

The following is the agenda for **Thursday, July 23rd, 2026 at 6:00 pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1<sup>st</sup> Ave South, Suite 301, Long Prairie.

NOTE: This meeting is again 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](mailto: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 Board of Adjustment Members and process review
  - Approval of agenda
  - Approval of June 25th, 2026, Board of Adjustments meeting minutes
  - The applicant is introduced
    - Staff report
    - Applicant confirms if staff report accurately represents the request
    - Site Visit Review
    - Public comment
    - Board review with applicant, staff, and public
- 1. Mike Pogreba:** Section 31, Turtle Creek Township, Thunder Lake  
**Site Address:** 34224 Leisure Drive, Cushing, MN 56443  
**PID:** 24-0032000
1. After the Fact Variance request to reduce the 150' lake setback to 113' for a ten-foot addition to existing house in Natural Environment Shoreland Zoning District.
- 2. Bruce & Jackie Hegg:** Section 19, Birchdale Township, Long Lake (Higgins)  
**Site Address:** 23008 110<sup>th</sup> St. Sauk Centre, MN 56378  
**PID:** 03-0015400
1. Request to reduce the 150' lake setback to 93' for a dwelling replacement and expansion in Natural Environment Shoreland Zoning District.

**Adjournment.**

Next meeting: **August 27th, 2026**

## **Minutes of the Todd County Board of Adjustment Meeting**

**June 25, 2026**

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Russ VanDenhuevel on June 22, 2026.

Meeting attended by board members: Chair Russ VanDenheuvel, Mike Soukup, Bill Berscheit, alternate Rick Johnson and Planning Commission Liaison Ken Hovet.

Staff members: Adam Ossefoort and Sue Bertrand

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

Russ called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and each board member introduced themselves and Russ explained the process for those attending.

Ken motioned to approve the agenda as presented, seconded by Mike, voice vote, no dissent heard, motion carried.

Mike motioned to have May 28, 2026, meeting minutes approved, Bill seconded the motion. Voice vote, no dissent heard. Motion carried.

### **AGENDA ITEM 1: James & Tracy Marsolek – PID 24-0052200 – Turtle Creek Township, Turtle Lake**

Request:

1. Request to reduce the lake setback from 150' to 113' for construction of manufactured home in Natural Environment Shoreland Zoning District.
2. Request to reduce the lake setback from 150' to 112' for construction of detached garage for vehicle & personal storage in Natural Environment Shoreland Zoning District.

James & Tracy were present as the applicants.

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

#### **Proposed Conditions, if approved:**

1. All erosion controls shall be installed and reviewed by County staff prior to the start of construction.
2. Applicant shall maintain no less than 50% vegetative screening as viewed from the lake during leaf on conditions.
3. Applicant shall stabilize the erosion between the north property line and lake side deck. Plan for stabilization shall be approved by the Soil and Water Conservation District.
4. Applicant shall abide by all other applicable federal, state, and local standards.

James and Tracy confirmed the staff report was accurate.

Russ went through his site visit report. This may be viewed in full upon request at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Ken asked if the road was managed by the township?

Adam stated publicly dedicated road, privately maintained.

Ken asked if the township had any concerns with them being that close to the road?

Tracy stated no, and the house will be further than the existing camper. The only concern Marsoleks have is mostly just the rocks when plowing if they were any closer.

James stated they found the happy medium where they placed the stakes.

Bill asked if there was any comment from the township.

Adam, on 5/4/2026 they signed however, no comment.

James stated the township told them they did not see any issue with this.

Mike asked how many other houses are in the area?

James stated three other manufactured homes, and a five-bedroom log cabin and they all have two lots. James combined his two lots to make one larger, as he knew he would want to build a house someday. There is a cabin and three or four houses going down past Oxford Trail, to the West, but not on the lake.

Ken stated he noticed the lot is flat until you get down close to the lake, and trusts the existing deck is right on that edge?

James stated the deck is at the top of the slope.

Ken asked how close the garage would be from the top of the slope.

James, guessing about 50'.

Ken asked will there will be enough room for any runoff from the structures to soak into the ground before reaching the lake?

James stated part of his mitigation plan is to remove the pine trees, bring in some dirt and get some grass growing, as nothing will grow under pines.

Ken pointed out the erosion areas and asked what his plans were to correct that?

James stated he is open to suggestions.

Bill stated before you remove trees, he would hope they take the time to meet with Soil and Water, or a professional in regards to that. All you may need is to put some lime in the soil so you can establish some growth there that may provide you with something that will grow tight to the ground. If you tear the Pine trees out, we are going in the wrong direction. He explained how the pine trees slow the water before hitting the ground. He also asked what is the potential for development across the road, and potential increase of traffic?

Tracy added they will have to take some pine trees down to make room for the house.

Discussion on future development across the road.

Rick stated they are asking for the setback from the lake and they have proposed to go thirty feet instead of twenty feet from the right-of-way because the road is not centered. They are encroaching further on the lake because the road is not centered. Confirmed they have found the sweet spot that works for them on this lot.

James, yes, where they feel comfortable from the road and feels it is reasonable.

Rick, all safety set aside, you have a non-conforming lot and you do have a difficulty. You need almost 200 feet to do what you want. Moving closer to the road you would need two variances and run into bigger safety concerns. Rick mentioned he sees more room to the SE than where they chose and asked why that is the sweet spot for them? We need to make sure your variance is the minimum required to obtain that.

James went up to the overhead and explained the issue with the road being 7 feet from the right-of-way. He would also like to have room to park a car in the driveway outside of the garage without sitting in the right-of-way, and how the septic and drainfield is further south on the lot where the lot is a bit wider near the woods.

Tracy added the homes up the road have kids that visit with 4-wheelers and motorbikes up and down that road.

Rick appreciated the explanation and added that sometimes the board must balance the needs of the applicant to the residence and protecting the lake.

James added they want the best for everyone, for themselves, the lake and the future owners.

Rick informed them how the DNR has recommended the entire 75 feet of shore impact zone be fully vegetated with natural vegetation. It prevents erosion, stops storm water, creates infiltration. He sees a major problem at this site with the lack of vegetation on that slope.

James explained maybe on the top side plant grass but on the hillside, some type of plantings, get some Hosta's, even if it is just wildflowers or some switchgrass or whatever to help slow that run-off. The last thing he wants to do is mow up and down that thing as he is not getting any younger.

Rick, no mowing lawn, do not remove trees, what he likes is as much natural shoreline vegetation as you can get to grow there as that is what is going to protect the lake from storm water run-off.

Tracy stated some of the tree roots are showing above ground and would have to be removed to get the house in there and they will remove the trees that will be too close to the new house or possibly damaging during a storm.

Russ, okay with the application, and would like to concentrate on the conditions. Would like to see the survey, felt there is a little guessing going on.

James stated the stakes were in the woods, with a big reflector.

Bill stated maybe go to the recorders' office to see if there is a survey on record. #3 condition: Applicant shall stabilize the west line correction.

Adam explained where the erosion problem area was on the overhead, and corrected the condition.

Mike, were there any provisions we should have been aware of when the variance was granted before for the RV?

Bill #1 condition, what sort of erosion controls?

Adam explained construction erosion control, silt fence, those things.

Rick stated huge fan of restoring natural vegetation along the shoreline, and asked the board what they thought of 50 feet for buffer zone?

Mike, are you saying the mowing height would be restricted for the first 50 feet?

Rick, meaning totally undisturbed for the first 50 feet and replanting the shoreland with natural vegetation that is common in that area.

Bill stated he was in favor of that and they will need to broaden the scope of erosion control on a permanent basis for this lot.

Ken how many feet between the water and the top of the slope, okay with the whole hillside?

James, close to fifty feet and is 100% in favor.

Rick stated the board will not specify what you have to do here, but require you to work with Todd County Staff to come up with a plan that will effectively mitigate all of the erosion on that slope and effectively handle all of the stormwater coming off the roof of the new structure so it doesn't go into the lake.

More discussion on the slope erosion.

Adam stated there were no conditions on the old variance to answer Mike's question on the past variance.

James asked for just the slope.

Adam revised the condition #4 to read to the top of the slope.

Russ asked for a survey.

Adam added condition #5, for the submittal of a certificate of survey.

Rick made the motion to grant with the amended conditions and Ken seconded.

Conditions:

1. All erosion controls shall be installed and reviewed by County staff prior to the start of construction.
2. Applicant shall maintain no less than 50% vegetative screening as viewed from the lake during leaf on conditions.
3. Applicant shall stabilize the erosion between the west property line and lake side deck. Plan for stabilization shall be approved by the Soil and Water Conservation District.
4. Establishment of a vegetated buffer (no mow zone) to cover from the OHWL to the top of the slope.
5. Submittal of a property line survey to be completed prior to land use permitting.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

| Board member      | Vote (yes or no) |
|-------------------|------------------|
| Rick Johnson      | Yes              |
| Ken Hovet         | Yes              |
| Mike Soukup       | Yes              |
| Bill Berscheit    | No               |
| Russ VanDenheuvel | Yes              |

Motion carried, variance has been granted.

## **AGENDA ITEM 2: David and LaDonna Hillmer – PID 26-0019200 – Ward Township**

Request:

1. Request to reduce the rear property line setback from 50' to 26' for potential boundary adjustment in AF-2 Zoning District.

David and LaDonna were present as the applicants.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning

& Zoning Office.

**Proposed Conditions, if approved:**

1. No conditions

David confirmed the staff report was accurate.

Russ went through his site visit report. This may be viewed in full upon request at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Ken, normal side setback?

Adam, 30 feet. Adam explained the rear and side property lines shown on the survey.

Bill asked the size of the new lot?

David, close to twenty acres.

Adam confirmed.

Ken, no trouble with the proposed as family has agreed, but family may not always own this, and the 26-foot setback is awfully close for a house.

Bill agreed for a farmyard, it is awfully tight.

Mike agreed, if you think about farm equipment going through there.

Donna would like to keep the house and stated there is a big area on the other side.

Bill if this is accomplished, it would not be a traffic lane?

Dave and LaDonna, no, just to access to the buildings.

Adam showed on the overhead that this is not a travel lane.

Bill made the motion to grant the variance, Mike seconded.

1. No conditions

Roll call vote commenced as follows:

| Board member      | Vote (yes or no) |
|-------------------|------------------|
| Rick Johnson      | Yes              |
| Ken Hovet         | Yes              |
| Mike Soukup       | Yes              |
| Bill Berscheit    | Yes              |
| Russ VanDenheuvel | Yes              |

Motion carried, variance has been granted.

### **AGENDA ITEM 3: Joan Matuke & Larry Hotvedt: – PID 17-0016802 – Little Sauk Township**

Request:

1. Request to create a new substandard lot in Recreational Development Shoreland Zoning District.

Joan & Larry were present as the applicants.

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

#### **Proposed Conditions, if approved:**

1. Proposed new parcel of land shall forever be connected to the associated, adjacent lot within the Maple Shelter Plat. No lots shall be sold separately from one another.

Larry confirmed the staff report was accurate.

Site report was given by Russ. This report may be viewed, in full, upon request at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ stated we just did a few of these, a few months ago.

Adam, yes, and explained, we had a group of five initially, and another on the other side and it is really the only way they can expand the property they own, is through this process. We have them record a document that ties the two together, so that is what the condition is intended to do. We help create the document, have them all sign, they pay the recording fee and have it recorded. We do have to go through the variance process because it is a substandard and we cannot do a property line adjustment because these lots are in the Maple Shelter Plat already.

Rick, we have seen this before and there is absolutely no adverse impacts. It is a slam dunk case to grant this variance and motioned to grant, Bill seconded.

1. Proposed new parcel of land shall forever be connected to the associated, adjacent lot within the Maple Shelter Plat. No lots shall be sold separately from one another.

Roll call vote commenced as follows:

| Board member      | Vote (yes or no) |
|-------------------|------------------|
| Rick Johnson      | Yes              |
| Ken Hovet         | Yes              |
| Mike Soukup       | Yes              |
| Bill Berscheit    | Yes              |
| Russ VanDenheuvel | Yes              |

Motion carried, variance approved.

Ken motioned to adjourn, Bill seconded, voice vote, no dissent heard, motion carried and the meeting adjourned at 7:05 PM.



WHERE THE FOREST MEETS THE PRAIRIE

# Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1<sup>st</sup> Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: [ToddPlan.Zone@Todd.MN.US](mailto:ToddPlan.Zone@Todd.MN.US)

## Appeal for a Variance

(A.T.F.)

**Received**  
JUN 25 2026

Todd County Planning  
& Zoning

Accepted  
6/25/26  
122M

Applicant Mike Pogreba  
Mailing Address 2144 White Oak Creek Rd, Waverly TN 37185  
Site Address 34224 LEISURE DR, Cushing MN  
Phone Number [REDACTED]  
E-Mail Address [REDACTED]  
Property Owners Name & Address (if not applicant) \_\_\_\_\_

Parcel Number(s) 24-0032000

Section: 31 Township Turtle Creek

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): \_\_\_\_\_

Full and Current Legal Description(s): Please see the Attached Survey  
(attach if necessary)

Do you own land adjacent to this parcel(s) X Yes \_\_\_\_\_ No

Septic System: Date installed 2001 ? Date of Compliance Inspection 4-20-26

Is a new system needed: \_\_\_\_\_ yes X no \_\_\_\_\_ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

### Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width \_\_\_\_\_ Lot area \_\_\_\_\_ Lake or River setback X Bluff setback \_\_\_\_\_  
Road right-of-way setback \_\_\_\_\_ Side Yard setback \_\_\_\_\_ Buildable area \_\_\_\_\_  
Impervious surface coverage \_\_\_\_\_ Building/Structure Height \_\_\_\_\_ Other \_\_\_\_\_

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

Yes X No \_\_\_\_\_ Date of the meeting 4 / 6 / 26

The Township doesn't have any  
objections to the proposed variance

Optional Township Board Signature \_\_\_\_\_

Board Position Motion Carried

**LIST YOUR VARIANCE REQUEST(s)** and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

- 1.) Request to add a 10 foot addition to the west side of the Existing House. The lake is on the east side.
- 2.) to reduce the required 150' setback to 113' (ATF)

3.)

4.)

**\*\*State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

**EXPLAIN YOUR PRACTICAL DIFFICULTIES\*\* or reason why you need your request approved.**

We were confused by the survey and distances shown, not realizing that High water would be different than the indicated lake shore. Also the addition was on the Existing house opposite the lake as indicated on the following sketch. "See Attached Survey"

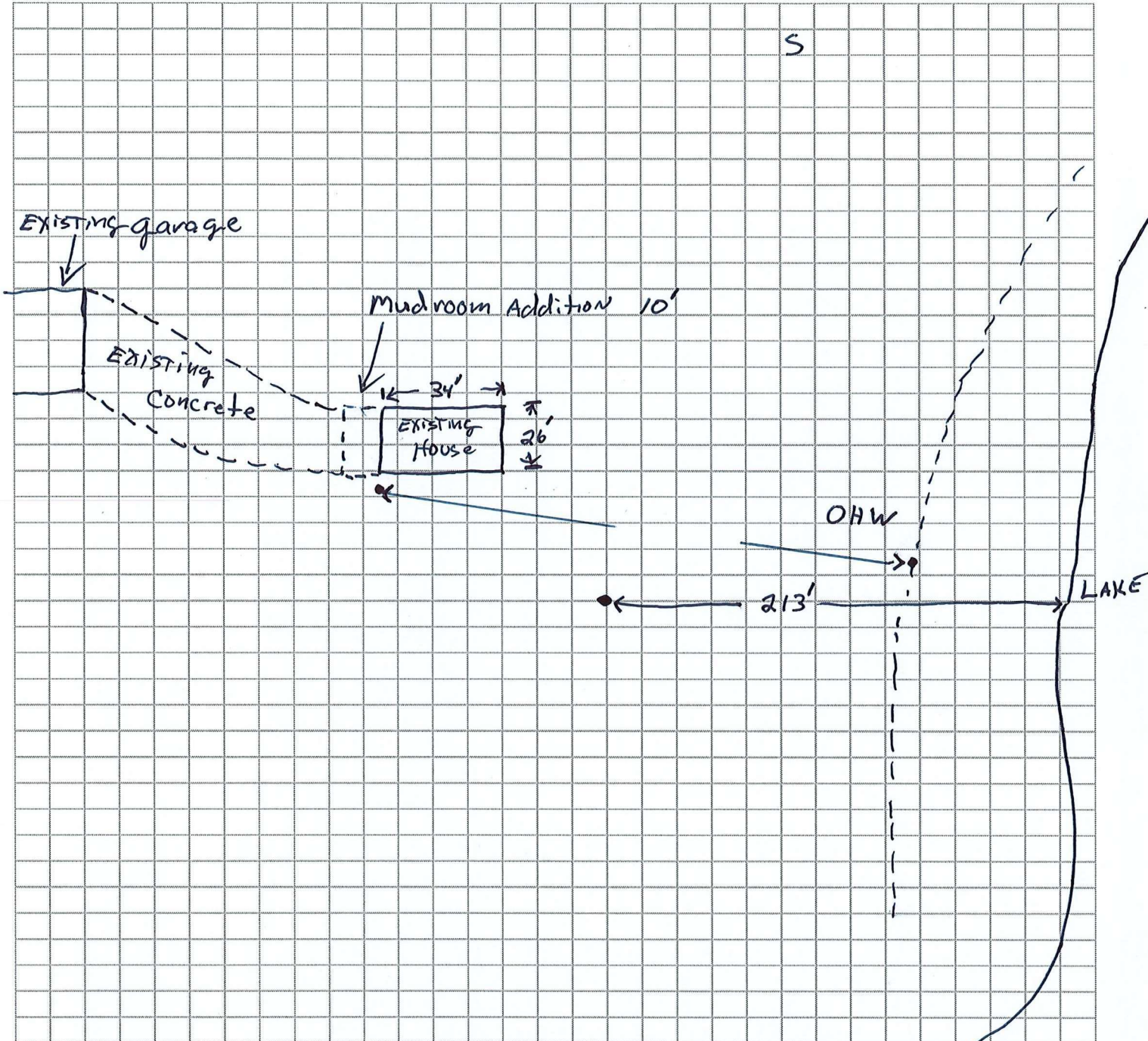
It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

This is connected to an existing structure that is not near property lines. Please see attached survey.

# SKETCH DRAWING

N  
W E  
S



The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

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

Applicant Name Printed

Mike Pogreba

Property Owner Name Printed

Signature

Mike Pogreba

Signature (If different than applicant)

Date

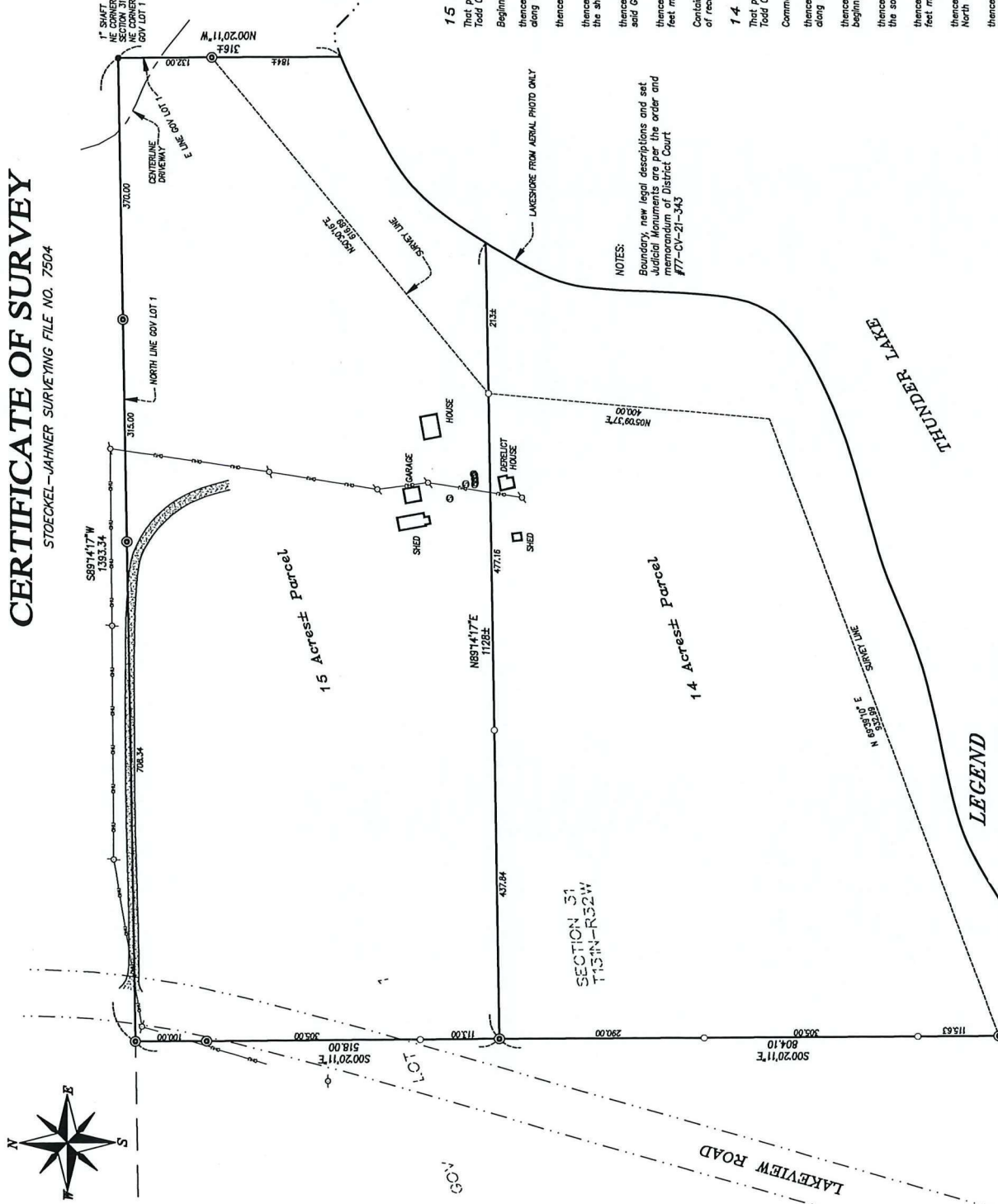
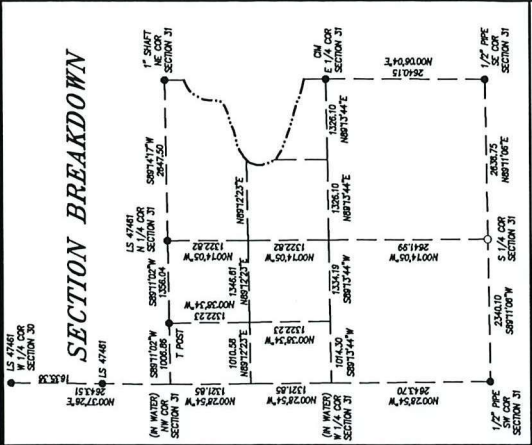
4-20-26

Date

# CERTIFICATE OF SURVEY

STOECKEL-JAHNER SURVEYING FILE NO. 7504

## SECTION BREAKDOWN



### 15 ACRE PARCEL

That part of Government Lot 1, Section 31, Township 131 North, Range 32 West, Todd County, Minnesota, described as follows:

Beginning at the northeast corner of said Government Lot 1;

thence on an assumed bearing of South 89 degrees 14 minutes 17 seconds West along the north line of said Government Lot 1 a distance of 1393.34 feet;

thence South 00 degrees 20 minutes 11 seconds East 518.00 feet;

thence North 89 degrees 14 minutes 17 seconds East 1128 feet more or less to the shoreline of Thunder Lake;

thence northeasterly along said shoreline to the intersection of the east line of said Government Lot 1;

thence North 00 degrees 20 minutes 11 seconds West along said east line 316 feet more or less to the point of beginning.

Containing 15 acres more or less. Subject to an existing township road easement of record.

### 14 ACRE PARCEL

That part of Government Lot 1, Section 31, Township 131 North, Range 32 West, Todd County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1;

thence on an assumed bearing of South 89 degrees 14 minutes 17 seconds West along the north line of said Government Lot 1 a distance of 1393.34 feet;

thence South 00 degrees 20 minutes 11 seconds East 518.00 feet to the point of beginning of the land to be described;

thence continuing South 00 degrees 20 minutes 11 seconds East 804.10 feet to the south line of said Government Lot 1;

thence North 89 degrees 12 minutes 23 seconds East along said south line 72 feet more or less to the shoreline of Thunder Lake;

thence northeasterly along said shoreline to the intersection of a line bearing North 89 degrees 14 minutes 17 seconds East from the point of beginning;

thence South 89 degrees 14 minutes 17 seconds West 1128 feet more or less to the point of beginning.

Containing 14 acres more or less.

NOTES:  
Boundary, new legal descriptions and set  
Judicial Monuments are per the order and  
memorandum of District Court  
#77-QV-21-343

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.

44483  
License No. 10-29-24

**STOECKEL**  
**JAHNER**  
SURVEYING INC.

PREPARED FOR: **MIKE POGREBA**

MARK F. JAHNER - LICENSE NO. 44483  
1208 NW 1st St. P.O. Box 269  
Phone 202-765-4855 Fax 202-765-4841  
Website: mfsurveying.com Email: mark@msurveying.com

SET, TWP, RNC: 31-131-32  
DATE: 10-29-24  
DRAWN BY: JN  
CHECKED BY: MEJ  
FILE NUMBER: 7504

### LEGEND

- JUDICIAL MONUMENT SET
- 1/2\"/>



## AUTHORIZED AGENT FORM

I hereby authorize Adam Becker to act as my authorized agent  
for all public hearing(s) and legal relations with this application on property located at:

Site address 34224 Leisure Drive, Cushing MN 56443

Section # 31 Township Name Turtle Creek

Parcel Number(s) 24-0032000

Property Owner(s) name (print) Mike Pogreba

Property Owner(s) Signature(s) Mike Pogreba Date 4-20-26

Authorized Agent(s) name (print) Adam Becker

Authorized Agent(s) Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent Phone Number [REDACTED]

# IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

## APPLICANT INFORMATION

Name Mike Pogreba Site Address 34224 Leisure Dr Cushing  
 Phone [REDACTED] City Cushing State MA Zip 56443  
 Mailing Address 2144 White Oak Cr Rd Parcel Number 24-- 0032000  
Waverly TN 37185 Lake/River Name Thunder Lake

**IMPERVIOUS SURFACE:** is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

## LOT/STRUCTURE DIMENSIONS

Total lot area: 15 Acres sq ft Please see survey provided

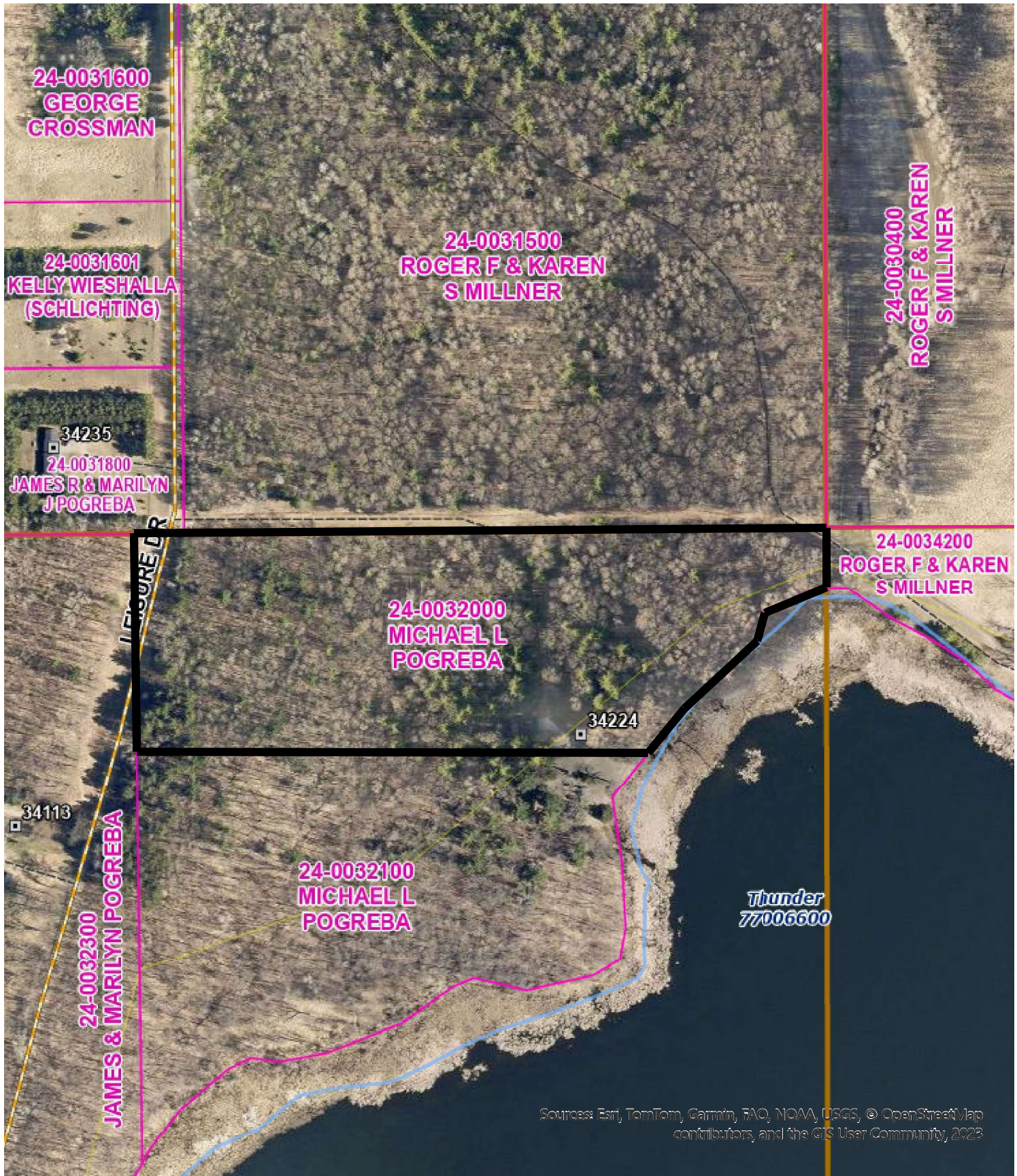
List all structures (structure's foundation footprint: length, width, and total area)

| Existing                        | Proposed                       |
|---------------------------------|--------------------------------|
| 1. <u>34' x 26' = 884 SQ FT</u> | <u>44' x 26' = 1,144 SQ FT</u> |
| 2.                              | <u>= 260 SQ FT Addition</u>    |
| 3.                              |                                |
| 4.                              |                                |
| 5.                              |                                |
| 6.                              |                                |
| 7.                              |                                |
| 8.                              |                                |

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

| Existing                                 | Proposed                              |
|------------------------------------------|---------------------------------------|
| 1. <u>House plus concrete = 2,964 SF</u> | <u>House plus concrete = 2,964 SF</u> |
| 2.                                       |                                       |
| 3.                                       |                                       |
| 4.                                       |                                       |
| 5.                                       |                                       |
| 6.                                       |                                       |
| 7.                                       |                                       |
| 8.                                       |                                       |

**Total of 25% of lot may be covered by impervious surfaces (15% of which are from  
roofed structures)**



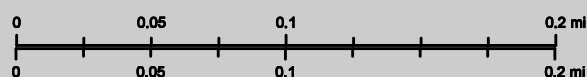
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

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, June 26, 2020



WHERE THE FOREST MEETS THE PRAIRIE

**Todd County**

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**Received**

JUN 29 2026

Todd County Planning  
& Zoning

PLANNING & ZONING

215 1<sup>st</sup> Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Accepted 6/29/2026  
RLM

### Appeal for a Variance

Applicant Bruce + Jackie Hegg  
Mailing Address 23008 ~~110~~ 110<sup>th</sup> St Sauk Centre mn  
Site Address 23008 110<sup>th</sup> St Sauk Centre mn 56378  
Phone Number [REDACTED]  
E-Mail Address [REDACTED]  
Property Owners Name & Address (if not applicant) \_\_\_\_\_

Parcel Number(s) 03-0015400

Section: 19 Township Birchdale

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Long Lake (Higgins Long)

Full and Current Legal Description(s): \_\_\_\_\_  
(attach if necessary)

Do you own land adjacent to this parcel(s) ☒ Yes ☐ No

Septic System: Date installed 8-30-2005 Date of Compliance Inspection 6-9-2026

Is a new system needed: ☐ yes ☒ no ☐ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

#### Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width \_\_\_\_\_ Lot area \_\_\_\_\_ Lake or River setback ☒ Bluff setback \_\_\_\_\_

Road right-of-way setback \_\_\_\_\_ Side Yard setback \_\_\_\_\_ Buildable area \_\_\_\_\_

Impervious surface coverage \_\_\_\_\_ Building/Structure Height \_\_\_\_\_ Other \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Date of the meeting \_\_\_\_/\_\_\_\_/\_\_\_\_

Optional Township Board Signature

Board Position



WHERE THE FOREST MEETS THE PRAIRIE

# Todd County

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PLANNING & ZONING

215 1<sup>st</sup> Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: [ToddPlan.Zone@Co.Todd.MN.US](mailto:ToddPlan.Zone@Co.Todd.MN.US)

## Appeal for a Variance

Applicant Bruce + Jackie Hegg  
 Mailing Address 23008 ~~110~~ 110<sup>th</sup> St Sauk Centre MN  
 Site Address 23008 110<sup>th</sup> St Sauk Centre MN 56378  
 Phone Number [REDACTED]  
 E-Mail Address [REDACTED]  
 Property Owners Name & Address (if not applicant) \_\_\_\_\_

Parcel Number(s) 03-0015400

Section: 19 Township Birchdale

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Long Lake (Higgins Long)

Full and Current Legal Description(s): \_\_\_\_\_  
 (attach if necessary)

Do you own land adjacent to this parcel(s) ☒ Yes ☐ No

Septic System: Date installed 8-30-2005 Date of Compliance Inspection 6-9-2026

Is a new system needed: ☐ yes ☒ no ☐ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

### Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width \_\_\_\_\_ Lot area \_\_\_\_\_ Lake or River setback ☒ Bluff setback \_\_\_\_\_  
 Road right-of-way setback \_\_\_\_\_ Side Yard setback \_\_\_\_\_ Buildable area \_\_\_\_\_  
 Impervious surface coverage \_\_\_\_\_ Building/Structure Height \_\_\_\_\_ Other \_\_\_\_\_

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

Yes ☒ No ☐ Date of the meeting 6/30/26

[Signature]  
 Optional Township Board Signature

Chair  
 Board Position

**LIST YOUR VARIANCE REQUEST(s)** and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

1.) Reduce the 150ft OHW setback to 93' for dwelling replacement and expansion.

2.)

3.)

4.)

**\*\*State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

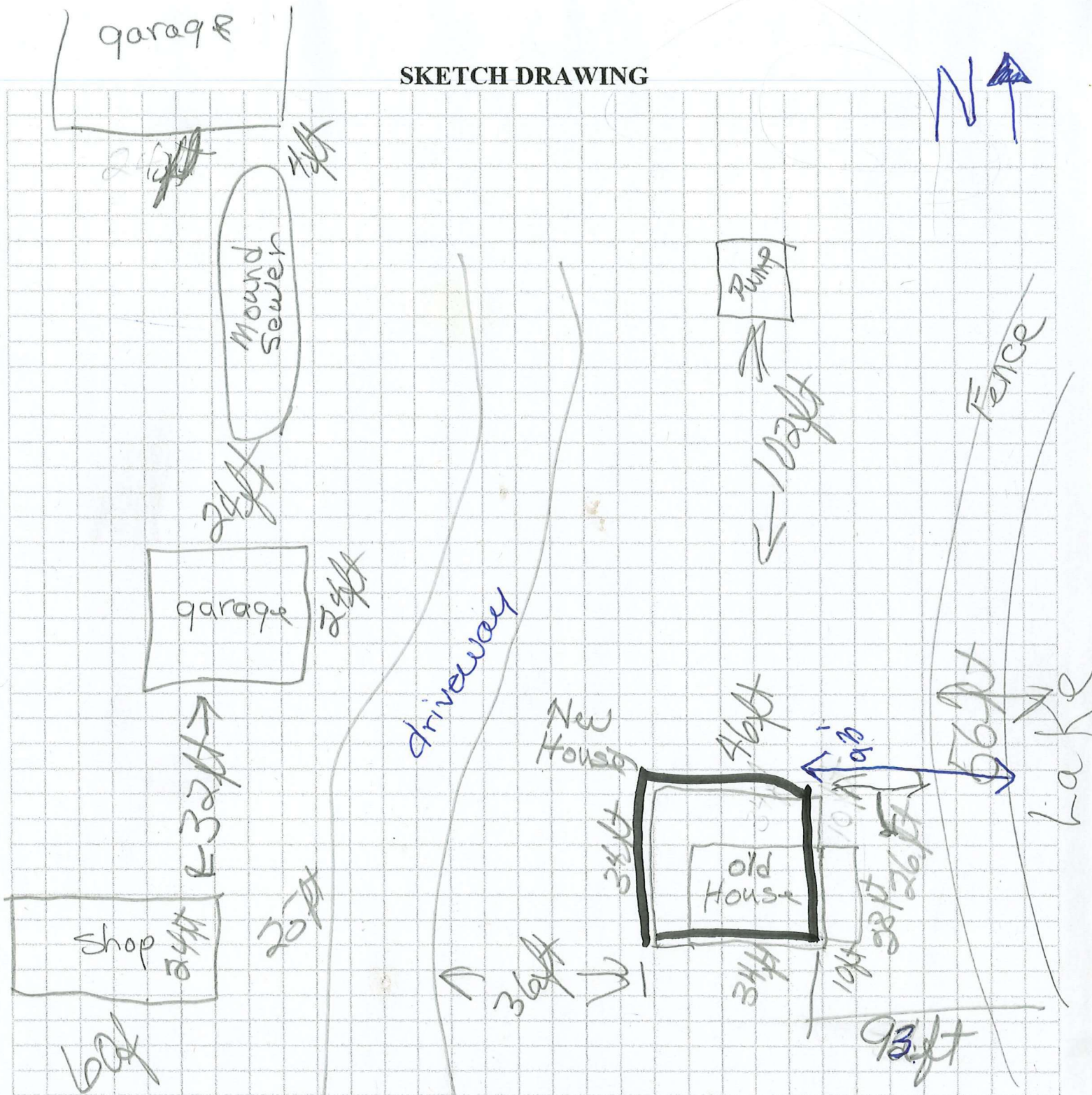
**EXPLAIN YOUR PRACTICAL DIFFICULTIES\*\* or reason why you need your request approved.**

There are numerous building already  
Not want to reduce tillable land  
Wetland areas

Well & Septic are already placed & useable  
We are only doing this because current  
home was lost in a fire Jan 19 2026

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? ☒ (Y) ☐ (N)



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

Date \_\_\_\_\_

## AUTHORIZED AGENT FORM

I hereby authorize Candace Chilson to act as my authorized agent  
for all public hearing(s) and legal relations with this application on property located at:

Site address 23008 110<sup>th</sup> St Sauk Centre mn 56378

Section # 19 Township Name Birchdale

Parcel Number(s) 03-0015400

Property Owner(s) name (print) Bruce & Jackie Hegg

Property Owner(s) Signature(s) Bruce Hegg  
Jackie Hegg Date 6-24-2026

Authorized Agent(s) name (print) Candace Chilson

Authorized Agent(s) Signature(s) CChilson Date 6-24-2026

Authorized Agent Phone Number [REDACTED]

# IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

## APPLICANT INFORMATION

Name Bruce & Jackie Hegg Site Address 23008 110th St  
 Phone [REDACTED] City Sauk Centre State MN Zip 56378  
 Mailing Address 23008 110th St Parcel Number 03-0015400  
Sauk Centre MN 56378 Lake/River Name Higgins Long Lake

**IMPERVIOUS SURFACE:** is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

## LOT/STRUCTURE DIMENSIONS

Total lot area: 56 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

| Existing                  | Proposed |
|---------------------------|----------|
| 1. Current house 28w X 44 | 34 X 46  |
| 2. Garage 24x24           |          |
| 3. Shop 24X60             |          |
| 4. pump house 8x8         |          |
| 5. Tractor shed 24x32     |          |
| 6. Barn 36X90             |          |
| 7.                        |          |
| 8.                        |          |

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

| Existing                      | Proposed |
|-------------------------------|----------|
| 1. sidewalk                   |          |
| 2. driveway 108ft by 1/4 mile |          |
| 3.                            |          |
| 4.                            |          |
| 5.                            |          |
| 6.                            |          |
| 7.                            |          |
| 8.                            |          |

**Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)**

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

| List Structure or Impervious Surface to Be removed                     | Square footage to be removed | Location of structure or impervious surface to be removed (see table below) |                                               |  |
|------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------|--|
| Example:<br>concrete drive to lake                                     | 8' x 35' = 280 sq ft         | (C) Within Impact Zone                                                      |                                               |  |
|                                                                        |                              |                                                                             |                                               |  |
|                                                                        |                              |                                                                             |                                               |  |
|                                                                        |                              |                                                                             |                                               |  |
| Location of variance request in reference to Ordinary High Water level | General Development Lake     | Recreational Development Lake                                               | Natural Environment Lake and Rivers / Streams |  |
| A. Outside shoreland building setback                                  | 75'+                         | 100'+                                                                       | 150' +                                        |  |
| B. Between Shore Impact Zone and Building Setback                      | 37.5' to 75'                 | 50' to 100'                                                                 | 75' to 150'                                   |  |
| C. Within Shore Impact Zone                                            | 0 to 37.5'                   | 0 to 50'                                                                    | 0 to 75'                                      |  |

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

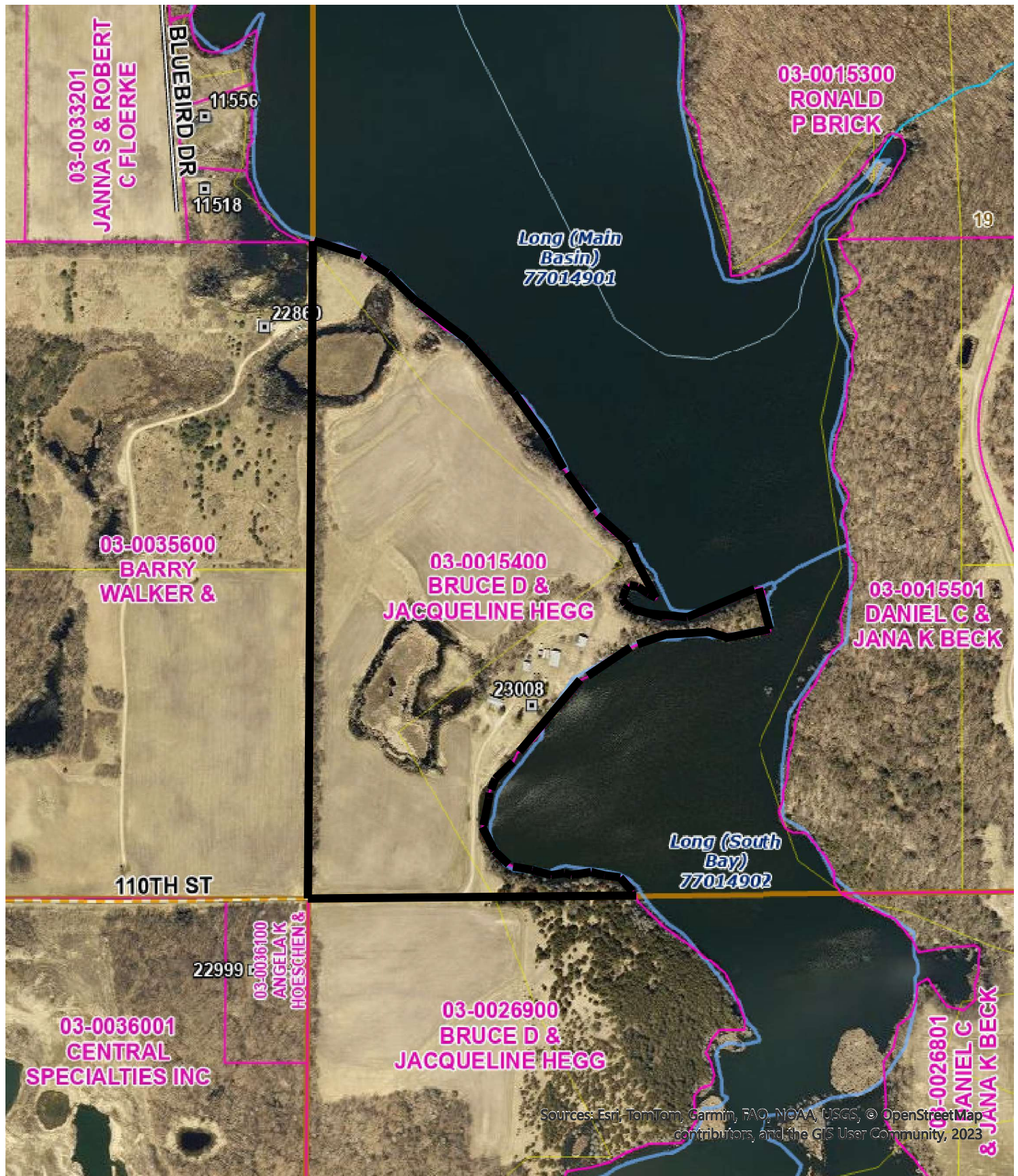
#### INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

#### VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

We already have an established no mow area between current home + lake

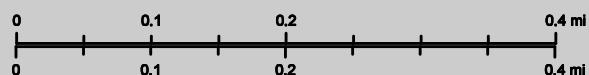


Todd County  
MINNESOTA



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:  
Tuesday, June 30, 2020