

SPECIAL COUNCIL MEETING
CITY OF CROSSLAKE
FRIDAY, FEBRUARY 7, 2025
9:00 A.M. – CITY HALL

The Council for the City of Crosslake held a Special Session on Friday, February 7, 2025. The following Council Members were present: Mayor Jackson Purfeerst, Sandy Farder, Jayme Knapp, Bob Heales, and Robin Sylvester. Also present were City Clerk Char Nelson, Public Works Director Pat Wehner, Parks & Recreation Director TJ Graumann, Zoning Administrator Paul Satterlund, Planning & Zoning Coordinator Cheryl Stuckmayer, and Planning & Zoning Commissioners David Fuhs, Joel O’Leary, Jeff McGrath, Joel Knippel. City Administrator Lori Conway and Attorney Joe Langel attended viz Zoom. There were four people in the audience.

Mayor Purfeerst called the meeting to order at 9:04 A.M. and turned the meeting over to Paul Satterlund.

Mr. Satterlund stated that the purpose of the meeting was to review land use and ordinance options for future development on Grand View Second Addition and McGrath Addition. Mr. Satterlund outlined three options that he, Cheryl Stuckmayer and the attorney put together that would not go against the city code.

Option 1 – Change the Land Use Ordinance to allow residential personal storage buildings with there being no intent of running a business for the entire Limited Commercial District.

Option 2 – Administer the ordinance as it stands.

Option 3 – Create a “Mixed-Use District” that would allow for residential storage buildings to be built alongside other Limited Commercial Uses.

Staff felt that option 3 was the best way to move forward to making these two plats work for the property owners with the intent they had to develop them. Mr. Satterlund stated that if the Council chose option 3, the Planning & Zoning Commission would be tasked with creating this new district and defining its standards and uses. All Council Members were in favor of this idea. A brief discussion ensued regarding whether permits would be issued over the counter or whether they would require a Conditional Use Permit (CUP). The Planning and Zoning Commission would need to determine that.

Commissioner Joel O’Leary stated that the Commission is going to need directions from the Council on what they want and don’t want in this District. Commissioner David Fuhs stated that he was in favor of option 2. The Mayor took a vote of the Council and stated that the Council wanted to move forward with option 3. Joel O’Leary stated that the Council should consider the limited amount of commercial zoned land in the City.

Jayme Knapp stated that what happens inside a building is irrelevant to him and that he is more concerned about how the building looks on the outside. Sandy Farder stated that she does not want to see decks, campers, etc. outside. Bob Heales stated that he does not care what is stored inside or if the building is used for a “man cave” but the outside needs to look good. Robin Sylvester stated that aesthetics is important.

A lengthy discussion ensued regarding living quarters and bedrooms and how they are defined. One factor that the Council considered was how the City could enforce whether or not someone was sleeping in the building for one night, one month, or one year. The Council agreed that if a property owner wanted any type of living space, a CUP would be required.

Jackson Purfeerst stated that landscape and screening will need to be more strictly enforced. Jayme Knapp stated that he likes the idea of, if one tree comes down, another goes up. Sandy Farder stated that the screening should be natural, not concrete. Bob Heales and Robin Sylvester agreed.

David Fuhs recapped and said the Council would like CUPs for screening/landscape and living quarters. Joel O'Leary stated that it sounds like an "anything goes" use and asked what the limits are. Mr. O'Leary asked if Air B and Bs could operate in these districts. Jeff McGrath stated that by requiring a CUP, these issues could be eliminated. Strictly living quarters would not be allowed. If not used as personal storage, a parking plan, lighting and landscape plan would be required. And high aesthetic standards would be required for all buildings.

Jackson Purfeerst asked that the Commission also work on definitions for adding personal storage in the Industrial District at their next meeting.

MOTION 2SP1-01-25 WAS MADE BY JACKSON PURFEERST AND SECONDED BY SANDY FARDER TO ADJOURN THE MEETING AT 10:10 A.M. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted,



Charlene Nelson
City Clerk