

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application from Crystal Brummer for a conditional use permit for an accessory building over 1,000 sq. ft. at 905 Maple Crest Drive

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: October 5, 2026

Overview: Crystal Brummer (the “Applicant”) has made an application for a conditional use permit for an accessory building over 1,000 sq. ft. at 905 Maple Crest Drive; R-1 – Low-Density Single-Family Residence Zoning District; PID# 12-117-24-21-0059 (the “Property”). The Applicant is proposing to build a 60’ x 100’ (6,000 sq. ft.) accessory building.

Background: It is the intent of the city in establishing general and specific criteria for conditional uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant conditional use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city.

In 2023, the City reviewed and approved a similar request from the Applicant for a 60’ x 80’ (4,800 sq. ft.) accessory building, but the Applicant did not end up building said accessory structure. Approvals are valid for 1 year and expire if no building permit has been issued. As such, the Applicant has reapplied for a conditional use permit, this time for a 60’ x 100’ (6,000 sq. ft.) accessory building. The City should again consider the standard conditional use permit criteria outlined below when reviewing the Applicant’s request.

Discussion: When acting upon an application for a conditional use permit, the city will consider the effect of the proposed use upon the health, safety, and general welfare of the city. When considering the effect, the city should look at the following:

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The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

(1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.

Regarding nuisances, the proposed accessory building should operate in a very similar manner as any other accessory building regardless of size, which means no discernable nuisances tied to its presence. There is no change in uses allowed just because it's a larger building. The Applicant cannot use the building for commercial storage or business per the zoning district. It also will not present any additional fire or safety concerns. Since the proposed accessory is intended for the Applicant only, there should be ample off-street parking for the use.

(2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.

The Applicant has indicated they will match the colors of the existing home on the proposed accessory building, but since its pole building style, it won't quite match architecturally. It's not a requirement to match, but to the extent the Applicant can make them match should help lessen the impact on surrounding properties. The Commission could condition the approval in this manner, however, if it feels it's important to further lessen the impact. The Applicant is also locating the building almost 3 times the required setback from any adjacent property, which should help lessen the impact of the larger building on adjacent properties. Taking these circumstances into consideration, there should not be a negative impact on the surrounding properties or the character of the neighborhood.

(3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.

The City's comprehensive plan and zoning code allow for accessory buildings over 1,000 square feet by conditional use permit. The Applicant has appropriately applied for a conditional use permit. As the accessory building is intended for residential use and not commercial business or storage, the property use will remain single family residential, which is consistent with the future land use map. Therefore, the proposed accessory building is consistent with the comprehensive plan. The proposed accessory building will also have no negative impacts on governmental facilities. It's not clear from the submittals if the Applicant intends to have plumbing in the accessory building, but the property is served by a private well so no impact to the city water system. The home is connected to City sewer and the Applicant would need to tap in somewhere on their property if sewer is needed. It is also anticipated that the need for police and fire services will not change with a large accessory building.

(4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.

The proposed location is an area that is relatively flat and open. The Applicant has indicated a few trees may need to be remove, but beyond that there shouldn't be impacts to any sensitive environmental features on or near the Property.

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(5) Any other factors as found relevant by the city.

Based on the request, the information submitted with this land use application, and the lack of neighborhood concerns, there appears to be no other relevant factors to consider.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. Staff received two written comments regarding this request. They have been attached for City Council consideration.

Planning Commission Recommendation: The Applicant's request was presented to the Planning Commission at their September 28, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. During the public hearing, the Applicant and 3 residents spoke regarding the request. Some of the items brought up during the hearing included the size, height, and design of the proposed building, screening/buffering between proposed building and neighboring properties, and grading/drainage. After hearing testimony during the public hearing and discussing amongst themselves, the Planning Commission made a motion to recommend the City Council approve the Applicant's request, based on certain findings of fact and subject to conditions with the added condition that the Applicant shall provide a drainage plan for review by the City to ensure the proposed accessory building does not increase the runoff onto adjacent properties prior to issuance of a building permit. Motion passed 5-0. Absent: Hussain, Livermore, Gangestad, and Gehring.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicant may be as follows:

1. The proposed accessory building over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

Recommended Action: Motion to adopt a resolution approving the requested conditional use permit for an accessory building over 1,000 square feet at 905 Maple Crest Drive, based on the findings of fact outlined in the staff report and subject to the following conditions:

1. The Applicant shall provide a drainage plan for review by the City to ensure the proposed accessory building does not increase the runoff onto adjacent properties prior to issuance of a building permit;
2. The accessory building shall only be used residential use only and shall not be used for any commercial business or storage operations, unless separate approval is granted at a later date by the City Council;
3. The Property shall be developed in accordance with the plans submitted with this land use application;

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4. The Applicant shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
5. The Applicant is responsible for all fees incurred by the City in the review of this application;
6. This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property; and
7. Any other conditions as required by the City Council.

Attachments:

1. Location Map
2. Applicant Narrative
3. Property Survey
4. Building Plans
5. Picture of Existing Home
6. Neighborhood Comments
7. Res. No. 108-26 Approving Conditional Use Permit at 905 Maple Crest Drive

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905 Maple Crest Drive



1 in = 192 Ft

- City Boundary
Address Labels
Parcels



August 15, 2023
Map Powered By Datafi

wsb

Crystal Brummer & Jon Byington
905 Maple Crest Dr
Minnetrista
612-999-5056
612-597-7775

Premiere Land Surveying
1600 Arboretum Blvd
Suite 203
Victoria
952-443-3010

Property
905 Maple Crest Dr
Minnetrista

205,985 SF
P I D - 1211724211724210059
Legal -Lot 1Block 1Carls Addn

The property was previously used for horses, and I believe at one point a previous owner was in process of developing the property. We live at the property and will be for many years to come.

In the spot where the shed will go, it's pretty open but a few volunteer trees were removed.

I don't see how it would affect any wetlands or affect the city, people's health welfare or general welfare.

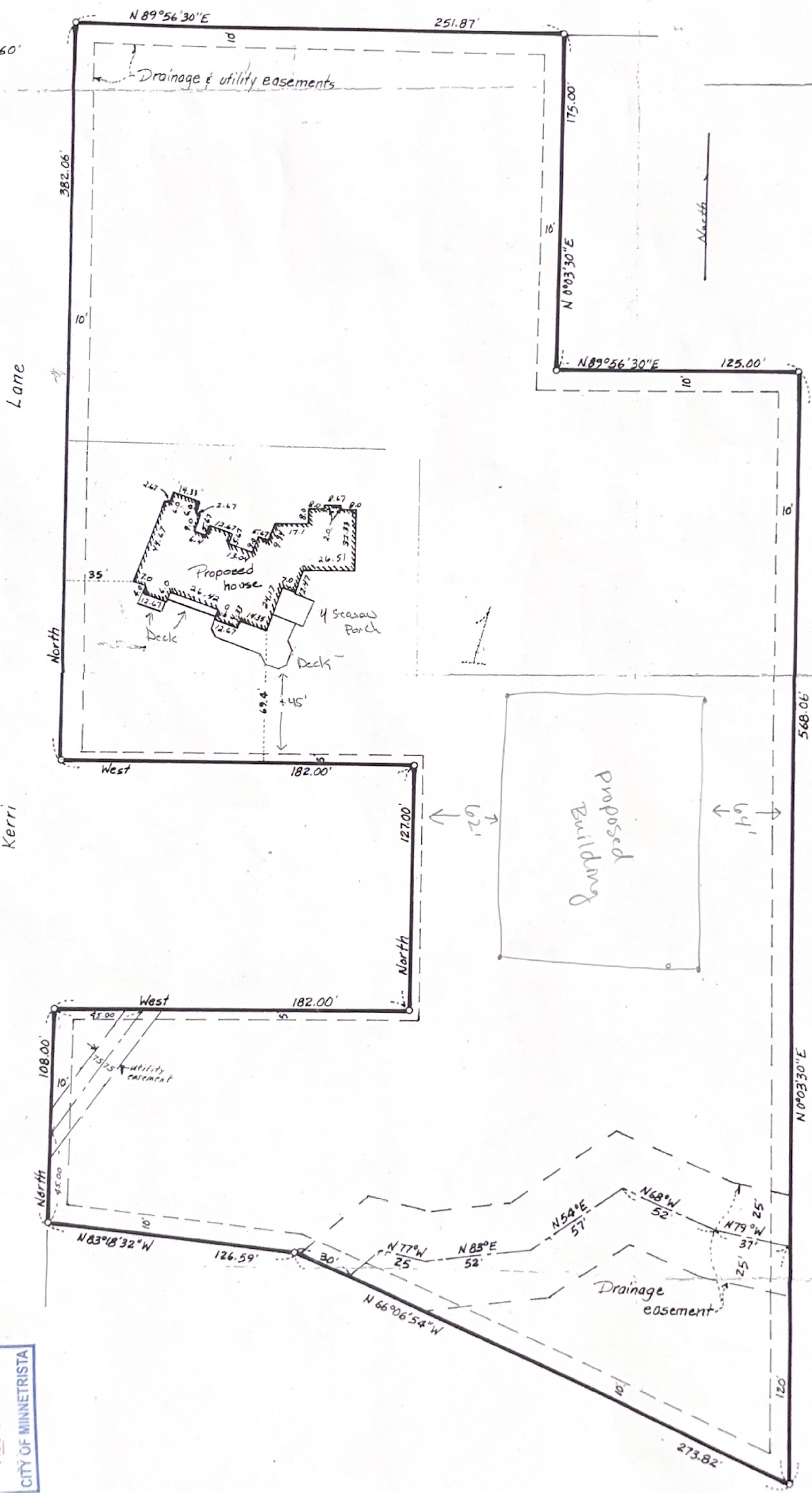
I don't know what the comprehensive plan is for the city, but this building is not going to affect almost anyone besides us.

I'm not going to talk with my neighbors about this. It doesn't affect them and want to avoid any opportunities for them to ask us to store their stuff at my house. This building is for our personal use only. For our hobbies and storage of our personal items.

The property here is unique to where it is almost a 5 acre piece but is located in an area that is re-zoned for residential, but we still are on 5 acres.

With the land, property, and proposed 60' X 100' building it really makes more sense as a pole shed than a garage. I could see more where that is required for a lot or a smaller property. We have 5 acres and it happens to be in a residential zoned area. Building a pole shed on that size property makes more sense than trying to make it look like a garage.

With the photos included, you will see it will be beautiful. We like to keep our stuff nice and out of sight and that is the purpose of this building. To keep our stuff housed away and keep it nice for years to come.



I hereby certify that this is a true and correct representation of Block 1, CARLS a proposed building and show any other

COFFIN & GRONB

Mark S. Gronbe
Engineers, Land
Long Lake, Minn

Scale: 1" = 50'
Date: Septem
o: Iron Ma

RECEIVED
AUG 28 2026
CITY OF MINNETRISTA

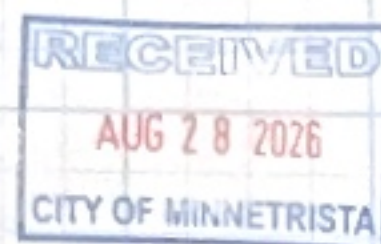
RECEIVED

AUG 28 2026

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905 Maple Crest Dr



1 1/2" aluminum
soffit fascia

7" LP or
metal
siding

3:12 pitch

South side

1 1/2" aluminum
soffit fascia

7" LP or
metal
siding

6:12 pitch

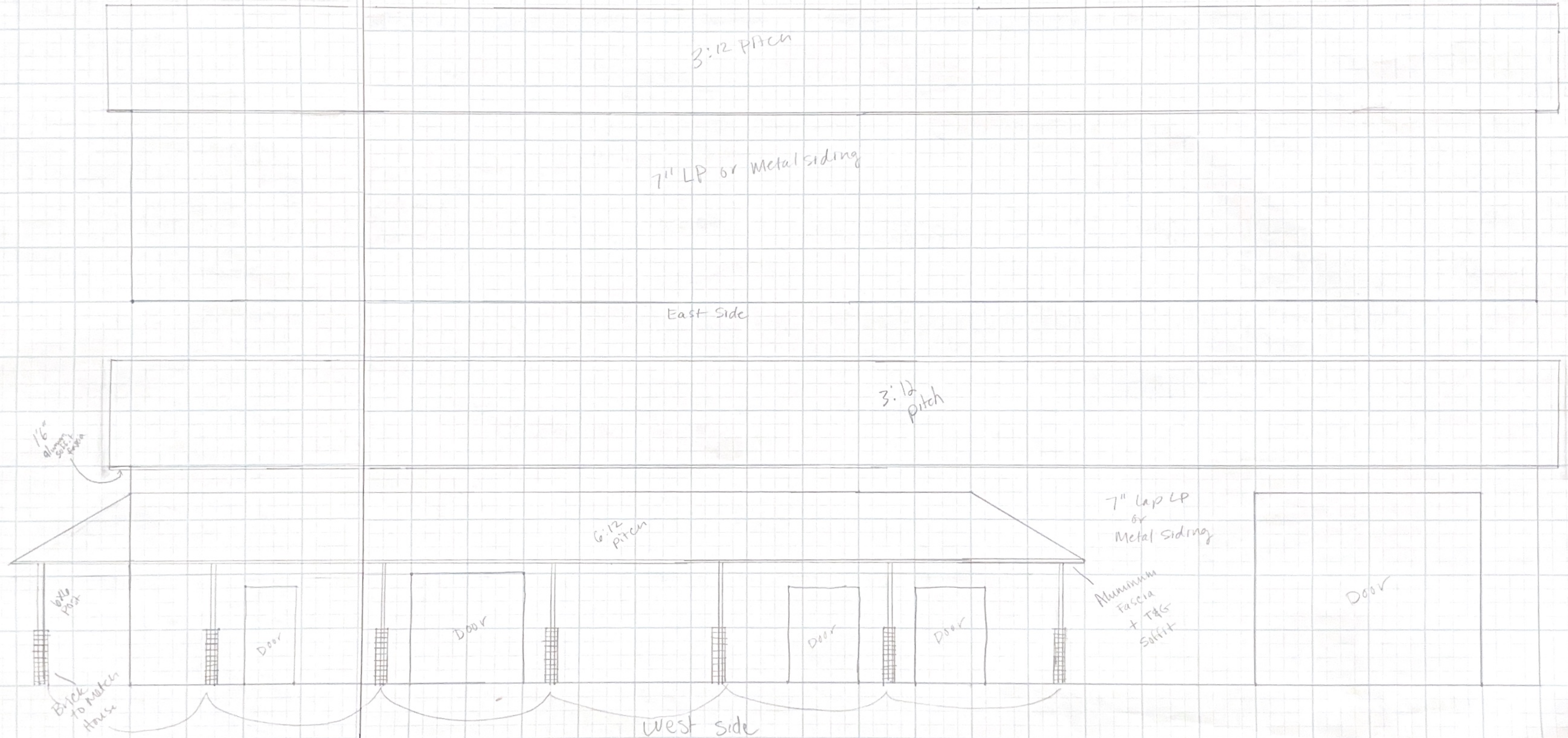
door

door

door

North side

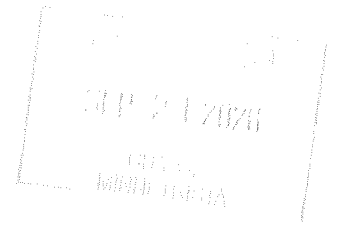
905 Maple Crest Dr





September 17, 2026

Nickolas Olson
Senior City Planner
City of Minnetrista
7701 County Road 110 West
Minnetrista, MN 55364



Re: Conditional Use Permit – Crystal Brummer, 905 Maple Crest Drive

Nick,

My wife Alyssa and I received the notice regarding Crystal Brummer's application for a conditional use permit to construct an accessory building at 905 Maple Crest Drive. Unfortunately, we will not be available to attend the September 28 Planning Commission meeting, so I wanted to submit our thoughts in writing.

Crystal and Jon are friends of ours as well as neighbors who live in close proximity to our home. We have known them to be good people, good neighbors, and thoughtful members of our community.

As nearby property owners, we have no objection to the proposed conditional use permit or the construction of the accessory building described in the notice. We are comfortable with the project moving forward and wanted the Planning Commission to have that input as part of its consideration.

Obviously, the City and Planning Commission will conduct their normal review to ensure the project satisfies the applicable requirements, but from our perspective as neighbors, we have no concerns with the requested conditional use.

Please feel free to include this letter as part of the public record for the September 28 hearing.

Thank you for the opportunity to provide our input.

Sincerely,

Chad & Alyssa Higgins
930 Maple Crest Drive
Minnetrista, Minnesota 55364

From: Sisko Consulting <siskoconsulting@gmail.com>

Sent: Tuesday, September 29, 2026 9:46 AM

To: Minnetrista <minnetrista@ci.minnetrista.mn.us>

Cc: Lisa Whalen <lwhalen@cityofminnetrista.gov>; Jill Sisk <jsisk@smumn.edu>; Justin Bruntjen <Justin@b2lawyers.com>; Jeff@vingrotto.com; stacylynnchain@yahoo.com; tcharlton@packaginginc.com; kevin.saville@ftr.com

Subject: Formal Complaint

September 29, 2026

Minnetrista City Council
City of Minnetrista
Minnetrista, Minnesota

Re: Formal Complaint Regarding the September 28, 2026 Planning Commission Meeting — Proposed Non-conforming Structure Affecting Jennings Cove Residents

Dear Members of the Minnetrista City Council:

I am writing to submit a formal complaint regarding the agenda materials and review process for the Minnetrista Planning Commission meeting held on September 28, 2026, concerning the proposed non-conforming structure near Jennings Cove. I live at [1035 West Cove Lane, Minnetrista, Minnesota](#), and believe the proposal may significantly affect my property and at least four or five other nearby residences.

The drawings presented at the meeting were not sufficiently detailed or accurate to allow residents or the Planning Commission to properly evaluate the proposal. The plans appeared to be pencil sketches without a clear depiction of the building, its design, its relationship to neighboring properties, or its impact on the surrounding area. During the meeting, the property owner acknowledged that the image was an AI-generated drawing based on something found on the Internet. That is not an adequate substitute for professionally prepared architectural plans.

The proposal also raises serious concerns regarding drainage, grading, and stormwater runoff. Several Jennings Cove residences have experienced water problems, and some properties require sump pumps that operate frequently. The materials presented did not include an adequate topographical or grading plan showing existing and proposed elevations, changes to the grade, drainage patterns, or where water will flow after construction. These issues should be fully evaluated before the proposal proceeds.

I am also concerned about the proposed building's scale and character. A building reportedly measuring approximately **6,000 square feet and 25 feet in height** behind nearby homes could negatively affect neighboring property values, privacy, views, and the established character of Jennings Cove. The proposed design does not appear to reflect the architectural character, building materials, or overall appearance of the surrounding development. It also does not appear to complement the façade of the residence associated with the proposal.

Before any further consideration or approval, I respectfully request that the City require, at a minimum:

- Professionally prepared architectural drawings and elevations
- Accurate site plans showing the building's size, height, setbacks, and relationship to neighboring residences
- A detailed topographical, grading, drainage, and stormwater-management plan
- Information addressing potential impacts on neighboring wells, basements, sump pumps, and drainage systems
- A review of the building's compatibility with the architectural character and materials of Jennings Cove
- A meaningful landscaping and screening plan

I would not oppose the proposal if it were appropriately designed and screened. For example, a continuous row of approximately 30-foot Colorado blue spruce or Black Hills spruce trees could provide year-round screening, supplemented by deciduous trees for additional spring and summer coverage. A berm, as suggested by another resident, could also be considered if it is designed attractively and combined with appropriate landscaping.

I respectfully request that the City Council review the adequacy of the September 28 meeting materials and ensure that no approval is granted until complete and professionally prepared plans are available for public and municipal review. I also request that this letter be included in the official record and that affected residents be given an opportunity to review and comment on any revised proposal at a properly noticed future meeting.

Thank you for your attention to this matter.

Sincerely,

Jeff Sisk
1035 West Cove Lane
Minnetrista, MN 55364
612-505-3449
siskoconsulting@gmail.com

RESOLUTION NO. 108-26

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR CRYSTAL BRUMMER FOR AN ACCESSORY BUILDING OVER 1,000 SQUARE FEET AT 905 MAPLE CREST DRIVE

WHEREAS, the City of Minnetrista is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Crystal Brummer (the “Applicant”) has made an application for a conditional use permit for an accessory building over 1,000 square feet at the property located generally at 905 Maple Crest Drive (the “Property”), and which is legally described as:

Lot 1, Block 1, Carls Addition, Hennepin County, Minnesota; and

WHEREAS, on September 28, 2026, the Minnetrista Planning Commission considered the requested conditional use permit, held a public hearing, and, after consideration of the record before it, voted 5-0 in favor of recommending approval of the conditional use permit request; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed accessory building over 1,000 square feet is allowed with a Conditional Use Permit;
2. The proposed use does not pose any discernable concerns to the general public health, safety, morals, comfort or general welfare of the inhabitants of the city; and
3. The request is consistent with the Minnetrista Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the conditional use permit for an accessory building over 1,000 square feet, as requested by the Applicants, based on the findings of fact outlined above, with the following conditions:

1. The Applicant shall provide a drainage plan for review by the City to ensure the proposed accessory building does not increase the runoff onto adjacent properties prior to issuance of a building permit;
2. The accessory building shall only be used residential use only and shall not be used for any commercial business or storage operations, unless separate approval is granted at a later date by the City Council;
3. The Property shall be developed in accordance with the plans submitted with this land use application;

4. The Applicant shall obtain all necessary permits and approvals from the City and other applicable agencies with jurisdiction over the Property prior to any construction;
5. The Applicant is responsible for all fees incurred by the City in the review of this application; and

This approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the Property.

This resolution was adopted by the City Council of the City of Minnetrista on the 5th day of October 2026, by a vote of ____ Ayes and ____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk