

**AGENDA**  
**CITY OF CROSBY PLANNING AND ZONING COMMISSION**

City Hall Council Chambers  
January 20<sup>th</sup>, 2026, at 6:00 PM

1. Pledge of Allegiance
2. Call to Order
3. Roll Call
4. Additions or Deletions to Agenda
5. Open Forum
6. Approval of Minutes
  - A. December 15<sup>th</sup>, 2025 Regular Meeting
7. Public Hearing(s)
  - A. Ordinance Amendments
    - i. 2026-01 DMU District
    - ii. 20236-02 Land Use Classification Chart
    - iii. 2026-03 Conflicting Regulations in Overlay
    - iv. 2026-04 SSTS Ordinance by Reference
8. New Business
9. Old Business
  - A. Ordinance Amendment Updates
  - B. Downtown Mixed Use Zoning District Chart
10. Staff Report/Upcoming Applications
  - A. Staff Report
    - i. Ordinance Highlight
11. Commissioner's Questions/Comments
12. 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

**Members Present: Commissioners** Patrick, Goedker, Petersen and Hart; Mitch Hinnenkamp, Zoning Administrator; Trish Harren, City Administrator; and Dianne Howard, Permit Technician/Administrative Support

**Member Absent:** Commissioners Zender and Wynn

**1. Pledge of Allegiance**

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

**2. Call Regular Meeting to Order**

Chairperson Patrick led the Pledge of Allegiance

**3. Roll Call**

**4. Additions/Deletions to the Agenda:** None.

**5. Open Forum**

Matt Steele spoke during Open Forum. He stated that he was happy to hear about a potential proposal for a partial Downtown Mixed Use Zoning District. He is interested in developing more housing for families and is looking forward to a potential for growth. He sees the area between the lake and town as a prime area for development. The main barrier is the conflict between the current zoning districts and their requirements. It is his hope that we will not include parking requirements with new housing developments downtown. Mr. Steele would like us to conduct a development audit.

**6. Approval of Minutes**

A. November 17, 2025, Planning Commission Meeting

**COMMISSIONER GOEDKER MOVED TO APPROVE THE MINUTES FROM NOVEMBER 17, 2025, PLANNING COMMISSION MEETING.**

**COMMISSIONER PETERSEN SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 4-0.**

**7. Public Hearings**

Commissioner Patrick stated that there are no Public Hearings.

**8. New Business**

Commissioner Patrick stated that there is no New Business.

## 9. Old Business

Zoning Administrator Hinnenkamp reported that the SSTS draft has been completed and submitted to our City Attorney. Because the draft will need a 30-day timeline, we will move the SSTS Ordinance and the remaining ordinance amendments to a Public Hearing in January. The pending amendments include the following:

- Fence updates: must be 10' from alley, but otherwise are exempt from structure setbacks
- SSTS Ordinance: adoption by reference
- Overlay District conflicting language cleanup
- Downtown Mixed Use Zoning District
- Campgrounds will no longer be allowed in the B-1
- Greenhouses and Landscaping companies will be added to the Land Use Categories Chart
- Commercial Storage Units: addition of definition and addition to the Land Use Categories Chart
- Downtown Mixed-Use (DMU) approval

The rezoning of proposed parcels to the DMU would be best held during the February meeting.

Zoning Administrator Hinnenkamp addressed a couple of key items for the new zoning classification DMU, Downtown Mixed-Use Zone on the Land Use Classification Chart. They are as follows:

Outside Storage Display of Goods (2 months) Outside showing of goods: Zoning Administrator Hinnenkamp had concerns about this item being permitted. He gave an example of an outdoor display of auto goods near a residential home. The Commission agreed and Commissioner Patrick stated that it could also be re-evaluated at a different time if we want to change it.

Recreational Equipment Rental Business: Existing businesses would be grandfathered in. Zoning Administrator Hinnenkamp does not see a reason for it to be a Permitted Use at this time as it can impede foot traffic.

Welding shop: It does not fit the downtown area due to potential safety concerns and odors per Zoning Administrator Hinnenkamp.

DMU column—Commissioner Patrick stated that the Permitted Uses verses Conditional Use Permit uses were good as presented.

Zoning Administrator Hinnenkamp questioned the commission as to whether they would prefer to make a multi-family dwelling located in the mixed-use district a CUP process or a Permitted Use. Developers will still have to meet the requirements of the Permitted Use if we stick with that categorization. City Administrator Harren believes that we should make things as non-restrictive as possible for potential developers of multi-family dwelling structures. Commission Goedker agreed if the current requirements are met. Commissioner Patrick stated that new developments will have to meet the Mixed-Use Code. Tri-plex and Quad units will be considered a Permitted Use as well.

#### **10. Staff Report:**

Zoning Administrator Hinnenkamp stated that permitting is very slow right now. There is a developer interested in purchasing property to build multi-family housing or a hotel.

December's Ordinance Highlight was 154.089 Floodplain Provisions. Zoning Administrator gave a summary of this ordinance and how it impacts the City of Crosby. He also provided maps to better illustrate areas of concern.

#### **11. Commissioner's Questions/Comments**

Commissioner Petersen asked if the Rapp Building has been sold yet. City Administrator Harren stated that to date it has not been. The City Administrator is still working on how to mitigate issues with the property to make it salable.

#### **12. COMMISSIONER HART MOVED TO ADJOURN THE MEETING AT 6:31 P.M. COMMISSIONER GOEDKER SECONDED THE MOTION. THE MOTION PASSED BY A VOTE OF 4-0.**

---

Troy Patrick, P & Z Chairperson

---

Dianne Howard,  
Permit Technician/Admin. Asst.

<b>CITY OF CROSBY</b>		<b>STAFF REPORT</b>	
<b>Planning Commission</b>		January 9th, 2026	
<b>Originating Department:</b> Planning and Zoning	<b>Meeting Date:</b> January 20 <sup>th</sup> , 2026		
<b>Agenda Section:</b> Public Hearings (Ai)	<b>Item:</b> Public Hearing 2026-01		

**TO:** Crosby Planning Commission

**FROM:** Mitch Hinnenkamp, Community Development Administrator

**DATE:** January 9<sup>th</sup>, 2025

**RE:** 2026-01 Downtown Mixed Use Amendment

**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, to introduce a new Zoning District into the City of Crosby

**Intent:** The intent of this amendment is to provide opportunity for housing and commercial mixed-use development within the City of Crosby. This Zoning district will be integrated in areas where high-density development is prevalent and near the city center to create housing, walkable neighborhoods, and allow compatible commercial development in key areas of the City.

**Report:** The following ordinance amendment document illustrates 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. A couple of Highlights of this Ordinance include allowing all forms of Residential dwellings with a permit (from single-family to multi-family) within this Zoning District. Identifying setbacks that are a middle ground between those in the B-1 and Residential Zoning districts. One item that was talked about at length was in regards to Parking. The specific language regarding parking is quoted below.

- a. *“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.”*

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

Thank you for your time and input on this.

**CITY OF CROSBY  
CROW WING COUNTY,**

**STATE OF MINNESOTA**

**ORDINANCE NO. 2026-01**

**AN ORDINANCE AMENDING CHAPTER 154 OF THE CROSBY  
CITY CODE, ZONING; SECTIONS 034 LOT AND BUILDING  
STANDARDS, SECTION 277 DISTRICT PROVISIONS, AND ADDING  
SECTION 071 DOWNTOWN MIXED USE (DMU) DISTRICT**

THE CITY COUNCIL OF THE CITY OF CROSBY ORDAINS AS FOLLOWS:

**Purpose and Intent:** The purpose of this ordinance amendment is to amend Chapter 154 to establish standards for a Downtown Mixed Use Zoning District and to add standards for this zoning district to the Land Use Categories Chart, Lot and Building Standards Chart, and to the Signage standards.

**Additions:** The following underlined language shall be added to Chapter 154.034:

**Downtown Mixed Use (DMU) District (add to 154.034 LOT STANDARDS CHART)**

<i>Lot Size and Dimension Standards</i>	
	<u>DMU</u>
<b>Lot Size</b>	
Single-family	<u>5,000 sq. ft.</u>
Duplex	<u>5,000 sq. ft.</u>
Triplex	<u>5,000 sq. ft.</u>
Quad	<u>5,000 sq. ft.</u>
Each additional	N/A
Unsewered	
Sewered (riparian)	
Sewered (non-riparian)	
<b>Lot Width</b>	
Single-family	<u>50 ft</u>
Duplex	
Triplex	
Quad	

Unsewered	
Sewered (riparian)	
Sewered (non-riparian)	
<b>Structure Setbacks</b>	
Front	<u>0 ft</u>
Side	<u>0 ft</u>
Rear	<u>10 ft</u>
Accessory Building Height	<u>25 ft</u>
Accessory Building Setbacks	<u>Standard Setbacks as Outlined above</u>
Building Height	<u>35'</u>
Impervious Coverage (percent)	<u>100</u>
Lakeshore sewered (riparian)	
Lakeshore unsewered	
Maximum density	

(Prior Code, § 13.17) (Ord. 2014-06a, passed - -; Ord. 2015-01, passed - -; Ord. 2016-07, passed 6-22-2016; Ord. 2017-05, passed - -; Ord. 2020-04, passed 8-24-2020; Ord. - -, passed 1--2021; Ord. 2022-07, passed 12-12-2022; Ord. 2022-08, passed 12-27-2022, Ord. 2023-1, passed 1-23-2023, Ord. 2026-01, passed 1-26-2026)

**Additions:** The following underlined language shall be added to Chapter 154.071:

**§ 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	<u>DMU</u>
Area Identification	C	C	C	C	C	C	X	<u>C</u>
Business Identification	X	X	X	P	P	P	X	<u>P</u>
Construction	A	A	A	A	A	A	X	<u>A</u>
Government	A	A	A	A	A	A	A	<u>A</u>
Home Occupation	A	A	A	A	A	A	X	<u>A</u>
Illuminated	X	X	X	A	A	A	X	<u>A</u>
Informational	A	A	A	A	A	A	A	<u>A</u>
Off-Premises	X	X	X	C	C	C	X	<u>X</u>
Political	A	A	A	A	A	A	A	<u>A</u>
Portable/temporary	X	X	X	A	A	A	C	<u>A</u>
Wall	X	X	X	A	A	A	X	<u>A</u>
Window	A	A	A	A	A	A	A	<u>A</u>
A - Denotes allowed without a permit C - Denotes conditional use permit required P - Denotes permit required X - Denotes prohibited sign								

(Prior Code, § 13.70, Ord. 2026-01, passed 1-26-2026)

EFFECTIVE DATE: 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.

\_\_\_\_\_  
 Diane Cash,  
 Mayor

\_\_\_\_\_  
 Trish Harren,  
 City Administrator-Clerk-Treasurer

Minnesota DNR – Division of Ecological and Water Resources  
1601 Minnesota Drive  
Brainerd, MN 56401

1/15/2026

Mitch Hinnenkamp  
Planning and Zoning Administrator – City of Crosby  
2 Second Street SW  
Crosby, MN 56441

**Re: DNR Review of City of Crosby City Code Ordinance Amendments**

Dear Mitch:

Thank you for sending the proposed City Code amendments to the DNR for formal review on 12/19/2025. We have reviewed the sections that you propose to amend in your draft ordinance for compliance with state shoreland rules (MR 6120.2500 – 6120.3900). Because the ordinance sections and provisions being considered for amendment are not specific to amending the City’s Shoreland Overlay District (SOD) zoning, the DNR’s role in reviewing and approving the ordinance revisions is out of scope and no approval is required by DNR. Our review found that some provisions of the proposed Downtown Mixed Use District (DMU) may be below the minimum standards within the SOD. Therefore, the City should ensure that the most restrictive Ordinance provisions apply when considering subdivisions of land and use determinations within the SOD.

**General Concerns About Existing Shoreland Overlay District Provisions:**

During the course of our review of the proposed revisions to City Code, it was necessary for us to cross-reference existing SOD provisions with Minnesota Shoreland Rules 6120.2500 to 6120.3900 to ensure consistency with state rules. The last time the City of Crosby’s Ordinance related to the Shoreland was reviewed by DNR was in 1978. This means the Ordinance does not incorporate the State’s 1989 Shoreland Rules update and is lacking many other minimum State Shoreland Rules components that a local community should incorporate within their ordinance. The following is a list of many deficient areas within the City Code that do not meet minimum State Shoreland Rules provisions:

- Section 154.005 (Definitions):
  - **No definitions for many of the State Shoreland Rules required provisions are located in this section. Or, definitions are contained, but have different standards than those listed in State Shoreland Rules. Examples include “Bluff”, “Top of Bluff”, “Bluff Impact Zone”, “Shore Impact Zone”, “Lot Width”, “Intensive vegetation clearing”, “Steep Slope”, etc.**
- Section 154.087 (Shoreland Overlay District):
  - Allows for an increase in the maximum allowable impervious coverage (20%) by 10% if certain additional performance standards are met. This potential increase to 30% does not meet the State Shoreland Rule’s maximum impervious standard of 25%.
  - **No bluff or steep slope provisions are in this section, which is minimally required by State Shoreland Rules.**
- Section 154.035 (Land Use Chart):
  - **Allows for “manufacturing, limited” as a “Permitted” use in “Light Industrial” zoning districts, whereas the State Shoreland Rules only allows for industrial uses to be allowed with a Conditional Use Permit on non-Natural Environment classified lakes.**

- Allows for “controlled access lots” in certain zoning districts with no standards, whereas State Shoreland Rules only allow these lots if they comply with a set of minimum standards established in Rule.
- **Does not indicate whether Planned Unit Developments (PUDs) are allowed within the SOD.**
- **The Land Use Chart lacks a column titled “SOD” to clearly articulate which uses are allowed in the Shoreland area (i.e., clearcutting, planned unit developments, etc.) which is a requirement of State Shoreland Rules.**
- Section 154.034 (Lot Standards Chart):
  - Contains no minimum dimensional standards under “Shoreland Overlay” for minimum lot sizes and widths for duplex, triplex, or quad-type dwelling units, whereas State Shoreland Rules specifies minimum lot sizes to place those types of dwelling units in the Shoreland area.
  - **Contains no setback standards for sewage treatment systems or bluffs, whereas State Shoreland Rules specify minimum structural setbacks to those features.**
  - Shows a value of “35 feet” for “building height”, whereas State Shoreland Rules allow for a maximum height of 25 feet for structures in residential districts in the Shoreland area.
- Section 154.115 (Planned Unit Developments):
  - **Does not specify maximum densities or how density evaluations are to be conducted for Planned Unit Developments (PUDs) within the SOD for either commercial or residential uses. State Shoreland Rules have maximum allowable densities based on an analysis of the property’s suitable areas and size to determine allowable densities of dwelling units in Shoreland areas.**
- Section 154.118 (General Development Provisions) and 154.119 (Review and Evaluation):
  - **Minimum open space allowances are 35%, whereas State Shoreland Rules require a minimum of 50% required for all PUDs (commercial and residential).**
  - **Maximum number of allowable continuous mooring spaces is not specified for PUDs whereas State Shoreland Rules allow for a maximum of one mooring space for each unit in the first tier.**

We encourage the City of Crosby to continue dialogue with the DNR and attention to amending portions of the City Code to conform to minimum State Shoreland Standards. I’ve highlighted those area in ‘**bold**’, that represent sections of code where additional development pressures could make the landscape vulnerable to potential habitat and water quality declines.

A shoreland ordinance is an important land use regulation that helps to protect surface water quality, near shore habitat, and shoreland aesthetics of Minnesota’s public waters. We appreciate your efforts to-date to protect these resources for all present and future Minnesotans. We look forward to working with you soon to further bolster provisions of the City Code to protect natural resource values in the City of Crosby. I am available to assist with ordinance technical guidance and to consult with you on other land and water-related projects when you are ready.

Sincerely,

Jacob Frie, DNR Area Hydrologist

Attachments: Proposed Ordinance Revisions  
 Ordinance Processing Checklist  
 ec: Darrin Hoverson –EWR District Manager  
[Ordinance.review.dnr@state.mn.us](mailto:Ordinance.review.dnr@state.mn.us)

# Crosby ordinance

(Published in Crosby-Ironton Courier  
Wednesday, Dec. 31, 2025.)

## CITY OF CROSBY

### NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given the City of Crosby Planning Commission will convene for its regularly scheduled meeting on Tuesday, January 20th, 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 2026-01 proposes modifications to §154.034, 154.071, and 154.277 of the Crosby City Code of Ordinances to establish a new Downtown Mixed Use Zoning District within the city, as well as to specify the applicable standards for this proposed district.

Ordinance Amendment Application 2026-02 proposes changes to §154.035, including adding a column to classify uses in the proposed DMU district, introducing Land Use Category rows for Greenhouses, Landscaping or Dirt Moving Companies, and State Licensed Residential Facilities, as well as removing Campgrounds as a permitted use in the B-1 Zoning district.

Ordinance Amendment Application 2026-03 proposes to define Commercial Storage Units, clarify overlay district regulation conflicts, and revise Fencing, Screening, and Landscaping standards by requiring a 10' alley fence setback and exempting fences from other setbacks, while maintaining sightline rules.

Ordinance Amendment Application 2026-04 to replace Chapter 52 the existing SSTS requirements for the City of Crosby and adopt Crow Wing County's SSTS Ordinance by reference.

All interested persons are invited to attend these hearings at the Crosby City Hall, 2 2nd St SW, and be heard or send written comments to City of Crosby, 2 2nd St SW, Crosby, MN 56441 or via email at [planning@cityofcrosby.com](mailto:planning@cityofcrosby.com). A staff report and a draft of the proposed amendments will be made available at the City Hall, typically one week before the scheduled meeting.

12 of 25  
Dianne Howard      Jan 20, 2025  
Administrative Assistant  
City of Crosby      Crosby, MN

---

<b>CITY OF CROSBY</b>		<b>STAFF REPORT</b>	
<b>Planning Commission</b>		January 9th, 2026	
<b>Originating Department:</b> Planning and Zoning	<b>Meeting Date:</b> January 20 <sup>th</sup> , 2026		
<b>Agenda Section:</b> Public Hearings (Aii)	<b>Item:</b> Public Hearing 2026-02		

**TO:** Crosby Planning Commission

**FROM:** Mitch Hinnenkamp, Community Development Administrator

**DATE:** January 9<sup>th</sup>, 2025

**RE:** 2026-02 Land Use Classification Chart

**Overview:** Ordinance Amendment 2026-02 is a proposal for changes to the Land Use Classification Chart in Chapter 154 Section 035.

**Purpose:** The purpose of this amendment is to modify Chapter 154.035, to introduce a new Column to the chart for the proposed DMU district.

**Intent:** The intent of this amendment is to identify those use classes that are allowed within the DMU district, add necessary use classes to the chart, and modify the chart to regulate and encourage compatible uses.

**Report:** No Comments were received regarding this proposed amendment at the time this report was drafted. Please see the attached Ordinance Amendment document for full details.

Please see Ordinance Amendment 2026-02 for the full proposal.

Thank you for your time and input on this.

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

**ORDINANCE NO. 2026-02**

**AN ORDINANCE AMENDING CHAPTER 154 OF THE  
CROSBY CITY CODE, ZONING; SECTION 035 LAND USE  
CATEGORIES CHART.**

THE CITY COUNCIL OF THE CITY OF CROSBY ORDAINS AS FOLLOWS:

**Purpose and Intent:** The purpose of this ordinance amendment is to amend Chapter 154, Section 180 to add a Downtown Mixed-Use Column to the chart and to establish the new categories Greenhouse with retail sales, Landscaping/Dirt working company, and State Licensed Residential facilities with more and less than 6 unrelated persons.

**§ 154.035 LAND USE CATEGORIES CHART.**

**Additions:** The following highlighted and underlined language shall be added to §154.035:

And:

**Deletions:** The following language in red that has the strikethrough shall be removed from §154.035:

<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><i>DMU</i></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		
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				<del>C</del>	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>
Dwelling, upper level					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 accessory uses)	C	C	C	C				C	
Government buildings	P				C	C		P	<u>C</u>
<u>Greenhouse with retail sales</u>					<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Historical sites/buildings	P	P	P	P	P	P		P	<u>P</u>
Home occupation		C	C	C	C	C			<u>C</u>
Hostel					P	P			<u>P</u>
Hotel/motel					P	P			<u>P</u>
Impervious coverage >30% in shoreland					C	C			<u>C</u>
<u>Landscaping/Dirt working Company</u>						<u>C</u>	<u>C</u>		
Laundromat					P	P			<u>P</u>
Liquor, off-sale					P	P			<u>P</u>
Liquor, on-sale					P	P			<u>P</u>
Long-term care facility				C	C	C	C		<u>C</u>
Lumberyard warehouse/sales							P		
Manufactured home park				C					
Manufacturing, limited							P		
Marinas									
Medical facilities		C	C	C	C	C			<u>C</u>
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		<u>P</u>
PUD, commercial	C				C	C			<u>C</u>
PUD, residential		C	C	C					<u>C</u>
Recreational equipment rental business	C								<u>C</u>
Recycling center					C	C	C		
Restaurants/cafes					P	P			<u>P</u>
Retail stores					P	P			<u>P</u>
Schools/educational buildings		C	C	C					<u>C</u>
Semi-public use	P	C	C	C	P	P	P	P	<u>P</u>
Service-based businesses					P	P			<u>P</u>
Sewage/water treatment facilities							P	P	
Sign, area identification		C	C	C	C	C	C		<u>C</u>
Sign, commercial identification					P	P	P		<u>P</u>
Sign, off-site					C		C		
Sign, residential identification		P	P	P					<u>P</u>
Small engine repair					P	P	P		<u>C</u>
State licensed residential facilities		C	C	C				C	<u>C</u>
<u>State licensed residential facilities (&lt;6 unrelated occupants)</u>		<u>P</u>	<u>P</u>	<u>C</u>		<u>P</u>	<u>C</u>		<u>P</u>
Theaters (indoor)					P	P	P		<u>C</u>
Touring business	C								
Vacation rental (commercial)					P				
Vehicle repair shop (with major repairs)					C	C	P		
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)

EFFECTIVE DATE: 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.

\_\_\_\_\_  
Diane Cash,  
Mayor

\_\_\_\_\_  
Trish Harren,  
City Administrator-Clerk-Treasurer

<b>CITY OF CROSBY</b>		<b>STAFF REPORT</b>	
<b>Planning Commission</b>		January 9th, 2026	
<b>Originating Department:</b> Planning and Zoning	<b>Meeting Date:</b> January 20 <sup>th</sup> , 2026		
<b>Agenda Section:</b> Public Hearings (Aiii)	<b>Item:</b> Public Hearing 2026-03		

**TO:** Crosby Planning Commission

**FROM:** Mitch Hinnenkamp, Community Development Administrator

**DATE:** January 9<sup>th</sup>, 2025

**RE:** 2026-03 Conflicting Regulations/Fencing

**Overview:** The following report will detail the proposed amendment to Chapter 154, Sections 005, 053, 069, and 180 within the City of Crosby's Code of Ordinances.

**Purpose:** The purpose of this ordinance amendment is to amend Chapter 154, Sections 005, 053, 069, and 180

**Intent:** Ordinance Amendment 2026-03 will clarify that the more restrictive standard shall apply within overlay districts and underlying zoning, add a definition for Commercial Storage Units, and repeal and replace the existing fencing, screening, and landscaping language to require a 10' setback for fences to alleys.

**Report:** No Comments were received regarding this proposed amendment at the time this report was drafted. Please see the attached Ordinance Amendment document for full details.

Please see Ordinance Amendment 2026-03 for the full proposal.

Thank you for your time and input on this.

CITY OF CROSBY  
CROW WING COUNTY,  
STATE OF MINNESOTA  
ORDINANCE NO. 2026-03

AN ORDINANCE AMENDING CHAPTER 154 OF THE  
CROSBY CITY CODE, ZONING; SECTIONS 005  
DEFINITIONS, 053 SPECIAL RESIDENTIAL PROVISIONS,  
SECTION 069 SPECIAL COMMERCIAL/INDUSTRIAL  
PROVISIONS, AND SECTION 180.

THE CITY COUNCIL OF THE CITY OF CROSBY ORDAINS AS FOLLOWS:

**Purpose and Intent:** The purpose of this ordinance amendment is to amend Chapter 154, Sections 005, 053, 069, and 180 to clarify that the more restrictive standard shall apply within overlay districts and underlying zoning, add a definition for Commercial Storage Units, and repeal and replace the existing fencing, screening, and landscaping language to require a 10' setback for fences to alleys.

**Additions:** The following underlined language shall be added to §154.005:

Commercial Storage Units: A facility consisting of one or more permanent structures divided into individual, enclosed units or spaces available for lease or rent to the public for the purpose of storing personal property, household goods, or business inventory. Such facilities are designed for storage only and shall not be used for residential occupancy, retail sales, manufacturing, or vehicle repair. Outdoor storage of goods, hazardous materials, or inoperable vehicles is prohibited unless expressly permitted by conditional use. This definition does not include portable storage containers or accessory storage structures located on the same lot as the principal use.

**Additions:** The following underlined language shall be added to §154.053:

(B) Differences in requirements. If the residential district requirements for an underlying zoning district differ from those of the Shoreland or Floodplain Overlay District, the more restrictive standard shall apply.

**Deletions:** The following language with the strikethrough shall be removed from §154.053:

~~(B) Differences in setback requirements. If the residential setback requirements for an underlying zoning district differ from that of the Shoreland or Floodplain Overlay District, the greater of the distances shall apply.~~

**Additions:** The following underlined language shall be added to §154.069:

(B) If the commercial district requirements for an underlying zoning district differ from those of an overlay district, the greater of the requirements shall apply. Within the B-1 Central Business District or DMU Downtown Mixed Use, a zero-foot setback shall be allowed within the Shoreland or Floodplain Overlay Districts.

**Deletions:** The following language with the strikethrough shall be removed from §154.069:

~~(B) If the commercial setback requirements for an underlying zoning district differ from that of the Shoreland or Floodplain Overlay District, the greater of the distances shall apply. Within the B-1 Central Business District, a zero-foot setback shall be allowed within the Shoreland or Floodplain Overlay District.~~

**Replacement and Repeal:** The following underlined language shall replace the existing language in §154.180:

### **§ 154.180 GENERAL REGULATIONS.**

- (A) All materials and equipment, except as provided in the district provisions of this chapter, shall be stored within a building or structure or screened so as not to be visible from adjoining properties, except for the following:
- (1) Usable laundry equipment (clothes lines);
  - (2) Recreational equipment and vehicles;
  - (3) Construction and landscaping material currently being used on the premises; and
  - (4) Firewood storage as regulated in division (G) below.
- (B) No fence, wall, structure, trees, or obstruction, other than chain link fences with openings of one and five-eighths-inches to two inches not exceeding 48 inches in height, shall be erected, established, or maintained on a corner lot within a triangular area bounded by the lot lines and a line connecting points on each lot line 20 feet from the intersection of such lot lines. An object within this area not exceeding 30 inches in height as measured from the centerline elevation of the street shall not be considered as an obstruction to vision. This section does not apply to the B-1 District.
- (C) No fence shall exceed eight feet in height, and in the case of grade separation, the height shall be determined on the basis of measurement from the average point between the highest and lowest grade.
- (D) Fencing shall not be subject to structure setbacks except in the case of § 154.180 (B) above.
- (E) Fences constructed after February 1<sup>st</sup>, 2026, shall not be located any closer than 10 feet from the travelled surface of the public alley.
- (F) In all commercial and industrial districts adjacent to Residential Districts and not divided by streets, there shall be provided along the property line a 20-foot-wide planting strip composed of grass, trees, and shrubs. A screening fence may be utilized when approved by the City Council. Such fence shall not exceed eight feet in height nor be less than six feet in height and shall screen up to 80% per square yard of area.
- (G) In all zoning districts, the lot area remaining after providing for parking, driveways, loading, sidewalks, or other requirements shall be planted and maintained in grass, sodding, shrubs, or other acceptable vegetation or landscaping techniques. In Residential and Business Zoning Districts, iron ore tailings shall not be used on the surface for landscaping, parking areas, driveways, and the like, but may be used as fill material. If iron ore tailings are used as fill material, there must be sufficient covering on the iron ore tailings so that the iron ore tailings are not exposed to the elements and so that run off does not occur.
- (H) Barbed wire or other fencing material designed with sharp edges shall only be allowed within commercial or industrial zones within the city and shall require a permit from the city. The

Zoning Administrator or duly appointed official shall inspect the fence to ensure that the safety of the public is not negatively impacted by the fence design or installation.

- (I) The stacking of firewood for personal or private use shall be allowed on property within the city. No firewood piles or stack shall exceed the height requirements for fencing in each zoning district. No commercial firewood storage shall be allowed within a Residential Zoning District.

(Prior Code, § 13.56) (Ord. 2012-3, passed 9-24-2012)(Ord. 2026-03, passed 1-26-2026)

EFFECTIVE DATE: 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.

---

Diane Cash,  
Mayor

---

Trish Harren,  
City Administrator-Clerk-Treasurer

<b>CITY OF CROSBY</b>		<b>STAFF REPORT</b>	
<b>Planning Commission</b>		January 9th, 2026	
<b>Originating Department:</b> Planning and Zoning	<b>Meeting Date:</b> January 20 <sup>th</sup> , 2026		
<b>Agenda Section:</b> Public Hearings (Aiv)	<b>Item:</b> Public Hearing 2026-04		

**TO:** Crosby Planning Commission

**FROM:** Mitch Hinnenkamp, Community Development Administrator

**DATE:** January 9<sup>th</sup>, 2025

**RE:** 2026-04 SSTS Ordinance Adoption by Reference

**Overview:** The following report will detail the proposed amendment to Chapter 52 within the City of Crosby's Code of Ordinances.

**Purpose:** The purpose of this ordinance amendment is to adopt by reference the Subsurface Sewage Treatment Systems (SSTS) standards established by Crow Wing County by reference.

**Intent:** Ordinance Amendment 2026-04 will ensure compliance with Minnesota Statute §115.55 and Minnesota Rules Chapters 7080–7083. This adoption provides uniform regulation of SSTS within the City and ensures that local standards are at least as restrictive as those of the County and the Minnesota Pollution Control Agency.

**Report:** Initial Comments from the MPCA were received, and all concerns were addressed prior to the notice period. No other comments were received regarding this proposed amendment at the time this report was drafted. Please see the attached Ordinance Amendment document for full details.

Please see Ordinance Amendment 2026-04 for the full proposal.

Thank you for your time and input on this.

**CITY OF CROSBY  
COUNTY OF CROW WING  
STATE OF MINNESOTA  
ORDINANCE NO. 2026-04,  
AN ORDINANCE AMENDING CHAPTER 52 OF THE CITY CODE  
REGARDING SUBSURFACE SEWAGE TREATMENT SYSTEMS.**

The City Council of the City of Crosby does ordain as follows:

**Purpose and Intent:** The purpose of this section is to adopt by reference the Subsurface Sewage Treatment System (SSTS) standards established by Crow Wing County to ensure compliance with Minnesota Statute §115.55 and Minnesota Rules Chapters 7080–7083. This adoption provides uniform regulation of SSTS within the City and ensures that local standards are at least as restrictive as those of the County and the Minnesota Pollution Control Agency (MPCA).

**Additions:** The following underlined language shall replace the existing language of Chapter 52 Sections 35-99:

**§ 52.32 PURPOSE AND AUTHORITY.**

The purpose of this section is to adopt by reference the Subsurface Sewage Treatment System (SSTS) standards established by Crow Wing County to ensure compliance with Minnesota Statutes §115.55 and Minnesota Rules Chapters 7080–7083. This adoption provides uniform regulation of SSTS within the City and ensures that local standards are at least as restrictive as those of the County and the Minnesota Pollution Control Agency (MPCA).

**§ 52.33 ADOPTION BY REFERENCE**

The City of Crosby hereby adopts, by reference, the provisions of Crow Wing County Land Use Ordinance, Article 37, titled “Subsurface Sewage Treatment Systems-Technical Standards and Criteria,” including all technical standards and criteria contained therein, as amended from time to time. Such provisions are incorporated as if fully set forth herein.

**§ 52.34 FUTURE AMENDMENTS**

All future amendments to the Crow Wing County SSTS ordinance shall automatically apply within the City.

**§ 52.35 TERMINOLOGY ADJUSTMENT**

For purposes of enforcement within the City, references to “County” in the adopted ordinance shall mean “City of Crosby” where applicable.

**§ 52.37 AVAILABILITY OF ORDINANCE**

A copy of the Crow Wing County SSTS ordinance, as adopted by reference, shall be kept on file at the City Clerk’s office and made available for public inspection.

**§ 52.99 COMPLIANCE AND ENFORCEMENT**

The City shall administer and enforce these provisions in accordance with Minnesota Rules Chapters 7080–7083 and Minn. Stat. §115.55. Violations shall be administered and enforced by the City Council or its authorized representative. The Zoning Administrator may institute appropriate action for any violations of this chapter at the direction of the City Council and through the City Attorney as deemed necessary.

**Repeal**

This ordinance shall repeal all ordinances inconsistent herewith.

**EFFECTIVE DATE:** 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.

\_\_\_\_\_  
Diane Cash, Mayor

ATTEST:

\_\_\_\_\_  
Trish Harren, City Administrator

<b>CITY OF CROSBY</b>		<b>STAFF REPORT</b>	
<b>Planning Commission</b>		January 16th, 2026	
<b>Originating Department:</b> Planning and Zoning	<b>Meeting Date:</b> January 20 <sup>th</sup> , 2026		
<b>Agenda Section:</b> Staff Report	<b>Item:</b> January Staff Report		

**TO:** Crosby Planning Commission

**FROM:** Mitch Hinnenkamp, Community Development Administrator

**DATE:** January 14<sup>th</sup>, 2026

**RE:** Staff Report

Happy New Year! I hope that everyone has had a wonderful start to 2026. I am excited to see what 2026 brings for the City of Crosby and to continue working with this commission. So far the Month of January has been dominated with preparatory work for the ordinance amendments that are pending Public Hearing at the upcoming meeting.

I have had a few conversations with the DNR Area Hydrologist Jacob Frie regarding the proposals. The review of these amendments did trigger a review of Crosby’s Shoreland Ordinance and the provisions within the Shoreland Overlay District and a number of areas where Crosby’s Code does not meet the requirements of Minnesota Shoreland Rule have been noted on the letter from the DNR. At this time the DNR is not forcing any amendments but rather is encouraging the City to take some steps towards environmental protections. There will be more to come on this topic as the City Administrator and I discuss with the City Council. Jacob Frie may be invited to an upcoming City Council Meeting pending interest from the City Council. If he does plan to attend I will be sure that I inform the members of this commission on date and time in case you would like to attend.

I would like to note that as of the drafting of this staff report the City has not received comment from the MPCA, DOT, County, or any other comments relating to these amendments.

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](mailto:Mitch.Hinnenkamp@sourcewell-mn.gov) or at (218) 541 5512.

Kind Regards

Mitch Hinnenkamp

Community Development Administrator

## **Ordinance Highlight (December)**

### **§ 154.088 SHORELAND ALTERATIONS.**

**(A) The removal of natural vegetation in shoreland areas shall be restricted to prevent erosion into public waters, to consume nutrients in the soil, and to preserve shoreland aesthetics. Removal of natural vegetation in the Shoreland Overlay District shall be subject to the following provisions.**

**(1) Selective removal of natural vegetation shall be allowed, provided that sufficient vegetative cover remains to screen cars, dwellings, and other structures when viewed from the water.**

**(2) Clear cutting of natural vegetation shall be prohibited.**

**(3) Within a reasonable amount of time, natural vegetation shall be restored insofar as feasible after any construction project is completed in order to retard surface runoff and soil erosion.**

**(4) The provisions of this section shall not apply to permitted uses which normally require the removal of natural vegetation.**

**SUMMARY:** Above is an excerpt from § 154.088 SHORELAND ALTERATIONS within the City of Crosby Land Use Ordinance/Code of Ordinances. Language strictly regulates vegetation removal in the form of clear-cutting on properties within the Shoreland Overlay District. The way this language reads to me is that in the Shoreland Overlay district, intensive vegetation clearing is restricted to only those areas where a permitted use requires the removal of vegetation, such as the placement of a dwelling or patio. Outside of these permitted items, vegetation clearing is restricted to the selective removal of vegetation, which would prohibit the removal of all trees on a lot, sodding of properties down to the water, or mowing of entire lots.