



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
November 21, 2024, 5:00 P.M.**

Historic Court House, 3rd Floor, County Board Room
326 Laurel Street, Brainerd MN 56401
(218) 824-1010, Fax (218) 824-1126, Web: www.crowwing.gov

PUBLIC HEARING INFORMATION

Property Owner: Granite Lake LLC

Parcel Number: 77290554

Physical Address: 13612 Mission Park Drive, Merrifield, MN 56465

Township: Mission Township

Request:

Variance for a guest cottage exceeding 700 square feet allowed by Ordinance.

Variance for a guest cottage exceeding height requirement by Ordinance.

Notification: Pursuant to Minnesota Statutes Chapter 394, and the Crow Wing County Land Use Ordinance, you are hereby notified of a public hearing before the Crow Wing County Planning Commission / Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the Brainerd Dispatch. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: The final information packet will be available for review after November 14, 2024, at [HTTP://CROWWINGCOUNTYMN.IQM2.COM](http://CROWWINGCOUNTYMN.IQM2.COM).

Please submit comments in writing, including your name and mailing address, to landservices@crowwing.gov.

Any and all comments received will be presented to Board Members prior to the start of the Meeting.

Comments received between 5:00PM November 13, 2024, and 3:00PM November 21, 2024, will be emailed to the Board members prior to the November 21, 2024, 5:00PM meeting. Comments that are received prior to 5:00PM November 13, 2024, will be included in the Public online information packet that will be posted on the Crow Wing County Website.

Written comments regarding the following application will be accepted via mail or email any time prior to the November 21, 2024, Hearing. Any persons wishing to provide in-person Public Testimony will be allowed to do so at this Hearing. This Hearing will be conducted virtually via Microsoft Teams, to allow any virtual Public Testimony in addition to in-person Testimony. Comments may be submitted to Land Services, 322 Laurel St, Suite 15, Brainerd, MN 56401 or landservices@crowwing.gov

Persons wishing to attend virtually and/or provide public testimony via phone or virtually at the meeting may join via Microsoft Teams with the following link: <https://bit.ly/PCBOA>

or call +1 218-302-1725 and enter the Conference ID: 797 394 749#

Please contact Land Services with any questions: 218-824-1010

Property Information

	<table border="1"> <thead> <tr> <th>Legacy PIN</th> <th>PIN</th> <th>Township</th> <th>Lake</th> <th>Physical Address</th> <th>Owner</th> <th>Owner Address</th> <th>Section Township Range</th> <th>Zoning District(s)</th> <th>Acres</th> </tr> </thead> <tbody> <tr> <td>771000000080009</td> <td>77290554</td> <td>MISSION TOWNSHIP</td> <td>HORSESHOE (SANDBAR)</td> <td>13612 MISSION PARK DR MERRIFIELD, MN 56465</td> <td>GRANITE LAKE LLC</td> <td>2110 Q AVE NW</td> <td>S:29.00000000 T:136.00000000 R:27.00000000</td> <td>SD</td> <td>1.65</td> </tr> </tbody> </table>	Legacy PIN	PIN	Township	Lake	Physical Address	Owner	Owner Address	Section Township Range	Zoning District(s)	Acres	771000000080009	77290554	MISSION TOWNSHIP	HORSESHOE (SANDBAR)	13612 MISSION PARK DR MERRIFIELD, MN 56465	GRANITE LAKE LLC	2110 Q AVE NW	S:29.00000000 T:136.00000000 R:27.00000000	SD	1.65
	Legacy PIN	PIN	Township	Lake	Physical Address	Owner	Owner Address	Section Township Range	Zoning District(s)	Acres											
771000000080009	77290554	MISSION TOWNSHIP	HORSESHOE (SANDBAR)	13612 MISSION PARK DR MERRIFIELD, MN 56465	GRANITE LAKE LLC	2110 Q AVE NW	S:29.00000000 T:136.00000000 R:27.00000000	SD	1.65												
Are you the property owner?	<u>Yes</u>																				
Landowner Contact information:	Name: Jeff Auld Phone: (602) 695 - 6322 Email Address: jauld22@gmail.com Mailing Address: 2601 Deer Lane Rd. Marion IA 52302																				

Required Information

Please provide info about your existing septic system:	<u>Not Applicable</u>
If septic is proposed or being upgraded, is septic design on file with CWC?	<u>On file with Crow Wing County</u>
Did you attend a Development Review Team (DRT) meeting?	<u>Yes</u>

Project Specifics

Please indicate type of variance(s) requested:	<u>Building Height</u> <u>Other</u>
If other, please specify:	Building/ living space size
Please explain your request:	I am seeking to build guest cottage that will exceed 700 sq. ft and the 15' roof height restrictions. The "foot print" of the cottage is only 792 sq. ft, however I am proposing to add badly needed living space by putting a small "loft" bedroom in the attic which makes the total "living space" 958 sq ft. The pitch of the roof required to allow sufficient headroom in the loft will cause the roof height to be 15' 11".
Is survey already on file with Crow Wing County?	<u>Yes</u>

Findings of Fact

<p>1. Is the variance in harmony with the purpose and intent of the Ordinance?</p>	<p>Yes. I must admit I do not understand exactly how the 700 sq ft limitation of living space in a guest cottage was determined, but I must assume the intention was to limit the impervious surfaces, stormwater runoff, potential damage to the lake or wetlands or sight obstructions for neighbors and other residents.</p> <p>My proposed cottage has a footprint of 792 sq ft and a roof height of 15' 11". My proposed cottage of 792 sq ft. (footprint) will not exceed the 25% impervious surface limitation on my property. The proposed cottage roof only exceeds the 15' height limitation by 11 inches. The primary reason a variance is necessary is because I intend to maximize the usefulness of the new structure by including loft space instead of a traditional attic, which brings the total "living area" to 958 sq. ft.</p> <p>I believe the 792 sq ft cottage with a loft will not exceed any concerns or restrictions for impervious surfaces, storm water, septic, lake or wetlands. Also because of the unusually long property length of 593 feet and the proposed location of the cottage, the new structure cannot be seen either from the lake or the road and therefore has no impact on other residents. I also have the full support of my adjacent neighbors for the new cottage. Therefore, I believe this variance is in harmony with the purpose and intent of the Ordinance.</p>
<p>2. Is the variance consistent with the Comprehensive Plan?</p>	<p>Yes.</p>
<p>3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance? Why?</p>	<p>Yes. I am seeking to add badly needed additional living space on our property. Due to health issues with some family members, I need additional living space that doesn't require stairs. It isn't practical to expand the existing residence. Therefore, we would like to add a guest cottage. We want to maximize the ground floor living space without exceeding the impervious surfaces restrictions. The proposed cottage "footprint" would only slightly exceed the 700 sq ft restriction, but to add additional space we need without increasing the impervious surfaces on our property, we seek to add a loft, which we believe is more efficient use of space and very reasonable but not permitted by the current ordinance.</p>
<p>4. Is the need for a Variance due to circumstances unique to the property and not created by the property owner? Why?</p>	<p>Yes. A variance is required to add an additional guest cottage because the lot is 62,063 sq. ft. or 1.425 acres. The lots in this (Arnold's Horseshoe Beach) addition were established at a less than standard width and are only approximately 115' wide. However, the lots are also unusually deep, approximately 493 ft, which minimizes the impact of the new structure to the lake and other residents.</p>
<p>5. Will the issuance of a Variance maintain the essential character of the locality? Why?</p>	<p>Yes. As I have previously mentioned, the external dimensions of this cottage is only 792 sq ft. Many of the homes on Horseshoe Lake also have guest cottages and many of them are substantially larger than 792 sq. ft., are much closer to the lake and may be seen from the lake or road. While this cottage will be built with the highest quality materials and will match the exterior of the original home, because it is so far from both the lake and the road, it will not even be seen by most residents.</p>
<p>6. Does the need for a Variance involve more than economic considerations? Why?</p>	<p>Yes. Happily, during the past 9 years we have owned our home on Horseshoe, our family has grown and our parents are still living and we need additional space. We could create more space by adding bedrooms over an existing garage or parking campers in the backyard as our neighbors do. Either of these solutions would not require a variance and would be substantially less expensive. I'm not seeking to build a cottage because it is less expensive but because it is the best solution for the ground floor living space required by the age and health needs of my family. This variance does not involve saving money and is only required due to the size and limitations of our property.</p>
<p>Is this an after-the-fact application?</p>	<p><u>No</u></p>

Terms

Terms & Conditions

1. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment or the County Board of Commissioners at a Public Hearing meeting per Minnesota Statute 394 and the Crow Wing County Land Use Ordinance.
2. Land Use Permits and Individual Sewage Treatment System Permits are valid for two (2) years unless Septic Permit is to upgrade your systems, which is then valid for ten (10) months.
3. All corners of the proposed structure(s) need to be staked with visible flags, ribbon, or lathes prior to onsite inspection by Crow Wing County.
4. It shall be a violation of the Crow Wing County Land Use Ordinance to commence construction before the application is approved by the Planning Commission/Board of Adjustment.
5. The property owner or authorized agent may make application for a variance, conditional use permit, land use map amendment or plat agreeing to do such work in accordance with all Crow Wing County Ordinances. The property owner or authorized agent agrees that the application, certificate of survey and other attachments submitted herewith and which are approved by Crow Wing County are true and accurate. The property owner or authorized agent agrees that, in making the application for a variance, conditional use permit, land use map amendment or plat, the property owner grants permission to Crow Wing County, at reasonable times, to enter the property to determine compliance of the application with applicable ordinances and/or statutes. It is the property owners sole responsibility to contact other localities to ensure compliance with all relevant local, county or State law.
6. After a complete application is submitted, an on-site inspection may be conducted, and the application is reviewed. Changes to a project may require the application to be tabled at the Public Hearing.
7. The septic installer shall notify the Crow Wing County contracted inspector, Greg Kossan 218-839-2206, a minimum of twenty-four (24) hours before covering of any portion of the septic installation. Changes from the approved septic design will require approval by the County prior to construction.
8. Septic systems deemed to be failing by a qualified inspector need to be upgraded within ten (10) months. Septic systems that are deemed a risk to public health shall be upgraded and/or replaced as soon as possible.
9. Permits for a new septic system or for upgrades associate with an addition are valid for only two (2) years.
10. Applicants are responsible for getting all applicable entrance permits from the appropriate road authority.
11. Applicants acknowledge that they are in compliance with MN Contractor Licensing laws per MN Statute 326B.85.
12. Applicants acknowledge that they are in compliance with MN Statute 326.121 subd. 1 which states: The State Building Code is the standard that applies statewide for the construction, reconstruction, alteration, repair, use of buildings and other structures of the type governed by the code.
13. If you are doing excavation work, we are required to notify you of Minnesota Statute sections 216D.03 to 216.07.

Invoice #41105 (10/14/2024) Expected Payment Method: Credit Card or Electronic Check

Charge	Cost	Quantity	Total
Recording Fee added 10/14/2024 11:35 AM	\$46.00	x 1	\$46.00
Variance Application Fee added 10/14/2024 11:35 AM	\$600.00	x 1	\$600.00
Grand Total			
		Total	\$646.00
		Payment 10/14/2024	\$646.00
		Due	\$0.00

Results (Go to top)
Signature accepted

Approvals

Approval	Signature
Applicant	Jeff Auld - 10/14/2024 1:27 PM 9bc9fc17de1bf32b71be6613f831ae5b c60f8dac24bbc4ad14446c4a2241265c
#1 Environmental Services Staff (Reviewed)	Nicole Hausmann - 10/17/2024 11:37 AM d284a4938fc4c510b2748d0d93f35265 c6c6074e05c3c25b2d39de00c6c0b106
#2 Board Approval	

Public Notes

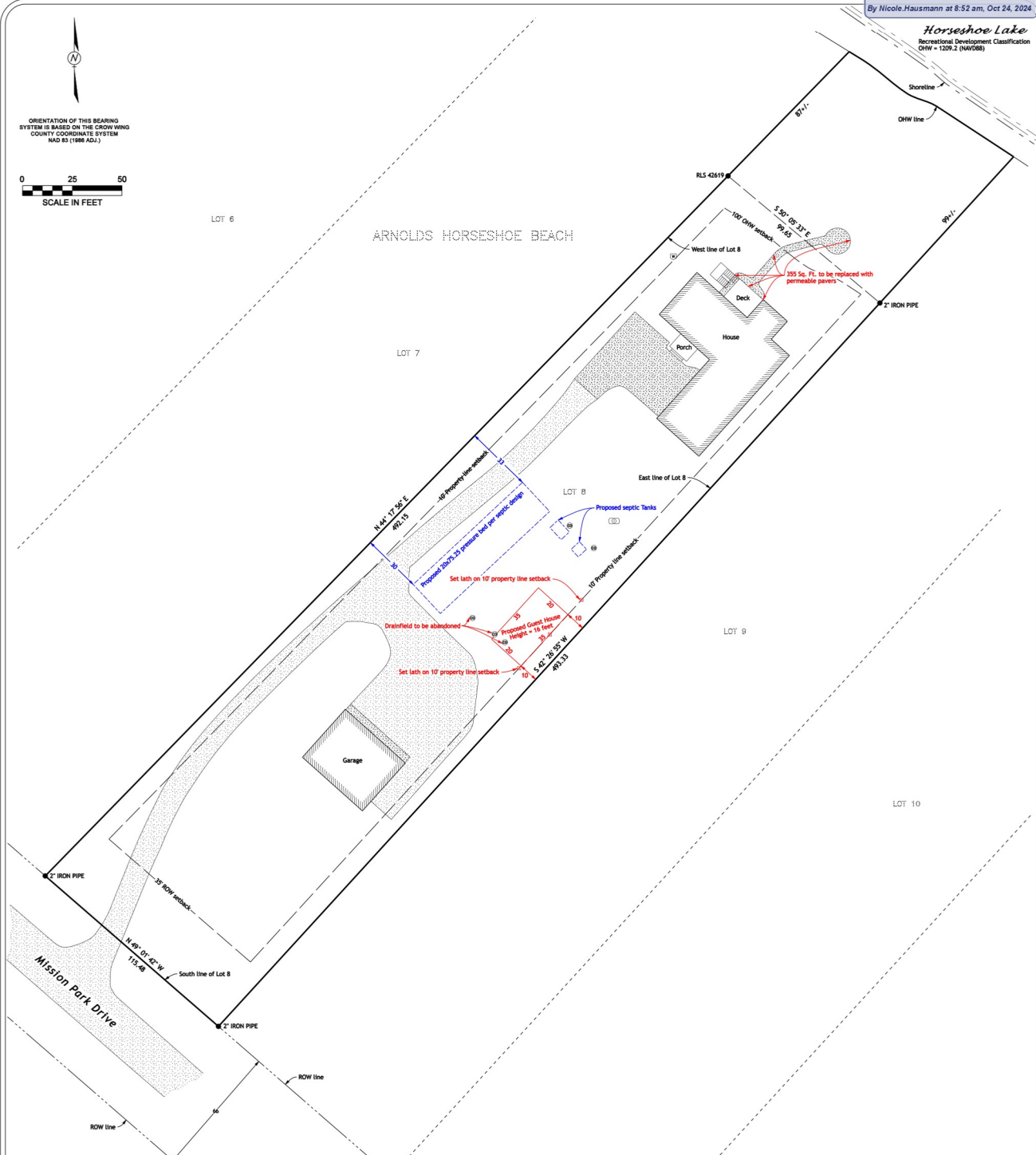
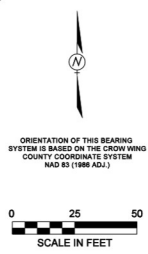
Text:	
File(s):

Internal Notes

Text:	10/17/2024 - Application complete, COS, no wetland letter, septic design and fee received, NLH
-------	--

File(s):	[-----]
----------	---------

[Print View](#)



MAPPING LEGEND

T.B.R.	To be removed
WELL	⊙
TANK (AS SPECIFIED)	⊠
SEWER CLEANSOUT	⊕
CONCRETE	[Stippled pattern]
BITUMINOUS	[Dotted pattern]

Surveyors Notes
The property address for the subject property is:
13612 Mission Park Drive
Northfield, MN 55455
The Parcel Number for the subject property is 77290554.
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 DeLo, P.C. makes no guarantee that all easements, encumbrances, or apparent rights related to the premises property are depicted on this survey.
All structure set-backs should be verified with Crow Wing County prior to any construction.
The subject property was reviewed for the existence of wetlands on September 27th, 2024, by Kyle Chisme, Minnesota Certified Delinator Number 1190.
Legal Description
Lot 8, ARNOLDS HORSESHOE BEACH, Section 29, Township 136 North, Range 27 West, Crow Wing County, Minnesota.

PROPERTY BOUNDARY MONUMENT LEGEND

○	SET IRON PIPE WITH CAP STAMPED 'RLS 57077'
●	FOUND IRON MONUMENT

Impervious Calculation

Total Area	=	62,063 Sq. Ft.
Impervious coverage		
Buildings	=	4,421 Sq. Ft.
Porch	=	96 Sq. Ft.
Concrete	=	2,306 Sq. Ft.
Bituminous	=	8,282 Sq. Ft.
Total	=	15,105 Sq. Ft. (24.3% Impervious Coverage)

Proposed Impervious coverage

Buildings	=	5,121 Sq. Ft.
Porch	=	96 Sq. Ft.
Concrete	=	1,951 Sq. Ft.
Bituminous	=	8,282 Sq. Ft.
Total	=	15,450 Sq. Ft. (24.9% Impervious Coverage)

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Added note about wetland delineation	09-30-2024
2	Added proposed septic information per septic design	10-14-2024
3	Added height of proposed guest house	10-24-2024

1300 Industrial Park Road
Northfield, MN 55457
763-429-2233

KRAMER LEAS DELO
SURVEYING - ENGINEERING - PLANNING
REGISTERED - P.C. - CLU/CPA

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: *Jeff Auld* 08/23/2024
Jordan Chepford, MN License No. 57077 Date

PROJECT NO. AULDJ2401

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Jeff Auld
Section 29, Township 136 North, Range 27 West
Crow Wing County, Minnesota