

---

**CITY OF FIFTY LAKES**  
**PLANNING COMMISSION/BOARD OF ADJUSTMENT**  
**AGENDA**

October 22, 2024 6:00 pm

---

*The meeting is being recorded and audio will be posted on the city website. Anyone wishing to speak please raise your hand until recognized by the chairperson then state your name and residence.*

- 1. Call to Order**
- 2. Roll Call**
- 3. Additions or Deletions to Agenda**
- 4. Public Hearings**
  - a. **Interim Use Application IU-02-24 (Continuation of public hearing from 9-24-24)** for the operation of a salt bulk plant home business within the Rural Residential (RR) land use district. The subject property is located at 14443 County Rd 1; PIN 22280512.  
Applicant/property owner: Russell Seaberg.
- 5. Open Forum**
- 6. Approval of Minutes**
  - a. September 24, 2024
- 7. New Business**
  - a. None
- 8. Old Business**
  - a. None
- 9. Council Liaison Report: Gary Staples**
- 10. P&Z Administrator's Report**
- 11. Adjourn**



# City of **Fifty Lakes**

---

## **PLANNING COMMISSION MEMO**

At the Planning Commission's September 24<sup>th</sup> regular meeting, Interim Use Permit 02-24 was tabled to allow the applicant to provide additional information pertinent to his application and to be in attendance.

The following additional information was provided by the applicant:

1. The anticipated noise levels: When we load with salt the only noise we make is that of an idling G2 Duramax Diesel truck with stock exhaust noise levels.
2. The hours of operation: 9am until noon
3. We have no other business uses.

Bethany Soderlund  
P&Z Administrator



Bethany Soderlund  
Planning & Zoning  
Administrator  
City of Fifty Lakes

Phone: 218.763.3113 Email: [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com)

Address: 40447 Town Hall Rd Web: [www.fiftylakesmn.com](http://www.fiftylakesmn.com)  
PO Box 125 Fifty Lakes, MN 56448

---

From: [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com) <[pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com)>  
Sent: Friday, September 27, 2024 10:41 AM  
To: [russseaberg@gmail.com](mailto:russseaberg@gmail.com) <[russseaberg@gmail.com](mailto:russseaberg@gmail.com)>  
Cc: Bethany Soderlund <[bethany.soderlund@sourcewell-mn.gov](mailto:bethany.soderlund@sourcewell-mn.gov)>  
Subject: IUP-02-24

[Quoted text hidden]

---

 Seaberg IUP 15.99 Letter.pdf  
46K

#1 the anticipated noise levels.  
When we load with salt the only  
noise we make is that of an idling  
6.2 Duramax Diesel Truck  
with stock Exhaust noise levels  
#2 the hrs of operation  
will be 9:00 A.M. until noon  
#3 We have no other business uses

CITY OF FIFTY LAKES  
NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given the City of Fifty Lakes Planning Commission/Board of Adjustment will convene on Tuesday, September 24, 2024, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearings:

Interim Use Application IU-02-24 for the operation of a salt bulk plant home business within the Rural Residential (RR) land use district. The subject property is located at 14443 County Rd 1; PIN 22280512. Applicant/property owner: Russell Seaburg.

Variance Application V-03-24 to expand a pre-existing dwelling within a bluff and bluff impact zone (BIZ) with the construction of a 200 sq.ft. deck within the Shoreland Residential (SR) land use district. The subject property is located at 41615 E Eagle Lake Rd; PIN 22240589. Applicant/property owner: Philip Wanty.

All interested persons are invited to attend these hearings and be heard or send written comments to City Hall at PO Box 125, Fifty Lakes, MN 56448 or via email at [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com).

A staff report is made available at city hall typically one week before the scheduled meeting.

Bethany Soderlund, Zoning Administrator  
City of Fifty Lakes

CITY OF FIFTY LAKES  
BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
September 24, 2024 @ 6:00 P.M.

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, September 24, 2024, beginning at 6:00 P.M at Fifty Lakes City Hall.

**Hearing:** Interim Use Application IU-02-24 for the operation of a salt bulk plant home business within the Rural Residential (RR) land use district.

**Property Owners/Applicants:** Russell Seaburg

**Property Description:** The subject property is located at 14443 County Rd 1; PIN 22280512.

A map identifying the subject property is on the reverse side of this notice.

**Purpose:** The applicant is requesting an interim use permit to operate a salt bulk plant home business at the applicant's residence. The proposed use is secondary to the residential use of the property.

**Property Owners Please Note:** Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com) or mail to PO Box 125, Fifty Lakes, MN 56448.

The staff report regarding the request will be available on the city website approximately one week before the meeting.

Bethany Soderlund (Sourcewell)  
Zoning Administrator  
City of Fifty Lakes

The subject property is located at: 14443 County Rd 1:



AKSTETER, JEFFREY  
14432 COUNTY ROAD 1  
FIFTY LAKES, MN 56448

SWANSON, RANDY A & NANCY JO  
2213 GORTON AVE NW  
WILLMAR MN 56201

BLASKOWSKI, MICHAEL  
22853 SILVER AVE  
ST. AUGUSTA MN 56301

UNDIVIDED INTEREST

FISCHER, WILLIAM & DECKER, KALLIE  
14505 COUNTY ROAD 1  
FIFTY LAKES MN 56448

ZAHLER FAMILY REV LIV TRST  
STEVEN & PATRICIA ZAHLER, TRSTEEES  
41279 MORRISON LINE RD  
CUSHING MN 56443

KING, TERESA B  
33243 FAIRPINES DR  
AKELEY MN 56433

LINDGREN, JEFF & LORI  
PO BOX 292  
FIFTY LAKES MN 56448

LINDGREN, JEFFREY D & LORI J  
PO BOX 292  
FIFTY LAKES MN 56448

MATROS, NORBERT  
2944 183RD AVE SE  
WYOMING MN 55092

RASSATT, THEODORE K  
14387 COUNTY ROAD 1  
FIFTY LAKES, MN 56448

SEABERG, RUSSELL  
25627 MUSKRAT LAKE DR  
DETROIT LAKES MN 56501

STOVERN, THOMAS B & PAMELA L REV TRUST  
2365 ISLAND PT  
VICTORIA MN 55386

# STAFF REPORT

**Agenda Item:** 4a  
**Application:** Interim Use Permit 02-24  
**Property Owner/Applicant:** Russell Seaberg

---

## PROPERTY INFORMATION:

PID: 22280512  
Acres: 3.42 Acres  
Zoning: Rural Residential  
Physical Address: 14443 County Rd. 1  
Location: 28/138/27; Lot 1 Block 3 Red Fox Estates  
Septic: CI Pending – CI on file dated 8/25/2020  
Existing/Proposed Impervious: Approx. 10%

---

Aerial:





Contours:



Other:





**Background Information:**

The applicant is seeking an interim use permit (IUP) to relocate his existing bulk salt business to his residential property located at 14443 County Rd 1. The subject property is 3.42 acres and is located in the Rural Residential (RR) land use district. Home Businesses are an allowed use within the RR district with an IUP.

**General Operations:**

The three salt tanks are approximately 10’ wide x 20’ long and 25’ in height. The tanks will be placed in the southeast corner of the subject property approximately 50’ from the south property line and 50’ from the east property line. Because of existing vegetation, the proposed location of the salt tanks would be buffered from adjacent properties and the public right-of-way. No additional structures or facilities are being proposed. Due to the nature of this business, customers will not be on property and there will be no increased need for additional parking or lighting.

**Hours of Operation:**

The applicant proposes standard daytime business hours of 9am-12pm.

**Activities:**

The applicant states that there is a semi-truck load of salt delivered to fill the tanks every 2 weeks. Using that supply, trucks are then filled in the morning for daily commercial deliveries.

---

**Permit History:**

- 2000: Dwelling, shed, and SSTS

---

Complete Application Received:	8/23/24
Action Deadline:	10/22/2024
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$450.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	Sent 9-6-2024
• Other:	N/A

---

**Applicable Regulations:** The following ordinance regulations apply to this request:

### **3.09 Conditional Uses**

#### **3.09.03 Determination**

In considering an application, the Planning Commission shall determine and make findings for approval or denial on:

- a) The potential impact of the proposed use on health, safety and general welfare of the occupants in the surrounding neighborhood;
- b) The ability of the proposed use to meet the standards of this ordinance;
- c) The ability of the proposed use to meet goals and policies adopted within the Fifty Lakes Comprehensive Plan;
- d) The effect of the proposed use on property values and future development of the land in the surrounding neighborhood;
- e) The effect of the proposed use on public utility, public services, roads and schools;
- f) The effects of the proposed use on the environment including its impact on groundwater, surface water and air quality;
- g) The adequacy of water supply, subsurface sewage treatment system facilities, erosion control and storm water management are provided pursuant to applicable standards.

### **3.10 Interim Uses**

3.10.01 Applications for interim uses as designated in the land use tables in Section 4.03 shall be processed in the same manner as conditional uses under Section 3.09.

3.10.02 The Planning Commission/Board of Adjustment may approve a interim use of property if:

- a) The use conforms to the land use regulations;
- b) The date or event that will terminate the use can be identified with certainty;
- c) Permitting of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- d) The user agrees to all conditions that the Planning Commission/Board of Adjustment deems appropriate for permission of the use.

3.10.03 Any interim use may be terminated by a change in land use regulations.

**5.02 Rural Residential Use Standards**

5.02.01 Rural Residential District Structure Setback and Height Standards

Structure Lot Line Setbacks (feet)	Public Road Right-of-Way Setback (feet)	Wetland Setback (feet)	Max. Structure Height (feet)
20	35	20	35

5.02.02 It shall be the policy of the City to encourage well-planned areas for residential use. Such use will be encouraged to be on larger lots in Rural Residential Districts. Open Space Subdivision Design techniques are also encouraged to preserve open space. Other uses accessory to the principal use requires a permit, but the principal use must first be established. It shall also be the policy of the City to discourage residential use where it is not in the best interests of health, safety and general public welfare to allow such use.

5.02.06 Home occupations and home businesses shall comply with the standards in in Section 5.08 and 5.09 respectively

**5.09 Home Business Use Standards**

- 5.9.01 A home business requires an interim conditional use permit and shall comply with the following standards: There shall be a primary residence on the property that is occupied by the business owner.
- a) The business enterprise may be conducted outside as well as within the buildings.
  - b) There may only be one sign, with a permit, on the parcel advertising the business which shall not be illuminated, and shall not measure greater than 12 square feet in area.
  - c) Persons other than those that occupy the dwelling may be employed.
  - d) The outdoor storage of those items not generally considered to be retail display items shall be screened from view from public roads, abutting residences, public surface water and public recreational facilities.

- e) The Planning Commission/Board of Adjustment may impose conditions on home businesses such as, but not limited to, hours of operation, parking provisions, and equipment storage.

---

**Staff Findings:** Staff provides the following findings of fact for consideration:

1. The subject property is described as: Lot 1 Block 3 Red Fox Estates; 22280512
2. The subject property is 3.42 acres and is located in the Rural Residential (RR) land use district.
3. The interim use permit request is to operate a bulk salt delivery business, secondary to the use of the property as the applicant's primary dwelling, until the cessation of the business, the applicant no longer maintains residence on the property, or the transfer of property, which ever occurs first.
4. The proposed hours of operation are from 9am-12pm.
5. The proposed use is allowed with an interim use permit.
6. The proposed salt tank/structure meets all setback requirements of the Rural Residential land use district.
7. The existing and proposed impervious surface coverage of the subject property is approximately 10%.
8. The proposed use, with conditions, will not have an impact on the health, safety and general welfare of the occupants in the surrounding neighborhood. The subject property is adjacent to property used for residential purposes.
9. The proposed use, with conditions, will meet all standards of the ordinance.
10. The Comprehensive Plan states that the city should "allow home occupations and home based businesses in residential areas that are compatible with the existing neighborhood." (pg. 24) The plan also emphasizes the use of vegetation screening and buffers to preserve rural character.
11. The proposed use, with conditions, will not impact the value properties in the neighborhood nor will it impact future development of properties in the surrounding area.
12. The proposed use will not generate an increased demand for additional public utilities, public utilities or schools. The proposed use will generate minimal additional truck traffic on County Road 1.
  - a. The Crow Wing County Highway Department was provided notice of this application on September 6<sup>th</sup>, 2024.
  - b. The proposed use will not generate additional traffic on local streets.
13. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
14. The proposed use conforms with the City's land use regulations.

---

**Planning Commission Direction:** The Planning Commission may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

---

**Staff Recommendation:** Should the planning commission approve the interim use permit request, staff recommends the following conditions of approval:

1. All use shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. Applicant must maintain adequate vegetation screening to reduce visibility of salt tanks from neighboring parcels and the road right-of-way.
3. A current compliance inspection must be submitted to the city prior to any business activities commencing on the property.
4. IUP to expire upon the cessation of the business, as presented, the sale or transfer of the property, or at such a time that home business use standards (5.9.01) can no longer be maintained.

5. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APP # 11-02-24  
Date 8/23/24  
(for office use only)

check # 29508450.00

Amel

**CITY OF FIFTY LAKES  
INTERIM USE PERMIT APPLICATION**

Name of Applicant Russell Seaberg Phone 218-841-4883  
Mailing Address 36160 Co. Rd. 66 Email russ.seaberg@gmail.com  
City, State, Zip Crosslake MN 56442 web.seabergSolarSalt.com

Applicant is:  
Legal Owner   
Contract Buyer   
Option Holder   
Agent   
Other

Title Holder of Property:  
First National Bank  
(Name)  
35197 Co. Rd. 3  
(Address)  
Crosslake MN 56442  
(City, State, Zip)

Signature of Owner, authorizing application (required): Russell Seaberg  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Address of property involved in this request:  
14443 County Highway #1, Fifty Lakes, MN 56448

Parcel ID No. \_\_\_\_\_ Zoning District \_\_\_\_\_

State nature of request in detail: (What are you proposing for the property?)  
I would like to move my salt bulk plant from  
Maverick's Restaurant just south of Crosslake MN  
Bulk plant consists of 3 Hopper bottom salt bin tanks

What changes (if any) are you proposing to make to this site?

Building: No building changes ~~are~~ required

Landscaping: Done

Parking/Signs: Not yet



Pursuant to the Fifty Lakes City Ordinance, Section 3.10, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Interim Use Permit will cause no significant adverse effects.

- (1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

There is no impact there is plenty of room in the Back Yard for a concrete pad to be poured dem. 16' wide & 30' feet long to support the salt tanks

- (2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

- (3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

no additional facilities will be required

- (4) Describe the impact on the character of the neighborhood in which the property is located.

my salt build plant won't have any impact or effect on anything going on in the neighborhood

- (5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

yes there is plenty of room for parking

- (6) Describe the effects of the proposed use on the environment including its impact on groundwater, surface water and air quality.

it will not have any effect on groundwater or surface water

Justin Barstie  
218-310-0620

Home / Seaberg Solar Salt  
14443 Co. Rd. 1  
Fifty Lakes, MN  
56448

My name is Russell Seaberg  
218-841-4883

I have a Motorsports Business in Crosslake  
also.

Called Seaberg Motorsports  
it is in Mid Town Crosslake across from Zorbaz  
I live in a Shop, garage with living quarters  
I want to move my bulk plant from Mancieries  
(3 plastic hopper bottom salt tanks)

To help me save money  
So I can cancel my rent \$200/mo to Larry  
Atten. Storage guy behind Mancieries

I go through a semi truck load of salt  
every 2 weeks 1,200,000 lbs per year

We do keep full deliveries  
Commercial only, private home deliveries  
are too small

So we load the truck with salt  
every morning & head out delivering  
for the day

Thank you in advance for your  
consideration Russell Seaberg

Google Maps

14443 Co Rd 1

Drainfield



For estimating shop is 60' wide x 100 ft long 50 ft  
 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024  
 actual back plant demention 22' long 10'6" wide } Bulk plant  
 50 ft from North Back line

## SEABERG SOLAR SALT, CROSSLAKE MN - Trucking Database

SEABERG SOLAR SALT is an Intrastate Non-Hazmat DOT registered company based in CROSSLAKE MN. US DOT Number: 2934684. The company operates 1 power unit (s) and 1 ...

## Images of Seaberg Solar Salt

bing.com/images



- Gong Green with Solar Salt: A Comprehensive Guide to Wat...
- Solar Sea Salt - Korean Ingredient - Kimchimari
- A Grain of Solar-Made Sea Salt - JSTOR Daily
- So Fir

See all images

## Solar Salt 50 lb. Extra-Coarse Water Softening Salt

Up to 8% cash back · The Diamond Crystal Solar Salt 50 lb. Extra-Coarse Water Softening Salt has up to 99.6% pure salt. It has a low insoluble content ...

Brand: Diamond Crystal Price: \$7.28



## Home - Go Salt

Go Chloride Free. Family owned and operated, **Schoenberg Salt** has been supplying customers since 1898. In 2012, **Schoenberg Salt** began servicing the Aviation Market directly with SAE ...

## Solar Salt - Extra Coarse 40 Lb. Bag - Pkg Qty 63

Ad Sign Up For Our Email Program & Save 10% On Your First Order. Choose From Over 1M Products To Satisfy Every Business Need. Lean On Global Industrial.

Site visitors: Over 100K in the past month

Chat with an expert · Quick Quotes · Select Items Ship Free · Shop Business Essentials

Carbide End Mills

View Product Catalog...

Clearance Sale

## solar salt for water softener | Amazon.com Official Site

Ad Up to \$1 Off \$30 · Find Deals on solar salt for water softener in Water Filters on Amazon. Shop Our Huge Selection · Deals of the Day · Shop Best Sellers · Fast Shipping

## Salt Solar on eBay | Salt Solar | eBay Official Site

Ad Looking for Salt Solar? We have almost everything on eBay. But did you check eBay? Check Out Salt Solar on eBay.

Daily Deals · Huge Savings · Under \$10 · Make Money When You Sell

Types: Bath Salts, Pet Supplies, Nuts & Seeds, Generators, Selling and more

You have visited ebay.com once in last 90 days.

## Related searches

- solar sea salt crystal >
- cargill solar salt >
- schoenberg salt >
- home depot solar salts >
- schoenberg salt & chemical >
- what is solar water salt >
- go salt website >
- solar salt replacement >

\$450.00 Application fee

Aug 26 deadline  
Sept 24 meeting

## **CITY OF FIFTY LAKES** **INTERIM USE PERMIT APPLICATION**

### **APPLICATION:**

- A. Applicant shall complete Interim Use Permit Application provided by Zoning Administrator and submit to Zoning Administrator 30 days prior to scheduling public hearing.
- B. Application shall be accompanied by a certificate of survey (unless waived by the zoning administrator) complete with as a minimum the information from Interim Use Permit Checklist.
- C. Application shall be accompanied by application fee made payable to the "City of Fifty Lakes." **This fee does not cover the land use permit, which must be filed separately, if necessary.**

### **REVIEW:**

- A. Planning and Zoning Administrator shall review the application for completeness and assign a reference number to application, plans, and any other attachments. Applicant shall be notified within ten days if additional information is required to complete the application.
- B. After receipt of a completed Interim Use Permit Application and supporting documents, the Zoning Administrator shall schedule a public hearing date on the Planning Commission's agenda for the earliest possible opening.
- C. City Staff will prepare a Staff Report on the application. The Staff Report will be available for public review at City Hall no later than one week prior to the scheduled meeting date.
- D. The City Fee Schedule is based on average processing and review costs for land use applications. When costs exceed the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to obtain in reviewing permits. The City may withhold final action on a land-use application and/or hold the release of a construction permit until all fees are paid.

### **ACTION:**

- A. The Planning Commission shall hold a public hearing on the interim use permit application.
- B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Planning Commission shall decide to approve or deny the request.

**CITY OF FIFTY LAKES**  
**IUP CHECKLIST**

- Completed application
- Fee
- Sewer Compliance Inspection
- All current City charges paid
- Site plan with the following information, as a minimum (unless waived by P&Z Administrator)
  - Legal Description of Site
  - Certificate of survey, prepared by a licensed surveyor, showing parcel, dimensions and 2 foot contours (smaller contour intervals may be required in steep slope areas or when deemed necessary by the P&Z Administrator, Planning Commission or City Council)
  - Location of all structures and their square footage *16' wide + 30' long*
  - Existing and proposed driveway, access roads, parking, off-street loading and sidewalks *widened road approach last year*
  - Proposed landscaping and screening plans *Tall trees help hide it*
  - Proposed Drainage Plan *Natural grade*
  - Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day *very little it is only me living there*
  - Soils data
  - Location of the subject property (a copy of the tax map can be used)
  - Name of record owner/title holder of property
  - Approximate location of existing and proposed water courses, wooded areas, and other significant physical features
  - Approximate location of any proposed signs *No Signs will be put up*

**CITY OF FIFTY LAKES CONTACT INFORMATION**

City of Fifty Lakes:

40447 Town Hall Road  
P.O. Box 125  
Fifty Lakes, MN 56448

Phone: (218) 763-3113

Email: [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com)

Planning and Zoning  
Administrator:

Justin Burslie  
Sourcewell

Phone: (218) 895-4151  
[justin.burslie@sourcewell-mn.gov](mailto:justin.burslie@sourcewell-mn.gov)

CITY OF FIFTY LAKES  
MINUTES OF THE PLANNING COMMISSION  
September 24, 2024 6:00 PM

---

1  
2  
3  
4  
5 1. **Call to order:** 6:00 pm

6  
7 **2. Roll Call:**

8 Planning Commission: Bob Stancer, Mike Milbrath, Don Reierson, Fred Strohmeier (Gary Oster, absent).  
9 Staff: Bethany Soderlund, Justin Burslie Zoning Specialists; Jessica Istvanovich, Deputy Clerk.  
10 City Council: Gary Staples  
11

12  
13 **3. Public Hearings:**

- 14 a. Variance Application V- 02-24 (Continuation) to expand a pre-existing dwelling and encroach the  
15 ordinance high water (OHW) level setback and drainfield to dwelling setback requirements. Property  
16 Address: 16969 North Eagle Lake Rd. Applicants/Property Owners: Michael & Joan Petersen  
17

18  
19 **MOTION MADE BY MR. REIERSON AND SECONDED BY MR. MILBRATH TO APPROVE**  
20 **VARIANCE APPLICATION V-02-2024 WITH 10 (TEN) FINDINGS OF FACTS AND 2 (TWO)**  
21 **CONDITIONS AS DISCUSSED:**  
22

23 **Findings of Fact:**

- 24 1. The subject property is located at 16969 North Eagle Lake Road and is zoned "Shoreland Residential" (Eagle  
25 Lake- Recreational Development).  
26 2. The variance request is to construct a 24' x 28' (672 sf) dwelling addition within the OHW level setback.  
27 3. The subject property contains a limited building envelope. Any expansion to the pre-existing dwelling  
28 requires a variance.  
29 4. The existing and proposed impervious surface coverage of the property is 14.25% (15% allowed.)  
30 5. The DNR has been notified of the request and has not provided comments since the request is not related to  
31 deviations to the Shoreland Rules.  
32 6. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?  
33 a. Yes, the applicant is proposing to continue the use of the property as a single-family residential  
34 dwelling and the property provides limited options for building.  
35 7. Does the property have unique circumstances that were not created by the landowner?  
36 a. Yes, the property is a non-conforming legal lot of record, has a small building envelope, and is  
37 consistent with neighboring cabin setbacks.  
38 8. If the variance is granted, will the essential character of the locality remain consistent?  
39 a. Yes, constructing the addition will not alter the essential character of the neighborhood. The  
40 improvement will be visible from the lake and right-of-way; however the proposed size of the  
41 dwelling (and addition) is consistent with other dwellings in the vicinity of the subject property.  
42 9. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose  
43 and intent of the City of Fifty Lakes ordinances?  
44 a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and  
45 the following goal in the comprehensive plan, "To preserve the natural character and environmental  
46 quality of the lakeshore and still allow reasonable use for property owners and the public."  
47 10. Has the variance request been made based on reasons other than economic considerations alone?  
48 a. Yes, the request has been made on factors other than economic considerations.  
49

49 **Conditions of Approval:**

- 50 1. The existing screening/vegetative buffer located between the dwelling and the lake shall remain in place in  
51 perpetuity.  
52 2. Gutters/downspouts shall be installed on the west side of the dwelling addition and shall be directed away  
53 from the lake to a swale/rain garden.  
54

55 When polled: All members voted aye (Mr. Oster absent). Motion carried.  
56

- 57 b. Interim Use Application IU-02-24 for the operation of a salt build plant home business within the  
58 Rural Residential (RR) land use district. The subject property is located at 14443 County Road 1;  
59 PIN 22280512. Applicant/property owner: Russell Seaburg.



60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116

The planning commission opened the meeting to public comment. Citizens’ concerns were about the noise level and hours of operation. The commission discussed tabling the Interim Use application until the applicant can attend the meeting or provide additional information based on the discussion and public comments.

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO TABLE IU-02-24 APPLICATION TO ALLOW THE APPLICANT TO PROVIDE ADDITIONAL INFORMATION BASE ON DISCUSSION AND PUBLIC COMMENT.** When polled: All members voted aye (Mr. Oster, absent). Motion carried.

- c. Variance Application V-03-24 to expand a pre-existing dwelling within a bluff and bluff impact zone (BIZ) with the construction of a 200sq. ft. deck within the Shoreland Residential (SR) land use district. The subject property is located at 41615 E. Eagle Lake Rd; PIN 22240589. Application/property owner: Philip Wanty.

**MOTION MADE BY MR. STANCER AND SECONDED BY MR STROHMEIER TO APPROVE VARIANCE APPLICATION V-03-24 WITH 11 (ELEVEN) FINDINGS OF FACT AND 1 (ONE) CONDITION AS DISUCESSED:**

**Findings of Fact:**

1. The subject property is located at 41615 E Eagle Lake Rd. and is zoned “Shoreland Residential” (Eagle Lake - Recreational Development).
2. The variance request is to construct a 200-sf deck addition within the bluff impact zone and OHW level setback on the property located at 41615 E Eagle Lake Rd. The proposed deck is located lake side of the pre-existing dwelling approximately 71.7’ from the OHW level and within the bluff impact zone.
3. There is no request for a variance from OHW setbacks because the proposed deck meets all provisions listed in 8.02.03 Decks and Minnesota Rules Chapter 6120.3300 Subpart 3 J.
4. The existing single-family dwelling is located approximately 75’+ from the OHW level of E Eagle Lake where 100’ is required.
5. The proposed impervious surface coverage of the property is 13.8% (25% allowed.)
6. The DNR has been notified of the request.
7. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
  - a. Yes, it is a small deck on a residential dwelling built with pervious materials.
8. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the legal non-conforming dwelling was constructed prior to the adoption of bluff standards.
9. If the variance is granted, will the essential character of the locality remain consistent?
  - a. Yes, constructing a deck addition will not alter the essential character of the neighborhood. The improvement will not be visible from the right-of-way and not highly visible from adjacent properties or the lake.
10. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Fifty Lakes ordinances?
  - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, “To preserve the natural character and environmental quality of the lakeshore and still allow reasonable use for property owners and the public.”
11. Has the variance request been made based on reasons other than economic considerations alone?
  - a. Yes, the request has been made on factors other than economic considerations.

**Conditions of Approval:**

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.

When polled: All members voted aye (Mr. Oster, absent). Motion carried.

**4. Approval of Minutes:**

- a. August 27, 2024 Planning Commission Meeting

117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132

**MOTION MADE BY MR. MILBRATH AND SECONDED BY MR. STROHMEIER TO APPROVE MINUTES FROM AUGUST 27, 2024 MEETING AS PRESENTED.** When polled: All members voted aye (Mr. Oster, absent). Motion carried.

- 5. P & Z Administrator’s Report:** Ms. Soderlund reported 39 land use permits and 9 SSTS permits as of the September meeting.

**MOTION BY MR. STROHMEIER AND SECONDED BY MR. REIERSON TO ADJOURN.** Meeting adjourned at 7:00 PM.

---

Jessica Istvanovich, Deputy Clerk



## CITY OF FIFTY LAKES

October 4, 2024

Russell Seaberg  
14443 Co Rd 1  
Fifty Lakes MN, 56448

**Re: 60-Day Extension: IUP-02-2024**

Mr. Seaberg,

In accordance with MN Statute 15.99 and Section 3.12, Timeline for Review, of the Fifty Lakes Land Use Ordinance, the City of Fifty Lakes hereby extends the decision-making timeframe for your interim use application (IUP-02-24) until December 21, 2024. The city received the completed application (including the application fees) on August 23, 2024.

The decision-making deadline is being extended to allow additional time for you to submit additional information based on the discussion and public comments at the Planning Commission meeting held on September 24, 2024. We anticipate a decision to be made regarding your application before December 21, 2024.

Please contact me at (218) 763-3113 or [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com) if you have any questions.

Sincerely,

Bethany Soderlund  
Planning and Zoning Administrator  
City of Fifty Lakes

## 2024 Land Use Permits

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
01-24	1/10/24	1/12/24	17472 N EAGLE LAKE RD	Gleason	John	SR	22130537	13' x 22' (286 sf) accessory structure (carport)	100
02-24	2/2/24	2/5/24	39855 Majestic Rd	Berger	Vanessa & Joe	SR	22320510	30' x 40' (1,200 sf) addition to accessory structure	200
03-24	2/12/24	2/16/24	40134 Red Fox Ln	Olson	Gregory & Shari	RR	22280648	Construct 2,816 sf single family dwelling	450
04-24	2/17/24	3/4/24	15634 County Road 1, Lot 40	Olds	Randy	WOC	22270507	Replace existing dwelling with 26.8' x 54' (1,447 sf) manufactured dwelling	350
05-24	3/4/24	3/4/24	16146 W Eagle Lake Rd	Hatcher	Brady	SR	22140507	Construct retaining wall < 4' height and parking areas consisting of class 2 granite and install 1.5" river all immediate vicinity of clubhouse	50

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
06-24	3/1/24	3/8/24	41170 West Fox Lake Rd	Nibbe	James & Denise	SR	22210504	Construct 434 sf dwelling addition and 116 sf deck/stairway addition	150
07-24	3/11/24	3/11/24	13893 County Road 1	Lano	Roger & Jennifer	FM	22330511	Construct 40' x 80' (3,200 sf) accessory structure	300
08-24	3/25/24	4/1/24	14496 Grouse Ln	Stovern	Pam	SR	22280649	Construct 2,900 sf single family dwelling, 32' x 40' (1,280 sf) accessory structure, establish view coridor and construct 4' wide walkway in SIZ	650
09-24	4/5/24	4/26/24	40764 W Fox Lake Rd	Grosser	Steve	SR	22280551	Construct replacement 2,862 sf single family dwelling	550
10-24	4/12/24	4/26/24	tbd	Kuckhahn	Tom	FM	22330508	Construct 24' x 24' (576 sf) storage building	150

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
11-24	4/24/24	4/29/24	39437 East River Rd	Novak	Steve	SR	22350509	Replace existing stairway with 2'- 4" wide stairway	50
12-24	5/3/24	5/10/24	16625 Deer Ln	Cagle	Gregg & Kim	SR	22110505	Construct 24' x 36' (864 sf) accessory structure	200
13-24	5/13/24	5/20/24	42533 Kego Lake Rd	Mudek	Dan	SR	22150504	14 cu yd of grading outsideOHW level setback	50
14-24	5/23/24	5/24/24	17407 N. Mitchell Lake Rd	Michel	Rick & Heather	SR	22120571	4.5 cu yd grading in SIZ 1	100
15-24	5/17/24	6/3/24	42003 County Rd 136	Cielinski	Nick	SR	22130530	2,400 sf dwelling addition	300
16-24	6/3/24	6/7/24	41379 Old Kego Lake Rd	Johnson	Mary	SR	22220585	Construct 365 sf replacement deck	100
17-24	6/3/24	6/7/24	39855 Majestic Rd	Berger	Joe & Vanessa	SR	22320510	Construct 26' x 30' (780 sf) accessory structure	200
18-24	6/10/24	6/14/24	40824 Peninsula Rd	Kovacevick	Michelle	SR	22220566	Construct 13' x 36' (468 sf) lean-to addition on existing accessory structure. <b>30</b>	150

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
19-24	6/3/24	6/14/24	16634 Brody Ct	Crawford	Diane	RR	22260504	Construct a 3,012 sf single family dwelling	550
20-24	6/4/24	6/17/24	40519 Peninsula Rd	Taatjes	Ben	SR	22270621	Construct 36' x 54' (1,944 sf) accessory structure	200
21-24	6/17/24	7/8/24	40532 W Fox Lake Rd	Lehman	Chris and Sarah	SR	22280540	Construct 2,882 sf single family dwelling with attached deck, 32' x 32' (1,024 sf) accessory structure and 8' x 12' (96 sf) accessory structure	650
22-24	6/3/24	6/24/24	16969 North Eagle Lake Rd	Petersen	Michael & Joan	SR	22130559	Relocate existing retaining wall and install 15' wide sand area	100
23-24	6/3/24	7/12/24	16243 Eagles Turn	Jacobs	Jon	SR	22230526	Construct 30' x 50' (1,500 sf) accessory structure	350

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
24-24	6/18	6/24/24	17113 Northland Dr.	Strain	Steve	SR	22120539	15' wide sand area not to exceed 10 cu yd	100
25-24	6/24/24	7/8/24	41915 Shamrock Ln	Preiner	Ken	SR	22240528	Construct 400 sf addition to existing deck and 6' wide roof overhangs on existing dwelling.	100
26-24	7/8/24	7/8/24	16914 North Eagle Lake Rd	Solberg	Dennis	SR	22240594	Replace retaining wall with several boulders in an 8'-10' wide sloped area.	50
27-24	6/24/24	6/24/24	40447 Town Hall Road	City of Fifty Lakes		C	22250516	Construct a 12' x 20' (240 sf) pergola on existing patio area.	n/a
28-24	7/1/24	7/12/24	tbd	Henagin	Andrew	SR	22120505	Construct a 2,160 sf single family dwelling	450
29-24	7/12/24	7/12/24	40705 Sunset View Lan	Lawrence	Justin	SR	22270606	Construct 12" high retaining wall and various site grading to control runoff/mitigate erosion	100



NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
30-24	7/16/24	7/19/24	17672 Buchite Rd	Stone	John	SR	22360530	Construct a 16' x 22' (352 sf) driveway. Restore existing driveway located on subject property.	50
31-24	7/16/24	7/22/24	40918 Peninsula Rd	Elvebak	Mitch & Melonie	SR	22220568	Construct a 16' x 22' (352 sf) accessory structure	100
32-24	7/26/24	7/26/24	41615 Eagle Lake Rd	Wanty	Philip	SR	22240589	Construct 12' x 12' (144') screened/attached dwelling addition (gazebo)	100
33-24	7/19/24	7/26/24	15634 County Road 1, Lot 9	Precht	Paul	WOC	22270538	Replacement 7' x 8' (56 sf) accessory structure	75
34-24	7/26/24	7/29/24	15122 County Road 1	Fink	David	SR	22270579	Construct a 30' x 40' (1,200 sf) accessory structure	200
35-24	7/29/24	8/5/24	16240 Eagles Turn	Kourajian	Paul	SR	22230520	Construct 4' wide steps, and walking path within 15' wide clearcut area. Construct retaining wall (<4') in RLZ to control runoff.	100
36-24	7/31/24	8/9/24	41142 Peninsula Rd	Harris	Thomas	SR	22220613	Construct a 24' x 26' (624 sf) accessory structure	200
37-24	8/8/24	8/9/24	13817 County Road 136	Haughey	Matt & Jacqueline	SR	22310515	Construct a 36' x 60' (2,160 sf) accessory structure	300
38-24	8/12/24	9/10/24	16263 County Road 1	Reuper	Christina	WOC	22260532	Replace two recreational vehicles with two 16' x 24' (384 sf) seasonal dwelling units in an existing RV campground	275

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE
39-24	8/1/24	9/3/24	16633 Eaglewood Dr	Witt/LaFave	Mike/Tonya	SR	22230531	47x98 dwelling with covered patio and entryway, 34x50 attached garage, and driveway as shown on site plan.	650.00
40-24	9/30/24	10/14/24	41615 E Eagle lake Rd	Wanty	Phillip	SR	22240589	Construct a 10x20 deck as permitted and conditioned by variance on 9/24/24	100.00
41-24	10/7/2024		TBD Buchite Rd	Meyer	Brian & Angela	AG	22360514	Driveway & E911	150.00
42-24	10/7/204	10/7/24	40481 Fox Glen Dr	Meland	Bruce	SR	22270570	Addition (12x30) to existing 40x30 accessory structure. 4' height increase (interior).	200.00

## 2024 SSTS Permits

Permit #	Date Rec.	Date Apprvd.	New or Rep.	PIN	Location	Last Name	First Name	Type	Installer/License #	Installation Date	# of tanks	Instal I Cert	Notes
SSTS01-24	3/4/24	3/8/24	Rep	22130559	16969 N. Eagle Lake Rd	Petersen	Michael & Joan	3- 10' x 37.35 pressure bed, 2 tanks	Schrupp L747		2		Drainfield encroaches 20' dwelling unit setback per variance V-03-23
SSTS02-24	3/8/24	3/11/24	Rep	22140507	16146 W Eagle Lake Rd	Eagle Golf Club		3- Replacement 1,500 gal septic tank	Wannebo 925		1		Replace nonconforming tank
SSTS03-24	3/25/24	4/1/24	New	22280649	14996 Grouse Ln	Stovern	& Pamela	1- rock trenches, 2250 gal tank, 600 gpd	Schrupp L747				
SSTS04-24	5/17/24	6/3/24	Rep	22130530	42003 County Rd 136	Cielinski	Nick	1- mound, 1050 gpd, 2 tanks	Bradley L3995		2		North property line must be surveyed prior to installation- mound shall be 10'+ from property line.
SSTS05-24	6/17/24	7/8/24	New	22280540	40532 W Fox Lake Rd	Lehman	Chris & Sarah	1- pressure bed, 750 gpd, 2 tanks	Jacobson L3324	10/04/24	2		
SSTS06-24	6/25/24	7/1/24	Rep	22250518	16951 County Rd 1	Potz	David	1- Rock trenches, new 1500 gal tank, 600 gpd	Schrupp L747		1		
SSTS07-24	7/1/24	7/12/24	New	22120505	tbd N Mitchell Lake Rd	Henagin	Andrew	tanks	Picks Septic L4277		1		
SSTS08-24	8/22/24	8/26/24	New	22270547	40356 Old Co Rd 1	Burns	Tim	1- Rock trench, 450 gpd, 1 tank	Schrupp L747	8/23/24	1		ATF SSTS Permit - No ATF fee per JB
SSTS09-24	9/3/24	9/3/24	New	22230531	16633 Eaglewood Dr.	Witt/LaFave	Mike & Tonya	1- Chambers, 600gpd, 2 tanks			2		
SSTS10-24	8/20/24	10/11/24	Rep	22280551	40764 West FoxLake Rd	Singing Pines LLC		Pressure bed, Existing 2250 tank, new pump tank, 750 GPD	Wannebo 925	10/07/24	2		ATF SSTS - No ATF fee per BS (Late approval of design)