



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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The following is the agenda for **Thursday, June 4th, 2026 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is being held in-person, and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either (320) 732-4420 or toddplan.zone@co.todd.mn.us. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of May 7, 2026, Planning Commission meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Correspondence
 - Site Visit Review
 - Public comment
 - Board review with applicants, staff, and public

1. Prairie Country Estates, Randy Mechels: Section 16, Long Prairie Township

Site Address: County 5, Long Prairie, MN 56347

PID: 18-0015300

1. Request to create a five-lot Plat in Residential-2 Zoning District.

2. Gaylen Sandgren: Section 32, Long Prairie Township

Site Address: 23570 210th St., Long Prairie, MN 56347

PID: 18-0040001

1. Request to Rezone from Commercial to Natural Environment Shoreland Zoning District.

3. Lakeside Bluffs Addition Eric Valencia and Kurt & Barb Johnson: Section 21, Burnhamville Township,
Long Lake

Site Address: Dunlap Road, Burtrum, MN 56318

PID: 06-0031100

1. Request to create a two-lot Plat in Recreational Development Shoreland Zoning District.

Adjournment –

Next meeting: July 2, 2026

Planning Commission Meeting Minutes

May 7th, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit completed by Adam Ossefoort and Jim Pratt on 2/26/2026 on the USS Eagle Bend Site

Site visit completed by Adam Ossefoort and Lloyd Graves on the Vertical Bridge and Weiers sites on 5/5/2026

Meeting attended by board members: Chairman Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland, and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have April 2nd, 2026, meeting minutes approved. Roger seconded, voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as printed. Lloyd seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: USS Eagle Bend Solar LLC: Section 02, Wykeham Township, Site Address: 14910 380th Street, Eagle Bend, MN 56336 PID: 28-0001100

1. Request CUP to construct and operate an up-to 10-megawatt solar farm in AF-1 Zoning District

Tena and Joshua Poektner were present as the applicant.

Staff Findings: Adam read through the new information that was added to the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

Proposed Conditions, if approved:

1. Submittal of an interconnection agreement with the electric service provider prior to issuance of land use permits.
2. Development and submittal if a decommissioning plan in compliance with Section 9.20 of the Todd County Planning and Zoning Ordinance.
3. Establishment of a bond, letter of credit, or escrow account in the amount of \$1,250,000 in which Todd County is made party to for the purposes of decommissioning.
4. Development and approval of a Stormwater Pollution and Prevention Plan (SWPPP) prior to land use permitting.
5. Establishment of 3 rows of trees to serve as vegetative screening. Screening shall be established on the east and south sides of the project areas. Trees shall be planted in an offset pattern to provide maximum screening.
6. Establishment of a road maintenance agreement with Wykeham Township and submittal of the agreement to Todd County prior to issuance of land use permits. Township agreement shall also

include a setback distance of the vegetative screening from the road right of way approved by Wykeham Township.

7. There shall be no loading or unloading of equipment or materials within the road right of way. Roadways shall be kept clear, at all times, during and after construction.
8. Noxious weeds and invasive species shall be controlled, at all times.
9. Vegetative screening shall be no less than 10' in height at the time of establishment. Trees selected for vegetative screening shall be approved by the local Soil and Water Conservation District.
10. Vegetative screening along the road right of way shall be setback a distance of no less than 30' measured from the edge of the right of way to the trunk of the planted tree.
11. Applicant must abide by all other applicable federal, state, and local standards.

Adam also recapped additional information from 4/2/2026 (addition of condition #10) and read through additional information for 5/7/2026:

- Tabled this item on 4/2/2026 to allow time for review of documents provided by the applicant.
- Tena did have a presentation she wanted to show the board.
- Property value reports provided to review by applicant.
- A reminder that a decision needs to be reached tonight for a recommendation to the Board of Commissioners. (The applicant can extend the decision period in writing)

Public comment:

Gene Greenwaldt addressed Planning & Zoning Commission and Adam. She stated she was granted the variance from the Prime Farmland regulation on January 22nd and reminded the board MN Statutes 394.27 subd. 9 states all decisions and determinations by the Board of Adjustments shall be deemed final if after 30 days no appeal has been filed with the District Court. She has received no such notification of any appeal. At the March 5th meeting, the Prime Farmland matter was discussed three times prior to Tena asking for a clarification on if the discussion should be held to just the CUP and not the variance that was previously granted. Adam confirmed the discussion should remain on the CUP request. The meeting went on and later in discussions Prime Farmland again came up three more times. At the April 2nd meeting the Prime Farmland was discussed fourteen times with no reminder by the director to keep discussion to the CUP request. Does or does this not State Statute apply to this variance? If it does, she asks that the Board keep its' discussions limited to the CUP. At the March 5th meeting the Staff Report was read and the staff recommendation was for a motion for approval to the County Board of Commissioners with seven additional conditions. What importance or value does the staff report and their recommendation have in these proceedings? She stated she knows they can't answer her, about these questions but if you could address them to Tena, please.

Collen Cobett, the Field Manager with the Minnesota Land and Liberty Coalition. Stated they are a statewide group of landowners, farmers and community members who advocate in all the above energy strategy in Minnesota. The coalition supports economic investment across the state, building a secure energy grid to ensure national security and private property rights. They believe that a landowner has the final and ultimate say when it comes to putting renewable energy projects on their property. The construction and operation of this solar project represent an important opportunity to uphold private property rights while supporting meaningful local economic development. At its foundation, this project is about allowing a landowner to

decide the best use of their property and providing an additional stable source of income that can help sustain family operations, ease the burden of rising costs, and preserve land ownership for future generations. Beyond the direct benefits to participating landowners, projects like this also create broader economic value for the surrounding community. In addition to generating increased revenue for the County and townships, through production tax, construction activity and long-term infrastructure investment, all contribute to local economic growth and provide meaningful support to the County. Responsible energy development can serve as an additional tool for strengthening local communities without placing significant burdens on already existing resources. Supporting this project means supporting the principle that property owners should have the ability to pursue economic opportunities on their land while also encouraging investment and development that can provide lasting benefits to Todd County.

Correspondence received: None

Tina Monson with US Solar and Joshua Poertner with Stinson counsel presented how this project meets the Conditional Use criteria and she went through a slide presentation. This may be viewed in full, upon request, at the Planning Zoning Office. Tena stated she had Josh here to talk about the Prime Farmland variance and the legal basis for denial around that.

Josh stated, once the variance has been granted that authority is vested in the Board of Adjustment, and once they grant that variance, it is as though that provision is outside of the zoning code for this project. It's no longer able to form a legal basis for a CUP denial, like the criteria that Tena was talking about. It is essentially a "done deal" and not to be reopened. The decision to deny the permit cannot be based on it. Maybe that's clear. He is just here to answer any questions on that process.

Tena stated they have concluded their comments and will answer any questions.

Board discussion:

Tim stated he has the same opinions and concerns as he shared last time. Doesn't believe it is a need for our County and the area. There was discussion about what it brings to the table, and he didn't think it outweighs the present use. Does not get into the Prime Farmland, he understands that. He is following the planning and zoning "is it a need?" and he doesn't feel like it is.

Lloyd asked how this is going to better our County?

Tena stated continued agricultural use, production tax, she feels there a deep need, here, as MN power must supply power cost effectively and reliably to their people. They also have significant compliance requirements Federally, State and obviously locally. They need to continue to do that and this project helps them meet their state requirements. This is a need for people who use MN Power. There is a lot of service territory of MN Power here, in this County. We all know it, you can read about it every day, electricity needs are very high. We know everything about data centers. We understand they are coming in and there is load growth. Absolutely requires additional power. Those users want renewable energy as well. She stated she believes she has shown on the record that they have very much met a need that exists here and that they have provided benefits. She added there is nowhere in our code that says that whatever use is coming in must meet certain economic thresholds. To be clear, we don't believe that is a legal basis for denial. Because you

believe that there is additional more or less economic development from a use, that is not a legal basis for denial.

Joshua stated he was going to second that and add property owners are permitted to use their property how they want so long as they don't violate the zoning code. If a conditional use is to be denied it is to be denied based on a violation of the zoning code. Not free-associating benefits or needs unless there is a peg in that code that you guys have passed, and the same way you would want to give every property owner in Todd County the right to know what they can and can't do. That is why the code is written down. So, when we are talking on a legally sufficient basis, it needs to be a code basis, of which there are numerous, which we have gone over and which they meet. The law needs to speak somewhat precisely so people know how to use their property.

Roger stated like he had at the first meeting, we need electricity not like our neighbors with horses and buggies, and if they are doing everything the way it needs to be done, the way the rules are, we have no reason to deny it. We have the Board of Adjustment giving the variance, and unless we can come up with some legal reason why we shouldn't allow it, he didn't think we could stop it. He brought up the government CRP program and how it was not originally set up to pay a farmer more than the land was making, but at the time, Roger stated, he was making \$20 an acre off his land and the neighbor down the road put his in CRP and was getting \$45 an acre. Our government made up the rules and then threw them out the door as soon as they got them.

Jim stated we must decide tonight one way or another.

Roger motioned to approve with the eleven conditions.

Adam mentioned Tena was willing to introduce grazing and we have no condition for that if the board feels it is necessary. We have a motion to approve and if you go against that, make sure you articulate clearly, on record, your reasons for not voting in that direction.

Jim asked the board what kind of condition for grazing?

Lloyd, would there be water available there for animals to graze?

Tena stated they would bring water in. They would not have one on site, but they do bring the water in. The sheep will not be there year-round, and she doesn't have those specifics yet. She assumed they would bring that in. She stated they are committed to the grazing plan. It is in their application; it is what they are doing and are willing to make sure there is water on site and make that happen.

Jim stated if they do not have it as a condition and it doesn't happen; there is nothing they can do about it. If you think we need it as a condition...

Ken stated he thought that was over-reach on the board's part, telling somebody how to farm.

Jim stated we have a motion for approval with the eleven conditions from Roger, is there a second (three times)? Stated the motion failed for a lack of a second.

Jim asked for another motion.

Andy asked if no decision is made, is it granted?

Jim, confirmed, it is granted.

Adam stated we have to make a decision, that is not an option.

Andy stated when on the legal comments, aside from the board not being legal experts, one comment was made there are certain aspects, comments about economics, whether the County needs it or whether it benefits not being an actual legal part of the discussion, and other comments or information that has been brought up, such as, okay so we need electricity or we need clean electricity, if they are not part of the actual cut and dried clear cut, yes, no, part of the discussion then they probably shouldn't have been brought up as items to try to influence what our decision making process is. So, that's a concern. Seems like we are being "manipulated" might be a little too strong of a word, but we are being influenced a little bit by some of those comments and topics.

Jim stated he would agree with that.

Andy continued, another concern he had as far as if you are going to say "cut and dried" a lot of those ordinances have language in them that are somewhat up to interpretation, such as "does the project create a nuisance", well what is somebody's definition of a nuisance?

Jim, right.

Andy continued, if one person drives by it and thinks it is unsightly, which is some of the language that is used in ordinances, does it constitute as a nuisance?

Ken added it is very subjective.

Andy, it is very subjective and is open to interpretation. As far as cut and dried, certainly there is cut and dried aspects that can be either met or not met, but there's also some that's left up to our interpretation. So, as far as he is concerned, if this CUP is denied, that would be somewhat of his logic behind it, as well as, even though we cannot use the variance that was granted as any part of the discussion, the topic was brought up as far as what the land was being used for and what it's condition was, which there again, if it wasn't part of the cut and dried legal aspect, it should not have been part of the discussion. But since it was brought forward to us, and the fact there was erroneous data and numbers that were thrown our way, there again to skew our decision making process, it brings in the question, and the only reason he brings that up is because he is involved in that, and knows that intimately, to know what our County average is, because he is involved in that aspect. All this other information, these studies that were provided, the plethora of information we were subjected to, he has no way of even going through making sure all of that information is accurate, and based on the fact we were provided with some information that was blatantly incorrect brings his mind into question as to what other information is not correct. That there again, is to skew our decision-making process. So, he does not have a "feel good" about this and knows that is not a legal reason but, there was so much information that, the latest part of information that we were provided was these studies about land use and land values rather, how do we know that wasn't "cherry picked". We got a few here and there, he has no grounds to make this statement but, it's highly suspect that if there were studies out there that showed the opposite information, that we probably wouldn't be presented with that as an argument. He stated he doesn't know if it is our job to do those kinds of searches and research. We have to rely on the information that is presented to us and we also have to, therefore, make some kind of judgement on our part as to how accurate that information is that is being presented to us is. How truthful it is or is it being "cherry picked". Andy stated if he needs a reason on the record, if he happens to vote against this, that information and what is on the record from the last meeting, that would be his reasoning behind it.

Jim stated, he agreed with Andy. There's a lot that is subject to different interpretation. You can ask different people and there are two sides to every story. To say we are bound to go only one way is, he means, they interpret stuff at every meeting they come to.

Andy added, if we were to look at the spirit of the ordinances, as they were written, whether they were perfectly iron clad or not, it's fairly clear as to what the public in Todd County influences on what this should be, and he doesn't believe that this follows that, whether it's written in legal ease that's bullet proof or not, he thinks our interpretation of it is fairly understandable, and what the public's position was.

Jim stated we still need a motion one way or another.

Adam reminded the board that a denial cannot be based solely on public opposition. You have to substantiate factual information.

Andy stated he referred to the ordinance and the spirit behind the ordinance.

Ken stated with what Andy stated, and Jim's comments, he recommended to deny the CUP and Andy seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	No
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Jim added he agreed with most of what Andy says, and he doesn't feel it fits in with the existing land use in the area.

Motion passed to deny the request. Jim noted the application will be presented to the County Board of Commissioners on May 19th, 2026.

AGENDA ITEM 2: Vertical Bridge -Section 27, Iona Township, Site Address: 290th Street, Browerville, MN 56348 PID: 13-0025100

1. Request for CUP to construct a cellular communications tower in AF1 Zoning.

Alex Trumann is here to represent the application.

Staff Findings: Adam read through the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

Additional Notes:

A variance was applied for and granted to reduce the setback requirement from 230' to 82'6" due to wetlands on the site limiting the space available for construction of a tower. An engineering statement has been provided that upon failure, the tower will fall within the leased area.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Applicant must abide by all standards of Section 9.21 of the Todd County Planning and Zoning Ordinance.
2. Applicant must abide by all applicable federal, state, and local standards.

Alex confirmed the staff report was accurate.

On Site Visit Report was reviewed by Lloyd: This report may be viewed in full, upon request, at the Planning and Zoning Office.

Correspondence received: None.

Public comment: None

Board discussion:

Ken, how tall?

Alex 220 ft. to the top of the steel.

Ken stated his concern is where will it fall.

Alex stated if there is a catastrophic failure, it is designed to collapse as designed, down on itself contained within the leased area.

Ken, is this a cell tower?

Alex, yes, for cellular coverage. This entire project is at the demand of the entire public and Iona Township, including emergency support. They struggle with coverage and capacity.

Ken power to this?

Alex, the power is in the right-of-way and Vertical will bring the power and fiber optic in and install a transformer.

Lloyd stated this is way out in the middle of nowhere.

Ken free standing?

Alex, yes, there are no guide wires.

Andy asked how long these are good for?

Alex, indefinitely when maintained. Just like a home if well maintained. He knows of a tower in Duluth that has been operational since 1946, out on the peninsula.

Andy, if it were to become unused, is there a Decommission and Restoration Plan?

Alex, yes, they agree to the ordinance guidelines for decommissioning, and have an agreement with the landowner, Vertical is required to take down the tower and return the land to its original state to the best of their ability of how it was before. They bring foundations below grade, they remove the road, take out all the fencing, equipment and backfill and in this grass, it being native grass, we would reseed, if it was sod, they would re-sod. Stated they bring it back to the previous conditions.

Andy, does that include the foundation?

Alex, down to three feet below grade so it will still be tillable. The foundation depends on soil types, if it should be either wider or deeper or using pads or piers. Vertical has an agreement with the landowner to remove that tower and the agreement is stricter than the County regulations.

Roger, lights on top?

Alex, yes, white in the day and red at night required by FAA, no more, no less than what is required.

Andy, his main concern is crop dusters.

Alex, small aviation programs are updated all the time by the FA, and it could be something like a tree that has grown up too tall, they all have systems that are being updated constantly.

Ken moved to recommend approval with the two conditions. Lloyd seconded.

1. Applicant must abide by all standards of Section 9.21 of the Todd County Planning and Zoning Ordinance.
2. Applicant must abide by all applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 19th, 2026.

AGENDA ITEM 3: Blair Weiers, Section 30, Kandota Township, Site Address: 10723 County 95, Sauk Centre, MN 56378 PID: 14-0030900
Blair was present as the applicant.

Staff Findings: Adam read through the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Applicant must notify Todd County Feedlot Program at least 90 days prior to construction to update and review permit application.
2. Prior to construction, applicant shall obtain the Feedlot Program Interim permit.
3. Proposed facility must meet all MDH and MPCA Feedlot setback requirements.
4. Applicant shall increase setback distance of pasture fencing to the lake to create no less than a 50' vegetated buffer in the identified area of concern.
5. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
6. Liquid manure storage structure shall have capacity for no less than 12 months storage.
7. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
8. Applicant must abide by all other applicable federal, state, and local standards.
9. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.
10. The facility owners must maintain registration every four years and remain compliant with the Todd County ordinance and MN 7020 rules.
11. Any future livestock lot or barn construction will be required to be reviewed for compliance by the Feedlot Program prior to construction or install.
12. The conditions of the CUP must be disclosed to any future landowners or real estate transaction.
13. All land application setbacks and MN 7020 rules pertaining to the storage and handling of manure must be followed.
14. Clean water diversions for the roof water

Lloyd was out on site and this report may be viewed in full at the Planning and Zoning office upon request.

Adam turned it over to the County Feedlot staff and Deja Anton and Allissa Schieve from SWCD presented their Todd County Feedlot Program Findings of Facts. Jessica Moore, Nutrient Management Specialist had provided her findings for this report. Full report may be viewed, upon request at the Planning and Zoning Office.

Deja stated they provide a second opinion on these farms and review things very carefully when it comes to the feedlot program. She added their job is to look out for the county's interest, environmental interest, the County Comprehensive Plan and the farmer's interest as well, considering agriculture is a prime economic force in our County. May be duplicate information however, she feels it will be helpful for everybody to hear it again and why they thought some of these things are important to consider. She did want to say the recommendations by the Planning and Zoning office are listed and the Feedlot Program has proposed conditions as well. All of theirs aren't to be considered their feedlot recommendations nor do they feel they need to be used, but they are ones you could use. If you have any concern in these areas, a lot of these are

already in Feedlot rule. She reminded the board this site may change land owners in the future and may end up with ten horses on site, so that is why they listed manure management plan as required by MPCA 7020 Feedlot rules, it doesn't make the CUP conditions cause unnecessary duress on a future landowner that may not be operating the same way Blair is operating.

Roger asked Deja if they recommend the board allow this CUP?

Deja stated we can tell you it is aligned with all the rules and regulations out there and it will be an improvement to the current situation, even with the expansion of animal units.

Roger asked Blair how he takes care of the manure.

Blair stated he will manage the manure in the barn, it will be pumped with no agitation straight from the barn through a pipeline and injected immediately. No irrigation, no tanks, no traffic.

Ken, how far at the most?

Blair within the 400 acres he owns, not across the road anywhere, so around 3,000 feet maybe. Very doable.

Andy asked about the structure design.

Blair, gable, basically a pole shed and went into full detail.

Adam showed photos on the overhead.

Andy, is there any requirement for creating a berm around it to prevent spillage into the watershed and the lake?

Deja yes, he's even got a proposed drovers' lane, totally contained, all manure is directed to an in-ground pit.

Blair explained it is cement curbed, all the way around.

Andy, does the pit take up the entire structure underground?

Blair yes, explained the pits underground, and may allow rainwater to enter pen if needed. Explained the air compressor, the anaerobic process and agitating slowly and how it keeps the odor down. Explained any time you want to pump and spread manure you can. Keeps the smell down, lined lagoons, no crust.

Ken is that system preventing solids from building up in the pit?

Blair, yes, must monitor manure for the correct consistency and is constructed to use rainwater.

Adam's condition #14 addresses rainwater diversions.

Lloyd asked how deep the pit was.

Blair, 12'.

Andy asked about the dangers of his pit, as far as air quality and gases.

Blair explained supposedly with the percolation you always have a slow release of methane, so it enhances the air quality in the barn, so you don't have that constant crusting, as it is constantly agitating.

Roger asked if he would have fans.

Blair, no, it is all naturally ventilated and explained the structure set up and how the ventilation works using a chimney, it is a better controlled environment during the winter.

Correspondence received: Yes, Scott from SRWSD and has no objections. This letter may be viewed in full, upon request, at the Planning and Zoning office.

Public comment: None.

Board discussion:

Roger and Jim, both pointed out this will be an improvement with less runoff.

Blair, injected according to manure management plan. The reason he stopped at 299 animal units is that he has enough land to sustain the amount of manure according to MPCA regulations.

Ken, how deep does the injector go?

Deja, 6"

Allissa, to the roots.

Discussion on the type of cows he is raising. Blair added he does have the right amount of acreage that fits the animal units to sustain that number of cattle so he will not be hauling in feed stuff with traffic. Has access to both fields almost eliminates his surface application of manure. Eliminate the open lot of manure. Should drastically reduce the odor.

Andy, self-sustaining.

Blair, absolutely.

Blair added he will have the noise of the agitation, but basically no noise, as the Bubbler works year-round. The only noise is when you empty that pit. No fans, all naturally ventilated. Will almost 100% eliminate the use of artificial fertilizer, according to his management plan. The Bubbler in the anaerobic state enhances the quality of manure. A plus, plus, plus for him.

Andy asked if this would decrease the impervious surface?

Blair, close to the same, but will be eliminating all outside cattle. He has a lot of grazing area, so he will bring in spring and summer cattle to grow out in the pasture areas preparing them to come into that barn when needed. If it isn't under that roof from feed to finish, it will be on a pasture basis.

Lloyd asked where roof run-off is routed if it doesn't go into the pit?

Blair, to the NW, a gradual slope away from the lake to a grassed-out lot. His goal is zero percent run-off. Deja added the disturbed area will be a lot smaller.

Blair referred to Adam's photos of disturbed areas and explained all that mess, nuisance, that nobody wants to see, including him, will be turned into grass areas. He stated he has done a lot of traveling and research and wants to expand with environmentally safe measures. All feeding and cattle waters are under roof and any splash ends up in the pit, and the same thing with the bunks.

Andy asked about feed silage storage.

Blair stated he has a pad and stores feed in ag bags and pointed the area out on the overhead.

Deja added that is considered covered feed, with no discharge.

Roger motioned to recommend approval with 14 conditions, seconded by Ken.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes
Jim Pratt	Yes

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on May 19th, 2026.

Adam reminded the board to be prepared to discuss data centers at the next meeting.

Ken motioned to adjourn and Andy seconded. Voice vote to adjourn the February Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourn 7:48 PM.



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PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2026-0190

SUBDIVISION APPLICATION

Property Owner: Impact Technology, Randy Mechels

Mailing Address: 608 7th Street NE

[Redacted Address Line]

Developer (if not property owner): _____

Mailing Address: _____

Email: _____ Phone: _____

Parcel Number 18-0015300 Lake/River Name: NA

Legal Description (attach if necessary):
Attached

Land is presently zoned R-2 Zone Requested or required None.

Total Amount of land involved: 17.67 Acres

Explain Proposal Here:
Proposed 5 new parcels

Proposed Name of Subdivision: Prairie County Estates

Yes No Contacted the Records Office to ensure plat name has not been previously used.

- How will sewer and water service be provided for the proposed subdivision?
 - Is the proposed subdivision near or adjacent to a municipality providing public sewer and/or water? Yes No

Received
MAY 08 2026
JLL 5/12/26
Todd County
Planning & Zoning

(b) Is private sewer proposed? Yes No

If yes, attach a written report provided by a licensed sewer designer stating that they have conducted soil borings on each proposed lot and that there are at least two soil treatment areas on each lot that can support a standard sewage treatment system (STS). Documentation of the soil borings may be required.

(c) Is private water supply proposed? Yes No

2. Do you own additional land adjacent to the proposed subdivision that you intend to develop in the future? Yes No

3. Did you meet with the Township Board to present the Preliminary Plat? Yes No Date of the meeting: 04 / 13 / 26

Optional Township Board Signature

Board Position

If the Developer is not the property owner, both signatures are required below.

Developer's Name Printed

Randy Mechels

Signature

Randy Mechels

Date

5-7-26

Property Owner Name Printed

Signature (If different than applicant)

Date

Attachments – Must be included to be accepted at the Planning & Zoning Office:

(1) Five (5) – 8 ½" by 14" or 11" by 17" copies and two (2) larger copies of the Preliminary plat.
or

(2) One (1) - 8 ½" by 14" or 11" by 17" digital copy in .pdf format

(3) Statement from a Licensed Septic Designer – locations on each proposed lot for placement of two standard soil treatment system.

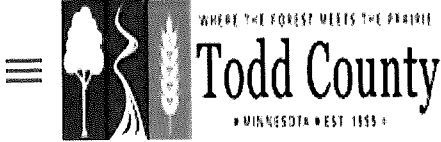
(4) Wetland Delineation or statement from a Certified Wetland Delineator that one is not necessary for this plat.

(5) Total fees. Plat hearing fee: Make checks payable to the Todd County Treasurer.

(1) Plats with 1 to 4 lots are \$600 plus \$200 per lot

(2) Plats over 4 lots are \$1000 plus \$200 per lot

(3) ALL plats: \$56 recording fee submitted to Todd County Recorder's Office.



Tax Web

Counties Providing Technology
Copyright © 2019 - 2026
Ver 1.2 - 03/31/2026 15:23:25



Results List

Search

Parcel #: 18-0015300

As Of: Apr 1, 2026

[Dashboard](#)

[Parcel Info](#)

[Tax Info](#)

[Value Info](#)

[Special Assessments](#)

[Tax Summary](#)

Parcel Information

Parcel Details

Twp/City	School	Water	Debt	Agri
18	2753	0	6	0

Taxpa Asmt: 2026 Pay: 2027

Taxpayer# 39848
IMPACT TECHNOLOGY
608 7TH STREET NE
LONG PRAIRIE MN 56347

Details

Sect	Twp	Rng	Lot	Block
16	129	33	0	0

Property Address

Street Addr	
Re/Mh	REAL ESTATE
MP	36-0129500
Sect/Town/Range	16/129/33
Township/City	18 - LONG PRAIRIE TWP
School District	2753 - LONG PRAIRIE-GREY EAGLE

Legal

Do not use the summaries below on legal documents

SE4 NW4 E OF HWY 27 EX S 126 FT & EX BEG AT PT OF INTERSECTION OF N LINE OF S 126 FT & E-RLY LINE OF HWY 27 THENCE E 142.38 FT NW TO R.O.W. LINE OF HWY #27 SW TO BEG 15.87 ACRES

Misc

Escrow 0
Deeded Acres 15.87

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 221084/eCRV1547756

Date 07-06-2023
Deed tax: \$263.67
Todd County Property Records &
Taxpayer Services
PID 18-0015300

Document #: A537068

ELECTRONICALLY RECORDED ON
07-06-2023 at 4:07 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return to:
Edina Realty Title, Inc
6800 France Ave South #200
Minneapolis, MN 55435

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2018)

e-CRV No.: 1547756

DEED TAX DUE: \$263.67

DATE: June 20, 2023

FOR VALUABLE CONSIDERATION, Madeline C Lenarz, a single person, ("**Grantor**"), hereby conveys and warrants to Impact Technology ("**Grantee**"), a Corporation under the laws of Minnesota, real property in Todd County, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Madeline C. Lenarz
 Madeline C Lenarz

State of Minnesota
 County of Morrison

This instrument was acknowledged before me on June 20 2023, by Madeline C Lenarz, a single person,.

(Seal, if any)



[Signature]

(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 11/31/2025
 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 Edina Realty Title, Inc.
 6800 France Ave S, Suite 200
 Edina, MN 55435

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
 IN THIS INSTRUMENT SHOULD BE SENT TO:
 Impact Technology
 608 7th Street NE
 Long Prairie MN 56347

EXHIBIT "A"

The Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), Section Sixteen (16), Township One Hundred Twenty-nine (129), Range Thirty-three (33), Todd County, Minnesota, less and except the South 126.00 feet thereof; also less and except the following described tract: beginning at the point of intersection of the North line of the South (126.00) feet of said Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) and the Easterly right-of-way line of County State Aid Highway #27; thence 89 degrees 36 minutes 20 seconds East, assumed bearing, 116.68 feet along said North line of the South 126.00 feet; thence North 00 degrees 23 minutes 40 seconds West 142.38 feet more or less to the Westerly right-of-way line of said Highway #27; thence Southwesterly along said right-of-way line to the point of beginning and there terminating.

Jamie Christenson

From: Loren Fellbaum
Sent: Friday, March 27, 2026 7:17 AM
To: [REDACTED]
Cc: Jamie Christenson; Wade Jackson; Adam Olson
Subject: RE: Parcel 18-0015300

Randy,

In general, we try to minimize the number of driveways along our highways to reduce potential hazards for motorists and limit future maintenance needs. From that perspective, the proposal for shared driveways is a positive approach.

However, we have also encountered situations where neighboring property owners sharing a driveway have conflicts, which can lead to our office becoming involved in private disputes. In those cases, individual driveways can offer some advantages as well.

From a safety standpoint, sight distance is adequate in both directions, so I do not see any concerns there.

Thank you for reaching out with your questions.

Sincerely,

Loren Fellbaum
Todd County Engineer

From: [REDACTED]
Sent: Wednesday, March 25, 2026 12:01 PM
To: Loren Fellbaum <loren.fellbaum@co.todd.mn.us>
Cc: Jamie Christenson <Jamie.Christenson@co.todd.mn.us>
Subject: Parcel 18-0015300

TODD COUNTY SECURITY NOTICE:

This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

Hi Loren

I am working with the Long Prairie township and Todd County to develop (5) three acre lots just north of town on County 5. I am trying to be proactive and would like your advice on the driveway access on to County 5.

I was thinking Lot 1 could use the access that is currently on the SW corner of the proposed lot. And then lots 2 and 3 could share an access and lots 4 and 5 could share an access. Please let me know your thoughts.

I am currently in the rezoning phase but when I actually do a preliminary plat I want to make sure things are ok.



Randy Mechels
Chief Executive Officer
Phone 320.732.7470
Cell 320.630.2905
Randym@itcopiers.com

MINUTES OF FIRST MEETING OF BOARD OF DIRECTORS
OF
IMPACT TECHNOLOGY, INC.

The first meeting of the Board of Directors of Impact Technology, Inc., was held in the city of Waite Park, county of Stearns and state of Minnesota, at 2:30 o'clock, p.m. on the 9th day of April 2002, pursuant to the foregoing call and waiver of notice.

The following directors were present:

Randy Mechels
Kristin Mechels
Shari Mechels

Randy Mechels was chosen to preside over the meeting and he presented the waiver of notice of the meeting signed by all of the directors, which was ordered filed with the minutes of the meeting. Randy Mechels then called for nominations of officers of the corporation. Thereupon, the following persons were nominated for the office set forth after their respective names to serve until their successors are duly elected and qualified:

Randy Mechels, President
Randy Mechels, Secretary
Kristin Mechels, Treasurer

No further nominations being made, the nominations were closed and a vote taken. All of the directors present having voted, the vote was counted and Randy Mechels announced that the aforesaid persons had been duly elected to the offices set forth after their respective names to serve until their successors are duly elected and qualified.

The permanent officers of the corporation then took charge of the meeting.

On motions duly made and seconded, the following resolutions were unanimously adopted:

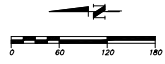
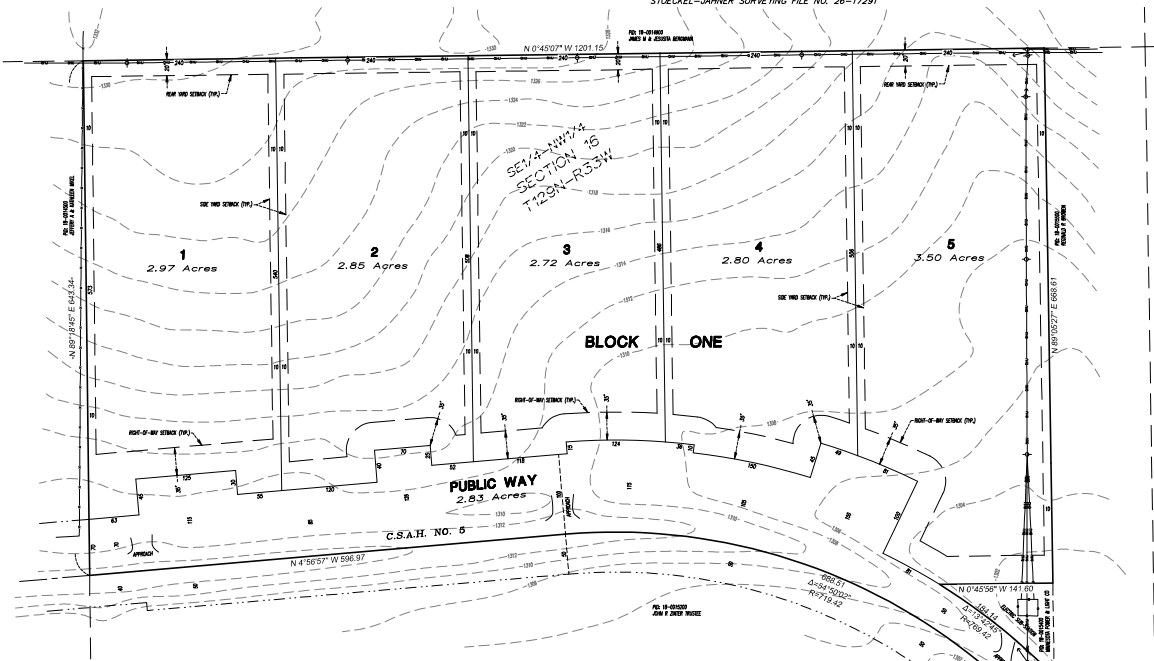
RESOLVED, That the by-laws heretofore adopted at the first meeting of the shareholders are hereby approved, and adopted by the board of directors.

A form of stock certificate having been presented for approval and on motion duly made and seconded; the following Resolution was unanimously adopted:

RESOLVED, That the form of stock certificate submitted to this meeting be and it is hereby adopted as the form of stock certificate of this corporation and the secretary is directed to insert a sample of said certificate under the tab labeled "stock register and transfer record" of the corporate book of record.

PRELIMINARY PLAT OF PRAIRIE COUNTRY ESTATES

STOCKEL-JAHNER SURVEYING FILE NO. 26-17291



LEGEND

- LIBAR CONTOUR
- OVERHEAD ELECTRIC
- POWER POLE
- POLE GUY

DEVELOPMENT DATA:

OWNER & DEVELOPER:
Impact Technology
616 Randy Muehle
608 7th St NE
Lot 1 Phase MN 56347
(320) 600-9300

SURVEYOR:
Stockel-Jahner Surveying Inc
1206 3rd Avenue East
Albany, MN 55008
(320) 750-4855

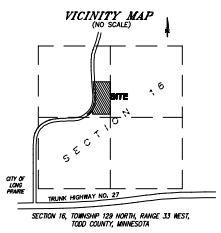
EXISTING ZONING: Residential (R-2)

SETBACKS: County Road 35' from right-of-way
Side Yard 30'
Rear Yard 20'

DESIGN CRITERIA:
Minimum area 2.0 acres
Minimum width 200'
Minimum depth 150'
Minimum road frontage 33'

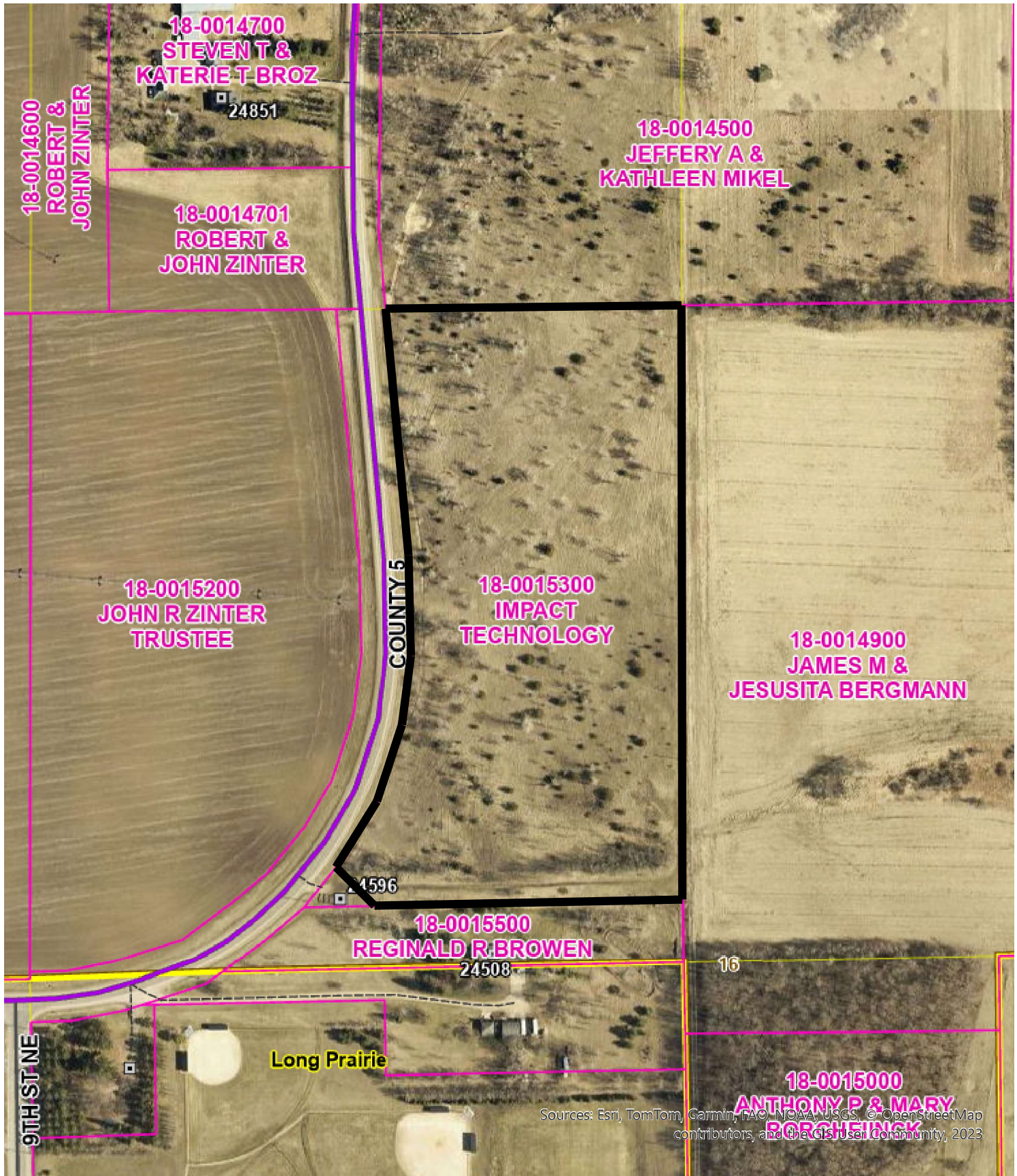
LOCATION: Part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 129 North, Range 33 West, Todd County, Minnesota.
Total area of Preliminary Plat = 17.87 Acres
Proposed Lot will be served by an existing Public Roads (C.S.A.H. No. 5), Each lot will have its own approach.

CONTOURS: Contours shown per Todd County Lists.



SURVEYOR'S NOTE:
A T&E Certification under T&E Chapter was not provided for the benefit of this survey. Examiners may assist which are not shown here.

IMPACT TECHNOLOGY
STOCKEL-JAHNER LAND SURVEYING
PROF. REG. DIVISION OF USD
DATE: 04-23-26
DRAWN BY: DLS
CHECKED BY: MEF
FILE NUMBER: 26-17291



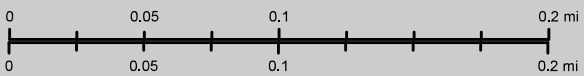
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Wednesday, May 13, 2026

Received

MAY 11 2026

Receipt #2026-0196

Todd County Planning & Zoning

Accepted 5/11/2026
KLM



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

APPLICATION FOR REZONING

Applicant Gaylen Sandgren Mailing Address 23570 210th ST

Site Address 23570 210th ST Long Prairie

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 18-0090001 Township Long Prairie
Land is currently zoned: AF-1 / AF-2 / R-2 / R-10 / Comm / LM-I / Shoreland

If Shoreland list Lake/ River: _____

Zone requested: AF-1 / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

Full and Current Legal Description(s) SW4 SW4 lying W of Hwy #71 Ex N 430 ft, Section 32, Twp 129, Range 33, Long Prairie Township, Todd County

Current tax statement or other proof of ownership attached? Yes No

Reason for Rezoning Request SPLIT Commercial

From The Residential

Request to rezone from commercial to NES shoreland.

Did you meet with the Township Board to present the Application for Rezoning?

Yes No Date of the meeting: May 11 2026

[Signature]
Optional Township Board Signature

[Signature]
Board Position

Aerial photo or survey showing land to be rezoned must be attached.

If the applicant is not the property owner, both signatures are required below.

Gaylen Sandgren
Applicant Name Printed

Gaylen Sandgren
Signature

5/11/26
Date

DENISE GAIDA
 TODD COUNTY AUD. /TREAS.
 215 1ST AVE. S., SUITE 201
 LONG PRAIRIE, MN 56347
 320-732-4469
 www.co.todd.mn.us

2026

PROPERTY TAX
 STATEMENT

LONG PRAIRIE TWP

PRCL# 18-0040001 RCPT# 13092

TC 9.378 10.326

Property ID Number: 18-0040001
 Property Description: SECT-32 TWP-129 RANG-33
 SW4 SW4 LYING W OF HWY #71 EX N 430
 FT 7.84 ACRES SOUTH 71 STORAGE
 23570 210TH ST

GAYLEN B SANDGREN
 23570-210TH ST
 LONG PRAIRIE MN 56347

6776 -T
 ACRES 7.84

		Values and Classification	
		Taxes Payable Year	2025 2026
Step 1	Estimated Market Value:	724,700	770,800
	Homestead Exclusion:	6,212	5,618
	Taxable Market Value:	718,488	765,182
	New Improve/Expired Excls:	11,800	
	Property Class:	RES HSTD INDUST NH	RES HSTD INDUST NH
Sent in March 2025			
Step 2	Proposed Tax		9,810.00
* Does Not Include Special Assessments Sent in November 2025			
Step 3	Property Tax Statement		
	First half Taxes:		4,956.00
	Second half Taxes:		4,956.00
	Total Taxes Due in 2026		9,912.00

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
 Read the back of this statement to find out how to apply.

Taxes Payable Year:	2025	2026
		3,650.25
<input type="checkbox"/>	3,557.73	
	8,560.00	9,796.00
	.00	.00
	.00	.00
	8,560.00	9,796.00
	4,104.04	4,558.88
	1,121.05	1,365.51
	832.81	1,089.48
	856.07	914.40
	1,638.25	1,859.37
	7.78	8.36
	8,560.00	9,796.00
		116.00
	108.00	
	8,668.00	9,912.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits
 3. Property taxes before credits
 4. A. Agricultural and rural land tax credits
 B. Other credits to reduce your property tax
 5. Property taxes after credits

Property Tax by Jurisdiction
 6. County
 7. City or Town
 8. State General Tax
 9. School District: 2753 A. Voter approved levies
 B. Other local levies
 10. Special Taxing Districts: A. REGION V
 B.
 C.
 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments

Special Assessments on Your Property
 13. A. 89026 CO ENVIRONMENTAL FEE
 B. 89025 CO ENVIRONMENTAL FEE
 PRIN 116.00 C.
 INT D.
 TOT 116.00 E.
 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2 2nd Half Pay Stub 2026 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub 2026 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 18-0040001 RCPT# 13092
 RES HSTD

PRCL# 18-0040001 RCPT# 13092
 RES HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 15, 2026	2ND HALF TAX	4,956.00	9,912.00
	PENALTY		4,956.00
	TOTAL		
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
 PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
 PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

GAYLEN B SANDGREN
 23570-210TH ST
 LONG PRAIRIE MN 56347

6776 -T

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6776 -T

LIST ADDRESS CORRECTION ON BACK

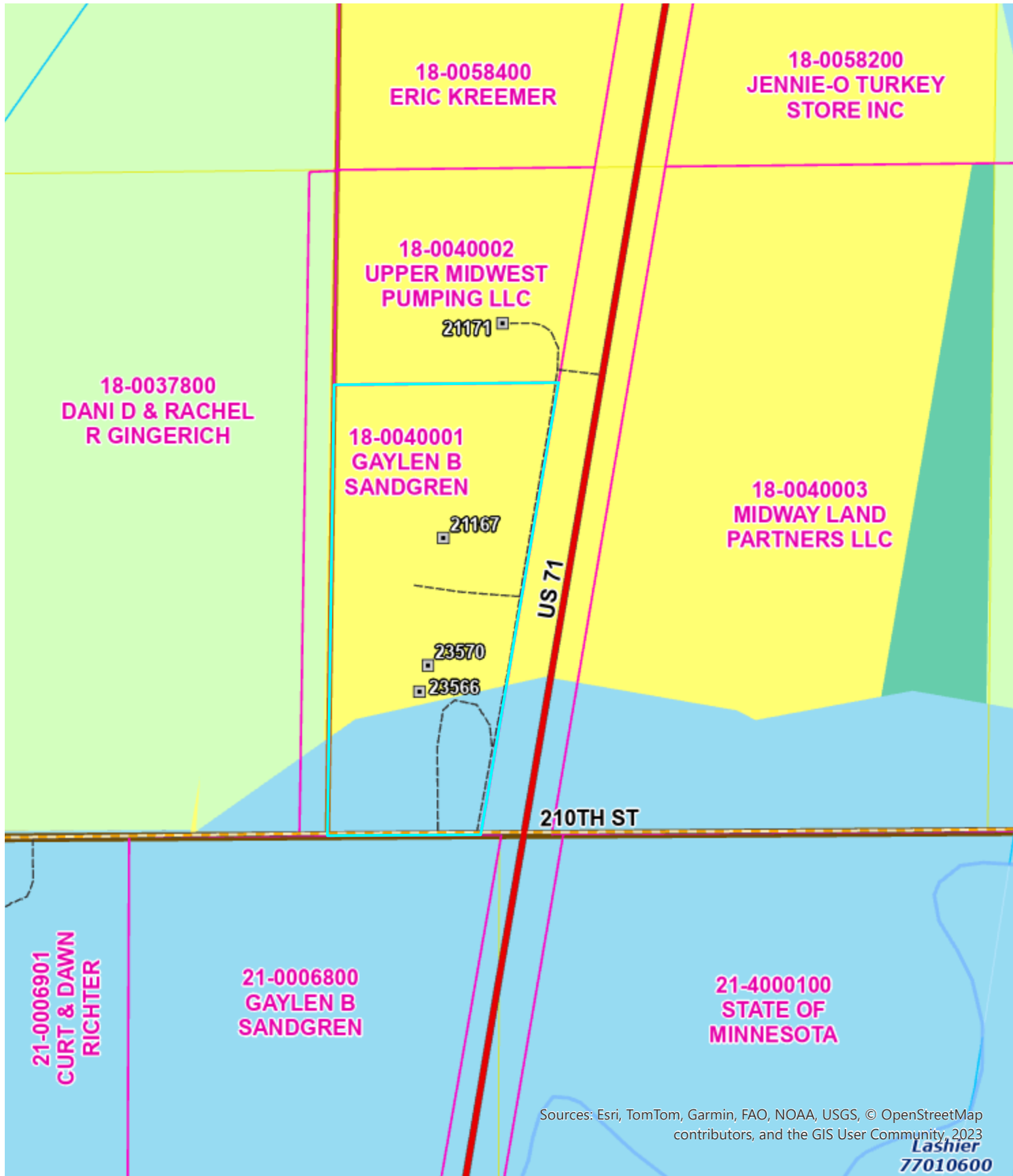
CHECK CASH COUNTER MAIL

TODD COUNTY

CHECK CASH COUNTER MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Lashier
77010600

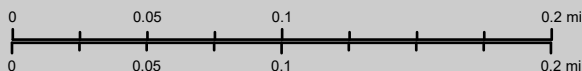
Todd County

MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map

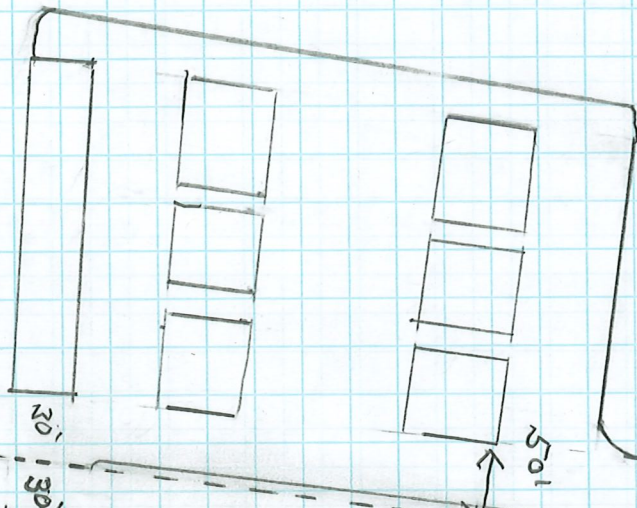


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Printed on:
Wednesday, May 13, 2026

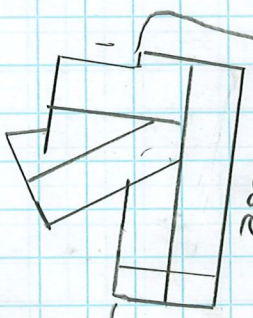
N PROPERTY line

45
71



20
30

split



House

18-004001

210th STREET

W PROPERTY line

18-0037803



18-0037800
DANI D & RACHEL
R GINGERICH

18-0037803
GAYLEN B
SANDGREN

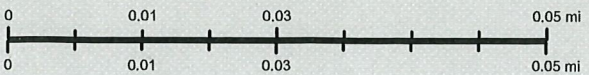
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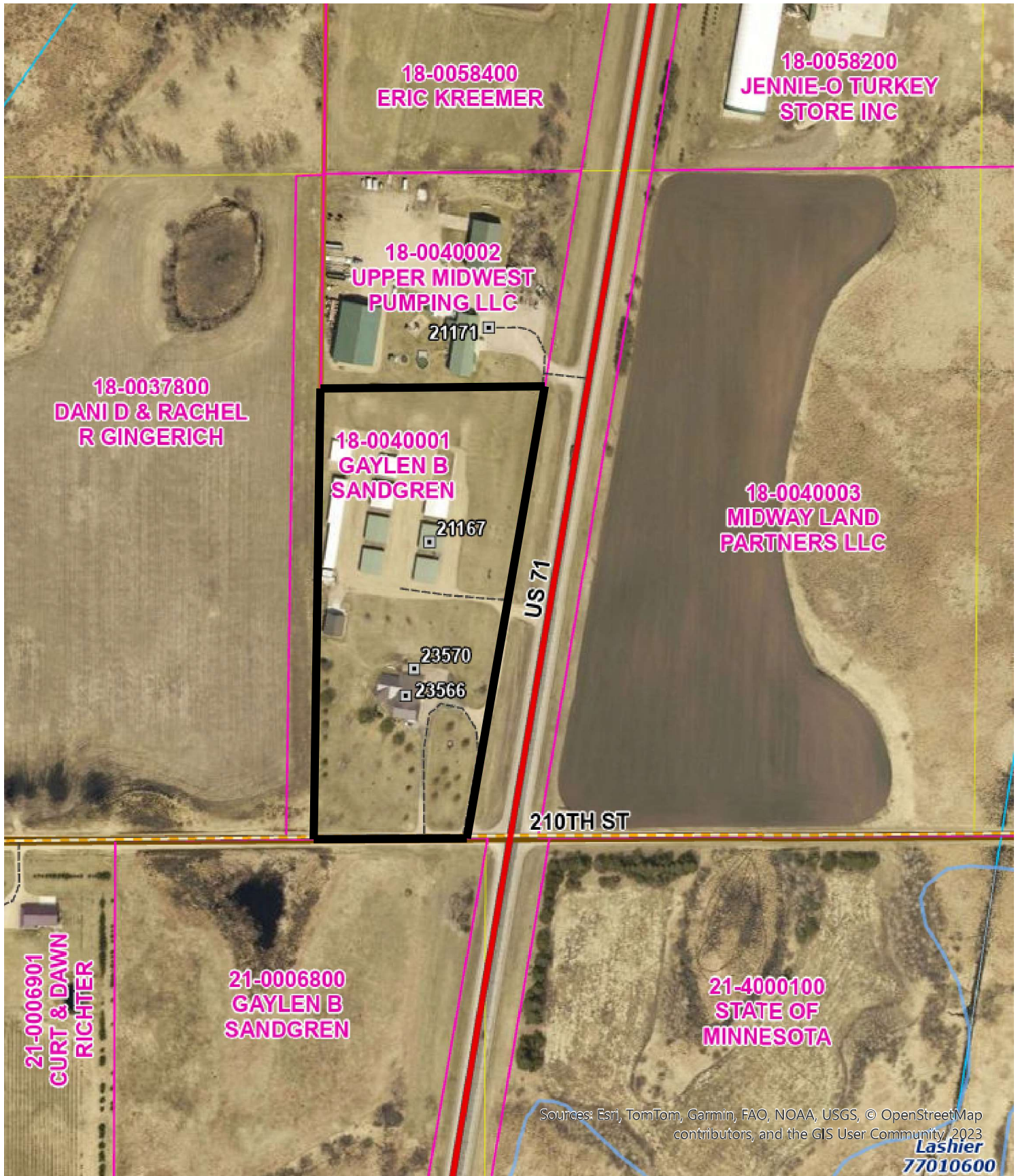
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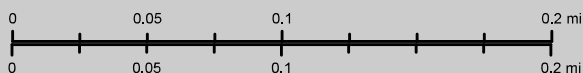


Todd County
MINNESOTA



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Printed on:
Wednesday, May 13, 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA EST 1855

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Received

MAY 11 2026

JCC
Todd County Planning
& Zoning

SUBDIVISION APPLICATION

Property Owner: (1) Eric Valencia

(2) Kurt + Barb Johnson

Mailing Address: (1) 17347 Dunlin Road, Burtrum, MN 56318

(2) 498 - 83rd Ave NW, Coon Rapids, MN 55433



Mailing Address: N/A

Email: N/A Phone: N/A

Parcel Number 06-0031100 Lake/River Name: across from Long Lake, Burtrum, MN

Legal Description (attach if necessary):

Attached

Land is presently zoned Shoreland Zone Requested or required Shoreland

Total Amount of land involved: 8.3 Acres

Explain Proposal Here:

Subdivide the 8.3 acres into 2 parcels. One parcel will be 3.0 acres (starting @ north end for Johnson). 2nd parcel will be 5.3 acres to Valencia starting from the end of Johnson property to County 13.

Proposed Name of Subdivision: Lakeside Bluffs Addition

Yes No Contacted the Recorders Office to ensure plat name has not been previously used.

1. How will sewer and water service be provided for the proposed subdivision?

(a) Is the proposed subdivision near or adjacent to a municipality providing public sewer and/or water? Yes No

(b) Is private sewer proposed? Yes X No ~~X~~

If yes, attach a written report provided by a licensed sewer designer stating that they have conducted soil borings on each proposed lot and that there are at least two soil treatment areas on each lot that can support a standard sewage treatment system (STS). Documentation of the soil borings may be required. *Pending assessment*

(c) Is private water supply proposed? Yes _____ No X

2. Do you own additional land adjacent to the proposed subdivision that you intend to develop in the future? Yes _____ No X

3. Did you meet with the Township Board to present the Preliminary Plat?
Yes X No _____ Date of the meeting: 12 / 30 / 2025

Made Bensch
Optional Township Board Signature

Chairman
Board Position

If the Developer is not the property owner, both signatures are required below.

<u><i>Eric Valencia</i></u> Developer's Name Printed <i>Property Owner</i>	<u><i>[Signature]</i></u> Signature	<u>12.30.2025</u> Date
<u><i>Kurt + RS Johnson</i></u> Property Owner Name Printed	<u><i>[Signature]</i></u> Signature (if different than applicant)	<u>12.30.2025</u> Date
<u><i>Bart Johnson</i></u> Property owner name Printed	<u><i>[Signature]</i></u> signature	<u>12.30.2025</u> Date

Attachments – Must be included to be accepted at the Planning & Zoning Office:

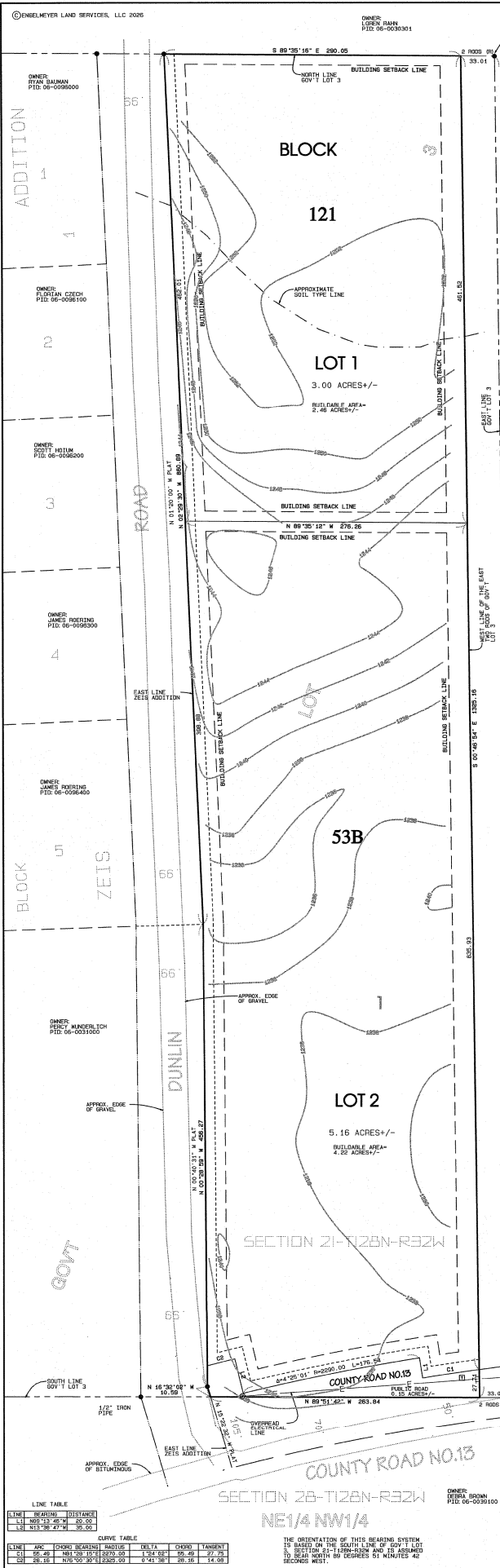
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 - (3) ALL plats: \$56 recording fee submitted to Todd County Recorder's Office.

Parcel 1:
Govt Lot Three (3), except the East two (2) rods thereof and excepting tracts described as follows: Commencing at the SW corner of Govt. Lot Three (3), Section Twenty-one (21), Township One Hundred Twenty-eight (128) North, Range Thirty-two (32) West thence running East along the section line 840 feet, thence North 462 feet, thence West 577 feet to Long Lake, thence Southwest along lake shore 587 feet to place of beginning which tract was sold to Albert L. Mellin; and also excepting the tract commencing at the Southeast corner of said Govt. Lot Three (3), thence North along East line of Lot Three (3) a distance of 80 rods to Northeast corner of said Lot Three (3), thence West two rods, thence due South a distance of 80 rods to South line of said Lot Three (3), thence East along South line of Lot Three (3) a distance of 2 rods to the place of beginning; and also excepting a tract platted as Zels Addition as recorded in the offices of the Todd County Recorder and described therein, all in Section Twenty-one (21), Township One Hundred Twenty-eight (128), Range Thirty-two (32) West of the 5th P.M. and other lands, Todd County, Minnesota.

Abstract Property

Parcel 2:

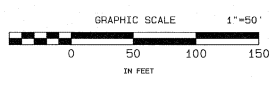
E 1/2 NW 1/4, except that part lying North of County Highway, Section 28, Township 128N, Range 32 West of the 5th P.M., Todd County, Minnesota.



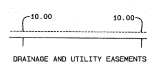
**PRELIMINARY PLAT OF:
LAKESIDE BLUFFS ADDITION**

OWNERS AND DEVELOPERS:
JOHN AND BARR JOHNSON
ERIC AND MEGAN VALENCIA
EXISTING ZONING:
SHORELAND
2 FOOT CONTOUR
INTERVAL

PID: 06-003100
BURNHAMVILLE TOWNSHIP
TOOD COUNTY, MN
EXISTING SOILS:
TOOD COUNTY SOIL BOOK AND MAP:
52B
121



- (M) DENOTES MEASURED
- (R) DENOTES RECORD DATA
- ⊙ DENOTES PLUS IRON MONUMENT
- ⊙ DENOTES IRON PINE PLACED THIS SURVEY CAPPED L.S. NO. 54896
- ⊙ DENOTES IRON MONUMENT FOUND THIS SURVEY
- ✓ DENOTES BROKEN SCALE
- ▲ DENOTES FOUND MAG NAIL



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS: SETTING 10 FEET
IN WIDTH AND ADJOINING STREET
LINES, UNLESS OTHERWISE SHOWN.

TOOD COUNTY SETBACKS AND MINIMUM SHORELAND GRIDANCE STANDARD -
RD (RECREATIONAL DEVELOPMENT)

LOT AREA: 40,000 SQ FT
WATER FRONTAGE AND LOT WIDTH: 150 FT

STRUCTURE SETBACK FROM:

- ORDINARY HIGH WATER LEVEL: 100 FT
- SIZE PROPERTY LINE: 10 FT
- REAR PROPERTY LINE: 20 FT
- TOP OF BLUFF: 30 FT
- ROADWAY OR DRIVE ROADS: 50 FT
- WITH RIGHT OF WAY OR GREATER: 30 FT
- WITH RIGHT OF WAY LESS THAN 66 FT: 30 FT
- SETBACK: 10 FT
- SETBACK: 20 FT
- WETLAND CONTACT PLANNING AND ZONING (VARIES)

PER TOOD COUNTY SETBACK SHEET AND WEB SITE.
IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ZONING AND SETBACK REQUIREMENTS
PRIOR TO CONSTRUCTION OR IMPROVING YOUR PROPERTY.

PLAT AREAS:
LOT 1, BLOCK 1 - 3.00 ACRES MORE OR LESS
LOT 2, BLOCK 1 - 5.16 ACRES MORE OR LESS
PUBLIC ROAD R/W - 0.15 ACRES MORE OR LESS
TOTAL PLAT - 8.31 ACRES MORE OR LESS

EXISTING LAND DESCRIPTION ON RECORD:
Provided by client.

Block 1: Gov't Lot Three (3), except the East two (2) rods thereof and excepting tracts described as follows: Commencing at the SW corner of Gov't Lot Three (3), Section Twenty-nine (29), Township One Hundred Twenty-eight (128) North, Range Thirty-two (32) West, thence running East along the section line 940 feet, thence North 400 feet, thence West 500 feet to Low Lake, thence Southwest along Lake shore 500 feet to place of beginning which line was added to Albert L. Wallis, and Lot Three (3) a distance of 80 rods to Northwest corner of said Gov't Lot Three (3), thence North along Park Line a distance of 80 rods to South line of said Lot Three (3), thence East along South line of Lot Three (3) a distance of 2 rods to the place of beginning; and also excepting a tract created as this Addition as reported in the office of the Toood County Recorder and described therein, all in Section Twenty-nine (29), Township One Hundred Twenty-eight (128) North, Range Thirty-two (32) West of the 5th P.M., and other lands, Toood County, Minnesota.

OWNER:
JOHN CALLIGAN
PID: 06-0036800

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF MINNESOTA.

SIGNATURE: *David A. Engelmeier*
DAVID A. ENGELMEIER
DATE: 02-14-2026 MN. LICENSE NUMBER: 54930

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89° 51' 42" W	263.84
L2	N 89° 51' 42" W	263.84
L3	S 89° 51' 16" E	290.05

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	50.49	N 89° 51' 16" E	100.00	50.49	100.00	100.00
C2	50.49	N 89° 51' 16" E	100.00	50.49	100.00	100.00

THE ORIENTATION OF THIS BEARING SYSTEM
IS BASED ON THE SOUTH LINE OF GOV'T LOT
3, SECTION 21-T128N-R32W
TO BEAR SOUTH BY DEGREES 51 MINUTES 42
SECONDS WEST.

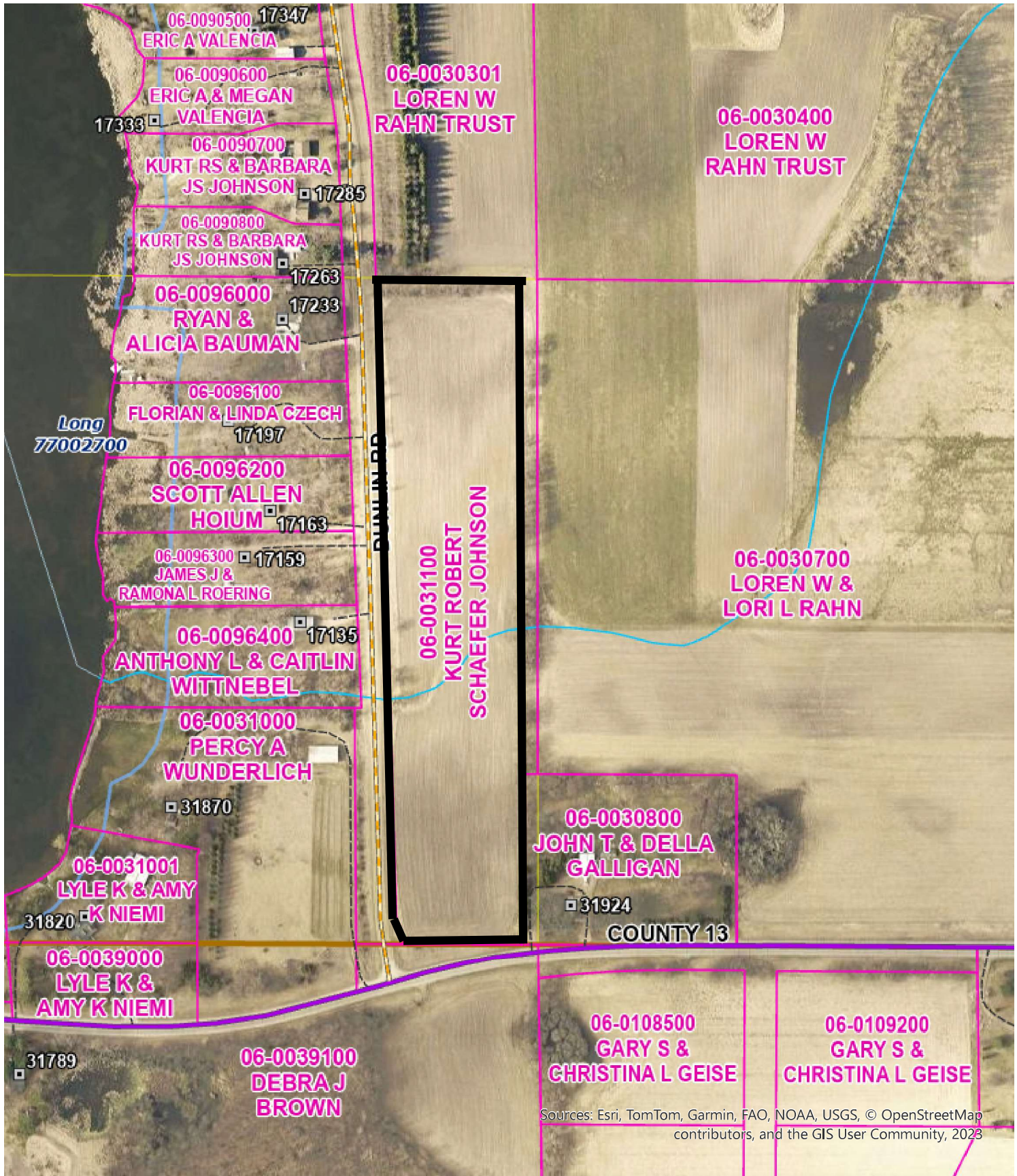
CERTIFICATION APPLIES TO ONLY THOSE
COPIES THAT BEAR MY ENCLOSED SEAL.

Engelmeier Land Surveying

PREPARED FOR: JOHNSON AND VALENCIA

Preliminary Plat
cc: JOHNSON-KURITPP, PRO Job No: 134-25
Date: 02-14-2026 P-3-3716 FB: WORKSHEET

47701 COUNTY ROAD 187
P.O. BOX 124, MELROSE, MN 56352
PHONE: (320) 298-7200 or (320) 836-2001
FAX: (320) 638-2424
email: engelmeier@lsl.net
www.engelmeierlandsurveying.com



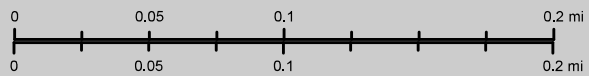
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Thursday, May 14, 2026