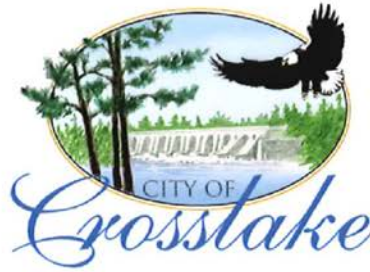


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **CITY OF CROSSLAKE**

### **PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**September 27, 2024**

**9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Hanning Joint Trust

**Authorized Agent:** N/A

**Site Location:** 36818 County Rd 66, Crosslake, MN 56442

**Request a Conditional Use Permit for:**

- Multi-family dwelling rental

**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: Hanning Joint Trust

Parcel Number(s): 14160610, 14160611

Application Submitted: August 8, 2024

Action Deadline: October 6, 2024

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** N/A

**Request:**

- Conditional Use Permit for Multi-family dwelling rental

**Current Zoning:** Limited Commercial

**Adjacent Land Use/Zoning:**

North – Limited Commercial  
South – Limited Commercial  
East – Shoreland District  
West – Shoreland District

**Parcel History:**

- White Pine Terrace established in 1991
- June 1995 – CUP to attach living quarters to a commercial building for owners
- July 1995 – 30x36 home & 24x24 attached garage
- May 2006 – Hookup to city sewer system
- December 2010 – Install sign for real estate for sale/lease

**City Ordinance:**

Residential rental unit and commercial storage building/storage unit rental – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

**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

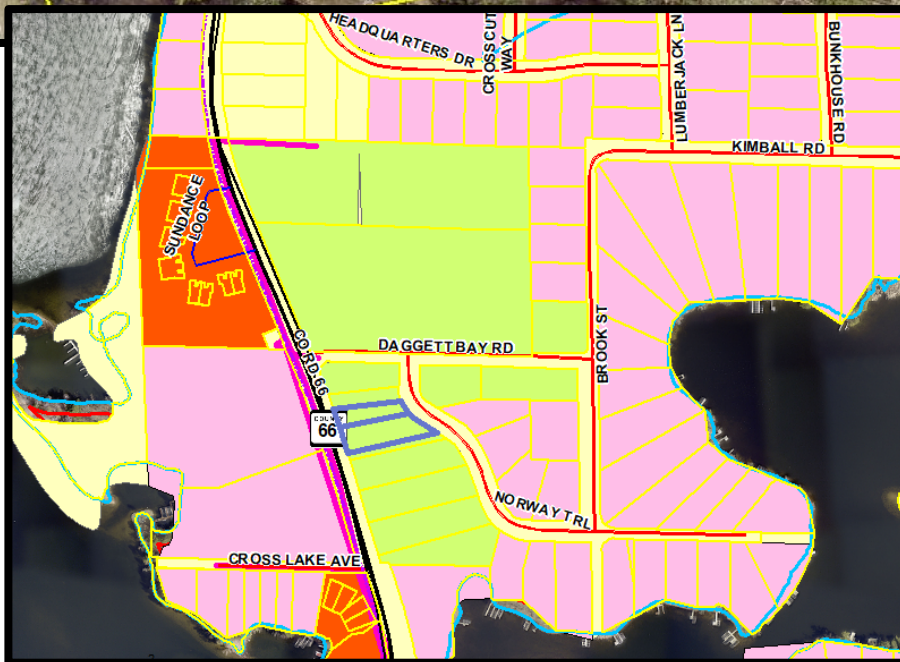
Concerned Parties: No comment received before packet cutoff date

**POSSIBLE MOTION:**

To approve/table/deny the Conditional Use Permit for Residential rental unit and commercial storage building/storage unit rental involving approximately 0.7 acres located at 36818 County Road 66, City of Crosslake

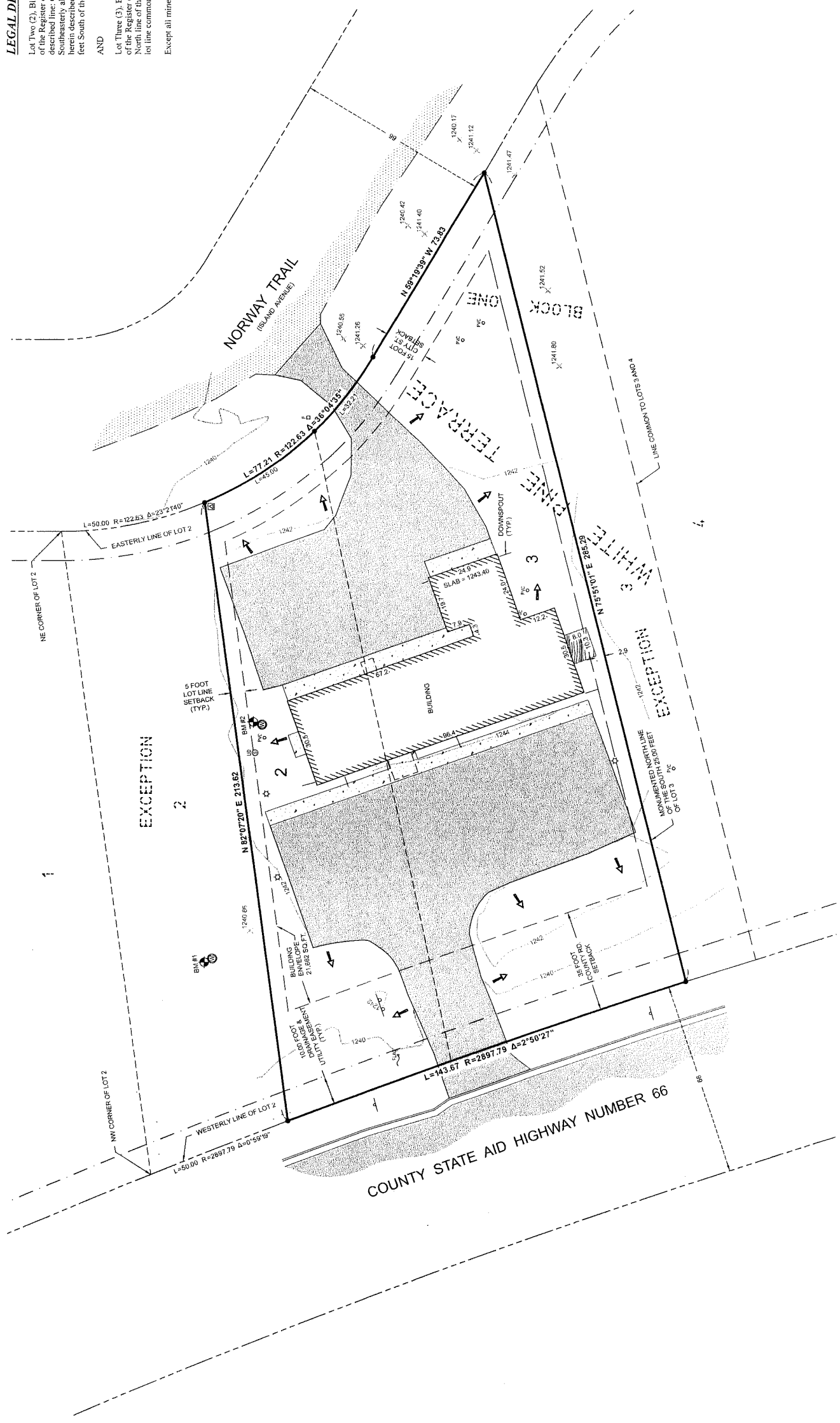
**POSSIBLE CONDITIONS:**

1. Work with staff to implement or provide a stormwater management plan
2. Decrease impervious to the required ordinance percentage with the next permit submittal
3. Limit outside storage items, types of items and/or location
4. Trash receptacles to be screened from public view



# CERTIFICATE OF SURVEY

PARTS OF LOTS 2 AND 3, BLOCK ONE, WHITE PINE TERRACE,  
SECTION 16, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CROW WING COUNTY, MINNESOTA  
AREA = 30,819 SQ. FT. / 0.7 ACRES



**LEGAL DESCRIPTION PER DOCUMENT NUMBER 274545 TORRENS**

Lot Two (2), Block One (1) in White Pine Terrace, according to the plat thereof on file and record in the Office of the Register of Deeds in and for said Crow Wing County, Minnesota. Except the portion lying North of the following line: Beginning at the NW corner of said Lot 2, Block One (1) in White Pine Terrace, and running North 82°07'20\"/>

AND

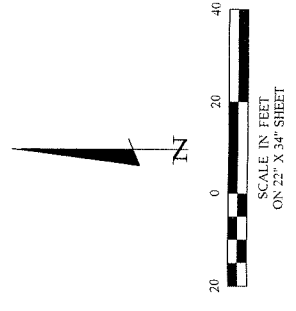
Lot Three (3), Block One (1) in White Pine Terrace, according to the plat thereof on file and record in the Office of the Register of Deeds in and for said Crow Wing County, Minnesota. Except the South 25 feet thereof. The North line of this said South 25 feet bearing measure parallel with and at all points a distance of 25 feet from the lot line common to Lots 2 & 4, Block 1, White Pine Terrace.

Except all minerals and mineral rights.

**LEGEND**

	DENOTES EXISTING SIGNS!
	DENOTES EXISTING FLAGPOLE
	DENOTES EDGE OF EXISTING BITUMINOUS
	DENOTES EDGE OF EXISTING GRAVEL
	DENOTES EDGE OF EXISTING CONCRETE
	DENOTES EDGE OF EXISTING WOODEN DECKING
	DENOTES EXISTING INTERMEDIATE CONTOURS
	DENOTES EXISTING INDEX CONTOURS
	DENOTES SPOT ELEVATION (EXISTING GRADE)
	DENOTES EXISTING MOUNTED LIGHT
	DENOTES EXISTING GROUND TRANSFORMER
	DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EXISTING WELL
	DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT & SEPTIC TANK LID
	BENCHMARK #1
	HIGH POINT OF WELL
	ELEV. = 1243.19
	BENCHMARK #2
	HIGH POINT OF WELL
	ELEV. = 1243.56
	DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF WHITE PINE TERRACE.



**NOTES:**

1. Zoning for subject tract and adjoining tracts = "Limited Commercial".
2. Parcel IDs of subject parcel: 14160610 and 14160611.
3. The E91 address of subject parcel: 3688 R County Road 66.
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. There are no bluffs within surveyed property.
6. Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. No affidavits were found on July 15, 2024 at the site per Ben Meister, Meister Environmental, LLC.
8. Tract is served by municipal sewer and private water supply.

**IMPERVIOUS CALCULATIONS**

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	3,504	30,819	11.4%
Concrete	1,133	30,819	3.7%
Bluminous Driveway	11,187	30,819	36.3%
<b>Total</b>	<b>15,824</b>	<b>30,819</b>	<b>51.3%</b>

30206 Rasmussen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-1940  
www.stonemarksurvey.com



DATE: 8-01-2024  
LIC. NO. 11022  
PATRICK A. TROTTER PLS#4102  
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.

REVISIONS	DATE	DESCRIPTION

DATE: 8-7-2024  
SCALE: 1"=20'  
HORIZ: 1"=20'  
VERT: NONE

PROJECT NO.:  
PROJECT MANAGER:  
PAT:  
CHECKED:  
DATE:  
BOOK PG:  
FIELD BOOK:  
C24166.DWG

CERTIFICATE OF SURVEY  
Cooper Hanning  
13025 Aechon Point Road  
Crosslake, MN 56442  
SHEET 1 OF 1





Conditional/Interim Use Permit 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: 244249

Permit Number: 240148

Property Owner(s): Hanning Joint Trust

Mailing Address: 13023 Anchor Point Rd, CL 56442

Site Address: 36818 County Rd 66, Crosslake MN 56442

Phone Number: 949-973-7220

E-Mail Address: Cooper@Hanningrealty.com

Parcel Number(s): 14160610 + 14160611

Legal Description: See Attached

Sec 16 Twp 137 Rge 26 [ ] 27 [X] 28 [ ]

Land Involved: Width: Length: Acres: .70

Lake/River Name: Cross

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

If yes, list Parcel Number(s)

Authorized Agent:

Agent Address:

Agent Phone Number:

Signature of Property Owner(s)

Date 08-12-24

Signature of Authorized Agent(s)

Date

- All applications must be accompanied by a site plan
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 PS Date 8-8-24 Land Use District LC Lake Class na

Septic: Compliance na SSTS Design na Installation City Sewer

Residential & Related Uses: (Check applicable requests)
Specify
[ ] Shoreland District
[ ] Rural Residential District (5 A Min.)
[ ] Sensitive Shoreland District
[ ] Limited Commercial District
[ ] Downtown Commercial District
[ ] Waterfront Commercial District
[ ] Commercial/Light Industrial District

Recreational Uses:
Specify
[ ] Shoreland District
[ ] Rural Residential District (5 A Min.)
[ ] Limited Commercial District
[ ] Waterfront Commercial District
[ ] Commercial/Light Industrial District

Civic, Edu & Institutional Uses:
Specify
[ ] Shoreland District
[ ] Rural Residential District (5 A Min.)
[ ] Limited Commercial District
[ ] Waterfront Commercial District
[ ] Commercial/Light Industrial District

Commercial & Industrial Uses:
Specify
[ ] Shoreland District
[ ] Rural Residential District (5 A Min.)
[ ] Sensitive Shoreland District
[X] Limited Commercial District
[ ] Downtown Commercial District
[ ] Waterfront Commercial District
No [X] Commercial/Light Industrial District

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

*Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:*

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES  NO

Why?

*The Foot print of the property has not changed. Most of the surrounding area is residential.*

- (2) Does the proposed use meet the standards of this Chapter?

YES  NO

Why?

*The Foot print of the property has not changed*

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES  NO

Why?

*This project provides much needed housing.*

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES  NO

Why?

*The Foot print of the property has not changed.*

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES  NO

Why?

*The property has Always been used as a residential Property.*

(6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES  NO

Why?

*The Foot print has not changed.*

(7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES  NO

Why?

*The Foot print has not changed. The property was always been used as a residential property.*



City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

*Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:*

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES  NO

Why?

- (2) Does the proposed use meet the standards of this Chapter?

YES  NO

Why?

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES  NO

Why?

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES  NO

Why?

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES  NO

Why?

(6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES  NO

Why?

(7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES  NO

Why?