

The following is the agenda for **Thursday, April 3rd, 2025 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 the March 6th, 2025 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 applicant, staff, and public

1. Travis Eckel: Section 15, Wykeham Township

Site Address: NA (SW corner of County 22 and 145th Ave. Eagle Bend, MN)

PID: 28-0012803

1. Request for CUP for opening a Mini-Storage Facility in AF-2 Zoning District.

Adjournment –

Next meeting: May 1, 2025

Planning Commission Meeting Minutes

March 6th, 2025

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Andy Watland on 2/27/2025.

Meeting attended by board members: 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.

Ken 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 Ken.

Roger motioned to have the February 6th, 2025 meeting minutes approved. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as presented. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

Introduction of the meeting process and etiquette by Ken.

AGENDA ITEM 1: Henry Miller-Section 31, Eagle Valley Township, **Site Address:** 33371 171st Avenue, Clarissa, MN 56440

PID: 07-0037500

1. Request for CUP to replace #CUP-2024-008 for the expansion of an existing business to include sawmill, horse shoeing, trimming, window manufacturing, woodworking and machining in AF-1 Zoning District.

Henry Miller was present as the applicant, and recapped the above request.

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

Options for Recommendation:

1. Request for CUP to replace #CUP-2024-008 for the expansion of an existing business to include sawmill, horse shoeing, trimming, window manufacturing, woodworking and machining in AF-1 Zoning District.

Henry confirmed the staff report was accurate.

Correspondence received: None.

On Site Visit Report by Andy: This report may be viewed in full, upon request, at the Planning and Zoning office.

Public comment: Stan Johnson, Supervisor for Eagle Valley Twp. would like to keep some of the existing CUP conditions still on there, especially the exiting to the North not allowed, just to the South down to the County road. Otherwise the township has to maintain the road. He stated the County will issue a CUP permit and don't have to worry about the road situation. If you have logging trucks coming in and out of there, the township can't do it. Unless the Millers want to gravel it, grade it and snow plow it, we could work something out, if they want to do that, or if the County wants to do it. They do not have the funds to keep up the heavy-duty road like that up. Right now, it is working out and doesn't understand why they are changing that part of it.

Ken stated the conditions listed are for the existing CUP and asked if the road conditions stayed the same, the access is from 84 from the South and no Northbound traffic, would they be ok with that?

Stan stated yes. Their biggest issue is the road, and the rest of it, everybody's got a business and there is no problem.

Ken stated he has been on the town board, too.

Board discussion:

Roger stated he did the site report for the first CUP requiring the muffler out the roof and turned away from the neighbors and stated the horseshoeing and a small engine (5-horse) for making other stuff, will not add much noise. Asked if they are still using used lumber and timbers for the sawmill?

Henry stated yes, still the same.

Roger stated he sees know problem with it and as long as they continue to use the road the way it is.

Lloyd stated ok with him.

Tim asked Andy if he felt the conditions were being met from the first CUP from when Roger was out on site?

Andy stated it is difficult to know about the traffic, because there was no traffic when they were there.

Henry asked if we could change #1 on the hours, extend the hours?

Ken stated we will get to that and asked if any signs were put up to designate the truck route?

Andy stated there was a sign at the end of the driveway for truck traffic to travel south when they leave.

Ken asked if they seem to be following that?

Henry stated that is another problem, when guys come to get the firewood with a little 8' x 16' wagon, they tell them which way to go and the guys leave and purposely leave the wrong way and go north.

Ken stated all you can do is try.

Henry stated he did not want to be responsible for them not listening to him, when they go out and leave like they didn't hear him, and stated again, he did not want to be held responsible for that.

Ken stated he didn't think we will ask him to be displacement.

Andy stated they were more concerned with the heavier traffic such as a full semi. Sounds like from the township, that seems to be working okay.

Andy stated as far as the sound, when they stood outside the building they were able to converse easily, without it being loud and also at a quarter mile away, had a hard time hearing it.

Ken asked Henry if the condition listing the hours of operation was too restrictive?

Henry gave the example when they broke a shaft and when they were able to get back to work, they were out of the time and only had 15 minutes of cutting left and had to wait until the next day. They were not able to finish when almost done, and is asking if they could drop the hours and if it is daylight, to cut then they can cut. Added, his semi likes to get there earlier and then get going.

Lloyd stated you could just use that as an excuse, then.

Henry stated yes, we could take that as an excuse or we could take that and try to work with that.

Ken asked if he could change those hours, what would work better for you?

Henry stated you know how long the daylight hours are in the summer, asked to just drop the hours or extend them.

Ken, would 6 to 6 work?

Applicant stated those truckers want to start at 4-5 a.m., as half the day is gone by 8 o'clock for them.

Andy do the hours of operation exempt loading and unloading?

Henry, that's a good question. Explained trying to make everything work, with farming and the sawmill. Obviously not going to run 24 hrs. a day because they have to rest. Also, when sawmill in the morning, they cut hay in the afternoon. Now it is 5 in the afternoon in the summer with more daylight, they would like to saw until 7 or 8 in the evening just to get the load done for the semi in the morning. That would only happen maybe once or twice a month, if that much.

Lloyd asked what they would like the hours to be?

Henry stated he would prefer no restriction in the hours. That way, if they get a breakdown, they can cut anytime. He stated in the winter the daylight hours are very short. They can't work 24-hrs. a day and Sunday is a day of rest. Why don't we just drop the hours so they don't have to hit in between.

Andy asked on the original CUP why are there restricted hours of operation, and was the problem the traffic or the noise?

Tim stated it was the noise of the sawmill operation to the surrounding residences that were not farmers, to protect their livelihood and give them some peace and quiet.

Roger explained the muffler has taken care of that. It used to be out the side of the building and pointing straight at the neighbors, but now straight out the top and pointing away.

Henry instead of insulation, put another lean-to addition, another wall and help break more of the sound.

Stan, you are going to open a new can of worms, four houses to the north, they are young people, one has a child, they all work out, they have to get up and go to work in the morning, you are going to let a guy use a Jake brake at 4 o'clock in the morning coming down 171st? That is unreasonable for anybody, giving them unlimited. Stan stated if your truckers are coming in at 4 and 5 in the morning, he's hiding from the law and trying to beat road restrictions. He's hiding in the dark at 4 o'clock in the morning.

Ken stated, but, they will do that.

Stan continued, he drove truck for over 40 years, started out at 3:00 am and he respected an area with residences and would not deliver that early in the morning, just trying to be good neighbors. That's all. He's got four other residences to consider.

Roger knew about loud Jake brakes.

Adam measured on GIS the neighbors are all about ½ mile to the north.

Henry, the noise of trucks is only 5-8 times a month. He gave them a copy of this and told them the hours and when to come, later, and they don't listen.

Ken agreed if you have a business and they have to deliver to it, you can't control them, and apparently you are doing what you can. You are telling them what time you are open and where to drive.

Andy asked how successful is it to restrict Jake braking. Is it working out?

Tim stated in his opinion, hour restrictions are put on almost all businesses and for all of them to come back and change all of theirs...if I had been told we don't start until 7 and I show up at 4, wasted three hours, do that two or three times and all of a sudden, that is enough of that crap, because, I am not making money anyway. This CUP is less than a year old, they will get the message of the hours and we are not unloading you or loading you until our hours start. Understand, the hours were 8 – 4, then we increased them 7 – 6, thinks

we have been very generous with that. We have everybody to protect, and everybody has a right to live where they do and also have a right to operate a business where you do. We appreciate that. Again, he thinks we are being very generous with the CUP and with the conditions, as it stands.

Roger agreed.

Henry stated they come and do the loading and unloading by themselves, with their own skid loader. It is the boss of the semi. They have already delivered as early as 4 in the morning.

Tim stated then leave it as it is, the hours listed are for the saw mill operation.

Adam clarified, and amended the condition for the hours of operation is for the saw mill itself, and said he would add that to clarify.

Applicant stated the neighbors cannot report any noise, apparently, there is none.

Roger asked if we could list from 7 to 7?

Adam pointed out from the Mining and extraction section of our Ordinance it states: Gravel pits, Grinding, those types of operations, says the hours of operation are one half hour before sunrise to one half hour after sun set. It would vary throughout the year, but it would be daylight related.

Andy stated there needs to be a compromise.

Tim stated he feels like if you added an hour at the end of the day at 7, what happens, they break down at 6:30, then they are going to want 8. There has got to be some accountability somewhere on this, and they have tried to be as accommodating as possible, and he really thought they did the first time around on this thing.

Roger stated we do have to look at this is agricultural and all farmers have lights on everything and they go until midnight sometimes, and there might be residences around, only happens once or twice in the spring or fall, and like them, if they break down he felt we could give them that or if we do anything he thought we should extend it one hour at the end of the day, and that's it.

Henry asked the board if the noise on the mill has been a problem to the neighbors?

More discussion on the delivery times of drivers, traffic direction and compliance.

Adam stated just a reminder, regardless if the land owner, applicant tells the driver when they come or whatever, the applicant is still responsible for meeting the conditions of the permit, and from a staff perspective, establishing conditions that we can identify and enforce is really good, and he sees the struggle being able to pin-point when it is being violated. In cases of a CUP, the applicant does not have to agree with the conditions. We can establish the conditions we feel are necessary for the operation, recognizing they need to have a nexus and be reasonable.

Ken asked Henry if the sawmill is a round blade of a band saw?

Henry, band saw.

Ken asked Adam to clarify what section 9.01 B of our Ordinance says.

Adam stated exterior storage; the second part states in all districts the County may require a CUP for any exterior storage if it is demonstrated that such storage is a hazard to public health, safety or has a depreciating effect on nearby property values, impair scenic views or constituted a threat to living amenities.

Ken asked to go down the line and have all give the hours of operation and try come up with the average.

Tim, keep the conditions in place as stated here, with trucks coming in as those hours, and there has been no complaints, but you do need to understand if there are complaints, it will be on you, as Adam has stated. Tim added, in his opinion, he has not heard of any complaints but if they do, we have to address that. He understands they are making efforts to stop any non-compliance for hours and routes with the drivers, you are trying and as long as you are vocal, and it's your business, you are operating as is, and personally, Tim stated, he would continue with that.

Lloyd, leave as is, they are not getting any complaints. Just try to get your truckers in line.

Andy stated he would keep the same hours for transportation, but will still like to consider some way of extending hours for the operation of the sawmill, as listing it separate: transportation as opposed to mill operation, as it does not seem to make much noise in his opinion, maybe until 8.

Roger stated he would like to see the restrictions on the truckers (gate so they can't come in), and knows it's hard to, and as far as the hours for the saw mill, run until 8 at night for shut down and that should cover it, as far as breakdowns.

Henry asked if they could have that extra hour in the morning and why not just make the truckers not use the Jake brakes? Instead of not coming early.

Roger agreed that would help.

Stan stated you are just giving them the open cart to just do what they want. He has no problem with the business being there, not a problem at all, but when he has neighbors they have to consider, right here in the stipulations will not affect the neighboring price of property or anything. When you can't come in there and get anybody to buy the place, when you have a sawmill running until 9 o'clock at night where you guys are giving them an open book to do it? Jake brakes are a minor problem, it's unloading it you got skid loaders, it's unloading it you got trailers and pick-ups coming in. We are not bad neighbors and we're not a bad township either, we just want to go by the regulations that the County and the State give us. You guys had a good system and we never had a problem with it, and if you keep extending it, it's going to get worse and worse and he is going to have to listen to the calls.

Ken this is Ag operation and hauling logs in at 6:00 in the morning is not unusual.

Andy, Ag and Forestry.

Ken any one of the neighbors should expect that. Farmers go six to seven days a week. Has trouble with people complaining there is noise out there at 6:30 in the morning. These guys said they have maybe five semi's a month. That's not a lot.

More discussion on the hours and residential homes in AF-1.

Stan stated he is just trying to protect the township.

Ken stated the compromise is going to be 6:30 am to 7:00 pm sound compatible for the sawmill?

Board agreed.

Adam amended the first condition for 6-7 for sawmill.

Henry repeated he did not want to be responsible for the drivers not listening to him when he has told them about the routes to take.

More discussion on his customers not complying with the truck routes.

Andy stated there is nothing they can do to releasing you from being ultimately responsible.

Applicant stated the road going north is a farm to market public road.

Henry's question to the board is, are they doing damage to the road and what is the public road for?

Discussion on road travel and maintenance.

Tim stated he didn't think the travel is agriculture anymore when you are talking horse shoeing, window manufacturing and machining and where does Commercial come into play with Agriculture?

Henry stated they ran some numbers and came up with about fifteen additional trucks and trailers per month, and that is all of the time that is allowed for the saw mill.

Discussion on sizes of vehicles and trailers.

Andy answered Henry's question about damaging the road stating he didn't think the board was qualified to answer the question of the condition of the road, as they are not the road authority out there.

Tim brought up working something out with the township as in an "agreement" over road maintenance.

Adam stated we have examples like that. He asked if there is a different solution to this where, the applicant is still responsible for the road and making sure that the township lets them know that if the road is damaged as the result of the operation the applicant would be responsible for it, but, then they can use the road in any direction, and asked if that would be better? A condition is necessary, obviously, but is there a better way to address it? He is also thinking of it from the prospective of enforcement. This condition is hard to enforce. If we want to establish a condition that is enforceable, is there an alternative option?

Tim asked if for the examples of established already, is it a stipend per year to the township or, is it the Supervisors do reviews on that road?

Adam stated he has seen it both ways: the one he is thinking of has an annual payment to the township. He added it was just talked about in our recent training; The condition should say, there needs to be an agreement signed between the land owner and the township to address the road damage. So, our condition would just say they need to establish that. Then they abide by that, and we could get a copy of that agreement to know it is being implemented and that the applicants are reimbursing the township, or paying up front or whatever, for any damage to the road. Adam stated he would like to do a little more research into it to know a little more of what that looks like, before he would give anymore direction on that. That is an alternate option to address the road issue, while still allowing traffic to travel in either direction.

Tim suggested you could Still keep your no truck traffic sign for the North and have an agreement with the township and the applicant if you see fit.

Henry asked who is going to know if it is his own traffic that is doing the damage? Last night at 6 o'clock he saw a thirty-five-foot cattle trailer travel this road that is not related to him. He sees guys hauling saw dust that is not related to him. Who is going to draw the line it is his traffic doing the damage?

Tim stated it would be up to the township supervisors as he would imagine the majority of the damage to the road would be right in front of the business. He knows he has agreements with townships for other businesses, whether it's an annual stipend they pay as they are responsible for their consumers. If there is another business half a mile down the road, they would be responsible for the amount of their traffic for their business, too. It is accountability on this application. You keep saying you don't want the responsibility, you don't want to be that, but you are. You are the applicant. These are your businesses. This is the nature of the "beast".

The board agreed on Heavy Truck traffic shall access the site via County 84 from the South. North bound traffic from the site shall not be allowed for protection of the roadway.

Ken asked if that works to keep Condition #7? Applicant shall work with Eagle Valley Township to establish a sufficient business access and establish truck route signage?

Roger stated last spring they had Central Bi haul a lot of liquid out, tore up the road, the township fixed it and just sent Central Bi the bill which got paid. They didn't even have an agreement.

Ken, reword #7.

Adam amended #7 to read Applicant shall establish a truck routes and signage with Eagle Valley Township. He edited #4 listing Heavy-duty truck and explained there is a US Dept. of Transportation definition is a vehicle grossing weight 26,001 pounds or more. The rest of the conditions remained the same.

Henry said they will try. He will make up copies of the sheets with his conditions and he will hand out a copy to whoever gets a load of wood then it is up to them. If they go the wrong way, they get stopped, they got the copy.

Roger added to tell them if they don't go the right way, it could end up on you and maybe they won't be driving anymore.

Applicant, folks won't be coming back because there won't be a business there.

Roger made the motion to approve with the amended conditions and Lloyd seconded it.

Conditions of existing CUP:

1. Hours of operation shall be restricted to 6:30 AM to 7:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Heavy duty truck traffic shall access the site via County 84 from the south. North bound traffic from the site shall not be allowed for protection of the roadway.
5. Operation site shall meet all the setback requirements for the zoning district in which it's located.
6. There shall be no loading or unloading of materials within the road right of way.
7. Applicant shall establish a truck routes and signage with Eagle Valley Township.
8. Establishment of an exhaust system directed through the roof of the structure with inclusion of a muffler.
9. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on March 18th, 2025.

AGENDA ITEM 2: Wolf River Electric: Section14, Germania Township, **Site Address:** 21381 430th Street, Bertha, MN 56437
PID: 09-0009500

1. Request a CUP for the installation of a Ground Mounted PC Solar System in excess of 120% of annual energy consumption, in AF-1 Zoning District.

Anne Hemstock, the land owner, was present as an applicant and would like to install the Solar panels on her property, and also, Cody Rossmann with Wolf River Electric, the contractor, here to request the CUP for the installation of the ground mount solar system was also present with the applicant.

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

Proposed Condition(s):

1. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Adam also added we have received the interconnection agreement.

On Site Visit Report: Andy reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Andy stated as far as Solar goes this seems this is an appropriate use for what it is intended for, as far as a certain percentage over the primary use. South facing and should produce well.

Roger stated it will be back behind the trees and nobody will see it or even know it's there and it's as good as you can get it.

Lloyd asked if the power company is going to take your left over?

Anne, yes.

Ken asked what your average kw usage is per month now?

Cody and Adam recapped 593 kw a month, a total of 7,121 kw for all of 2024.

Ken how many kw hours is this system expected to generate?

Cody answered year one solar production is 13,500 kw hours.

Ken deduced, almost double of what she uses, right?

Cody, yes. He stated systems in Minnesota need to be designed for higher than 100% offset due to the shorter sunlight hours in the winter time (Nov., Dec. and Jan). She mentioned you can sell the power back to the power company and they keep it in a credit form on your account, so in the event, a blizzard covers the panels for two weeks and not producing as well as it can in the summer. In the event her system does not produce

enough for her electrical needs in December, then she can pull those credits she has banked up throughout the summer to put towards her bill to keep that bill at zero.

Ken asked if that was a Minnesota Statute?

Cody, yes, in the State of Minnesota, net metering is required, so utilities are required to buy back power at a 1 to 1 ratio, or whatever they are charging you per kw hour, they have to purchase it back at that.

Ken stated he was familiar with that part. Did Minnesota Statutes have any limit in there on how big a system you can build out there?

Cody, they do not.

Ken, so you could build a system that generates 30,000 kw a year, and they would have to buy it from her?

Cody, they do have a cap based on system size, not offset percentage, so, the cap on system size: if it is 40 kw hours or less, it qualifies for a residential system, and over 40 kw hours would then be commercial, and they would be able to buy back the power at the whole sale rate, which is much less.

Andy asked if they power companies were required to pay anything at all?

Cody, yes, they are required to pay at the 1 to 1 ratio.

Andy, even over 40?

Cody, there is a federal law that they have to purchase it back at an avoided cost, which he thought was at 2 or 3 cents a kw hour. They don't do too much commercial so he is not super in tune with that. The Federal law says they have to give you something back for it.

Ken asked Anne what company she was with?

Anne, Todd Wadena.

Ken asked Cody, they don't have a limit on over her usage?

Cody, no limitations on the offset, so anything over 40kw hours in AC would be the avoided cost they buy back at.

Roger asked Adam to clarify our 120% in the ordinance.

Adam stated if you are at or under 120% in a residential type system we just issue a land use permit on it but because they are over that it is being handles as a CUP.

Cody stated if you do stay under that, you do risk the loss of not being able to offset during January and December's bill.

Ken stated he is curious how that works as he is on MN Power and they limit it at 120%, and that is all that they are going to buy back at retail. He had tried that a couple years ago, and because of that, he couldn't make it pencil out.

Cody stated he knows that certain utility companies do limit it, like Excel energy does, to get into their solar rewards program, but that's where they will pay you additional money to go solar. It's based on a production number they will pay you a certain dollar amount based on how many kw hours produced and they will limit those systems. He knows Minnesota Power does work with different incentive programs. He knows they have done some systems, here, recently over 120% with Minnesota Power as they work with them a lot.

Andy motioned to approve, with the one stated condition, Roger seconded.

Conditions:

1. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on March 18th, 2025.

Ken called for a 5 min recess at 7:29 pm.

Ken called back in session at 7:33 pm.

AGENDA ITEM 3: Justin & Erika Wardell: Section 11, Leslie Township, **Site Address:** 14795 County Rd 65, Long Prairie, MN 56347, **PID:** 15-0012301

1. Request a CUP for the 30' X 36' addition to an existing garage for temporary family housing in AF-1 Zoning District.

Justin and Erika were present as the applicants. Erika stated they wanting to add a 30' x 36' single living studio type apartment for her mom to live on, as she ages, and make it handicapped accessible so she can take care of her until she does not need somewhere to live anymore. To make it more accessible housing for her, as she currently lives in Osakis, in old house with really steep stairs, and just wanted to get the ball rolling on something while they still have a choice and not the only option.

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

Proposed Condition(s):

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.

Justin asked about the condition where after sixty days it shall be removed if not being occupied, he wanted to clarify their intentions were not to remove the structure when the permit expires.

Lloyd asked if they could use it for storage or something else when done?

Adam explained it comes down to the permitting and when the time comes you are no longer using it for this purpose, they will have sixty days, they come in and re-permit it as an accessory structure, so it is not permitted for living, but we would not require them to come back to the board or anything, because that type of use does not require a CUP. They would remove things that make it livable and they permit it as a different use. So, it is clear to us it's not a dwelling anymore.

Erika stated what deems it as livable is the framed in bedroom, right?

Adam, we don't really have a strict definition on that, obviously people have a bathroom out in your garage and stuff like that, so it really comes down to the permitting and you don't have people living in it.

Ericka agreed.

Correspondence received: None.

On Site Visit Report: Andy reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Ericka added her mom will have garage space in the existing shed. Right now, they maintain her house in town and technically, they will have more time to maintain their own property hopefully.

Justin mentioned, for the record, the neighbors were willing to come and speak on their behalf and are in support. Obviously, it is just him talking, but his immediate neighbors he has talked to before this. Added someone just driving by would not even know. Realistically, it should look better than it already does.

Ericka stated except it has new tin on it.

Andy added he didn't think anyone would notice it unless you were driving from the back side of the property.

Public comment:

Kathy Zetah stated she hopes it gets passed because she sold her house already.

Justin stated the septic is in the works and Ericka added it will be a holding tank.

Board discussion:

Roger asked if they are going to make it high enough to use it for a another shed? Or are you going to keep it at 8'?

Ericka stated they will keep it at 8' but basically the use will be for her crafts, or just be a man-cave or a hang out spot for the teenagers when they get older, so they don't have to hear them and their friends.

Lloyd asked if it was easy to hook up to the existing septic system?

Justin and Ericka explained they tried to go that route but the system is too far away and all the way across the yard and it was recommended for the new holding tank only, being it will be low water usage, with a pumpers agreement in the works.

Roger motioned to approve, with the one stated condition, Lloyd seconded.

Conditions:

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on March 18th, 2025.

Roger motioned to adjourn and Lloyd seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 7:43 PM.



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

MAR 10 2025

Todd County Planning

CONDITIONAL USE PERMIT APPLICATION

Applicant Travis Eckel Mailing Address 5447 S Hoffmocker Rd
Site Address N/A - Parcel ID# 28-0012803 Superior, WI 54880
Phone Number [REDACTED] E-Mail Address TravisEckel@gmail.com
Property Owners Name & Address (if not applicant) Tom Eckel 14305 356th St
Eagle Bend, MN 56446
Parcel ID(s) 28-0012803 Township Wykeham Lake/River Name _____
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) _____
(attach if necessary)

Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width _____ Length _____ Acres 49

Septic System: Date installed N/A Date of latest Compliance Inspection N/A

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

We are requesting this permit for opening a mini storage facility. Attached Resolution from township indicating a shortage/need for more storage.

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes ☒ No _____ Date of the meeting: 12 / 12 / 2024

Optional Township Board Signature

Board Position

Receipt # 2025-0048

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

No, this will add a very small amount of traffic to this area.

Is the requested use compatible with the surrounding properties? **Explain**

Yes, I obtained a variance from Todd County with no opposed residents.

Could the use significantly depreciate near-by properties? **Explain**

No, if anything it may appreciate the area.

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

Yes, this will be a very neat and orderly structure that is all matching.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

It will not affect the area as storage is a very low impact business model.

RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Travis Eckel
Applicant Name Printed

Travis Eckel
Signature

03-04-2025
Date

Tom Eckel
Property Owner Name Printed

Tom Eckel
Signature (If different than applicant)

03-04-2025
Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

AUTHORIZED AGENT FORM

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

Site address Parcel# 28-0012803 145th Ave Eagle Bend, MN 56446

Section # 15 Township Name Wykeham

Parcel Number(s) 28-0012803

Property Owner(s) Name(s) (print) Tom Eckel

Property Owner(s) Signature(s) Tom Eckel Date 03-04-2025

Authorized Agent(s) name(s) (print) Travis Eckel

Authorized Agent(s) Signature(s) Travis Eckel Date 03-04-2025

Authorized Agent Phone Number 

Authorized Agent Email Travis Eckel@gmail.com

Exhibit "A"

The Northeast Quarter, Section 15, Township 131 North, Range 35 West of the 5th P.M.,

Except: That part of the East Half of the Northeast Quarter, Section 15, Township 131 North, Range 35 West, Todd County, Minnesota, described as follows:

Beginning at the southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North 00 degrees 28 minutes 12 seconds East along the east line of said East Half of the Northeast Quarter a distance of 1350.00 feet; thence North 89 degrees 37 minutes 24 seconds West 613.50 feet; thence South 03 degrees 10 minutes 12 seconds West 1351.60 feet to the south line of said East Half of the Northeast Quarter; thence South 89 degrees 37 minutes 24 seconds East along said south line 677.17 feet to the point of beginning. Subject to an existing township road easement of record over the easterly portion thereof.

And

Except: That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 15, Township 131 North, Range 35 West, Todd County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 15;

Thence West, assumed bearing along the north line of said Section 15, a distance of 826.99 feet to the point of beginning of the land to be described, said north line also being the center line of County State Aid Highway Number 22 (C.S.A.H. No. 22);

Thence continuing West, along said north line, 951.79 feet;

Thence South 11 degrees 59 minutes 22 seconds West 2633.29 feet;

Thence South 89 degrees 46 minutes 34 seconds East 783.31 feet;

Thence North 13 degrees 44 minutes 39 seconds East 546.33 feet;

Thence North 30 degrees 31 minutes 38 seconds East 572.86 feet;

Thence North 10 degrees 44 minutes 00 seconds East 1582.44 feet to the point of beginning.

The tract contains 54.36 acres more or less subject to an existing roadway easement (C.S.A.H. No. 22) over the northerly portion thereof.

And

Except: That part of the Northeast Quarter of Section 15, Township 131 North, Range 35 West, Todd County, Minnesota, described as follows: Commencing at the northeast corner of said Section 15; thence West, assumed bearing along the north line of said Section 15, a distance of 1778.78 feet to the point of beginning of the land to be described, said north line also being the centerline of C.S.A.H. No. 22; thence South 11 degrees 59 minutes 22 seconds West 2633.29 feet; thence South 89 degrees 46 minutes 34 seconds East 783.31 feet; thence South 13 degrees 44 minutes 39 seconds West 75.54 feet to the south line of aforesaid Northeast Quarter; thence South 89 degrees 51 minutes 05 seconds West, along said south line of the Northeast Quarter, a distance of 1072.83 feet to the center of said Section 15; thence North 00 degrees 03 minutes 21 seconds West, along the west line of said Northeast Quarter, a distance of 2655.07 feet to the north quarter corner of said Section 15; thence South 90 degrees 00 minutes 00 seconds East, along said north line of Section 15, a distance of 857.08 feet to the point of beginning. The tract contains 36.34 acres more or less, subject to any easements of record, including an existing public roadway easement over the northerly portion thereof (C.S.A.H. No. 22).

Wykeham Township Proposed Storage Unit Resolution

Whereas: There is a shortage of storage facilities in Eagle Bend and Wykeham township.

Whereas: Wykeham Township encourages small business and agricultural related business.

Whereas: A storage facility would bring in additional tax revenue.

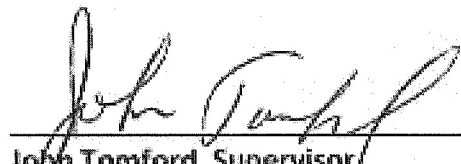
Therefore, Be It Be Resolved: That Wykeham Township would support a storage facility if all the conditions are met that Todd County would require for the building of a storage facility, including use of containers if approved at the county level.

Petitioner discussed with Wykeham Township that the use of watertight containers would be appropriate to ensure the safe storage due to snow melt or any high-water flood issues. The site is not a wetland or flood plain.

Any rezoning and tax changes would be per county regulations.

Wykeham Township would recommend secure fencing and video surveillance.

Wykeham Township would require consistency and organization in a neat and orderly fashion.



John Tomford, Supervisor

12-12-2024
Date



Kevin Ehnes, Supervisor

12-12-2024
Date



Tad Eckel, Supervisor

12-12-24
Date

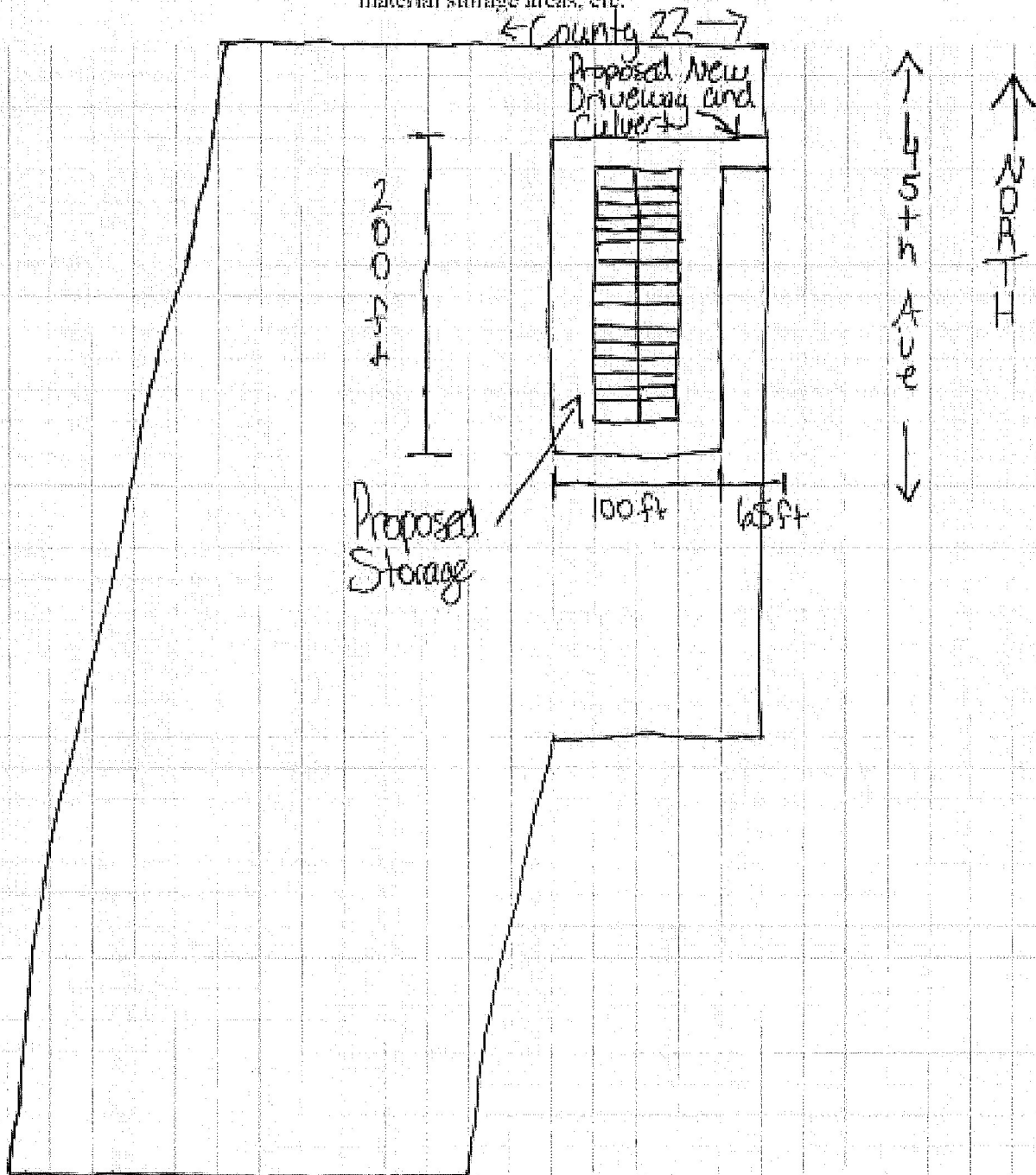


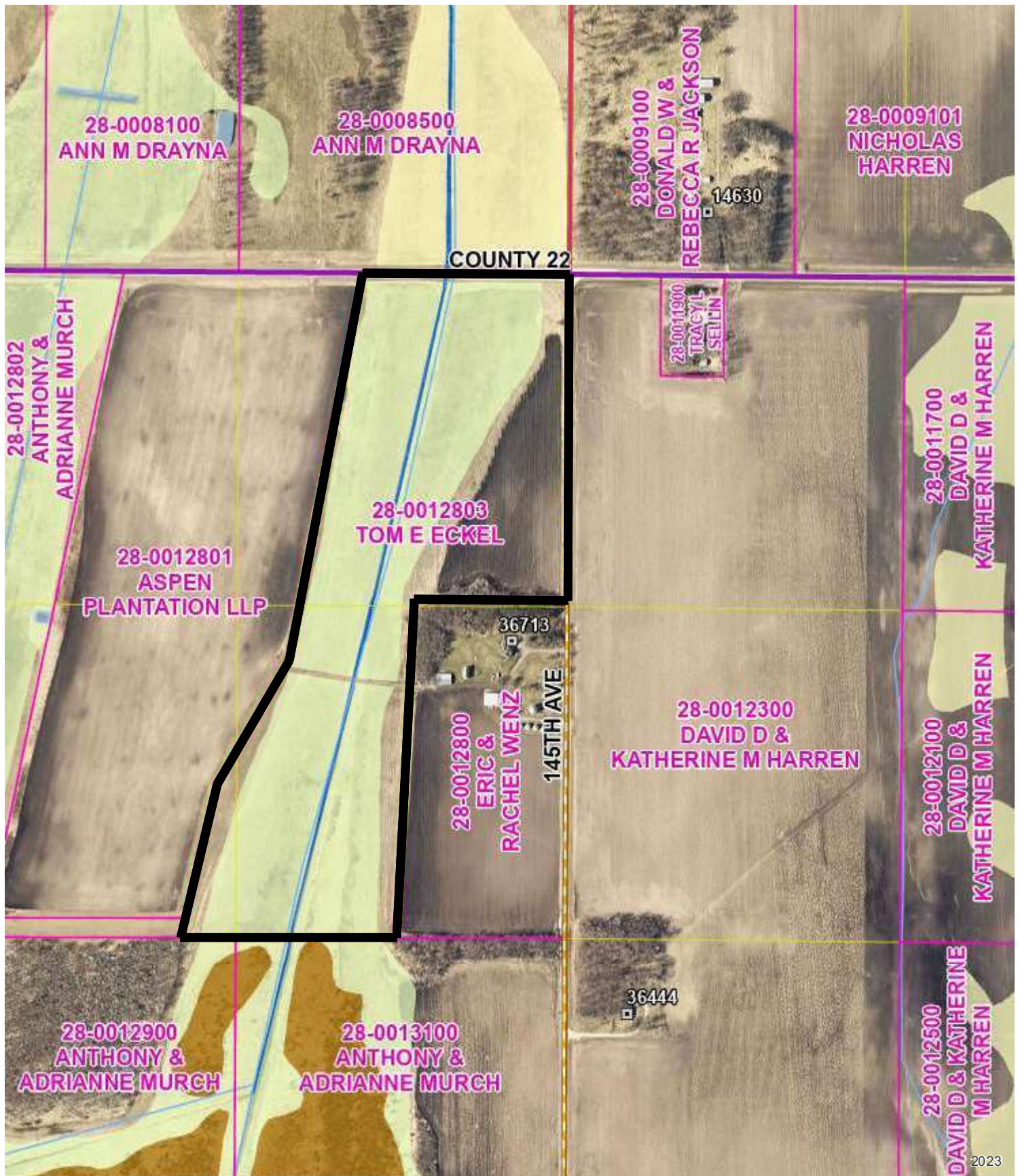
Conrad Stoterau, Clerk

12-12-24
Date

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.





2023

Todd County

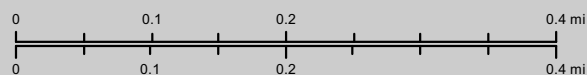
MINNESOTA



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

Todd County GIS

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.

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