

CITY OF EAST GULL LAKE
AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, November 27, 2018 – 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to the Agenda /Adoption of Agenda
5. Approval of Minutes
 - a) October 30, 2018 Regular Meeting
6. Public Hearing
 - a) Variance 2018-71 – John & Cheryl Funk
7. Open Forum*
8. P&Z Administrator’s Report
 - a) Statistics

New Permits:	3
New Variances:	1
New Conditional Use:	0
Potential Permits:	5
Inspections:	49
Completion Letters:	6
New Violations:	0
Total 2018 Permits to date:	83

- b) 2013, 2014, 2015, 2016 & 2017 Existing Permits Update
 - One remaining open 2013 permit: Owen Trout garage
 - One remaining open 2014 permits: Thomas Deans shed
 - One remaining open 2015 permit: Gerald & Nanci Lind addition, deck and garage
 - Three remaining open 2016 permits
 - Three open out of 75 total 2017 permits
9. Old Business
 - a) Zoning Ordinance Update
10. New Business
None
11. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

***OPEN FORUM** allows the public to speak to the Committee regarding issues that are not on the agenda.

Prepared by East Gull Lake Administrative Assistant
Kathy Schack

**City of East Gull Lake
Planning and Zoning
Regular Meeting**

Tuesday, October 30, 2018 – 6:30 PM

I. Call to order

Chairman Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, October 30, 2018 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Eunice Wiebolt, Rocky Waldin

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Herm Schley

IV. Adoption of Agenda/Additions or Deletions to the Agenda

Motion by Commissioner Wiebolt and seconded by Commissioner Halvorson to approve the agenda as presented. All present voted in favor thereof. Motion carried.

V. Approval of Minutes

Motion by Commissioner Waldin, second by Commissioner Wiebolt to approve the minutes of the Tuesday, September 25, 2018 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Variance 2018-62: Herm and Carolyn Schley

Administrator Mason read the Staff Report for the Variance. Mr. Schley noted that they are trying to keep the historic value of the property. Chair Buxton brought the variance to the Commission for discussion.

Findings of Fact:

1. Current property was an old resort called Sun Valley Lodge and has 5 buildings that consist of the owner's home, garage and decks of 3,506 sq. ft., two smaller original resort cabins of 550 sq. ft. each, one larger old lodge building of 1,744 sq. ft and a small storage building of 52 sq. ft. A Current survey shows existing impervious coverage of 3.9% on 5.49 acres of property
2. A variance is required to accommodate larger than allowed accessory square footage on a 5.49-acre parcel, current allowed Square footage is 2,048 sq. ft.
3. Homeowners do not wish to split property for future property tax reasons related to homestead credit on this large parcel. They also wish to preserve the old resort structure for family use only and historic preservation.
4. Impervious coverage currently is 3.9% and in the future after additional construction it will be 4.46%

Conditions:

1. Remove one older 550 sq. ft. cabin on North end replacing with new cabin of 1,396 sq. ft.
2. Require the new structure and its decks and entryways are placed behind the 50-foot setback from the OHW, current survey is 61 feet behind the OHW.
3. Within three years of completion of the new cabin and shop addition on the old lodge, the second smaller 550 sq. ft. cabin will be moved from the lakeshore to the rear portion of the property reducing the impervious along the lake.
4. Require proper setbacks from each building to allow for possible future lot splits.

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to recommend approval of Variance 2018-62 subject to the findings and conditions as presented by City Staff. All present voted in favor thereof. Motion carried.

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	13
New Variances:	1
New Conditional Use:	0
Potential Permits:	5
Inspections	41
Completion Letters:	13
New Violations	0
Total 2018 Permits to date:	76

B. 2013, 2014, 2015 & 2017 Existing Permits Update

- One remaining open 2013 permit: Owen Trout garage
- One remaining open 2014 permit: Thomas Deans shed
- One remaining open 2015 permit: Gerald Lind addition and garage
- Three remaining open 2016 permits
- Five open out of 76 2017 permits

Administrator Mason reviewed the inspections that took place during the last month.

IX. Old Business

A. Zoning Updates

It was noted that Administrator Mason and Administrative Assistant Schack will incorporate the changes from the zoning chart and apply them to the zoning ordinance for review. Chair Buxton addressed a resort overlay district rather than the current commercial waterfront. It was noted that the current use of the resort properties needs to be continued to be allowed, with changes to the description and name of the district to more accurately describe the actual usage. Administrator Mason was requested to contact other cities with golf courses and resorts to obtain information regarding how zoning is administrated there.

X. New Business

None

IX. Adjournment

Motion by Commissioner Tollefson and seconded by Commissioner Halvorson to adjourn. All present voted in favor thereof. Motion carried.

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

These minutes are paraphrased and are not written word for word.



City Of East Gull Lake
 10790 Squaw Point Road
 East Gull Lake, MN 56401
 218-828-9279

City of East Gull Lake

Staff Report

To: Planning Commission
Prepared by: Administrative Assistant Schack
Date: November 27, 2018
Agenda Item: 6a
Subject: Variance 2018-71 – John & Cheryl Funk

Report:

John and Cheryl Funk’s home is a late 1800’s log cabin that is probably one of the oldest cabins on Gull Lake. A variance is required based upon a current non-conforming setback of 38 feet from the OHW to the corner of the cabin. Also, the remodeled cabin will remain at less than 10 feet from the property line after removal of the existing kitchen that is currently over the property line by approximately three feet. A 240 square foot addition is proposed on the east side of cabin to replace the kitchen and add a second floor with some additional sleeping space. The new kitchen addition will be more than 30 feet from Pike Bay Road to allow parking similar to before the project. The cabin will be raised up to provide a new stable foundation and every effort will be made to preserve the historical integrity of the original cabin.

Findings of Fact:

1. Current kitchen addition extends more than three feet into adjoining lot.
2. Cabin has existed since the late 1800’s and was a cook’s cabin for loggers.
3. Cabin is 38 feet from the OHW and after removal of current kitchen will still be less than 10 feet from side yard property line.
4. Moving the cabin back to provide adequate setback from the OHW will compromise large pine trees and make parking very difficult with road nearby and a very steep hill next to the road.
5. A new foundation will be needed to preserve the cabin so it will be raised up and footings will be poured for stabilization.
6. Owner is concerned about preserving history and is willing to go to the extra expense of doing his best to preserve it and design an architecturally correct addition with property limitations being very tight.
7. Owner is working with the City to preserve as many large pine trees as possible and still allow for new foundation to be poured.
8. Impervious surface is not an issue as it is currently less than 10% due to the amount of property included in the

Conditions:

1. Silt fencing will be installed and maintained along the shoreline to eliminate run off into lake during construction.
2. Every effort will be made to preserve as many original older pine trees as possible.
3. Electrical issues will be corrected throughout cabin to bring dwelling up to code as much as possible
4. The variance will be recorded with Cass County



Staff Report

Application #: Variance 2018-71

Parcel number: 87-379-0040

Applicants: John and Cheryl Funk on property described as Lot 3, Lot 4, and Lot 5, PIKE BAY, Section 20, Township 134 North, Range 29 West, Cass County, Minnesota.

Directions to property: From City Hall proceed south across the Corps of Engineer bridge and to stop sign at CSAH 70, proceed straight to Pike Bay Road and go 1000 feet to 1388 Pike Bay Road.

Home is a late 1800's log cabin that is probably one of the oldest cabins on Gull Lake. A variance is required based upon a current non-conforming setback of 38 feet from the OHW to the corner of the cabin. Also, the remodeled cabin will remain at less than 10 feet from the property line after removal of the existing kitchen that is currently over the property line by approximately three feet. A 240 square foot addition is proposed on the east side of cabin to replace the kitchen and add a second floor with some additional sleeping space. The new kitchen addition will be more than 30 feet from Pike Bay Road to allow parking similar to before the project. The cabin will be raised up to provide a new stable foundation and every effort will be made to preserve the historical integrity of the original cabin.

Proposed Findings/Conditions based on MN Statute and East Gull Lake (EGL) Land Use, Zoning and Subdivision Ordinance Section 8.2-1

MS 462.357 Subdivision 6 - Appeals and Adjustments – Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

1. To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.
2. To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06 subdivision 14, when in harmony with the ordinance. The board of appeals and adjustment or the governing body as the case may be, may not permit a variance as a variance any use that is not allowed under the zoning ordinance for property in the

zone where the affected person's land is located. The board or governing body as the case may be, may permit a variance the temporary use of a one family as a two-family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

East Gull Lake Land Use, Zoning and Subdivision Section 8.2-1 – This ordinance is adopted for the purpose of:

1. Protecting the public health, safety, comfort, convenience and general welfare.
2. Inaugurating and effectuating the goals of the Comprehensive Plan.
3. Promoting order in development by dividing the area of the City into zones and regulating therein the location, construction, reconstruction, alteration and use of the structures and the land.
4. Conserving the natural and scenic beauty and attractiveness of the City, for health and welfare of the public.
5. Providing for adequate light, air and access to property by regulating the use of the land and buildings and the bulk of structures in relation to surrounding properties.
6. Providing for the administration of the provisions of the ordinance and defining the authority and duties of the Administrator, Planning Commission, Board of Adjustment and City Council under this ordinance.

Practical Difficulty:

- * Practical is defined by Webster as: 1) pertaining to actual use and experience rather than theory, 2) trained by practice or experience, 3) useful and 4) manifested in practice.
- * Difficulty is defined by Webster as: 1) onerous, irksome, laborious, 2) troublesome, complicated and 3) trying, perverse.
- * Reasonable is defined by Merriam Webster as: 1) being in accordance with reason, 2) not extreme or excessive and 3) moderate, fair.
- * Reasonable is also defined by the Free Online Dictionary as: 1) capable of reasoning; rational, 2) governed by or being in accordance with reason or sound thinking, 3) being within the bounds of common sense and 4) not excessive or extreme; fair.

EGL Comprehensive Plan Policies:

1. Protect the area's lakes from damage and degradation.
2. Maintain and support the resort community in the City.
3. Preserve and enhance the scenic beauty and natural plant communities of the area.
4. Work to improve recreation opportunities for residents and visitors throughout the City.
5. Strengthen the bond that make the people who live in, work in, and visit East Gull Lake identify with the community.

Staff Findings of Fact:

1. Current kitchen addition extends more than three feet into adjoining lot.
2. Cabin has existed since the late 1800's and was a cook's cabin for loggers.
3. Cabin is 38 feet from the OHW and after removal of current kitchen will still be less than 10 feet from side yard property line.
4. Moving the cabin back to provide adequate setback from the OHW will compromise large pine trees and make parking very difficult with road nearby and a very steep hill next to the road.

5. A new foundation will be needed to preserve the cabin so it will be raised up and footings will be poured for stabilization.
6. Owner is concerned about preserving history and is willing to go to the extra expense of doing his best to preserve it and design an architecturally correct addition with property limitations being very tight.
7. Owner is working with the City to preserve as many large pine trees as possible and still allow for new foundation to be poured.
8. Impervious surface is not an issue as it is currently less than 10% due to the amount of property included in the hill behind Pike Bay Road. The kitchen remodel footprint will add very little square footage.

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

Staff Recommendation: Staff recommends that the variance be approved based on the findings of this report. We also recommend the following conditions:

1. Silt fencing will be installed and maintained along the shoreline to eliminate run off into lake during construction.
2. Every effort will be made to preserve as many original older pine trees as possible.
3. Electrical issues will be corrected throughout cabin to bring dwelling up to code as much as possible
4. The variance will be recorded with Cass County



Administrator's Report

New Permits:

PERMIT #	PARCEL ID	LAST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE	PERMIT FEE
1 2018-72	87-430-0110	Evans	11785 Maplewood Dr	Construct garden area with fencing	LUA	\$50.00
2 2018-73	87-028-1201	Kraemer	11270 Leewood Ln	construct 28' x 35' pole building	LUA	\$150.00
3 2018-74	87-367-0140	Grant, Peter	1227 Harbor Pl	construct new residence with attached garage	LUA	\$300.00
						\$500.00

Potential Permits:

PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	DESCRIPTION	PERMIT TYPE
1 87-017-2408	Villela	Denis	10408 Squaw Pt Rd	Rip-Rap; shoreline restoration	LUA
2 87-372-0151	Doerr	William	TBD Pine Beach Pen Rd	New Home Construction	LUA
3 87-357-0138	Sheer	Wally	10372 SP Rd	Add on or tear down and rebuild	LUA
4 87-379-0120	Amberg	Jean	1352 Pike Bay Rd	construct 10x12 shed	LUA
5 87-387-0250	Swanson	Jeffrey	11346 Birch Is Rd	tear down existing home & rebuild further from OHW	LUA
6					

2013 -2016 Permits Update:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	STATUS	PERMIT TYPE
1 2013-32	87-410-0400	Trout	Owen	Siding all up, waiting on electrical and steps	LUA
2 2014-38	87-376-0238	Deans	Thomas	10 x 10 shed yet to be built, no hurry	LUA
3 2015-43	87-016-1302	Lind	Gerald & Nanci	few railings remaining for deck	LUA
4 2016-12	87-425-0115	Wavereck	Mark & Charlene	cement slab is 1 foot to close to Line, cut it, not removed	LUA
5 2016-21	87-376-0120	Gregory	Richard	landscaping, still working on it	CUP/LUA
6 2016-22	87-343-0050	Ruttger	Jim	will be changing scope of project	LUA

Completion Letters:

PERMIT NUMBER	PARCEL ID	LAST NAME	FIRST NAME	DESCRIPTION:	DATE:
1 2018-17	87-030-1104	Maddens		patio addition for outdoor dining at Mission Point (Commercial LUA)	11/19/18
2 2018-19	87-016-2129	Fonseth	Keith & Nikki	Construct new garage	11/19/18
3 2018-23	87-030-1403	Craguns		Replace existing decks on 109 & 110 and enlarging deck over current patio	11/19/18
4 2018-44	87-009-3401	Watland	Scott	after the fact permit for sand installed on beach	11/19/18
5 2018-57	87-404-0130	Nelson	David	up to 25 ft lake access through ice ridge removal	11/19/18
6 2018-63	87-376-0112	Glenn	Joe & Shannon	Shoreline, establishment of beach area	11/19/18

Inspections/Site Visits:							
PARCEL ID	LAST NAME	FIRST NAME	PROPERTY ADDRESS	COMMENTS/STATUS	DATE INSPECTED	PERMIT #	
1	87-367-0208	Dave Mernin		1214 Harbor Pl	update with roof going on	10/22/18	2018-39
2	87-367-0144	JBAD, Inc	Barratto Bros.	1219 Harbor Pl	corrected dirt in wetland and roof going on	10/22/18	2018-38
3	87-367-0132	Biebighauser	Justin & Nikki	1243 Harbor Pl	corrected dirt in wetland and foundation ready	10/22/18	2018-61
4	87-357-0128	Anderson	Wallace	10346 Squaw Pt Rd	siding nearly completed, looks much better	10/22/18	2018-47
5	87-357-0255	Leonard	Bob	1248 Green Gables Rd	Roof nearly ready for cedar shingles	10/22/18	2017-59
6	87-347-0050	Theilen	Kent	1142 Green Gables Rd	starting landscape project Cooper Creek	10/22/18	2017-53
7	87-016-2113	Echternacht	Jean	10436 Shady Ln	small cabin moved and in place, combining begins	10/22/18	2018-50
8	87-016-2129	Fonseth	Keith & Nikki	10455 Shady Ln	garage is complete , see pics	10/22/18	2018-19
9	Multiple	Cragun' s	Legacy Village	Suomi Dr & EGL Dr	review dirt work going on, take pics	10/23/18	2018-34
10	87-379-0040	Funk	John & Cheryl	1388 Pike Bay Rd	take pics and review for variance in Nov	10/23/18	2018-71
11	87-387-0070	Schwendeman	Chad & Missy	11279 Birch Isl Rd	garage not started yet	10/23/18	2018-64
12	87-387-0010	Gould	Kris	11241 Birch Island Rd	foundation ready for cement	10/23/18	2018-60
13	87-020-4401	Bauernfeind	Randy & Emily	1339 Sun Valley Dr	took pics. Kitchen and landscaping all done	10/23/18	2017-48
14	87-385-0140	Doran	Kelly	11181 EGL Dr	enclosed, ready for siding and concrete steps	10/23/18	2018-25
15	87-394-0125	Birnieks	Uldis	1303 EP Drive	project beginning, took pics	10/23/18	2018-56
16	87-407-0250	Hart	Jason & Dayla	2085 Beaver Pond Dr	foundation done ready for framing	10/23/18	2018-49
17	87-404-0130	Nelson	David	1948 Norway Pine Rd	Shoreline project is complete, ready for home	10/23/18	2018-57
18	87-376-0108	Cisneros	Dan & Molly	10879 PBP Rd	trusses have arrived, installing today	10/23/18	2018-21
19	87-376-0112	Glenn	Joe & Shannon	1732 Yel Moc Trl	Shoreline project is complete, home nearly finished	10/23/18	2018-63
20	87-376-0120	Gregory	Richard	1766 Yellow Moc Trl	Still lots of projects left , let the permit ride longer	10/23/18	2016-23
21	87-021-4401	Vobejda	Edward	10987 Gull River Rd	check on progress, siding nearly up	10/24/18	2017-50
22	87-383-0130	PELPHREY	MATTHEW	985 Gull Meadow Lane	trusses nearly done, ready for roof	10/24/18	2018-36
23	87-009-3401	Watland	Scott	968 Green Gables Rd	Shoreline project complete	10/02/18	2018-44
24	87-376-0510	Schieffer	Doug	Undeveloped PBP lot	reviewed with Marshall Carpenter lot cleanup area rules, brush hog and dead trees and stumps only!	10/23/18	n/a
25	87-387-0070	Schwendeman	Chad & Missy	11279 Birch Isl Rd	review footings before pour	10/29/18	2018-64
26	87-387-0010	Gould	Kris	11241 Birch Island Rd	pics of progress,walls going up on shed	10/29/18	2018-60
27	87-030-1403	Cragun's		11000 Cragun Dr	Both projects underway	11/01/18	2018-69
28	87-030-1403	Cragun's		11000 Cragun Dr	Both projects underway	11/01/18	2018-70
29	87-028-2301	Craguns		Suomi Dr + EGL Dr	Eric gave me tour and explained relocation of service areas such as the new wash pad, gas areas, etc	10/31/18	2018-34
30	87-347-0100	Spalj	JR & Jane	1100 Green Gables Rd	lots of landscaping, trees, mud!!	11/01/18	2017-19
31	87-410-0771	Vliet	Vern	11653 Sylvan Rd	progressing very slowly	11/01/18	2018-27
32	87-376-0108	Cisneros	Dan & Molly	10879 PBP Rd	more trusses going up	11/01/18	2018-21
33	87-376-0112	Glenn	Joe & Shannon	1732 Yel Moc Trl	landscaping and stormwater Mgmt.	11/01/18	2018-01
34	Multiple	Cragun' s	Legacy Village	Suomi Dr & EGL Dr	review dirt work going on, take pics	11/14-15/18	2018-34
35	87-367-0208	Dave Mernin		1214 Harbor Pl	finishing shigles	11/15/18	2018-39
36	87-367-0144	Barratto Bros.		1219 Harbor Pl	roof on windows in	11/15/18	2018-38
37	87-367-0132	Biebighauser	Justin & Nikki	1243 Harbor Pl	starting framing	11/15/18	2018-61
38	87-367-0140	Peter	Balkan	1227 Harbor Pl	foundation being formed and poured	11/15/18	2018-74
39	87-357-0128	Anderson	Wallace	10346 Squaw Pt Rd	Son had surgery, probably spring before finished	11/15/18	2018-47
40	87-357-0255	Leonard	Bob	1248 Green Gables Rd	roof nearly done cedar shakes	11/15/18	2017-59
41	87-347-0050	Theilen	Kent	1142 Green Gables Rd	checked all impervious to be removed on project	11/15/18	2017-53
42	87-016-2113	Echternacht	Jean	10436 Shady Ln	probably going to sit till spring, no progress	11/15/18	2018-50
43	87-347-0100	Spalj	JR & Jane	1100 Green Gables Rd	project is complete by contractor, clean up now	11/15/18	2017-19
44	87-347-0140	Thome	Scott	1080 Green Gables Rd	roof on windows in, working on yard and grade	11/15/18	2018-37
45	87-343-0020	Brusven	Arland	895 Green Gables Rd	pics of firepit and measured distance from OHW	11/15/18	2018-67
46	87-016-1105	Velasco	Jeremy	803 Green Gables Rd	roof on and most windows in, sheetrocking	11/15/18	2018-42
47	87-356-0170	Birks	Jeff	3637 Shady Ln Cir	deck is done but connecting walkway not	11/15/18	2018-55
48	87-367-0010	Harstd	Marty	The Harbor	trees being installed on corner by storage Bldg.	11/15/18	n/a
49	87-016-1302	Lind	Gerald	872 Birch Ln	only a few more railings to go	11/15/18	2015-43



City of East Gull Lake

Staff Report

To: Planning Commission

Prepared by: Administrative Assistant Schack

Date: November 27, 2018

Agenda Item: 9a

Subject: Zoning Update

Report:

- The chart has been updated to show the OWRD
- A comparison has been done to show other communities' zoning for golf courses

Comparison of Zoning for Golf Courses in Lakes Area

East Gull Lake has two different zones, the traditional zone was Commercial Waterfront that includes all Madden's Golf and the newer courses built in 1998 at Cragun's were built under a newly created Recreational Zone. The current land use chart list only these two zones as golf locations.

Nisswa lists three different zones that have the ability for golf course fairways in the lot requirements chart (Commercial Waterfront, Highway Business (HB), and Park and Recreation (P&R)) All Grandview's courses are in the Commercial Waterfront zone and no other currently exist in HB or P&R. The Land use classification chart also has no mention of golf courses currently.

Breezy Point lists four (4) different zones that allow golf courses by CUP (Urban Reserve, Estate Lots, Wooded Residential, Resort Commercial) currently all golf courses for Breezy Point Resort are in the Resort Commercial Zone. Their land use chart lists five (5) different zones where a golf course is allowed by CUP. Zones included are Urban Reserve, Estate Lots, Wooded Residential, Resort Commercial, and Public.

Pequot Lakes has no mention of golf course on their current land use chart. The Planning and Zoning map does have a Recreation Zone and the Preserve Golf Course is built within this zone.

Crosslake's current land use chart allows golf courses by CUP within the Limited Commercial and Waterfront Commercial zones. The current zoning map shows a Rural Residential 5 zone where the current Crosswood's Golf Course is built. The land use chart on line does not show this use. The City code also mentions a floodway as a zone where golf courses are permitted by CUP, there is no floodway shown on the zoning map.