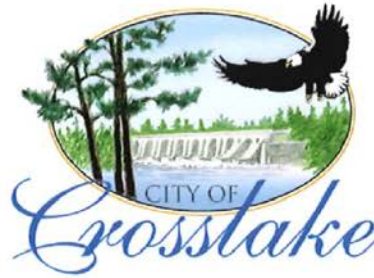


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://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:** Douglas & Emily Maser

**Authorized Agent:** Ryan's Custom Carpentry

**Site Location:** 17067 Greer Lake Rd, Crosby, MN 56441 on Greer Lake - RD

**Variance for:**

- Lake setback of 62 feet where 100 feet is required to proposed dwelling
- Lake setback of 80 feet where 100 feet is required to proposed septic tank

**To construct:**

- 1,176 square foot dwelling
- Add a tank to the existing septic system

**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](mailto:crosslakepz@cityofcrosslake.org)).



## STAFF REPORT

Property Owner/Applicant: Douglas & Emily Maser

Parcel Number(s): 14360502

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: NA

**Authorized Agent:** Ryan's Custom Carpentry

### **Variance for:**

- Lake setback of 62 feet where 100 feet is required to proposed dwelling
- Lake setback of 80 feet where 100 feet is required to proposed septic tank

### **To construct:**

- 1,176 square foot dwelling
- Add a tank to the existing septic system

**Current Zoning:** Shoreland District

### **Existing Impervious Coverage:**

12.2%

- A stormwater management plan was submitted
- Septic design was submitted dated 3-8-2024

### **Proposed Impervious Coverage:**

18.9%

### **Parcel History:**

- Greer Lake Homesites established in 1988
- September 2004 – Install a new septic system

### **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:

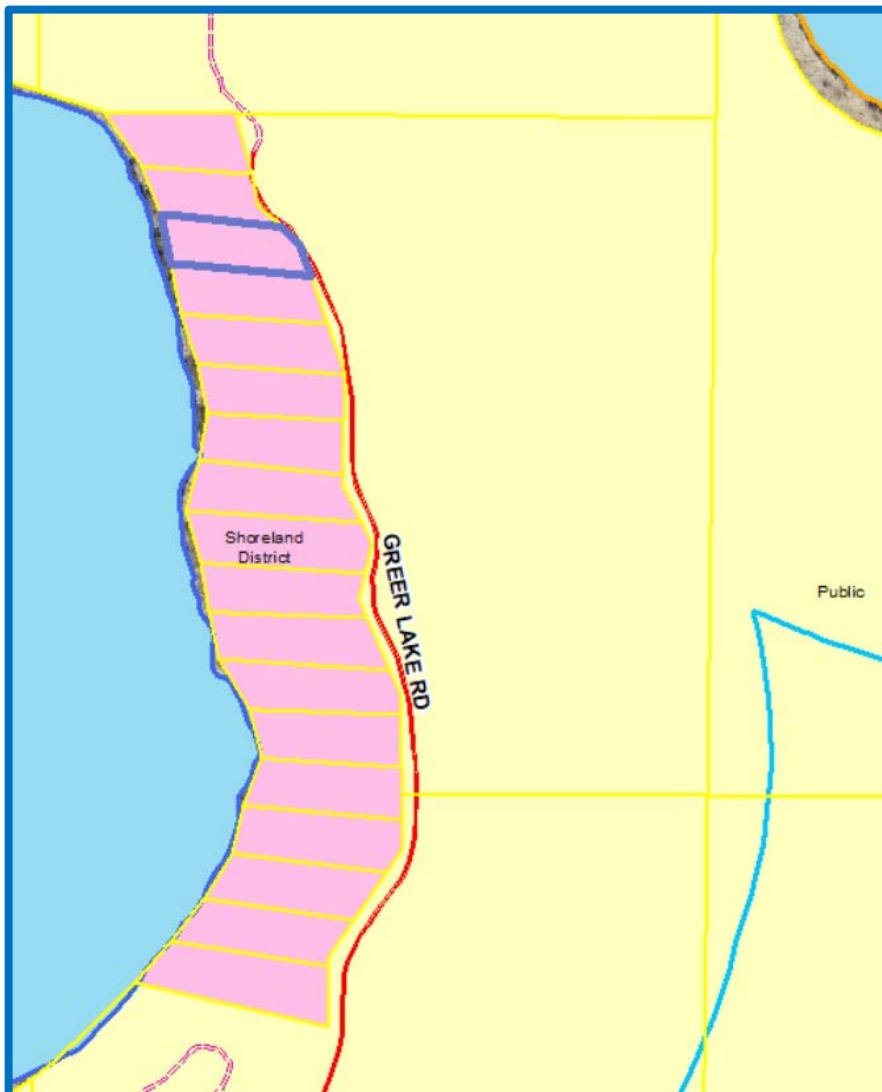
- Lake setback of 62 feet where 100 feet is required to proposed dwelling

- Lake setback of 80 feet where 100 feet is required to proposed septic tank

**To construct:**

- 1,176 square foot dwelling
- Add a tank to the existing septic system

As shown on the certificate of survey dated 6-26-2024



# CERTIFICATE OF SURVEY

LOT 16, BLOCK 1, GREER LAKE HOMESITES  
SECTION 36, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 24,017 SQ. FT. ± / 0.6 ACRES ±

## Drainage:

- 1) Gutters on north side drain into area 2
- 2) Gutters on south side drain into area 1  
under the driveway through a drain pipe.
- 3) Driveway sloped to drain into area 1.

Cut & Fill estimate:  
Cut: 377 yards  
Fill: Reuse cut  
where needed.

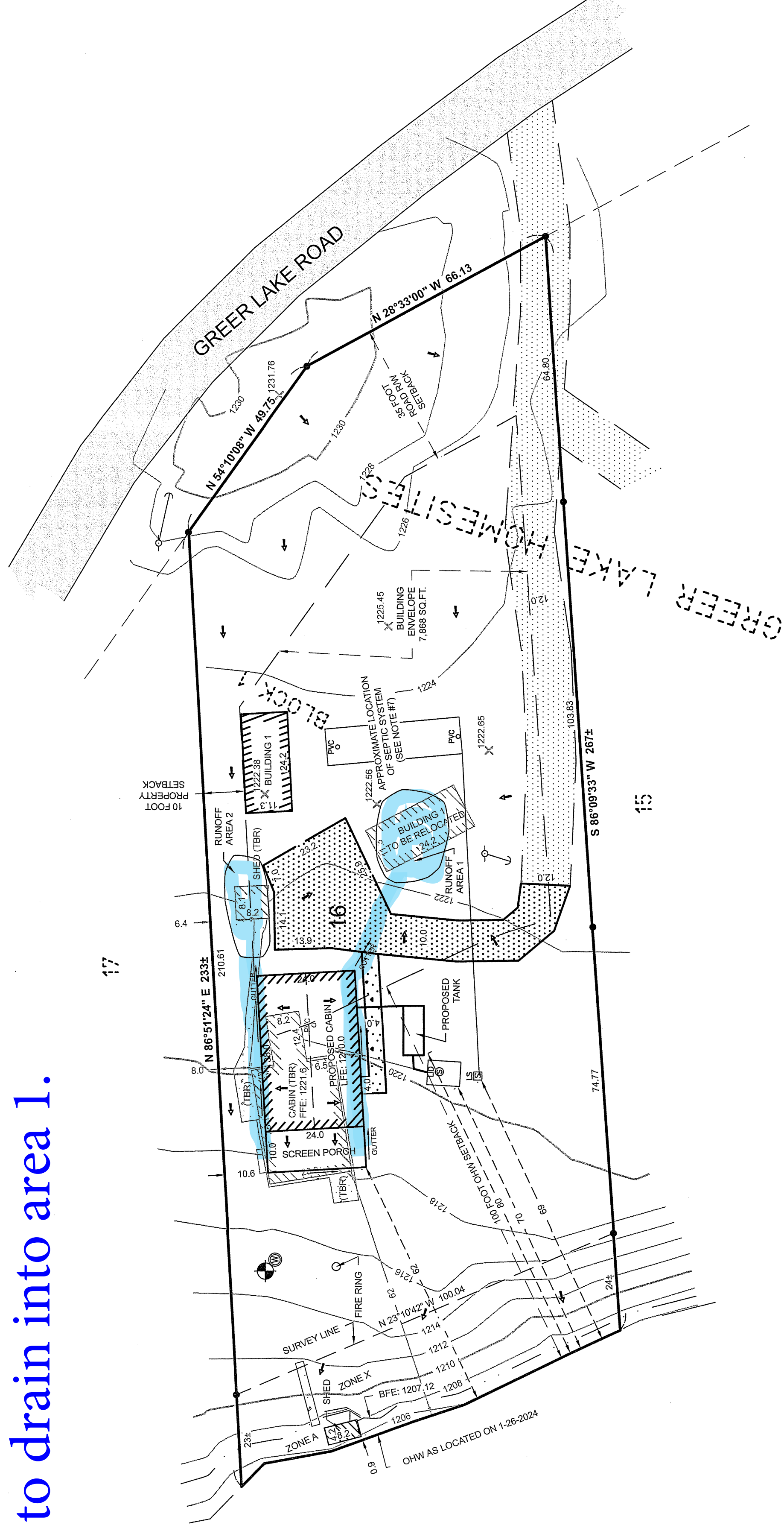
### GREER LAKE RECREATIONAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1204.04 ON 1-26-2024

ORDINARY HIGH WATER ELEVATION = 1204.6

BENCHMARK: Found 2021. Horizontal 3'6" x 8" spike in N-NE foot of a 1.2' red oak, 8' North of the north corner of fish cleaning house on South side of parking area and 39' West of centerline of entrance road to parking area for lot 22. NAD 83. ELEVATION 1207.10. Crossy. Tree is an 8" white oak. 22 NW 1/4, Section 36, Township 137 N, Range 27 W. Information obtained from MN DNR.

BASED ON NGVD 29 DATUM



### LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF PROPOSED GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- X 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING SURFACE DRAINAGE FLOW
- (TBR) DENOTES "TO BE REMOVED"
- BENCHMARK: HIGH POINT OF WELL
- ELEVY = 1216.51 NGVD 29 DATUM
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON GREER LAKE HOMESITES ACCORDING TO THE RECORDED PLAT THEREOF.

### NOTES:

1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 1-26-2024.
2. Zoning for subject tract = "Shoreland District".
3. Parcel ID of subject parcel: 14360502.
4. The E911 address of subject parcel: 17067 Greer Lake Rd.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
6. Property is in "Zone X" and "Zone A" as per the FRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
7. Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
8. 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.
9. No wetlands are found on 5-31-2024 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

### IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Cabin	671	24,017	2.8%
Sheds	101	24,017	0.4%
Building 1	274	24,017	1.1%
Concrete	168	24,017	0.7%
Gravel Driveway	1,725	24,017	7.2%
<b>Total</b>	<b>2,939</b>	<b>24,017</b>	<b>12.2%</b>

### IMPERVIOUS CALCULATIONS

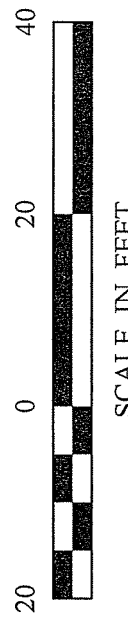
PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Proposed Cabin with Porch	35	24,017	0.1%
Shed	1,182	24,017	4.8%
Building 1	274	24,017	1.1%
Proposed Concrete	145	24,017	0.6%
Existing & Proposed Driveway	2,907	24,017	12.1%
<b>Total</b>	<b>4,543</b>	<b>24,017</b>	<b>18.8%</b>

### RUN OFF CALCULATIONS

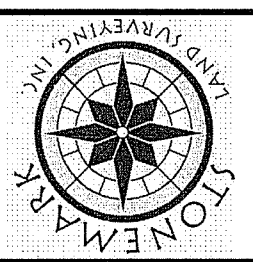
Total Impervious Surface Area (from table)	4,513 sq. ft. x 0.0833 ft. = 376 cu. ft.
--	--

### PROPOSED RUN OFF AREA

- RUN OFF AREA 1  
TOP SURFACE AREA = 326 SQ. FT.  
BOTTOM SURFACE AREA = 157 SQ. FT.  
1" DEEP WITH 3:1 SIDE SLOPES  
TOTAL RUN OFF STORAGE PROPOSED = 242 CU. FT.
- RUN OFF AREA 2  
TOP SURFACE AREA = 218 SQ. FT.  
BOTTOM SURFACE AREA = 65 SQ. FT.  
1" DEEP WITH 3:1 SIDE SLOPES  
TOTAL RUN OFF STORAGE PROPOSED = 142 CU. FT.



SCALE IN FEET  
ON 22" X 34" SHEET



REVISIONS	DATE	DESCRIPTION	BY	CHK

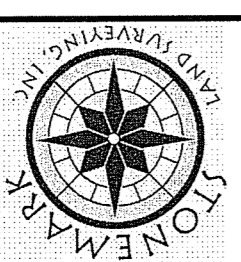
DATE:	2-29-2024
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	NONE

PROJECT NO.:	24012
FILE NAME:	C24012.DWG
FIELD BOOK:	BOOK 473 PG. 58
DRAWN BY:	CMH
CHECKED BY:	CMH
CERTIFICATE OF SURVEY	1 OF 1

# CERTIFICATE OF SURVEY

**LOT 16, BLOCK 1, GREER LAKE HOMESITES  
SECTION 36, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 24,017 SQ. FT. ± / 0.6 ACRES ±**

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



DATE: 2-29-2024  
SCALE: 1" = 20'  
HORIZ: 1" = 20'  
VERT: NONE  
PROJECT NO.: 24012.DWG  
FIELD BOOK: BOOK 473 PG. 58  
PROJECT MANAGER: CMH  
CHECKED BY: CMH  
DATE: 6-26-2024  
REVISIONS PER CITY COMMENTS: CMH  
DATE: 6-26-2024  
REVISIONS PER CITY COMMENTS: CMH  
DATE: 4/26/2024  
LIC. NO. 44881  
KRYSTINA M. HYDE  
PLS#44881

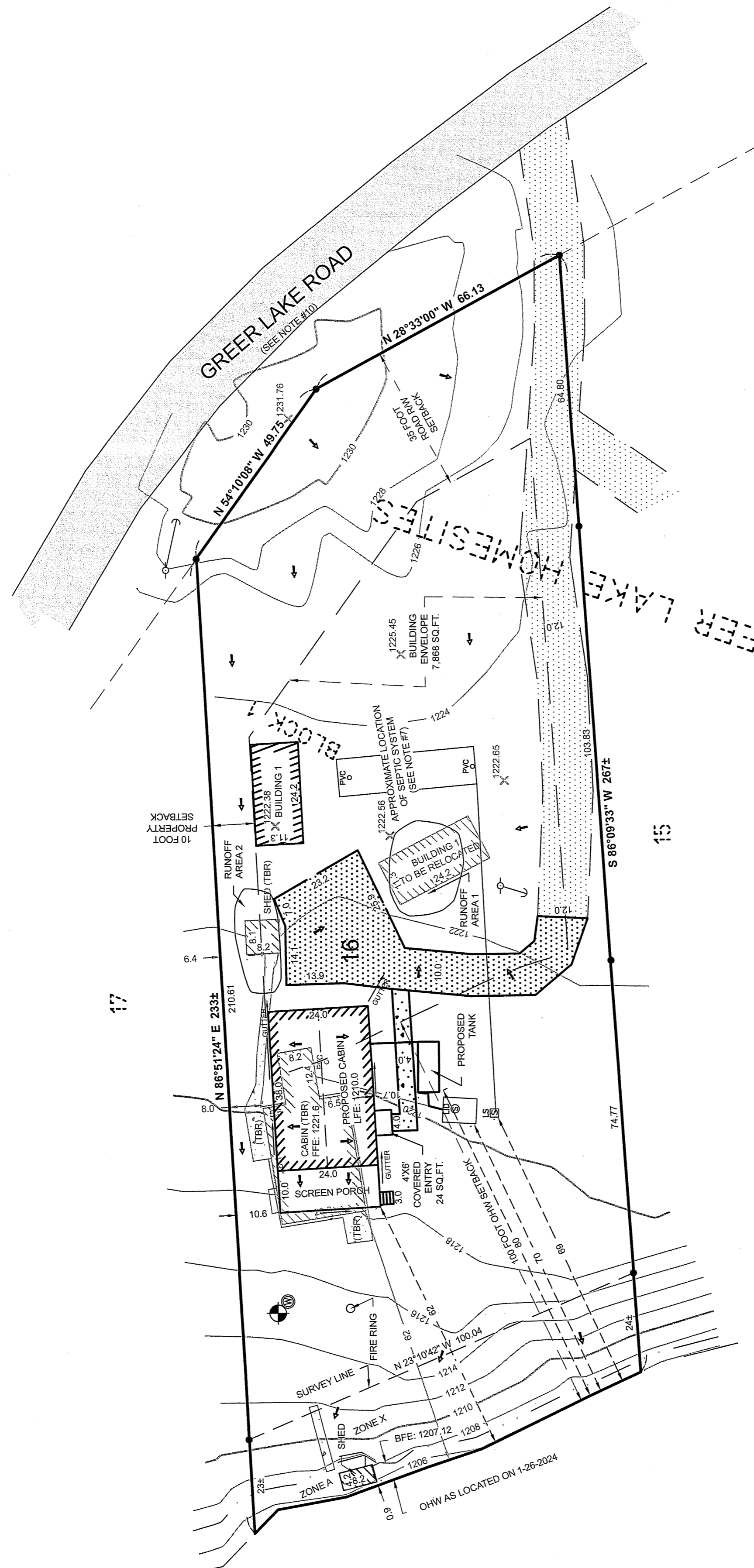
1 of 1  
SHEET  
Daug & Emily Maser  
12389 Goldenrod Lane  
Rogers, MN 55374

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.

**LEGEND**

- ⎓ DENOTES EXISTING RETAINING WALL
  - DENOTES EDGE OF EXISTING GRAVEL
  - - - DENOTES EDGE OF PROPOSED GRAVEL
  - - - DENOTES EDGE OF EXISTING CONCRETE
  - - - DENOTES EXISTING INTERMEDIATE CONTOURS
  - - - DENOTES EXISTING INDEX CONTOURS
  - X1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
  - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
  - ⊗ DENOTES EXISTING WELL
  - ⊙ DENOTES EXISTING SEPTIC VENT SEPTIC CLEANOUT & SEPTIC TANK LID
  - ⊕ DENOTES EXISTING SEPTIC LIFT STATION
  - ↑ DENOTES EXISTING SURFACE DRAINAGE FLOW
  - (TBR) DENOTES "TO BE REMOVED"
  - ⊙ DENOTES MONUMENT FOUND
  - ⊙ DENOTES IRON MONUMENT NOT MARKED BY LICENSE No. 44881
  - ⊙ DENOTES MONUMENT FOUND
- BENCHMARK: HIGH POINT OF WELL  
ELEV. = 1216.51  
NGVD 29 DATUM
- DENOTES MONUMENT FOUND  
DENOTES IRON MONUMENT NOT MARKED BY LICENSE No. 44881
- ORIENTATION OF THE BEARING SYSTEM IS BASED ON GREER LAKE HOMESITES ACCORDING TO THE RECORDED PLAN THEREOF.

- NOTES:**
- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 1-26-2024.
  - Zoning for subject tract = "Shoreland District".
  - Parcel ID of subject parcel: 14360502.
  - The E911 address of subject parcel: 17067 Greer Lake Rd.
  - Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
  - Property is in "Zone X" and "Zone A", as per the FRM, Flood Insurance Rate Map, "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
  - Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
  - 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.
  - No wetlands were found on 5-31-2024 at the site per Ben Meister, Meister Environmental, LLC.
  - Minnesota Certified Wetland Delineator #1031.
  - No easement of record has been provided for Greer Lake Road. Additional title research and/or legal advice is recommended to determine the road right-of-way. For the purposes of this survey we show the physical roadway in relation to the subject property.



**GREER LAKE  
RECREATIONAL DEVELOPMENT CLASSIFICATION**

LAKE ELEVATION = 1204.04 ON 1-26-2024  
ORDINARY HIGH WATER ELEVATION = 1204.6  
BENCHMARK: Found 2021. Horizontal 3/8" x 8" spike in N-NE foot of a 1.2" red oak, 8' North of the north corner of fish cleaning house on South side of parking area and 39' West of centerline of entrance road to parking area for Public Access, 17447 Greer Lake Rd, Crosby. There is an 8" white oak 2' NW of BM tree. ELEVATION 1207.17  
Information obtained from MIN DNR.  
BASED ON NGVD 29 DATUM

**IMPERVIOUS CALCULATIONS**

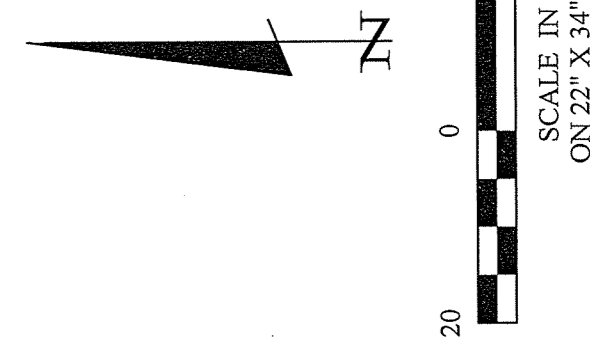
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft)
Cabin	671	24,017	2.8%
Sheds	101	24,017	0.4%
Building 1	274	24,017	1.1%
Concrete	168	24,017	0.7%
Gravel Driveway	1,725	24,017	7.2%
<b>Total</b>	<b>2,939</b>	<b>24,017</b>	<b>12.2%</b>

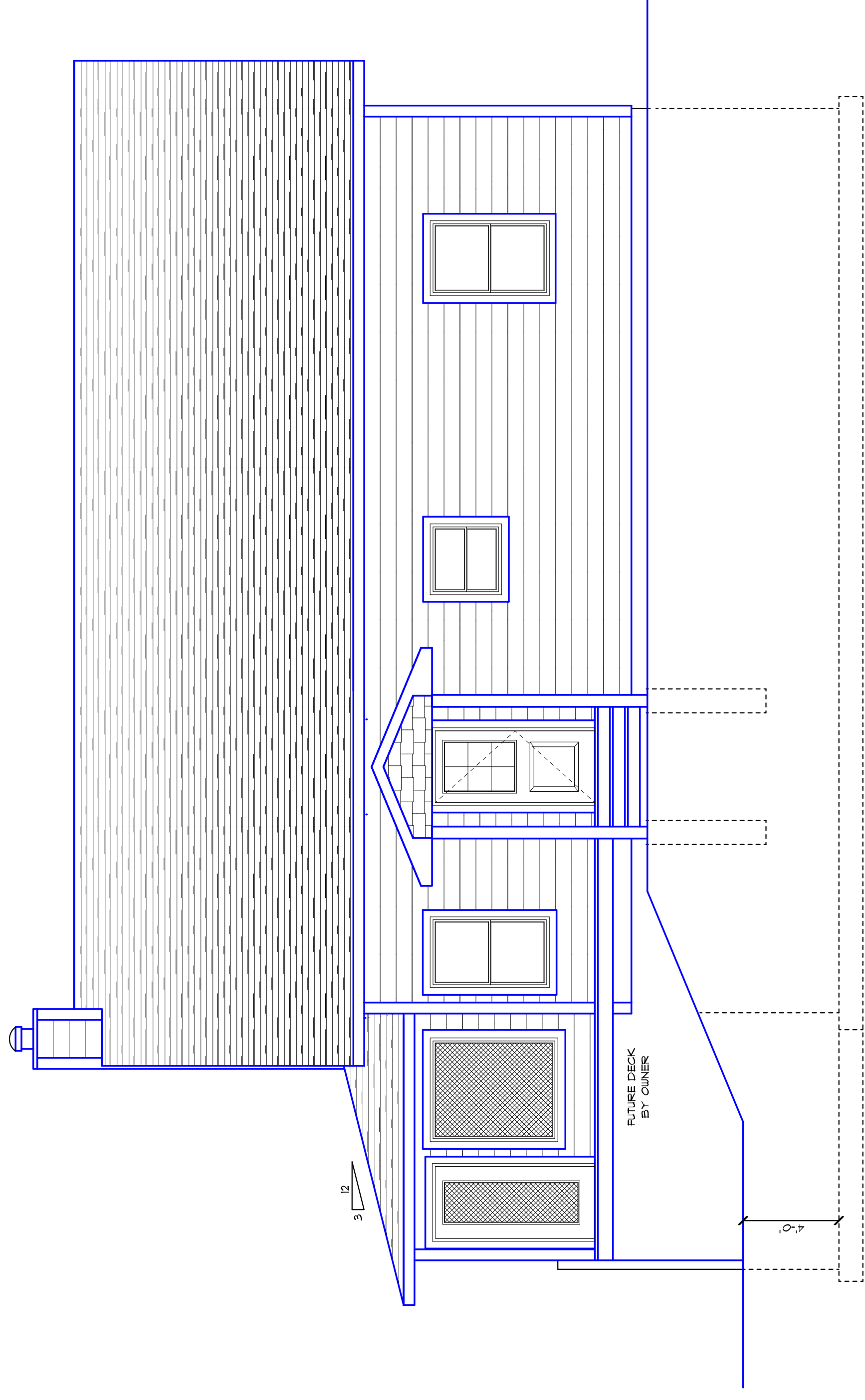
**IMPERVIOUS CALCULATIONS**

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft)
Proposed Cabin, Porch & Entry	1,176	24,017	4.9%
Shed	35	24,017	0.1%
Building 1	274	24,017	1.1%
Proposed Concrete	143	24,017	0.6%
Proposed Driveway	2,907	24,017	12.1%
<b>Total</b>	<b>4,535</b>	<b>24,017</b>	<b>18.9%</b>

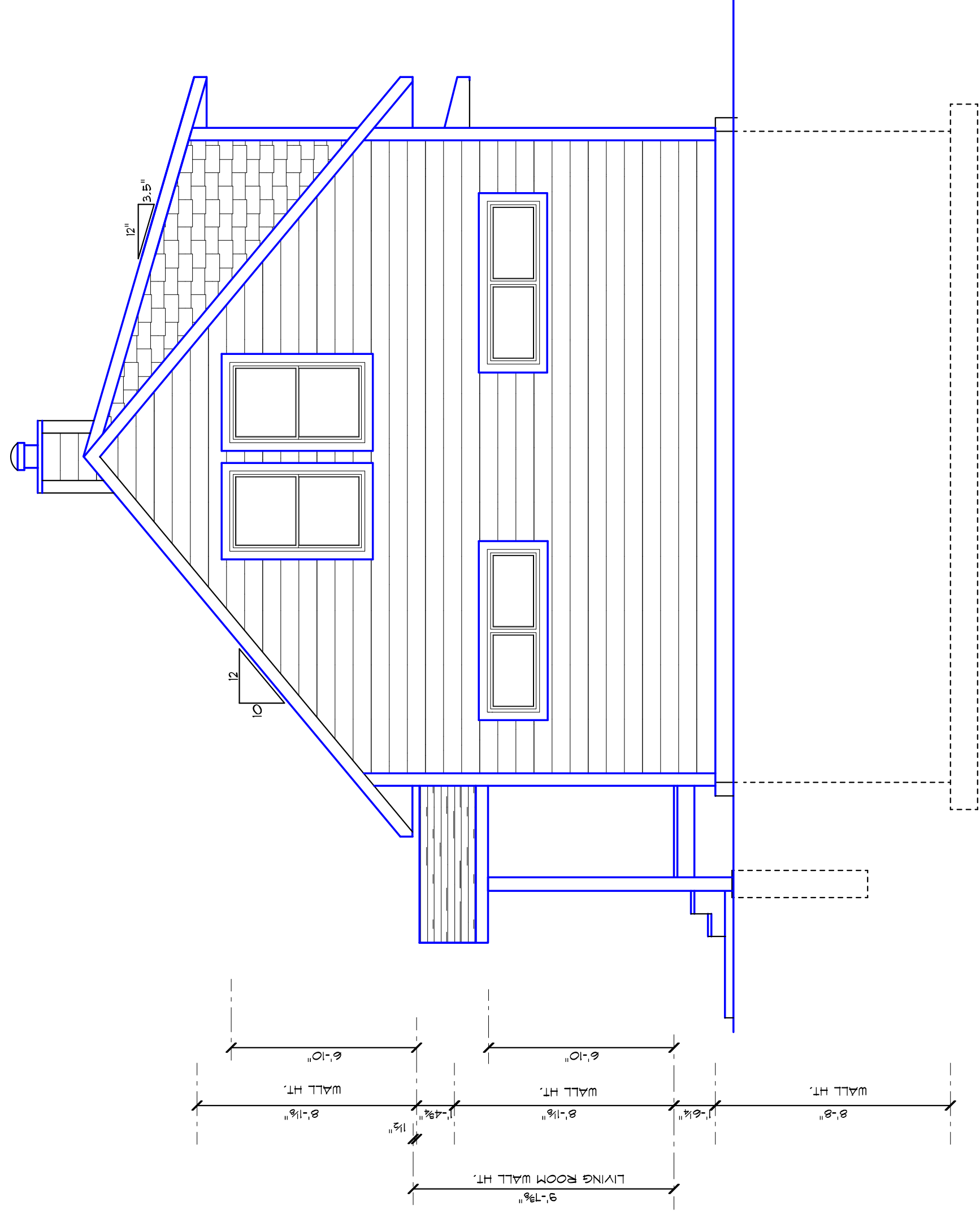
**RUN OFF CALCULATIONS**  
Total Impervious Surface Area (from table) 4,513 sq. ft. x 0.0833 ft. = 376 cu. ft.

**PROPOSED RUN OFF AREA**  
RUN OFF AREA 1  
TOP SURFACE AREA = 326 SQ. FT.  
BOTTOM SURFACE AREA = 157 SQ. FT.  
TOTAL RUN OFF STORAGE PROPOSED = 242 CU. FT.  
RUN OFF AREA 2  
TOP SURFACE AREA = 218 SQ. FT.  
BOTTOM SURFACE AREA = 65 SQ. FT.  
TOTAL RUN OFF STORAGE PROPOSED = 142 CU. FT.



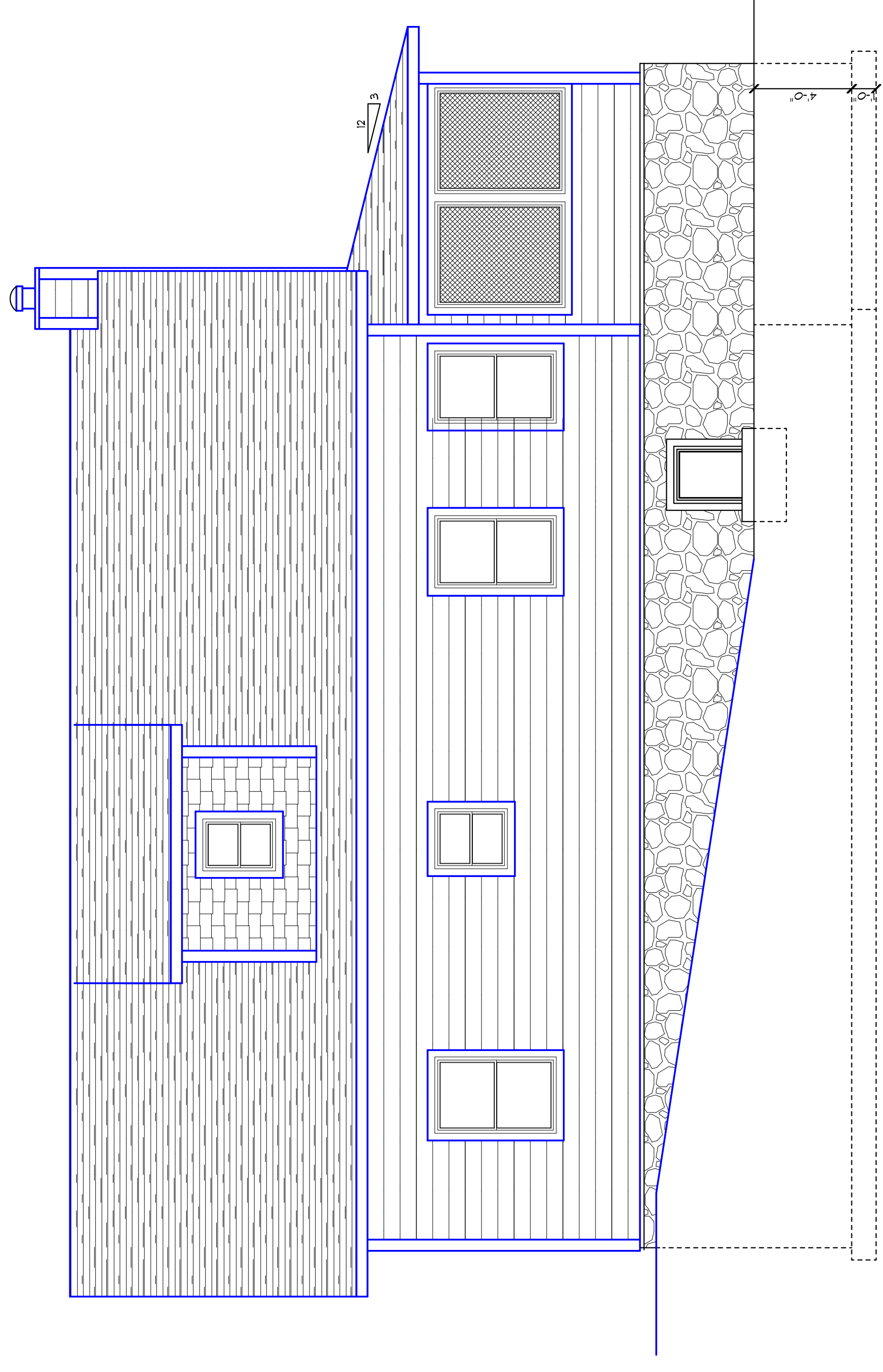


**LEFTSIDE ELEVATION**  
SCALE: 1/4"=1'-0"

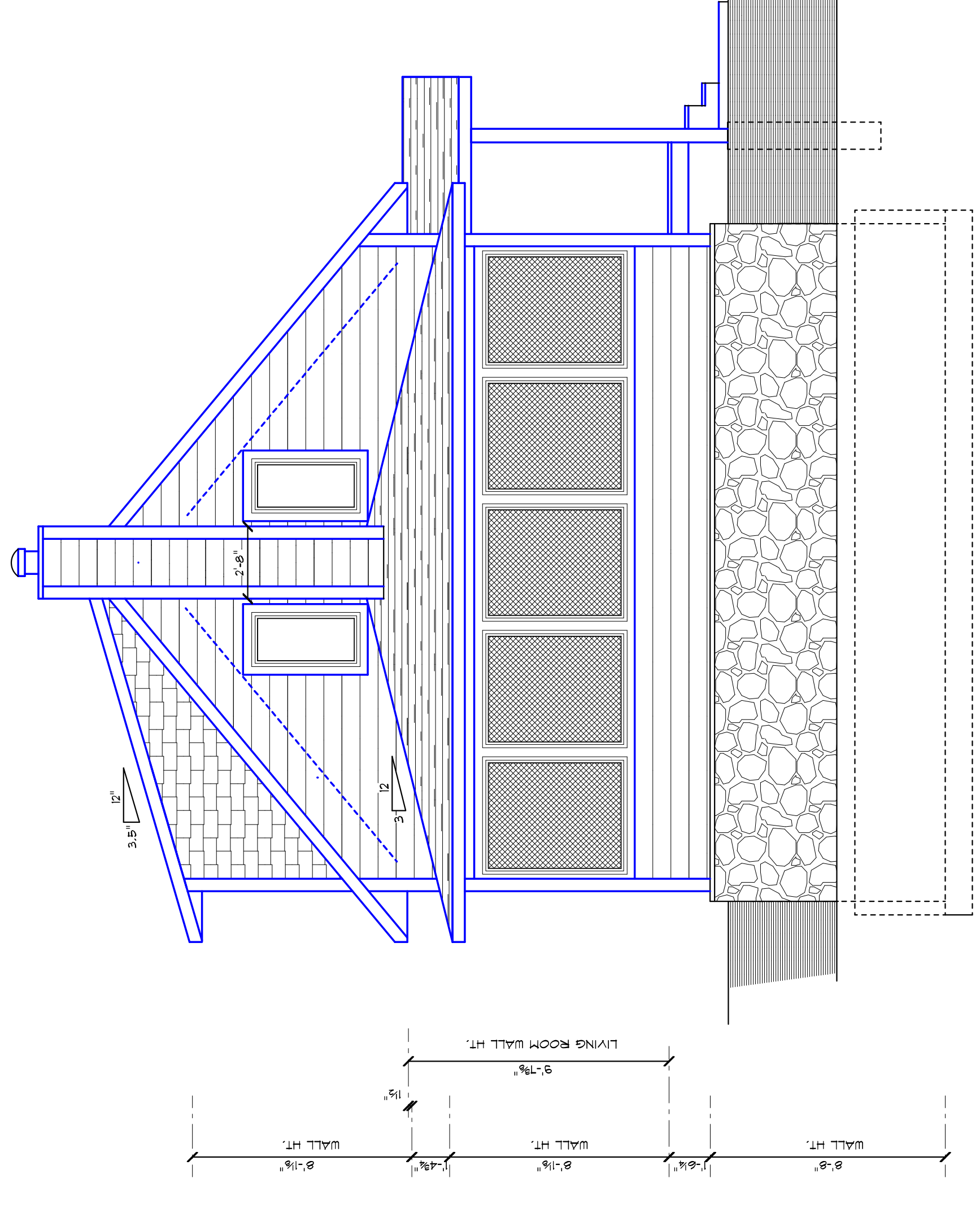


**ROADSIDE ELEVATION**  
SCALE: 1/4"=1'-0"

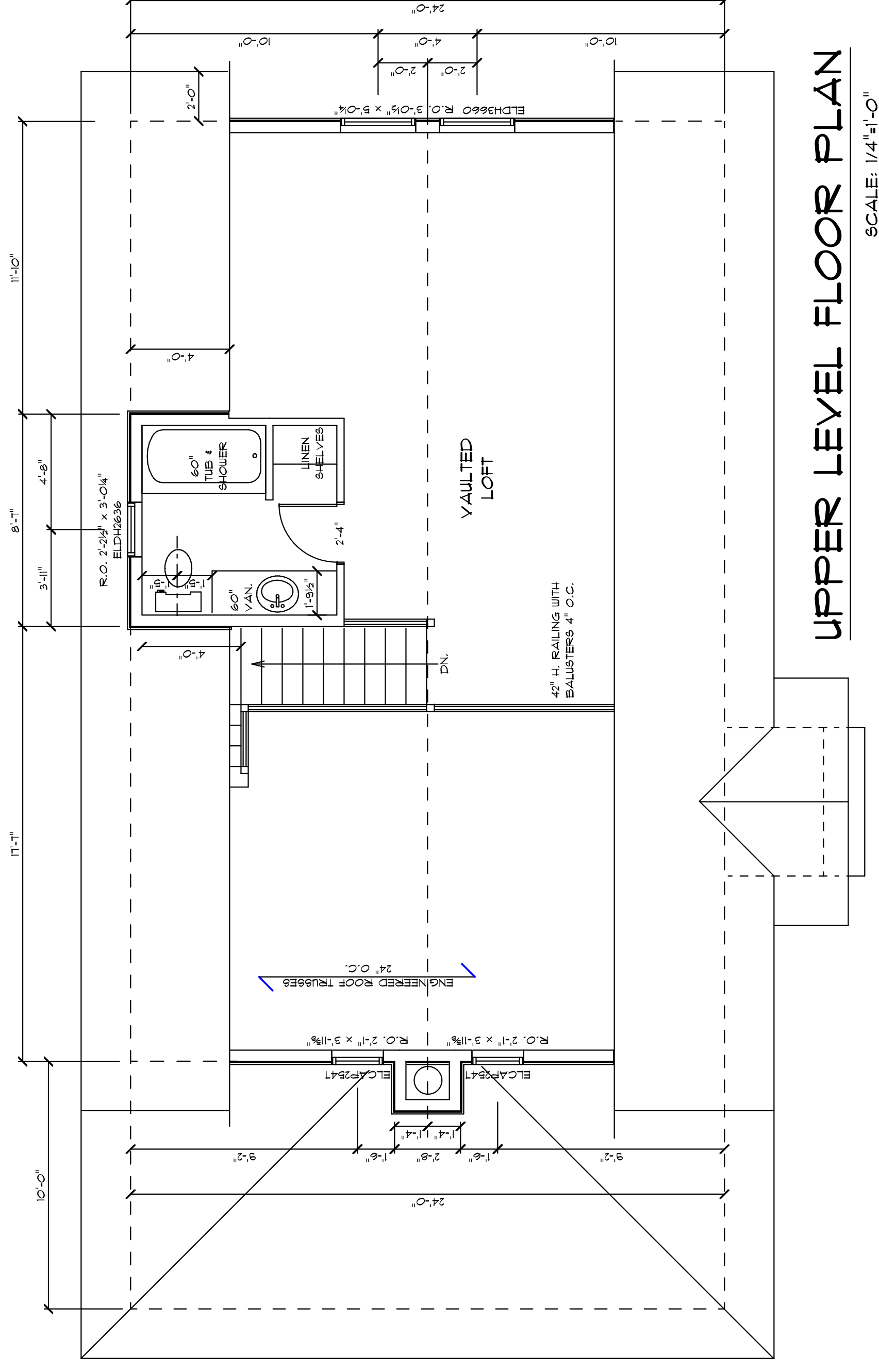
Cut & Fill estimate:  
Cut: 377 yards  
Fill: Reuse cut  
where needed.



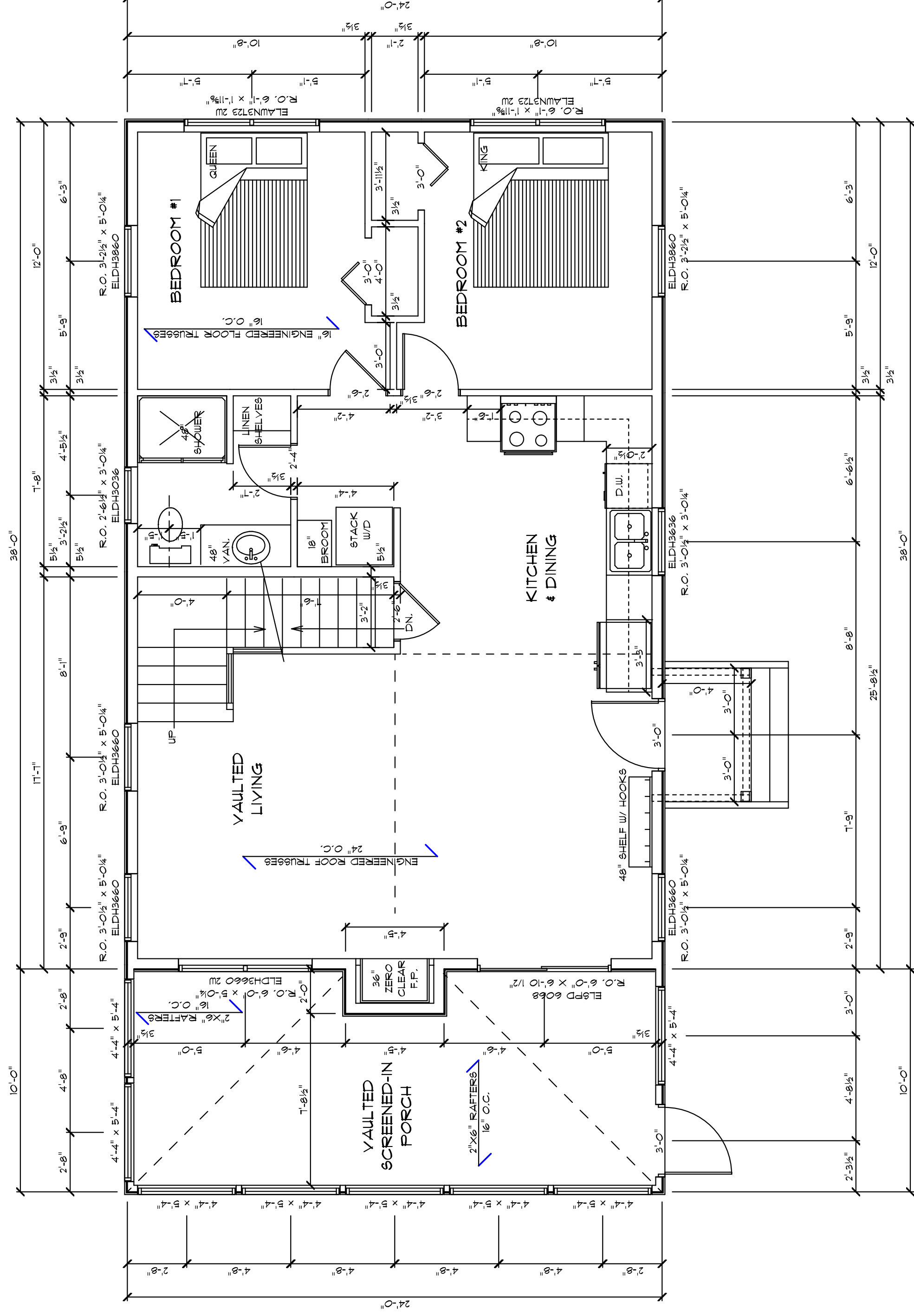
**RIGHTSIDE ELEVATION**  
SCALE: 1/4"=1'-0"



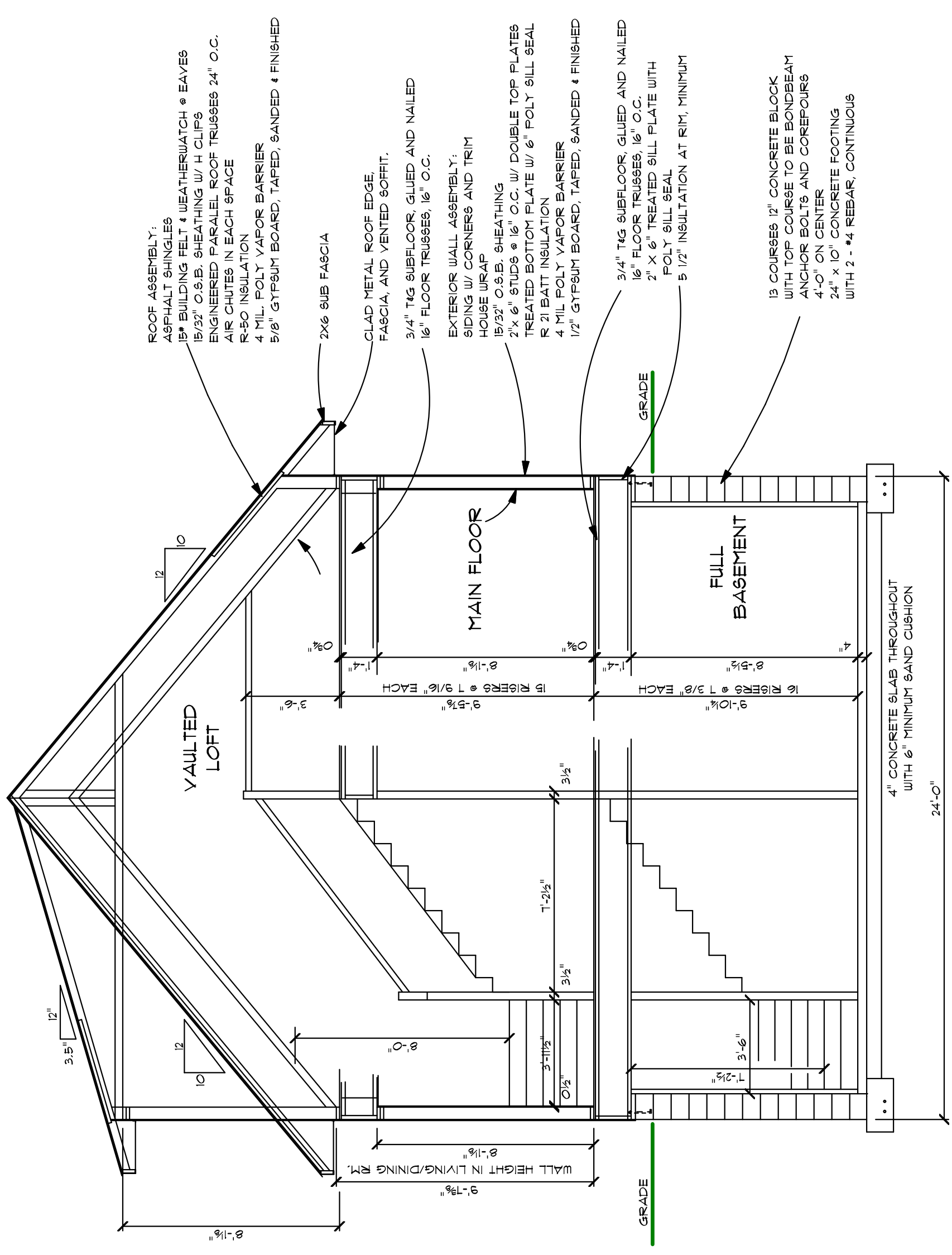
**LAKESIDE ELEVATION**  
SCALE: 1/4"=1'-0"



UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



MAIN LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

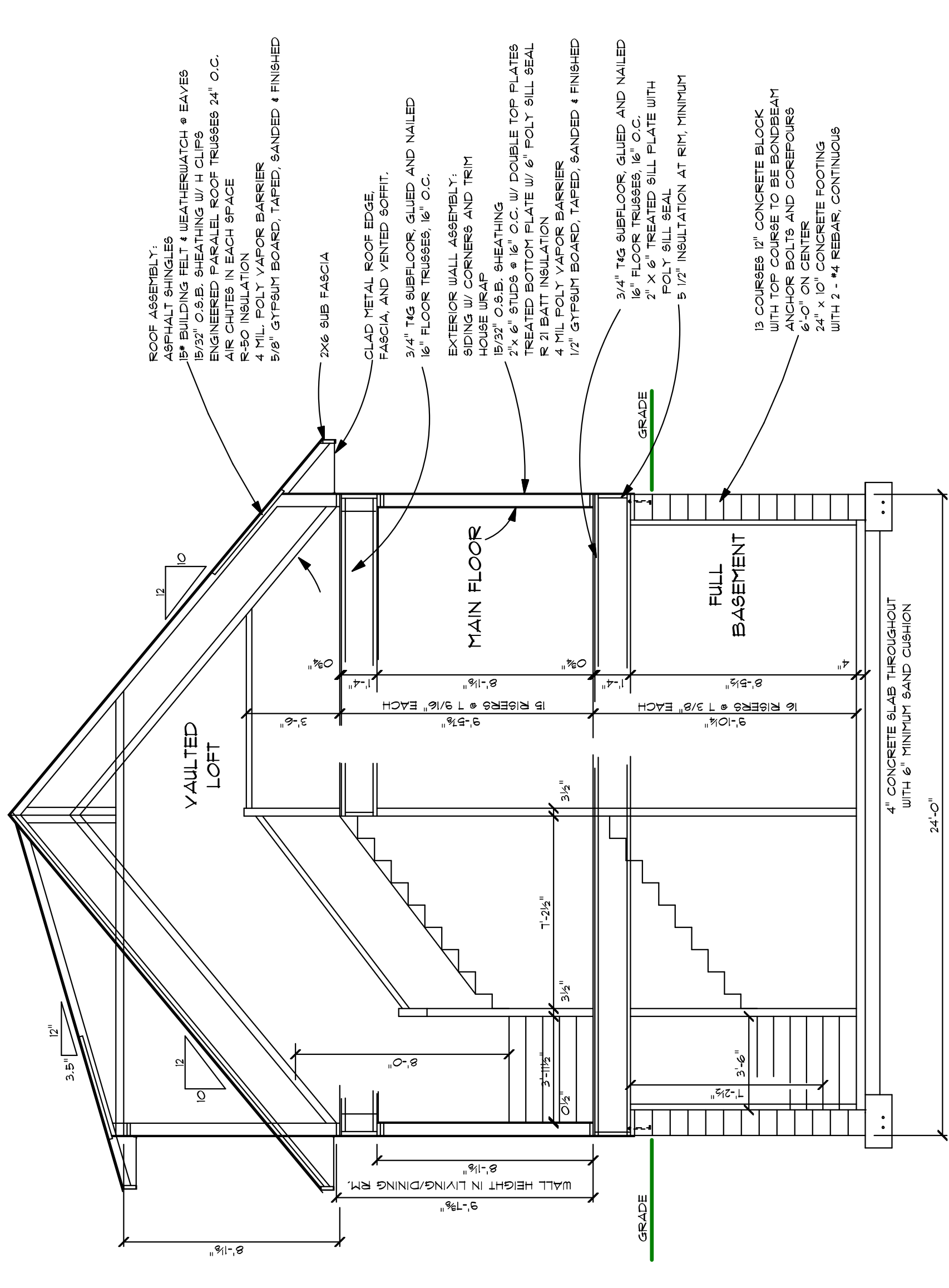


BLDG. SECTION  
SCALE: 1/4"=1'-0"

NOTE:  
ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.  
2 - 2" X 10" HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.  
COLUMN DIMENSIONS ON OPENINGS WIDER THAN 5 FEET  
EXTERIOR DOORS BY THERMA-TRU OR EQUAL. WINDOWS ARE MARVIN ELEVATE. WITH ALL FALL PROTECTION REQUIREMENTS. VERIFY ALL SIZES AND ROUGH OPENINGS WITH OWNER AND MANUFACTURER. ANY WINDOW WITHIN 18" OF THE FLOOR IS TO BE TYPED. WINDOW HEADER HEIGHT TO BE 6-9 1/8" UNLESS NOTED. VERIFY EXTERIOR DOOR ROUGH OPENING HEIGHTS.

VERIFY ALL TRUSSES, BEAMS AND MICROLAM WITH TRUSS MANUFACTURER. INSULATE AROUND ALL BATHROOMS AND BEDROOMS.  
  
MEETING OF ENERGY CODE REQUIREMENTS TO BE THE RESPONSIBILITY OF CONTRACTOR. THIS PLAN WAS DESIGNED TO COMPLY WITH 2020 MN STATE BUILDING CODE AT THE TIME AND FOR THE LOCATION THEY WERE DRAWN. CHECK WITH YOUR CONTRACTOR REGARDING LOCAL CODES THAT MAY VARY. THE OWNER AND CONTRACTOR ASSUME THE RESPONSIBILITY TO COMPLY WITH LOCAL CODES.

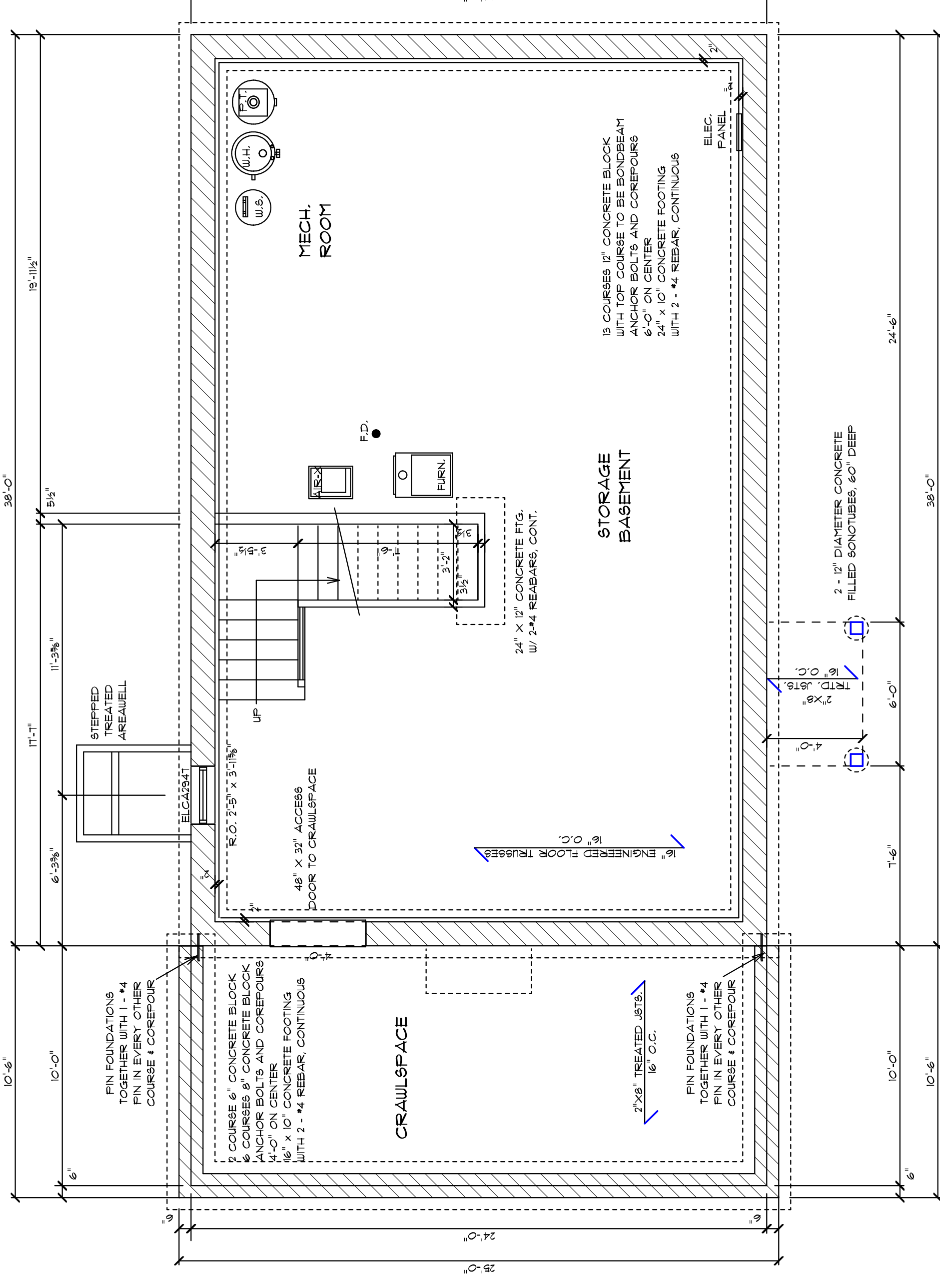
<b>P.F.S. DESIGN LLC</b>	
218-821-0630	PROJECT FOR: DOUG & EMILY MASER
MARCH 24, 2024	DATE:
REVISED APRIL 8, 2024	REVISED APRIL 25, 2024
REVISED MAY 24, 2024	REVISED MAY 24, 2024
PAGE NO. 3 of 3	



NOTE:  
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.  
 2" X 10" HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED. DOUBLE TRIMMERS ON OPENINGS WIDER THAN 5 FEET.  
 EXTERIOR WINDOWS BY THERMA TRU OR EQUAL. UNITS ARE MARK IN TELE. WITH ALL FALL PROTECTION REQUIREMENTS. FLOOR SLABS AND MANUFACTURED STAIRS WITH UNDER AND MANUFACTURED STAIRS WINDOW WITH 1/8" OF THE FLOOR IS TO BE TEMPERED. WINDOW HEADER HEIGHT TO BE 6'-3" UNLESS NOTED. VERIFY EXTERIOR DOOR ROUGH OPENING HEIGHTS.

VERIFY ALL TRUSSES, BEAMS AND MICROLAMS WITH TRUSS MANUFACTURER. INSULATE AROUND ALL BATHROOMS AND BEDROOMS.

MEETING OF ENERGY CODE REQUIREMENTS TO BE THE RESPONSIBILITY OF CONTRACTOR. THIS PLAN WAS DESIGNED TO COMPLY WITH 2020 MN STATE BUILDING CODE AT THE TIME AND FOR THE LOCATION THEY WERE DRAWN. CHECK WITH YOUR CONTRACTOR REGARDING LOCAL CODES THAT MAY VARY. THE OWNER AND CONTRACTOR ASSUME THE RESPONSIBILITY TO COMPLY WITH LOCAL CODES.



**BASEMENT / FOUNDATION PLAN**

SCALE: 1/4"=1'-0"

**P.F.S. DESIGN LLC**

218-821-0630

PROJECT FOR: DOUG & EMILY MASER	PAGE NO. <b>2 of 3</b>
DATE: MARCH 24, 2024	
REVISED APRIL 8, 2024	
REVISED APRIL 25, 2024	
REVISED MAY 24, 2024	



## Crow Wing County Trench/Pressure Bed Design

Property Owner: Doug & Emily Maser Date: 3/8/2024  
 Mailing Address: 21389 Goldenrod Lane  
 City: Rogers State: MN Zip: 55372  
 Home Phone Number: Cell: 651-283-0989  
 Site Address: 17067 Greer Lake Rd  
 City: Crosby State: MN Zip: 56441  
 Driving directions if no address issued:

Legal Description: Lot 16 Block 1 Greer Lake Homesites  
 Sec: 36 Twp: 137 Range: 27 Twp Name: City of Crosslak  
 Parcel Number: 14360502  
 Lake/ River: Greer Lake Lake/River Classification: RD

### Flow Data

Number of Bedrooms: 2  
 Dwelling Classification: I  
 System Type: I  
 GPD: 300

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

### Wells

Deep Well: Existing Deep  
 Shallow Well: None  
 Wells to be sealed (if applicable)?

### Setbacks

Tank(s) to: Well +50 Drainfield to: Well +50 Sewer Line to well: +50  
 House +10 House +20 Air Test: No  
 Property Line +10 Property Line +10

★ *NEED Variance for the proposed tank → ±70' Instead of 100' ★*

**Additional System Notes and Information:** NEW CONSTRUCTION - Removing the existing cabin.  
 ADDING A SEPTIC TANK PRIOR TO THE EXISTING TANK.

Designer Name: Martin Joyce License Number: 2129

Address:

City: State: Zip:  
 Home Phone Number: Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

I hereby certify that I have completed this work in accordance with all applicable requirements.

Designer Signature: *Martin Joyce* Date: 3/8/2024

**Crow Wing County Trench/Pressure Bed Design**

Property Owner: Doug & Emily Maser

Date: 3/8/2024

Designer's Initials:

Proposed 1000 Gal + Exist 1000 Gal.

**Tank Sizing**

A. Septic Tank Capacity: 1500 Gallons *MIN* → will be 2000 Gal *Total*

Tank Type: 2 Compartments Filter: Yes

Garbage Disposal/Basement Lift Station: No Disposal or Lift

B. Pump Tank Capacity: 500 Gallons (7080.2100)

a. Alarm Type: Electric

*Existing*

**Soils**

C. Depth to Restricting Layer: 5ft.

D. Native SSF: .83

(Perc. Rate [Optional] MPI)

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
5 or less	1,500	2,250
6 or 7	2,000	3,000
8 or 9	2,500	3,750

\*\*Enter GPD next to the type of system\*\*

**Rock Trenches**

- E. 6 in. Trench Depth  $GPD \times D = 0.0sq. ft.$  Cubic Yards of Rock: 0 yds<sup>3</sup>
- F. 12 in. Trench Depth  $GPD \times D \times .8 = 0.0sq. ft.$  Cubic Yards of Rock: 0 yds<sup>3</sup>
- G. 18 in. Trench Depth  $GPD \times D \times .66 = 0.0sq. ft.$  Cubic Yards of Rock: 0 yds<sup>3</sup>
- H. 24 in. Trench Depth  $GPD \times D \times .6 = 0.0sq. ft.$  Cubic Yards of Rock: 0 yds<sup>3</sup>
- I. Divide (E-H) by Trench Width for lineal feet:  $0.0 \div =$

**Chamber Trenches**

- J. Brand: \_\_\_\_\_ Dimensions of one chamber (L x W): \_\_\_\_\_ ft. x \_\_\_\_\_ ft.
- K. 6-11 in. Chamber Depth  $GPD \times D = 0.0sq. ft.$
- L. 12 in. Chamber Depth  $GPD \times D \times .8 = 0.0sq. ft.$
- M. Select from (K-L) if installing Chamber Trenches: 0.0
- N. Divide (M) by Trench Width for lineal feet:  $0.0 \div 0 =$  \_\_\_\_\_ Lineal Feet
- O. Total Chambers Needed (Round Up): \_\_\_\_\_ Chambers

**Seepage/Pressure Beds**

- P. Seepage Bed  $GPD \times D \times 1.5 = 0.0sq. ft.$
- a. Bed Dimensions \_\_\_\_\_ ft. x \_\_\_\_\_ ft.
- b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth ft. ÷ 27 = 0 yds<sup>3</sup>
- Q. Pressure Bed  $300 GPD \times D = 249sq. ft.$
- a. Bed Dimensions 9ft. x 29ft. *- Existing*
- b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth 1ft. ÷ 27 = 9 yds<sup>3</sup>

**Additional System Notes and Information:**

USE THE EXISTING SEPTIC/LIFT TANK AND PRESSURE BED DRAINFIELD.  
NEED TO ADD A SEPTIC TANK TO BRING UP TO CODE SIZING WISE.  
USE THE EXISTING PUMP. SUGGEST REPAIRING THE ALARM IN THE LIFT.



# Compliance inspection report form

## Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

**Instructions:** Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance.

For local tracking purposes:					
City of Crosslake					
Sec	36	Twp	137	Rg	27

**Property Information**

Local tracking number: \_\_\_\_\_

Parcel ID # or Sec/Twp/Range: 14360502 Reason for inspection: permit

Local regulatory authority info: City of Crosslake

Property address: 17067 Greer Lake Rd, Crosby, MN 56441

Owner/representative: Doug & Emily Maser Owner's phone: 651-283-0989

Brief system description: Gravity from the cabin to a Sather combo septic/lift tank. Manhole covers are at the surface. Bobber alarm in lift (broken). Pumps to a pressure bed drainfield. Rock bed is 9' x 29' per the install records. 2" inspection pipes into each end of the rock bed.

**System Status**

System Status on date (mm/dd/yyyy): 3/8/2024

**Compliant - Certificate of compliance\***

**Noncompliant - Notice of noncompliance**

*(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)*

*Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.*

**\*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

*An imminent threat to public health and safety (ITPHS) must be upgraded, replaced or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.*

**Reason(s) for noncompliance (check all applicable)**

- Impact on Public Health (Compliance Component #1) - *Imminent threat to public health and safety*
- Tank Integrity (Compliance Component #2) - *Failing to protect groundwater*
- Other Compliance Conditions (Compliance Component #3) - *Imminent threat to public health and safety*
- Other Compliance Conditions (Compliance Component #3) - *Failing to protect groundwater*
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) - *Failing to protect groundwater*
- Soil Separation (Compliance Component #5) - *Failing to protect groundwater*
- Operating permit/monitoring plan requirements (Compliance Component #4) - *Noncompliant - local ordinance applies*

Comments or recommendations:  
Permit #B2004353

**Certification**

*I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.*

*By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.*

Business name: Martin Joyce Septic Service, Inc. Certification number: 5453

Inspector signature: Martin Joyce License number: 2129

*(This document has been electronically signed)* Phone number: 218-820-2621

**Necessary or locally required supporting documentation (must be attached)**

- Soil boring logs
- System/As-Built
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list): \_\_\_\_\_

Property address: 17067 Greer Lake Rd, Crosby, MN 56441  
 Business Name: Martin Joyce Septic Service, Inc. Date: 3/12/2024

**1. Impact on Public Health - Compliance component #1 of 5**

**Compliance criteria:**

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

**Attached supporting documentation:**

- Other: \_\_\_\_\_  
 Not Applicable

*Any "yes" answer above indicates the system is an Imminent Threat to Public Health and Safety.*

**Describe verification methods and results:**

Seasonally used. There was no water use at the cabin at the time of inspection.

**2. Tank Integrity - Compliance component #2 of 5**

**Compliance criteria:**

System consists of a seepage pit, cesspool, drywell, or leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

*Any "yes" answer above indicates the system is failing to protect groundwater.*

**Attached supporting documentation:**

- Empty tank(s) viewed by inspector  
 Name of maintenance business: Al's Sewer  
 License number of maintenance business: L318  
 Date of maintenance: 3/8/2024  
 Existing tank integrity assessment (Attach)  
 Date of maintenance (mm/dd/yyyy): \_\_\_\_\_ (must be within three years)  
*(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))*  
 Tank is Noncompliant (pumping not necessary - explain below)  
 Other: \_\_\_\_\_

**Describe verification methods and results:**

Video inspected the tank for cracks and baffles - OK.

Property address: 17067 Greer Lake Rd, Crosby, MN 56441  
Business Name: Martin Joyce Septic Service, Inc. Date: 3/12/2024

**3. Other Compliance Conditions - Compliance component #3 of 5**

- 3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured.  Yes\*  No  Unknown
- 3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety.  Yes\*  No  Unknown  
*\*Yes to 3a or 3b - System is an imminent threat to public health and safety.*
- 3c. System is non-protective of ground water for other conditions as determined by inspector.  Yes\*  No
- 3d. System not abandoned in accordance with Minn. R. 7080.2500.  
*\*Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation:  Not applicable

**4. Operating Permit and Nitrogen BMP \* - Compliance #4 of 5**  Not Applicable

- Is the system operated under an Operating Permit?  Yes  No **If "yes", A below is required**
- Is the system required to employ a Nitrogen BMP specified in the system design?  Yes  No **If "yes", B below is required**

*BMP=Best Management Practice(s) specified in the system design*

*If the answer to both questions is "no", this section does not need to be completed.*

Compliance criteria:

- a. Have the Operating Permit requirements been met?  Yes  No
- b. Is the required nitrogen BMP in place and properly functioning?  Yes  No

**Any "no" answer indicates Noncompliance.**

Describe verification methods and results:

Attached supporting documentation:  Operating permit (Attach)

Property address: 17067 Greer Lake Rd, Crosby, MN 56441  
 Business Name: Martin Joyce Septic Service, Inc. Date: 3/12/2024

**5. Soil Separation - Compliance component #5 of 5**

Date of installation: 9/27/2004  Unknown  
 (mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging?  Yes  No

**Compliance criteria (select one):**

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:  Yes  No\*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:  Yes  No\*

Drainfield has a three-foot vertical separation distance from periodically saturated soil bedrock. \*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080, 2350 or 7080.2400 (Advanced Inspector License required))  Yes  No\*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

\*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

**Attached supporting documentation:**

- Soil observation logs completed for report (Attach)
- Two previous verifications of required vertical separation (Attach)
- Not applicable (No soil treatment area)
- Soils also verified with a 2013 septic compliance inspection.

**Indicate depths of elevations**

A. Bottom of distribution media	24"
B. Periodically saturated soil/bedrock	60"
C. System separation	36"
D. Required compliance separation*	36"

\*May be reduced up to 15 percent if allowed by Local Ordinance.

**Upgrade requirements:** (Minn. Stat. 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, or its use discontinued, notwithstanding any local ordinance that is mor strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

# Martin Joyce Septic Service, Inc.

27604 County Road 3, Merrifield, MN 56465

## Septic System Management Plan

Property Owner: Doug & Emily Maser Phone: 651-283-0989 Date: 3/8/2024

Mailing Address: 21389 Goldenrod Lane, Rogers, MN 55372

Site Address: 17067 Greer Lake Rd, Crosby, MN 56441

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every \_\_\_\_\_ months  
Local Government: check every \_\_\_\_\_ months  
State Requirement: check every 36 months

My system needs to be checked  
every 36 months

### Homeowner Management Tasks (performed monthly unless otherwise stated)

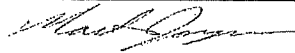
- Leaks* - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly
- Surfacing sewage* - Regularly check for wet or spongy soil around your soil treatment area.
- Effluent filter* - *Inspect and clean twice a year or more*
- Alarms* - Alarm signal when there is a problem: contact Service Provider any time an alarm signals
- Event counter or water meter* - Monitor your average daily water use (if it applies)

### Professional Management Tasks

- Check and clean the in-tank effluent filter
- Check the sludge/scum layer levels in all septic tanks
- Recommend if tank should be pumped
- Pump all compartments of septic tank at least every 36 months
- Check inlet and outlet baffles
- Clean drainfield laterals (if it applies)
- Check the drain field effluent levels in the rock layer
- Check the pump and alarm system functions (if it applies)
- Check wiring for corrosion and function (if it applies)
- Check dissolved oxygen and effluent temperature in tank
- Provide home owner with list of results and any action to be taken

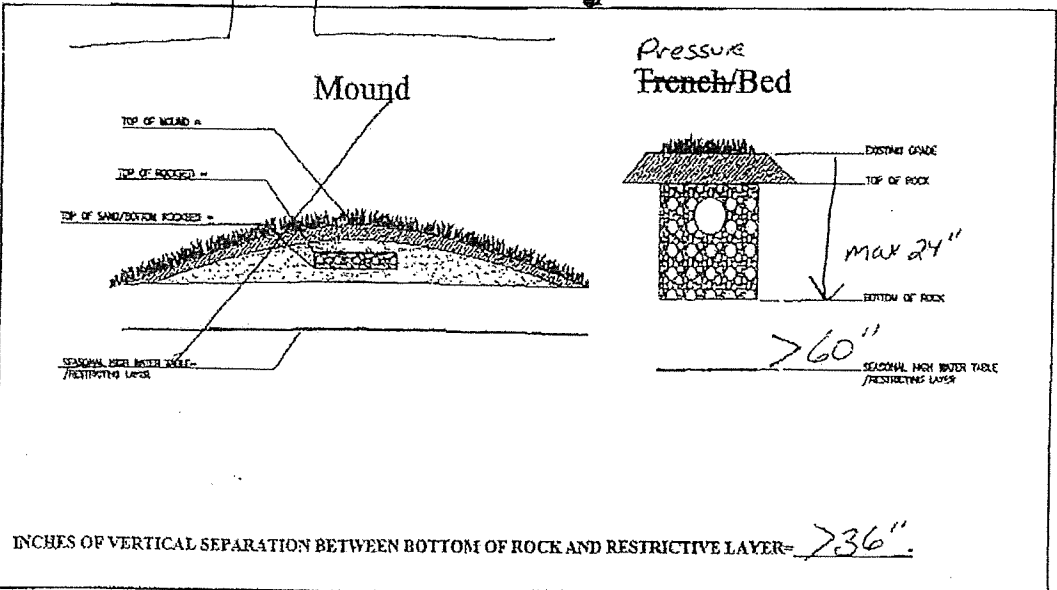
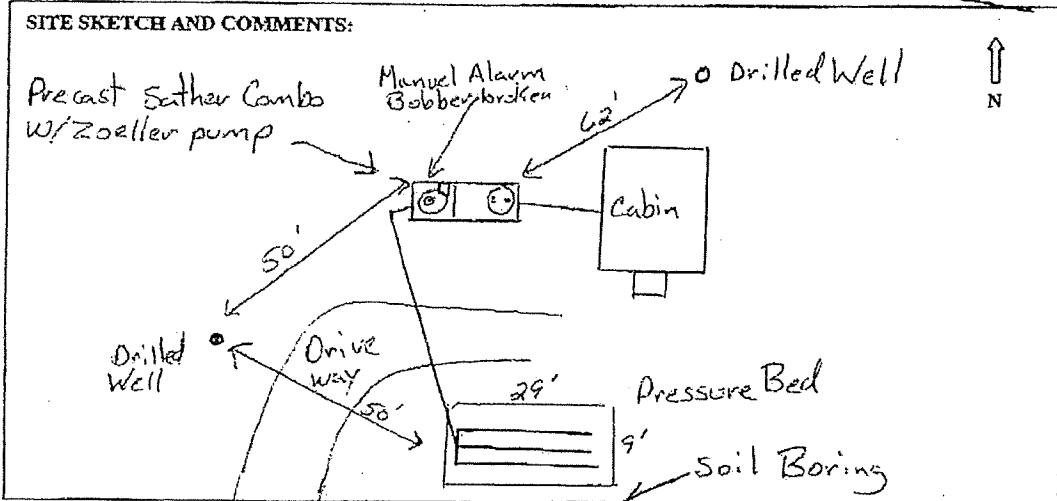
Replacement system for this residence, a secondary site has not been identified.

" I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Designer Signature:  \_\_\_\_\_ Date: \_\_\_\_\_  
Permitting Authority Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Soils information from 2013 Septic Inspection

Depth (in)	Texture	Matrix Color (Munsell Chart)	Mottle Color(s) (Munsell Chart)
0-5"	Sandy Topsoil loam	4/3 10YR	
5"-60"	Sand	5/8 10YR	
Green Lake			





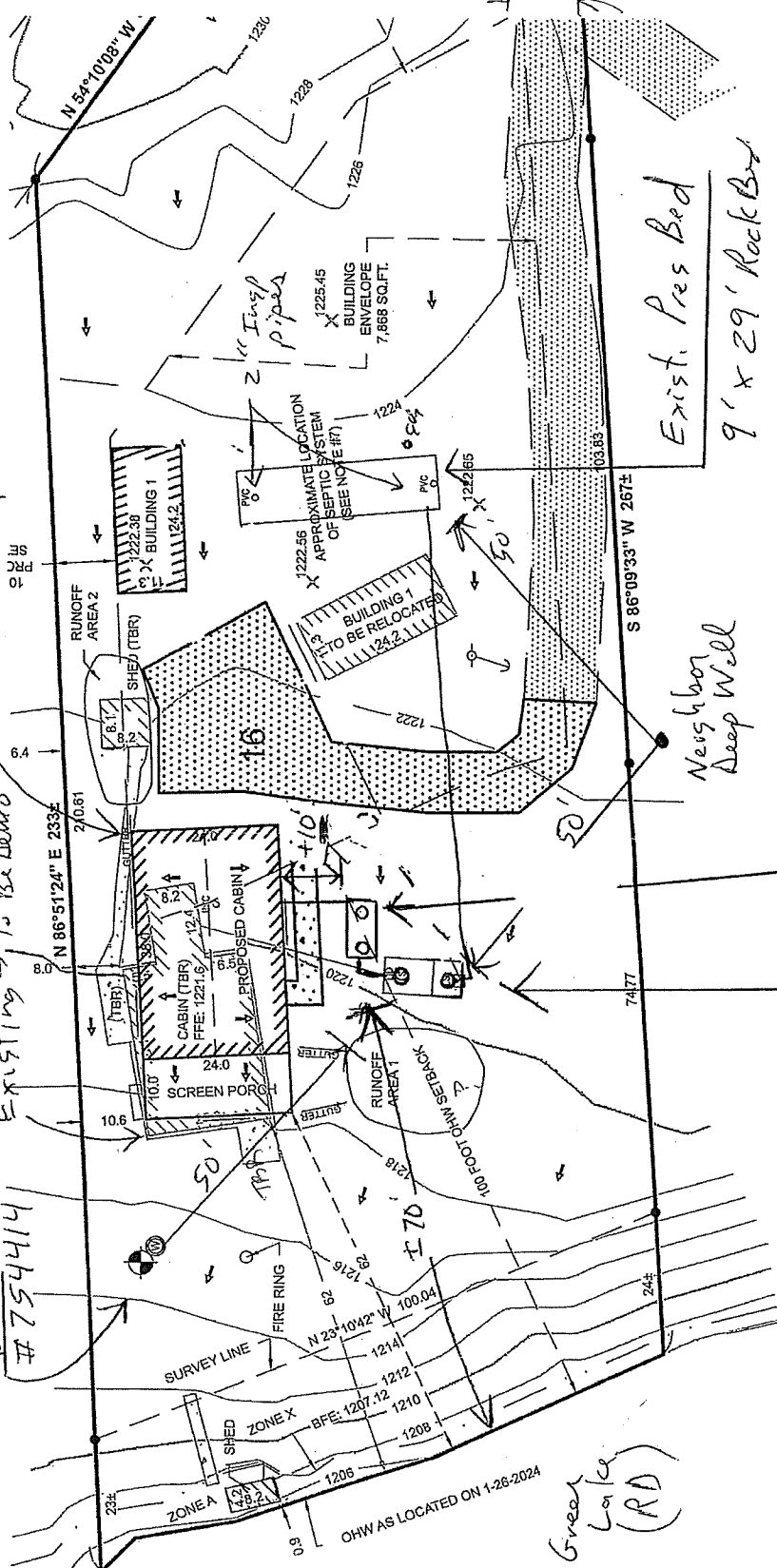
Maser  
17067 Green Lake Rd  
14360502

North

Prop 2 Bed

Existing -> To Be Demo

DW #754414



Existing Septic Lift

1500 Combo  
Covers @ the surface  
Alarm Needs Repair

Proposed Septic Tank

1000 Gal.  
Insulate w/ 2" Foam

Exist. Pres Bed

9' x 29' Rock Box

L 2129

Matt Joy 3113124

West Hill Pelinatic

Green  
Loose  
(RD)



**Variance Application**  
 Planning and Zoning Department  
 13888 Daggett Bay Road, Crosslake, MN 56442  
 218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Receipt Number: 244192

Permit Number: 240098V

Property Owner(s): Douglas & Emily Maser

Mailing Address: 21389 Goldenrod Lane, Rogers, MN 55372

Site Address: 17067 Greer Lake Rd, Crosby, MN 56441

Phone Number: 651-283-0989

E-Mail Address: drmaser@gmail.com

Parcel Number(s): 14360502

Legal Description: Lot 16 Block 1 Greer Lake Homesites

Sec 36 Twp 137 Rge 26  27  28

Lake/River Name: Greer Lake

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

If yes list Parcel Number(s) \_\_\_\_\_

Authorized Agent: Ryan's Custom Carpentry

Agent Address: 17741 County Rd 11, Crosby, MN 56441

Agent Phone Number: 763-238-7878

<u>Variations</u>	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake/River Setback <i>62' - 100' required</i>
<input type="checkbox"/>	Road Right-of-Way Setback
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input checked="" type="checkbox"/>	Septic Tank Setback <i>80' - 100' required</i>
<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) *Day M* Date 6-7-24

Signature of Authorized Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 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 CS Date 6-10-24 Land Use District SD

Lake Class RD Septic: Compliance na SSTS Design 3-8-24 Installation upgrade



## 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:

The current location of the cabin is not compliant with the lake setback. The proposal is mostly in keeping the existing footprint, but the request is to expand it by 4 feet in width. We would also like to add a 2nd bathroom, so we will need to add a 3rd tank to the septic system. We would like to add the 3rd tank to the existing location of the septic. Lastly, the structure will need to be reoriented slightly to avoid encroaching on the neighbor's property line.

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

Yes  No

Why:

We intend to keep the same look and location of the current cabin structure to cause minimum changes to the character of the property. The structure will maintain similar distance from the lake as all other cabins on the lake and be no closer than existing. The addition of another septic tank won't affect the character of the property.

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

Yes  No

Why:

The cabin was built in the 1950s before the current setback ordinances were in place. Septic, drain field, and well were all in place prior to us owning the property. If we were to place the structure at the 100 ft setback, we would be encroaching on the neighbor's drainfield, our drainfield, and existing power poles. Trees would also need to be removed from the property, which is not ideal.

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

Yes  No

Why:

Keeping the septic where it is located and adding another tank in that location will prevent from encroaching on the compliant drain field currently in place. Building farther back would put the new structure too close to the drain field and prevent any future buildings, such as a garage, to be on the property without causing major rework of the property or removing trees. We want to cause minimal disruption to the property.



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: