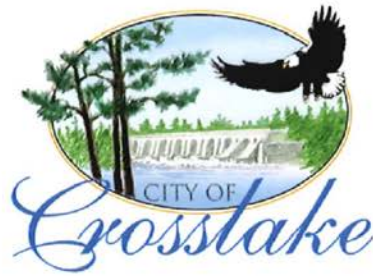


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

May 22, 2026

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: HEJ Fun LLC

Authorized Agent: N/A

Site Location: 13061 County Rd 16, Crosslake, MN 56442 on Crosslake - GD

After-the-Fact Variance for:

- Lake setback of 49 feet where 75 feet is required to proposed addition

To allow:

- 200 square foot screen porch addition (10'x20') in the shore impact zone 2 (SIZ2)

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: HEJ Fun LLC

Parcel Number(s): 14170647, 14170646

Application Submitted: April 13, 2026

Action Deadline: June 12, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

After-The-Fact Variance for:

- Lake setback of 49 feet where 75 feet is required to proposed addition

To allow:

- 200 square foot screen porch addition (10'x20') in the shore impact zone 2 (SIZ2)

Current Zoning: Shoreland District

Existing Impervious Coverage:

21.6%

Proposed Impervious Coverage:

21.6%

- A stormwater management plan was submitted with the variance application
- There is a septic compliance inspection dated July 20, 2023 on file

Parcel History:

- May 1976 – Raise cabin and put full basement under; 10' deck; 12x20 addition; two 8" cement tracks for boat removal
- July 1977 – 20x10 deck; finish work started on permit and chimney for fireplace
- October 1983 – Renew septic system
- September 2023 – Variance denied for 61 ft lake setback & 4.6 ft side yard setback for 1722 sf dwelling
- June 2025 – Stop work order – no variance or permit issued for an addition to the dwelling
- July 2025 – Patio surround firepit

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

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 after-the-fact variance for:

- Lake setback of 49 feet where 75 feet is required to proposed addition

To allow:

- 200 square foot screen porch addition (10'x20') in the shore impact zone 2 (SIZ2)

As shown on the certificate of survey dated 3-25-2026



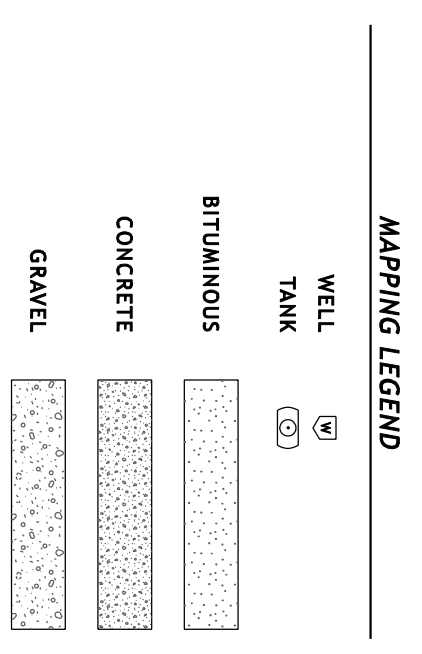
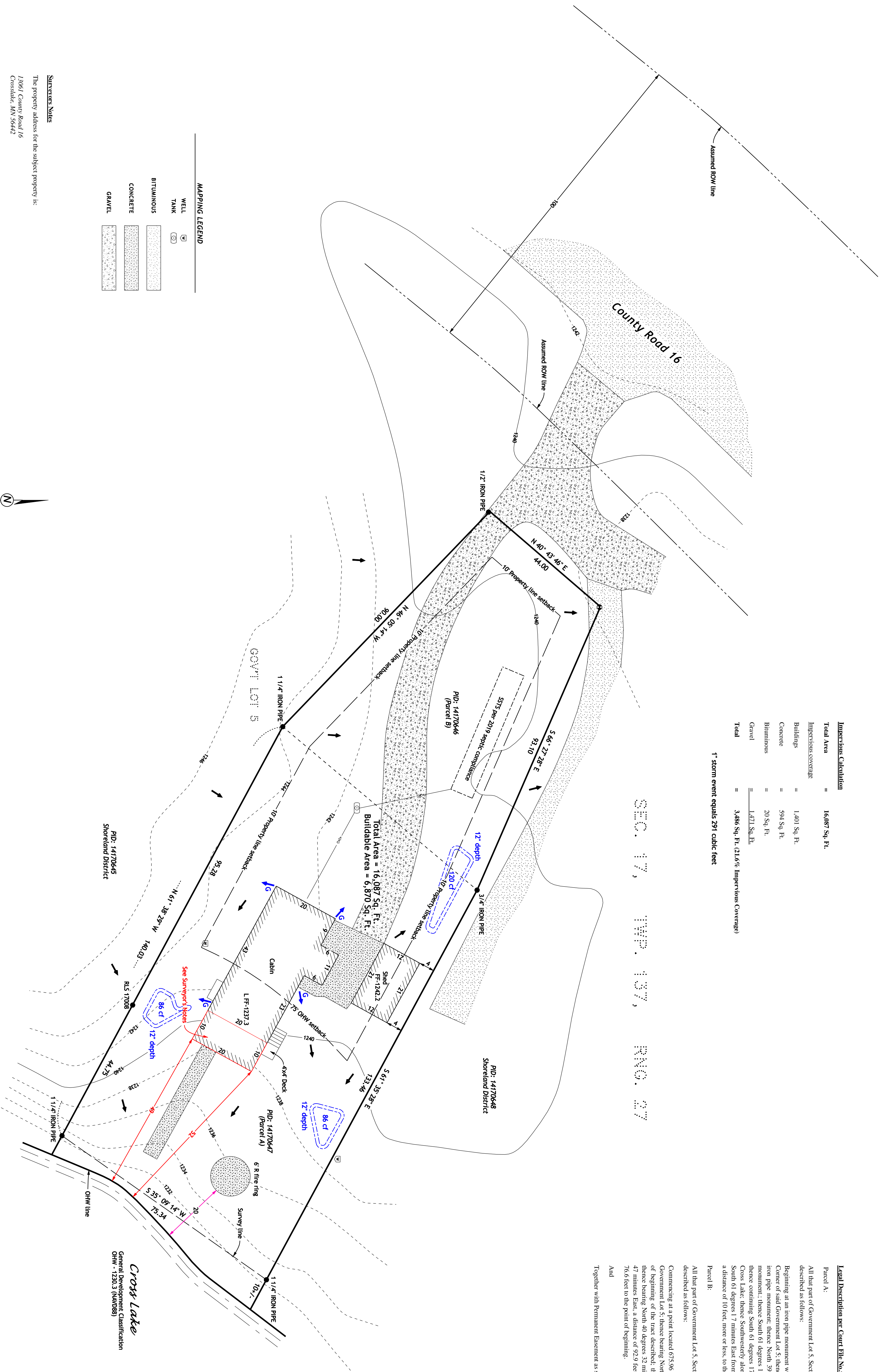


Impervious Calculation

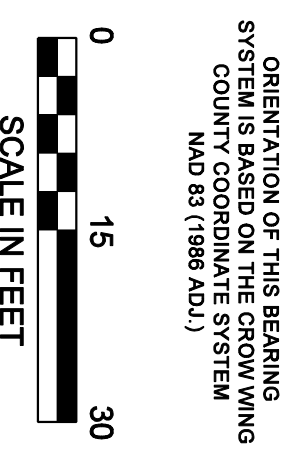
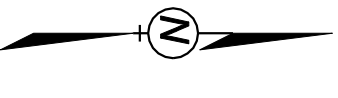
Total Area	=	16,087 Sq. Ft.
Impervious coverage	=	1,401 Sq. Ft.
Buildings	=	594 Sq. Ft.
Concrete	=	20 Sq. Ft.
Bituminous	=	1,471 Sq. Ft.
Gravel	=	3,480 Sq. Ft. (21.6% Impervious Coverage)
Total	=	3,480 Sq. Ft. (21.6% Impervious Coverage)

1" storm event equals 291 cubic feet

SEC. 17, TWP. 137, RNG. 27



Surveyors Notes
 The property address for the subject property is:
 13061 County Road 16
 Crosslake, MN 56442
 The Parcel Number for the subject property is 14170647 & 14170646.
 The current zoning classification for the subject property is Shoreland District.
 This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.
 All structure setbacks should be verified with the City of Crosslake prior to any construction.
 The identified 10x20 area on the lakeside of the existing cabin structure consists of an enclosed area, with a deck overtop that has a constructed roof over the deck.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

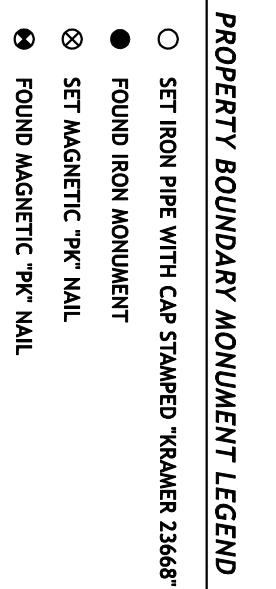
KRAMER LEAS DELEO
 SURVEYING • ENGINEERING • PLANNING
 11200 Sandstone Point Road
 Crosslake, MN 56442
 513 North 17th Avenue
 St. Cloud, MN 56301
 800.252.0200

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

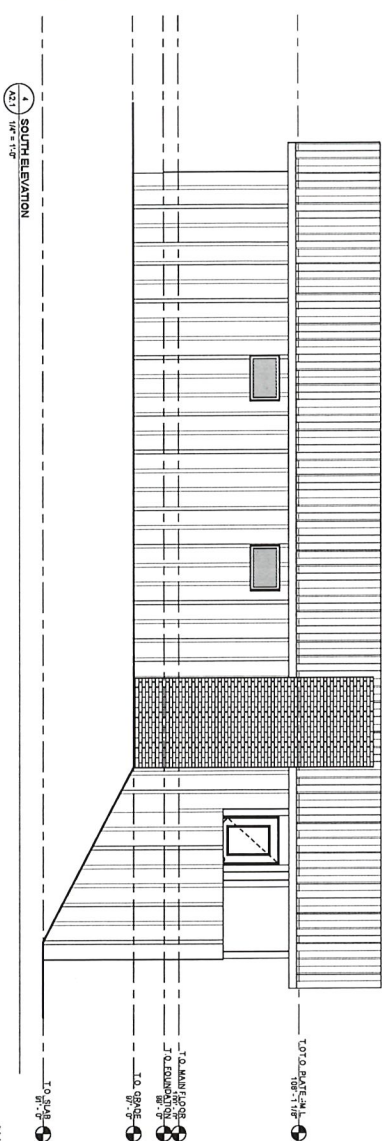
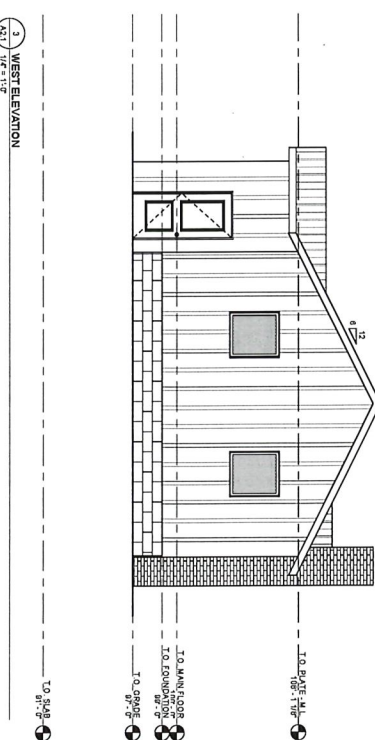
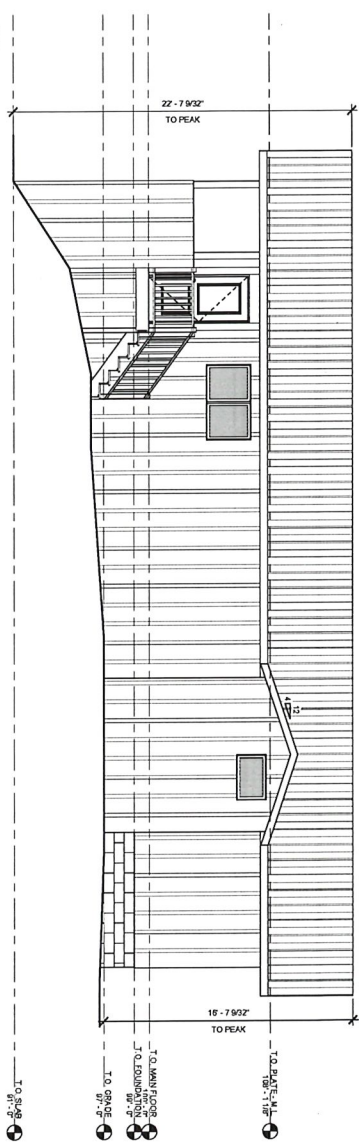
Signature: *James Kramer*
 James Kramer, MN License No. 23648
 Date: 3/25/2026

PROJECT NO. HEJFU2601

CERTIFICATE OF SURVEY
 Topographic and Property Boundary Survey
 HEJ FUN LLC
 Section 17, Township 137 North, Range 27 West
 Crow Wing County, Minnesota



No est/fin
 except under
 stem ponds
 AS



COPYRIGHT 2006 HYTEC CONSTRUCTION PRINTED: 4/26/06 11:46:24 AM

JOHNSON CABIN
 EXTERIOR ELEVATIONS

PROJECT # _____
 DATE 4.6.26
 SHEET: A2.1

HYTEC
 CONSTRUCTION
 ARCHITECTURAL DIVISION

11360 BUSINESS 371
 BRAINERD MN 56401
 PHONE: 218-829-5528
 FAX: 218-829-5383
 hyteconstruction.com
 lic #BC-20050648

REVISIONS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Appendix C: SHORELINE RAPID ASSESSMENT MODEL



The City of Crosslake's Shoreline Rapid Assessment Model (SRAM) is a tool for quickly and objectively determining the degree of natural vegetation along a shoreline and the amount of natural buffer required to meet Ordinance requirements. With this model, the Shore Impact Zones (SIZ-1 & SIZ-2) are evaluated for natural vegetative cover and a cumulative score is tallied. Vegetative restoration that may be necessary must be performed according to Article 19.

Shoreline:

Condition of Shoreline	Score:
Stable shoreline	0
< 25% of shoreline is eroding or unstable	-1
25-50% of shoreline is eroding or unstable	-2
50-75% of shoreline is eroding or unstable	-3
> 75% of shoreline is eroding or unstable	-4

Ground cover:

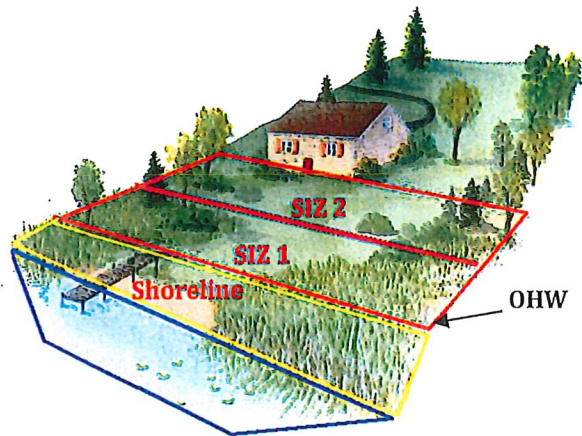
% Naturally Vegetated Cover in SIZ 1	Points:
< 25% natural ground cover	1
25-50% natural vegetative cover	3
50-75% natural vegetated cover	5
> 75% natural vegetated cover	7

% Naturally Vegetated Cover in SIZ 2	Points:
< 25% natural ground cover	1
25-50% natural vegetative cover	2
50-75% natural vegetative cover	3
> 75% natural vegetated cover	4

Trees / shrubs:

% Naturally Vegetated Cover in SIZ 1	Points:
< 25% of surface is covered by shrubs and trees	1
25-50% of surface is covered by shrubs and trees	3
50-75 % of surface is covered by shrubs and trees	5
> 75% of surface is covered by shrubs and trees	7

% Naturally Vegetated Cover in SIZ 2	Points:
< 25% of surface is covered by shrubs and trees	1
25-50% of surface is covered by shrubs and trees	2
50-75 % of surface is covered by shrubs and trees	3
> 75% of surface is covered by shrubs and trees	4



If score is 0-5:

- Leave a 20' No Mow Buffer & possible other mitigation efforts

If score is 6-10:

- Leave a 15' No Mow Buffer

If score is 11-15:

- Leave a 10' No Mow Buffer

Above buffers shall allow for an access area to lake, per Ordinance requirements

Landowner HEJ (Eric Johnson) Permit or Parcel Number 14170647+14170646
 Score 15 (Max Score = 22)
 Crosslake Planning & Zoning Department Staff Greg Johnson



After-the-Fact Application

Variance Application

Planning and Zoning Department

13888 Daggett Bay Road, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Card Reader \$750.00

Receipt Number: 466103531473763 Permit Number: 260037V

Check # 7312 \$3,000.00 486846

Property Owner(s): HEJ FON, LLC. (Eric T. Johnson)

Mailing Address: P.O. Box 853, Nisswa, MN 56468

Site Address: 13061 County Rd. 16, Crosslake, MN 56442

Phone Number: 218-851-1136

E-Mail Address: etjohnson80@hotmail.com

Parcel Number(s): 14170647 + 14170646

Legal Description: Part of Government Lot 5, Section 17, Township 137 North, Range 27 West

Sec 17 Twp 137 Rge 26 27 28

Lake/River Name: Cross Lake

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


If yes list Parcel Number(s) _____

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Variances	
(Check applicable requests)	
<input checked="" type="checkbox"/>	3-Season Porch
<input checked="" type="checkbox"/>	Lake/River Setback
<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 type="checkbox"/>	Septic Tank Setback
<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)  Date 3/23/2020

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" + 6.00 copies
- 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 4-13-2026 Land Use District SD

Lake Class GD Septic: Compliance 7-20-2023 SSTS Design NA Installation Existing



City of Crosslake Planning Commission/Board of Adjustment

After-The-Fact Variance Application

Findings of Fact

Supporting/Denying an After-The-Fact Variance

An After-the-Fact 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 After-the-Fact Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why?

2. Is the After-the-Fact 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?

Family Vacation Cabin

4. Will the issuance of an After-the-Fact Variance maintain the essential character of the locality?

Yes No

Why?

The covered porch will fit in with what the neighborhood already has.

5. Is the need for an After-the-Fact Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

The original deck had a rubber roof it leaked into the basement.

6. Does the need for an After-the-Fact Variance involve more than economic considerations?

Yes No

Why?

The building would look out of place, if the roof line was taken off.

7. Did the applicant fail to obtain a variance/or comply with the applicable requirements before commencing work? (Whether the applicant acted in good faith should be considered in the analysis of this factor)

Yes No

Why?

Did not know a variance was needed, because we didn't think we were changing impervious coverage

8. Did the applicant attempt to comply with the Ordinance by obtaining the proper permits?

Yes No

Why?

Applied & received permits for landscaping. Did not believe a permit was needed as the impervious coverage wasn't changing. The original deck had a rubber roof that was applied, although the rubber roof leaked. The best option to divert water was to cover the deck.

9. Did the applicant make a substantial investment in or improvement to the property?

Yes No

Why?

Have already invested a substantial amount into the building.

10. Are there other similar structures in the neighborhood?

Yes No

Why?

Both neighbors have covered porches at the same setback if not closer

11. Would the minimum benefits to the City appear to be far outweighed by the detriment the applicant would suffer if forced to move or remove the structure?

Yes No

Why?

The removal of the covered porch would cost a substantial amount & would cause the structure to look out of place.



City of Crosslake Planning Commission/Board of Adjustment

After-The-Fact Variance Application

Findings of Fact

Supporting/Denying an After-The-Fact Variance

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Why?

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Why?

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Why?

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Yes No
Why?

7. Did the applicant fail to obtain a variance/or comply with the applicable requirements before commencing work? (Whether the applicant acted in good faith should be considered in the analysis of this factor)

Yes No
Why?

8. Did the applicant attempt to comply with the Ordinance by obtaining the proper permits?
Yes No
Why?

9. Did the applicant make a substantial investment in or improvement to the property?
Yes No
Why?

10. Are there other similar structures in the neighborhood?
Yes No
Why?

11. Would the minimum benefits to the City appear to be far outweighed by the detriment the applicant would suffer if forced to move or remove the structure?
Yes No
Why?