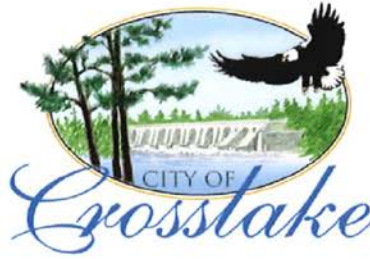


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

**July 26, 2024
9:00 A.M.**

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

PUBLIC HEARING NOTICE

Applicant: Butterfield Enterprises LLC

Authorized Agent: Patrick Trottier

Site Location: 33703 Antler Rd, Crosslake, MN 56442

Request:

- Subdivision of property – Preliminary Plat of Antler Business Park First Addition

To:

- Subdivide parcel # 14330766 Involving .2 acres into 6 tracts

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 and has been 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@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Butterfield Enterprises LLC

Parcel Number(s): 14330766

Application Submitted: June 12, 2024

Action Deadline: August 10, 2024

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Pat Trottier

Request: To subdivide parcel # 14330766 into Antler Business Park First Addition, involving .2 acres into 6 tracts

Current Zoning: Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Limited Commercial

East – Shoreland District & Rural Residential 5

West – Limited Commercial

Parcel History:

- Pine Vista Plat established in 1999
14330515 - 142390020040009
- January 2004 – 6’ fence with three strands barbed wire between buildings & freestanding approximately 40 sq ft
14330516 - 142390020030009
- January 2000 – CUP for wholesaling/warehouse operation with retail sales
- February 2000 – CUP for outside storage in conjunction with wholesaling/warehousing operation
- March 2000 – 70’x150’ building; 56’x36’ building; 100’x50’ roofed storage per CUP 00-01 & 00-03
- April 2000 – CUP approved to operate a warehousing/wholesaling operation with retail sales
- April 2000 – CUP approved for outside storage and open, roofed storage in conjunction with the warehousing/wholesaling/retail sales operation
- August 2000 - Certificate of Installation for septic system
- November 2011 - Approved a variance to use two outdoor wood burning furnaces year around

- November 2011 – Approved an after-the-fact CUP to allow use of two outdoor wood burning furnaces
- February 2004 – Approve amendments to the 2000 CUPs
- May 2022 – Approved a CUP for residential rental unit and commercial storage building/storage unit rental
- May 2022 – Approved variance for lot size & width
- May 2022 – Recommend to city council approval of Antler Business Park preliminary plat
- June 2022 – City council approved final plat of Antler Business Park
- June 2022 – Change of Use to residential rental
- August 2022 – Upgrade the septic system

City Ordinance:

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

City Community Plan:

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

Agencies Notified and Responses Received:

County Highway Dept: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: N/A

City Attorney: N/A

Lake Association: No comment received before packet cutoff date

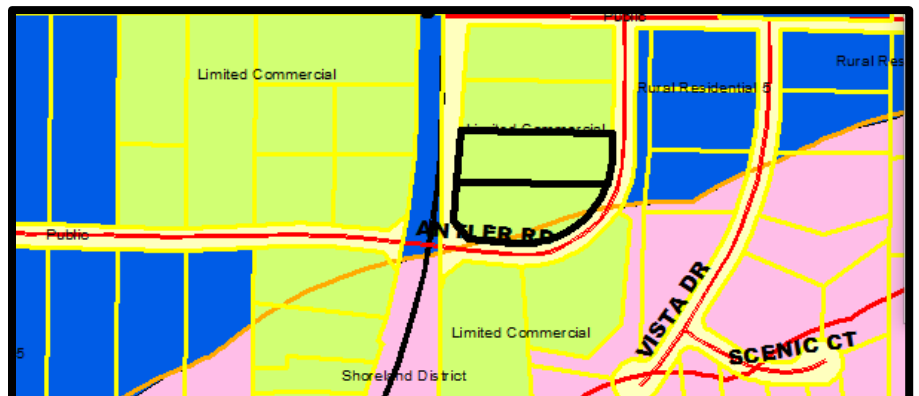
Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/deny the subdivision of parcel # 14330766 into Antler Business Park First Addition, involving .2 acres located at 33703 Antler Rd, City of Crosslake. As shown on the certificate of survey dated 6-12-2024



ANTLER BUSINESS PARK FIRST ADDITION

PRELIMINARY PLAT
LOT 1, BLOCK FOUR, ANTLER BUSINESS PARK
 SECTION 33, TOWNSHIP 137 NORTH, RANGE 27 WEST,
 CROW WING COUNTY, MINNESOTA
TOTAL AREA = 7,500 SQ. FT. / 0.2 ACRES

SURVEYOR
 Stonebank Land Surveying, Inc.
 P.O. Box 874
 Pequot Lakes, MN, 56472
 ATTN: Patrick A. Trotter

DEVELOPER
 Ben Gibbs
 39098 Ox Lake Circle
 Crosslake, MN 56442

OWNER
 Butterfield Enterprises, LLC
 P.O. Box 524
 Crosslake, MN 56442

Owner: B & B Land Enterprises, LLC.
 13872 Shafer Road
 Crosslake, MN 56442
PID#: 14330517
Zoning: Limited Commercial

LEGAL DESCRIPTION

Lot 1, Block Four, ANTLER BUSINESS PARK, according to the recorded plat thereof, Crow Wing County, Minnesota.

ZONING

Current zoning is Limited Commercial.

PROPOSED UTILIZATION OF LOTS

The plat represents one building consisting of 6 lots for storage purposes only. Amenities in ANTLER BUSINESS PARK shall be extended to the proposed 6 lots. For purposes of impervious and stormwater calculations shown below, the entire plat of ANTLER BUSINESS PARK is included for full project totals.

UTILITIES

Units will not be serviced by water and/or septic system.

EROSION CONTROL PLAN

- All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment.
- Maintain vegetation along property lines and areas undisturbed by construction.
- No filling or disturbing wet land areas (if any).
- Silt fences shall be placed at edge of wet lands (if any) during construction.

IMPERVIOUS CALCULATIONS

Existing = 23.5% (31,536 Impervious sq ft./131,949 sq feet total)
 Proposed = 45.3% (59,800 Impervious sq ft./131,949 sq feet total)

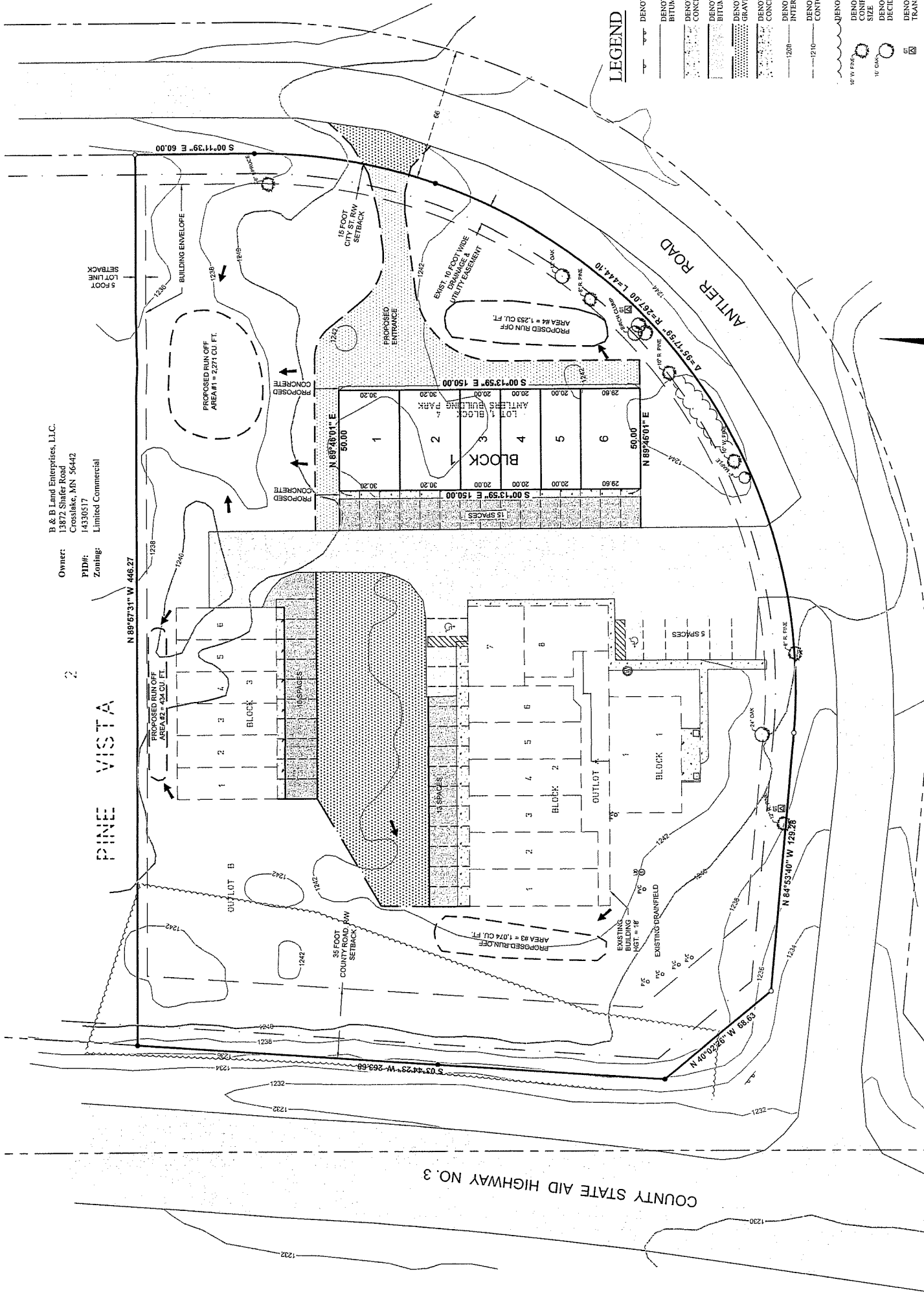
STORMWATER CALCULATIONS

Total Impervious Surface Area = 59,800 sq. ft. x 0.0833 ft. = 4,983 cu. ft.
 Proposed Run Off Areas 1-4 = 5,032 cu. ft.

PARKING CALCULATIONS

Parking as shown is for computational purposes only and will not necessarily be striped on pavement as shown. Using standard sizing, 43 standard and 2 handicap parking spaces can be utilized on site as shown.

AREA TABLE	
PROPOSED LOTS IN FIRST ADDITION	
LOT 1	BLOCK 1 1,510 SQ. FT. / 0.03 ACRES
LOT 2	BLOCK 1 1,510 SQ. FT. / 0.03 ACRES
LOT 3	BLOCK 1 1,000 SQ. FT. / 0.02 ACRES
LOT 4	BLOCK 1 1,000 SQ. FT. / 0.02 ACRES
LOT 5	BLOCK 1 1,000 SQ. FT. / 0.02 ACRES
LOT 6	BLOCK 1 1,480 SQ. FT. / 0.02 ACRES

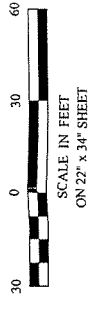


LEGEND

- DENOTES EXISTING SIGNS
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF PROPOSED BITUMINOUS
- DENOTES EDGE OF PROPOSED GRAVEL
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EDGE OF TRELIN
- DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK, I.D.
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

NOTES:

- Lighting shall be attached to buildings as designed by owner and fixtures shall be directed downward.
- Parcel ID of subject parcel: 14330766.
- Contours shown have been digitized from the Crow Wing County GIS Site. Contour interval is 2 feet as shown on this drawing.
- There are no wetlands on subject property per determination by Ben Meister, MN-Certified Wetland Delineator #1031.
- Proposed building height on proposed Lots 1 thru 6 = 18 feet.



VICINITY MAP
 NOT TO SCALE

30206 Rasmussen Road
 Suite 1
 Pequot Lakes, MN 56472
 P.O. Box 874
 218-568-4940
 www.stonebank.com

DATE: 6-12-2024
 PROJECT No.: 22001-1
 PROJECT MANAGER: PAT
 DRAWN BY: PAT
 CHECKED: PAT
 FILE NAME: PL22001-1.dwg
 FIELD BOOK: NONE
 VERT. SCALE: NONE
 HORZ. SCALE: 1"=30'

DATE	DESCRIPTION	BY
6-12-2024	REVISIONS	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 L.C. NO. 41002
 PATRICK A. TROTTER PLS#41002
 6-12-2024

SHEET 1 OF 1
 ANTLER BUSINESS PARK FIRST ADDITION
 PRELIMINARY PLAT
 Ben Gibbs
 39098 Ox Lake Circle
 Crosslake, MN 56442



Subdivisions Application
 Planning and Zoning Department
 13888 Daggett Bay Rd, Crosslake, MN 56442
 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Property Owner(s): Butterfield Enterprises
 Mailing Address: 39098 Ox Lake Circle LLC
 Site Address: 33703 Antler Rd.
 Phone Number: 612-386-8361
 E-Mail Address: Ben@crosslakesales.com

Receipt Number: 244197 Permit Number: 240103S

Subdivision Type
 (Check applicable request)

Metes and Bounds-**Record within 90 days of approval**

Residential Preliminary Plat

Residential Final Plat

Commercial Preliminary Plat

Commercial Final Plat

Development

6 Number of proposed lots

0 Number of proposed outlots

Access

na Public Road

na Easement

Easement recorded: ___ Yes ___ No

Septic

Compliance Cent of install 8-4-22

SSTS Design na

Site Suitability na

Parcel Number(s): 14330766
 Legal Description: Lot 1, Block 4, ANTLER BUSINESS PARK
 Sec 33 Twp 137 Rge 26 27 28
 Land Involved: Width: 50 Length: 150 Acres: 0.2
 Lake/River Name: N/A

Do you own land adjacent to this parcel(s)? Yes ___ No
 If yes, list Parcel Number(s) 14330768

Authorized Agent: PATRICK TROTTER
 Agent Address: PO BOX 874 Pequot Lakes MN 56472
 Agent Phone Number: 218.568.4940

Signature of Property Owner(s) _____ **Date** _____
 Signature of Authorized Agent(s) Patrick Trotter **Date** 6.10.2024

- All applications must be accompanied by signed Certificate of Survey
- Residential Fee: Preliminary \$800 + \$125 per lot; Final \$800 + \$50 per lot Payable to "City of Crosslake"
- Commercial Fee: Preliminary \$1250 + \$200 per lot; Final \$1250 + \$100 per lot Payable to "City of Crosslake"
- Metes & Bounds: Over the counter \$200 + \$100 per lot; Public Hearing \$800 + \$100 per lot Payable to "City of Crosslake"
- Above Fees will require additional** Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both 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 a plat application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

Handwritten notes:
 \$1250
 (6 x 200)
 1200
 2450

For Office Use:
 Application accepted by C/S Date 6-12-24 Land Use District LC Lake Class na Park, Rec, Lib yes



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:

1. Does the proposed plat conform to the City's Comprehensive Plan?

Yes No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.

Yes No

3. Are there any other standards, rules or requirements that this plat must meet?

Yes No Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?

Yes No Zoning District

5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes No

8. Other issues pertinent to this matter.