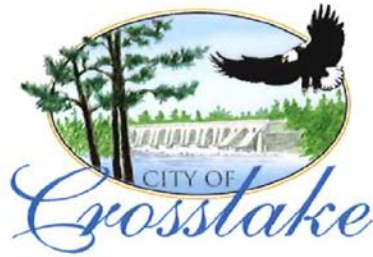


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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: James Burt

Authorized Agent: D & B Crosslake Holdings LLC & Pat Trottier

Site Location: 37922, Crosslake, MN 56442, 14100709-14030540-14100530

Request:

- To amend the Official Land Use Map on parcel 14100709 (14030540) from Rural Residential 5 (RR5) to Shoreland District (SD) involving approximately 18.3 acres.

Location: See map on back.

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@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: James Burt

Parcel Number(s): 14100709, (14030540)

Application Submitted: June 10, 2024

Action Deadline: August 8, 2024

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

Applicant Extension Received / Request: NA / NA

City Council Date: To Be Determined

Authorized Agent: D & B Crosslake Holdings LLC & Pat Trottier

Request:

- To amend the Official Land Use Map on parcel 14100709 (14030540) from Rural Residential 5 (RR5) to Shoreland District (SD) involving approximately 18.3 acres.

Current Zoning: Shoreland District (SD) & Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Rural Residential 5 (RR5)

South – Shoreland District

East – Shoreland District

West – Shoreland District (SD) & Rural Residential 5 (RR5)

Parcel History:

- Little Pine Wilderness established in 2001 - 14100530 Section 10
- 14100709 Section 10
- 14030540 Section 3
- April 2016 – address 37922 White Pine Trl
- October 2020 - Wetland
- December 2020 – Lot Line Adjustment (14100708 purchased part of 14030540)
- October 2021 – Lot Line Adjustment (14100708 purchased another part of 14030540)
- November 2023 – Lot Line Adjustment & Consolidation 14100709, 14100710, 14100751

City Community Plan:

Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced. Encourage well-designed residential subdivisions at urban densities in the planned growth areas of the City. Locate higher density residential developments in areas adjacent to moderate density developments and outside of the shoreland district.

Comprehensive Plans:

Promote the development and implementation of a Crosslake Community Plan that effectively and efficiently plans for land use, community facilities, transportation, housing, economic development and environmental protection for Crosslake and the immediately surrounding area. (pg. 39)

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: No comment received before packet cutoff date

Lake Association: No comment received before packet cutoff date

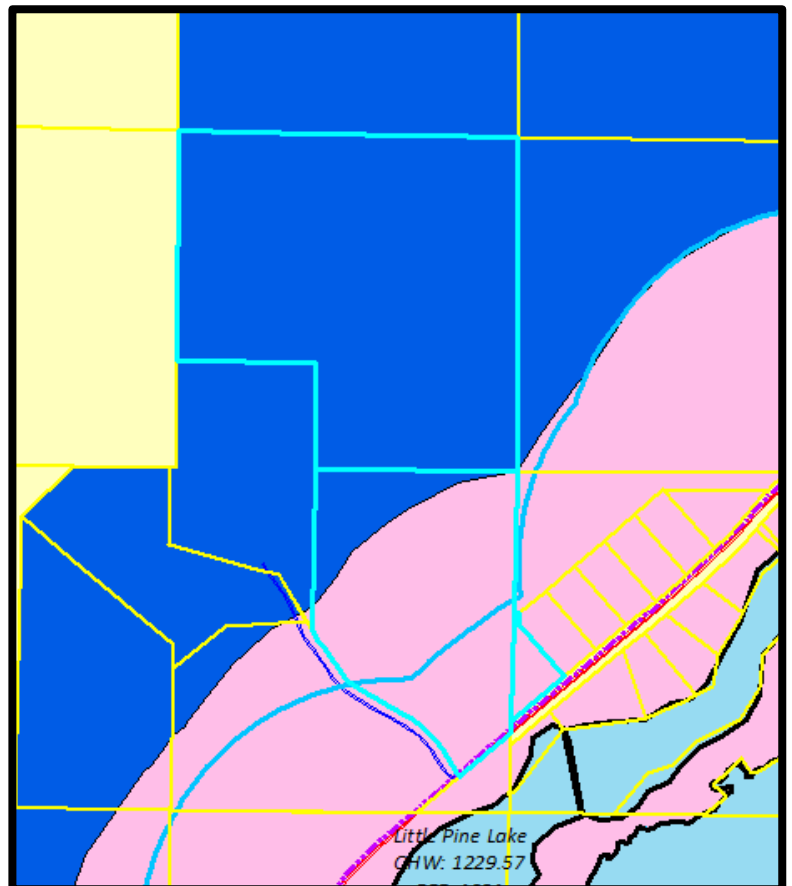
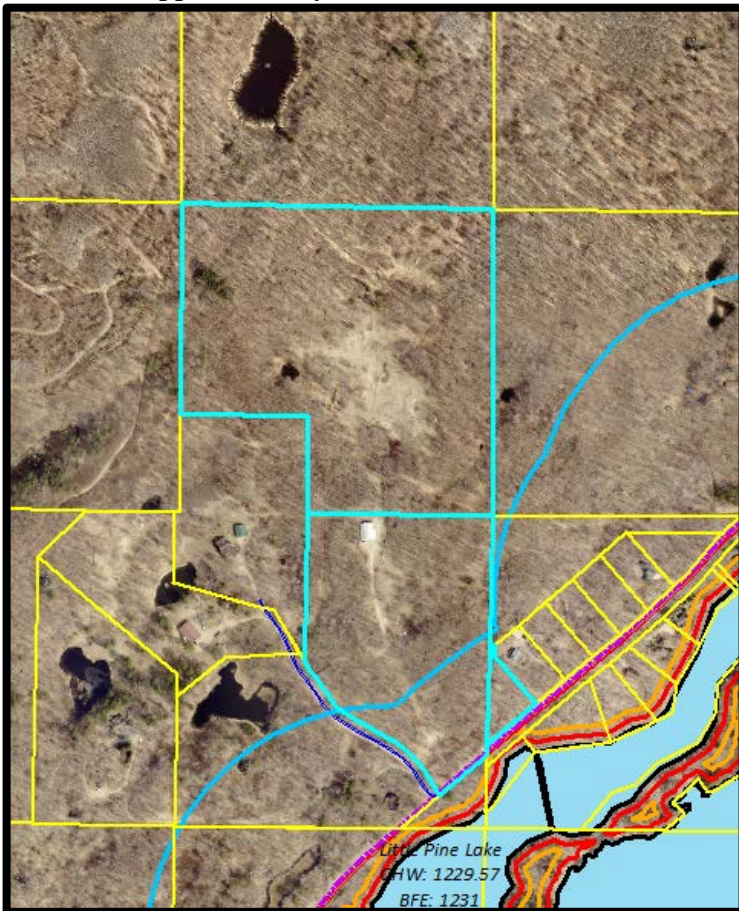
Crosslake Public Works: No comment received before packet cutoff date

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

Concerned Parties: Comment(s) received

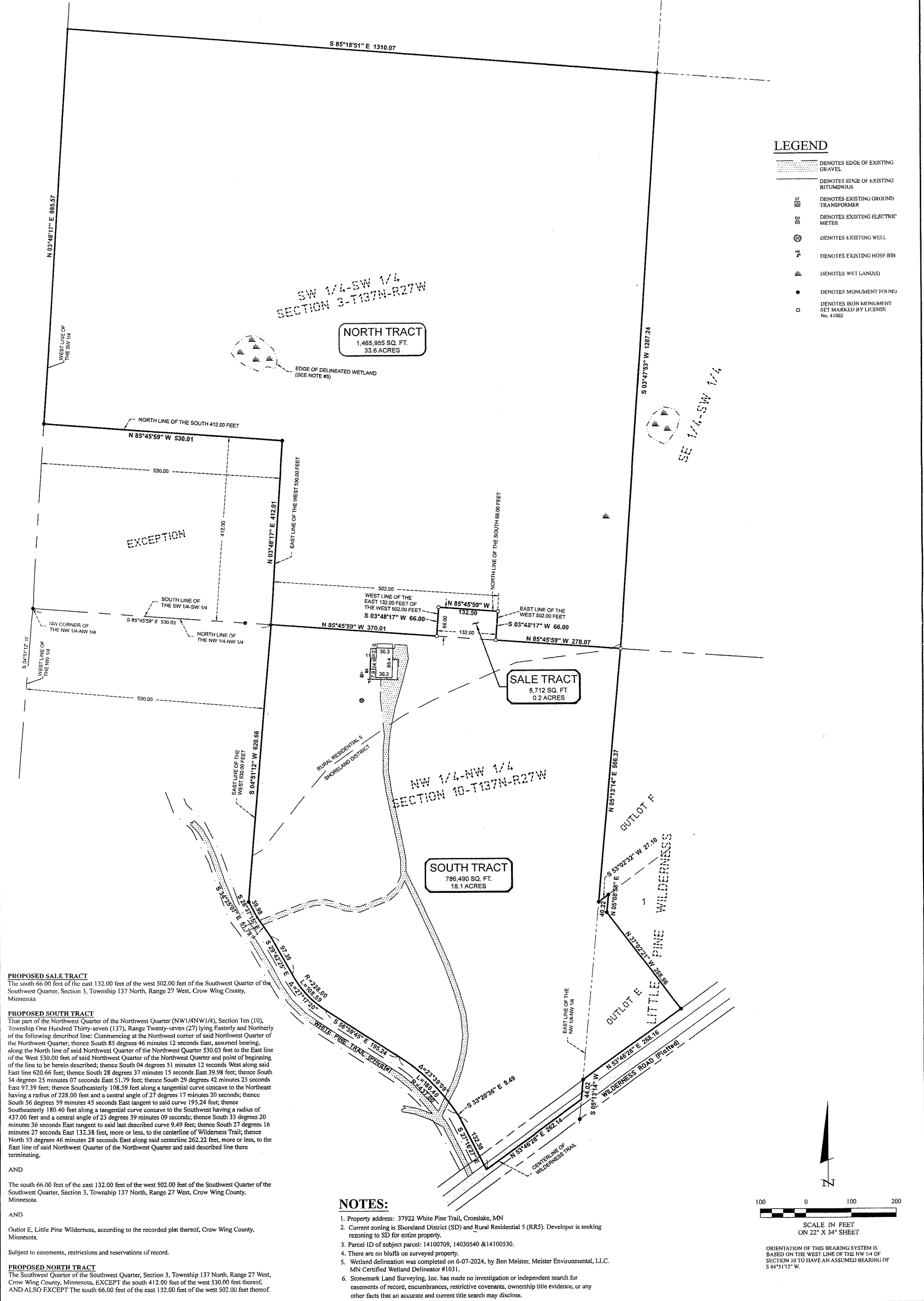
POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve the amendment of the Official Land Use Map from Rural Residential 5 (RR5) to Shoreland District (SD) involving approximately 18.3 acres



CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10 AND
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3,
ALL IN TOWNSHIP 137 NORTH, RANGE 27 WEST, CROW WING COUNTY, MINNESOTA



LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES WET LAND(S)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSEE No. 41002

PROPOSED SALE TRACT
The south 66.00 feet of the east 132.00 feet of the west 502.00 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

PROPOSED SOUTH TRACT
That part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4), Section Ten (10), Township One Hundred Thirty-seven (137), Range Twenty-seven (27) lying Easterly and Northerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 85 degrees 46 minutes 12 seconds East, assumed bearing, along the North line of said Northwest Quarter of the Northwest Quarter 530.03 feet to the East line of the West 530.00 feet of said Northwest Quarter and point of beginning of the line to be herein described; thence South 04 degrees 51 minutes 12 seconds West along said East line 620.66 feet; thence South 28 degrees 37 minutes 15 seconds East 39.98 feet; thence South 34 degrees 25 minutes 07 seconds East 51.79 feet; thence South 29 degrees 42 minutes 25 seconds East 97.39 feet; thence Southeasterly 108.59 feet along a tangential curve concave to the Northeast having a radius of 228.00 feet and a central angle of 27 degrees 17 minutes 20 seconds; thence South 56 degrees 59 minutes 45 seconds East tangent to said curve 195.24 feet; thence Southeasterly 180.40 feet along a tangential curve concave to the Southwest having a radius of 437.00 feet and a central angle of 23 degrees 39 minutes 09 seconds; thence South 33 degrees 20 minutes 36 seconds East tangent to said last described curve 9.49 feet; thence South 27 degrees 16 minutes 27 seconds East 132.38 feet, more or less, to the centerline of Wilderness Trail; thence North 53 degrees 46 minutes 28 seconds East along said centerline 262.22 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter and said described line there terminating.

AND

The south 66.00 feet of the east 132.00 feet of the west 502.00 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

AND

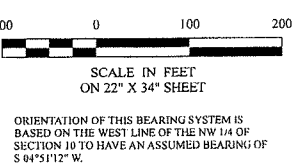
Outlot E, Little Pine Wilderness, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to easements, restrictions and reservations of record.

PROPOSED NORTH TRACT
The Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota, EXCEPT the south 412.00 feet of the west 530.00 feet thereof, AND ALSO EXCEPT the south 66.00 feet of the east 132.00 feet of the west 502.00 feet thereof.

NOTES:

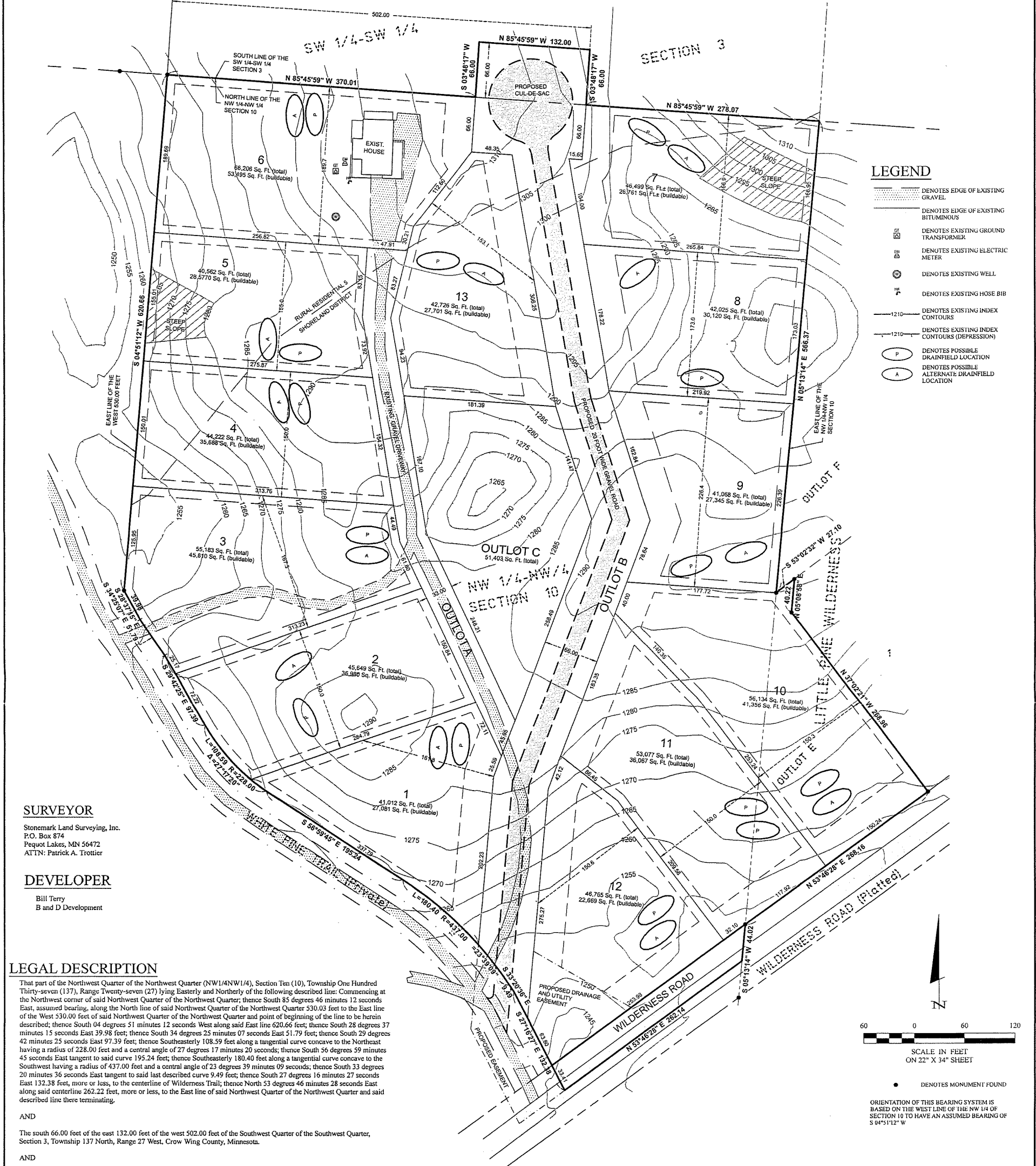
1. Property address: 37922 White Pine Trail, Crosslake, MN
2. Current zoning is Shoreland District (SD) and Rural Residential 5 (RR5). Developer is seeking rezoning to SD for entire property.
3. Parcel ID of subject parcel: 14100709, 14030540 & 14100530.
4. There are no bluffs on surveyed property.
5. Wetland delineation was completed on 6-07-2024, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
6. Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



SHEET 1-40	CERTIFICATE OF SURVEY	PROJECT MANAGER: PAT	PROJECT No.: 24052	DATE: 6-10-2024	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. PATRICK A. TROTTER PLS#41002 DATE: 6-10-2024 LIC. NO. 44002	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurveying.com
	Bill Terry	CHECKED BY: PAT	FILE NAME: C24052.dwg	SCALE: HORIZ. 1"=100'	DATE	DESCRIPTION		
		DRAWN BY: RJP/PAT	FIELD BOOK: BOOK PG	VERT. NONE				

ROLLING WOODS

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3, ALL IN TOWNSHIP 137 NORTH, RANGE 27 WEST, CROW WING COUNTY, MINNESOTA



LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- ⊠ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING HOSE BIB
- 1210--- DENOTES EXISTING INDEX CONTOURS
- 1210--- DENOTES EXISTING INDEX CONTOURS (DEPRESSION)
- DENOTES POSSIBLE DRAINFIELD LOCATION
- DENOTES POSSIBLE ALTERNATE DRAINFIELD LOCATION

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

DEVELOPER
 Bill Terry
 B and D Development

LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4), Section Ten (10), Township One Hundred Thirty-seven (137), Range Twenty-seven (27) lying Easterly and Northerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 85 degrees 46 minutes 12 seconds East, assumed bearing, along the North line of said Northwest Quarter of the Northwest Quarter 530.03 feet to the East line of the West 530.00 feet of said Northwest Quarter of the Northwest Quarter and point of beginning of the line to be herein described; thence South 04 degrees 51 minutes 12 seconds West along said East line 620.66 feet; thence South 28 degrees 37 minutes 15 seconds East 39.98 feet; thence South 34 degrees 25 minutes 07 seconds East 51.79 feet; thence South 29 degrees 42 minutes 25 seconds East 97.39 feet; thence Southeast 108.59 feet along a tangential curve concave to the Northeast having a radius of 228.00 feet and a central angle of 27 degrees 17 minutes 20 seconds; thence South 36 degrees 59 minutes 45 seconds East tangent to said curve 195.24 feet; thence Southeast 180.40 feet along a tangential curve concave to the Southwest having a radius of 437.00 feet and a central angle of 23 degrees 39 minutes 09 seconds; thence South 33 degrees 20 minutes 36 seconds East tangent to said last described curve 9.49 feet; thence South 27 degrees 16 minutes 27 seconds East 132.38 feet, more or less, to the centerline of Wilderness Trail; thence North 53 degrees 46 minutes 28 seconds East along said centerline 262.22 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter and said described line there terminating.

AND
 The south 66.00 feet of the east 132.00 feet of the west 502.00 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

AND
 Outlot E, Little Pine Wilderness, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to easements, restrictions and reservations of record.

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(s) areas.
- Silt fences shall be placed at edge of wet lands during construction.

UTILITIES

All lots will be served by private septic systems and private wells. Proposed and alternate septic sites as shown per site suitability study by Martin Joyce, License No. 2129.

CONTOUR INFORMATION

Contour interval as shown = 2 foot. Based on NGVD 29 Datum. By combination of Field Location (2/08/08) & Photogrammetric methods from aerial photography from Mark Hurd, Inc. Aerial Photographs taken on Oct. 24, 1999.

SOIL DATUM

The United States Department of Agriculture Web Soil Survey indicates soil in the proposed platted area to be classified as "Eutrudpts-Greycalm-Rollins complex, pitted, 20 to 45 percent slopes "D83F".

ZONING

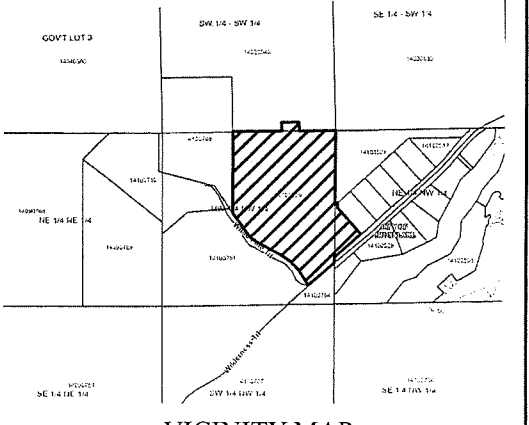
Current zoning is Shoreland District (SD) and Rural Residential 5 (RRS). Developer is seeking rezoning to SD for entire property.

DEVELOPMENT NOTES

Proposed plat consists of 13 residential lots and three common outlots. Outlot B is 66.00' wide and to be used for private access to Lots 1, 7 through 12 and 13. Outlot A at a minimum is 33.00' wide and to be used for private access to Lots 1 through 6 and 13. Outlot C is reserved for stormwater retention purposes. A 66.00 foot wide access easement will be recorded prior to connect Outlot B to Wilderness Road as shown. The northerly 33.00' unplatted strip of Wilderness Road as shown will be dedicated to the public in the final plat.

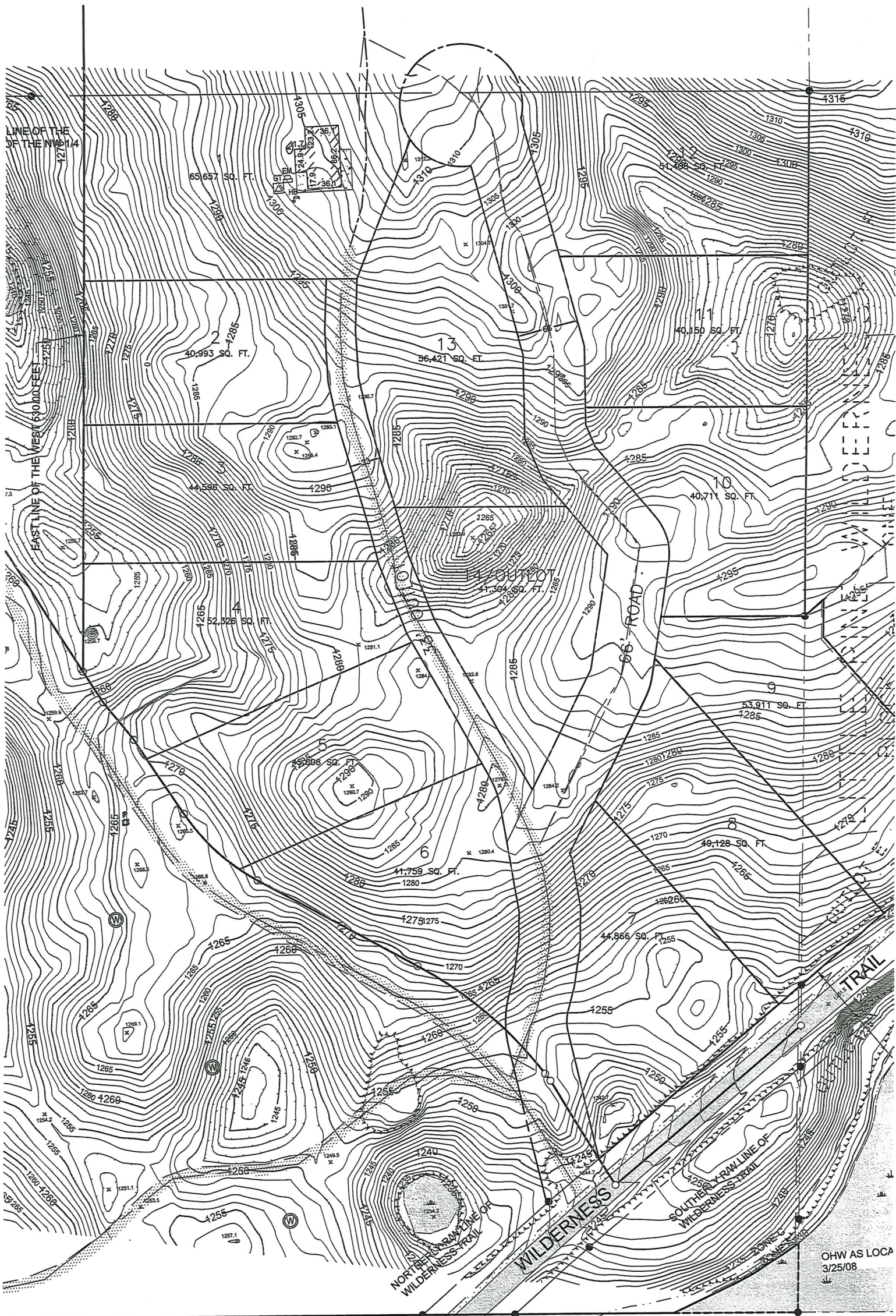
NOTES:

- Property address: 37922 White Pine Trail, Crosslake, MN
- Parcel ID of subject parcel: 14100530, 14100709 and a portion of 14030540.
- There are no bluffs on surveyed property. Steep slopes (over 25%) are as shown.
- No wetlands were found on 6-07-2024 at the site per Ben Meister, Meister Environmental, L.L.C. MN Certified Wetland Delineator #1031.
- Building setbacks for Shoreland District (SD) Zoning are shown here. Due to Outlot B being a potential public road, 35' ROW setbacks have been applied where applicable.
- City of Crosslake Easement Document number 521875 is for the existing Wilderness Trail.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Impervious Coverage: Lot 3 = 9.0%, Lot 6 = 14.1%, all other Lots vacant.



1	PRELIMINARY PLAT	PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS	BY	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.		30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	ROLLING WOODS	CHECKED BY:	FILE NAME:	SCALE:					
1		DRAWN BY:	FIELD BOOK:	HORZ. 1" = 60'			 PATRICK A. TROTTER, PLS No. 41002 DATE: 6-10-2024 LIC. NO. 41002		
		RJF/PAT	BOOK PG.	VERT. NONE					

Bill Feari
Dave Neoria
White Pine Trail



SOUTH LINE OF THE
NW 1/4 OF THE NW 1/4

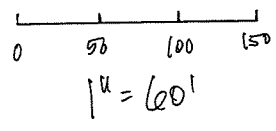
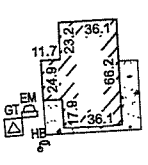
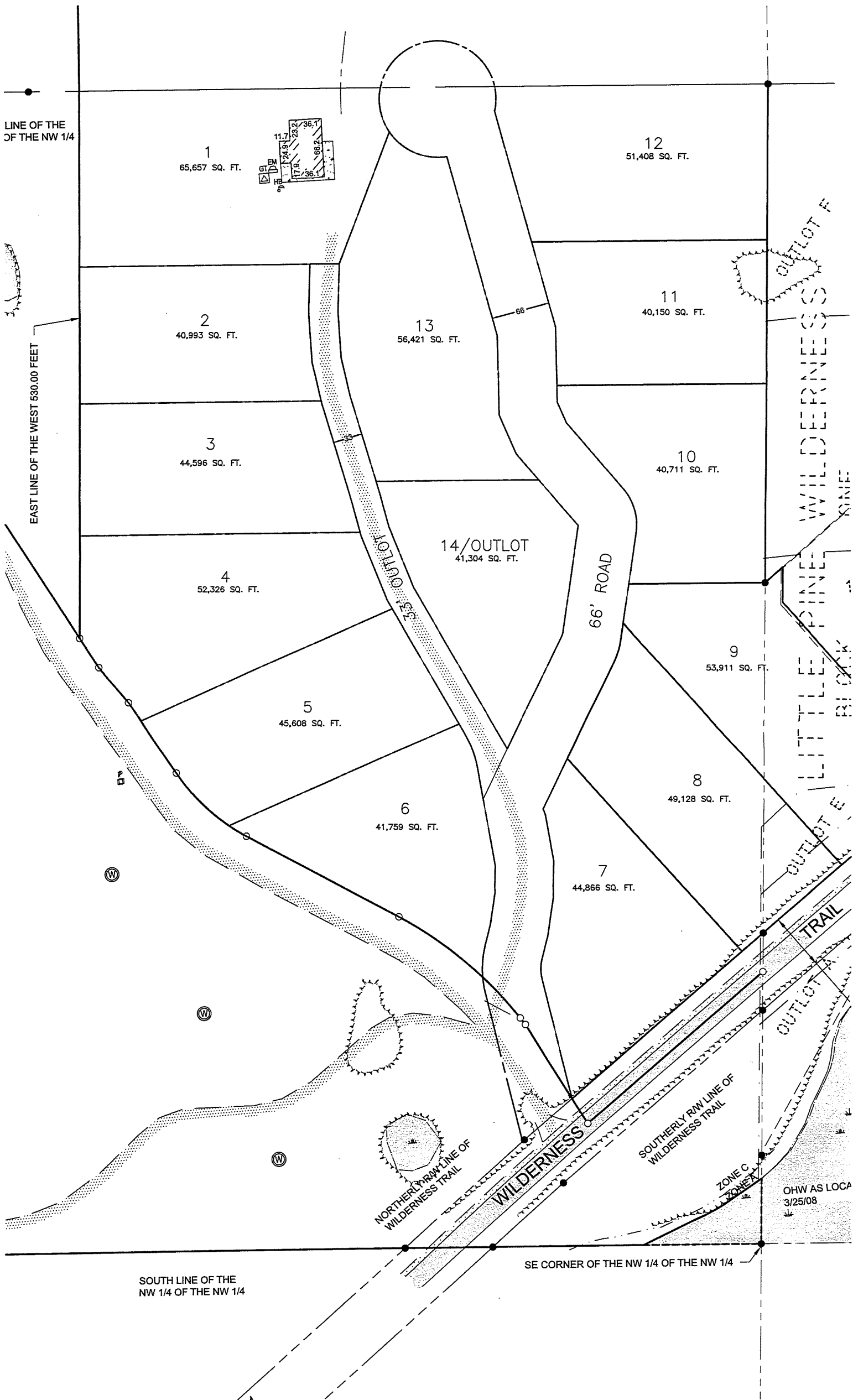
SE CORNER OF THE NW 1/4 OF THE NW 1/4



0 50 100 150

1" = 60'

OHW AS LOCA
3/25/08



From: [Derick White](#)
To: [Cross Lake PZ](#)
Subject: Response to Letter From Planning Commission /Board of Adjustment
Date: Monday, July 8, 2024 9:25:14 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender derickw@northhike.com

Dear Crosslake Planning Commission,

We received a letter on 7/8/24 regarding the Public Hearing Notice scheduled for July 26, 2024 (which we will be attending) and the applicant Jim Burt. We live at 37990 White Pine Trail and are familiar with all parties involved in this proposed land use. My family and I have been residents for Crosslake for the last 4 years and prior to that we had a family cabin on Rush Lake since the 1950's.

We moved to Crosslake (off the lake) for its peace and tranquility. We appreciate the summer visitors as we were those visitors and the boost they give to the economy in Crosslake. We also enjoy the quiet of this community after Labor Day and the wonderful wildlife that inhabit this area (Bear, Deer, Coyotes, Wolf and of course Loons). It's a special place. We purchased 10 acres of woods where our home sits and enjoy the evening listening to the up north sounds.

While I am not against development and understand the need for additional housing I am against changing the feel of this place and turning it into another metro area with a sea of single family homes. If you want that then live in the cities.....there is plenty of housing there to accommodate those that want the city and all its conveniences. This proposal is taking the land and putting as many houses that will fit on it with more planned development after the 12 homes. This is just the start. In fact....these are not even two acre parcels....they are less than two acres and in some cases less than an acre. Are we trying to become Brainerd? What is the plan for this community or are we just trying to help the builders and the mayor get rich off the land at everyone else's expense?

I have been following this land proposal from the beginning and have been communicating with the city council. From its inception the Mayor has been trying to get the city to pay for the homes and the land development....now it's a rezoning proposal. This is not about making more housing available....its about filling the pockets of those that are building these homes and the land owner. Don't be sold on a bicycle against the garage door and a barbeque on a deck. That's a nice Norman Rockwell painting but not reality. Please do not rezone this land. You can develop but do it thoughtfully. Do Not be pushed into a decision

with people who have lots of money and power.

This land is not 1000 feet from water.....it is 1000 feet from a swamp. Are we going to set a new precedent in Crosslake to just rezone at will or is there a long-term plan for this community? I ask that you really consider what you want for Crosslake because someday it may not be that great up north destination, but just another city with sprawling suburbs and a sea of single family homes.

How do you plan to support such growth? Is the infrastructure there? Are you planning on getting rid of Reeds and Andy's and replace them with Jimmy Johns and Starbucks? Be careful with our city as we all pay a good amount of taxes to live here and support the businesses here. Take care of our community and not just vote yes to these rezoning proposals.

Sincerely,

Derick White

37990 White Pine Trail

Crosslake, MN 56442

July 10, 2024

Dear Crosslake Planning Commission,

Thank you for forwarding me the letter from Derek White of July 8, 2024, regarding the upcoming hearing notice scheduled for July 26th in Crosslake.

My response:

My first comment is that I was very disappointed at the direction and sentiment of the letter from Derek White. The third paragraph begins with, 'while I'm not against development and understand the need for additional housing, I am against changing the feel of this place and turning it into another metro area with a sea of single-family homes.' What Derek is actually saying is, I understand the need for additional housing in Crosslake, but I don't want it near me.

I would like to get a few facts straightened out and on the table regarding Mr. White's comments and accusations.

I purchased this track of land from David Nevin in 2009. I have had no financial involvement regarding this property with David Nevin since 2009. The property has sat vacant and unused since that time. In 2020, Mr. White, who had previously purchased a family home and acreage from David Nevin, contacted me and asked me if I would sell him two acres of my property that adjoins his property to give him a little more acreage and buffer zone for his home. I sold him two acres in November of 2020. Mr. White contacted me again in 2021 and asked me if he could purchase an additional three acres adjoining the two previous acres to secure a good buffer zone for his home and property. Derek asked me what my intentions were regarding my property. I told him that I had held it and paid taxes on it for a dozen years and there would hopefully come a time that I would be able to sell it or possibly develop it. Derek clearly understood this and buffering his property is exactly why he purchased the five acres from me in the first place.

My wife and I have been a resident of these Whitefish Chain of Lakes and the Crosslake community area for over sixty years. The growth of the community has been planned very well and the growth has been a nice steady pace both communally and business wise combined. What has not kept up is housing. The lake homes and lots are priced out of most people's budgets and many of the tracks of land that have been available for home developments have been bought up by people wanting large acreage to build a home and or pole barn.

Derek White states, 'this is not about making more housing available...it's about filling pockets of those that are building these homes and the landowner.' I assume that is directed towards myself and David Nevin. As I stated earlier, I purchased this land from David Nevin in 2009. It was a fair price. Unfortunately, as everyone is aware that the markets fell and property prices plummeted leaving me in a hold position. In a few short

sentences, here is the reality of the situation as it stands today. David Nevin took a substantial loss on the sale of the property that he sold me. David Nevin took a substantial loss on the family home and property that he sold to Derek White. I have held on to the property addressed in this letter for fifteen years waiting for an opportunity to get my investment back.

Very simply put, it is a win for the community of Crosslake and hopefully a win for myself and my family to finally get at least whole on our original investment.

This project is not about lining pockets or turning Crosslake into a 'sprawling superb. The letter from Derek White is about having ten acres in the woods and not wanting any neighbors and also not wanting anyone else to share the same dream that he and his family have been blessed with.

Sincerely,

Jim Burt
37734 Donaldson Pt.
Pine River MN 56474

Bump out



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

Receipt Number: 244204 ^{\$750.00} Permit Number: 2401092

Property Owner(s): Jim Burt

Mailing Address: 1491 Edgcombe Rd St Paul MN 55116

Site Address: 37922 White Pine Trail, Crosslake MN 56442

Phone Number: 612-860-8690 Jim

E-Mail Address: Jim@reclaimcenter.com

Parcel Number(s): 14100709, 14030540, 14100530

Legal Description: See attached COS dated 6-10-24

Sec 3410 Twp 137 Rge 26 27 28

Land Involved: Width: _____ Length: _____ Acres: _____

Lake/River Name: na

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

If yes, list Parcel Number(s) _____

Authorized Agent: Bill Terry

Agent Address: PO Box 1024, Crosslake MN 56442

Agent Phone Number: 763-257-5757

Land Use Map Amendment	
<u>RR5</u>	Current Land Use District
<u>SD</u>	Proposed Land Use District

Access	
<input checked="" type="checkbox"/>	Public Road
<input type="checkbox"/>	Easement
Easement recorded: ___ Yes ___ No	

Septic	
Compliance	<u>6-19-2024</u>
SSTS Design	<u>na</u>
Installation	<u>done</u>

Signature of Property Owner(s) Jim Burt JIM BURT

Date 6-14-2024

Signature of Authorized Agent(s) Patrick Frost

Date 6.10.2024

- All applications must be accompanied by a site plan
- Fee \$750 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 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.

For Office Use:
Application accepted by CS Date 6-10-24 Land Use District RR5 Lake Class GD



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

- Findings of Fact

Supporting/Denying a Land Use Map Amendment

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. The following questions are to be considered, but are not limited to:

1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes No

Why? offering single family home similar on adjacent property's

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes No

Present Land Use:

Proposed Land Use:

Why?

only a small portion of the property is outside of the shoreline District

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes No

Why?

The majority of the subject property is Shoreland District and the entire property is all suitable

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes _____ No X

Why? They are all similar properties

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes X No _____

Why? It will be a very nice residential neighborhood that crosslake needs. Access is off of a secondary Road Wildcross Trail



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

Findings of Fact

Supporting/Denying a Land Use Map Amendment

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. The following questions are to be considered, but are not limited to:

1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes_____ No_____

Why?

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes_____ No_____

Present Land Use:

Proposed Land Use:

Why?

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes_____ No_____

Why?

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes_____ No_____

Why?

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes_____ No_____

Why?