

NEWS



Land Services Department
Environmental Services
322 Laurel Street, Suite 14
Brainerd, MN 56401

CROW WING COUNTY

BRAINERD, MINNESOTA 56401

FOR IMMEDIATE RELEASE
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CROW WING COUNTY TO HOLD LAND USE WORKSHOPS

The Crow Wing County Land Services Department will be holding four workshops designed for citizens to have a better understanding of what the new law requires for land use permits. Workshops will be held on September 12, 2011 at the Ideal Town Hall from 9:00 am to 11:00 am and at the Lake Edward Town Hall from 1:00 pm to 3:00 pm and on September 16, 2011 at the Deerwood Town Hall from 9:00 am to 11:00 am and at the Maple Grove Town Hall from 1:00 pm to 3:00 pm.

“We believe that folks want to do the right thing when it comes to their property” stated Land Services Supervisor Chris Pence. “This is an opportunity for folks to learn and understand the new rules and regulations for developing and improving their property.”

The primary change in the law is the creation of performance standards for lake lots that need to be adhered to as a condition for receiving land use permits from the County. These site-based performance standards apply practical approaches based on the actual characteristics of a property and are designed to achieve measurable results in achieving the goal of keeping our lakes healthy. Rather than a one size fits all approach to land use, site specific performance standards such as stormwater management, vegetated buffers and septic system maintenance are part of the new ordinance.

In addition to performance standards, below is a summary of other significant changes in the new Land Use Ordinance:

- Guest cabins are now allowed (up to 700 sq. ft)
- 120 sq. ft. water-oriented accessory structure (shed) allowed by shoreline (must be 20' from lake or river)
- Home businesses allowed in all zoning districts with a conditional use permit
- Building on a non-conforming lot now allowed without a variance if setbacks can be met
- 160 sq. ft. shed (or less) allowed without a building permit
- Travel trailers allowed as a year-round structure with a permit
- Allowances for more resort expansion and rebuilding of resort cabins
- Land Use (Zoning) Classification Changes:
 - Created one Shoreland Zone for areas 1000' from lakes, 300' from rivers
 - Rural residential (RR) districts 1, 10, & 20 were added to the existing 2.5 & 5 acre districts
 - Greenspace zoning eliminated (Interim zoning for Greenspace parcels: RR20)
- Shoreland Alteration Permit: \$150 fee for a wide variety of activities including:
 - Stairways, retaining walls, patios, beaches (*sand blankets*), ice ridge & vegetation removal
- Impervious surface coverage limit set at 25% for all zoning districts

- Stormwater management required on all permits for riparian lots where impervious surfaces exceed 15%
- Shoreline buffers required on all permits for riparian lots where impervious surfaces exceed 20%
- Footing inspection required to verify that newly constructed buildings meet lake/river setbacks in the shoreland
- Setback changes:
 - Natural Environment Lake (from 200' to 150')
 - Wetland (from 16.5' to 15')
 - Bluff (now 30' from top, toe, and sides vs. just the top)
 - DNR approved harbors (now: 1/2 of the building setback from the lake)
- Consolidation of classified lake/river list

The Land Services Department is committed to providing excellent customer service while helping landowners make wise choices that protect the extraordinary natural resources Crow Wing County is blessed with. Citizens are encouraged to contact the Environmental Services Office at (218) 824-1125 or environmental.services@co.crow-wing.mn.us to discuss land use questions before starting building projects. Information about land use in Crow Wing County can be found at www.co.crow-wing.mn.us.

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