



City of Fifty Lakes

PLANNING COMMISSION/BOARD OF ADJUSTMENT AGENDA

March 24, 2026 6:00 pm

The meeting is being recorded, and audio will be posted on the city website. One or more members may be joining remotely. 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. **Variance Application 02-26** For the construction of an addition to a non-conforming dwelling. The subject property is located at 40821 Sunset View Ln; PIN 22270599. Applicant/Owner: Ronald Sibley.
- b. **Zoning Map Amendment 01-26** to re-zone a 5 acre parcel from Commercial Mixed Use (CMU) zoning district to Public & Parks (PP) zoning district, conditional upon the approval of lot split MB-01-26. The subject property is located at TBD County Rd 1 (22260506), Applicant: Burke and Julie Miehe/The City of Fifty Lakes. Owner: Burke and Julie Miehe.

5. Open Forum

6. Approval of Minutes

- a. February 24, 2026

7. New Business

- a. **Metes & Bounds Lot Split 01-26** to split a 39.52 acre parcel within the Commercial Mixed Use (CMU) land use district. Subject property is located at TBD County 3; 22260506. Applicant: Burke and Julie Miehe/The City of Fifty Lakes. Property Owners: Burke and Julie Miehe.

8. Old Business

- a. **None**

9. Council Liaison Report: Mayor Gary Staples

10. P&Z Administrator's Report

11. Adjourn

**CITY OF FIFTY LAKES
NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Fifty Lakes Planning Commission/Board of Adjustment will convene on Tuesday, March 24, 2026, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearing:

Variance Application 02-26 For the construction of an addition to a non-conforming dwelling. The subject property is located at 40821 Sunset View Ln; PIN 22270599. Applicant/Owner: Ronald Sibley.

Zoning Map Amendment 01-26 to re-zone a 5 acre parcel from Commercial Mixed Use (CMU) zoning district to Public & Parks (PP) zoning district, conditional upon the approval of lot split MB-01-26. The subject property is located at TBD County Rd 3 (22260506), Applicant: Burke and Julie Miehe/The City of Fifty Lakes. Owner: Burke and Julie Miehe.

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.

A staff report is made available at City Hall typically one week before the scheduled meeting.

Bethany Soderlund, Zoning Administrator
City of Fifty Lakes

STAFF REPORT

Agenda Item: 4b
Application: Variance 02-26
Applicant/Property Owner: Ronald Sibley

PROPERTY INFORMATION:

PID: 22270599
Acres: 22,705 Sq Ft
Zoning: Shoreland Residential (SR)
Physical Address: 40821 Sunset View Ln
Location: 27/138/27
Septic: 2000 CI; Winter Window Signed
Existing/Proposed Impervious: 15.2%







Background Information:

The applicant is requesting an after-the-fact variance to replace and expand a porch with a 10'x20' addition to an existing non-conforming structure 42' from the OHW where 75' is required.

Permit History:

- 2002: LUP – 8'x14' Accessory Structure
- 2000: VAR – 6'x6' Addition
- 2000: LUP – 6'x6' Addition
- 1996: LUP - 2nd Story Addition, Deck and Porch (ATF)

Complete Application Received: 2/16/2026
Action Deadline: 4/17/2026
15.99 Waiver: N/A
Wetland Delineation: N/A
Fees Collected: \$450.00
Authorized Agent: No
Reviewed by:
• City Engineer: N/A
• City Attorney: N/A
Notifications:
• DNR: Sent 3/9/2026
• MNDOT: N/A
• CWC HWY: N/A
• Other: N/A

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

3.08 Variances

3.08.01 Variance Application

After a pre-application meeting with the Zoning Administrator, an application for a variance shall be filed with the Zoning Administrator and include:

- a) A completed variance application on forms provided by the City, and,
- b) A certificate of survey signed by a registered land surveyor licensed in the State of Minnesota, unless the Zoning Administrator determines otherwise. A negative determination, signed by the Zoning Administrator, shall be made in writing and forwarded to the applicant and the Planning Commission/Board of Adjustment setting forth the facts upon which the determination was made. Required certificates of survey shall indicate information pertinent to the application which may include the following:
 1. Graphic Scale
 2. North Point
 3. Bearing/Coordinate System
 4. Date of Preparation
 5. Legal description of subject parcel boundary and resulting parcels
 6. Property boundary with sufficient survey and mathematical data to locate and retrace the boundary.

7. Location of right of ways, public roads and easements of record.
8. Structure setbacks including all pertinent dimensions.
9. Area of parcel(s) in square feet and acres.
10. Total Area of riparian parcel and area above ordinary high water elevation level.
11. Buildable area of parcel(s).
12. Building Envelope. City of Fifty Lakes Land Use Ordinance 15
13. Location, square footage and height of all existing and proposed structures/additions.
14. Location of all wells (existing and proposed) and septic systems.
15. Location and size of all existing and proposed driveways, roads and easements.
16. Nonconforming structure setbacks including all pertinent dimensions.
17. Bluff or steep slopes including all pertinent dimensions and setbacks.
18. Shoreline and ordinary high water elevation line, if riparian.
19. Location of delineated Wetlands.
20. Impervious Coverage Calculation

3.08.02 In accordance with Section 3.12, within 15 working days of receiving a variance application, the Zoning Administrator shall review the application to determine if it is complete. The applicant shall be notified of any additional information needed. When the Zoning Administrator determines that application complete, the 60-day review period begins.

3.08.03 The Zoning Administrator shall have the discretion to determine whether an application may be forwarded to the Planning Commission/Board of Adjustment without an accompanying certificate of survey. Such determination shall be made in writing on a form approved by the City Council for this purpose. The form shall specifically set forth the facts upon which the determination was made, and a copy, signed by the Administrator, shall be forwarded to the City Council and to the Planning Commission/Board of Adjustment.

3.08.04 Public Hearing Public hearings shall be conducted according to the provisions of Section 3.03 of this ordinance.

3.08.05 Variance Criteria

- a) Variances shall only be allowed in accordance with Minnesota Statutes, Chapter 462.357 subd. 6.
- b) No variance shall be granted that would allow any use that is prohibited in the land use district in which the subject property is located.

- c) In considering a variance request, the Planning Commission/Board of Adjustment must determine that “practical difficulties” exist according to the following factors:
 - 1. Is the variance request in harmony with the purposes and intent of this ordinance?
 - 2. Is the variance consistent with the Fifty Lakes Comprehensive Plan?
 - 3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
 - 4. Is the need for a variance due to circumstances unique to the property and not created by the property owner?
 - 5. Will the issuance of a variance maintain the essential character of the locality?
 - 6. Does the need for a variance involve more than economic considerations?
- d) Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, Chapter 216C.06, Subd. 14 , when in harmony with the ordinance.
- e) The Planning Commission/Board of Adjustment may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

3.08.06 Conditions May Apply

- a) If the variance criteria in Section 3.08.03 have been met, the Planning Commission/Board of Adjustment, in approving any such application, may require additional mitigating requirements to protect the public health, safety, or the environment, to be imposed as a condition for granting of the variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Such conditions may include, but are not limited to, the following:
 - 1. Mitigation actions to off-set environmental consequences of variance approval according to Section 8.03.08., c.;
 - 2. Increased setbacks from the ordinary high water level;
 - 3. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted according to Section 8.03.08;
 - 4. Special provisions for the location, design, size and use of allowed structures, sewage treatment systems, and vehicle parking areas;
 - 5. Performance security as prescribed in Section 3.16 of this ordinance.
 - 6. Extension of the time frame within which the variance must be substantially completed.

- b) The Zoning Administrator may conduct follow up inspections as necessary to insure that the conditions established by the Planning Commission/Board of Adjustment are met.
- c) Failure to comply with variance conditions as imposed by the Planning Commission/Board of Adjustment is a violation of this ordinance punishable under Section 2.05.

3.08.07 Variance Decision

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment may approve, deny, or modify the variance request. The Planning Commission/Board of Adjustment shall prepare written findings of fact to support its decision. A copy of the decision and findings of fact shall be mailed to the applicant by the Zoning Administrator. If the variance is approved, the Administrator shall cause a copy of the variance to be recorded with the land records for the subject property in the Office of the County Recorder. A copy of the final decision granting a variance within a shoreland or floodplain area shall be sent to the Commissioner of the Department of Natural Resources within 10 days of final action.

3.08.08 Approved Variances.

- a) A variance shall run with the land and is transferable with the real estate to subsequent owners.
- b) A permit for construction approved under a variance shall be applied for within six months of the date of variance approval. Construction approved under a variance shall be substantially completed within two years of the date of approval.

8.0 PROVISIONS FOR MANAGEMENT OF SHORELAND AREAS

8.02 Placement, Design, and Height of Structures

8.02.01 Placement of Structures on Lots. Structures and facilities must be located to meet all setbacks. Structures shall be located as follows:

- i. Structure and On-site Sewage System Setbacks (in feet) from Ordinary High Water Level (see required setbacks for Special Protection zone)

Classes of Public Waters	Setbacks	
	Structures	Sewage Treatment System
Lakes		
General Development	75	75

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

1. The subject property is located at 40821 Sunset View Ln. and is zoned “Shoreland Residential” (East Fox Lake - General Development).
2. The variance request is to place a 10’x20’ addition 42’ feet from OHW where 75’ is required.
3. Impervious is under the threshold of 25%.
4. The existing legal non-conforming cabin is located within the lake setback and a variance must be obtained to expand and replace the porch/addition.
5. The DNR has been notified of the request.
6. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling and expanding and replacing the front porch requires a variance. The subject property is constrained due to the location of the pre-existing structure.
 - b. No, _____.
7. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property contains a legal non-conforming dwelling that was constructed prior to the adoption of current ordinance standards.
 - b. No, additional living space could have been added on to the back portion (non-lakeside) of the structure.
8. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, the addition will not alter the essential character of the neighborhood. The addition/expansion of the porch is reasonable in size and use and is consistent with other dwellings in the vicinity.
 - b. No, _____.
9. 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.”

b. No, _____.

10. 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.

b. No, _____.

Board of Adjustment Direction : The Board of Adjustment 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 Board of Adjustment approve the variance request, staff recommends the following 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/Board of Adjustments.
2. A stormwater management plan is required for the property to be submitted with the land use application and implemented by the completion of the addition or expiration of the land use permit, whichever is soonest.
3. _____

CITY OF FIFTY LAKES

Project Completed

ID No:

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

VARIANCE APPLICATION

RECODE:

INACTIVE: RECODE2

LAST NAME: *Sidley*

FIRST NAME: *Ronald*

ADDRESS: *40821 Sunset view Ln*

PHONE:

CITY: *Fifty Lakes*

STATE: *mn*

ZIP: *56448*

ADDRESS 2:

CITY 2:

STATE 2:

ZIP 2:

OWNER:

LOCATION

RECODE/PARCEL NUMBER *22270599*

LEGAL DESCRIPTION

TOWNSHIP: *Crow Wing* RANGE:

SEC:

QTRSEC:

QTRQTRSEC:

PLAT:

BLOCK:

LOT: *23,485 sq ft*

LAKE NAME: *East Fox Lake*

LAKE NUMBER:

STREAM NAME:

ACREAGE: *.817*

FIRE NUMBER:

ZONING:

DIRECTIONS:

HOUSE NUMBER: *40821*

STREET NAME: *Sunsetview Ln*

IS THE PROPOSED VARIANCE IN THE SHORELAND AREA?

Yes No

SPECIFICALLY STATE

THE NATURE OF

VARIANCE REQUESTED: *looking to update the porch of our 80 year old cabin*

EXPLAIN THE PURPOSE OF YOUR

REQUEST AND DESCRIBE THE

PRACTICAL DIFFICULTY:

To give the structure of the cabin a stronger base.

All property owners within 350 feet of subject property shall be notified.

A Certificate of Survey (C of S) may be required for a variance application. The C of S must show all improvements including placement of sewage treatment system, pertinent distances to all lot lines, ROW's, distances to neighbors' adjoining wells, septic systems and main structures. Include planned improvement(s) and two-foot elevation contours. Further information, including preliminary floor plan with elevations, wetlands, bluffs, etc. may be required. Any additional costs the City incurs for any reason shall be reimbursed by applicant.

CITY ACTION

APPROVED:

DATE:

CONDITIONS:

RATIONALE:

NOTES:

APPLICATION DATE:

Signed

VARIANCE ID:

FEE:

Applicant

DATE FEE PAID:

Signed

FEE PAID BY: Check #:

Cash

City Clerk or authorized agent

DATE APPROVED:

Signed

EXPIRATION DATE:

Zoning Administrator or authorized agent

Applicant or his/her agent should provide written responses and be prepared to discuss the following:

1. How will reasonable use of the parcel be deprived if the Variance is not granted?

It will not help us to maintain our 80 year old cabin

2. What are the unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

There are no unique circumstances to shape or size. we gave the existing structure more support. we did not move any closer to the lake.

3. Describe the character of the locality. How is this proposal consistent with the locality?

Updating and maintaining our 80 year old cabin by adding new windows and exterior finishes. By not moving the structure towards the lake.

4. How is granting this Variance consistent with the intent of the City of Fifty Lakes Land Use Ordinance?

we are updating the cabin without moving any close to the lake.

5. Are economic considerations alone the reason for requesting a variance?

no

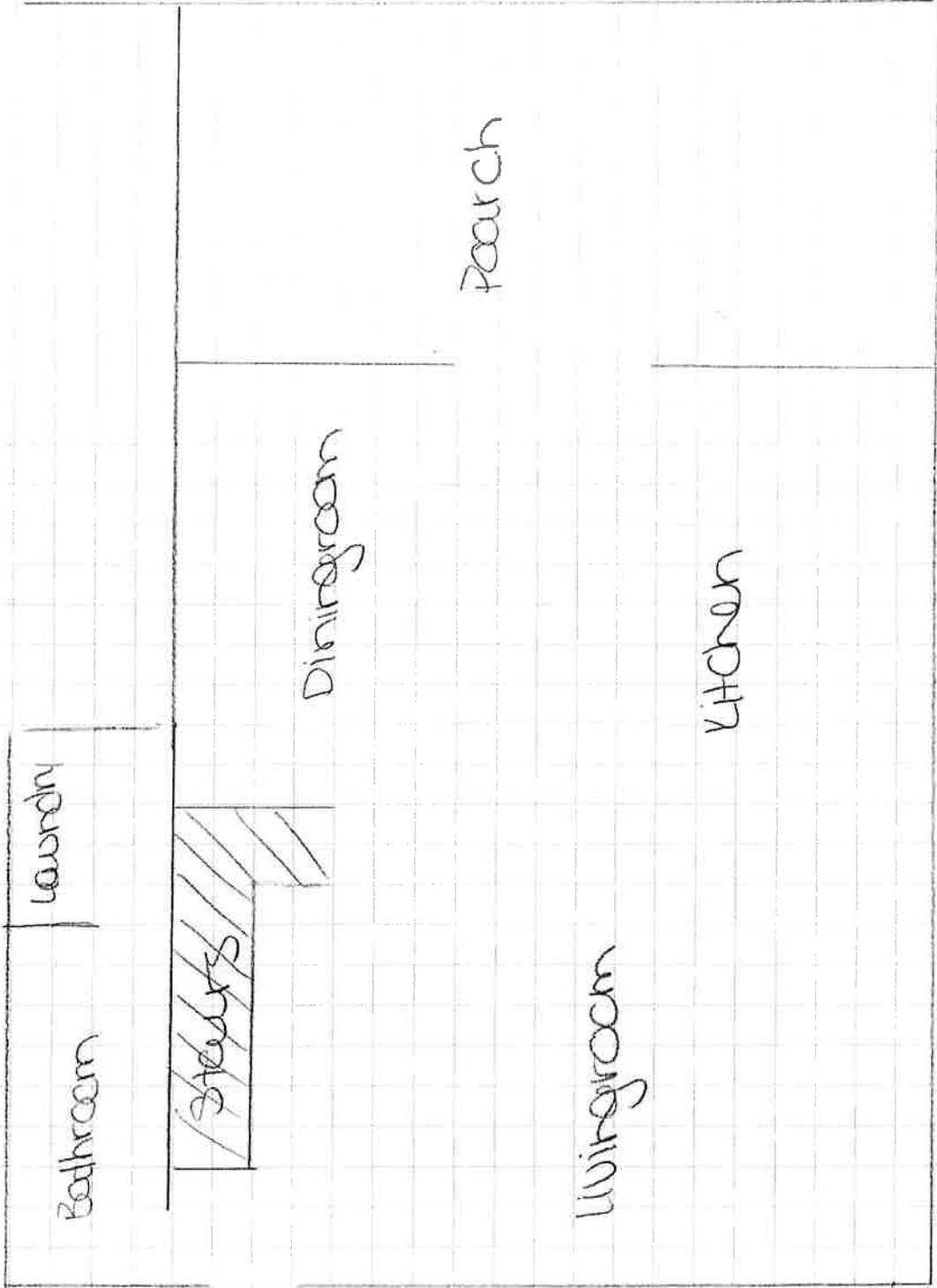
6. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

There were no other options. This cabin is 80 years old and we need to update and replace materials to protect our investment

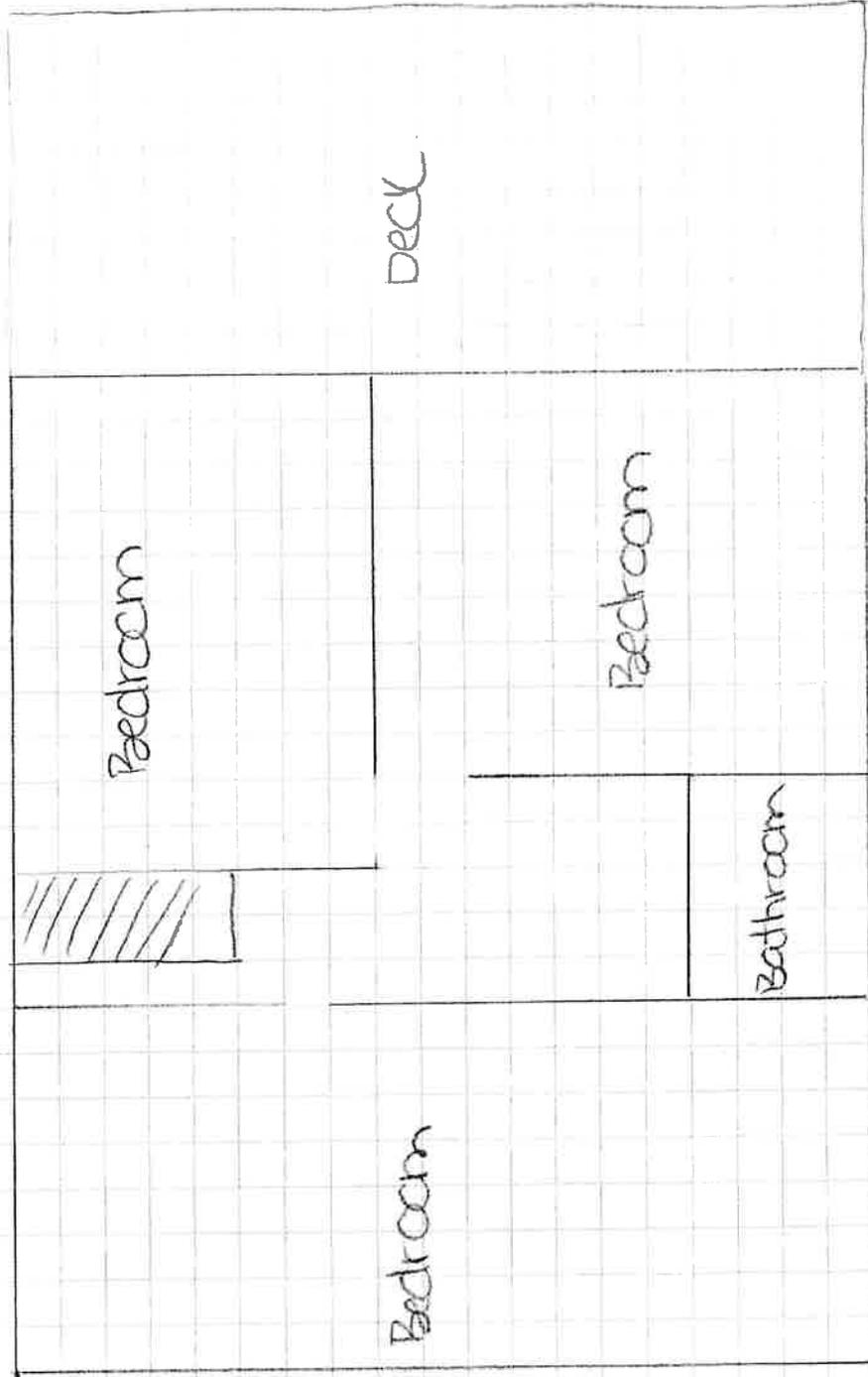
7. Please include any other comments pertinent to this request.

we just wanted to update our cabin and give it a stronger base without going closer to the lake

lower level



upstairs



WINTER WINDOW AGREEMENT
CITY OF FIFTY LAKES
PLANNING AND ZONING OFFICE

SEPTIC COMPLIANCE AND/OR INSPECTION
AGREEMENT

NAME: Ron Sibley

PROPERTY ADDRESS: 40821 Sunset View Ln. Fifty Lakes mn
56448

MAILING ADDRESS (If different than above):
4081 Hampton Court Monticello mn 55362

In accordance with Section 9.17.21 "Compliance Inspection Program" of the Fifty Lakes City Zoning Ordinance, the above-named property owner hereby agrees to have a compliant septic system installed or a Subsurface Sewage Treatment System (SSTS) compliance inspection completed before June 1, 2026 for the parcel of property in Crow Wing County, Minnesota, described below. Pursuant to this agreement, should said parcel require the installation of a new system, said property owner further agrees to submit to the Fifty Lakes Planning and Zoning Department an acceptable replacement design and apply for a septic permit no later than July 1, 2026.

LEGAL DESCRIPTION: Section 27, Township 138, Range 27.

PARCEL NUMBER: 22270599

I hereby swear and affirm that all the above information is true and correct to the best of my knowledge.

12-24-25
Date

Ron Sibley
Property Owner's or Authorized Agent Signature

Subscribed and sworn to before me this 24th day of December, 2025.

Toni K. Paumen
Notary Public
State of Minnesota
County of Crow Wing



This form is valid from November 1, 2025 until May 31, 2026.



Fifty Lakes - Offsale
40430 County Road 3
Fifty Lakes, MN 56448

Server: OffSale U
Check #4
Guest Count: 1
Ordered: 12/29/25 12:45 PM

1 Building Permit \$450.00
Subtotal \$450.00
Total \$450.00

Debit Card Keyed
Visa xxxxxxxx3221
Transaction Type Sale
Authorization Approved
Approval Code 096020
Payment ID xdcyygX9MCzw

Amount \$450.00
+ Tip: \$0.00
= Total: \$450.00

Powered by Toast



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM NAD 83 (1988 ADJ.)



LOT 10

LOT 11

LOT 12

OXBOROUGH ACRES

LOT 8

Total Area = 22,705 Sq. Ft.
Buildable Area = 9,306 Sq. Ft.

LOT 7

BLOCK 1

SEC. 27, TWP. 138, RNG. 27

LOT 6

East Fox Lake
General Development Classification
OHW 1261.09 (NAVDS8)

LOT 5

Impervious Calculation

Total Area	=	22,705 Sq. Ft.
Impervious coverage		
Buildings	=	1,856 Sq. Ft.
Gravel	=	1,604 Sq. Ft.
Total	=	3,460 Sq. Ft. (15.2% Impervious Coverage)

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT

MAPPING LEGEND

- WELL
- UTILITY POLE
- SEWER CLEANOUT
- GRAVEL

Surveyors Notes

The property address for the subject property is:
40821 Sunset View Lane
Fifty Lakes, MN 56448

The Parcel Number for the subject property is 22270599.

The current zoning classification for the subject property is Shoreland Residential.

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Fifty Lakes prior to any construction.

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
716-624-5333

13 North 11th Avenue
St. Cloud, MN 56303
320-259-1208

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

Signature: 2/11/2026
James Kramer, MN License No. 23668 Date

PROJECT NO. S1BLS2601

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Sara Sibley
Section 27, Township 138 North, Range 27 West
Crow Wing County, Minnesota

Sheet No. 1 of 1

**CITY OF FIFTY LAKES
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MARCH 24, 2026 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, March 24, 2026, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Variance Application 02-26 For the construction of an addition to a non-conforming dwelling.

Property Owners: Ronald Sibley.

Applicant: Ronald Sibley.

Property Description: The subject property is located at 40821 Sunset View Ln; PIN 22270599.

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

Purpose: The applicant is requesting a variance to enclose a covered area on a dwelling not meeting OHW setbacks.

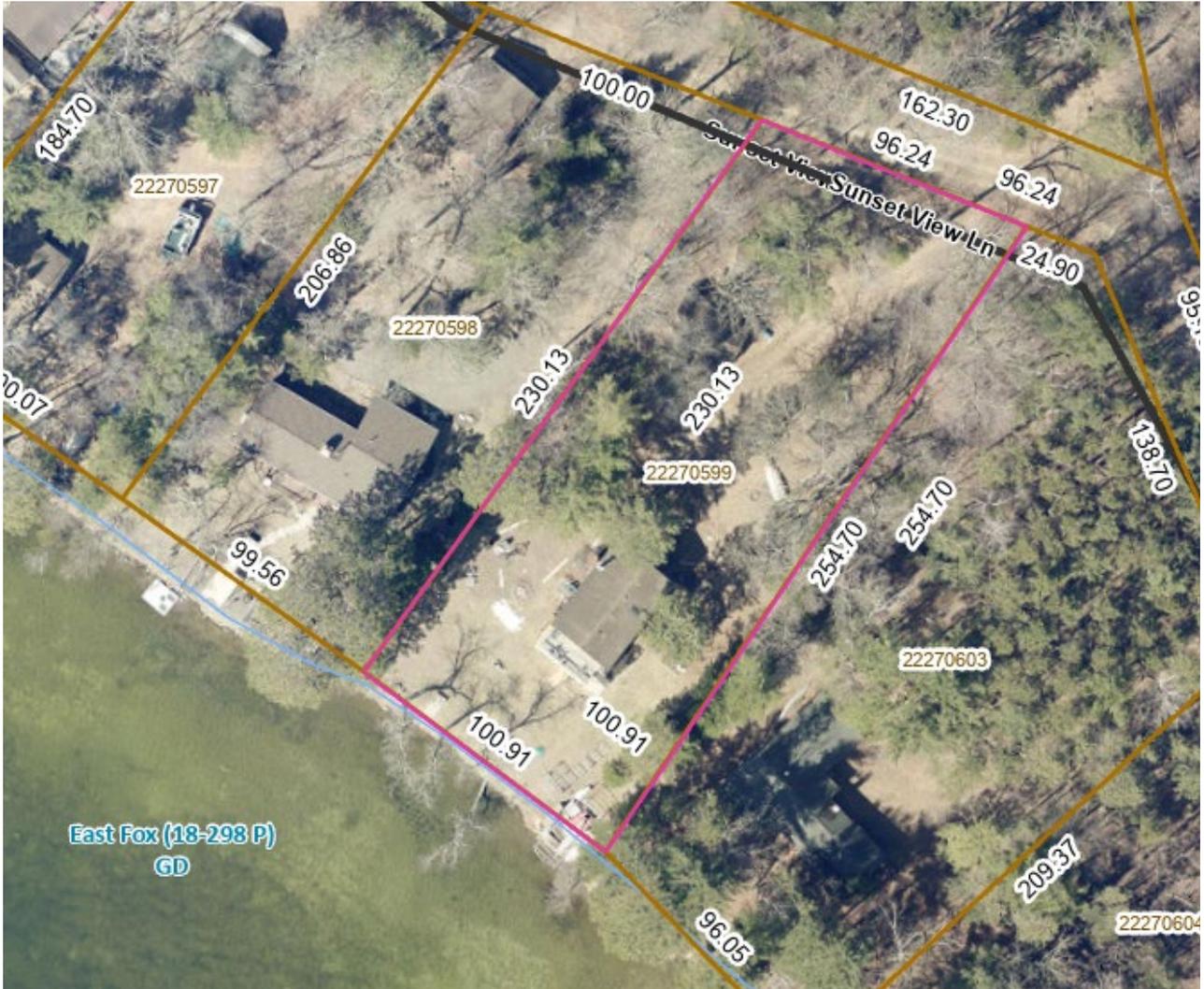
Property Owners Please Note: Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email to 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: 40821 Sunset View Ln; 22270599



HALVORSON, ROSS & JAMIE
3361 DIVISION RD
JACKSON WI 53037

SWANSON, JOANNA C REVOC TRUST
6424 NORDIC CIR
EDINA MN 55439-1140

SPENCE, RICHARD & DIANA
1171 #6 LA PORTE RD
BRANDON IA 52210

SWANSON, JOANNA C REVOC TRUST
6424 NORDIC CIR
EDINA MN 55439-1140

O'BRIEN, KENNETH JOHN & LOIS MARIE
40875 KEGO LAKE RD
FIFTY LAKES MN 56448

KIPKA, KURTIS ROBERT & KRISTIN
12835 30TH AVE N
PLYMOUTH MN 55441

HALVORSON, ROSS & JAMIE
3361 DIVISION RD
JACKSON WI 53037

JUSTIN TRUST
PO BOX 303
FIFTY LAKES MN 56448

SPENCE, RICHARD & DIANA
1171 #6 LA PORTE RD
BRANDON IA 52210

TWIN BAY HIDEAWAY LLC
8982 GOULD RD
EDEN PRAIRIE MN 55347

CARLSON, JEFFREY J & MELINDA J FAMILY TR
PO BOX 171
FIFTY LAKES MN 56448

OTTO TRUST DATED APRIL 19, 2019
2161 JACKSON CIR
MARINE ON SAINT CROIX MN 55047

CARLSON, JEFFREY J & MELINDA J FAMILY TR
PO BOX 171
FIFTY LAKES MN 56448

STAUNER, EMILY & DEREK
40849 SUNSET VIEW LN
FIFTY LAKES MN 56448

KOHS, TODD & SHEILA
920 WEST BROADWAY
FOREST LAKE, MN 55025

SIBLEY, RONALD
40821 SUNSET VIEW LANE
FIFTY LAKES MN 56448

Variance Application 02-26

From Lawrence J Justin <lgjustin@msn.com>

Date Fri 3/13/2026 1:11 PM

To pz@fiftylakesmn.com <pz@fiftylakesmn.com>

Cc Mary Justin <maryjustin@msn.com>

To whom it may concern:

We received the letter from the City of Fifty Lakes concerning the variance listed above.

We support approving the request. Improving the property structures is a positive to the City of Fifty Lakes and my property.

Larry and Mary Justin
40705 Sunset View Lane
Fifty Lakes, MN 56448

STAFF REPORT

Agenda Item: 4a
Application: Zoning Map Amendment 01-26
Property Owner: Burk & Julie Miehe
Applicant: Burk & Julie Miehe and the City of Fifty Lakes

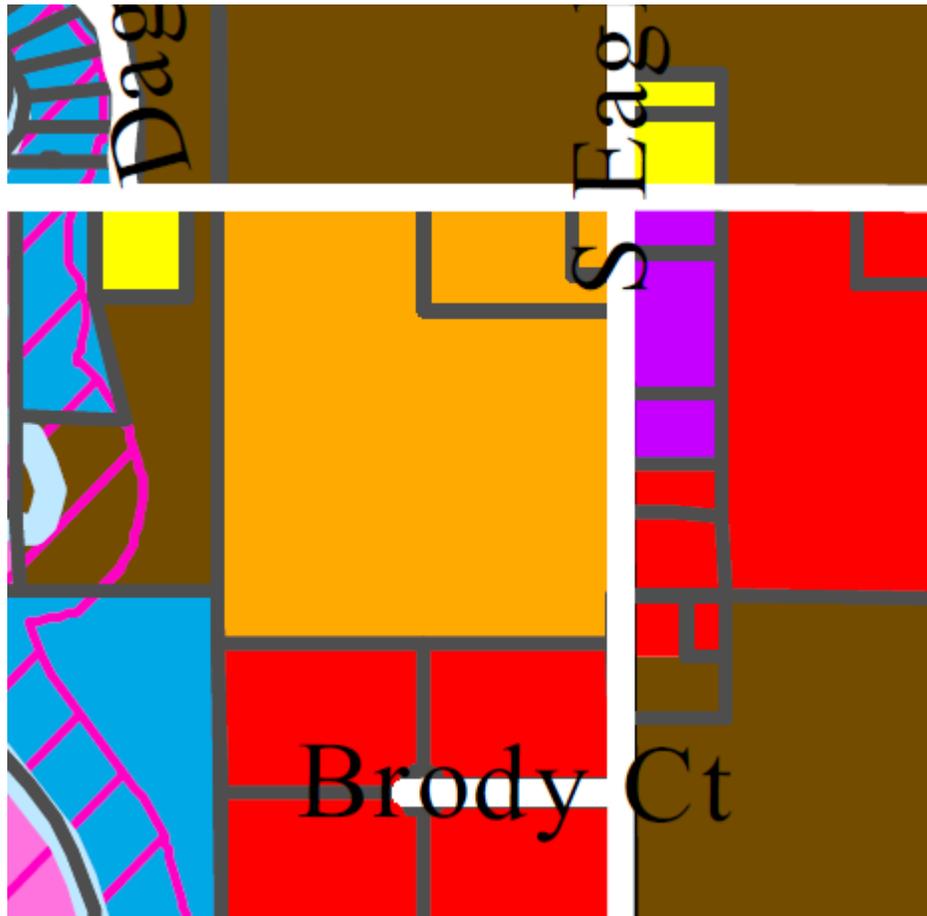
PROPERTY INFORMATION:

PID: 22260506
Acres: 5 Acres (Pending MB-01-26 Lot Split)
Current Zoning: Commercial Mixed Use (CMU)
Physical Address: TBD County Rd 3
Location: 21/138/25
Septic: N/A

Aerial:



Current Land Use Map:



- | | |
|---|---|
|  Rural Residential |  Commercial |
|  Shoreland Residential |  Commercial Mixed Use |
|  Special Protection |  Water Oriented Commercial |
|  Agricultural |  Public and Parks |
|  Forest Management |  Right of Way |

Background Information:

The City of Fifty Lakes is seeking to rezone Commercial Mixed Use (CMU) zoned parcel (5 acres of PID 22260506) to Public & Parks (PP) zoning district pending Metes & Bounds 01-26 lot split.

5.14.02 Lot and Use Requirements (PP):

Setback, right of way	35
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, parking from building or lot line – ft, min.	0
Setback, wetland – feet, minimum	20
Impervious Coverage	60%
Building height – feet, maximum	35
Building above highest groundwater level – ft, min.	3

5.14.03 Performance Standards (CMU):

- A. Pedestrian Amenities. Where applicable, proposed development shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.
- B. Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting including wall mounted, sidewalk lamps, bollards, or landscape up-lighting.
- C. Business uses on public property shall be subject to the performance standards listed in 5.04 Commercial Use Standards. Residences shall not be allowed.
- D. Any portion of public land located within shoreland (1000' from public water) is subject to Chapter 8 - Shoreland Management Standards of this Land Use Ordinance.
- E. Impervious Coverage. The impervious coverage may be increased to 75% through a land use permit if the following is provided:
 - a. A stormwater management plan that retains the 25-year, 24-hour rain event is provided on-site. Upon approval, the plan must be fully implemented and maintained.
 - b. Direct runoff to adjacent properties, including publicly owned lands, in a 25-year, 24-hour rain event is eliminated through the use of swales, berms, ditches, grading or other necessary and permitted means.

- c. Failing to maintain the stormwater management system will be considered a violation of the Land Use Ordinance.

12.0 AMENDMENTS TO ORDINANCE TEXT, LAND USE DISTRICT BOUNDARIES, AND DESIGNATION OF SPECIAL PROTECTION DISTRICTS; REPEAL; EFFECTIVE DATE

12.01 Amendments

This ordinance or the official map may be amended to reflect changes in the goals or conditions of the City or whenever the public health, safety and general welfare require it.

- 12.01.01 Initiation of amendments. An amendment to this ordinance or to the official land use district map may be initiated by the City Council, the Planning Commission/Board of Adjustment, the Zoning Administrator, or any landowner within the City.
- 12.01.02 Fee waived. Action to amend this ordinance or the official land use district map, when initiated by the City Council, the Planning Commission/Board of Adjustment, or the Administrator, shall not require the payment of any fee otherwise required under this ordinance.

12.02 Application and Hearing

- 12.02.01 Application. Applications for ordinance text map amendments or land use district reclassification shall be made to the Zoning Administrator.
- 12.02.02 Hearing. The Planning Commission/Board of Adjustment shall hold at least one public hearing on the proposed ordinance text amendment or land use City of Fifty Lakes Land Use Ordinance 144 district reclassification conducted pursuant to Minnesota Statutes, 462.357 and the adopted Planning Commission/Board of Adjustment rules of business.
- 12.02.03 Consideration of ordinance text amendments.
 - a) Amendments may be offered when the ordinance is under consideration. If amendments are made, the sections of the ordinance amended shall be read as amended before the question of its passage is taken.
 - b) After review and taking public comment, the Planning Commission/ Board of Adjustment shall vote to approve, deny,

or amend the ordinance or ordinance section amendment(s) and forward their recommendations to the City Council.
c) Approval of the ordinance shall constitute the singular recommendation of the Planning Commission/Board of Adjustment to the City Council on the ordinance.

- 12.02.04 Criteria for consideration of land use district reclassification. In reviewing a land use district reclassification application, the Planning Commission/ Board of Adjustment shall find that:
- a) The reclassification is in accord with the City comprehensive plan;
 - b) The reclassification is warranted due to changed land use circumstances or a need for additional property in the proposed land use district;
 - c) The subject property is suitable for development in general conformance with land use standards under the proposed land use district classification;
 - d) The reclassification will not be detrimental to uses or property in the immediate vicinity of the subject property, and;
 - e) The reclassification promotes the health, safety, and general welfare of the public

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

1. The subject property is located at TBD County Rd 3 (22260506). The property owner and the City of Fifty Lakes requests to rezone the 5-acre area from Commercial Mixed Use (CMU) to Public and Parks (PP).
2. The area proposed to be rezoned is undeveloped.
3. The reclassification is warranted due to the pending purchase of the parcel by the City of Fifty Lakes and the intended future city use.
4. The Public & Parks land use district is for the existing use of public land or for land properly suited for public facilities, parks and open spaces, and other locations for public or semi-public use. Such uses shall include, but not be limited to parks, nature areas, city buildings and facilities for public recreation.
5. The land use ordinance states that, "Public & Parks zoned properties are compatible with and can be established adjacent to every other zoning district, and any property that meets the purpose and intent of this zoning classification may be zoned public."
6. The subject property is suitable for development in general conformance with the land use standards of the Public & Parks land use district.
7. The property located to the north, west, and south is zoned Commercial Mixed Use, and the property located to the east is zoned Public & Parks.

8. Rezoning the property will not be detrimental to uses or property in the immediate vicinity of the subject property.
9. The rezoning of the property promotes the health, safety, and general welfare of the public.

Planning Commission Direction : The Planning Commission can recommend approval of the request, denial of the request, or table the request if additional information is needed. If the motion is to recommend approval or denial, findings of fact should be cited.

Staff Recommendation: The proposed area to be rezoned meets the minimum requirements and contains uses consistent with the Public & Parks (PP) zoning district.

Staff recommends the rezoning request be approved CONTINGENT upon the approval of Metes and Bounds application MB-01-26.

CITY OF FIFTY LAKES

ID No: _____

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

REZONING APPLICATION

RECODE: TBD (22260506) INACTIVE: RECODE2: _____
 LAST NAME: City of Fifty Lakes FIRST NAME: Miche
 ADDRESS: 40447 Town Hall Rd PHONE: 218-763-3113
 CITY: Fifty Lakes STATE: MN ZIP: 56448
 ADDRESS 2: _____
 CITY 2: _____ STATE 2: _____ ZIP 2: _____
 OWNER: Miche
 NAME OF INITIATOR: City of Fifty Lakes - Ann Raph

LOCATION RECODE/PARCEL NUMBER: TBD
 LEGAL DESCRIPTION: Parent Parcel 22260506

TOWNSHIP: 138 RANGE: 27 SEC: 26 QTRSEC: _____ QTRQTRSEC: _____
 PLAT: _____

BLOCK: _____ LOT: _____
 LAKE NAME: N/A LAKE NUMBER: _____ STREAM NAME: _____
 ACREAGE: 5 FIRE NUMBER: _____ ZONING: _____

DIRECTIONS: _____
 HOUSE NUMBER: _____ STREET NAME: TBD Co Rd B

IS THE PROPOSED REZONING IN THE SHORELAND AREA? Yes No

PRESENT ZONING: Commercial Mixed Use

PROPOSED ZONING: Public Parks

PURPOSE: _____

Criteria for rezoning include (among other things) the explanation in Section 4.0, "Zoning Districts and Provisions," of the Zoning Ordinance and the Comprehensive Plan goals and policies. Any additional costs the City incurs for this rezoning application shall be reimbursed by applicant.

All property owners within 350 feet of subject property shall be notified.

CITY ACTION

APPROVED: _____ DATE: _____

RATIONALE: _____

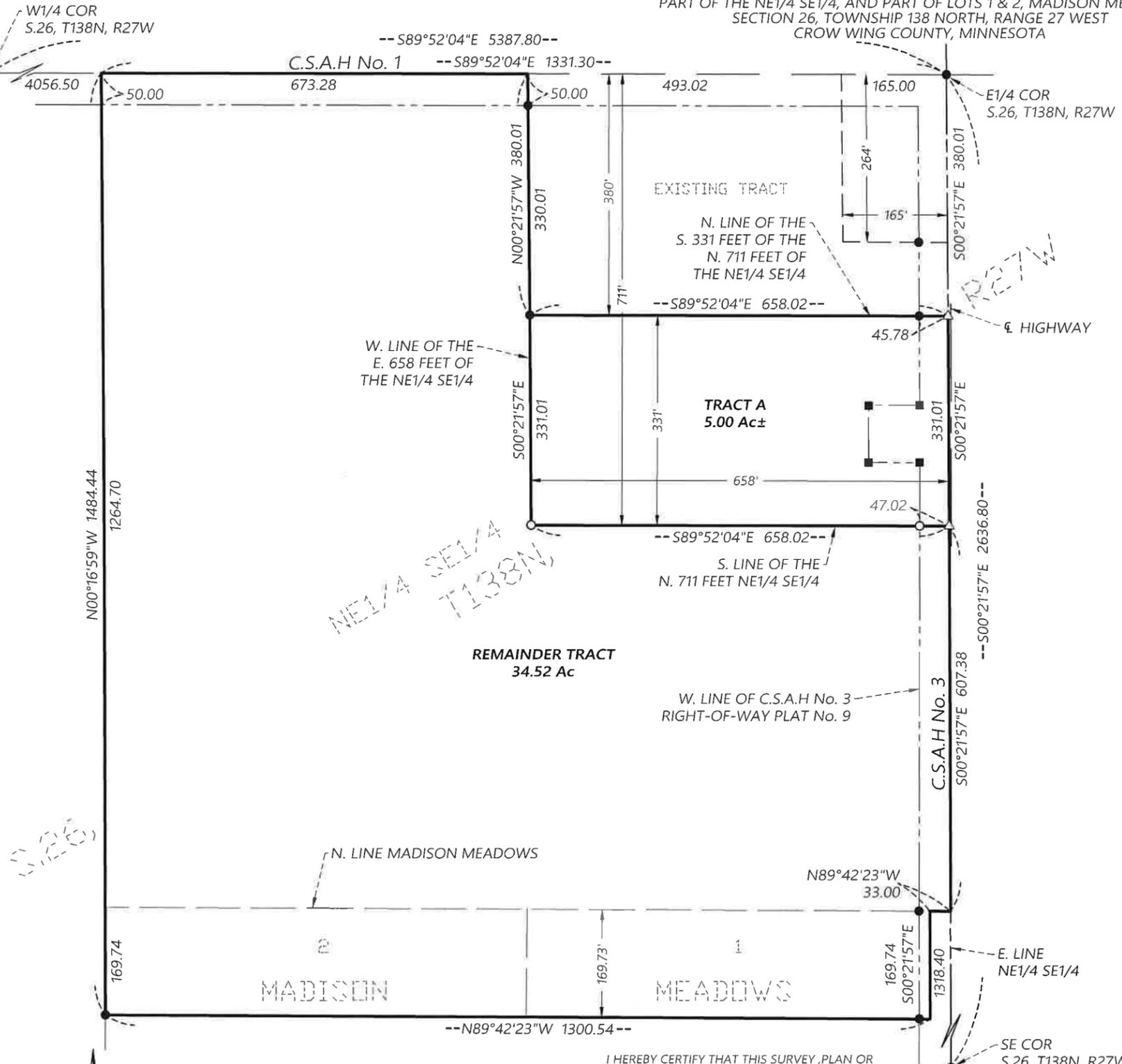
NOTES: _____

APPLICATION DATE: _____ FEE: _____
 REZONING ID: _____
 DATE FEE PAID: _____
 FEE PAID BY: Check #: _____ Cash
 DATE APPROVED: _____
 EXPIRATION DATE: _____

Signed Ann M Raph
 Applicant
 Signed _____
 City Clerk or authorized agent
 Signed _____
 Zoning Administrator or authorized agent

CERTIFICATE OF SURVEY

PART OF THE NE1/4 SE1/4, AND PART OF LOTS 1 & 2, MADISON MEADOWS
SECTION 26, TOWNSHIP 138 NORTH, RANGE 27 WEST
CROW WING COUNTY, MINNESOTA



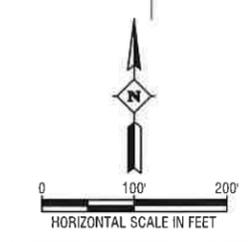
PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

The south 331.00 feet of the north 711.00 feet of the east 658.00 feet of the Northeast Quarter of the Southeast Quarter of Section 26, Township 138 North, Range 27 West, Crow Wing County, Minnesota.
Containing 5.00 acres, more or less, subject to an easement for County highway purposes along the easterly line thereof and other easements, restrictions, or reservations of sight or record, if any.

REMAINDER TRACT

The north 169.73 feet of Lots 1 and 2, Block 1, MADISON MEADOWS according to the recorded plat thereof, Crow Wing County, Minnesota.
AND
The Northeast Quarter of the Southeast Quarter of Section 26, Township 138 North, Range 27 West, Crow Wing County, Minnesota, EXCEPT the north 711.00 feet of the east 658.00 feet thereof.



I 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

Michael L. Fletchall
MICHAEL L. FLETCHALL

DATE 11/19/25 LIC. NO. 44866

Surveyed & Platted by:



Interstate Engineering
116 East Washington Avenue
PO Box 316
Fergus Falls, MN 56538
(218) 739.5545
www.interstateeng.com
Offices in North Dakota, Minnesota,
Montana South Dakota, and Wyoming

Proj. No.: ER2510204

Date: 11/19/25

Drawn By: JRO

Checked By: MLF

SURVEY FOR:

CITY OF FIFTY LAKES

**CITY OF FIFTY LAKES
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MARCH 24, 2026 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, March 24, 2026, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Zoning Map Amendment 01-26: to re-zone a 5-acre parcel from Commercial Mixed Use (CMU) zoning district to Public & Parks (PP) zoning district.

Property Owners: Burke and Julie Miehe.

Applicant: Burke and Julie Miehe/City of Fifty Lakes.

Property Description: The subject property is located at TBD County Rd 3; PIN 22260506.

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

Purpose: The applicant is requesting to re-zone a 5-acre parcel from Commercial Mixed Use (CMU) zoning district to Public & Parks (PP) zoning district, conditional upon the approval of lot split MB-01-26.

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 to 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: TBD County Rd 3; 22260506



CITY OF FIFTY LAKES
CITY HALL PO BOX 125
FIFTY LAKES MN 56448

CRAWFORD, RICK & LORI
PO BOX 305
FIFTY LAKES MN 56448

LANDE, DWIGHT LOWELL &
DANETTE MARIE REV TRUST
5 CALHOUN AVE #407 DESTIN FL 32541

BLOOM, JACOB L
40230 CO RD 3
CROSSLAKE, MN 56442

MIEHE, BURK & JULIE
1193 LAKEVIEW DR
BUCKINGHAM IA 50612

MILLER, JOEL & LAURA
39826 COUNTY ROAD 3
CROSSLAKE MN 56442

PAPPENFUS, GARY M & REBECCA TRUST
10802 FILLMORE ST NE
BLAINE, MN 55434

HERBST, BLAKE
40264 COUNTY ROAD 3
CROSSLAKE MN 56442

BOSER, RODNEY A & MICHELLE M
615 PARK AVE SE
PIERZ MN 56364

ROHWER, TRISTAN &
40308 COUNTY ROAD 3
FIFTY LAKES MN 56448

BOSER, RODNEY A & MICHELLE M
615 PARK AVE SE
PIERZ MN 56364

CITY OF FIFTY LAKES
CITY HALL PO BOX 125
FIFTY LAKES MN 56448

WHITNEY, CHRISTOPHER
PO BOX 508
NISSWA MN 56468

CITY OF FIFTY LAKES
CITY HALL PO BOX 125
FIFTY LAKES MN 56448

MILLER, PATRICE ANN & JOSEPH W
16711 COUNTY ROAD 1 PO BOX 156
FIFTY LAKES MN 56448

POTZ, DAVID J
16965 COUNTY ROAD 1
FIFTY LAKES MN 56448

CROW WING COUNTY
322 LAUREL ST STE 15
BRAINERD MN 56401

BOSER, RODNEY A & MICHELLE M
615 PARK AVE SE
PIERZ MN 56364

LANDE, DOROTHY L
41098 S EAGLE LAKE LN
PO BOX 133 FIFTY LAKES, MN 56448

CRAWFORD, DIANE
PO BOX 65
FIFTY LAKES MN 56448

DOBIE, BRIAN R LIVING TRUST
1968 BERKELEY AVE
SAINT PAUL MN 55105

CITY OF FIFTY LAKES
MINUTES OF THE PLANNING COMMISSION
FEBRUARY 24, 2026 6:00 PM

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

7
8 2. **Roll Call:**

9 Planning Commission: Bob Stancer, Don Reiersen, Joni Fligiell, Daniel Wright and Belinda Yurick (Gary
10 Oster, absent).

11 Staff: Bethany Soderlund, Zoning Specialist; Jessica Istvanovich, Deputy Clerk.

12 City Council: (Gary Staples, Mayor; absent)

13
14 3. **Election of Officers:** Mr. Reiersen nominated Bob Stancer for Chairperson and Gary Oster as Vice-
15 Chairperson.

16 **MOTION MADE BY MR. REIERSON AND SECONDED BY MS. FLIGIEL TO ELECT BOB**
17 **STANCER AS CHAIRPERSON AND GARY OSTER AS VICE-CHAIRPERSON.** When polled: Mr.
18 Stancer, aye; Mr. Reiersen, aye; Ms. Fligiell, aye; Mr. Wright, aye; Ms. Yurick, aye. (Mr. Oster, absent)

19
20 4. **Public Hearings:**

21 a. **Variance Application 01-26** for the construction of an addition to a non-conforming dwelling. The
22 subject property is located at 16937 N. Eagle Lake Road; PIN 22130556. Applicant: Erickson Home
23 Designs. Owner: Mary H Ford Revocable Trust.

24
25 **MOTION MADE BY MR. REIERSON AND SECONDED BY MS. YURICK TO APPROVE**
26 **VARIANCE APPLICATION 01-26 WITH 11 (ELEVEN) FINDINGS OF FACTS AND 2 (TWO)**
27 **CONDITION AS DISCUSSED:**

28
29 Findings of Fact:

- 30 1. The subject property is located at 16937 North Eagle Lake Rd and is zoned "Shoreland Residential" (Eagle Lake
31 - Recreational Development).
- 32 2. The variance request is to place a 12'x34' addition and connect the deck with a 10'x9' addition 59 feet from
33 OHW where 100 is required.
- 34 3. The variance request includes an increase from 17% impervious to 18.8% impervious where 15% is the required
35 threshold.
- 36 4. The entire existing cabin is located within the lake setback and a variance must be obtained to expand the
37 structure in any way.
- 38 5. The subject property contains a limited building envelope.
- 39 6. The DNR has been notified of the request.
- 40 7. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
41 a. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling
42 and expanding the structure in any way will require a variance. The subject property is constrained due
43 to the limited size of the building envelope and location of the pre-existing structure.
- 44 8. Does the property have unique circumstances that were not created by the landowner?
45 a. Yes, the property was legally developed with different lake setbacks at the time of construction. Due to
46 its unique shape, the property has a limited building envelope.
- 47 9. If the variance is granted, will the essential character of the locality remain consistent?
48 a. Yes, the addition will not alter the essential character of the neighborhood. The addition is reasonable
49 in size and use and is consistent with other dwellings in the vicinity.
- 50 10. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and
51 intent of the City of Fifty Lakes ordinances?
52 a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and
53 the following goal in the comprehensive plan, "To preserve the natural character and environmental
54 quality of the lakeshore and still allow reasonable use for property owners and the public." **35**

- 55 11. Has the variance request been made based on reasons other than economic considerations alone?
56 a. Yes, the request has been made on factors other than economic considerations.
57

58 Conditions of Approval:

- 59 1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the
60 presented plan will require modified approval by the Planning Commission.
61 2. A stormwater management plan is required for the property to be submitted with the land use application and
62 implemented by the completion of the addition or expiration of the land use permit, whichever is soonest.
63

64 When polled: Mr. Stancer, aye; Mr. Reierson, aye; Ms. Fligiell, aye; Mr. Wright, aye; Ms. Yurick, aye. (Mr.
65 Oster, absent)
66

67 **5. Approval of Minutes:**

- 68 a. October 28, 2026 Planning Commission Meeting
69

70 **MOTION MADE BY MR. STANCER AND SECONDED BY MR. REIERSON TO APPROVE**
71 **MINUTES FROM OCTOBER 28, 2026 MEETING AS PRESENTED.** When polled: Mr. Stancer, aye;
72 Mr. Reierson, aye; Ms. Fligiell, aye; Mr. Wright, aye; Ms. Yurick, aye. (Mr. Oster, absent)
73
74

- 75 **6. P & Z Administrator's Report:** Ms. Soderlund reported 1 (one) land use permit and 2 (two) variances have
76 been approved YTD as of the February meeting. Ms. Soderlund led a general discussion with Commission
77 members regarding the purpose and role of the Planning Commission/Board of Adjustments. Topics included
78 an overview of procedures and processes, as well as general operational knowledge to support effective
79 decision-making. Commission members engaged in discussion to clarify expectations, responsibilities, and
80 standard practices moving forward
81

82 **MOTION BY MR. STANCER TO ADJOURN.** Meeting adjourned at 6:34 PM.
83

84 After the meeting was adjourned and recording ended, Mr. Reierson further discussed with members
85 differences of CUPs and variances and various planning commission processes.
86
87
88
89
90
91

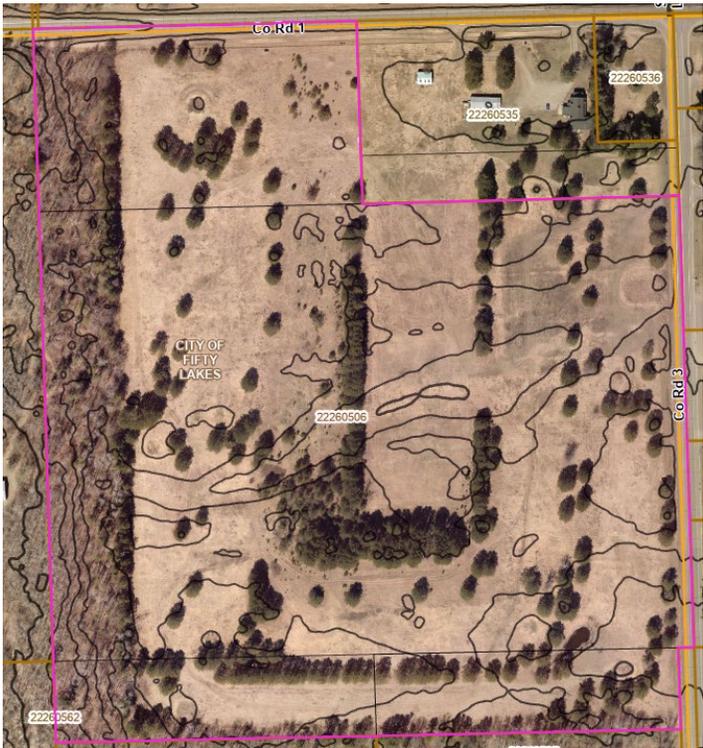
92 _____
93 Jessica Istvanovich, Deputy Clerk

STAFF REPORT

Agenda Item: 7a
Application: Metes and Bounds 01-26
Property Owner: Burk & Julie Miehe
Applicant: Burk & Julie Miehe and the City of Fifty Lakes

PROPERTY INFORMATION:

PID: 22260506
Acres: 39.52 Acres
Zoning: Commercial Mixed Use (CMU) and Public and Parks (PP) – Pending MB Approval
Physical Address: TBD
Location: 36/138/27
Septic: N/A
Existing/Proposed Impervious: Parcel A - 0% Tract B - 0%



Background Information:

The applicant is requesting to subdivide a 39.52 acre parcel into two Parcels (Tract A and Tract B).

Tract A is a 5-acre undeveloped parcel with 300'+ frontage on County Rd 3. The proposed 5-acre parcel meets minimum lot size requirements for a parcel in the Public and Parks (PP) zoning district.

Tract B is a 34.52-acre undeveloped parcel with 600'+ frontage on County Rd 1 and 700'+ frontage on County Rd 3. The proposed remnant parcel meets minimum lot size requirements for a parcel in the Commercial Mixed Use (CMU) zoning district.

Permit History:

- 2019: Metes and Bounds Lot Split

Complete Application Received:	3/16/2026
Action Deadline:	5/15/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$0.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	3/9/2026
• Other:	N/A

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

5.13 Commercial Mixed-Use (CMU)

5.13.01 Intent and Purpose: To establish and maintain a land use district for a mix of

medium/high density residential and commercial uses. Commercial Mixed-Use districts should be clustered to provide the maximum amount of interaction and accessibility between the different establishments.

5.13.02 Lot and Use Requirements (CMU):

Lot width– feet, minimum	50
Buildable lot area – square feet, minimum	10,000
Maximum Density (units per acre)	10
Setback, right of way	10
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, parking from building or lot line – ft, min.	0
Setback, wetland – feet, minimum	50
Impervious Coverage	50%
Building height – feet, maximum	25
Building above highest groundwater level – ft, min.	3

5.13.03 Performance Standards (CMU):

- A. Parking. Developments shall minimize the appearance of parking areas.
 - a. Location. Parking and vehicle drives shall be located away from building entrances and street corners, and not between a building entrance and the street. Surface parking shall be oriented behind or to the side of a building when possible.
 - b. Landscape Buffering. Suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks and buildings.
 - c. Maximum Parking Ratio. Surface parking shall not exceed 125% of the minimum parking requirement for the subject land use(s).
- B. Pedestrian Amenities. Proposed developments shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.
- C. Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting including wall mounted, sidewalk lamps, bollards, or landscape up-lighting.
- D. Fences. Fences not exceeding 72 inches in height may be constructed. Fencing shall only be constructed closer than 10 feet from the surface of a public road with the permission of the Planning Commission. Materials shall consist of usual fencing materials with

posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is allowed only with the permission of the Planning Commission.

- E. Impervious Coverage. The impervious coverage may be increased to 75% through a land use permit if the following is provided:
 - a. A stormwater management plan that retains the 25-year, 24-hour rain event is provided on-site. Upon approval, the plan must be fully implemented and maintained.
 - b. Direct runoff to adjacent properties, including publicly owned lands, in a 25-year, 24-hour rain event is eliminated through the use of swales, berms, ditches, grading or other necessary and permitted means.
 - c. Failing to maintain the stormwater management system will be considered a violation of the Land Use Ordinance.

5.14 Public and Parks (PP)

5.14.01 Intent and Purpose: To establish and maintain a land use district for publicly owned property and land uses, such as city owned facilities and buildings, parks, and recreation areas. Public & Parks zoned properties are compatible with and can be established adjacent to every other zoning district, and any property that meets the purpose and intent of this zoning classification may be zoned public.

5.14.02 Lot and Use Requirements (PP):

Setback, right of way	35
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, parking from building or lot line – ft, min.	0
Setback, wetland – feet, minimum	20
Impervious Coverage	60%
Building height – feet, maximum	35
Building above highest groundwater level – ft, min.	3

5.14.03 Performance Standards (CMU):

- A. Pedestrian Amenities. Where applicable, proposed development shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

- B. Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting including wall mounted, sidewalk lamps, bollards, or landscape up-lighting.
- C. Business uses on public property shall be subject to the performance standards listed in 5.04 Commercial Use Standards. Residences shall not be allowed.
- D. Any portion of public land located within shoreland (1000' from public water) is subject to Chapter 8 - Shoreland Management Standards of this Land Use Ordinance.
- E. Impervious Coverage. The impervious coverage may be increased to 75% through a land use permit if the following is provided:
 - a. A stormwater management plan that retains the 25-year, 24-hour rain event is provided on-site. Upon approval, the plan must be fully implemented and maintained.
 - b. Direct runoff to adjacent properties, including publicly owned lands, in a 25-year, 24-hour rain event is eliminated through the use of swales, berms, ditches, grading or other necessary and permitted means.
 - c. Failing to maintain the stormwater management system will be considered a violation of the Land Use Ordinance.

6.03.03 Metes and Bounds Subdivision.

Any division of real estate resulting in two or more parcels which are not platted, but divided by description prepared and signed by a Registered Land Surveyor. All subdivisions by metes and bounds shall be reviewed and approved or denied by the Planning Commission. The Planning Commission may include any requirement from Subdivision by Plat Sec. 6.05 to sanction orderly development. Subdivision by metes and bounds shall be limited the creation of three (3) parcels in any five (5) year period, including the remnant parcel. Conditions may be attached to an approval requiring appropriate improvements. The resulting land descriptions shall be recorded in the office of the county recorder.

6.04.03 Metes and Bounds Subdivision Design Standards.

The standards for an administrative subdivision shall be as follows:

- a) Record parcel must have deeded access to public road.
- b) Proposed easements must have a minimum width of 33 feet.
- c) A private easement/driveway shall not serve more than three parcels.
- d) A road or access serving more than three parcels shall be require to be constructed to the City of Fifty Lakes' "Road Construction Specifications," platted, and dedicated to the public.

- e) Proposed subdivision must meet the land use district standards in which it is located.
- f) Proposed subdivisions to include location of delineated wetlands, or a letter stating there are no wetlands from certified wetland delineator, if no wetlands exist.
- g) Applications must include all of the following applicable items:
 - 1. Certificate of survey.
 - 2. County coordinates for public land survey corners if they are not of public record.
 - 3. Certificate of location of government corner must be prepared and placed of record for any corner(s) used in determining the boundary of the subject parcel as specified in Minnesota Statutes, Chapter 381.12, Subd 3 or executed public land survey corner perpetuation and record agreement.
 - 4. Completed wetland delineation submittal and review form or statement that none exist from a certified wetland delineator.
 - 5. Consolidation form completed (for non-conforming property to an adjacent parcel).
 - 6. Once approved, electronic version of subdivision (compatible with County software).
 - 7. Subsurface sewage treatment site suitability provided for two sites on each new parcel planned, with supporting documentation from a MPCA-licensed designer or compliance inspection reports for existing systems.

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

- 1. The request is to subdivide a 39.52 acre parcel (22260506) into two tracts.
- 2. The subject property is located at TBD County Rd 3.
- 3. The proposed parcels are not located in shoreland.
- 4. Crow Wing County Highway Department was notified on 3-9-26.
- 5. Wetland delineation and site suitability waived by PZ administrator.
- 6. Each of the proposed tracts meets the minimum lot size and dimensional requirements of their proposed zoning districts:
 - a. Tract A: A 5-acre undeveloped parcel with 300'+ frontage on County Rd 3. The proposed 5-acre parcel meets minimum lot size requirements for a parcel in the Public and Parks (PP) zoning district.
 - b. Tract B: A 34.52-acre undeveloped parcel with 600'+ frontage on County Rd 1 and 700'+ frontage on County Rd 3. The proposed remnant parcel meets minimum lot size requirements for a parcel in the Commercial Mixed Use (CMU) zoning district.

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: The proposed parcels meet the minimum standards as required in the Fifty Lakes Land Use Ordinance. Staff recommends the subdivision request be approved with no conditions.

CITY OF FIFTY LAKES

Project Completed

ID No: _____

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: 22260506 INACTIVE: RECODE2: _____
 LAST NAME: City of Fifty Lakes FIRST NAME: Miche
 ADDRESS: 40447 Town Hall Rd. PHONE: 218-763-3113
 CITY: Fifty Lakes STATE: MN ZIP: 56448
 OWNER: Miche RELATIONSHIP TO APPLICANT: _____
 ADDRESS 2: _____
 CITY 2: _____ STATE 2: _____ ZIP 2: _____

LOCATION

RECODE/PARCEL NUMBER: 22260506

LEGAL DESCRIPTION: _____

TOWNSHIP: 138 RANGE: 27 SEC: 26 QTRSEC: _____ QTRQTRSEC: _____
 PLAT: _____ BLOCK: _____ LOT: _____
 LAKE NAME: N/A LAKE NUMBER: _____ STREAM NAME: _____
 ACREAGE: 34.52/5 FIRE NUMBER: _____ ZONING: Commercial mixed use
 DIRECTIONS: _____
 HOUSE NUMBER: _____ STREET NAME: _____

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA? Yes No
 TYPE OF SUBDIVISION: M&B NEW ZONING: PP (ZMA-01-26)

PLAT NAME: _____
 TOTAL ACREAGE: 39.52 NUMBER OF LOTS: 1-5 acre
 PROPOSED (continued) USE: Residential Agricultural Commercial Other City

ESTIMATED VALUE OF IMPROVEMENTS: _____

SUPPLEMENTAL SHEETS: Individual Sewage Treatment System Site Evaluation Site Plan w/Lot Size and Setbacks
 (Required, if checked) Floor Plan w/Dimensions Elevation Drawings/Ht of Structure
 Receipt of Paid Real Estate Taxes All Easements shown (inside and outside of plat)
 Roads - showing width and cross-section of construction
 Other: _____

All property owners within 350 feet of subject property shall be notified.
 Any additional costs the City incurs for this subdivision application shall be reimbursed by applicant.

CITY ACTION PRELIMINARY APPROVAL: _____ DATE: _____
 FINAL APPROVAL: _____ DATE: _____

CONDITIONS: _____

NOTES: _____

I, the Applicant, do hereby certify that the above information and that contained in all attachments hereto, are correct to the best of my ability to certify; and that if the subdivision applied for is approved, I will agree to have the work performed thereunder in accordance with the terms of the City Ordinance, its Standards, and any requirements and conditions ordered by the City Council and Zoning Administrator, and all other applicable laws and regulations.

APPLICATION DATE: _____ Signed _____
 PERMIT ID: _____ FEE: _____ Applicant
 DATE FEE PAID: _____ Signed _____
 FEE PAID BY: Check # _____ Cash City Clerk or authorized agent
 DATE APPROVED: _____ Signed _____
 Zoning Administrator or authorized agent



City of Fifty Lakes

PLANNING & ZONING REPORT – MARCH 24, 2026

Planning & Zoning Application Data (as of 3/16/2026):

APPLICATION	2026	2025	2024	2023	2022	2021
Land Use Permits	5	47	47	52	51	63
SSTS	1	17	13	15	17	15
Variances	2	6	5	3	6	3
Conditional Use Permits	0	4	2	0	1	1
Interim Use Permits	0	1	2	0	1	0
Subdivision/Plat	0	0	0	0	0	0
Subdivision/Metes & Bounds	1	4	0	5	6	7
Boundary Line Adjustment	0	3	0	0	0	0
Zoning Map Amendment	1	1	0	1	1	0
Ordinance Amendments	0	3	--	--	--	--

Permits Approved in January:

- Shoreland Alteration Permit: Riprap per CWC SWCD plan: Less than 10 cu yards. 222280552; 40778 W Fox Lake Rd. Property owner: James and Kay Steinmetz.

Permits Approved in February:

- Shoreland Alteration Permit: ATF walk path for lake access. 22120505; 17451 N Mitchell Lake Rd. Property owner: Andrew Henagin.

Permits Approved in March (as of 3/16/2026):

- Shoreland Alteration Permit: Repair existing retaining wall and sand blanket. 22230536; 41113 E Fox Dr. Property owner: Joel and Brenda Alberts.
- Land Use Permit: Accessory Structure. 22240604; 17180 Hidden Lake Rd. Property owner: Bruce and Shawn Miller.
- Land Use and SSTS Permit. Dwelling, driveway, decks, and SSTS. 22320512; 39797 Majestic Rd. Property owner: Brett Reed and Sidney Lodge.