

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

March 28, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Michael D & Pamela E Cunningham

Authorized Agent: Kramer Leas DeLeo, PC

Site Location: TBD County Road 36, Crosslake, MN 56442

Request:

- To amend the Official Land Use Map on parcels # 14280604, 14280605, 14280606, 14280607 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 23.9 acres into 8 tracts.

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: Michael D & Pamela E Cunningham

Parcel Number(s): 14280604, 14280605, 14280606, 14280607

Application Submitted: February 4, 2025

Action Deadline: April 5, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Kramer Leas DeLeo, PC

Request:

To amend the Official Land Use Map on parcel #14280604, 14280605, 14280606, 14280607 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 23.9 acres into 8 tracts.

Current Zoning: Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Shoreland District

South – Rural Residential 5 (RR5)

East – Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

Parcel History:

- November 2006 – Demolition of existing cabin; remove debris to state approved demo pit
- May 2024 – Preliminary subdivision plat into River Trail Road consisting of 12 tracts
- July 2024 – Final River Trail Road plat

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.
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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

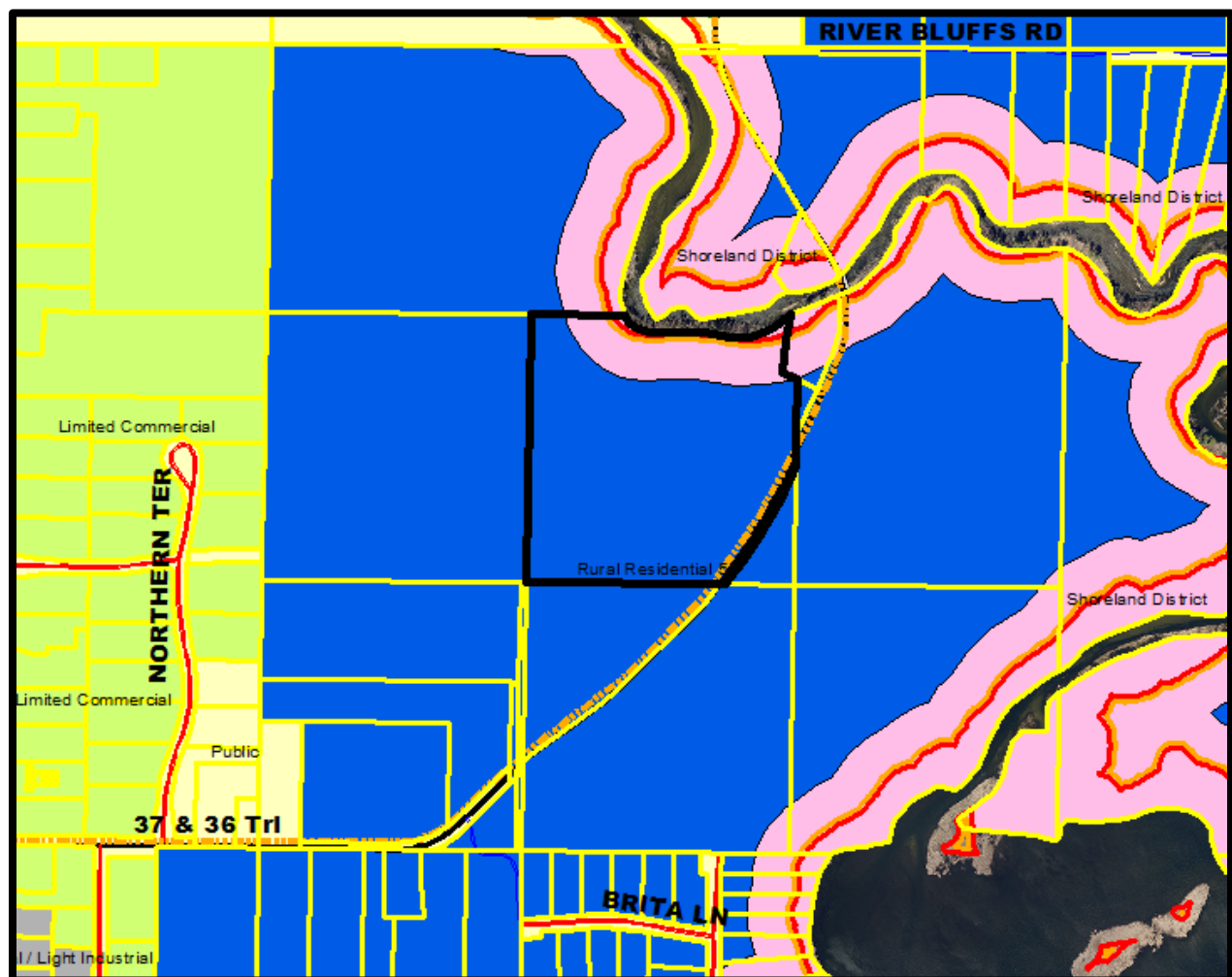
Crosslake Public Works: No comment received before packet cutoff date

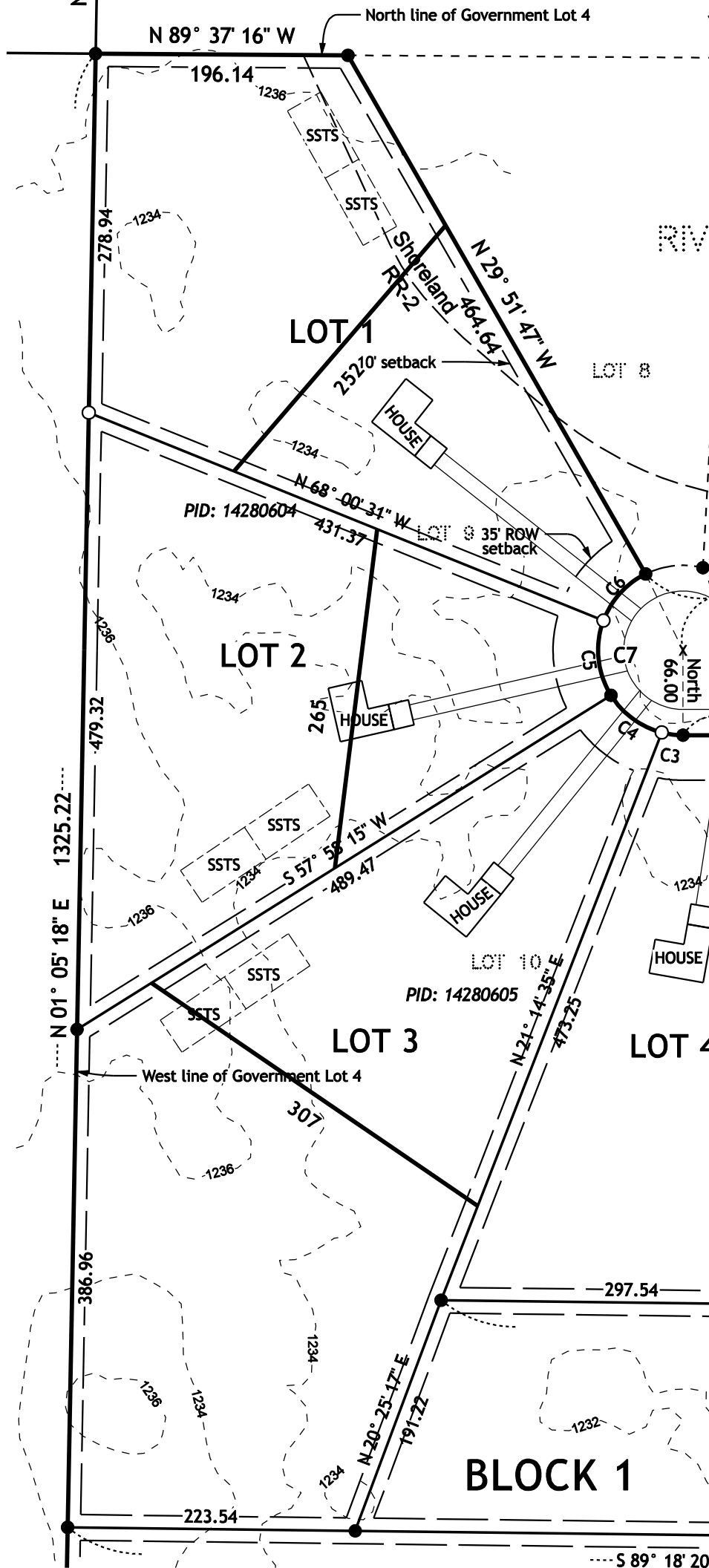
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve the amendment of the Official Land Use Map from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 23.9 acres







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: 804043

Permit Number: 250004

Property Owner(s): Mike and Pamela Cunningham

Mailing Address: 30188 Oceola Circle, Breezy Point, MN 56472

Site Address: Not Declared

Phone Number: 218-251-1806

E-Mail Address: mdc31916@gmail.com

Parcel Number(s): 14280604, 14280605, 14280606, & 14280607

Legal Description: Lots 9-12, Block 1, RIVERTRIL ROAD.

Sec 28 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1240 Length: 1320 Acres: 23.9

Lake/River Name: Pine River

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

If yes, list Parcel Number(s) 14280596-14280603

Authorized Agent: Kramer Leas DeLeo, PC

Agent Address: 1120 Industrial Park Road, Brainerd, MN 56401

Agent Phone Number: 218-829-5333

Signature of Property Owner(s): Mike Cunningham

Date 2-4-25

Signature of Authorized Agent(s): [Signature]

Date 2-4-2025

- All applications must be accompanied by a site plan
- Fee \$750 Payable to "City of Crosslake" + \$15.00 copies = \$765.00
- 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 C.S. Date 2-4-25 Land Use District RR5 Lake Class 1A

Land Use Map Amendment

RR5 Current Land Use District

RR2 Proposed Land Use District

Access

☒ Public Road - Dedicated to public
☐ Easement For Drainage

Easement recorded: ☐ Yes ☒ No

Septic

Compliance Site Suitabilities

SSTS Design —

Installation —



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?

Yes, I believe the city is looking to create another zoning

+

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:
Why?

Proposed Land Use:

Present Land Use is RR-5 and the proposed land use is RR-2

+

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?

THESE LOTS ARE STAYING AS RESIDENTIAL JUST
SMALLER LOT SIZES.

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

Yes _____ No ☒

Why?

NO, IT WILL STILL BE ZONED RESIDENTIAL

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

Yes ☒ No _____

Why?

YES, PROVIDES MORE HOUSING



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

Findings of Fact

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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:

Why?

Proposed Land Use:

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?