AGENDA

Crow Wing County
Planning Commission/Board of Adjustment

02/19/2026
3:00 PM

County Board Room, 3rd floor, Historic Courthouse
326 Laurel Street, Brainerd, MN 56401

1. Call to Order

2. Pledge

3. Review and Approve Agenda

4. Review & Approve the Minutes for the January 15, 2026, Planning Commission /Board of Adjustment Meeting

    4.1. Meeting Minutes

5. Old Business

    5.1. Rules of Business
    5.2. Keith & Jodi Soderman - Land Use Map Amendment

6. New Business

    6.1. William Schrader - Land Use Map Amendment
    6.2. Steven & Janett Rudie - Variance
    6.3. Gregory Larson - Variance
    6.4. Gregory Larson - Preliminary Plat

7. Matters Not On The Agenda & Adjournment

Planning Commission & Board of Adjustment Meeting Minutes

Date: January 15, 2026
Time: 3:00 PM
Location: Historic Court House
Chairperson: Becky Best
Recorder: Stacy Westhoff

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1. Call to Order

Meeting called to order at 3:00 PM. Pledge of Allegiance recited.

2. Roll Call

Members Present: Becky Best (Chair), John Auge, Sue Maske, Andy Larson, Rock Yliniemi
Staff Present: Chris Pence, Nicolette Dunlap, Stacy Westhoff

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3. Election of Officers

- **Chair:** Becky Best nominated and elected unanimously.
- **Vice Chair:** John Auge nominated and elected unanimously.

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4. Rules of Business

Motion to **table review of Rules of Business** to February meeting for further review of Robert's Rules of Order.
Motion: John Auge
Second: Rock Yliniemi
Vote: Motion carried unanimously.

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5. Approval of Previous Minutes

Motion to approve minutes and findings of fact from December 18, 2025, meeting.
Motion: Rock Yliniemi
Second: Sue Maske
Vote: Approved unanimously.

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New Business Applications

Application 1: Keith & Jodi Soderman – Land Use Map Amendment

Parcel: 76190533, Maple Grove Township
Request: Amend zoning from Agricultural/Forest to Rural Residential 5 (RR-5)
Summary:

- Applicant wishes to split off 5 acres with existing home for son; retain remainder for family farm.
- Discussion on whether to rezone entire 20 acres or only 5 acres.
- Board noted need for survey/legal description if only 5 acres rezoned.

Public Testimony: None.
Board Action:
Motion to **table application** to February meeting for applicant to provide survey/legal description.
Motion: John Auge
Second: Rock Yliniemi
Vote: Motion carried unanimously.

Application 2: Gregory & Timothy Smith – Variance for Septic System

Location: 50290579 Bay Lake Township
Request: Variance to allow Type 3 septic system where Type 1 suitability is required for proposed lots A & B in administrative subdivision.
Summary:

- Two lots lack required soil depth for Type 1 system; Type 3 system proposed with additional sand fill.
- Township recommended denial; staff noted Type 3 systems are common and effective.
- Extensive discussion on ordinance intent and environmental impact.

Public Testimony: None.
Board Action:
Motion to **approve variance** for Type 3 septic system for lots A & B with revised findings for clarity.
Motion: Sue Maske

DRAFT

Second: Rock Yliniemi
Vote: Approved 3–2 (Ayes: Sue Maske, Rock Yliniemi, Becky Best; Nays: Jon Auge, Andy Larson).

Application 3: Robert & Monica Pesola – After-the-Fact Variance

Location: 59360543 Deerwood Township
Request: Variance for road right-of-way setback of 0 ft (structure encroaches 5.8 ft into ROW) for existing 30x40 pole building.
Summary:

- Building constructed without permit; contractor failed to meet setback.
- Township recommended approval; Board expressed concern about precedent and ordinance compliance.
- Applicant cited financial hardship if required to remove structure.

Public Testimony: None.
Board Action:
Motion to **deny variance** based on findings that violation was created by property owner/contractor and structure is significantly within ROW.
Motion: John Auge
Second: Sue Maske
Vote: Approved to deny (Roll Call: Andy Larson – Aye, Jon Auge – Aye, Sue Maske – Aye, Rock Yliniemi – Nay, Becky Best – Nay).
Outcome: Variance denied; applicant advised structure must be removed or relocated.

Applications 3.2 & 3.3: Cobblecrest Properties LLC

Status: Tabled by applicant prior to meeting; will be considered at February meeting.

Adjournment

Meeting adjourned at approximately 5:00 pm.

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CROW WING COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT

RULES OF BUSINESS

1. Regular Meetings: The Planning Commission/Board of Adjustment shall hold regular meetings, unless otherwise determined, on the third Thursday of each month, at the Crow Wing County Boardroom, Crow Wing County Courthouse, Third Floor, 326 Laurel Street, Brainerd, Minnesota, 56401. Meetings shall commence at 3:00 PM and continue until all applications on the agenda have been heard.

2. Field Inspections: Field inspections to review applications to be considered at the regular meeting shall be conducted prior to the meeting. Additional field inspection days may be added depending on the number of applications received. No decisions are made on field inspections and are open to the public subject to the landowner's permission to enter private property. If the public is not allowed to enter private property, the PCBOA members will need to enter the private property individually so as not to constitute a quorum.

3. Special Meetings: The Chair or three members may call special meetings. Such meetings shall be called within ten (10) days advance notice to all available members, and to the public in the official newspaper. Notice shall specify: (1) the specific item or items to be considered at the special meeting, and (2) the date, time and place of the meeting. Special meetings of the Planning Commission/Board of Adjustment shall be held in the Crow Wing County Boardroom, Crow Wing County Courthouse, Third Floor, 326 Laurel Street, Brainerd, MN 56401, unless otherwise determined. All special meetings shall be limited to the specific item or items set forth in the notice.

4. Presiding Officer – Roll Call: The Chair, or in the Chair's absence, the Vice-Chair shall take the chair at the time appointed for the meeting and call the members to order. The Chair or Vice-Chair calling the meeting to order shall be the Presiding Officer for the balance of the meeting.

5. Quorum: A simple majority of the members shall constitute a quorum for the transaction of business. The Presiding Officer is a member and shall have the right to vote on all matters coming before it but shall have no veto power.

6. Minutes: The ~~Land Services Manager of~~ Environmental Services Manager ("Administrator") shall prepare written copies of the minutes of the preceding meeting and distribute them to its members no later than the start of its current session. Recording of the meeting may be made for reference by the Administrator. The approved minutes and video recording of the meeting shall be the official record of meetings. A copy of the minutes shall be available in the Land Services Office and on the Crow Wing County website for examination by member of the public. Upon the appearance of a quorum at a meeting, the Presiding Officer shall inquire of the members whether they wish to approve, disapprove or amend the minutes of the previous meeting as prepared by the Administrator. Any mistake or omission in the minutes may then be corrected.

7. Order of Business: The Presiding Officer shall preserve order and decorum. The Administrator shall act as a parliamentarian and the Presiding Officer shall decide questions of order, subject to an appeal to the members. The Administrator shall prepare a written agenda in advance of all meetings in order of presentation which the Administrator deems best or as directed by the Planning Commission/Board of Adjustment. The Administrator shall release the proposed agenda no later than 7 days immediately preceding the meeting. Further, the Administrator shall release the information packet no later than 7 days immediately preceding the meeting. A person requesting that an application be placed on the agenda shall furnish sufficient information and detail so as to enable the Planning Commission/Board of Adjustment to rule on the application in accordance with County Ordinances and enable the Administrator to enter the item on the meeting agenda in a summary adequate to alert the public as to the nature of the matter to be discussed. If, in the opinion of the Administrator, such information and detail is not provided, the Administrator may refuse to place the application on the agenda. The Planning Commission/Board of Adjustment by majority vote may amend the proposed agenda.

8. Applicant Representation: The applicant or their representative should attend the meeting to represent their application. If the applicant or their representative is not present the application may be tabled until the next regular meeting. The board has the discretion to act on the application in the absence of the applicant or their representative.

9. Citizen Comment: Except as regulated by State Statute or Rule, citizen comment will be heard on all topics on the agenda. Each speaker will be afforded up to five minutes to present oral arguments. This time limit may be extended at the discretion of the Presiding Officer. Large groups are encouraged to select a single speaker to present their oral argument.

10. Recognition by the Presiding Officer: Every Planning Commission/Board of Adjustment member or member of the public shall respectfully address the Presiding Officer by the appellation "Mr. Chairman" or "Madame Chair" and shall not speak further until recognized by the Presiding Officer. Once a member of the audience has been recognized by the Presiding Officer as requesting to address the Planning Commission/Board of Adjustment, the Presiding Officer shall require the individual to identify themselves by stating their name and address.

11. Designation by Presiding Officer: When two or more members request to speak, the Presiding Officer shall designate who is first to speak, but in all cases the member who shall first address the chair shall speak first.

12. Debated Motion: No ordinary motion shall be debated, or put on the table, unless the same is seconded by a member or the Presiding Officer. Privileged motions need not be seconded. The Presiding Officer shall restate any motion if required to do so by a member. Items on the agenda may be debated prior to submission of an ordinary motion. The withdrawal of either the motion or the second to a motion shall terminate debate on the motion.

~~13. Motion Being Debated-Privileged Motion: When a question is under debate, no motion shall be received other than the following privileged motions: a) to lay on the table; b) to divide the question; c) to postpone indefinitely; d) to postpone to a certain day; e) to refer; f) to adjourn. The privileged motion shall have precedence in the order in which they are arranged. All privileged questions shall be decided immediately without debate. A member may make a negative motion to defeat a resolution or ordinance. This "objection to the consideration" of the matter is considered a privileged motion and does not require a second but must pass by a 2/3 vote of members present.~~

14. Presentment of Petitions and Communication: Petitions and communications on the agenda may be presented by a member of the Planning Commission/Board of Adjustment or by the Administrator.

15. Voting: When a question is put by the Presiding Officer, every member present shall vote unless a member prior to the calling of the roll declares a legal or potential conflict of interest which prohibits a member from voting. Unless a member requests, all items will be decided by voice vote. Any member, who being present when his or her name is called, fails to vote upon any pending proposition, unless previously excused, shall be counted as having voted in the positive. A member may request a roll call vote at any time prior to the commencement of other business.

16. General Public Hearing Notice Requirements: The Administrator shall publish written notice of all Planning Commission/Board of Adjustment hearings in the legal newspaper for Crow Wing County not less than ten (10) days prior to the hearing date. The published notice shall state the purpose, time, date and place of the hearing, a brief summary of the nature of all applications. In addition to published notification, the following shall receive individual written notices of these public hearings:

    A. Ordinance text amendment:
        1. The Commissioner of Natural Resources
        2. All townships located within the County
        3. All municipalities located within the County
        4. All County Department Heads
        5. Surrounding Counties
        6. County Board

    B. Conditional Use Permits, Interim Use Permits, Land Use District Reclassifications, Designation of Sensitive Shoreland Districts, and Variances:
        1. The Planning Commission/Board of Adjustment;

        2. The Town Board in the Township – where the property is located;

        3. Minnesota Department of Transportation – if the proposed application abuts any federal or state highway;

        4. Commissioner of Natural Resources – if the proposed application is located in any Shoreland District or any Flood Plain District;

        5. Lake Associations – if the proposed application is located on a lake having an association that has filed a letter with the Administrator requesting such information;

        6. Individual landowners who have requested such notification;

        7. The municipal council of any municipality within two miles of the subject property;

        8. Property Owners Notice Per MN State Statute 394.26 and published in the Official County Newspaper.

17. Ordinance Amendment Procedure: The County Board shall refer ordinance or ordinance amendment(s) to Land Services for review and drafting of language. The Department shall forward the draft language to the Planning Commission/Board of Adjustment, post the draft language on the County website, and provide written notice of a 30-day comment period as required in #16 above. After the comment period is complete, ~~Within 60 days of the close of the comment period~~, the Planning Commission/Board of Adjustment shall conduct a public hearing on the ordinance or ordinance amendment(s) with written notice as required in #16 above. The ~~Presiding Officer may~~ Environmental Services Manager will present the recommendations resulting from the public hearing to the County Board at their request. ~~When a proposed ordinance fails to pass, a motion to reconsider the same may be made, but such motion must be made at the session at which the same failed to pass and action thereupon shall be postponed to a future special session.~~

18. Absent Member: Every member that anticipates being absent from a meeting shall notify the ~~Administrator~~ Environmental Services Manager.

~~19. Robert's Rules of Order: The Planning Commission/Board of Adjustment hereby adopt Robert's Rules of Order as persuasive authority for the purposes of conducting all regular and special sessions of the board. In addition, the rules and procedures as persuasive authority shall continue to be applicable to meetings of the Planning Commission/Board of Adjustment until reconsidered in whole or in part.~~

20. Committees: The Planning Commission/Board of Adjustment may establish and abolish such committees as it may determine from time to time. The Planning Commission/Board of Adjustment shall appoint the members of the committee and shall specify the purposes, duties and responsibilities of the committee. Any member of the Planning Commission/Board of Adjustment Committee may call a committee meeting. Committee meetings shall be called within a 24-hour advance notice to all members, posted at the courthouse, and public notice provided on the County website. Items to be studied by the Planning Commission/Board of Adjustment Committee shall be those items contained in the notice and any other item may be presented that is within the scope of the Committee's description. Committees shall report to the Planning Commission/Board of Adjustment within 90 days after the item has been referred to committee. The Planning Commission/Board of Adjustment shall then act on the item referred or request the Committee to continue the study.

21. Suspension or Amendment of Rules: No rule shall be suspended, altered or rescinded except upon affirmation vote of four members, unless notice of such change shall have been given at a previous meeting in which case only a majority shall be required.

22. Agenda is Public: Any member of the public or the news media requesting copies of any regular or special meeting agenda shall be provided the same pursuant to Minnesota Statutes, Chapter 471.705 1c (b).

23. Planning Commission/Board of Adjustment members shall be appointed by the County Board. Each member appointment shall be for two years. There is no limit to the number of appointments a member can have to Planning Commission/Board of Adjustment. The removal of any members for non-performance, misconduct or malfeasance in the office shall be the responsibility of the County Board.

24. Annual review of Rules of Business: The Planning Commission/Board of Adjustment shall, at least annually, review and adopt necessary amendments to these Rules of Business.

Planning Commission/ Board of Adjustment

Keith & Jodi Soderman - Land Use Map Amendment

Property Owner: Keith Soderman

Parcel Number(s): 76190533

Physical Address:

Township: Maple Grove

Request:

Land Use Map Amendment:

- **Agricultural/Forestry District to Rural Residential 5**

To change the Land Use Map for the West 416 feet of the North 528 feet of the Northeast Quarter of the Northeast Quarter, Section 19, Township 44, Range 29, Crow Wing County, MN.

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 Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Information is available at www.crowwingcountymn.iqm2.com Please submit your comments in writing including your name and mailing address to (landservices@crowwing.us). Please contact Environmental Services with any questions.

Property Owner: Keith Soderman

Parcel Number: 76190533

Township: Maple Grove

Legal Description: W. 1/2 OF NE1/4 OF NE1/4
Section 19 Township 44 Range 29

Lot size: 20 Acres

Application Submitted: 12/11/2025
Action Deadline: 2/09/2026
60 Day Waiver: 4/06/2026
County Board Meeting: 3/10/2026

Land Use District: Agricultural/Forestry

Adjacent Land Use:
North: Agricultural/Forestry
South: Agricultural/Forestry
East: Agricultural/Forestry
West: Rural Residential 5

Request:
Land Use Map Amendment:

- **Agricultural/Forestry District to Rural Residential 5**

To change the Land Use Map for the West 416 feet of the North 528 feet of the Northeast Quarter of the Northeast Quarter, Section 19, Township 44, Range 29, Crow Wing County, MN.

12/08/2025 Development Review Team Meeting Notes:

- Changing zoning to Rural Residential 5
- Zoning change will be in NE corner (where the home is)
- Same zoning in the area
- Township
- Applicant grew up on this property and want to do zone change to divide up for sons
- Keeping property as one piece
- Owns surrounding parcels

Permit History:

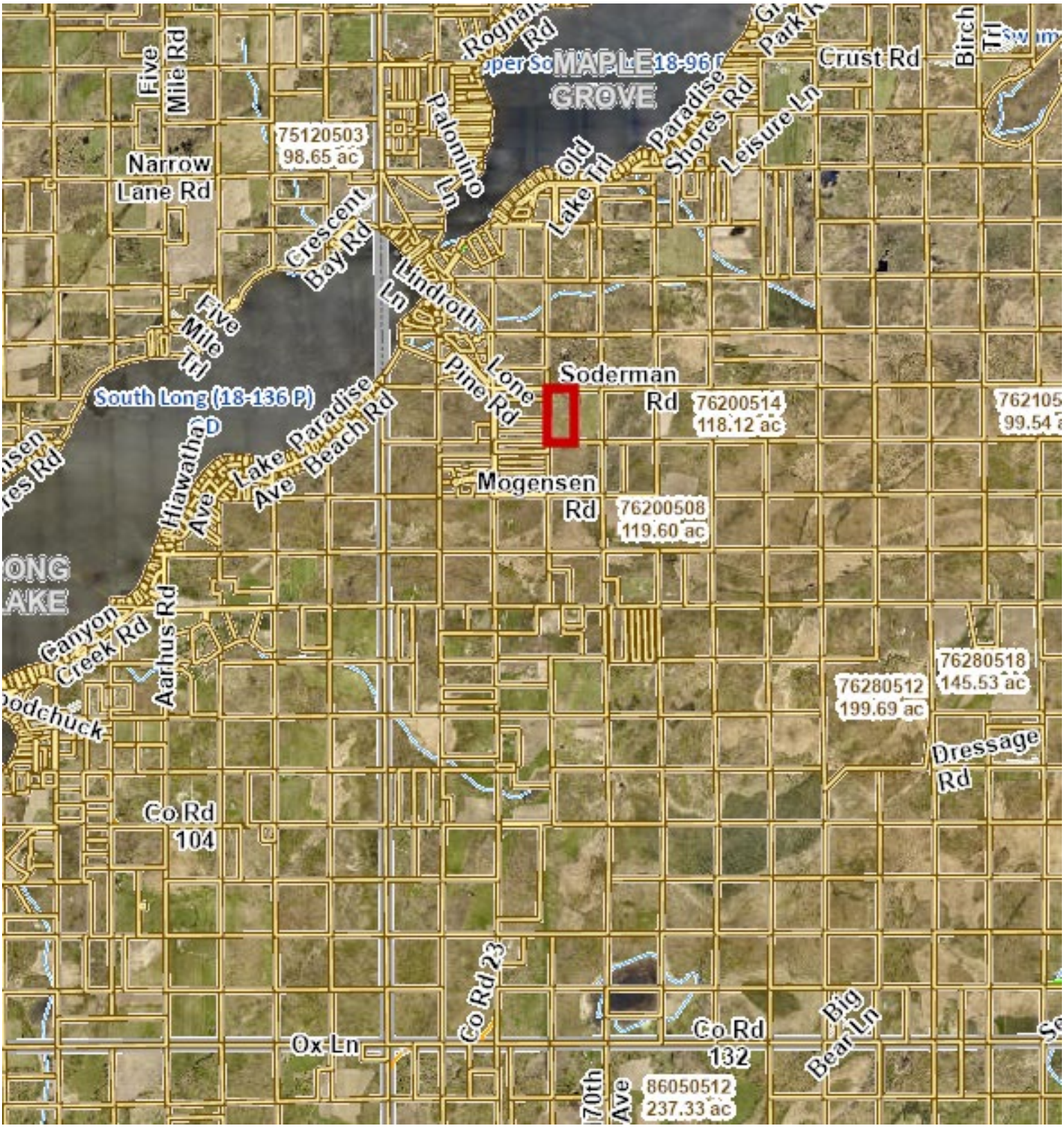
- 10/20/1972 – Land use permit to place mobile home and install septic system
- 7/05/1994 – Land use permit for 26x36 single story garage
- 8/01/1996 – Land use permit to place 28x52 mobile home with 8x8 porch and install new septic
- 8/08/1996 – Sewer Certificate – 3 bedrooms
- 2/10/2004 – Land use permit for 16x16 three season porch with wrap around 6-foot decking
- 3/29/2004 – Compliance Inspection
- 4/20/2006 – Land use permit for 30x40 pole building for AG purposes

Agencies Notified and Responses Received:
SWCD: No comment received as of 2/12/2026
Maple Grove Township: No comment received as of 2/12/2026

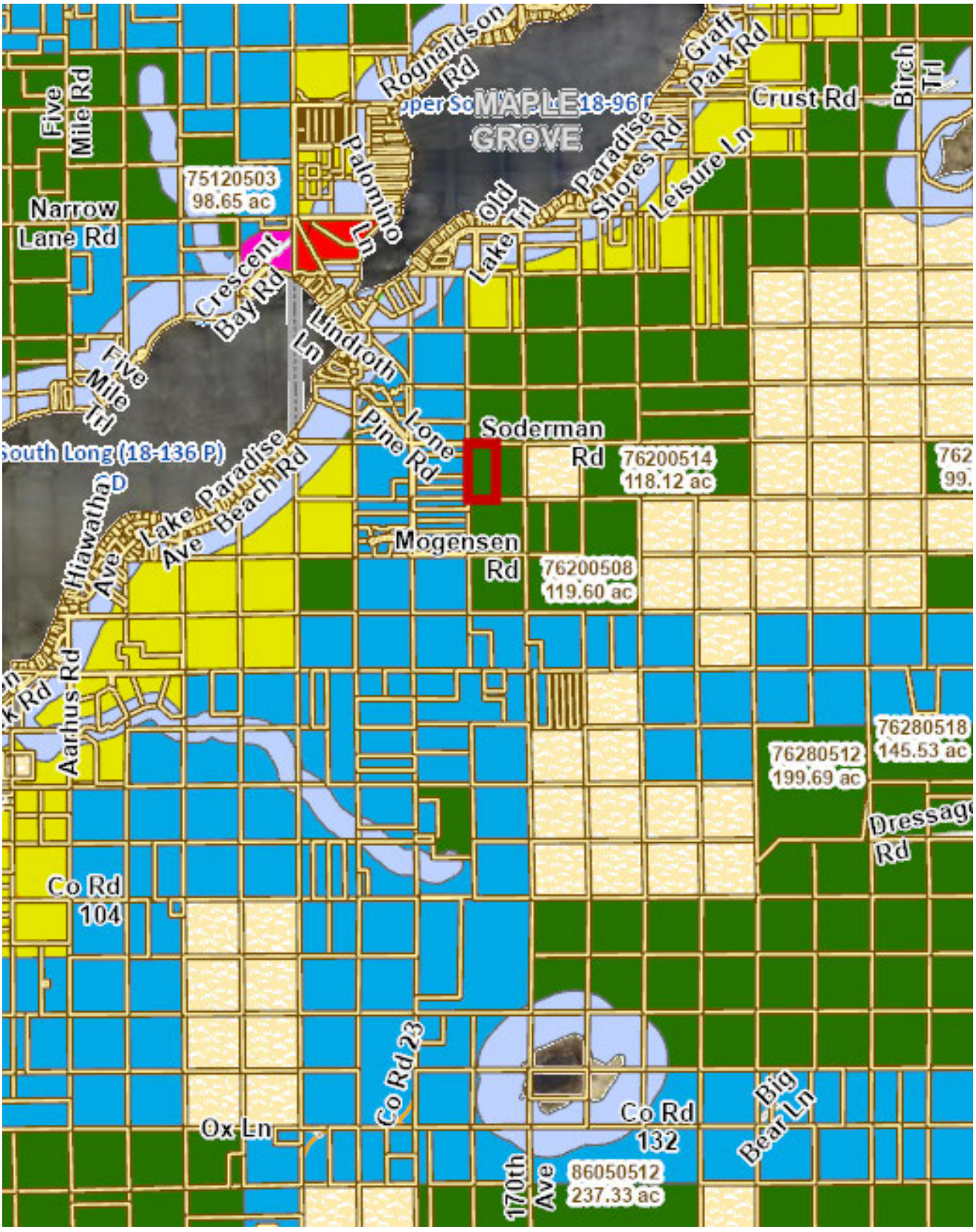
Public Hearing notifications:
Published in the Brainerd Dispatch on 1/31/2026
Mailing notification sent on 2/06/2026 to owners in a ½ mile radius of parcel.

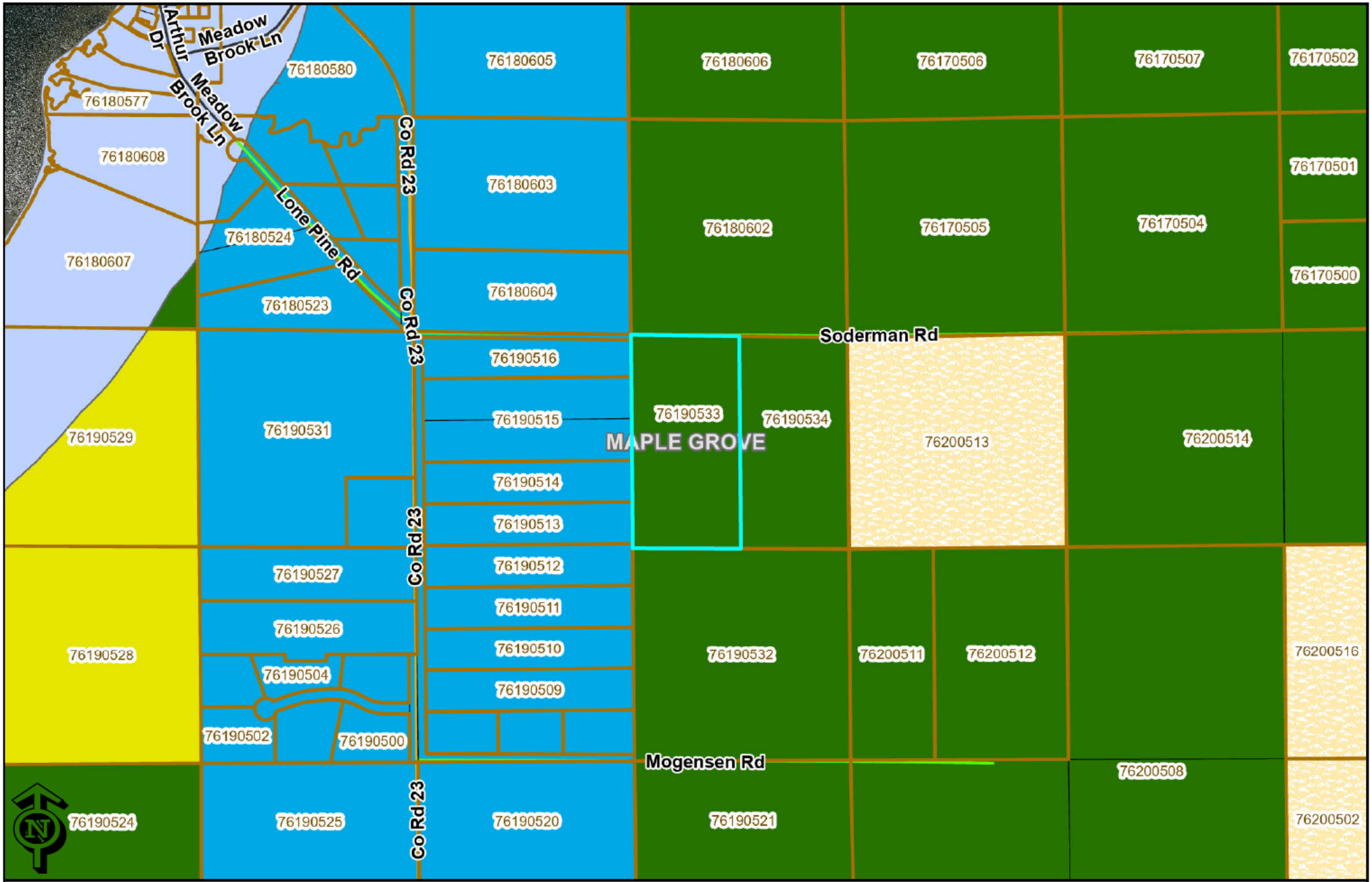
Per findings of fact discussed 2/19/2026, the application submitted 12/11/2025, the staff report, public testimony; Located in Maple Grove Township, Crow Wing County, Minnesota

Locator Map


MAPLE GROVE
Five Mile Rd
Narrow Lane Rd
75120503
98.65 ac
Palomino Ln
Old Lake Trl
Paradise Shores Rd
Leisure Ln
Crust Rd
Birch
Crescent Bay Rd
Lindroth Ln
Five Mile Trl
South Long (18-136 P)
Pine Rd
Lone
Soderman Rd
76200514
118.12 ac
Paradise Beach Rd
Lake Ave
Hiawatha Ave
Mogensen Rd
76200508
119.60 ac
Canyon Creek Rd
Aarhus Rd
76280518
145.53 ac
76280512
199.69 ac
Dressage Rd
Co Rd 104
Co Rd 23
Ox Ln
Co Rd 132
Big Bear Ln
86050512
237.33 ac

LUMA Wide Map





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Soderman LUMA Request

Date: 11/26/2025 Time: 10:28 AM

CROW WING COUNTY MINNESOTA

LUMA - 76190533 - Soderman - Saved

Application

Application Summary | LUMA | Invoice | Timeline | Documents | Follow Up | Related

Primary Parcel number (PIN) *	76190533
Parcel number *	76190533
Owner name	SODERMAN, KEITH T & JODI ...
Physical address	16779 SODERMAN RD
Physical city	BRAINERD
Physical zip	56401
Township	MAPLE GROVE TOWNSHIP

Shoreland District	No
Shoreland Protection Zone	No
Riparian	No
Within 500ft of the Mississippi	No
Lake/River	
Deeded acres	19.41
Zoning	AGF

Owner Information

Name *	SODERMAN, KEITH T & JODI R FA...	Mailing Street 1 +	---
Phone Number +	[redacted]	Mailing Street 2	---
Email +	[redacted]	Mailing City +	---
		Mailing State +	---
		Mailing Zip code +	---

Application Type	Land Use Map Amendment (LUMA) ×

Applicant Information

Applicant *	Keith Soderman ×
Is Applicant the Property owner *	I am the owner listed on the property deed.
Authorized Agent Name	---
Public Hearing Agent Type	---
Contractor License Number	---
Email	[redacted]
Phone	[redacted]
Assisted at Counter	No
Customer Service Rep	
Application Submit Date	12/11/2025

Findings of Fact

Is the reclassification in accordance with the County's Comprehensive Plan? Why?	yes
Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district? Why?	yes
Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification? Why?	yes
Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property? Why?	no
Does the reclassification promote the health, safety, and general welfare of the public? Why?	yes

Project Specifics

Current Land Use District	Agricultural/Forestry District
Proposed Land Use District	Rural Residential 5 Acres
How is the property accessed	Public Road

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT SUPPORTING/DENYING A LAND USE MAP AMENDMENT

Name of Applicant: Keith Soderman Date: February 19, 2026

PID: 76190533

FINDINGS OF FACT:

1. ***Is the reclassification in accordance with the County's Comprehensive Plan?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

   - Goal 1: Plan a balanced approach to meet housing needs by increasing densities.
     - Policy 3: Plan for smaller rural residential lots in areas served by existing roads but unlikely to be served by public sewer and water to support more affordable rural development.

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*** ☐ ***Why or why not?***

   - The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 5; the properties to the North, East and South are zoned Agricultural/Forestry and the properties to the West are zoned Rural Residential 5.
   - This allows the property owner to subdivide their property and match the zoning directly to the west.
   - The landowner is proposing to only rezone the west 416 feet of the north 528 feet of the northeast quarter of the northeast quarter (5 acres), leaving the remaining portion of the parcel zoned Agricultural/Forestry. The applicant will consolidate the remaining land in PID 76190533 with PID's 76190534 and 76190532 to be conforming in the Agricultural/Forestry District.

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 or why not?***

   - The landowner is proposing to only rezone the west 416 feet of the north 528 feet of the northeast quarter of the northeast quarter (5 acres), leaving the remaining portion of the parcel zoned Agricultural/forestry.
   - The property being rezoned will meet all of the lot size requirements for Rural Residential 5 zoning as stated in Table 14.1 of the Land Use Ordinance.
   - The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 5; the properties to the North, East and South are zoned Agricultural/Forestry and the properties to the West are zoned Rural Residential 5.
   - The applicant will consolidate the remaining land in PID 76190533 with PID 76190534 and PID 76190532 to be conforming in the Agricultural/Forestry District.

4. ***Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?***
Yes ☐ ***No*** ☒ ***Why or why not?***

- The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 5; the properties to the North, East and South are zoned Agricultural/Forestry and the properties to the West are zoned Rural Residential 5.
- There are similar sized parcels located to the west and changing the land use map for this parcel to be Rural Residential 5 would not be detrimental to the area.

5. ***Does the reclassification promote the health, safety, and general welfare of the public?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 5; the properties to the North, East and South are zoned Agricultural/Forestry and the properties to the West are zoned Rural Residential 5.
- There are similar sized parcels located to the west and changing the land use map for this parcel to be Rural Residential 5 would not be detrimental to the area.

6. ***Township Recommendation:*** **None as of 02/12/2026**

Planning Commission/ Board of Adjustment

William Schrader - Land Use Map Amendment

Property Owner: William Schrader

Parcel Number(s): 60060509 & 60060502

Physical Address: 38275 Pickerel Trail, Crosslake, MN 56442

Township: Fairfield

Request:

Land Use Map Amendment:

- **Agricultural/Forestry to Rural Residential 10**

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 Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Information is available at www.crowwingcountymn.iqm2.com Please submit your comments in writing including your name and mailing address to (landservices@crowwing.us). Please contact Environmental Services with any questions.

Property Owner: William Schrader

Authorized Agent: Kevin McCormick

Parcel Number: 60060509 & 60060502

Parcel Address: 38275 Pickerel Trail, Crosslake, MN 56442

Township: Fairfield

Legal Description: Part of Government Lots 2 & 3; Part of NW ¼ of SE ¼
Section 06 Township 137 Range 26

Application Submitted: 1/14/2026
Action Deadline: 3/11/2026
60 Day Waiver: N/A
County Board Meeting: 3/10/2026

Land Use District: Shoreland & Agricultural/Forestry

Adjacent Land Use:
North: Shoreland & Agricultural/Forestry
South: Rural Residential 2.5
East: Agricultural/Forestry
West: Shoreland

Request:
Land Use Map Amendment:

- **Agricultural/Forestry to Rural Residential 10**

1/12/2025 Development Review Team Meeting Notes:

Meeting Minutes:

- This parcel is not platted
- This parcel is torrens
- Initially Authorized Agent went to apply for an administrative subdivision for 6060509 but could not complete with the adjacent Agricultural/Forestry parcel 60060502.
- If LUMA is approved, the plan is to complete and administrative subdivision on 6060509 for 3 parcels

Request:

- Apply for Land Use Map Amendment from Agricultural/Forestry to Rural Residential 10 for both 60060509 & 60060502.

Permit History:

60060509

- 6/12/1986 – Land Use Permit for 28x32 Dwelling and Septic
- 4/20/1994 – Land Use Permit for Septic
- 4/20/1994 – Sewer Certificate
- 11/21/2003 - Compliance Inspection

60060502

- No permits

Agencies Notified and Responses Received:
SWCD: No comment received as of 2/12/2026
Fairfield Township: No comment received as of 2/12/2026

Public Hearing notifications:
Published in the Brainerd Dispatch on 1/31/2026
Mailing notification sent on 2/06/2026 to owners in a ½ mile radius of parcel.

Per findings of fact discussed 2/19/2026, the application submitted 1/14/2026, the staff report, public testimony; Located in Fairfield township, Crow Wing County, Minnesota

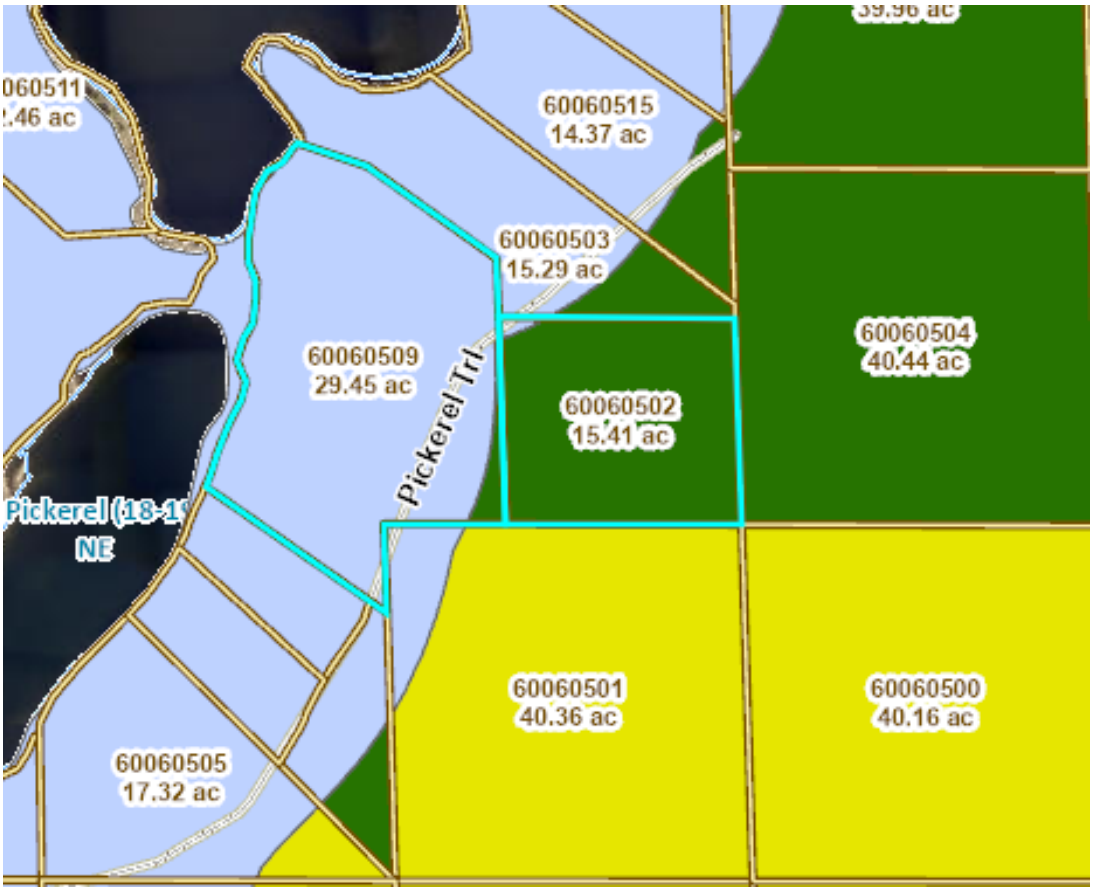

21310501 31.07 ac
21320545 39.77 ac
21320544 39.63 ac
21320541 39.65 ac
21320540 39.80 ac
21330599 38.10 ac
21330598 21.17 ac
CITY OF EMILY
Dahler (18-204 P)
GD
2134P002 42.19 ac
State Hwy 6
Emily (18-203 P)
GD
FAIRFIELD
Dam Rd
60060517 48.24 ac
60050513 39.45 ac
60050514 39.63 ac
60050518 39.46 ac
6005P000 39.39 ac
6004P001 39.81 ac
6004P000 38.21 ac
60030527 58.83 ac
60060514 39.96 ac
60050512 39.36 ac
60050511 39.41 ac
60050517 39.03 ac
60050516 30.97 ac
Island (18-193 P)
NE
60040539 38.86 ac
60040538 41.52 ac
60030526 37.46 ac
60030523 18.90 ac
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Martz Rd
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6005P001 39.07 ac
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60040510 35.14 ac
60040511 39.84 ac
60040506 39.86 ac
60040507 40.09 ac
60030519 39.49 ac
60030520 18.89 ac
60030515 35.91 ac
60030516 40.44 ac
Pickerel Trl
60060501 40.36 ac
60060500 40.16 ac
60050508 39.89 ac
60050507 39.68 ac
60050502 39.32 ac
60050501 39.10 ac
60040509 39.48 ac
60040508 39.61 ac
60040505 39.78 ac
60040504 40.01 ac
60030518 39.90 ac
60030517 39.59 ac
Raccoon Trl
60030505 34.92 ac
Libby Rd
60070559 41.19 ac
60070562 40.34 ac
60070563 40.44 ac
60080510 40.28 ac
60080511 39.94 ac
60080514 40.02 ac
60080515 39.88 ac
60090510 40.20 ac
60090511 40.16 ac
60090514 40.05 ac
60090515 40.01 ac
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60100525 40.23 ac
Fletcher Rd
60070561 39.59 ac
60070560 40.35 ac
60080509 39.44 ac
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60090509 40.15 ac
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60090513 39.81 ac
60090512 39.77 ac
60100523 40.57 ac
60100526 40.25 ac
Bailey
Refuge


21310501 31.07 ac
21320545 39.77 ac
21320544 39.63 ac
21320541 39.65 ac
21320540 39.80 ac
21330599 38.10 ac
21330598 21.17 ac
CITY OF EMILY
Dahler (18-204 P)
GD
2134P002 42.19 ac
State Hwy 6
60060517 48.24 ac
60050513 39.45 ac
60050514 39.63 ac
60050518 39.46 ac
6005P000 39.39 ac
6004P001 39.81 ac
6004P000 38.21 ac
60030527 58.83 ac
60060514 39.96 ac
60050512 39.36 ac
60050511 39.41 ac
60050517 39.03 ac
60050516 30.97 ac
Island (18-193 P)
NE
60040539 38.86 ac
60040538 41.52 ac
60030526 37.46 ac
60030523 18.90 ac
60030531 18.01 ac
60060504 40.44 ac
60050509 39.91 ac
60050510 39.69 ac
6005P001 39.07 ac
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60040510 35.14 ac
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LUMA


60060515
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60060505
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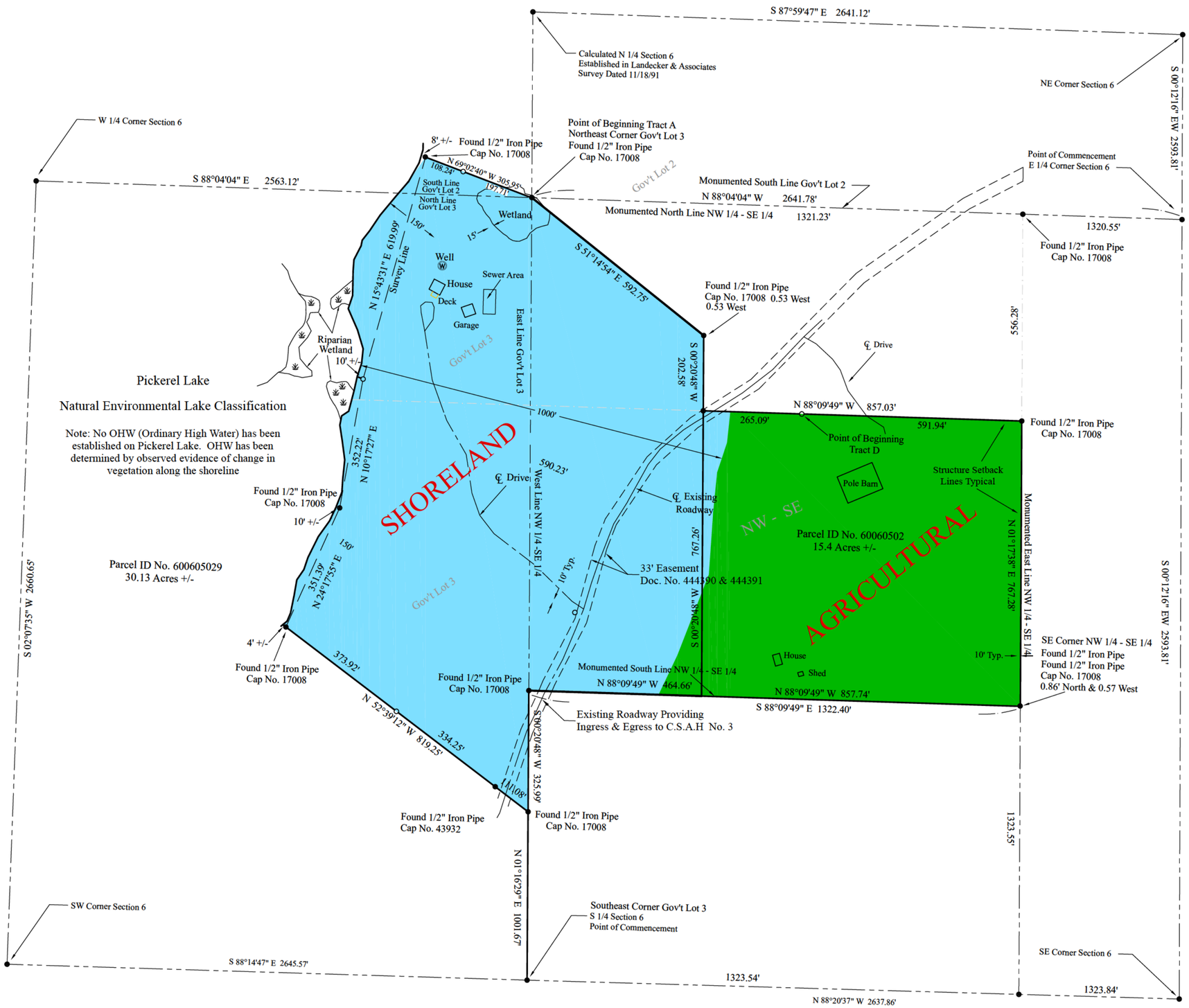
Zoning Exhibit

Part of the NE $\frac{1}{4}$ - SE $\frac{1}{4}$ and Government Lot 3
Section 6, Township 137 North, Range 26 West
Crow Wing County, Minnesota

N
W E
S
0 200 400

Legend

- ● Found Survey Monument
- ○ Set 5/8" Rebar Survey Cap No. 15294
- Structure Setback Line Typical



Surveyors Notes:

a) No under ground utilities have been identified for purposes of this survey
b) No wetland delineations have been provided for purposes of this survey
(No wetlands are indicated by National Wetland Inventory Mapping)
c) No Bluffs are present on the property

Existing Zoning Shoreland District / Agricultural

Structure Setback From Natural Environmental Lake 150'
Structure Sideline Setback 10'
Structure Setback from Wetlands 15'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE NW - SE QUARTER TO HAVE AN ASSUMED BEARING OF S 88° 09' 49" E

Land Design Solutions
Complete Land Consultation Services
13821 Lake Trail Crosslake Minnesota 56442
218-820-0854
landdesignsolutions.co

Signature John J. Hinrichsen Jr. Registration No. 15294

I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly licensed Land Surveyor of the State of Minnesota.

Zoning Exhibit
Survey Prepared for: William Schrader
38275 Pickerel Trail
Crosslake, MN 56442

DATE 12/11/2025 | SCALE 1" = 200' | PROJECT NO. 25-012

CROW WING COUNTY
MINNESOTA

AUTHORIZED AGENT FORM

I hereby authorize Kevint T, McCormick PM Land Design Solutions LLC to act as my authorized agent in dealing with Crow Wing County to obtain the following:

_____ **Land Use Permit – Contractor License Number** _____
Must be a licensed contractor to apply for a Land Use Permit

_____ **Shoreland Alteration Permit** _____ **Subdivision Approval**

X **Public Hearing PCBOA** _____ **Boundary Line Adjustment**

For the following property:

Address: 38275 Pickerel Trail Crosslake, MN 56442

Parcel Number(s): 60060509 & 60060502

Property Owner Signature — Date: 12/15/25

[redacted]
Property Owner Phone Number

[redacted]
Authorized Agent Phone Number

Land Design Solutions LLC 11821 Lake Trail Crosslake, MN 56442
Authorized Agent's Mailing Address

[redacted]
Authorized Agent's Email Address

Land Services Department
Gary Griffin, Director
322 Laurel Street
Suite 15
Brainerd, MN 56401
Office: (218) 824-1010
www.crowwing.us

Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

LUMA - 60060502 - McCormick - Saved

Application

Application Summary | LUMA | Invoice | Timeline | Documents | Follow Up | Related

Primary Parcel number (PIN) *	60060502 ×

Parcel number *	60060502
Owner name	SCHRADER, WILLIAM J TRUST...
Physical address	
Physical city	
Physical zip	
Township	FAIRFIELD TOWNSHIP

Shoreland District	Yes
Shoreland Protection Zone	No
Riparian	No
Within 500ft of the Mississippi	No
Lake/River	
Deeded acres	15.41
Zoning	AGF

Owner Information

Name *	SCHRADER, WILLIAM J TRUST AGR...
Phone Number +	[redacted]
Email +	[redacted]

Mailing Street 1 +	16175 County Road 36
Mailing Street 2	---
Mailing City +	Crosslake
Mailing State +	MN
Mailing Zip code +	56442

Adjacent Parcels

Adjacent Parcels

Adjacent Parcel Number 2	60060509 ×
Adjacent Parcel Number 3	---

Application Type	Land Use Map Amendment (LUMA) ×

Applicant Information

Applicant *	Kevin McCormick ×
Is Applicant the Property owner *	I am not the owner.
Authorized Agent Name	---
Public Hearing Agent Type	Surveyor
Contractor License Number	---
Email	kevin@landdesignsolution.net
Phone	---
Assisted at Counter	No
Customer Service Rep	
Application Submit Date	1/14/2026

Project Specifics

Current Land Use District	Agricultural/Forestry District
Proposed Land Use District	Rural Residential 10
How is the property accessed	Easement

Findings of Fact

Is the reclassification in accordance with the County's Comprehensive Plan? Why?	Opportunities for expanding residential housing while preserving forest and lake areas
Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district? Why?	The 15.4 acre property has been zoned agricultural for many years when 10 acres was the requirement
Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification? Why?	Yes, existing structures are in place, therre is ample room for septic and well locations
Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property? Why?	No, most parcels are reflective of tracts of this size in the area. RR2.5 directly to the South
Does the reclassification promote the health, safety, and general welfare of the public? Why?	Yes, large tracts provide ample room for utility and structures with low impervious surface areas

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT SUPPORTING/DENYING A LAND USE MAP AMENDMENT

Name of Applicant: William Schrader Date: February 19, 2026

PID: 60060509, 60050602

FINDINGS OF FACT:

1. ***Is the reclassification in accordance with the County's Comprehensive Plan?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

   - Goal 1: Plan a balanced approach to meet housing needs by increasing densities.
     - Policy 3: Plan for smaller rural residential lots in areas served by existing roads but unlikely to be served by public sewer and water to support more affordable rural development.

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*** ☐ ***Why or why not?***

   - The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 10; the properties to the North are zoned Shoreland District and Agricultural/Forestry District, to the East properties are zoned Agricultural/Forestry, to the West the properties are zoned Shoreland District, and to the South are zoned Rural Residential 2.5.
   - This allows the property owner to subdivide their property and create parcels that are similar in size within the area.

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 or why not?***

   - The property will meet all of the lot size requirements for Rural Residential 10 zoning as stated in Table 14.1 of the Land Use Ordinance.
   - The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 10; the properties to the North are zoned Shoreland District and Agricultural/Forestry District, to the East properties are zoned Agricultural/Forestry, to the west the properties are zoned Shoreland District, and to the South are zoned Rural Residential 2.5.
   - Parcel 60060502 is nonconforming due to its existing lot size within Agricultural/Forested zoning. By rezoning this parcel to Rural residential 10 the lot would be conforming.

4. ***Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?***
Yes ☐ ***No*** ☒ ***Why or why not?***

- The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 10; the properties to the north are zoned Shoreland District and Agricultural/Forestry District, to the east properties are zoned Agricultural/Forestry, to the west the properties are zoned Shoreland District, and to the south are zoned Rural Residential 2.5.
- There are similar sized parcels located to the North and changing the land use map for this parcel to be Rural Residential 10 would not be detrimental to the area.

5. ***Does the reclassification promote the health, safety, and general welfare of the public?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- The present land use is Agricultural/Forestry, and the proposed land use will be Rural Residential 10; the properties to the North are zoned Shoreland District and Agricultural/Forestry District, to the East properties are zoned Agricultural/Forestry, to the west the properties are zoned Shoreland District, and to the South are zoned Rural Residential 2.5.
- There are similar sized parcels located to the North and changing the land use map for this parcel to be Rural Residential 10 would not be detrimental to the area.

6. ***Township Recommendation:*** **None as of 02/12/2026**

Planning Commission/ Board of Adjustment

Steven & Janett Rudie - Variance

Property Owner: Steven & Janet Rudie

Parcel Number(s): 50300523

Physical Address: 13206 Quams Bay Road, Deerwood, MN 56444

Township: Bay Lake

Request:

Variance for:

- **Road right of way setback of 28 feet, to proposed new dwelling, where 35 feet is required**
- **Dwelling setback of 17 feet, to proposed septic drainfield, where 20 feet is required.**
- **Property line setback of 7 feet, to proposed septic drainfield, where 10 feet is required**

To allow:

- **2760 sq ft dwelling with attached garage**
- **Installation of a new septic system**

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 Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Information is available at www.crowwingcountymn.iqm2.com Please submit your comments in writing including your name and mailing address to (landservices@crowwing.us). Please contact Environmental Services with any questions.

Property Owner: Steven & Janet Rudie

Parcel Number: 50300523

Physical Address: 13206 Quams Bay Road, Deerwood, MN 56444

Township: Bay Lake

Legal Description: Lot 5- 1st Addition to Quams Bay
Section 30 Township 45 Range 28

Portage Lake – Recreational Development – 100-foot Lake setback

Application Submitted: 1/15/2026
Action Deadline: 3/12/2026
60 Day Waiver: N/A
Wetland: 10/17/2025
Septic: 10/31/2025

Land Use District: Shoreland District

Adjacent Land Use:
North: Portage Lake
South: Shoreland District
East: Shoreland District
West: Shoreland District

Request:
Variance for:

- **Road right of way setback of 28 feet, to proposed new dwelling, where 35 feet is required**
- **Dwelling setback of 17 feet, to proposed septic drainfield, where 20 feet is required.**
- **Property line setback of 7 feet, to proposed septic drainfield, where 10 feet is required**

To allow:

- **2760 sq ft dwelling with attached garage**
- **Installation of a new septic system**

Potential Conditions:

1. **A land use permit shall be approved by Land Services prior to construction starting.**
2. **Proposed building location must be staked out by a surveyor prior to Land Services approving a land use permit.**
3. **Implement an erosion and sediment control plan utilizing best management practices (BMP's) prior to construction and dirt moving activities. The plan must be approved by the County. The BMP's must remain in place until all disturbed soils are stabilized.**
4. **A stormwater management plan, according to Article 41 of the Land Use Ordinance, and as approved by County staff at the time of land use permits, must be implemented by the time of permit expiration (2 years) or upon substantial completion of the project, whichever is sooner.**

Existing Impervious Coverage: 0%
Proposed Impervious Coverage: 12.48%

2/05/2026 On-Site Comments: Best, Maske, Larson, Pence, Dunlap, Westhoff

- Notification Published 1/21/2026
- Dwelling and Septic are meeting the lake setback
- Looks to have a natural ridge at shoreline; staff should evaluate better in the spring.
- There looks to be natural depression for storm water
- Variance request seems to be minimal for setbacks.
- Looks to be the only place for a septic system that meets the lake setback
- Road does not get a lot of traffic

1/13/2025 Development Review Team Meeting Notes:
Request:

- Meets lake setback
- ROW setback – 5' encroachment
- Using Sherman Builders
- Need septic design

Next Steps:

- Survey with proposed septic
- Wetland delineation

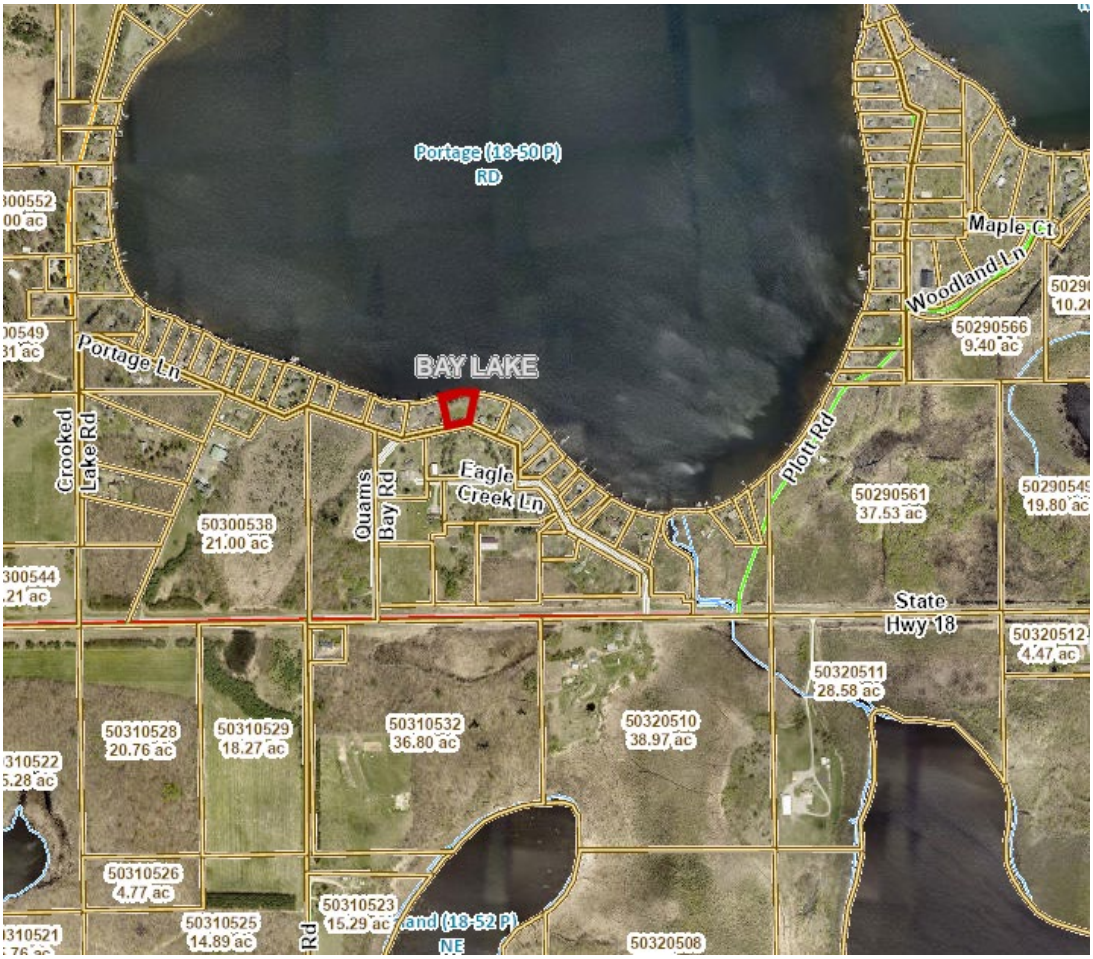
Permit History:

- None

Agencies Notified and Responses Received:
MN DNR: No comment received as of 2/12/2026
SWCD: No comment received as of 2/12/2026
Portage Lake Association: No comment received as of 2/12/2026
Bay Lake Township recommends approval on 12/11/2026

Public Hearing notifications:
Published in the Brainerd Dispatch on 1/31/2026
Mailing notification sent on 2/06/2026 to owners in a 500 ft radius of parcel.

Per findings of fact discussed 2/19/2026, the application submitted 01/15/2026, the staff report, on-site conducted 2/05/2026, public testimony, and as shown on the Certificate of Survey dated 1/16/2026; Located in Bay Lake township, Crow Wing County, Minnesota


Portage (18-50 P)
RD
Maple Ct
Woodland Ln
50290566
9.40 ac
BAY LAKE
Portage Ln
Crooked Lake Rd
Quams Bay Rd
Eagle Creek Ln
Plott Rd
50290561
37.53 ac
50290549
19.80 ac
50300538
21.00 ac
State Hwy 18
50320512
4.47 ac
50320511
28.58 ac
50310528
20.76 ac
50310529
18.27 ac
50310532
36.80 ac
50320510
38.97 ac
50310526
4.77 ac
50310523
15.29 ac
50310525
14.89 ac
50320508

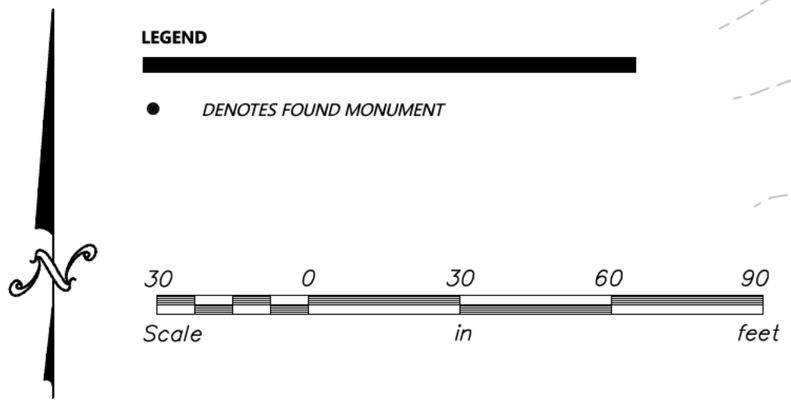

Portage (18-50 P)
RD
50300523
0.63 ac
50300522
0.76 ac
50300524
0.86 ac
4071.31 ac
50300530
2.95 ac

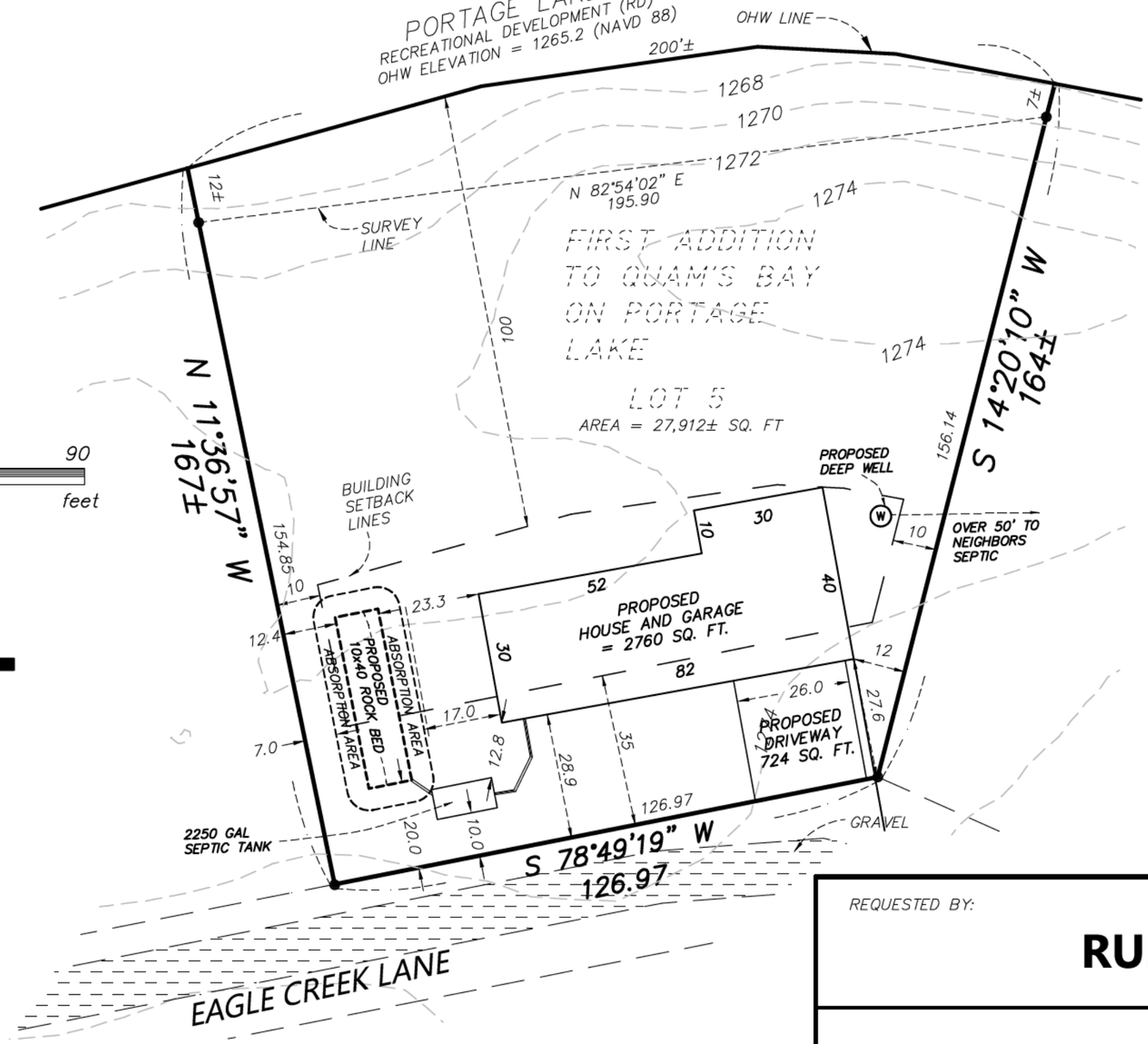

Portage (18-50 P)
RD
LAKE
1262
1268
1270
1266
1264
1272
1274
1270
1262
1274
50300523
0.63 ac
50300522
0.76 ac
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50300524
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1276
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50300530
2.95 ac


AY LAKE
50300523
0.63 ac
50300522
0.76 ac
50300524
0.86 ac
4071.31 ac
50300530
2.95 ac

© 2025 Lakes Area Surveying, LLC.

CERTIFICATE OF SURVEY





GENERAL NOTES

1. *No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.*
2. *Bearings shown are based upon the Crow Wing County Coordinate System.*
3. *The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.*
4. *No wetlands were found on site by Brinks Wetland Service on 10/17/25.*
5. *The septic design shown hereon was completed by Martin Joyce Septic on 10/31/25.*
6. *Subject property area = 27,912± sq. ft.*
7. *No bluffs on subject property.*

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

1/16/26

Paul Herkenhoff, R.L.S. *Date*
License No. 45875

PROPOSED IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
HOUSE - GARAGE	2,760	27,912	9.89%
PROP DRIVEWAY	724	27,912	2.59%
TOTAL	3,484	27,912	12.48%

REQUESTED BY:

RUDIE

Lakes Area SURVEYING LLC.
4962 Commons Dr. Unit E-2
Nisswa, MN 56468
Office (218) 961-0090
LAS

Drawn by:	Date:	Job No:
PDH	1/16/26	25-102

On-site visit photo:





TOWNSHIP RECOMMENDATION FORM

On February 10, 2026, the Town Board of Bay Lake discussed the Variance Request for Steven & Janet Rudie

Variance Request For:

- Road right of way setback of 28 feet, to proposed new dwelling, where 35 feet is required;
- Dwelling setback of 17 feet, to proposed septic drain field, where 20 feet is required;
- Property line setback of 7 feet, to proposed septic drain field, where 10 feet is required.

After reviewing the Request, the Town Board:

X **RECOMMENDS APPROVAL:**

__ **RECOMMENDS DISAPPROVAL:**

With the following Reasons:

___ **HAS NO RECOMMENDATION, BUT WILL FORWARD THE REQUEST TO THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT**

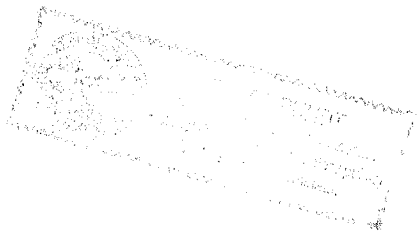
SIGNED:

Township Clerk

Supervisor

Supervisor

Supervisor



Variance - 50300523 - rudie - Saved

Application

Application Summary | Variance | Invoice | Timeline | Documents | Follow Up | Related

Primary Parcel number (PIN) * 50300523

Parcel number *	50300523
Owner name	RUDIE, STEVEN E & JANET F
Physical address	13206 QUAMS BAY RD
Physical city	DEERWOOD
Physical zip	56444
Township	BAY LAKE TOWNSHIP

Shoreland District	Yes
Shoreland Protection Zone	Yes
Riparian	Yes
Within 500ft of the Mississippi	No
Lake/River	PORTAGE
Deeded acres	0.92
Zoning	SD

Owner Information

Name *	RUDIE, STEVEN E & JANET F
Phone Number +	[redacted]
Email +	[redacted]

Mailing Street 1 +	2700 N Oxford
Mailing Street 2	#137
Mailing City +	Roseville
Mailing State +	MN
Mailing Zip code +	55113

Application Type	Variance

Applicant Information

Applicant *	steve rudie
Is Applicant the Property owner *	I am one of the owners listed on the property deed.
Authorized Agent Name	---
Public Hearing Agent Type	---
Contractor License Number	---
Email	---
Phone	---
Assisted at Counter	No
Customer Service Rep	
Application Submit Date	1/15/2026

Required Information

Existing Septic Information	There is no septic system on this property	Development Review Team (DRT) Meeting	Yes
Septic Design on File	On file with Crow Wing County		

Project Specifics

Type of Variance	**Road Right-of-Way Setback**
If other, please specify	---
Please explain your request	---
Is survey on file with Crow Wing County	Yes
Is wetland info on file with CWC?	Yes

Findings of Fact

Is the variance in harmony with the purpose and intent of the Ordinance?	Yes
Is the variance consistent with the Comprehensive Plan?	Yes
Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance? Why?	No
Is the need for a Variance due to circumstances unique to the property and not created by the property owner? Why?	Yes lot is not deep enough
Will the issuance of a Variance maintain the essential character of the locality? Why?	No

Does the need for a Variance involve more than economic considerations? Why?	No
Is this an after-the-fact application?	No

Rudie Potential Conditions:

1. A land use permit shall be approved by Land Services prior to construction starting.
2. Proposed building location must be staked out by a surveyor prior to Land Services approving a land use permit.
3. Implement an erosion and sediment control plan utilizing best management practices (BMP's) prior to construction and dirt moving activities. The plan must be approved by the County. The BMP's must remain in place until all disturbed soils are stabilized.
4. A stormwater management plan, according to Article 41 of the Land Use Ordinance, and as approved by County staff at the time of land use permits, must be implemented by the time of permit expiration (2 years) or upon substantial completion of the project, whichever is sooner.

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT
SUPPORTING/DENYING VARIANCE - YES

Name of Applicant: Steven & Janet Rudie

Date: February 19, 2026

PID: 50300523

FINDINGS OF FACT:

1. ***Is the Variance request in harmony with the purposes and intent of the Ordinance?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- The purpose of the Ordinance is to protect, preserve and enhance the quality of the lakes and other natural resources by regulating setbacks, location, height and bulk of structures.
- The proposed location of the dwelling and septic system meets the required lake setback of 100 feet.
- The setback request of 27 feet from the road right of way where 35 feet is required is a 22% deviation from the Ordinance standard.

2. ***Is the Variance consistent with the Comprehensive Plan?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- Resiliency Goal: Prepare for projected changes in the county population, workforce, and housing market by seeking opportunities to develop adaptable housing that meets changing needs. (pg. 68)
    - Policy 1: Encourage developments that meet the housing needs of a range of age groups, such as the number of bedrooms, stories, or levels, to avoid having one housing type that is not easily adapted to different needs.

3. ***Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- The proposed location of the dwelling and septic system meet the required lake setback of 100 feet.
- The setback request of 27 feet from the road right of way where 35 feet is required is a 22% deviation from the Ordinance standard.
- The setback request of 7 feet where 10 feet is required from the septic drainfield to the property line is a 30% deviation from the Ordinance standard.
- The setback request of 17 feet where 20 feet is required from the septic drainfield to the proposed dwelling is a 15% deviation from the Ordinance standard.
- The variance request is minimal for setbacks as noted during the 02/05/2026 PCBOA on site.
- The variance request will not negatively impact the public road or dwelling.

4. *Is the need for a Variance due to circumstances unique to the property and not created by the property owner?*
Yes ☒ ***No*** ☐ ***Why or why not?***

- This parcel is an existing lot of record in the plat of First Addition to Quams Bay on Portage Lake platted in 1953.
- This parcel is an existing lot of record with a minimal building envelope.
- There are similar structures with similar setbacks in the neighborhood.

5. *Will the issuance of a Variance maintain the essential character of the locality?*
Yes ☒ ***No*** ☐ ***Why or why not?***

- This parcel is an existing lot of record in the plat of First Addition to Quams Bay on Portage Lake platted in 1953.
- This parcel is an existing lot of record with a minimal building envelope.
- There are similar structures with similar setbacks in the neighborhood.
- The proposed location of the dwelling and septic system meets the required lake setback of 100 feet.
- The variance request is minimal for setbacks as noted during the 02/05/2026 PCBOA on site.
- This property is located on a private, low maintenance road. Road does not get a lot of traffic as noted during the 02/05/2026 PCBOA on site.
- There is a natural stormwater basin between the proposed dwelling and the lake as noted during the 02/05/2026 PCBOA on site.

6. *Does the need for a Variance involve more than economic considerations?*
Yes ☒ ***No*** ☐ ***Why or why not?***

- This parcel is an existing lot of record in the plat of First Addition to Quams Bay on Portage Lake platted in 1953.
- This parcel is an existing lot of record with a minimal building envelope.
- There are similar structures with similar setbacks in the neighborhood.
- The proposed location of the dwelling and septic system meet the required lake setback of 100 feet.
- The variance request is minimal for setbacks as noted during the 02/05/2026 PCBOA on site.
- The variance request will not negatively impact the public road or dwelling.

- ***What is the Township Recommendation****:* Recommended Approval on 02/11/2026

Planning Commission/ Board of Adjustment

Gregory Larson - Variance

Property Owner: Gregory James Larson

Parcel Number(s): 73350583, 73350589, 73350587, 73350697

Physical Address: 11263 Sorenson Lake Road, Merrifield, MN 56465

Township: Lake Edward

Request:

Variance for:

- **Lot width requirement of 72 feet where 150 feet is required for riparian parcels on Recreation Development Lakes (Lot 2 & Lot 3).**

Preliminary Plat:

- **"Sorenson Lake Estates" Consisting of 5 lots**

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 Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Information is available at www.crowwingcountymn.iqm2.com Please submit your comments in writing including your name and mailing address to (landservices@crowwing.us). Please contact Environmental Services with any questions.

Property Owner: Gregory James Larson

Parcel Number: 73350583, 73350589, 73350587, 73350697

Physical Address: 11263 Sorenson Lake Road, Merrifield, MN 56465

Township: Lake Edward

Legal Description: Part of Government Lots 6, 7 & 8
Section 8 Township 135 Range 28

Sorenson Lake – Recreational Development – 100-foot lake setback

Minimum lot size: 40,000 square feet
Minimum buildable area: 16,000 square feet
Minimum lot width: 150 feet

Application Submitted:
- Preliminary Plat: 10/08/2025
- Variance: 11/19/2025

Action Deadline:
- Preliminary Plat:12/07/2025
- Variance: 1/18/2026

60 Day Waiver: 3/18/2026
Applicant extension: 04/30/2026
Wetland: 6/05/2025
Septic: 7/30/2025
County Board meeting: 3/10/2026

Land Use District: Shoreland

Adjacent Land Use:
North: Shoreland & Crystal Lake
South: Shoreland & Sorenson Lake
East: Shoreland & Rural Residential 2.5
West: Shoreland & Commercial

Request:

1. **Variance for:**
   - **Lot width requirement of 72 feet where 150 feet is required for riparian parcels on Recreation Development Lakes (Lot 2 & Lot 3).**

2. **Preliminary Plat:**
   - **"Sorenson Lake Estates" Consisting of 5 lots**

Potential Conditions:

- **Final plat must be submitted within 12 months of Preliminary Plat approval by the County Board**
- **All applicable required improvements (Article 9.8) shall be effectively implemented**
- **If this plat proposes to disturb 1 acre or more of soil, a Stormwater Pollution Prevention Plan (SWPPP) must be approved by the MPCA for their records prior to construction, tree clearing, and/or land grading and implemented on-site.**
- **Documentation of plat monuments completed**
- **Title Commitment (Before Final Plat)**

12/29/2025 On-Site Comments: Auge, Larson, Dunlap, Pence, Westhoff

- Concerns about lot width variance being so significant

01/13/2025 Development Review Team Meeting Notes:

- Reviewed the proposal
  - Want to divide the lots
- Reviewed the parcel history
- Discussed Ordinance requirements for lot size
  - Recreational Development Lake
    - Setback requirements
  - Variance would be required for the one lot
    - Other lots should meet lot size requirements per Ordinance
- Discussed the plat process
  - Certificate of survey would be required
  - Wetland information required or winter window
  - Septic compliance on all systems or winter window
- Comments from Highway:
  - Highway maintains Sorenson Road as it starts in First Assessment District
- Septic Discussion
  - Failing mound
  - Needs to be updated even if they do not split the lots
    - Work with Nicholette on this

Permit History:

Permit History: 73350697

- None

Permit History: 73350587

- None

Permit History: 73350589

- 10/14/2007 – Compliance Inspection
- 10/25/2007 – Public Hearing; zoning change approved from AGF to RR-5
- 7/25/2008 – Land Use Permit to place 8x23 travel trailer for seasonal use
- 9/05/2008 – Land Use Permit to place 8x8 storage shed (no living quarters)
- 5/28/2010 – Land Use Permit to move up to 100 cu. yds. of dirt in the RLZ, to place two 10x20 awnings, to place 6x10 plastic shed, to place 8x32 deck in from of 8x35 camper
- 4/12/2012 – Shoreland Alteration Permit for dirt fill up to 100 cu. yds.
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- 8/10/1983 – Land Use Permit for 24x28 garage only per BOA 1984
- 9/19/1984 – Public Hearing; variance approved for 22x28 garage (54 ft. from OHW)
- 12/08/1993 – Public Hearing; variance approved for dwelling, garage, porch
- 7/17/1997 – Land Use Permit for 12x55 dwelling from BOA 10/27/1993
- 8/14/1997 – Public Hearing; variance approved to install septic system 50 ft. from OHW
- 9/23/1997 – Land Use Permit to install septic system
- 10/08/1997 – Certificate of Installation
- 5/19/2000 – Land Use Permit for 24x52 dwelling with 16x24 four-season porch, 24x28 attached garage and to install septic system
- 6/13/2000 – Certificate of Installation
- 6/11/2001 – Land Use Permit for sand blanket and dirt moving
- 3/26/2002 – Land Use Permit for 26x40 dwelling per BOA 12/08/1993
- 5/05/2023 – Compliance Inspection – Failing

Agencies Notified and Responses Received:
CWC Highway: No comment as of 2/12/2026
MN DNR: One comment received as of 2/12/2026
SWCD: No comment received as of 2/12/2026
Lake Edward Township: No comment received as of 2/12/2026

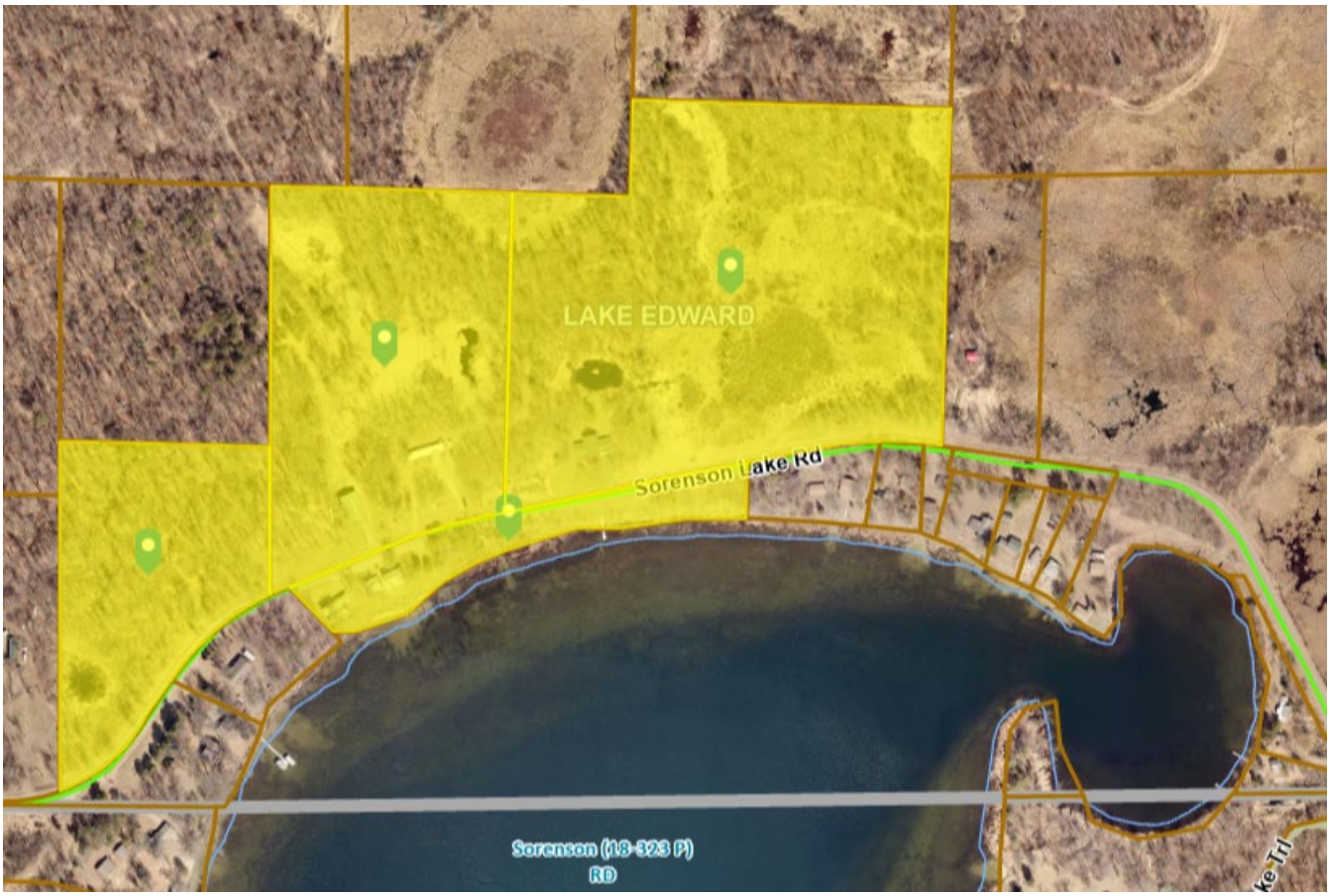
Public Hearing notifications:
Published in the Brainerd Dispatch on 12/31/2026
Mailing notification sent on 2/06/2026 to owners in a ½ mile radius of parcel.

Per findings of fact discussed 2/19/2026, the application submitted 10/08/2025 & 11/19/2026, the staff report, on-site conducted 12/29/2025 & 2/05/2026, public testimony, and as shown on the Certificate of Survey dated -10/08/2025; Located in Lake Edward Township, Crow Wing County, Minnesota

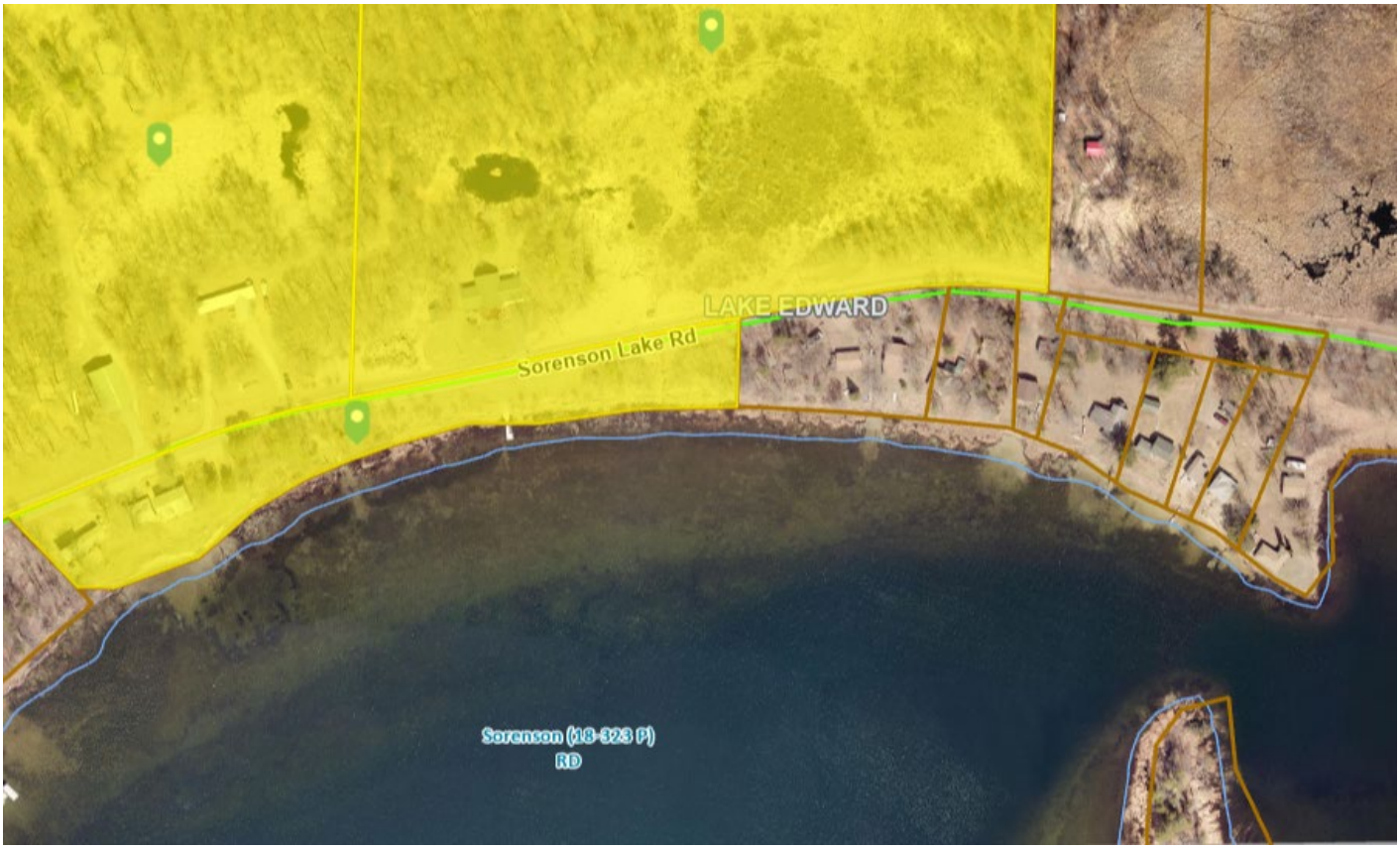
Locator:


LAKE EDWARD
North Long (18-372 P)
GD
Crystal (18-341 P)
RD
Sorenson (18-323 P)
RD
FIRST
ASSESSMENT
Essex Ln
Arden Ln
Stratford Rd
Cottage Ln
Train Bell Rd
Co Rd 3
Crystal Lake Rd
Severson Pkwy
Birds Eye Trl
Trailside Ln
Sorenson Lake Rd
Paradise Ln
Barryville Rd
N Long Lake Rd
E Shore Dr
N Sorenson Lake Trl
Sorenson Lake Ln
Lancelot Ln
Kelash Trl
Bonnie Rd
Whitetail Dr
Whitetail Ridge Rd
Legionville Point Trl

Areial:



Shoreline:



CROW WING COUNTY MINNESOTA

Aerial



Aerial TOPO



Aerial FEMA



Assessor Photos – 73350587





Assessor Photos – 73350589









Assessor Photos – 73350583













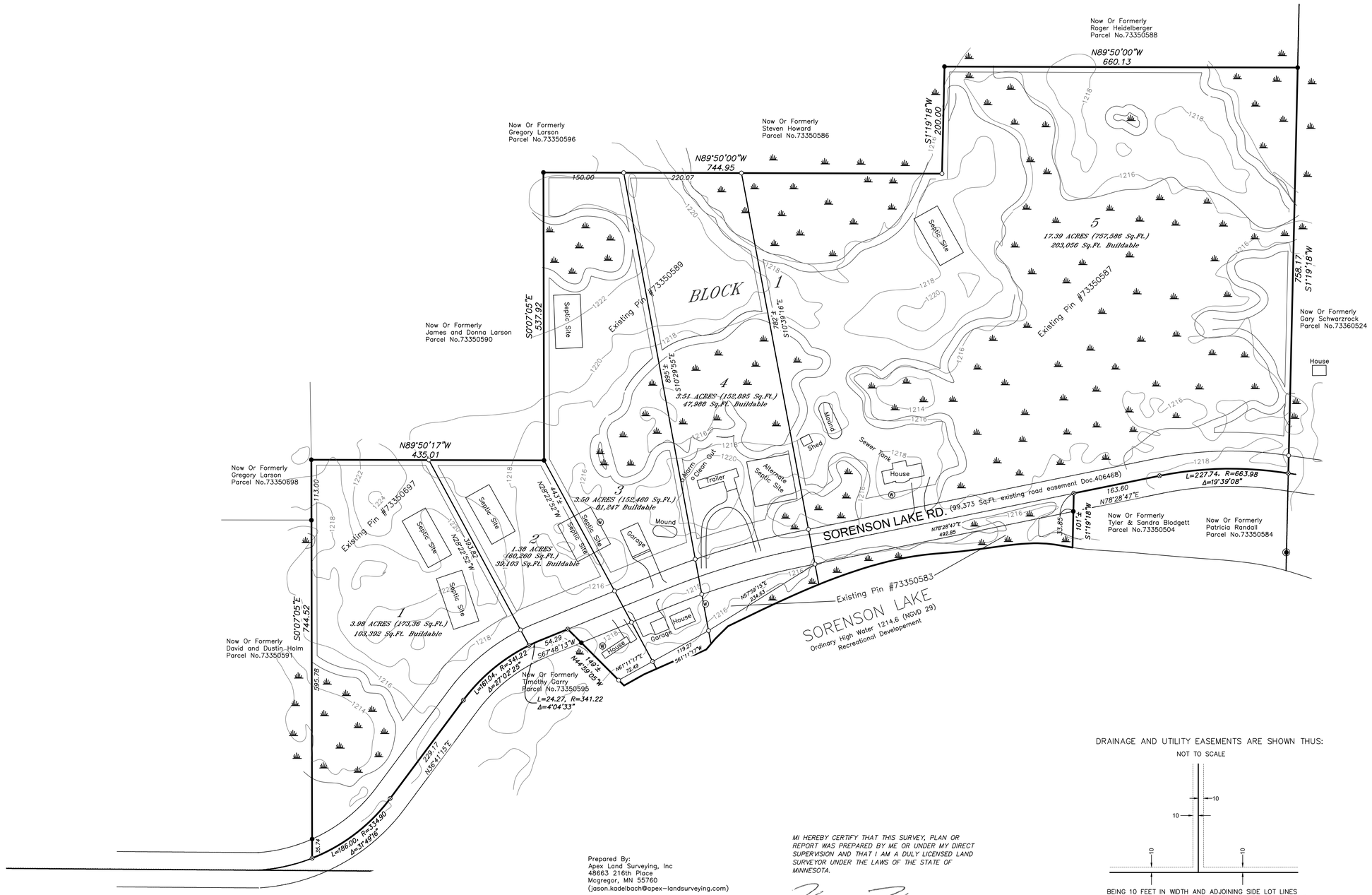




Preliminary Plat of

SORENSON LAKE ESTATES

PART OF GOV'T LOTS 6, 7 AND 8, SECTION 35, TOWNSHIP 135, RANGE 28, CROW WING COUNTY, MINNESOTA



Surveyors Notes:

This Survey was done without the benefit of a Title Commitment. The Title commitment has been ordered, additional Easements if any will be shown and the Boundary will be revised if needed. Addition Irons might be placed upon final staking and this will be shown and revised on the final plat.

Setbacks as follows:

10.00 foot sides and rear
35.00 feet from Road Right-of-Way
15.00 feet from Wetlands.

Property is Zoned Shoreland Residential.

Wetlands were delineated by Brinks Wetland Services, LLC

All adjacent parcels are zoned Shoreland Residential.

N
W E
S

SCALE IN FEET

100' 0 100' 200'

- ● INDICATES FOUND IRON MONUMENT
- ○ INDICATES SET CAPPED 1/2 INCH BY 18 INCH IRON PIPE MONUMENT BEARING P.L.S. NO. 57070 (TO BE PLACED)
- ◉ CROW COUNTY CAST IRON MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING TO FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

Prepared By:
Apex Land Surveying, Inc
48663 216th Place
Mcgregor, MN 55760
(jason.kadelbach@apex-landsurveying.com)

Developed By:
Greg Larson
11348 Sorenson Lake Road.
Merrifield, MN 56465
(glarson826@gmail.com)

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

KALEB KADELBACH (LIC. NO. 57070) 1/23/2026

DATE: 10/08/2025

APEX LAND SURVEYING

Nicholette Dunlap

From: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Sent: Thursday, February 12, 2026 8:43 AM
To: Nicholette Dunlap
Subject: RE: PCBOA PUBLIC HEARING 2/09/2026

Hello Nicholette:

Thank you for sending this information my way, and I appreciated the phone conversation this morning. I've reviewed the survey and DNR has no comments given the fact that there's already existing dwellings near the lake with no density issues and overall and buildable lot sizes meet, with adequate septic treatment areas in the rear-lot zone.

Thank you for your time in this regard.

Sinceley,

Jacob Frie
Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources
1601 Minnesota Drive
Brainerd, MN, 56401
Phone: 218-203-4367
Email: Jacob.frie@state.mn.us
mndnr.gov

DEPARTMENT OF NATURAL RESOURCES

From: Nicholette Dunlap <Nicholette.Dunlap@crowwing.gov>
Sent: Thursday, February 12, 2026 8:12 AM
To: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Subject: RE: PCBOA PUBLIC HEARING 2/09/2026

Hello Jake,
Attached is the Larson packet that will be uploaded today. Survey is on page 14.

Thank You,

Nicholette Dunlap
Sr. Environmental Services Specialist
Office: (218) 824-1010
Direct: (218) 824-1354
Cell: (218) 232-3701

www.crowwing.us

Variance - 73350583 - Larson - Saved

Application

Application Summary | Variance | Invoice | Timeline | Documents | Follow Up | Related

Primary Parcel number (PIN) * 73350583

Parcel number *	73350583
Owner name	LARSON, JAMES E REV TRUST...
Physical address	11263 SORENSON LAKE RD
Physical city	MERRIFIELD
Physical zip	56465
Township	LAKE EDWARD TOWNSHIP

Shoreland District	Yes
Shoreland Protection Zone	Yes
Riparian	Yes
Within 500ft of the Mississippi	No
Lake/River	SORENSON
Deeded acres	2.16
Zoning	SD

Owner Information

Name *	LARSON, JAMES E REV TRUST (1/2 ...	Mailing Street 1 +	---
Phone Number +	---	Mailing Street 2	---
Email +	---	Mailing City +	---
		Mailing State +	---
		Mailing Zip code +	---

Adjacent Parcels

Adjacent Parcel Number 2	73350697
Adjacent Parcel Number 3	73350589
Adjacent Parcel Number 4	73350587
Adjacent Parcel Number 5	---

Application Type	Variance

Applicant Information

Applicant *	Greg Larson
Is Applicant the Property owner *	I am the owner listed on the property deed.
Authorized Agent Name	---
Public Hearing Agent Type	---
Contractor License Number	---
Email	---
Phone	---
Assisted at Counter	No
Customer Service Rep	
Application Submit Date	11/19/2025

Project Specifics

Type of Variance	**Other**
If other, please specify	Lot size
Please explain your request	Variance for lot size for proposed lot 2
Is survey on file with Crow Wing County	Yes
Is wetland info on file with CWC?	Yes

Findings of Fact

Is the variance in harmony with the purpose and intent of the Ordinance?	yes
Is the variance consistent with the Comprehensive Plan?	yes
Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance? Why?	yes
Is the need for a Variance due to circumstances unique to the property and not created by the property owner? Why?	yes
Will the issuance of a Variance maintain the essential character of the locality? Why?	yes
Does the need for a Variance involve more than economic considerations? Why?	yes

Is this an after-the-fact application?	No

Potential Conditions:

1. Final plat must be submitted within 12 months of Preliminary Plat approval by the County Board
2. All applicable required improvements (Article 9.8) shall be effectively implemented
3. If this plat proposes to disturb 1 acre or more of soil, a Stormwater Pollution Prevention Plan (SWPPP) must be approved by the MPCA for their records prior to construction, tree clearing, and/or land grading and implemented on-site.
4. Documentation of plat monuments completed
5. Title Commitment (Before Final Plat)

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT
SUPPORTING/DENYING VARIANCE - YES

Name of Applicant: Gregory James Larson

Date: February 19, 2026

PID: 73350583, 73350589, 73350587, 73350697

FINDINGS OF FACT:

1. ***Is the Variance request in harmony with the purposes and intent of the Ordinance?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- One of the purposes and intents of the Ordinance is to promote orderly development of the residential, business, industrial, recreational, and public areas of Crow Wing County.
- A variance was approved in 1993 for the placement of two dwellings on the lakeside of Sorenson Lake Rd. Both dwellings are over 1,000 square feet in size. The dwellings were constructed in close proximity to each other given the existing size and narrowness of the parcel.
- The applicant is proposing to have each dwelling on their own parcel of land with the opportunity for development on the north side of Sorenson Lake Road.

2. ***Is the Variance consistent with the Comprehensive Plan?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- Goal 1: Plan for residential development that meets the needs of residents of all ages and income levels, focusing on an aging population and moderately priced housing for area workers. Balance interests between short-term rentals and long-term housing needs. Support the development of housing that balances natural resources, creates a sense of community, and connects to recreational amenities and open space.
  - Policy 4: Prioritize housing development in harmony with the natural and recreational resources in Crow Wing County. (Pg.68)

3. ***Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- A variance was approved in 1993 for the placement of two dwellings on the lakeside of Sorenson Lake Rd. Both dwellings are over 1,000 square feet in size. The dwellings were constructed in close proximity to each other given the existing size and narrowness of the parcel.
- The current use of the property is residential. If the variance is approved, the property will continue to be used for residential purposes as permitted by the land use ordinance.
- While lots 2 and 3 do not meet lot width requirements, they exceed lot size requirements.

4. ***Is the need for a Variance due to circumstances unique to the property and not created by the property owner?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- A variance was approved in 1993 for the placement of two dwellings on the lakeside of Sorenson Lake Rd. Both dwellings are over 1,000 square feet in size. The dwellings were constructed in close proximity to each other given the existing size and narrowness of the parcel.
- Separating the two dwellings, that were approved to be placed in the 1993 variance, into their own individual lots would be more conforming to the Ordinance requirements than the existing conditions as lot size, buildable area and dwelling density for lot 2 and lot 3 are being met. Both structures are over 700 square feet in size.

5. ***Will the issuance of a Variance maintain the essential character of the locality?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- There are same or similar riparian properties along Sorenson Lake Rd that have similar riparian property widths as proposed.

6. ***Does the need for a Variance involve more than economic considerations?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- A variance was approved in 1993 for the placement of two dwellings on the lakeside of Sorenson Lake Rd. Both dwellings are over 1,000 square feet in size. The dwellings were constructed in close proximity to each other given the existing size and narrowness of the parcel.
- The applicant is proposing to have each dwelling on their own parcel of land with the opportunity for development on the north side of Sorenson Lake Road.
- The current use of the property is residential. If the variance is approved, the property will continue to be used for residential purposes as permitted by the land use ordinance.

7. ***Township Recommendation:*** None as of 02/12/26

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT
SUPPORTING/DENYING - NO

Name of Applicant: Gregory James Larson

Date: February 19, 2026

PID: 73350583, 73350589, 73350587, 73350697

FINDINGS OF FACT:

1. ***Is the Variance request in harmony with the purposes and intent of the Ordinance?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

- One of the purposes and intents of the ordinance is to regulate lot size, yards and other open spaces.
- This variance request is for a lot width of 72 feet where 150 feet is required for lot 2, which is a 52% deviation from the Ordinance requirement. As well as a variance request for lot 3 to have a lot width of 120 feet where 150 feet is required, which is a 20% deviation from the ordinance requirement. This would be considered a substantial deviation from the Ordinance standard.

2. ***Is the Variance consistent with the Comprehensive Plan?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

Resiliency Goal: Protect water quality, minimize environmental impacts, and pursue land use opportunities that aid the county in achieving existing and strategic needs such as erosion control and other hazard mitigations.

Policy 1: Customize development intensity standards based on natural and water resources and community goals.

Policy 2: Encourage land uses that are likely to mitigate effects on the environmental impact of surrounding properties.

3. ***Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

- This variance request is for a lot width of 72 feet where 150 feet is required for lot 2, which is a 52% deviation from the Ordinance requirement. As well as a variance request for lot 3 to have a lot width of 120 feet where 150 feet is required, which is a 20% deviation from the ordinance requirement. This would be considered a substantial deviation from the Ordinance standard.

4. ***Is the need for a Variance due to circumstances unique to the property and not created by the property owner?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

- A variance was approved in 1993 for the placement of two dwellings on the lakeside of Sorenson Lake Rd. (PID 73350583). Both dwellings are over 1,000 square feet in size. One

parcel could be created to include both dwellings and meet all other requirements of the Ordinance.
- There is nothing unique about this property. The applicant chose to build two structures in close proximity to each other making the property challenging to split while meeting ordinance requirements.

5. ***Will the issuance of a Variance maintain the essential character of the locality?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- There are same or similar riparian properties along Sorenson Lake Road that have similar riparian property widths as proposed.

6. ***Does the need for a Variance involve more than economic considerations?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- The applicant is proposing to have each dwelling on their own parcel of land with the opportunity for development on the north side of Sorenson Lake Road.
- This variance request is for a lot width of 72 feet where 150 feet is required for lot 2, which is a 52% deviation from the Ordinance requirement. As well as a variance request for lot 3 to have a lot width of 120 feet where 150 feet is required, which is a 20% deviation from the ordinance requirement.
- Variances were approved in 1993 and in 1997 to construct two dwellings (PID 73350583). Both dwellings are over 1,000 square feet in size. One parcel could be created to include both dwellings and meet all other requirements of the Ordinance.

7***.Township Recommendation:*** None as of 02/12/26

Planning Commission/ Board of Adjustment

Gregory Larson - Preliminary Plat

Property Owner: Gregory James Larson

Parcel Number(s): 73350583, 73350589, 73350587, 73350697

Physical Address: 11263 Sorenson Lake Road, Merrifield, MN 56465

Township: Lake Edward

Request:

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Preliminary Plat:

- **"Sorenson Lake Estates" Consisting of 5 lots**

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 Board of Adjustment. Property owners have been notified according to MN State Statute 394.26 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Information is available at www.crowwingcountymn.iqm2.com Please submit your comments in writing including your name and mailing address to (landservices@crowwing.us). Please contact Environmental Services with any questions.

Property Owner: Gregory James Larson

Parcel Number: 73350583, 73350589, 73350587, 73350697

Physical Address: 11263 Sorenson Lake Road, Merrifield, MN 56465

Township: Lake Edward

Legal Description: Part of Government Lots 6, 7 & 8
Section 8 Township 135 Range 28

Sorenson Lake – Recreational Development – 100-foot lake setback

Minimum lot size: 40,000 square feet
Minimum buildable area: 16,000 square feet
Minimum lot width: 150 feet

Application Submitted:
- Preliminary Plat: 10/08/2025
- Variance: 11/19/2025

Action Deadline:
- Preliminary Plat:12/07/2025
- Variance: 1/18/2026

60 Day Waiver: 3/18/2026
Applicant extension: 04/30/2026
Wetland: 6/05/2025
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Land Use District: Shoreland

Adjacent Land Use:
North: Shoreland & Crystal Lake
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West: Shoreland & Commercial

Request:

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12/29/2025 On-Site Comments: Auge, Larson, Dunlap, Pence, Westhoff

- Concerns about lot width variance being so significant

01/13/2025 Development Review Team Meeting Notes:

- Reviewed the proposal
  - Want to divide the lots
- Reviewed the parcel history
- Discussed Ordinance requirements for lot size
  - Recreational Development Lake
    - Setback requirements
  - Variance would be required for the one lot
    - Other lots should meet lot size requirements per Ordinance
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- Comments from Highway:
  - Highway maintains Sorenson Road as it starts in First Assessment District
- Septic Discussion
  - Failing mound
  - Needs to be updated even if they do not split the lots
    - Work with Nicholette on this

Permit History:

Permit History: 73350697

- None

Permit History: 73350587

- None

Permit History: 73350589

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- 9/19/1984 – Public Hearing; variance approved for 22x28 garage (54 ft. from OHW)
- 12/08/1993 – Public Hearing; variance approved for dwelling, garage, porch
- 7/17/1997 – Land Use Permit for 12x55 dwelling from BOA 10/27/1993
- 8/14/1997 – Public Hearing; variance approved to install septic system 50 ft. from OHW
- 9/23/1997 – Land Use Permit to install septic system
- 10/08/1997 – Certificate of Installation
- 5/19/2000 – Land Use Permit for 24x52 dwelling with 16x24 four-season porch, 24x28 attached garage and to install septic system
- 6/13/2000 – Certificate of Installation
- 6/11/2001 – Land Use Permit for sand blanket and dirt moving
- 3/26/2002 – Land Use Permit for 26x40 dwelling per BOA 12/08/1993
- 5/05/2023 – Compliance Inspection – Failing

Agencies Notified and Responses Received:
CWC Highway: No comment as of 2/12/2026
MN DNR: One comment received as of 2/12/2026
SWCD: No comment received as of 2/12/2026
Lake Edward Township: No comment received as of 2/12/2026

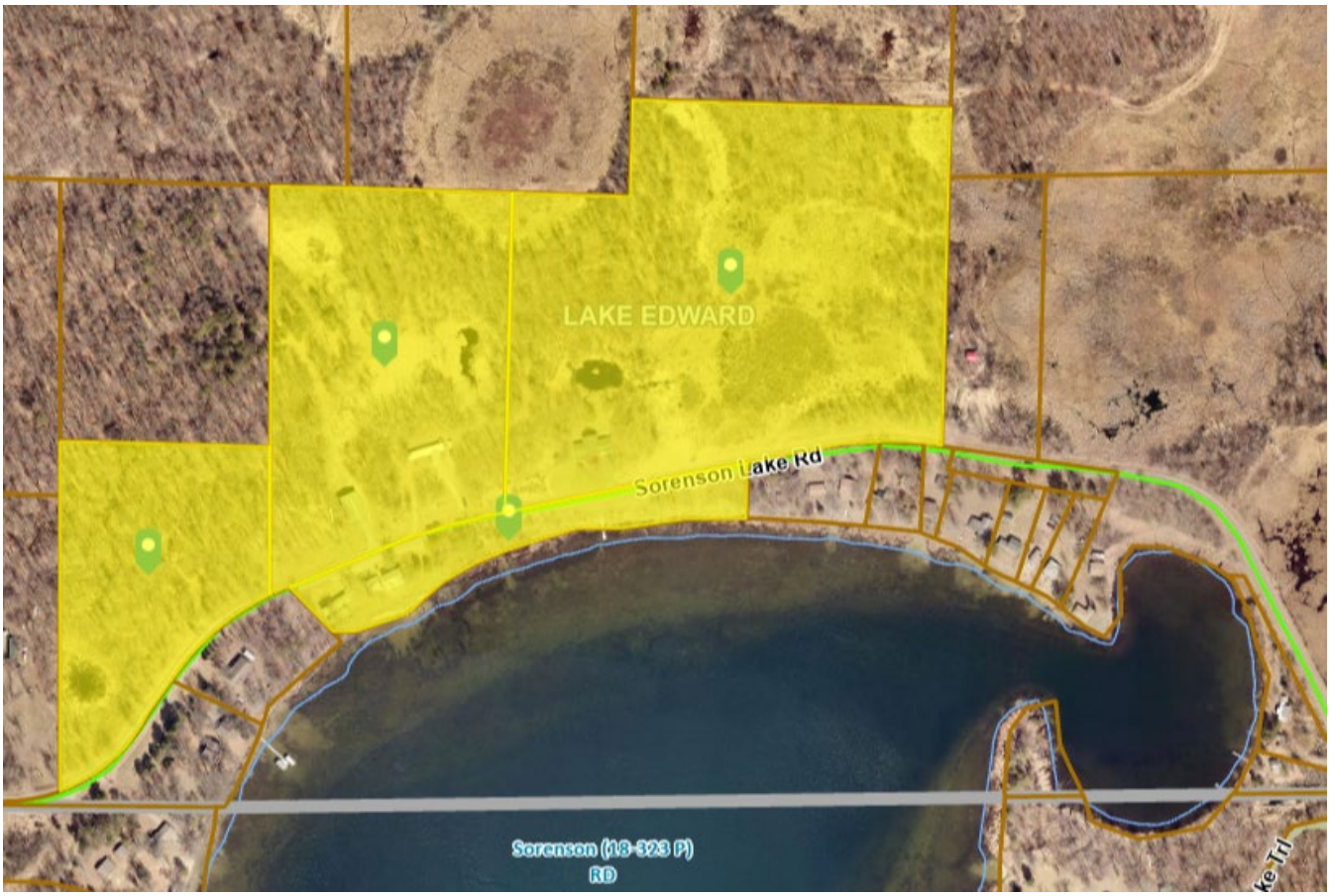
Public Hearing notifications:
Published in the Brainerd Dispatch on 12/31/2026
Mailing notification sent on 2/06/2026 to owners in a ½ mile radius of parcel.

Per findings of fact discussed 2/19/2026, the application submitted 10/08/2025 & 11/19/2026, the staff report, on-site conducted 12/29/2025 & 2/05/2026, public testimony, and as shown on the Certificate of Survey dated -10/08/2025; Located in Lake Edward Township, Crow Wing County, Minnesota

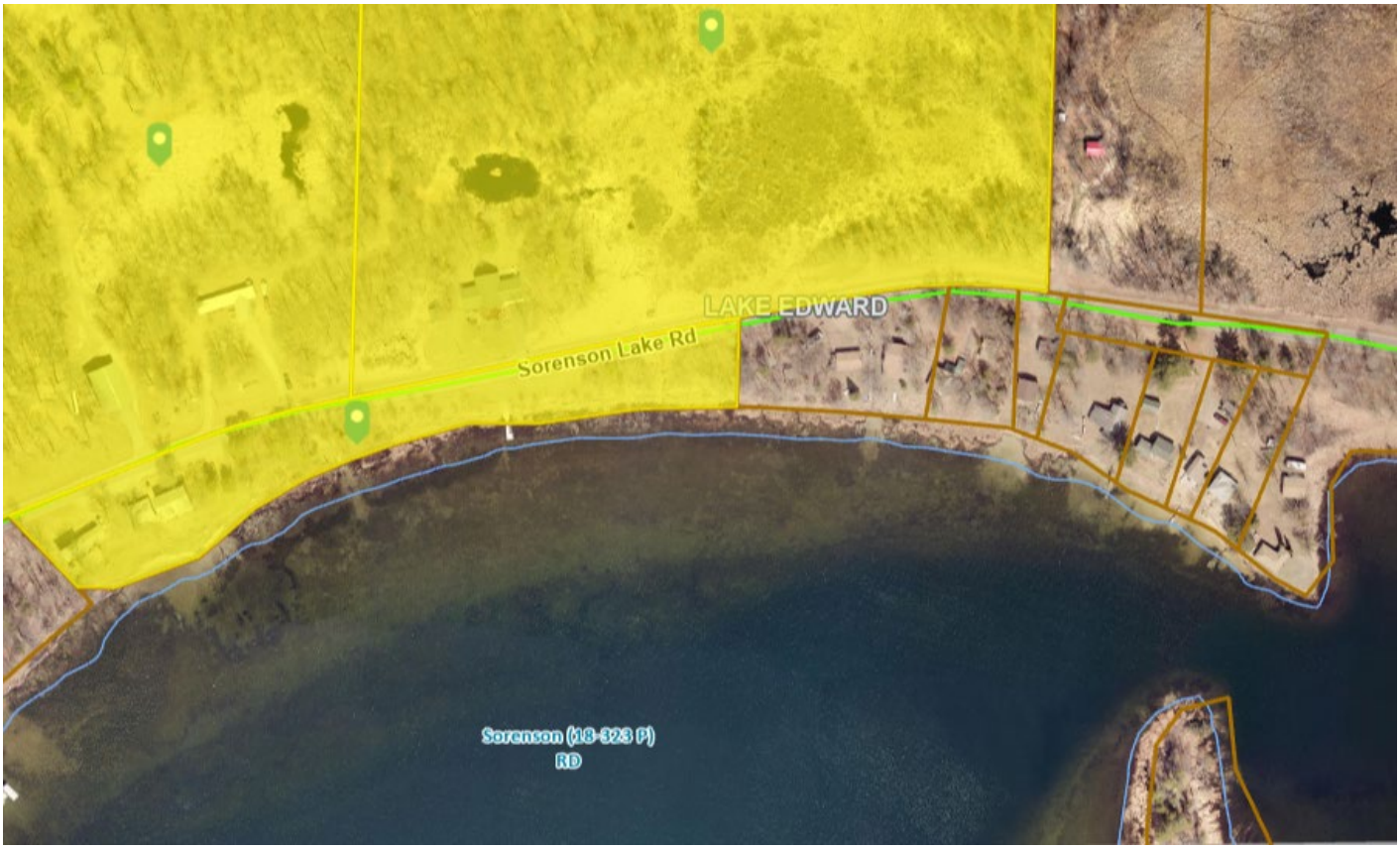
Locator:


LAKE EDWARD
North Long (18-372 P)
RD
Crystal (18-341 P)
RD
Sorenson (18-323 P)
RD
FIRST
ASSESSMENT
Cottage Ln
Train Bell Rd
Co Rd 3
Crystal Lake Rd
Severson Pkwy
Birds Eye Trl
Trailside Ln
Sorenson Lake Rd
Paradise Ln
Barryville Rd
N Long Lake Rd
E Shore Dr
N Sorenson Lake Trl
Sorenson Lake Ln
Lancelot Ln
Kelash Trl
Bonnie Rd
Whitetail Dr
Whitetail Ridge Rd
Legionville Point Trl
Essex Ln
Arden Ln
Stratford Rd
Paradise Dr

Areial:



Shoreline:



CROW WING COUNTY MINNESOTA

Aerial



Aerial TOPO



Aerial FEMA



Assessor Photos – 73350587





Assessor Photos – 73350589









Assessor Photos – 73350583













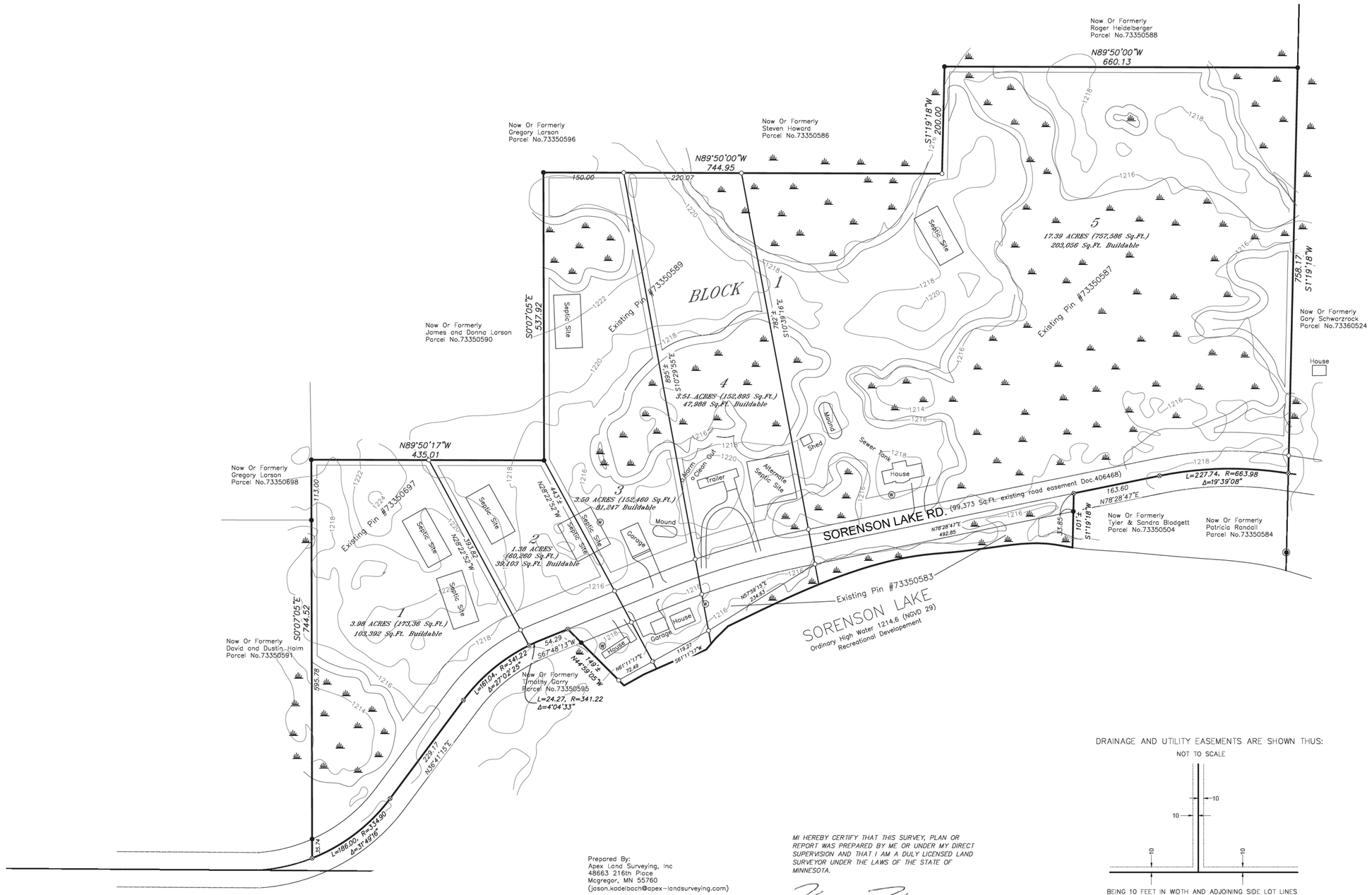




Preliminary Plat of

SORENSON LAKE ESTATES

PART OF GOV'T LOTS 6, 7 AND 8, SECTION 35, TOWNSHIP 135, RANGE 28, CROW WING COUNTY, MINNESOTA



Surveyors Notes:

This Survey was done without the benefit of a Title Commitment. The Title commitment has been ordered, additional Easements if any will be shown and the Boundary will be revised if needed. Addition Irons might be placed upon final staking and this will be shown and revised on the final plat.

Setbacks as follows:

10.00 foot sides and rear
35.00 feet from Road Right-of-Way
15.00 feet from Wetlands.

Property is Zoned Shoreland Residential.

Wetlands were delineated by Brinks Wetland Services, LLC

All adjacent parcels are zoned Shoreland Residential.

Prepared By:
Apex Land Surveying, Inc
48663 216th Place
Mcgregor, MN 55760
(jason.kadelbach@apex-landsurveying.com)

Developed By:
Greg Larson
11348 Sorenson Lake Road.
Merrifield, MN 56465
(glarson826@gmail.com)

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

KALEB KADELBACH (LIC. NO. 57070) 1/23/2026
DATE: 10/08/2025

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

N
W
E
S

SCALE IN FEET

100' 0 100' 200'

- ● INDICATES FOUND IRON MONUMENT
- ○ INDICATES SET CAPPED 1/2 INCH BY 18 INCH IRON PIPE MONUMENT BEARING P.L.S. NO. 57070 (TO BE PLACED)
- ◉ CROW COUNTY CAST IRON MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM.

APEX LAND SURVEYING

Nicholette Dunlap

From: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Sent: Thursday, February 12, 2026 8:43 AM
To: Nicholette Dunlap
Subject: RE: PCBOA PUBLIC HEARING 2/09/2026

Hello Nicholette:

Thank you for sending this information my way, and I appreciated the phone conversation this morning. I've reviewed the survey and DNR has no comments given the fact that there's already existing dwellings near the lake with no density issues and overall and buildable lot sizes meet, with adequate septic treatment areas in the rear-lot zone.

Thank you for your time in this regard.

Sinceley,

Jacob Frie
Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources
1601 Minnesota Drive
Brainerd, MN, 56401
Phone: 218-203-4367
Email: Jacob.frie@state.mn.us
mndnr.gov

DEPARTMENT OF NATURAL RESOURCES

From: Nicholette Dunlap <Nicholette.Dunlap@crowwing.gov>
Sent: Thursday, February 12, 2026 8:12 AM
To: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Subject: RE: PCBOA PUBLIC HEARING 2/09/2026

Hello Jake,
Attached is the Larson packet that will be uploaded today. Survey is on page 14.

Thank You,

Nicholette Dunlap
Sr. Environmental Services Specialist
Office: (218) 824-1010
Direct: (218) 824-1354
Cell: (218) 232-3701

www.crowwing.us

Platted Subdivision - 73350583 - Larson - Saved

Application

Application Summary | Plat | Invoice | Timeline | Documents | Follow Up | Related

Primary Parcel

Primary Parcel number (PIN) *	73350583 ×
Parcel number *	73350583
Owner name	LARSON, JAMES E REV TRUST (1...
Physical address	11263 SORENSON LAKE RD
Physical city	MERRIFIELD
Physical zip	56465
Township	LAKE EDWARD TOWNSHIP

Shoreland District	Yes
Shoreland Protection Zone	Yes
Riparian	Yes
Within 500ft of the Mississippi	No
Lake/River	SORENSON
Deeded acres	2.16
Zoning	SD

Owner Information

Name *	LARSON, JAMES E REV TRUST (1/2 IN...	Mailing Street 1 *	---
Phone Number *	[redacted]	Mailing Street 2	---
Email *	[redacted]	Mailing City *	---
		Mailing State *	---
		Mailing Zip code *	---

Adjacent Parcels

Adjacent Parcel Number 2	73350589 ×
Adjacent Parcel Number 3	73350587 ×
Adjacent Parcel Number 4	73350697 ×
Adjacent Parcel Number 5	---

Application Type

Application Type	Platted Subdivision ×

Applicant Information

Applicant	*	Greg Larson ×
Is Applicant the Property owner	*	I am the owner listed on the property deed.
Authorized Agent Name		---
Public Hearing Agent Type		---
Contractor License Number		---
Email		---
Phone		---
Assisted at Counter		No
Customer Service Rep		
Application Submit Date		10/8/2025

Project Specifics

Enter number of proposed lots	6
Enter number of proposed Out-lots	5
How is the property accessed	Public Road
If easement, is it recorded?	No
If applying for a septic, please select type from the drop down box	New Residential Septic
Is this a preliminary plat or final plat?	Preliminary plat
Is wetland info on file with CWC?	Yes

Findings of Fact

Does the proposed plat conform to the County's Comprehensive Plan?	Yes
Is the proposal consistent with the existing County Subdivision Ordinance? Specify the applicable sections of the ordinance.	Yes, lots 1 - 6 meet all of the standards required.
Are there any other standards, rules or requirements that this plat must meet? Specify other required standards.	no

Is the proposed plat compatible with the present land uses in the area of the proposal?	yes
Does the plat conform to all applicable performance standards in Article 4.5 of the Subdivision Ordinance?	yes
How are the potential environmental impacts being resolved? (Does the plat meet County standards?) Explanation should include: Stormwater, Erosion/Sediment Control, Wetlands, Floodplains, Shoreland, Septic Systems	yes, this plat meets all county standards. wetlands were delineated, septic site suitabilities compl
Have the potential public health, safety or traffic generation impacts been addressed?	yes

Potential Conditions:

1. Final plat must be submitted within 12 months of Preliminary Plat approval by the County Board
2. All applicable required improvements (Article 9.8) shall be effectively implemented
3. If this plat proposes to disturb 1 acre or more of soil, a Stormwater Pollution Prevention Plan (SWPPP) must be approved by the MPCA for their records prior to construction, tree clearing, and/or land grading and implemented on-site.
4. Documentation of plat monuments completed
5. Title Commitment (Before Final Plat)

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT SUPPORTING/DENYING A PRELIMINARY PLAT

Name of Applicant: Gregory James Larson

Date: February 19, 2026

PID: 73350583, 73350589, 73350587, 73350697

FINDINGS OF FACT:

1. ***Does the proposed plat conform to the County's Comprehensive Plan?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- Goal 1: Plan for residential development that meets the needs of residents of all ages and income levels, focusing on an aging population and moderately priced housing for area workers. Balance interests between short-term rentals and long-term housing needs. Support the development of housing that balances natural resources, creates a sense of community, and connects to recreational amenities and open space. (pg. 68)
  - Policy 1: Promote policies and development that make housing more attainable for all income levels and abilities, especially workers, seniors, and first-time homebuyers.
  - Policy 2: Pursue development opportunities that provide for all stages of life and are accessible to all residents.
  - Policy 3: Encourage mixed-use development to create neighborhoods and communities around existing and new housing.

2. ***Is the proposal consistent with the existing County Subdivision Ordinance? Specify applicable sections of the Ordinance.***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- This plat meets the requirements of Article 9, 14 and 33 of the Land Use Ordinance.
- With approval of the proposed variance the plat would meet all other requirements of Article 11 of the Land Use Ordinance.

3. ***Are there any other standards, rules or requirements that this plat must meet?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

- Site suitabilities were submitted to the county on 07/30/2025. There is adequate room on all parcels for two type one (1) subsurface sewage treatment systems.
- A wetland delineation of the parcels was submitted to the Land Services Department on 06/05/2025 by Brinks Wetland Services.

4. ***Is the proposed plat compatible with the present land uses in the area of the proposal?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- This property is zoned Shoreland District and is surrounded by shoreland and residential uses.

5. ***Does the plat conform to all applicable performance standards in Article 9 of the Subdivision Ordinance?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- This plat meets the requirements of Article 9, 14 and 33 of the Land Use Ordinance.
- With approval of the proposed variance the plat would meet all other requirements of Article 11 of the Land Use Ordinance.
- Site suitabilities were submitted to the county on 07/30/2025. There is adequate room on all parcels for two type one (1) subsurface sewage treatment systems.
- A wetland delineation of the parcels was submitted to the Land Services Department on 06/05/2025 by Brinks Wetland Services.

6. ***How are the potential environmental impacts being resolved? (Does the plat meet County Standards?)***
Yes ☒ ***No*** ☐ ***Why or why not?***

- Stormwater: This will be administered through the land use permit process for each individual lot.
- Erosion/Sediment Control: This will be administered through the land use permit process for each individual lot.
- Wetlands: A wetland delineation of the parcels was submitted to the Land Services Department on 06/05/2025 by Brinks Wetland Services
- Floodplain: Due to the topography at the lakeshore, there will be no impact to the floodplain in this plat.
- Shoreland: This plat meets all the shoreland standards set in Article 9, 11, and 33 of the Land Use Ordinance with the approval of the proposed variance.
- Septic Systems: There is adequate room on all parcels for two type one subsurface sewage treatment systems.

7. *Have the potential public health, safety or traffic generation impacts been addressed?*
Yes ☒ *No* ☐ *Why or why not?*

- There will be no public health, safety or significant traffic generated impacts from this plat.
- Site suitabilities were submitted to the county on 07/30/2025. There is adequate room on all parcels for two type one (1) subsurface sewage treatment systems.
- A wetland delineation of the parcels was submitted to the Land Services Department on 06/05/2025 by Brinks Wetland Services.

8. *Other issues pertinent to this matter:* None

9. *Township recommendation:* None