

AGENDA
CITY OF CROSBY PLANNING AND ZONING COMMISSION

City Hall Council Chambers
February 17th, 2026, at 6:00 PM

1. Oath of Office
2. Call to Order
3. Pledge of Allegiance
4. Roll Call
5. Additions or Deletions to Agenda
6. Open Forum
7. Approval of Minutes
 - A. January 20th, 2026 Regular Meeting
8. Public Hearing(s)
 - A. Ordinance Amendments
 - i. 2026-05-0223 DMU District Rezone
9. New Business
 - A. 206 1st Street NW Development Clarification
 - i. Rear Yard Setback
10. Old Business
 - A. DNR Comments Update
11. Staff Report/Upcoming Applications
 - A. Staff Report
 - i. Ordinance Highlight
12. City Administrator Updates
13. Commissioner's Questions/Comments
14. Adjourn

Agenda items and supporting documentation are due to the City Clerk's office by noon the Wednesday prior to the meeting. Items that are not on the agenda may not be considered during the meeting. If you are going to give a report or if you wish to speak to the Planning commission under Public Comments, you must approach the microphone and state your full name and address. You will be restricted to 3-5 minutes, and no Planning Commission action will be taken.

Please turn off your cell phone when entering the Council Chambers. Thank you.

For those requiring special assistance, please contact Crosby City Hall at (218) 546-5021

Mitch Hinnenkamp

From: City Admin <cityadmin@cityofcrosby.com>
Sent: Wednesday, January 14, 2026 2:30 PM
To: Mitch Hinnenkamp
Subject: Oath of Office

EXTERNAL

I, [Name], do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of [Your State], and that I will faithfully discharge the duties of the office of Planning Commission Member for the City of Crosby to the best of my judgment and ability. So help me God (or: I so affirm)."

Trish

Trish Harren

City Administrator

City of Crosby

Office: 218-546-5021

Cell: 218-866-0397

Building a Better Community Together

Commissioners Present: Commissioners Goedker, Petersen, Hart, Wynn, and Zender

Members Absent: Chairperson Patrick

Staff Present: Mitch Hinnenkamp, Zoning Administrator and Dianne Howard, Permit Technician/Administrative Support

1. Call Regular Meeting to Order

Protem Chairperson Goedker called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

Protem Chairperson Goedker led the Pledge of Allegiance.

3. Roll Call of Commissioners

4. Additions/Deletions to the Agenda—None.

5. Open Forum—None.

6. Approve of Minutes

A. December 15, 2025, Planning Commission Meeting

COMMISSIONER ZENDER MOVED TO APPROVE THE MINUTES FROM THE DECEMBER 15, 2025, PLANNING COMMISSION MEETING.

COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

7. Public Hearing

COMMISSIONER WYNN MOVED TO OPEN THE PUBLIC HEARING AT 6:02 P.M. COMMISSIONER ZENDER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

A. Ordinance Amendments:

Zoning Administrator Hinnenkamp clarified that this public hearing was published in the paper according to MN State Statute.

i. 2026-01 DMU District

The purpose of this amendment is to modify Chapter 154 to introduce the new zoning district after discussions and recommendations with the Ordinance Subcommittee as well as the Planning Commission.

The Downtown Mixed Use (DMU) Zoning District proposal is intended to encourage a flexible mix of high-density residential and commercial uses within Crosby's downtown core. This district promotes a pedestrian-oriented environment that encourages non-automotive modes of transportation, all while allowing a wider range of residential features than those of the other commercial Zoning Districts within the City of Crosby.

The following language shall be added to Chapter 154.071:

- A) Purpose and Intent: The Downtown Mixed-Use District is established to encourage a flexible mix of high-density residential and commercial uses within Crosby's historic downtown core. The district promoted a pedestrian-oriented environment that supports walking, biking, and other non-automotive transportation modes. Development within this district should be compact, connected to municipal sanitary sewer, utilities and designed to foster interaction and accessibility among various establishments.
- B) Compatibility: The Downtown Mixed Use District is most compatible with and should be established next to the Central Business District but is also may be adjacent to the Single and Two-Family Residential, Multiple Family and Highway Commercial District Zones.
- C) Design and Performance Standards:
 - a. Pedestrian Connectivity: Proposed developments shall ensure all provided sidewalks, paths and resting areas for pedestrians are maintained and kept free of hazards that may pose a threat to public safety. Sidewalks and paths that are provided shall connect the development of adjacent land uses and provide connections through the developments to the public street right-of-way.
 - b. Parking: Off-street parking is required; however, if the use of a property is commercial with no residential units, off-street parking is not required. Off-street parking must be located at the rear of the building and screened from public view; parking that is not able to meet this requirement must be located on the side or front of the building and must be approved by the Planning Commission. Parking need not be screened from a Public Alley.
 - c. Grading/Stormwater: Lots must be graded and designed in a manner to limit runoff onto neighboring properties according to 92.03.
 - d. Lighting: Exterior lighting must be downward-facing and shielded to minimize glare onto adjacent properties, in accordance with 154.226.

- e. Noise and Odors: All uses must comply with the noise and odor standards outlined in 154.229 and 154.230.
- f. Utilities: All properties must be connected to the municipal sanitary sewer system as per 154.225.
- g. Accessory Buildings: Detached accessory buildings shall be located in the rear or side yard.

D) Signage: Signage within the DMU District shall comply with the provisions set forth in the 154.275 through 154.284, with the following additional standards.

- 1. Wall Signs: Permitted on building facades, not to exceed 10% of the wall area.
- 2. Projecting Signs: Allowed, with a maximum projection of four feet from the building façade and a minimum clearance of eight feet above the sidewalk.
- 3. Window Signs: May cover up to 25% of the window area.

E) Landscaping and Screening: in accordance with 154.180:

- 1. Any off-street parking areas must include perimeter landscaping and be screened from adjacent residential uses.

The following language shall be added to Chapter 154.071:

F) Purpose and Intent: The Downtown Mixed-Use District is established to encourage a flexible mix of high-density residential and commercial uses within Crosby's historic downtown core. The district promoted a pedestrian-oriented environment that supports walking, biking, and other non-automotive transportation modes.

Development within this district should be compact, connected to municipal sanitary sewer, utilities and designed to foster interaction and accessibility among various establishments.

G) Compatibility: The Downtown Mixed Use District is most compatible with and should be established next to the Central Business District but is also may be adjacent to the Single and Two-Family Residential, Multiple Family and Highway Commercial District Zones.

H) Design and Performance Standards:

- h. Pedestrian Connectivity: Proposed developments shall ensure all provided sidewalks, paths and resting areas for pedestrians are maintained and kept free of hazards that may pose a threat to public safety. Sidewalks and paths that are provided shall connect the development of adjacent land uses and provide connections through the developments to the public street right-of-way.
- i. Parking: Off-street parking is required; however, if the use of a property is commercial with no residential units, off-street parking is not required. Off-

street parking must be located at the rear of the building and screened from public view; parking that is not able to meet this requirement must be located on the side or front of the building and must be approved by the Planning Commission. Parking need not be screened from a Public Alley.

- j. Grading/Stormwater: Lots must be graded and designed in a manner to limit runoff onto neighboring properties according to 92.03.
 - k. Lighting: Exterior lighting must be downward-facing and shielded to minimize glare onto adjacent properties, in accordance with 154.226.
 - l. Noise and Odors: All uses must comply with the noise and odor standards outlined in 154.229 and 154.230.
 - m. Utilities: All properties must be connected to the municipal sanitary sewer system as per 154.225.
 - n. Accessory Buildings: Detached accessory buildings shall be located in the rear or side yard.
- I) Signage: Signage within the DMU District shall comply with the provisions set forth in the 154.275 through 154.284, with the following additional standards.
- 4. Wall Signs: Permitted on building facades, not to exceed 10% of the wall area.
 - 5. Projecting Signs: Allowed, with a maximum projection of four feet from the building façade and a minimum clearance of eight feet above the sidewalk.
 - 6. Window Signs: May cover up to 25% of the window area.
- J) Landscaping and Screening: in accordance with 154.180:
- 2. Any off-street parking areas must include perimeter landscaping and be screened from adjacent residential uses.

Zoning Administrator Hinnenkamp noted that we had received comments from the DNR. The comments were not directed at the DMU rezone but did speak on our Shoreland Overlay District Code, which does not match the minimum requirements of the State. The DNR will not force us to make immediate changes, however, they will encourage us to make the ones that are the most important. The biggest concern to the DNR is the Bluff Standards—there will be a minimal ask of the City due to there being only a couple of bluffs within the City limits, but it would include True North Base Camp. This is a conversation that will have to be had with the Crosby City Council and Jacob Frie from the DNR. Zoning Administrator Harren stated that this would mainly pertain to shoreline, which would be areas along Serpent Creek and areas around Serpent Lake.

Mines slope standards will also have to be discussed at some point as our Bluff Standards have not been looked at since 1979 per the DNR. Zoning Administrator Hinnenkamp clarified the bluff definition is a 30 ft. slope and a rise of 25 feet or more that flows to a public body or water. Commission discussion continued.

COMMISSIONER GOEDKER MOVED TO CLOSE THE PUBLIC HEARING FOR 2026-01 DMU DISTRICT AT 6:14 P.M. COMMISSION ZENDER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

COMMISSIONER ZENDER RECOMMENDED APPROVING AND PASSING ORDINANCE 2026-01 DMU DISTRICT ONTO THE CITY COUNCIL. COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

ii. 2026-02 Land Use Classification Chart

COMMISSIONER WYNN MOVED TO OPENED THE PUBLIC HEARING FOR 2026-02 LAND USE CLASSIFICATION CHART. COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

Zoning Administrator Hinnenkamp stated that Ordinance Amendment 2026-02 is an amendment to our current Land Use Classification Chart, which amends Chapter 154.035, which will introduce a new column for the new/proposed DMU District, as well as make some amendments to campgrounds, and add a couple of new land use categories. Modification of the chart will introduce the DMU and encourage compatible uses. The changes were highlighted in yellow on the Land Use Classification Chart. Zoning Administrator stated that no comments were received regarding these proposed amendments and that said amendments were discussed with the Commission prior to tonight's Public Hearing.

COMMISSION ZENDER MOVED TO APPROVE AND PASS ORDINANCE 2026-02 LAND USE CLASSIFICATION CHART ONTO THE CITY COUNCIL AND CLOSE THE PUBLIC HEARING. COMMISSIONER WYNN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

iii. 2026-03 Conflicting Regulations in Overlay

COMMISSIONER GOEDKER MOVED TO OPEN THE PUBLIC HEARING FOR ORDINANCE 2026-03, CONFLICTING REGULATIONS IN OVERLAY. COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

Zoning Administrator Hinnenkamp explained that 10 ft. setbacks for fences will be required in alleys for access and safety purposes as well as enforcing sight visibility rules on corner lots. Commission discussion continued. Administrator Hinnenkamp clarified that legal non-conforming cases will continue to be compliant unless altered; there will also be a clean-up of language for conflicting regulations, with the most restrictive standards applying. Administrator Hinnenkamp stated that no comments were received on proposed Ordinance 2026-03.

COMMISSION GOEDKER MOVED TO CLOSE THE PUBLIC HEARING ON ORDINANCE 2026-03. COMMISSIONER ZENDER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

COMMISSION ZENDER MOVED TO APPROVE AND PASS ORDINANCE 2026-03, CONFLICTING REGULATIONS IN OVERLAY ONTO THE CITY COUNCIL AND CLOSE THE PUBLIC HEARING. COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

iv. 2026-04 SSTS Ordinance by Reference

COMMISSIONER GOEDKER MOVED TO OPEN THE PUBLIC HEARING FOR 2026-04, SSTS ORDINANCE BY REFERENCE AT 6:26. P.M. COMMISSIONER ZENDER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

Zoning Administrator Hinnenkamp explained that the purpose of adopting the SSTS standards established by Crow Wing County is to ensure compliance with MN Statute 115.55 SSTS ordinance. Approving this adoption provides uniform regulation of SSTS within the City of Crosby and ensures that local standards are at least as restrictive of those of the Crow Wing County and the MPCA. Zoning Administrator Hinnenkamp spoke with the MPCA and addressed their questions. Commission discussion continued.

COMMISSIONER GOEDKER MOVED TO CLOSE THE PUBLIC HEARING FOR 2026-04, SSTS ORDINANCE BY REFERENCE. COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

COMMISSIONER ZENDER RECOMMENDED ADOPTING AND PASSING 2026-04 SSTS ORDINANCE BY REFERENCE FOR RECOMMENDATION OF ADOPTION TO THE CROSBY CITY COUNCIL. COMMISSIONER GOEDKER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

8. Old Business

The Land Use District Chart is a conversation that the Planning Commission will have more details on later—and it stems from our conversations with the DNR. We may want to consider implementing a Shoreland Overlay District column in the Land Use Categories Chart, which will aid in calling out specific uses that are not compatible with Shoreland District use. Planning Commission discussion continued.

9. Staff Report

Zoning Administrator Hinnenkamp stated that the year has started slow. He has had conversations with the DNR Hydrologist as well as the MPCA. There will be some discussion coming due to the conversation with the DNR in the near future. He also gave a brief overview of Ordinance 154.088 Shoreland Alterations. Administrator Hinnenkamp pointed out that this ordinance does prohibit clear cutting of properties within the Shoreland Overlay District to preserve water quality. Discussion continued.

10. Commissioner's Questions/Comments—None.

11. Adjourn

COMMISSIONER ZENDER MOVED TO ADJOURN THE MEETING AT 6:45 P.M. COMMISSION WYNN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 5-0.

Noah Goedker, P & Z Protem Chairperson

Dianne Howard,
Permit Technician/Administrative Support

CITY OF CROSBY		STAFF REPORT	
Planning Commission		February 11th, 2026	
Originating Department: Planning and Zoning	Meeting Date: February 17 th , 2026		
Agenda Section: Public Hearings (Ai)	Item: Public Hearing 2026-05		

TO: Crosby Planning Commission

FROM: Mitch Hinnenkamp, Community Development Administrator

DATE: January 11th, 2026

RE: 2026-05 Downtown Mixed Use Rezone

Overview: The Downtown Mixed Use Zoning District proposal is intended to encourage a flexible mix of high-density residential and commercial uses within Crosby’s downtown core. This district promotes a pedestrian-oriented environment that encourages non-automotive modes of transportation, all while allowing a wider range of residential features than those of the other commercial Zoning Districts within the City of Crosby.

Purpose: The purpose of this amendment is to modify Chapter 154, Section 031 to rezone properties currently zoned as Central Business District (B-1) to Downtown Mixed Use (DMU)

Intent: The intent of this amendment is to amend the official zoning map for the City of Crosby to change a section of B-1 zoning to DMU zoning to encourage additional housing and commercial mixed-use development within the City of Crosby. This proposal includes areas where high-density development is prevalent and the subject properties are near the city center allowing the creation of housing, walkable neighborhoods, while allowing compatible commercial development in key areas of the City.

Report: The following ordinance amendment document and staff report illustrate the proposed changes. Please note the Minnesota DNR submitted the attached comments. No other comments were received as of the time of the drafting of this report.

Please see Ordinance Amendment 2026-01 for the full proposal.

Thank you for your time and input on this.

CITY OF CROSBY		STAFF REPORT Rezone Application 24-3
PLANNING & ZONING COMMISSION		
Originating Department: Planning and Zoning	Meeting Date: November 18 th , 2024	
Agenda Section: Public Hearing (A)	Item: Rezone Request- to reclassify the zoning district of a group of parcels from Light Industrial (I) to Single Family Residential (R-1)	

PARCEL INFORMATION

Applicant: City of Crosby
Existing Zoning: B-1/CBD
Proposed Zoning: DMU
Future Land Use: Commercial and Urban Residential
Current Use of Property: Mixed residential and commercial uses.

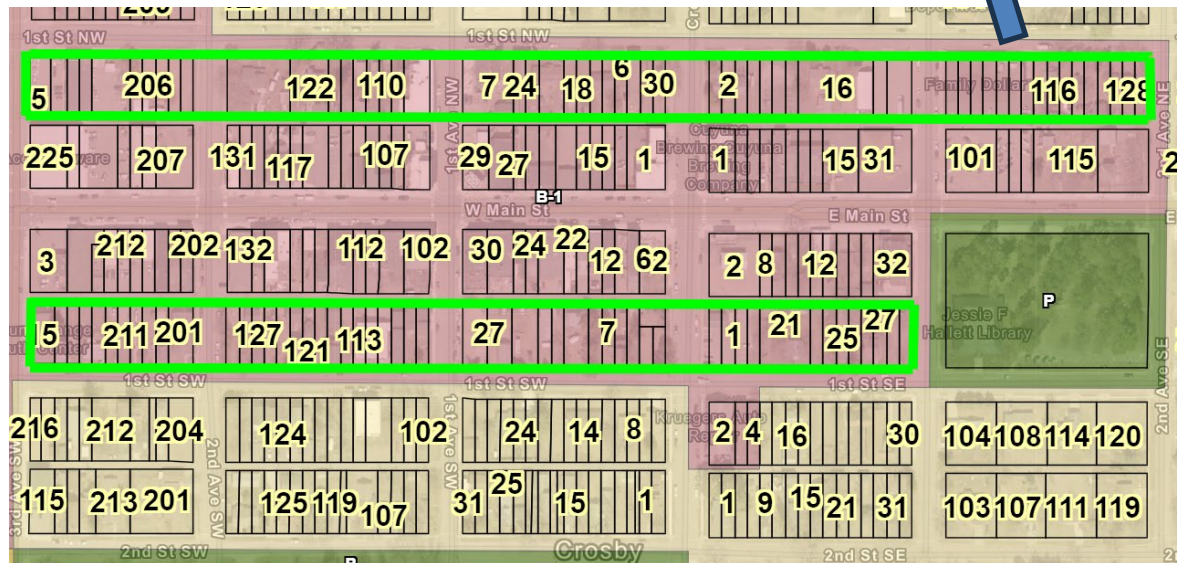
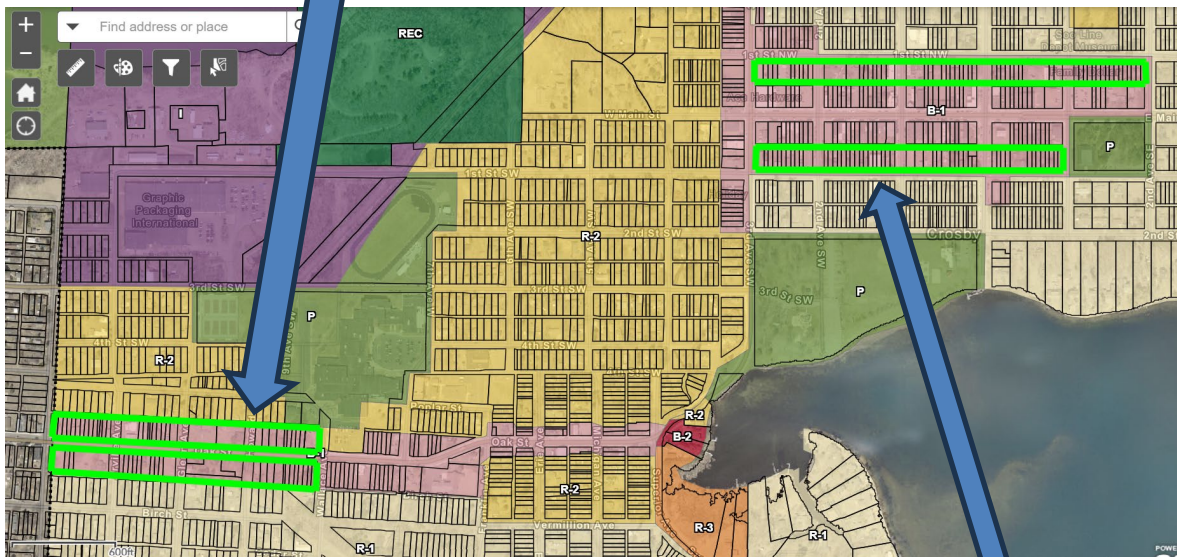
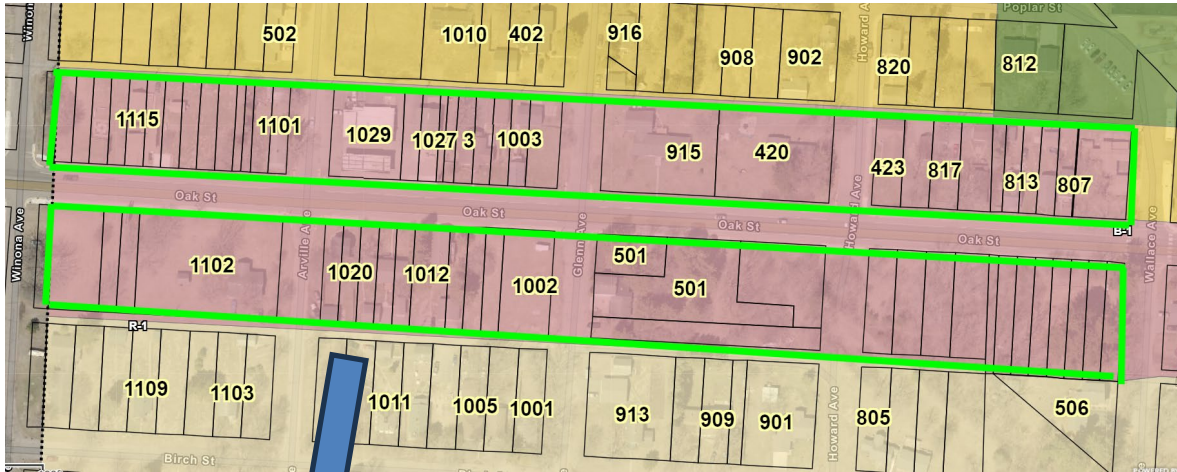
Property Information:

See attached list of Parcel numbers and addresses included in rezone.

OVERVIEW

The City of Crosby is initiating a reclassification of the subject properties to address non-conforming residential uses currently present on the properties while still allowing a flexible mix of both residential and commercial uses. Single-family dwellings are not allowed within the Central Business District, and any expansion or changes to these features is not currently allowed. There is a significant presence of single-family dwellings in the project area. The reclassification to Downtown Mixed Use will bring the current residential uses into conformity while still allowing compatible commercial features. This will promote higher-density walkable neighborhoods that create a pathway for addition dwelling units and commercial uses within the project area. The Downtown Mixed-Use Zoning District has similar setbacks, impervious surface, and height limitations as the B-1 Zoning District. The primary difference is a 10' rear yard setback is required in the DMU and the DMU includes some additional performance standards to limit tension between residential and commercial uses in the project area.

Map of Proposed Area



BACKGROUND INFORMATION

The City has initiated a rezone of 178 parcels from Central Business District (B-1/CBD) to Downtown Mixed-Use. The Downtown Mixed-Use Zoning District was adopted to the City Ordinance on 1/26/2026 by unanimous approval by the City Council. Amendments 2026-01-0126 and 2026-02-0126 both impact this zoning district. The subject properties are located:

The properties located one half block north and one half block south of Oak Street between Winona Avenue (western boundary) and Wallace Avenue (eastern boundary).

And

The properties located one half block north of 1st Street SW and 1st Street SE between 3rd Avenue SW (Western Boundary) and Hallet Avenue SE (Eastern Boundary).

And

The properties located one half block to the south of 1st Street NW and 1st Street NE between 3rd Avenue (western boundary) and 2nd Ave NE (eastern boundary).

The subject properties contain numerous single-family dwellings, various commercial uses, and accessory structures. These properties are serviced by city water and sewer. The intent of this rezone is to create a pathway for easier access to development of dwelling units while still encouraging the development of commercial uses in the City Center areas. The Minnesota DNR has provided the following Comment in response to the rezone notice. (also attached)

“So long as the proved zoning changes do not result in non-conforming parcels, excessive impervious surfaces, or non-conforming uses within the Shoreland Overlay District (SOD), the MN DNR has no comments on the proposed zoning change.”

Jacob Frie: DNR Area Hydrologist

Surrounding Zoning Districts and Land Uses

The subject properties are adjacent to properties zoned as Single-Family and Two-Family Residential Zoning for the areas along Oak Street and across 1st St N and S. The properties to the east of 3rd Ave are bordered by the Central Business District moving toward Main Street. The Downtown Mixed-Use district will provide a buffer district between the highest density within the B-1/CBD and the residential districts bordering these areas.

APPLICABLE REGULATIONS

§ 154.010 AMENDMENTS; REZONING.

(A) *Initiation.* The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this chapter. Any person or his or her expressed agent owning real estate within the city may initiate a request to amend the text or district boundaries of this chapter so as to affect the real estate.

(B) *Procedure.*

(1) A request plus copies of detailed written and graphic materials fully explaining the proposal for an amendment to this chapter shall be filed with the City Council and shall be accompanied by a fee in an amount set by resolution of the City Council. This fee shall be nonrefundable.

(2) The City Administrator or Zoning Administrator shall schedule a public hearing for the requested zoning amendment for the next available Planning Commission meeting.

(3) If the request for amendment to this chapter, including rezoning of private property, is requested by a resident, property owner, or persons with a legal interest in a parcel of land, the city shall complete the review and take action on the application within the prescribed time frames outlined in state statutes and this chapter. If the City Council or Planning Commission initiates the request, the time frames may be extended.

(4) Notice of such hearing shall be published in conformance with the state law of individual notices. If it is a district change request, it shall be mailed not less than ten days nor more than 30 days prior to the hearing to all owners of property, according to the assessment records, within 350 feet of the parcel included in the request. Such notice shall also be published in the official paper of the city within these time periods. Failure of a property owner to receive the notice shall not invalidate any such proceedings as set forth within this chapter.

(5) The Council shall, upon receiving no report from the Planning Commission, place such request on the agenda of its next regular meeting and decide the issue within the prescribed time frame, or upon receiving the reports and recommendations of the Planning Commission, the City Council shall place the amendment request on the agenda of the next regular meeting and decide the issue within 30 days. These reports and recommendations shall be entered in and made part of the permanent written record of the City Council meeting.

(6) The City Council shall have the option to set and hold a public hearing if deemed necessary for reaching a decision.

(7) Amendment of this chapter shall be by a four-fifths vote of the full City Council.

(8) The Zoning Administrator shall notify the originator of the amendment request of the Council's decision in writing.

(Prior Code, § 13.08)

§ 154.035 LAND USE CATEGORIES CHART.

<i>Land Use Classification Chart</i>									
Use	District								
	<i>R</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>B-1 CBD</i>	<i>B-2 High</i>	<i>I</i>	<i>P</i>	<u>DMU</u>
Accessory storage container	P	P	P	P	P	P	P	P	<u>P</u>
Accessory structures	P	P	P	P	P	P	P	P	<u>P</u>
Adult use							C		
Agriculture (other than keeping of animals)						C	C	C	
Automobile repair (major)					C	C	P		<u>C</u>
Automobile sales					C	C	C		<u>C</u>
Automobile salvage yard							C		
Bed and breakfast		C	C	C	C	C			<u>C</u>
Body art establishment					P	P			<u>P</u>
Brewery with taproom					C	C			<u>C</u>
Campgrounds	C				<u>C</u>	C		C	
Cemetery								C	
Church		C	C	C		C		C	
Clear cutting					P	C	C		<u>P</u>
Commercial use, other (not classified)					C	C			<u>C</u>
Community recreation center	C	C			C	C		C	<u>C</u>
Contractor shop (i.e., plumber/electrician)					P	P	P		<u>P</u>
Controlled access lots		C	C	C				C	
Cutting, select	P	P	P	P	P	P	P	P	<u>P</u>
Day care centers		C	C	C	P	P			<u>P</u>
Dirt moving >50 cu. yds. (nonshoreland)	P	P	P	P	P	P	P	P	<u>P</u>
Dirt moving >50 cu. yds. (shore impact zone)	C	C	C	C	C	C	C	C	<u>C</u>
Dirt moving >50 cu. yds. (shoreland nonimpact zone)	P	P	P	P	P	P	P	P	<u>P</u>
Dirt moving between 10 cu. yds. and 50 cu. yds. (shore impact zone)	P	P	P	P	P	P	P	P	<u>P</u>
Drive-in restaurant					C	C			
Drive-through windows						C			
Dwelling, duplex		P	P	C	P	P			<u>P</u>
Dwelling, manufactured housing		C	C	P		C			<u>P</u>
Dwelling, multi-family			C	C		C			<u>P</u>
Dwelling, single-family		P	P	C		P	C		<u>P</u>
Dwelling, triplex or quad			P	C					<u>P</u>
<u>Dwelling, upper level</u>					P				<u>P</u>
Commercial Linked Housing					P				P
Extractive use (mining)							C	C	
Gas stations (with minor repairs)					C	C	P		<u>C</u>
Golf course (including	C	C	C	C				C	

accessory uses)									
Government buildings	P				C	C		P	C
Greenhouse with retail sales					C	C	C		C
Historical sites/buildings	P	P	P	P	P	P		P	P
Home occupation		C	C	C	C	C			C
Hostel					P	P			P
Hotel/motel					P	P			P
Impervious coverage >30% in shoreland					C	C			C
Landscaping/Dirt working Company						C	C		
Laundromat					P	P			P
Liquor, off-sale					P	P			P
Liquor, on-sale					P	P			P
Long-term care facility				C	C	C	C		C
Lumberyard warehouse/sales							P		
Manufactured home park				C					
Manufacturing, limited							P		
Marinas									
Medical facilities		C	C	C	C	C			C
Nursing home/care center			C	C		P			
Outside storage/display of goods (>2 months)					P	P			
Packaging/warehouse							P		
Parks, active	P							P	
Parks, passive	P							P	
Professional office building					P	P	P		P
PUD, commercial	C				C	C			C
PUD, residential		C	C	C					C
Recreational equipment rental business	C								C
Recycling center					C	C	C		
Restaurants/cafes					P	P			P
Retail stores					P	P			P
Schools/educational buildings		C	C	C					C
Semi-public use	P	C	C	C	P	P	P	P	P
Service-based businesses					P	P			P
Sewage/water treatment facilities							P	P	
Sign, area identification		C	C	C	C	C	C		C
Sign, commercial identification					P	P	P		P
Sign, off-site					C		C		
Sign, residential identification		P	P	P					P
Small engine repair					P	P	P		C
State licensed residential facilities		C	C	C				C	C
State licensed residential facilities (<6 unrelated occupants)		P	P	C		P	C		P
Theaters (indoor)					P	P	P		C
Touring business	C								
Vacation rental (commercial)					P				

Vehicle repair shop (with major repairs)					C	C	P		<u>C</u>
Walk-up window					P	P			<u>P</u>
Water-oriented accessory structures		C	C	C					
Welding shop					C	C	P		
C - Denotes conditionally permitted use P - Denotes permitted use Blank - Denotes prohibited use									

(ord. 2026-02 passed 1-26-2026)

§ 154.034 LOT STANDARDS CHART.

The following chart shows lot size and dimension standards.

<i>Lot Size and Dimension Standards</i>									
	<i>R</i>	<i>R-1</i>	<i>R-2</i>	<i>DMU</i>	<i>Shoreland Overlay</i>	<i>B-1 CBD</i>	<i>B-2 Highway</i>	<i>I</i>	<i>Public</i>
<i>Lot Size and Dimension Standards</i>									
	<i>R</i>	<i>R-1</i>	<i>R-2</i>	<i>DMU</i>	<i>Shoreland Overlay</i>	<i>B-1 CBD</i>	<i>B-2 Highway</i>	<i>I</i>	<i>Public</i>
Lot Size									
Single-family		5,000 s.f.	5,000 s.f.	5,000 s.f.		N/A	N/A	N/A	N/A
Duplex		10,000 s.f.	7,500 s.f.	5,000 s.f.					
Triplex			7,500 s.f.	5,000 s.f.					
Quad			10,000 s.f.	5,000 s.f.					
Each additional			1/2,500 s.f.	N/A					
Unsewered					20,000 s.f.				
Sewered (riparian)					15,000 s.f.				
Sewered (non-riparian)					10,000 s.f.				
Lot Width				50 ft		N/A	100 feet	100 feet	N/A
Single-family		50 feet							
Duplex		100 feet							
Triplex		100 feet							
Quad		125 feet							
Unsewered					100 feet				

Sewered (riparian)					75 feet				
Sewered (non-riparian)					75 feet				
Structure Setbacks									
Front	25 feet	20 feet	20 feet	0 feet		0 feet	25 feet	25 feet	25 feet
Side	25 feet	5 feet	5 feet	0 feet		0 feet	10 feet	10 feet	10 feet
Rear	25 feet	10 feet	10 feet	10 feet		0 feet	20 feet	20 feet	20 feet
Accessory building height	15 feet	15 feet	15 feet	25 feet	25 feet	25 feet	25 feet	25 feet	15 feet
Accessory building setbacks	See § 154.165					Standard setbacks as outlined above			
Building height	35 feet	35 feet	45 feet	35 feet	35 feet	45 feet	35 feet	35 feet	25 feet
Impervious coverage (percent)	25	40	45	100	20	100	25	25	30
Lakeshore sewered (riparian)	75 feet				50 feet				
Lakeshore unsewered	75 feet				75 feet				

PERFORMANCE STANDARDS

§ 154.071 DOWNTOWN MIXED-USE (DMU) DISTRICT

§ 154.071 DOWNTOWN MIXED USE (DMU) DISTRICT

(A) Purpose and Intent.

The Downtown Mixed Use (DMU) District is established to encourage a flexible mix of high-density residential and commercial uses within Crosby’s historic downtown core. The district promotes a pedestrian-oriented environment that supports walking, biking, and other non-automotive transportation modes. Development within this district should be compact, connected to municipal sanitary sewer utilities, and designed to foster interaction and accessibility among various establishments.

(B) Compatibility: The Downtown Mixed-Use is most compatible with and should be established next to the Central Business District, but it also may be adjacent to the Single-and two-family residential, Multiple-Family, and Highway Commercial District Zones

(C) Design and Performance Standards.

- a. **Pedestrian Connectivity:** Proposed developments shall ensure all provided sidewalks, paths, and resting areas for pedestrians are maintained and kept free of hazards that may pose a threat to public safety. Sidewalks and paths that are provided shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.
- b. **Parking:** Off-street parking is required; however, if the use of a property is commercial with no residential units, off-street parking is not required. Off-street parking must be located at the rear of the building and screened from public view; parking that is not able to meet this requirement must be located on the side or front of the building and must be approved by the Planning Commission. Parking need not be screened from Public Alley.
- c. **Grading/Stormwater:** Lots must be graded and designed in a manner to limit runoff onto neighboring properties according to §92.03
- d. **Lighting:** Exterior lighting must be downward-facing and shielded to minimize glare onto adjacent properties, in accordance with § 154.226.
- e. **Noise and Odors:** All uses must comply with the noise and odor standards outlined in § 154.229 and 154.230.
- f. **Utilities:** All properties must be connected to the municipal sanitary sewer system as per § 154.225.
- g. **Accessory Buildings:** Detached accessory buildings shall be located in the rear or side yard.

(D) Signage. Signage within the DMU District shall comply with the provisions set forth in §154.275 through 154.284, with the following additional standards:

- 1. **Wall Signs:** Permitted on building facades, not to exceed 10% of the wall area.
- 2. **Projecting Signs:** Allowed, with a maximum projection of four feet from the building facade and a minimum clearance of eight feet above the sidewalk.
- 3. **Window Signs:** May cover up to 25% of the window area.

(E) Landscaping and Screening.

In accordance with § 154.180:

- 1. Any off-street parking areas must include perimeter landscaping and be screened from adjacent residential uses.

(Ord. 2026-01, passed 1-26-2026)

Additions: The following red underlined language shall be added to Chapter 154.277:

	R-1	R-2	R-3	B-1	B-2	I	P	DMU
Area Identification	C	C	C	C	C	C	X	C
Business Identification	X	X	X	P	P	P	X	P
Construction	A	A	A	A	A	A	X	A
Government	A	A	A	A	A	A	A	A
Home Occupation	A	A	A	A	A	A	X	A
Illuminated	X	X	X	A	A	A	X	A
Informational	A	A	A	A	A	A	A	A
Off-Premises	X	X	X	C	C	C	X	X

Political	A	A	A	A	A	A	A	A
Portable/temporary	X	X	X	A	A	A	C	A
Wall	X	X	X	A	A	A	X	A
Window	A	A	A	A	A	A	A	A
A - Denotes allowed without a permit C - Denotes conditional use permit required P - Denotes permit required X - Denotes prohibited sign								

§ 154.067 B-1 CENTRAL BUSINESS DISTRICT.

It is the intent of the B-1 District to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region. The uses and structures within this District shall be designed for effective pedestrian movement. Efforts should be made by both the city and developers to protect the historic character of the downtown area.

(Prior Code, § 13.23)

Alignment to the Comprehensive Plan

Page 43 of the Comprehensive Plan for the City of Crosby details the goals to guide the development of land use as demonstrated in the excerpts below. The Future Land Use Map for the City has identified the subject parcels as “Urban Residential”.

City of Crosby Comprehensive Plan 2016 (Updated 2021)

Housing Goals: pg. 27

Use housing to encourage life-long residency in the City of Crosby. This includes encouraging the development of apartments and assisted living facilities to allow long-time residents to remain in the community while at the same time keeping there independence and quality of life.

Downtown Goals: pg. 30

Capitalize on opportunities provided by being located on the Highways 6/210 corridor.

Land Use Policy:

Guide development in logical, compatible groupings according to their functions, thereby insuring against land use conflicts and development inefficiencies while maintaining property

value.

Goals:

- Ensure that all major public and private decisions reflect the spirit of the Comprehensive Plan.
- Plan adequate and appropriate areas for residential land uses and allow only progressive development to ensure the economical extension of utilities and infrastructure.
- Correct land use conflicts where they now occur through redevelopment, landscape buffering, and other means.

Urban Residential:

Development patterns in this area are a medium to high-density residential that enhance and expand the traditional grid style of development. Walk-able neighborhoods that connect to other urban areas and recreational areas are facilitated. These areas are served, or will potentially be served, by municipal utilities.

Downtown Mixed-Use:

A land use category for a flexible mix of high-density residential and commercial uses. Development in this zone relies less on automobile traffic and more on walking, biking and other similar modes of transportation. Infrastructure will be in place to provide parking and walkways. All properties will be connected to the sanitary sewer utilities. Uses in the Downtown Mixed-Use district should be clustered to provide the maximum amount of interaction and accessibility between the different establishments. This area includes the existing commercial downtown area.

**The Future Land Use Map and Land Use Designations are attached.*

Staff has put together proposed findings supporting this request. The Planning Commission may modify these proposed findings and conditions as they see best.

PROPOSED STAFF FINDINGS OF FACT

1. The City of Crosby initiated a rezone process for the subject properties as discussed by the Planning Commission and City Council.
2. Subject properties are located at:
 - a. The properties located one half block north and one half block south of Oak Street between Winona Avenue (western boundary) and Wallace Avenue (eastern boundary).

And

The properties located one half block north of 1st Street SW and 1st Street SE between 3rd Avenue SW (Western Boundary) and Hallet Avenue SE (Eastern Boundary).

And

The properties located one half block north of 1st Street NW and 1st Street NE between 3rd Avenue (western boundary) and 2nd Ave NE (Eastern Boundary)

A map identifying the subject properties and a list of parcel numbers and addresses are attached.

1. Subject properties are currently zoned Central Business District (B-1).
2. The subject properties are currently utilized as mixed-use, including some single-family dwellings, some multiple-family dwellings, and various commercial uses.
3. The request is to rezone the properties from Central Business District (B-1) to Downtown Mixed Use.
4. The properties are in general conformance with the land use standards for the DMU Downtown Mixed-Use District.
5. The subject properties would be adjacent to single-family and two-family dwellings and various commercial uses.
6. A portion of the subject properties are located within the Shoreland Overlay District of Serpent Lake (General Development Lake).
 - a. The DNR has been notified of this request and provided the following comment.
 - “So long as the proposed zoning changes do not result in non-conforming parcels, excessive impervious surfaces, or non-conforming uses within the Shoreland Overlay District (SOD), the MN DNR has no comments on the proposed zoning change.”
7. The Subject properties are served by municipal water and sewer systems.
8. The Future Land Use Map contained in the comprehensive plan identifies the subject properties as Commercial and Urban Residential.
9. The Comprehensive Plan identifies a Goal of Land Use as: “ Correct land use conflicts where they occur through redevelopment, landscape buffering, and other means.” And as a goal of housing the City is to “use housing to encourage life-long residency I the City of Crosby. This includes encouraging the development of apartments and assisted living facilities...”
 - a. Rezoning the subject properties is consistent with the comprehensive plan as it is in alignment with both of these goals. The increase in allowed density of dwelling units creates a pathway for more housing in the City while providing a buffer district between the remaining B-1 district and the

Residential areas of the City.

10. The Downtown Mixed-Use land use category description states that the intent of this zone is to encourage a flexible mix of high-density residential and commercial uses within Crosby's historic downtown core. The district promotes a pedestrian-oriented environment that supports walking, biking, and other non-automotive transportation modes. Development within this district should be compact, connected to municipal sanitary sewer utilities, and designed to foster interaction and accessibility among various establishments.
 - a. This rezone aligns with this intent by allowing further residential development in these areas and by establishing an easier pathway for higher-density residential use.
 - b. This rezone further aligns with this intent by preserving those properties used as single-family and two-family residential as they have been used for many years yet encouraging the commercial development of the City.
11. The rezone will not be detrimental to the uses or property in the immediate vicinity of the subject properties.

STAFF RECOMMENDATION

The proposed rezoning aligns with and supports the goals and policies of the Comprehensive Plan and matches the current mixed-use already existing in the proposed area.

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

Attachments:

Ordinance Amendment/Rezone	List of PIDs Involved
Supplemental Letter to Property Owners	DNR Comment
Public Hearing Notice	Crosby Future Land Use Map
Future Land Use Map Designations	Crosby Land Use Map

**CITY OF CROSBY
CROW WING COUNTY, MINNESOTA**

ORDINANCE NO. 2026-05-0223

**AN ORDINANCE AMENDING CHAPTER 154 OF THE
CROSBY CITY CODE, THE CITY'S ZONING ORDINANCE,
BY REZONING CERTAIN PROPERTY**

THE CITY COUNCIL OF THE CITY OF CROSBY ORDAINS:

Section 1. Chapter 154 Section 031 of the Crosby City Code, the City's zoning ordinance, is hereby amended by rezoning the properties identified as:

11120512, 11120586, 11120587, 11120588, 11120589, 11120590, 11120591, 11120592, 11120593, 11120594, 11120595, 11120596, 11120597, 11120610, 11120612, 11120613, 11120614, 11120615, 11120616, 11120617, 11120618, 11120633, 11120634, 11120635, 11120636, 11120637, 11120638, 11120639, 11120640, 11120641, 11120642, 11121229, 11121230, 11121231, 11121232, 11121233, 11121234, 11121235, 11121236, 11121237, 11121238, 11121239, 11121240, 11121241, 11121242, 11121243, 11121244, 11121251, 11121252, 11121253, 11121254, 11121255, 11121256, 11121257, 11121258, 11121259, 11121260, 11120660, 11120661, 11120662, 11120663, 11120664, 11120665, 11120666, 11120667, 11120668, 11120669, 11120670, 11120683, 11120684, 11120685, 11120686, 11120687, 11120688, 11120689, 11120690, 11120691, 11120692, 11120693, 11120694, 11120695, 11120696, 11120697, 11120698, 11120710, 11120711, 11120712, 11120713, 11120714, 11120715, 11120716, 11120717, 11120718, 11120719, 11120720, 11120721, 11120722, 11121282, 11121283, 11121284, 11121285, 11121286, 11121287, 11121288, 11121289, 11121290, 11121291, 11121292, 11121293, 11121294, 1112099, 1112101, 1112102, 1112103, 1112112, 1112113, 1112114, 1112115, 1112116, 1112117, 1112118, 1112119, 1112120, 1112121, 1112129, 1112130, 1112131, 1112132, 1112137, 1112138, 1112139, 1112140, 1112141, 1112142, 1112143, 1112144, 1112149, 1112150, 1112160, 1112161, 1112162, 1112163, 1112164, 1112165, 1112166, 1112167, 1112168, 1112169, 1112179, 1112180, 1112181, 1112182, 1112183, 1112184, 1112185, 1112186, 1112187, 1112188, 1112189, 1112190, 1112191, 1112192, 1112266, 1112267, 1112268, 1112269, 1112270, 1112271, 1112272, 1112273, 1112354, 1112355, 1112356, 1112357, 1112358, 1112359, 1112360

to “Downtown Mixed Use (DMU)”

Section 2. The zoning map of the City of Crosby shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning herein above provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

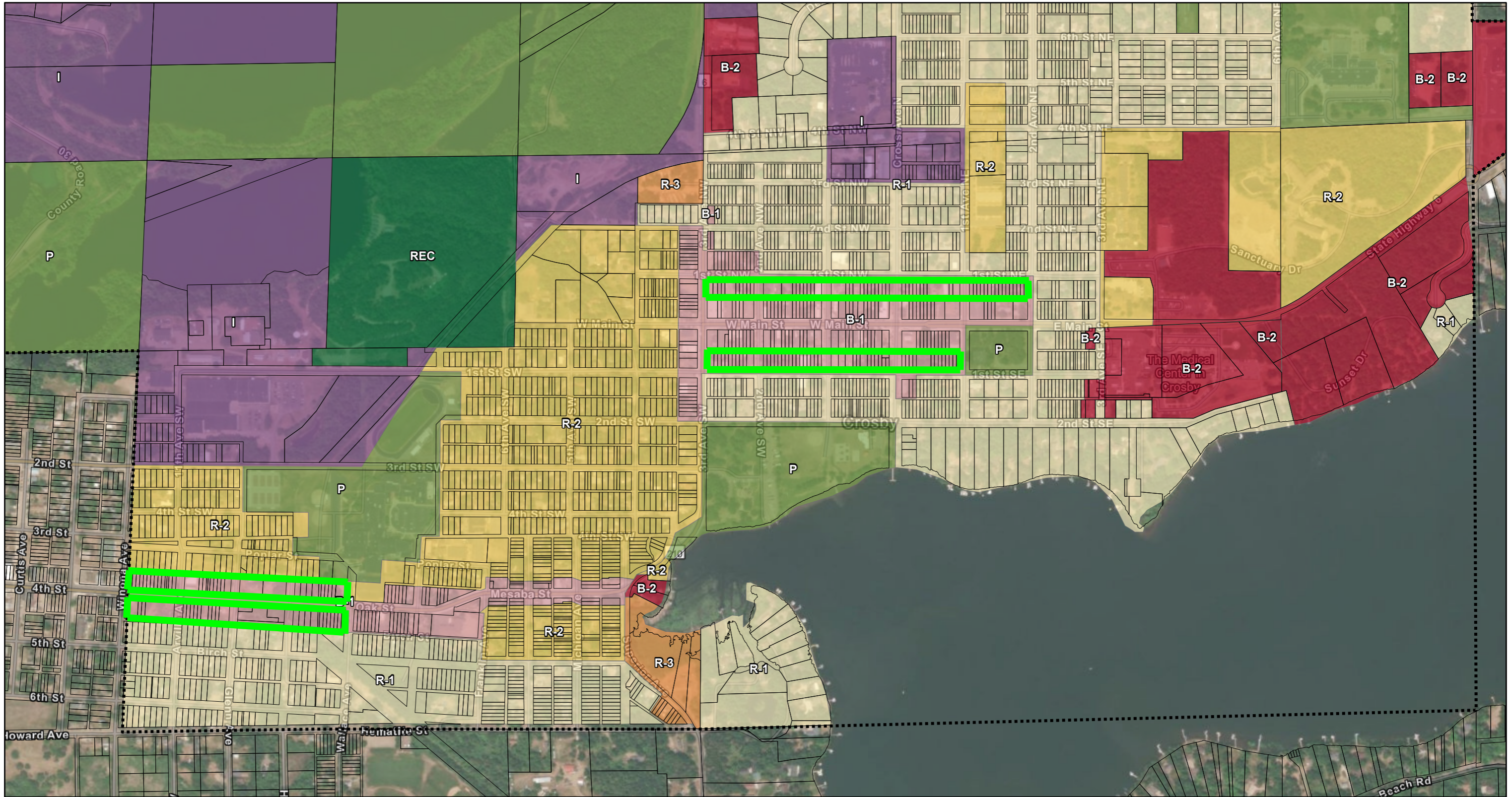
Section 3. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this ____ day of _____, 2026 by the City Council of the City of Crosby, Minnesota.

Trish Harren,
City Administrator

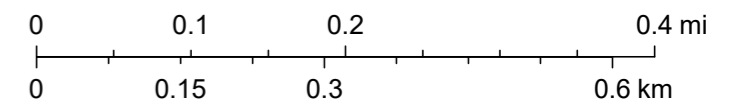
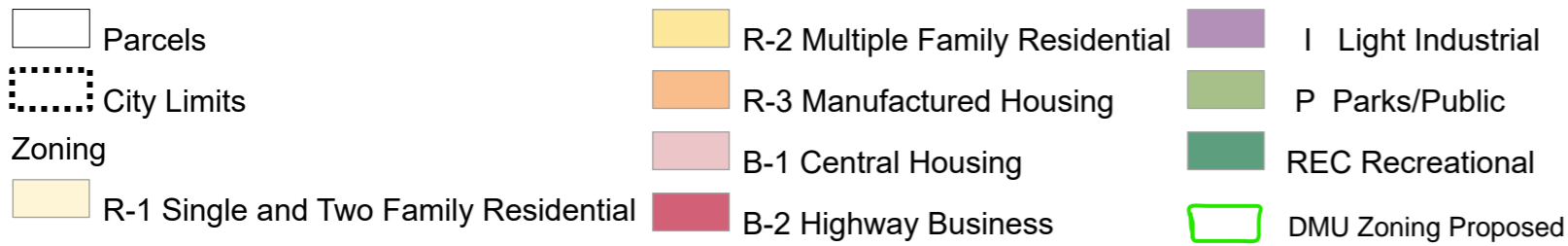
Diane Cash,
Mayor

ArcGIS Web Map



1/27/2026, 10:45:07 AM

1:11,418



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**CITY OF CROSBY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
February 17th, 2026, @ 6:00 P.M.
AT CROSBY CITY HALL (2 2nd St SW, Crosby, MN 56441)**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, February 17th, 2026, beginning at 6:00 P.M.

Hearing: Ordinance Amendment 2026-05-0217 to §154.031 to amend the official zoning map by rezoning parcels from Central Business District (B-1) to Downtown Mixed Use (DMU) Zoning.

Applicant: City of Crosby

Property Description: Subject properties are located at:

The properties located one half block north and one half block south of Oak Street between Winona Avenue (western boundary) and Wallace Avenue (eastern boundary).

And

The properties located one half block north of 1st Street SW and 1st Street SE between 3rd Avenue SW (Western Boundary) and Hallet Avenue SE (Eastern Boundary).

And

The properties located one half block to the south of 1st Street NW and 1st Street NE between 3rd Avenue (western boundary) and 2nd Ave NE (eastern boundary).

A map identifying the subject properties is included below. A list of parcel numbers and addresses is available at City Hall upon request.

Purpose: Rezoning to Downtown Mixed Use will create new housing and commercial opportunities in areas of Crosby where high-density development is common. This change aims to support housing needs, encourage walkable neighborhoods, and allow both commercial and residential projects that fit the character of these key parts of the City. Notably, this zone reduces restrictions on residential properties compared to the B-1 Zoning District. The proposed change would remove non-conforming uses currently found on the affected properties. Because single-family homes are not permitted in the B-1 zone, expanding existing dwellings there is not allowed. By switching to Downtown Mixed Use, property owners could redevelop or expand residential features, provided all other ordinance requirements are met.

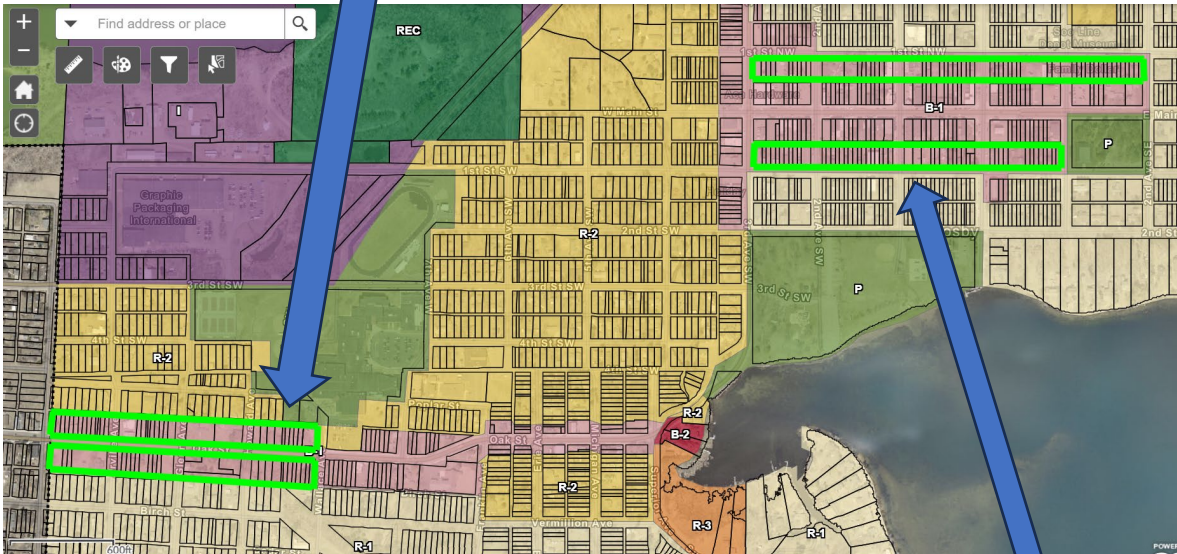
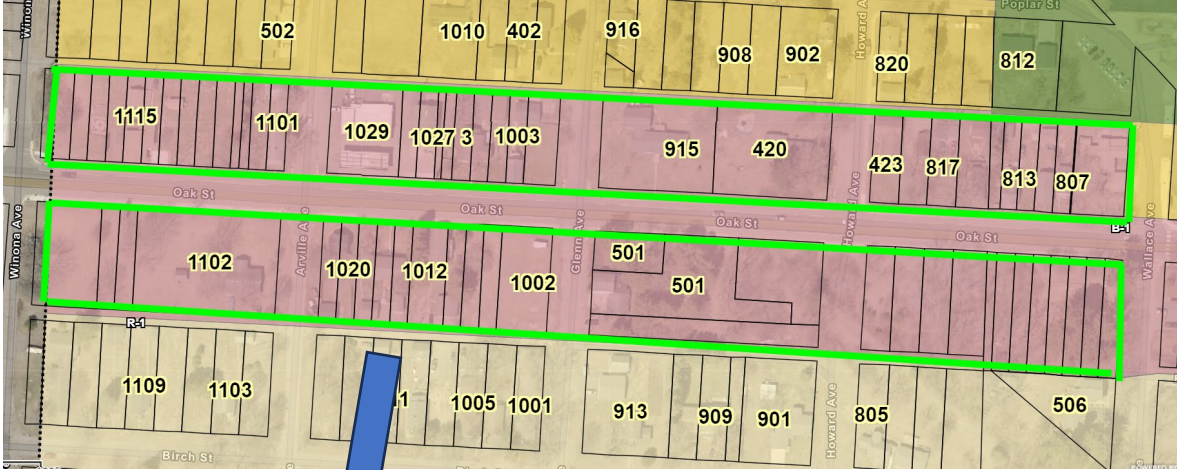
Property Owners Please Note: Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

All interested persons are encouraged to attend the meeting at the City Hall (2 2nd St SW, Crosby, MN 56441) and be heard or send written email comments to the Community Development Administrator: planning@cityofcrosby.com. Comments can also be mailed to Crosby City Hall at 2 2nd Street SW, Crosby, MN 56441, ATTN: Zoning Administrator.

The staff report regarding the request will be available at City Hall approximately one week before the meeting. All questions can be directed to Mitch Hinnenkamp, contracted Community Development Administrator for the City of Crosby.

<p>CITY OF CROSBY Mitch Hinnenkamp Contracted Community Development Administrator (218) 541-5512 Mitch.hinnenkamp@sourcewell-mn.gov</p>

Map of Proposed Area



CITY OF CROSBY
NOTICE OF PUBLIC HEARINGS

TO WHOM IT MAY CONCERN: Notice is hereby given the City of Crosby Planning Commission will convene for their regularly scheduled meeting on Tuesday, February 17th, 2026, at 6:00 p.m. at City Hall, 2 2nd St SW, Crosby, MN 56441 to conduct the following public hearing(s):

Ordinance Amendment Application 2026-05-0217 to consider a modification of 154.031 ZONING DISTRICT APPLICATION to rezone a group of parcels from Central Business District (B-1) to Downtown Mixed Use (DMU). Subject properties are located at:

The properties located one half block north and one half block south of Oak Street between Winona Avenue (western boundary) and Wallace Avenue (eastern boundary).

And

The properties located one half block north of 1st Street SW and 1st Street SE between 3rd Avenue SW (Western Boundary) and Hallet Avenue SE (Eastern Boundary).

And

The properties located one half block to the south of 1st Street NW and 1st Street NE between 3rd Avenue (western boundary) and 2nd Ave NE (eastern boundary).

A map identifying the subject properties and a list of parcel numbers and addresses is available at City Hall upon request.

The application materials are available upon request at city hall. All interested persons are invited to attend this hearing and be heard or send written comments to city hall or via email at planning@cityofcrosby.com A staff report will be available at city hall typically one week before the scheduled meeting.

Dianne Howard, Administrative Assistant
City of Crosby

Future Land Use Map Designations

1. Commercial – Development patterns in this area will feature medium to high-density commercial uses scaled to automobiles and pedestrians. This area will be serviced with municipal utilities.
2. Downtown Mixed Use – A land use category for a flexible mix of high-density residential and commercial uses. Development in this zone relies less on automobile traffic and more on walking, biking and other similar modes of transportation. Infrastructure will be in place to provide parking and walkways. All properties will be connected to the sanitary sewer utilities. Uses in the Downtown Mixed-Use district should be clustered to provide the maximum amount of interaction and accessibility between the different establishments. This area includes the existing commercial downtown area.
3. Forest Preservation – The pattern of development provided for in this area would be large lot residential (10-40 acres) within forested land. Forests would be managed to allow for eventual timber harvesting.
4. Public/Recreational—A designation for property owned by the City of Crosby and other public entities. These areas consist of existing and potential parks, trails, public access points, and natural areas of varying size and function.
5. Shoreline Residential – The pattern of development in these areas is residential consistent with state shoreline development standards.
6. Urban Residential – Development patterns in this area are a medium to high-density residential that enhance and expand the traditional grid style of development. Walk-able neighborhoods that connect to other urban areas and recreational areas are facilitated. These areas are served, or will potentially be served, by municipal utilities.
7. Urban/Rural Transition – These areas are not currently served by municipal utilities, but are within the potential expansion area. Development density in these areas must facilitate future utility extension and must be designed to tie to the urban areas.
8. Neighborhood Mixed Use— The land use develop pattern intended for this area includes residential uses mixed with neighborhood-scaled retail, service, office, civic and recreational uses. Development within this area should be designed for a pedestrian-friendly atmosphere that is visually appealing, safe and convenient for all users. Key characteristics of this area include multi-story buildings, a uniform building edge, inviting ground floor facades and a consistent architectural style.
9. Industrial-- The development pattern in this area consists of large tracts intended for industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in these areas.

Mitch Hinnenkamp

From: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Sent: Friday, January 30, 2026 3:05 PM
To: Mitch Hinnenkamp
Cc: City Admin; MN_Ordinance Review (DNR)
Subject: RE: City of Crosby, MN Ordinance Amendments

EXTERNAL

Good afternoon Mitch:

So long as the proved zoning changes do not result in non-conforming parcels, excessive impervious surfaces, or non-conforming uses within the Shoreland Overlay District (SOD), the MN DNR has no comments on the proposed zoning change.

Thank you!

Jacob Frie

Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources

1601 Minnesota Drive

Brainerd, MN, 56401

Phone: 218-203-4367

Email: Jacob.frie@state.mn.us

mndnr.gov



From: Mitch Hinnenkamp <Mitch.Hinnenkamp@sourcewell-mn.gov>
Sent: Friday, January 30, 2026 11:56 AM
To: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Cc: MN_Ordinance Review (DNR) <ordinance.review.dnr@state.mn.us>; City Admin <cityadmin@cityofcrosby.com>
Subject: RE: City of Crosby, MN Ordinance Amendments

Good Afternoon, Jake,

With the adoption of the DMU district standards at the last Council meeting the City would like to proceed with the associated rezone of properties to this Zoning district.

I have attached the individual notice to this email. That should outline the proposal fairly well. If you would like full list of the PIDs let me know and I can send that along to you.

Please note that Ordinance Amendment 2026-03-0126 cleaned up the language requiring application of the more restrictive standard when the underlying zoning district and overlay district have conflicting

Parcel ID	Owner Name	Property Address	Property City	Property Zip Code
11120512	ROBINSON, ANDREW M & MCWHORTER ELIZ	129 1ST ST NW	CROSBY	56441
11120586	CEKALLA, DONALD J & JULIE A	7 1ST AVE NW	CROSBY	56441
11120587	JORDAN, MARGO B	24 1ST ST NW	CROSBY	56441
11120588	JOHNSON, EVERETT C & CATHERINE J	22 1ST ST NW	CROSBY	56441
11120589	JOHNSON, EVERETT C & CATHERINE J			
11120590	SABBACH, JAMIE &	18 1ST ST NW	CROSBY	56441
11120591	LUNDQUIST, MELANIE & KATHY THOMPSON	0	CROSBY	56441
11120592	LUNDQUIST, MELANIE & KATHY THOMPSON	0	CROSBY	56441
11120593	LUNDQUIST, MELANIE & KATHY THOMPSON	10 1ST ST NW	CROSBY	56441
11120594	JORDAN, MARGO B	6 1ST ST NW	CROSBY	56441
11120595	JORDAN, MARGO B	0	CROSBY	56441
11120596	LOFGREN, AARON	30 CROSS AVE NW	CROSBY	56441
11120597	LOFGREN, AARON	0	CROSBY	56441
11120610	LEWIS, JEFF	122 1ST ST NW	CROSBY	56441
11120612	WEBER, JERRY JAMES & JODI LEE			
11120613	WEBER, JERRY JAMES & JODI LEE			

11120614	WEBER, JERRY JAMES & JODI LEE	112 1ST ST NW	CROSBY	56441
11120615	HARTMAN, PEGGY L	110 1ST ST NW	CROSBY	56441
11120616	HARTMAN, PEGGY L	0	CROSBY	56441
11120617	HARTMAN, PEGGY L	0	CROSBY	56441
11120618	HARTMAN, PEGGY L	10 1ST AVE NW	CROSBY	56441
11120633	PENNINGTON SQUARE INC	5 3RD AVE NW	CROSBY	56441
11120634	PENNINGTON SQUARE INC	0	CROSBY	56441
11120635	PENNINGTON SQUARE INC	0	CROSBY	56441
11120636	PENNINGTON SQUARE INC	0	CROSBY	56441
11120637	PENNINGTON SQUARE INC	0	CROSBY	56441
11120638	AUSTIN, CHRISTOPHER &	0	CROSBY	56441
11120639	AUSTIN, CHRISTOPHER &	0	CROSBY	56441
11120640	AUSTIN, CHRISTOPHER &	206 1ST ST NW	CROSBY	56441
11120641	AUSTIN, CHRISTOPHER &	0	CROSBY	56441
11120642	AUSTIN, CHRISTOPHER &	0	CROSBY	56441
11121229	MILCO CROSBY LLC	0	CROSBY	56441
11121230	MILCO CROSBY LLC	0	CROSBY	56441
11121231	MILCO CROSBY LLC	0	CROSBY	56441
11121232	MILCO CROSBY LLC	0	CROSBY	56441
11121233	MILCO CROSBY LLC	0	CROSBY	56441

11121234	MILCO CROSBY LLC	0	CROSBY	56441
11121235	MILCO CROSBY LLC	0	CROSBY	56441
11121236	GOEBEL, SANDRA & TIMOTHY	0	CROSBY	56441
11121237	GOEBEL, SANDRA & TIMOTHY	116 1ST ST NE	CROSBY	56441
11121238	NIEBUHR, PAUL & DEBRA	0	CROSBY	56441
11121239	NIEBUHR, PAUL & DEBRA	0	CROSBY	56441
11121240	NIEBUHR, PAUL & DEBRA	118 1ST ST NE	CROSBY	56441
11121241	NIEBUHR, PAUL & DEBRA	0	CROSBY	56441
11121242	BAYLISS, LOIS M			
11121243	BAYLISS, LOIS M	128 1ST ST NE	CROSBY	56441
11121244	BAYLISS, LOIS M			
11121251	GLEN PROPERTIES LLC	0	CROSBY	56441
11121252	GLEN PROPERTIES LLC	2 1ST ST NE	CROSBY	56441
11121253	GLEN PROPERTIES LLC	0	CROSBY	56441
11121254	GLEN PROPERTIES LLC	0	CROSBY	56441
11121255	UNITY BANK	0	CROSBY	56441
11121256	UNITY BANK	0	CROSBY	56441
11121257	UNITY BANK	0	CROSBY	56441
11121258	JITTERBUG LANE LLC	16 1ST ST NE	CROSBY	56441
11121259	BARSTOCK LIQUORS LLC	0	CROSBY	56441
11121260	BARSTOCK LIQUORS LLC	0	CROSBY	56441

11120660	SCHIFFLER, NATASHA	201 1ST ST SW	CROSBY	56441
11120661	ORCUTT, RANDY	205 1ST ST SW	CROSBY	56441
11120662	ORCUTT, RANDY			
11120663	PIONEER UNITED, TELEPHONE CO	0	CROSBY	56441
11120664	PIONEER UNITED, TELEPHONE CO	211 1ST ST SW	CROSBY	56441
11120665	PIONEER UNITED, TELEPHONE CO	0	CROSBY	56441
11120666	BOYD, TIMOTHY J			
11120667	BOYD, TIMOTHY J			
11120668	BOYD, TIMOTHY J			
11120669	BOYD, TIMOTHY J	221 1ST ST SW	CROSBY	56441
11120670	CUYUNA RANGE YOUTH CENTER	15 3RD AVE SW	CROSBY	56441
11120683	HUDRLIK PROPERTIES LLC	64 1ST AVE SW	CROSBY	56441
11120684	HUDRLIK PROPERTIES LLC	0	CROSBY	56441
11120685	HUDRLIK PROPERTIES LLC	105 1ST ST SW	CROSBY	56441
11120686	HUDRLIK PROPERTIES LLC	0	CROSBY	56441
11120687	HUDRLIK PROPERTIES LLC	0	CROSBY	56441
11120688	HUDRLIK PROPERTIES LLC	0	CROSBY	56441

11120689	HUDRLIK PROPERTIES LLC	113 1ST ST SW	CROSBY	56441
11120690	KELLY, KEVIN M & LILA J	0	CROSBY	56441
11120691	KELLY, KEVIN M & LILA J	115 1ST ST SW	CROSBY	56441
11120692	MAKI, JESSIE R	119 SW 1ST ST	CROSBY	56441
11120693	BERGAN, DELORES A	121 1ST ST SW	CROSBY	56441
11120694	BERGAN, DELORES A	123 1ST ST SW	CROSBY	56441
11120695	BERGAN, DELORES A			
11120696	SMITH, JANET S & MAUREEN V ALABOUD	127 1ST ST SW	CROSBY	56441
11120697	SMITH, JANET S & MAUREEN V ALABOUD			
11120698	SMITH, JANET S & MAUREEN V ALABOUD			
11120710	ASCENSION LLC	0	CROSBY	56441
11120711	ASCENSION LLC	0	CROSBY	56441
11120712	ASCENSION LLC			
11120713	ASCENSION LLC	0	CROSBY	56441
11120714	ASCENSION LLC	0	CROSBY	56441
11120715	ASCENSION LLC	7 1ST ST SW	CROSBY	56441
11120716	ASCENSION LLC	0	CROSBY	56441
11120717	GULL'S NEST, LLC	0	CROSBY	56441
11120718	TRAYLOR, PAULA K & JAMES D	0	CROSBY	56441
11120719	TRAYLOR, MICHAEL J REVOCABLE TRUST	0	CROSBY	56441

11120720	TRAYLOR, MICHAEL J REVOCABLE TRUST	0	CROSBY	56441
11120721	TRAYLOR, MICHAEL J REVOCABLE TRUST	0	CROSBY	56441
11120722	30 WEST MAIN LLC	27 1ST ST SW	CROSBY	56441
11121282	BURKE, ALAN &	0	CROSBY	56441
11121283	BURKE, ALAN &	27 1ST ST SE	CROSBY	56441
11121284	BURKE, ALAN &	27 1ST ST SE	CROSBY	56441
11121285	BURKE, ALAN &	0	CROSBY	56441
11121286	25 FIRST STREET SE LLC	0	CROSBY	56441
11121287	25 FIRST STREET SE LLC	25 1ST ST SE	CROSBY	56441
11121288	25 FIRST STREET SE LLC	0	CROSBY	56441
11121289	25 FIRST STREET SE LLC	0	CROSBY	56441
11121290	KASTANAS, ANNA	21 1ST ST SE	CROSBY	56441
11121291	CITY OF CROSBY	0	CROSBY	56441
11121292	CITY OF CROSBY	0	CROSBY	56441
11121293	CITY OF CROSBY	0	CROSBY	56441
11121294	CITY OF CROSBY	1 1ST ST SE	CROSBY	56441
11112099	GONZO PROPERTIES LLC	0	CROSBY	56441
11112101	LASART, LOUIS J JR &			
11112102	PURINTON, HARVEY M	0	CROSBY	56441
11112103	LASART, LOUIS J JR &	1102 OAK ST	CROSBY	56441

11112112	THORNBLOOM, DAWN & RICHARD			
11112113	THORNBLOOM, DAWN & RICHARD	1020 OAK ST	CROSBY	56441
11112114	MOORE, PAUL & JACQUELINE			
11112115	MOORE, PAUL & JACQUELINE			
11112116	MOORE, PAUL & JACQUELINE	1016 OAK ST	CROSBY	56441
11112117	CURLEY, DRU M	1012 OAK ST	CROSBY	56441
11112118	CURLEY, DRU M			
11112119	CHAMBERLIN, LOREN S & TENA	0	CROSBY	56441
11112120	CHAMBERLIN, LOREN S & TENA	0	CROSBY	56441
11112121	CHAMBERLIN, LOREN S & TENA	1002 OAK ST SW	CROSBY	56441
11112129	BURGSTALER, RAYMOND ANDY	501 GLEN AVE	CROSBY	56441
11112130	BURGSTALER, RAYMOND ANDY	501 GLENN AVE	IRONTON	56455
11112131	BURGSTALER, RAYMOND ANDY			
11112132	BURGSTALER, RAYMOND A			
11112137	MITCHELL, ERIK K	0	CROSBY	56441
11112138	CITY OF CROSBY	0	CROSBY	56441
11112139	CITY OF CROSBY	0	CROSBY	56441
11112140	CITY OF CROSBY	0	CROSBY	56441
11112141	MARTIN, BERNARD			

11112142	MARTIN, BERNARD	817 OAK ST	CROSBY	56441
11112143	LEONHARDT, JACOB			
11112144	LEONHARDT, JACOB	423 HOWARD AVE	CROSBY	56441
11112149	ROACH, MICHAEL K & TONI	420 HOWARD AVE	CROSBY	56441
11112150	GIBSON, JAMES & DONNA	915 OAK ST	CROSBY	56441
11112160	BERSETH, SARAH ELIZABETH & MICHAEL RYAN	0	CROSBY	56441
11112161	BERSETH, SARAH ELIZABETH & MICHAEL RYAN	1003 OAK ST	CROSBY	56441
11112162	LASART, CHARLES A & JOANN E			
11112163	LASART, CHARLES A & JOANN E			
11112164	LASART, CHARLES A & JOANN E	1009 OAK ST	CROSBY	56441
11112165	L-N-F STORES LLC	0	CROSBY	56441
11112166	LASART, CHARLES A & JOANN E			
11112167	L-N-F STORES LLC	0	CROSBY	56441
11112168	L-N-F STORES LLC	1027 OAK ST	CROSBY	56441
11112169	L-N-F STORES LLC	1029 OAK ST	CROSBY	56441
11112179	HILL, DANIELLE L	1101 OAK ST SW	CROSBY	56441
11112180	HILL, DANIELLE L			

11112181	HILL, DANIELLE L			
11112182	CASH, DIANE L TRUST			
11112183	CASH, DIANE L TRUST			
11112184	CASH, DIANE L TRUST			
11112185	CASH, DIANE L TRUST			
11112186	CASH, DIANE L TRUST			
11112187	CASH, DIANE L TRUST			
11112188	CASH, DIANE L TRUST	1115 OAK ST	CROSBY	56441
11112189	PURINTON, HARVEY M	0	CROSBY	56441
11112190	CASH, DIANE L TRUST			
11112191	PURINTON, HARVEY M	0	CROSBY	56441
11112192	PURINTON, HARVEY M	0	CROSBY	56441
11112266	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112267	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112268	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112269	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			

11112270	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112271	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112272	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112273	CHILEEN, GREGORY JOHN & NICOLE MCCORMICK			
11112354	DOSHAN, JOSEPHINE A	805 OAK ST	CROSBY	56441
11112355	DURANT, TAMI L	0	CROSBY	56441
11112356	DURANT, TAMI L	807 OAK ST	CROSBY	56441
11112357	PERPICH, PAUL	809 OAK ST	CROSBY	56441
11112358	PERPICH, PAUL	809 OAK ST	CROSBY	56441
11112359	NELSON, RAYOLA			
11112360	NELSON, RAYOLA	813 OAK ST	CROSBY	56441
25110678	GONZO PROPERTIES LLC	0	IRONTON	56455
25110679	SMITH, DENNIS & BARBARA	0	IRONTON	56455

CITY OF CROSBY		STAFF REPORT	
Planning Commission		February 12th, 2026	
Originating Department: Planning and Zoning	Meeting Date: February 17 th , 2026		
Agenda Section: New Business (A)	Item: 206 1 st St NW Development Ord. Clarification.		

TO: Crosby Planning Commission

FROM: Mitch Hinnenkamp, Community Development Administrator

DATE: February 12th, 2026

RE: 206 1st St NW Rear Yard Setback

Overview: The property located at 206 1st St NW or PID: 11120639 has been the topic of much conversation regarding potential development. At this time no formal applications have been made. A map has been included on the following page.

The City of Crosby Land Use Ordinance specifies that a rear yard setback of 10' is required within the DMU district (This property is included in the proposed rezone discussed previously). The ordinance specifies in the case of a corner lot both street frontages shall be considered a front yard and require a setback as such. The ordinance, however, is silent on rear yard setbacks in the same situation. I have included the language specifying this below as well as the definition of the Rear Yard.

§ 154.210 SPECIFIED.

(D) On a through lot (a lot fronting on two parallel streets) or a corner lot, both street lot lines shall be front lot lines for applying yard and parking requirements.

YARD, REAR. *A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the building.*

Request: In an effort to provide accurate guidance for any potential development on this property I would like the Planning Commission to provide guidance on the best application of the rear yard setback. Two options to consider for this guidance are as follows.

A). Because the Ordinance Specifies that on a corner lot, both street lot lines shall be front lot lines, this can be similarly applied to the rear yard setback and as such both the west and southern lot lines would require a 10 foot setback.

B). With the lack of specifically addressing corner lots and the rear yard setback (as is specifically called out for front yard requirements) only one rear yard setback needs to be applied. With the standard makeup of the City being lots with frontage to a street and rear access to an alley. The intent of the ordinance could be interpreted to be applied to alley lines primarily and as such the rear setback would only be applied to the southern line on this property.



C) The Planning Commission may have a different interpretation of this and I would greatly appreciate the guidance.







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



206 1st St NW Ordinance Interpretation Request



Land Use Classification



-  Agricultural/Forestry District
-  Airport District




-  Commercial District 1
-  Commercial District 2

-  Commercial/Heavy Industrial District
-  Commercial/Light Industrial District

-  Rural Residential - 20
-  Rural Residential - 10

-  Rural Residential - 5
-  Rural Residential - 2.5

-  Rural Residential - 1
-  Sensitive Shoreland District

-  Shoreland District
-  Urban Growth District
-  Waterfront Commercial



Date: 2/12/2026 Time: 1:13 PM

CITY OF CROSBY		STAFF REPORT	
Planning Commission		February 12th, 2026	
Originating Department: Planning and Zoning	Meeting Date: February 17 th , 2026		
Agenda Section: Staff Report	Item: February Staff Report		

TO: Crosby Planning Commission

FROM: Mitch Hinnenkamp, Community Development Administrator

DATE: February 12th, 2026

RE: Staff Report

The month of February up to this point has remained slow. Calls, questions, and longer term project planning has seen a jump in activity following the rise in temperature these last two weeks. I have taken a number of calls for preliminary information regarding multiple different properties. It seems we are getting into that time of the year where planning for spring projects is underway.

One of the calls I received was a second property owner who had a garage demolished because of the 2nd St Alley project last summer. This property owner is working on plans for replacement of that garage with a two stall garage. This property is within the Shoreland Overlay district so Impervious surface coverage is a concern but I am working through options with them. A variance may be needed to exceed the allowed impervious surface allotment for the property. I will update the PC on any developments on this project.

At this time, there are no further groundbreaking items to report on any of these project as most are smaller residential remodels or accessory buildings.

As a follow-up to our conversation last month about the MN DNR comments/review of our Shoreland Overlay. Trish and I have set a date with Jacob Frie (DNR Area Hydrologist) to attend a work session with the City Council. This meeting is set for April 13th at 5:00pm during a Council Workshop. At this time, conversations have stalled until following this meeting.

That wraps up the updates for the Planning Commission at this time. I will be in attendance at the next Planning Commission meeting; if you have any questions or concerns, please feel free to contact me at Mitch.Hinnenkamp@sourcewell-mn.gov or at (218) 541 5512.

Kind Regards

Mitch Hinnenkamp

Community Development Administrator

Ordinance Highlight (December)

§ 154.086 SHORELAND MANAGEMENT CLASSIFICATION.

(A) In order to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values, and the general health, safety, and welfare, all public waters in the city have been given a shoreland management classification.

(B) The public waters of the city have been classified by the Commissioner of Natural Resources as follows:

- (1) Natural environment lakes and streams: none identified within the city;
- (2) Recreational development lakes and streams: none identified within the city; and
- (3) General development lakes and streams: **Serpent Lake and Serpent Creek.**

(Prior Code, § 13.29)

SUMMARY: This month's Ordinance Highlight is short and sweet but the implications of this section of the Ordinance are significant. Above is a list of the Public Waters identified within the City of Crosby. As you can see this includes only Serpent Lake and Serpent Creek. As the conversation with the MN DNR continues it will be important to note that the buffer distances and requirements of the Shoreland Overlay (should they change) will only impact those areas within 1000' of Serpent Lake and 300' of Serpent Creek (either side). The Mine Pit "Lakes" within the City limits are recognized as Public Waters by the DNR but are not regulated as lakes. This allows much greater levels of development near these features with very little protection awarded by any local ordinances.