



## 2024 Land Use Application

CITY OF LONG LAKE  
450 Virginia Avenue  
MAIL TO: PO Box 606  
Long Lake, MN 55356  
Phone / 952.473.6961

Escrow Deposit: \$ 1,500.00  
Date Paid: 10/25/24  
☒ Check # 3115  
☐ Cash Receipt # \_\_\_\_\_

### FOR OFFICE USE ONLY

Planning Case #:

2024-01

Application Fee: \$ 500.00  
Date Paid: 10/25/24  
☒ Check # 3114  
☐ Cash Receipt # \_\_\_\_\_

### PROPERTY INFORMATION

Address of Property Involved 55 Harrington Drive  
Property Identification Number 34118-23330061 Current Zoning Residential  
Legal Description of Property Lot 5 except the Northwestely 115 feet thereof,  
Block 1, BELLE AIRE ESTATES  
Property Owner Name James D. Benson  
Property Owner Mailing Address 55 Harrington  
City, State, Zip Long Lake, MN 55356

### APPLICANT INFORMATION

Full Name James Douglas Benson Daytime Phone 952-473-7810  
Fax \_\_\_\_\_ Email Address jbenson451@gmail.com  
Street Address 55 Harrington Drive  
City, State, Zip Long Lake, MN 55356

### TYPE OF REQUEST (Check All That Apply)

#### Zoning:

- ☐ Conditional Use Permit  
☐ Zoning Amendment (Rezoning or Text)  
☐ Variance  
☐ Change to Nonconforming Use or Structure  
☐ PUD Master Development Plan or Concept Plan  
☐ Final Site and Building Plan Review  
☐ Interim Use Zoning Amendment/Permit

#### Subdivision:

- ☐ Preliminary or  
☐ Final Plat  
☒ Minor Subdivision  
(lot line adjustment only)  
☐ Major Subdivision  
(all platting applications)

#### Other:

- ☐ Comprehensive Plan Amendment  
☐ Sign Variance  
☐ Informal Concept Review (PC)  
☐ Village Design Guidelines Review  
☐ \_\_\_\_\_

All applications must be accompanied by the Submittal Information for the specific type of request and the required list of items.

Description of Request: Lot line adjustment to accommodate a fire pit/patio partially  
encroaching on Peltier property, and a fence constructed on Benson property.

### AGENDA DEADLINE & MEETING SCHEDULE

All regularly scheduled Planning Commission and City Council meetings are held in the City Hall Council Chambers beginning at 6:30 pm. The Planning Commission regularly meets on the second Tuesday of each month, and the City Council regularly meets on the first and third Tuesday of each month. Meeting dates may be subject to change due to member availability, holidays, election dates, or other conflicts that may arise during the calendar year.

**APPLICANT ACKNOWLEDGMENT & SIGNATURE**

With my signature below, I acknowledge that I have read, understand, and agree to all of the information listed in the Long Lake Land Use Application and fully understand and agree that I am responsible for all costs, including, without limitation, any consultant fees incurred by the City related to the processing and review of this application through completion and final inspection of any improvements, consistent with the 'Payment of Fees and Escrow Requirements' section above. I agree that if additional fees are required to cover costs incurred by the City, the City Administrator has the right to require additional payment from one or more of the undersigned, who shall be jointly and severally liable for such fees. I further understand and agree that if timely payment is not made, the application process may be terminated and the application denied for failure to reimburse the City for costs incurred. I also understand and agree that, in the event of non-payment of fees or costs related to this application or the project herein contemplated, the City may approve a special assessment against my property to recover the same and I hereby specifically waive any and all right to appeal said assessment pursuant to Minnesota Statute 429.

I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

**X Signature of Applicant** James D. Benson **Date** 10/24/2024

Is applicant also the owner of the properties involved in this application? ☒ YES [ ] NO

**PROPERTY OWNER SIGNATURE**

I am the owner of the property or properties involved in this application, and consent to the applicant making a Land Use Application.

**X Signature of Property Owner** James D. Benson **Date** 10/24/2024



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[ ] Check # \_\_\_\_\_  
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### PROPERTY INFORMATION

Address of Property Involved 65 Harrington Drive  
Property Identification Number 34-118-23330060 Current Zoning Residential  
Legal Description of Property The Northwesterly 115 feet of Lot 5, Block 1,  
BELLE AIRE ESTATES  
Property Owner Name John and Jody Peltier  
Property Owner Mailing Address 65 Harrington Drive  
City, State, Zip Long Lake, MN 55356

### APPLICANT INFORMATION

Full Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Fax \_\_\_\_\_ Email Address \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

### TYPE OF REQUEST (Check All That Apply)

#### Zoning:

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[ ] Zoning Amendment (Rezoning or Text)  
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I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

**X Signature of Applicant** Jodi Peltine **Date** 10-24-24

Is applicant also the owner of the properties involved in this application? ☐ YES ☐ NO

**PROPERTY OWNER SIGNATURE**

I am the owner of the property or properties involved in this application, and consent to the applicant making a Land Use Application.

**X Signature of Property Owner** Jodi Peltine **Date** 10-24-24  
John Peltine 10-24-24

# Certificate of Title

**Certificate Number: 1221565**

Created by Document Number: **4493012**

Transfer from: **819683**

Originally registered April 19, 1945 Volume: 297, Certificate No: 92149, District Court No: 6358

State of Minnesota

County of Hennepin



**S.S.**

**Registration**

**This is to certify that**

James Douglas Benson, whose address is 55 Harrington Drive, Long Lake, Minnesota, 55356

is now the owner of an estate in fee simple

**In the following described land situated in the County of Hennepin and State of Minnesota:**

Lot 5 except the Northwesterly 115 feet thereof, Block 1, Belle Aire Estates.

Subject to drainage and utility easement as shown on plat;

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes

chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date of Filing Month Day, Year Time	Amount	Running in Favor Of
<a href="#">T4169913</a>	Mortgage	Oct 4, 2005 10:00 AM	\$124,617.24	Thrivent Financial Bank, 2000 E. Milestone Drive, City of Appleton, State of Wisconsin
<a href="#">T4493012</a>	Judgment and Decree	May 2, 2008 12:00 PM		Subject to a lien in favor of Mary Catherine Benson (See Inst)
<a href="#">T4501500</a>	Limited Power of Attorney	Jun 2, 2008 10:00 AM		Appointing Shane Rushman, Sheila Andrews, Debra Barrett and Alex Ruckert from Land America
<a href="#">T4501501</a>	Affidavit of Attorney in Fact	Jun 2, 2008 10:00 AM		Sheila Andrews certifies that Power of Atty Doc No 4501500 is in full force & effect.
<a href="#">T4501502</a>	Mortgage	Jun 2, 2008 10:00 AM	\$76,000.00	ING Bank, fsb 30 7th Ave South City of St Cloud, State of Minnesota
<a href="#">T4507406</a>	Release of Lien	Jun 23, 2008 10:00 AM		Releases lien in Doc. No. 4493012
<a href="#">T4511076</a>	Satisfaction of Mortgage	Jul 3, 2008 11:00 AM		Satisfies document no(s). 4169913.0
<a href="#">T5369137</a>	Satisfaction of Mortgage	Aug 2, 2016 8:00 AM		Satisfies Mortgage document no(s) 4501502
<a href="#">T5576213</a>	Transfer on Death Deed	Nov 13, 2018 4:30 PM		Made by JAMES D BENSON

PROPOSED DRAINAGE & UTILITY EASEMENTS

FOR JAMES BENSON & JOHN PELTIER

IN LOT 5, BLOCK 1, BELLE AIRE ESTATES

OVER PELTIER PROPERTY

An easement for drainage and utility purposes over, under and across the northwesterly 5.00 feet, the northeasterly 10.00 feet and the southeasterly 5.00 feet of the following described property:

That part of Lot 5, Block 1, BELLE AIRE ESTATES lying northwesterly of the following described line and it's extensions: Commencing at the most westerly corner of said Lot 5; thence on an assumed bearing of South 52 degrees 57 minutes 32 seconds East, along the southwesterly line of said Lot 5, a distance of 103.63 feet to the point of beginning of the line being described; thence North 49 degrees 50 minutes East a distance of 84.70 feet; thence North 64 degrees 30 minutes East a distance of 47.58 feet to the northeasterly line of said Lot 5, and said line there ending.

Except the southwesterly 10.00 feet thereof.

OVER BENSON PROPERTY

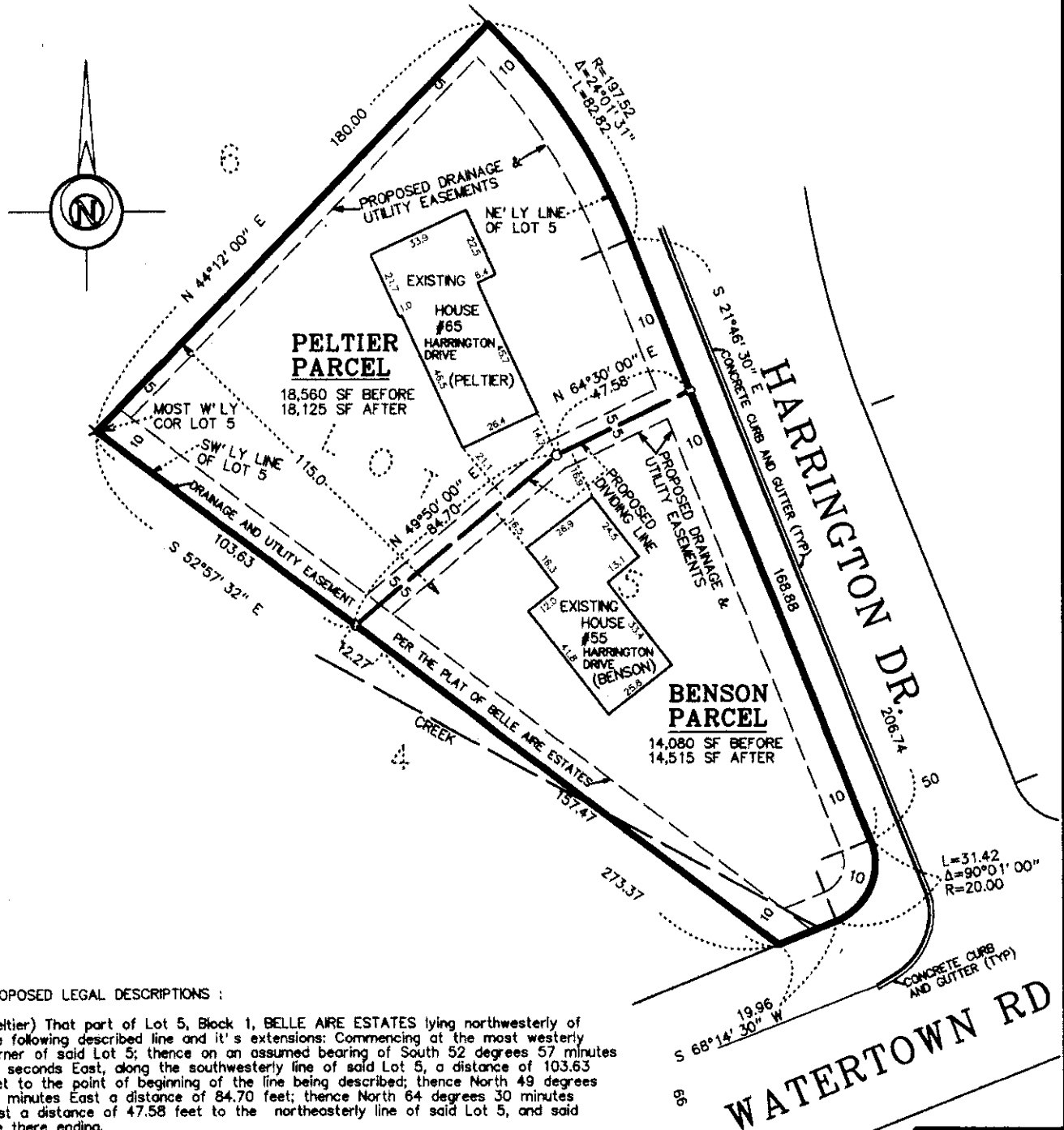
An easement for drainage and utility purposes over, under and across the northwesterly 5.00 feet and the northeasterly, easterly and southeasterly 10.00 feet of the following described property:

That part of Lot 5, Block 1, BELLE AIRE ESTATES lying southeasterly of the following described line and it's extensions: Commencing at the most westerly corner of said Lot 5; thence on an assumed bearing of South 52 degrees 57 minutes 32 seconds East, along the southwesterly line of said Lot 5, a distance of 103.63 feet to the point of beginning of the line being described; thence North 49 degrees 50 minutes East a distance of 84.70 feet; thence North 64 degrees 30 minutes East a distance of 47.58 feet to the northeasterly line of said Lot 5, and said line there ending.

Except the southwesterly 10.00 feet thereof

# EASEMENT EXHIBIT FOR JAMES BENSON

IN LOT 5, BLOCK 1, BELLE AIRE ESTATES



SCALE  
1"=50'

DATE  
10-1-24

JOB NO.  
24-079A