and they found a loophole that allows a buyer with an LLC to purchase a lot as a business and to use the land for personal storage. If the City permitted these through a CUP, the developers could start tomorrow.

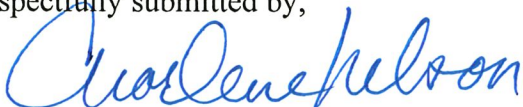
MOTION FAILED 0-5.

Attorney Langel stated that creating an LLC does not protect anyone from the use of how the land is zoned. If it is zoned commercial, the use must be commercial.

MOTION 10SP1-06-24 WAS MADE BY SANDY FARDER AND SECONDED BY MARCIA SEIBERT-VOLZ TO ALLOW THE 3 DEVELOPMENTS UNDER QUESTION TO PROCEED AS COMMERCIAL STORAGE IN LIGHT INDUSTRIAL AND LIMITED COMMERCIAL ZONES WITH THE UNDERSTANDING THAT DOWN THE LINE WE WILL BE PURSUING A CHANGE TO THESE DEVELOPMENT'S ZONES TO PERSONAL STORAGE ZONES. MOTION CARRIED 4-1 WITH HERZOG OPPOSED.

6. There being no further business at 2:27 P.M., MOTION 10SP1-07-24 WAS MADE BY JACKSON PURFEERST AND SECONDED BY SANDY FARDER TO ADJOURN THE MEETING. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Charlene Nelson  
City Clerk