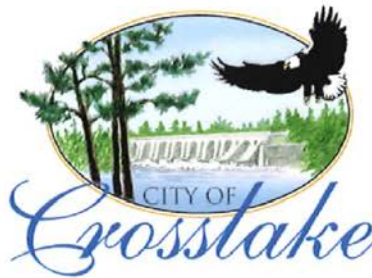


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

October 27, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Bobbie D Morlock

Authorized Agent: N/A

Site Location: 37220 Milinda Shores Rd, Crosslake, MN 56442 on Rush Lake - GD

Variance for:

- Lake setback of 25.4 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way setback of 20.2 feet where 35 feet is required to proposed dwelling addition

To construct:

- 686 square foot second story dwelling addition above the attached garage

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: Bobbie D Morlock

Parcel Number(s): 14070651

Application Submitted: September 8, 2023

Action Deadline: November 6, 2023

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Variance for:

- Lake setback of 25.4 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way setback of 20.2 feet where 35 feet is required to proposed dwelling addition

To construct:

- 686 square foot second story dwelling addition above the attached garage

Current Zoning: Shoreland District

Existing Impervious Coverage:

17.1%

Proposed Impervious Coverage:

17.1%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 8-26-2022

Parcel History:

- October 1973 – complete house
- August 1976 – 1000 septic tank; 150' drainfield
- May 1984 – extend deck & screen in part of deck
- June 1985 – 26x26 garage
- August 2002 – 10x12 shed
- October 2006 – Install septic system by Wannebo Excavating
- April 2007 -patio, wood walkway, beach, boulder retaining wall, replacement of deck/porch
- July 2007 – fence on north side of property
- July 27, 2000 - LOMA

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:

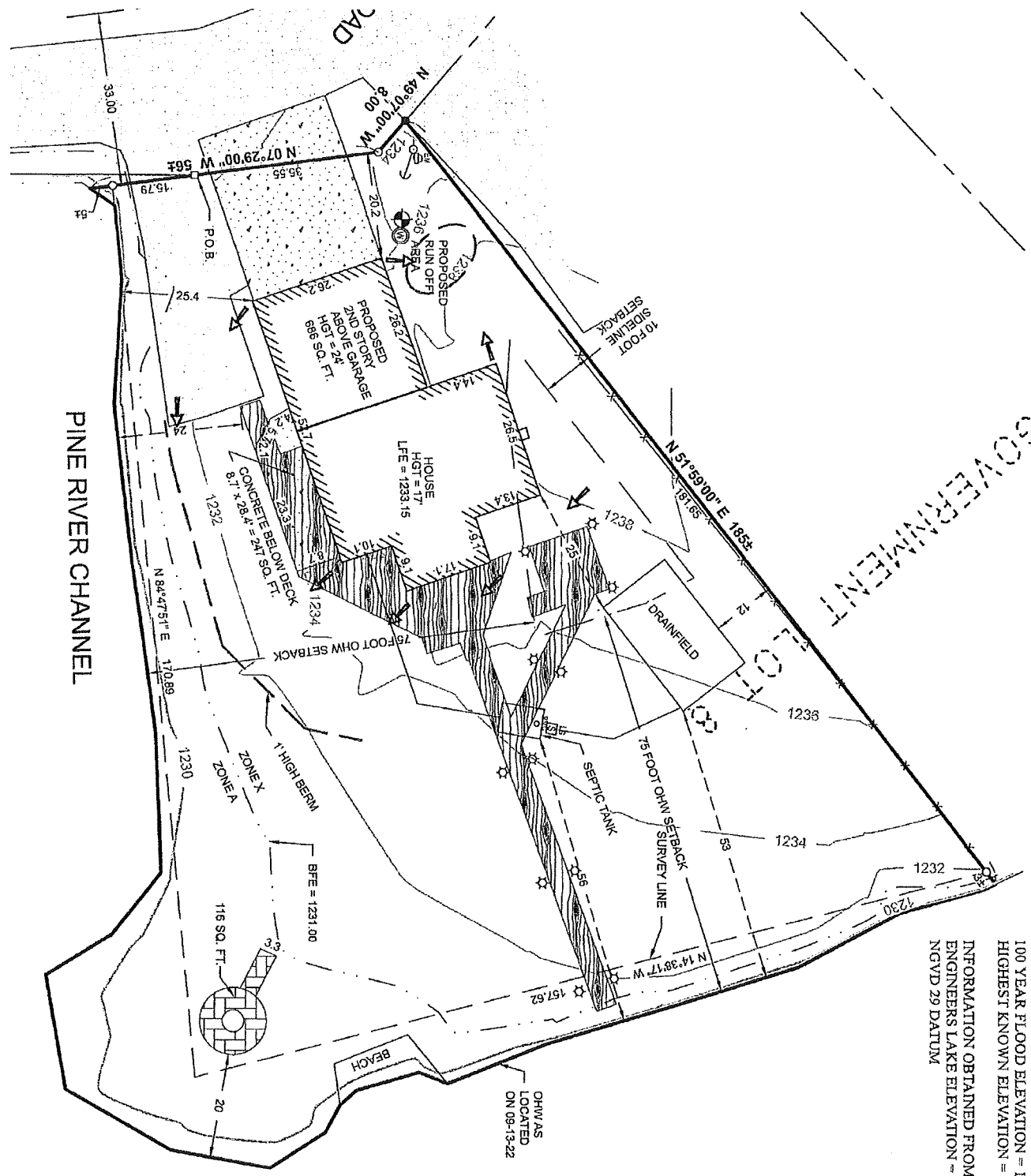
- Lake setback of 25.4 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way setback of 20.2 feet where 35 feet is required to proposed dwelling addition

To construct:

- 686 square foot second story dwelling addition above the attached garage

As shown on the certificate of survey dated 9-7-2023





GOVERNMENT

100 YEAR FLOOD ELEVATION = 123
 HIGHEST KNOWN ELEVATION = 12
 INFORMATION OBTAINED FROM C
 ENGINEERS LAKE ELEVATION ~ 12
 NGVD 29 DATUM

OHW AS
 LOCATED
 ON 09-13-22

PINE RIVER CHANNEL

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
House	1,915	20,768	9.2%
Concrete and Pavers	857	20,768	4.1%
Bituminous	772	20,768	3.7%
Total	3,544	20,768	17.1%

RUN OFF CALCULATIONS				
Total Impervious Surface Area (from table above)	3,544 sq. ft.	X	0.0833 ft.	= 295 cu. ft.

PROPOSED RUN OFF AREA

TOP SURFACE AREA = 126 SQ. FT.

BOTTOM SURFACE AREA = 31 SQ. FT.

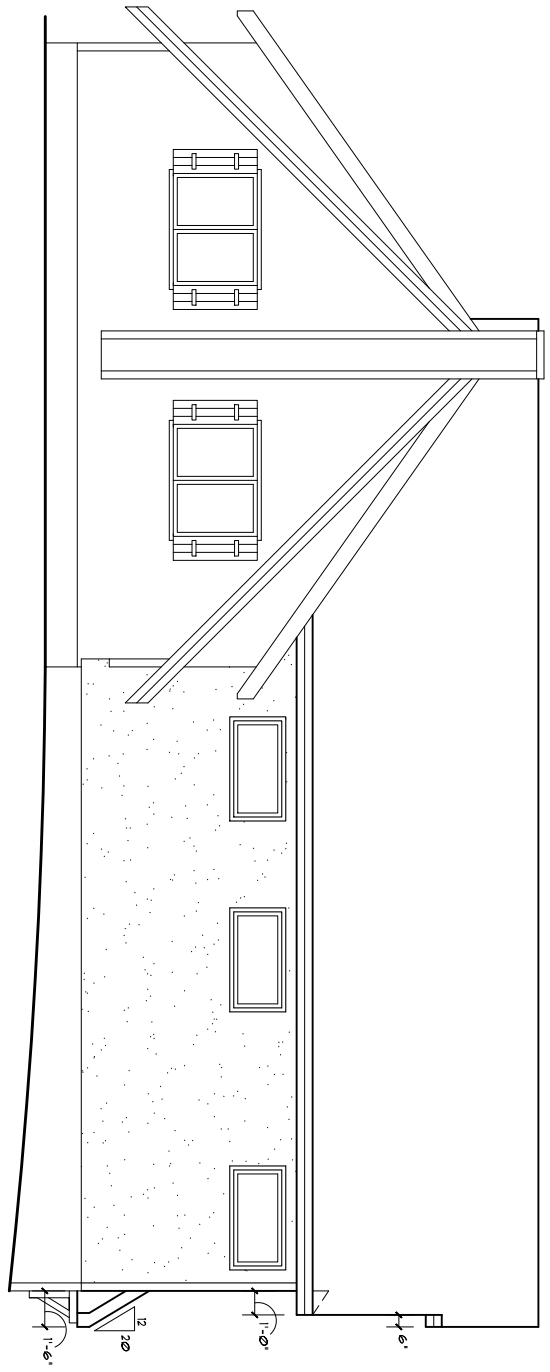
1' DEEP WITH 3:1 SIDE SLOPES

TOTAL RUN OFF STORAGE PROPOSED = 79 CU. FT.

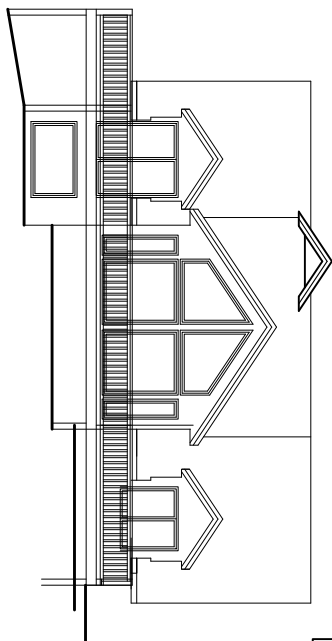
BALANCE OF REQUIRED RUN OFF AREA

WILL BE RETAINED BY THE 1' BERM

TOTAL RUN OFF STORAGE PROPOSED = 300 CU. FT.

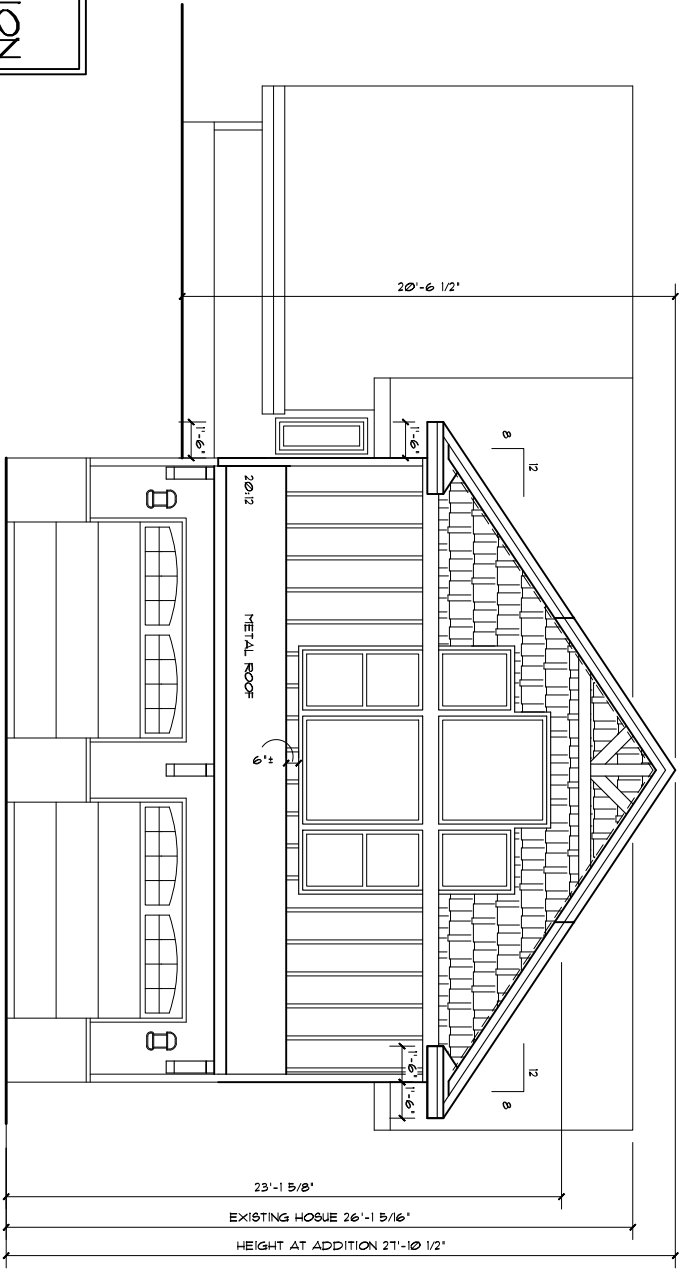


1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

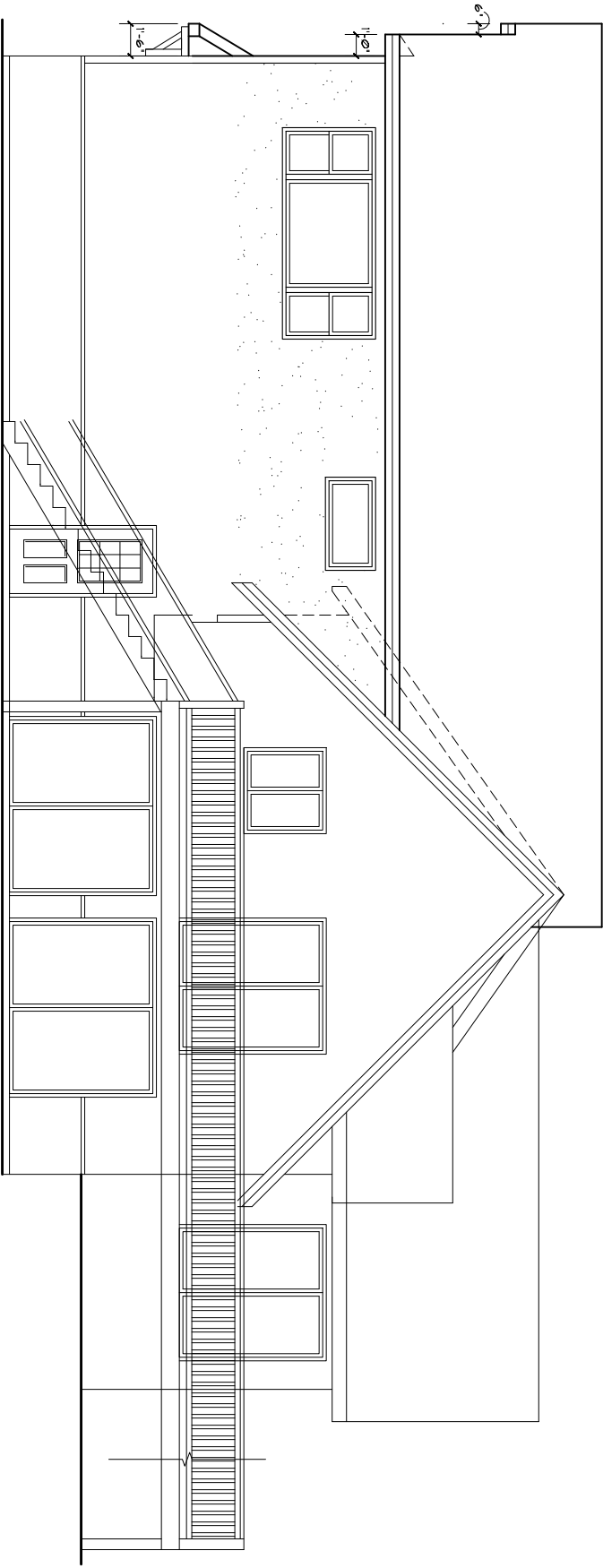


4 LAKE ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



2 ROAD SIDE
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

DISCLAIMER
OF
WARRANTIES

The plans furnished herein were prepared by the undersigned architect or professional engineer and one or more of the undersigned architects or professional engineers. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION FURNISHED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION FURNISHED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION FURNISHED HEREON.

THE DESIGN TEAM
Home Design Specialists

2455 12th Street SE, St. Cloud, MN 56304
Phone: (320) 252-1517 Fax: (320) 252-1518

BOB & NITA MORLOCK
ADDITION

ELEVATIONS

JOB NUMBER	61022001
FILE NUMBER	6102200120
DATE	9/9/22
DESIGNED BY	TP
CHECKED BY	TP
REVISION	9/13/22
BY	TP
DATE	10/6/22
REVISION	9/16/23
BY	TP
DATE	9/1/23
REVISION	TP

ELEVATIONS
A-1

COPYRIGHT 2022



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: 771702

Permit Number: 230222V

Property Owner(s): Bobbie D Morlock

Mailing Address: 11226 Creekside Trail, Maple Grove, MN 55311

Site Address: 37220 Milinda Shores Rd, Crosslake

Phone Number: 612-743-3410

E-Mail Address: nita@nitamorlock.com

Parcel Number(s): 14070651

Legal Description: That part of government lot 8...

Sec 7 Twp 137 Rge 26 27 28

Lake/River Name: Rush

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

If yes list Parcel Number(s) N/A

Authorized Agent: Nita Morlock

Agent Address: 11226 Creekside Trail, Maple Grove, MN 55311

Agent Phone Number: 612-743-3410

<u>Variations</u>	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake/River Setback
<input checked="" type="checkbox"/>	Road Right-of-Way Setback
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input type="checkbox"/>	Septic Tank Setback
<input type="checkbox"/>	Septic Drainfield Setback
<input type="checkbox"/>	Impervious Coverage
<input type="checkbox"/>	Accessory Structure
<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Patio Size
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Signature of Property Owner(s) *Bobbie Morlock* Date 9-6-23

Signature of Authorized Agent(s) Nita Morlock Digitally signed by Nita Morlock Date: 2023.09.06 12:49:49 -05'00' Date 9/6/2023

- All applications must be accompanied by a signed Certificate of Survey
- 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 Pete 6 Date 9/8/23 Land Use District SD

Lake Class 6D Septic: Compliance 9/20/22 SSTS Design — Installation —

\$500 + Copies 3 x 12 \$18



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:

Adding living space above garage only. Not expanding footprint of any structure.

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

Yes No

Why:

Will enhance the front and side elevations of the structure. No negative impact.

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

Yes No

Why:

Property was previously built in location where lake and road setbacks were not required prior to our purchase.

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

Yes No

Why:

The variance request is to add living space above the current structure only, not to expand the footprint of the home which will minimize any impact on the environment. There will be no extra bedrooms.



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: