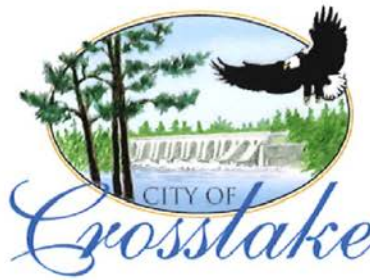


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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**

July 24, 2026

**9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Frederick III & Tanya Macalus

**Authorized Agent:** N/A

**Site Location:** 13095 County Road 16, Crosslake, MN 56442 on Crosslake - GD

**Variance for:**

- Removal of a historic ice ridge

**To allow:**

- The removal of a historic ice ridge

**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: Frederick III & Tanya Macalus

Parcel Number(s): 14170649

Application Submitted: June 8, 2026

Action Deadline: August 7, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** N/A

**Variance for:**

- Removal of a historic ice ridge

**To allow:**

- The removal of a historic ice ridge

**Current Zoning:** Shoreland District

**Existing Impervious Coverage:**

19.2%

**Proposed Impervious Coverage:**

19.2%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 5-7-2025

**Parcel History:**

- April 1977 – Add to home 6x20 & 8x26
- June 1988 - Septic
- October 1990 – 10x12 Shed
- July 1992 – Deck: 6x10 deck addition entire deck to be replaced 6x18 deck addition; replace existing 2 decks by joining them into one wrap around deck, go no closer to the lake, adding 6’ to side of deck
- September 2002 – Rip rap 80 additional feet
- June 2015 – SIZ1 dirt moving, historic ice ridge width 15’
- June 2015 – Accessory structure 24x28
- October 2019 – Upgrade septic
- May 2025 – septic compliance inspection on file dated 5.7.2025

**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:**

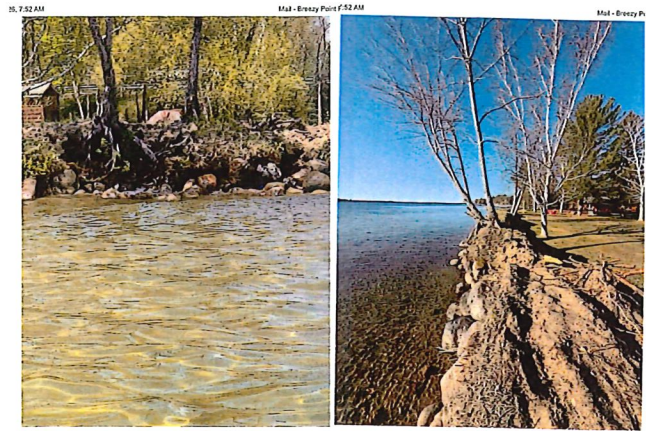
To approve/table/deny the variance to allow:

- The removal of a historic ice ridge

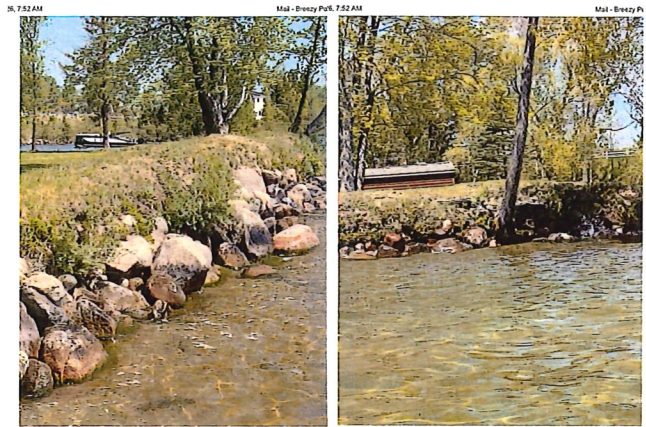
As shown on the certificate of survey dated 6-8-2026





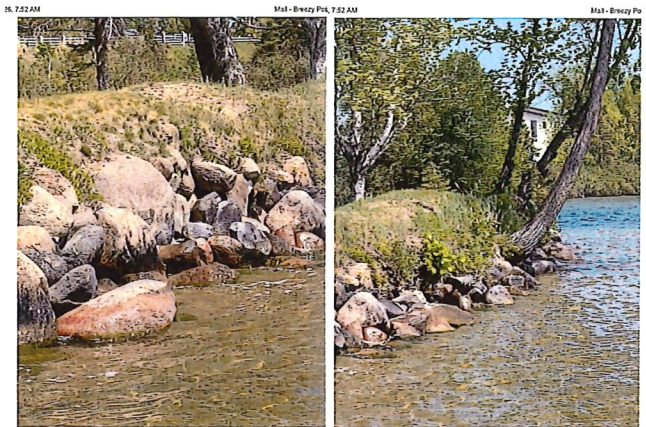


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Freddie

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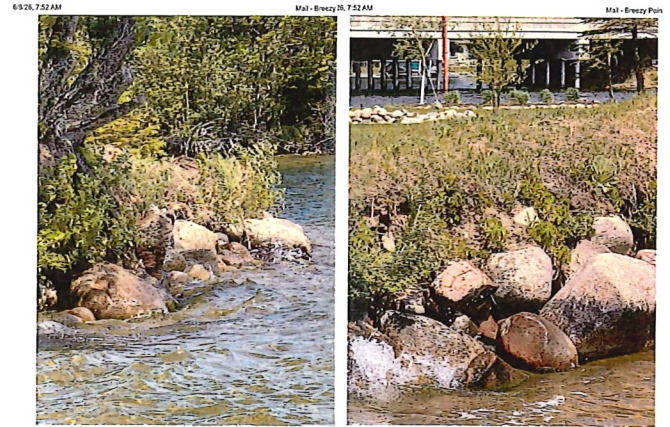
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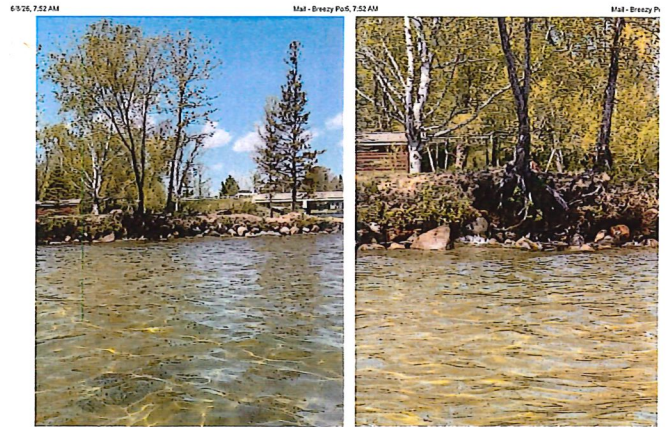
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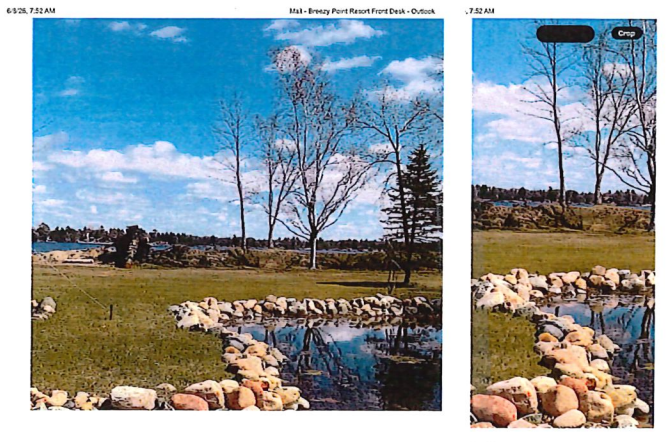
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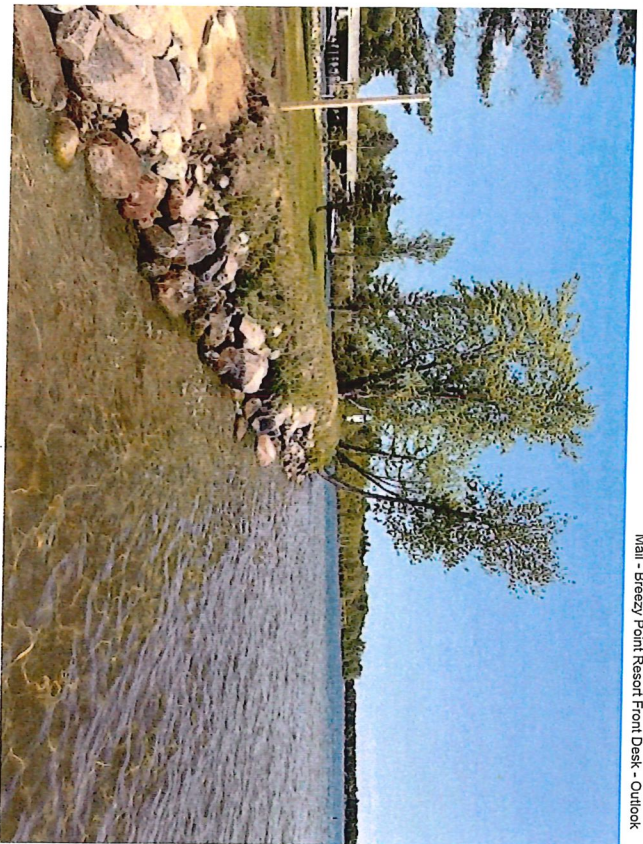


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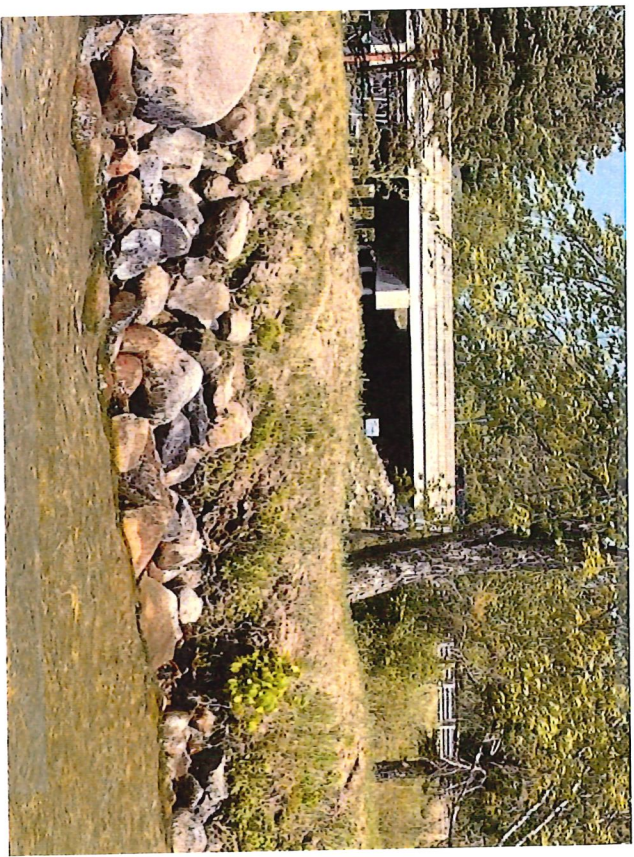
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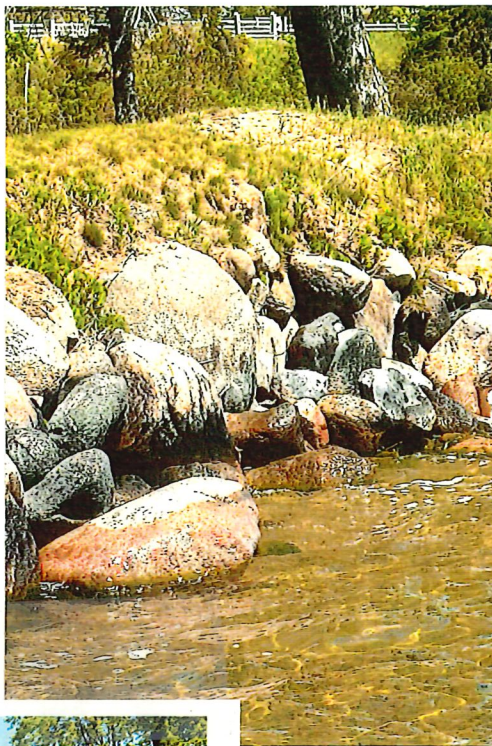
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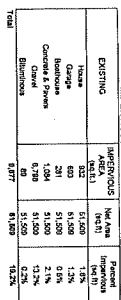
Burn size significantly higher as of 2026  
than previous page 2025







PART OF GOVERNMENT LOT 5,  
SECTION 17, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 51,509 SQ. FT. ± / 1.2 ACRES ±

[illegible]

1. Gaudin, Robert M. "A First, Harder NADAD for Americans: The Food and Drug Administration's New Dietary Supplement Labeling Regulations." *Journal of Consumer Policy* 26 (1999): 1-14. <http://www.fda.gov/oc/ohrt/labeling.html>. Accessed 6 Feb. 2004.
2. Zofing, for subject area: Statistical Data.
3. Pierce, D. *Journal of Consumer Policy* 26 (1999): 1-14.
4. *Journal of Consumer Policy* 26 (1999): 1-14.
5. Searching on Internet to be subject to interpretation. Verification of articles by the following: "The Food and Drug Administration's New Dietary Supplement Labeling Regulations." *Journal of Consumer Policy* 26 (1999): 1-14.
6. A definition, "first of all, a food that does not contain any of the 21 listed substances." *Journal of Consumer Policy* 26 (1999): 1-14.
7. Approximate, nature of subject system as stated previously by Martin, Peter, Markel, and Social Science, LLC.
8. *Journal of Consumer Policy* 26 (1999): 1-14.
9. *Journal of Consumer Policy* 26 (1999): 1-14.
10. There are no labels with the word "warning".
11. *Journal of Consumer Policy* 26 (1999): 1-14.
12. *Journal of Consumer Policy* 26 (1999): 1-14.
13. *Journal of Consumer Policy* 26 (1999): 1-14.
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99. *Journal of Consumer Policy* 26 (1999): 1-14.
100. *Journal of Consumer Policy* 26 (1999): 1-14.

NORMAL RESERVOIR POOL ELEVATION = 129.57  
 100 YEAR FLOOD ELEVATION = 121.00  
 HIGHEST KNOWN ELEVATION = 124.56  
 INFORMATION OBTAINED FROM CORPS OF  
 ENGINEERS LAKE ELEVATION = 129.31 ON 6/1/2001  
 BASED ON MVD 29 DATA

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30206 Rammsen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-1940  
[www.slinemarksurvey.com](http://www.slinemarksurvey.com)



# memo



**Project Name** | Crosslake Ice Ridge **Date** | 6/5/2026  
**To / Contact info** | City of Crosslake Planning and Zoning Department  
**Cc / Contact info** |  
**From / Contact info** | Mike Majeski, EOR  
**Regarding** | Frederick Macalus Ice Ridge at 13905 County Road 16, Crosslake MN 56442

To whom it may concern,

I was contacted by Frederick Macalus in Spring 2026 to discuss an ice ridge that had developed at the subject property listed above to determine potential solutions to address the existing shoreline erosion along the east side of the property. I was referred to Mr. Macalus by Cary Deason with Brainerd Boulders based on my experience with ravine and lakeshore erosion projects I've completed with Emmons & Olivier Resources, Inc. (EOR). Based on conversations I had with representatives from the Minnesota Department of Natural Resources hydrologist (Jacob Frie) and City of Crosslake (Jody Grund), it was determined the existing ice ridge had developed over the last several years, thereby considered a historic ice ridge that would require a variance from the City of Crosslake to reshape the ice ridge. Previous attempts to stabilize the ice ridge included installation of fieldstone boulders that were dislodged and shoved into the bank after last winter's ice heave event (photographs were provided by Mr. Macalus). I agree with the DNR and Crow Wing SWCD that the preference is to maintain the ice ridge feature for the ecological benefits of the lake and near-shore habitat; however, the continued loss of lakeshore along the property indicates the ice ridge has not stabilized and continues to erode, in part due to the unique setting of the property. Although the shoreline experiences regular ice heave events in the winter, the property is also adjacent to a lake connection between Rush Lake and Crosslake where significant boat traffic results in an unnatural frequency of wave action that continues to erode the sandy soil along the ice ridge.

To address the situation, the Crow Wing SWCD suggested that grading the ice ridge to a 5:1 slope may help limit ice heave potential by provided a "ramp" for the ice sheet to slide. This may be a better alternative than replacing or adding to the fieldstone rock since the previous rock stabilization did not hold up and may have exacerbated the issue by the rocks being pushed up and into the lakeshore, further disturbing the soil and existing vegetation. If the ice ridge is graded, I would recommend the disturbed soil be seeded with native species to improve rooting depth and density along the critical edge of the shoreline (ideally at least a 15-foot buffer from the water edge). Native seed mixes such as Board of Soil & Water Resources (BSWR) 34-264 (Lakeshore Moist Soils), 34-265 (Riparian South & West), and 34-272 (Wet Meadow South & West) do well in lakeshore and transition zone areas. However, since these seed mixes can take several years to fully establish, I would recommend that a heavy cover crop of annual ryegrass or winter rye be installed in conjunction with the native seed to provide temporary cover and initial soil rooting while the native vegetation becomes established. Planting shorter growth native woody species such as bush honeysuckle (*Diervilla lonicera*) may also help stabilize the soil and complement the herbaceous layer. Although the certificate of survey provided by Mr. Macalus indicated the yard slope to the lake is nearly flat (and slopes away from the lake edge in one place), the native buffer will promote nutrient uptake through the soil and slow runoff toward the lake.

*Mike Majeski*

Mike Majeski  
Senior Conservation Biologist, EOR





Date: May 6<sup>th</sup>, 2026

Address: 13905 County Road 16, Crosslake MN 56442

Parcel ID: 14170649

Attendees:

- Jarrett Dirleck (CWSWCD)
- Jody Grund (Crosslake Planning and Zoning)
- Frederick Macalus (Landowner)
- Tanya Macalus (Landowner)
- Brainerd Boulders
- Jackson Purfeerst (City of Crosslake Mayor)

To Whom it May concern,

On Wednesday, May 6<sup>th</sup> representatives from Crow Wing Soil and Water Conservation District (SWCD), The City of Crosslake Planning and Zoning and landowners met onsite to discuss options regarding a substantial ice ridge that had formed on the property. The ice ridge is approximately 3-4 feet high along the majority of the eastern facing shore. Since this ridge has developed over several years, it is classified as a "historic" ice ridge and as such requires a variance to remove under the City of Crosslake Planning and Zoning Ordinance. There is also a smaller ridge that has developed on the southern edge of the property that was formed this year and can be removed without a permit or variance provided it is removed within 1 calendar year.

The typical recommendation from the SWCD regarding ice ridges is to leave them as is due to the variety of benefits they provide to lake ecosystems. Ice ridges create a physical barrier to nutrient loading from runoff that can cause algal blooms that harm fish. This also enriches the soil, making it prime soil for vegetation that further absorbs nutrients and provides habitat and forage for pollinators. Additionally, most ice ridges will stabilize over time, preventing more erosion from ice and wave activity when they are properly vegetated.

The primary recommendation for this site would be keep the existing historic ice ridge intact and attempt to stabilize it via vegetative practices. Although the ice ridge was able to uproot a significant tree, there is a lack of herbaceous vegetation along the ridge, which would entwine with the woody roots from trees and create a more stable structure



than woody vegetation alone. To stabilize this ridge, a combination of native plant plugs and seed should be applied. Given the soil and moisture conditions here, a seed mix such as MNDOT 34-261 (Riparian South & West) would contain appropriate species. Additionally, a durable erosion control matting such as Curlex III or AEC Premier Coconut that can withstand substantial stress forces should be applied around the entirety of the ridge.

However, the landowner is very intent on removing the ice ridge due to risk of property damage/loss, nuisance and aesthetic reasons. This site does have some condition that warrant extra consideration before taking action. This property is in the FEMA flood map as a Special Flood Hazard Area (greater than 1% chance of flooding in any given year) which makes it all the more important that stormwater concerns be properly accounted for. Additionally, this site is located along a passage between Crosslake and Rush Lake that sees significant boat activity in the summer and ice movement in the winter. The property location also has a long potential fetch and deep water over the fetch which contributes to the force behind ice heaving. Even if the exiting ice ridge is removed, future ice action is likely to create another ice ridge in following years. At that point it could be addressed yearly without a need for a variance.

Although it is not the SWCDs preference that this ice ridge be removed (primarily due to stormwater concerns), there are ways to help mitigate effects and reduce the chance for the ice ridge reforming and requiring additional earthwork in the future. By regrading the shore at a ratio of 5:1 (For every foot gained in elevation, it should take 5 feet of horizontal distance) you give the ice the opportunity to slide over the land and break under its own weight instead of crashing into the shore and displacing soil. This does come with the risk of the ice sliding further inland and damaging structures or landscaping. To further stabilize the bank and address stormwater concerns, a 15 foot native vegetation buffer should be established and maintained at the minimum. Species from MNDOT 34-261 should be used in conjunction with woody/shrubby vegetation such as Red Osier Dogwood or Common Chokecherry for the best chance at establishment and stabilization. Although it will not be as effective at stormwater control as the ice ridge, this should sufficiently address some of the stormwater pollution concerns on site.

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Jarrett Drileck  
Shoreline Technician, Crow Wing SWCD



# Legend

- Drainage Area
- Impervious Surface
- Parcel Boundary
- 10 ft intervals
- 2 ft intervals
- Septic Tank
- Drilled Well
- Drain Field
- Buffer

Fredrick Macalus  
 13095 County Road 16, Crosslake MN 56442  
 PID: 14170649  
 4356 Square Feet of Impervious Surface  
 Total Drainage area is 1.13 Acres

15 Foot buffer of  
 MNDOT 34-261

Created on 5/12/26  
 Created by Jarrett Drileck







## 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:

576683

Permit Number

260059V

Property Owner(s):

Fred Macalus

CR # 1034 \$750.00

Frederick III & Tanya Macalus

Mailing Address:

19405 Moorfield Cir, Shorewood MN 55331

Site Address: 13095 CR 16, Crosslake MN

Phone Number: 651 270 3990

E-Mail Address: crosslakepropertiesllc@gmail.com

Parcel Number(s): 14170649

Legal Description: Pt of GL 5 Desc: ...

Sec 17 Twp 137 Rge 26 / (27) / 28

Lake/River Name: Cross

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

If yes list Parcel Number(s)

Authorized Agent:

Agent Address:

Agent Phone Number:

Signature of Property

Owner(s)

FM

Date 6/8/26 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

JG

Date

6-8-2026

Land Use District

SD

### Variances

(Check applicable requests)

- ☐ Lake/River Setback
- ☐ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☐ Side Yard Setback
- ☐ Wetland Setback
- ☐ Septic Tank Setback
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size

☒ Removal of Historic Ice Ridge



## 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: We are proposing a reasonable and necessary shoreline stabilization project to address active shoreline failure, ongoing land loss as you can clearly see by the required survey for this variance from 2008, and erosion occurring along a uniquely exposed section of shoreline between Cross Lake and Rush Lake. As documented in the attached photographs and acknowledged during the onsite meeting with Crow Wing SWCD and City representatives, the existing historic ice ridge is actively failing due to heavy boat traffic, wave action, seasonal ice movement, and high-energy shoreline conditions.

The shoreline has experienced substantial erosion, collapsing ridge sections, exposed root systems, and uprooted mature trees resulting in annual shoreline recession and continued sediment loss into the lake. The DNR has already approved replacement and repair of the existing rip rap shoreline protection due to these erosion conditions. In order to complete that work, portions of the existing ridge will necessarily be disturbed and altered regardless of whether the ridge formally remains in place.

Because disturbance and reconstruction activity will already occur as part of the approved rip rap stabilization work, we are requesting authorization to complete a comprehensive shoreline reconstruction rather than continue partial repairs to an unstable shoreline feature that continues to fail annually.

Although SWCD generally prefers preservation of historic ice ridges, the SWCD summary letter specifically recognizes the unique site conditions present at this property and identifies regrading the shoreline to a 5:1 slope, combined with native vegetation and erosion-control practices, as an appropriate method to mitigate future shoreline instability if the ridge is removed.

The proposed 5:1 washed sand slope provides a stable engineered shoreline profile designed to dissipate wave energy, reduce future shoreline recession, improve runoff infiltration and filtration, and create long-term shoreline resiliency while incorporating native vegetation and erosion-control measures recommended by SWCD.

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

Yes ☐ No ☐

Why: The proposed shoreline reconstruction will maintain and improve the natural and recreational character of the locality by replacing an unstable, collapsing shoreline ridge with a stable, natural-appearing vegetated shoreline profile. The project does not involve extensive vertical retaining walls or excessive structural armoring, but instead utilizes gradual grading, clean washed sand, rip rap rock, native vegetation, and shoreline stabilization practices intended to blend naturally with the surrounding lakeshore environment.



The attached photographs demonstrate that the current shoreline condition is visibly degraded due to erosion, collapsing shoreline edges, exposed roots, and fallen mature trees. Stabilization of the shoreline using the recommended 5:1 grading approach and vegetative buffer will improve long-term shoreline appearance, environmental function, and safety while preserving the residential and recreational character of nearby shoreline properties.

The proposal is limited to the minimum area necessary to address a documented erosion problem and incorporates erosion-control and native stabilization measures specifically identified in the SWCD summary recommendations.

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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 need for the variance is due to unique environmental and shoreline conditions not created by the property owner. The SWCD summary letter specifically identifies that this property is located along a heavily traveled channel area between Cross Lake and Rush Lake that experiences significant boat activity, substantial ice movement with the channel remaining open during the winter, long fetch distances, deep water conditions, and FEMA floodplain considerations. Attached you will also find similar recommendations from Mike Majeski from Emmers and Oliver Resources that specializes in shoreline modeling, restoration, and environmental impacts.

These conditions create unusually high shoreline stress forces that have progressively destabilized the existing ridge over time. As documented in the attached photographs and the required survey, the property has experienced substantial shoreline recession, exposed root systems, collapse of shoreline sections, and uprooted mature trees due to ongoing wave and ice impacts.

The narrow elevated ridge configuration and repeated wave exposure create a uniquely difficult stabilization condition that cannot reasonably be corrected through minor maintenance or rip rap replacement alone. In fact, the DNR-approved rip rap reconstruction will itself require disturbance and alteration of the whole ridge area. As a result, sediment disturbance and reconstruction impacts will occur regardless, making it more reasonable and environmentally responsible to complete a comprehensive stabilization solution intended to permanently address the failing shoreline condition rather than continue temporary repairs to a deteriorating landform. Even the SWCD letter acknowledges that future ice action is likely to continue affecting the shoreline and identifies a properly graded 5:1 slope as a method to reduce future shoreline displacement and instability if reconstruction occurs. The current grade of 1:7 is not a viable future resolution and will continue to result in landloss

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

Yes ☐ No ☐

Why: The request is based on environmental protection, shoreline stabilization, water-quality protection, and public safety concerns rather than economic considerations alone. The attached photographs document active shoreline failure conditions including collapsing shoreline sections, exposed root systems, falling trees, unstable terrain, and ongoing sediment loss into the lake system.

Leaving the failing ridge in place will continue to result in uncontrolled shoreline erosion, annual land loss as seen on the survey, sediment loading, and nutrient inputs into Cross Lake and the Whitefish Chain. The DNR has already approved repair and reconstruction of the rip rap shoreline protection due to the severity of the erosion conditions. As part of that approved work, all of the shoreline ridge and adjacent materials will already be disturbed and affected.

The proposed 5:1 washed sand slope/rip rap is intended to provide a more stable and environmentally responsible long-term solution by replacing the actively eroding ridge with a gradual, low-impact shoreline profile designed to dissipate wave energy and reduce future erosion. The reconstructed shoreline will incorporate clean washed sand containing minimal fines particles and organics compared to the existing ridge materials currently slumping into the lake.

In addition, the shoreline will include the native vegetation buffer, erosion-control practices, and stabilization measures recommended within the SWCD summary letter to address runoff filtration, nutrient reduction, and long-term shoreline resiliency.

The proposal is intended to solve a documented and ongoing erosion problem using recognized shoreline stabilization practices rather than continue temporary repairs to an unstable shoreline condition.



## 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?

**Defer to the Board of Adjustment**

2. Is the Variance consistent with the Comprehensive Plan?

**Defer to the Board of Adjustment**

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the LandUse Ordinance? Why?

**Yes, the property is a lake lot on a corner with two road setbacks. This makes the lot unable to meet the setback requirements. The owner wants to attach a garage, and put a guest cottage above. This will combine the contents of three existing buildings, (two of the buildings are currently located on the road right of way) into one garage. It will also allow the storage of boat trailers inside. Because of the lot building envelope of the property there is no other location available to build a garage without encroaching on the lake or the drain field.**

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

**Yes, by building this garage it will allow me to remove the three other existing storage buildings, and combine the contents into only one building. Two of the buildings that will be removed are on the current road right of way. The new triple garage will match the three adjacent garage properties of the neighbors. The three neighbors have an attached single garage, a triple garage and an attached four-place garage. By combining the old storage buildings into one attached garage this will maintain the essential character of the neighborhood.**

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

**Yes, a previous owner built the cabin in the 1940's before the zoning codes or road setbacks existed. As a result the cabin is located and situated in such a way as to make it hard to build an attached garage without locating it closer to the lake or encroaching on both of the road setbacks.**





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: