



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 address: toddplan.zone@co.todd.mn.us

The following is the agenda for **Thursday, May 22nd, 2025 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st 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. 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 April 24, 2025 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. **Cody Kent:** Section 05, Round Prairie Township, Latimer Lake
Site Address: 24837 204th St., Long Prairie, MN 56347
PID: 21-0004900
 1. Request to reduce the lake setback from 100' to 37' for construction on existing structure to include a garage/storage space and addition to dwelling space.
 2. **Jeffrey & Sara Tiahr:** Section 33, Ward Township, Horseshoe Lake
Site Address: 33826 251st. Ave., Browerville, MN 56438
PID: 26-0039100
 1. Request to reduce the lake setback from 150' to 102' to add a roof to an existing deck in Natural Environment Shoreland Zoning District.
 3. **Tyler & Kelly Korhonen :** Sections 35, Little Sauk Township, Cedar Lake
Site Address: 21871 Cedar Lake Road, Sauk Centre, MN 56378
PID: 17-0040300
 1. Request for structure addition in a severe steep slope.
 2. Request to reduce the lake setback from 100' to 30' in Recreational Development Shoreland Zoning District.
 4. **Jason Bergmann:** Section 18, Little Sauk Township, Maple Lake
Site Address: 17408 thru 17462 Echo Drive, Long Prairie, MN 56347
PID: 17-0016802

1. Request to reduce the new lot size from the standard of 40,000 sq. ft.
2. Request to reduce the buildable area from the standard of 18,000 sq. ft.
3. Request to reduce the lot depth from the standard of 200'
4. Request to reduce the lot width from the standard of 150'
5. Request to change requirement of 50 feet of frontage along a public road to 50 feet of frontage along a private access easement in Recreational Development Shoreland Zoning.

5. Jason & Dorothy Braun: Section 03 & 04, Burnhamville Township, Mons Lake

Site Address: 32085 Flicker Road, Burnhamville Township, MN 56318

PID: 06-0062200

1. Request to reduce the lake setback from 150' to 87' for structure addition in Natural Environment Shoreland Zoning District

6. Wayne Terry: Section 12, Birchdale Township, Little Birch Lake

Site Address: 27601 Amber Lane, 56336

PID: 03-0050500

2. Request to reduce the lake setback from 100' to 65' for dwelling replacement in Recreational Development Shoreland Zoning District.

Adjournment.

Next meeting: **June 26th, 2025**

Minutes of the Todd County Board of Adjustment Meeting

April 24th, 2025

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Bill Berscheit on April 16, 2025.

Meeting attended by board members: Chair Russ Vandenheuvell, Vice Chair Bill Berscheit, Mike Soukup, 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. Each board member introduced themselves and Russ explained the process for those attending.

Introduction of the meeting process and etiquette by Russ.

Ken made the motion to approve the agenda, Mike seconded, voice vote, no dissent heard, motion carried.

Larry motioned to have the March 27th meeting minutes approved, Mike seconded, Rick abstained as he was not present last month, voice vote, no dissent heard, motion carried.

AGENDA ITEM 1: Brendan & Jackie Jay – PID 06-0032400 – Burnhamville Township, Moose Lake

Request(s):

1. Request to decrease the OHW setback from 150' to 104' for placement of Camper and;
2. Request to reduce the State Hwy 28 ROW setback from 50' to 21.5' for placement of same Camper in Natural Environment Shoreland Zoning District.

Brendan & Jackie were present as the applicants.

Staff Findings: Adam recapped the application and stated he did not have any additional information as the request had not changed. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Maintain a 25' vegetated buffer along the entirety of the lake frontage. A 10' wide maintained area shall be allowed for lake access.
3. Maintain screening from the proposed campsite to State Highway 28.
4. Applicant shall abide by all other applicable Federal, State, and local standards.

Rick asked Adam to re-read the Larry Duncomb correspondence from last month as he was not present, which Adam did.

Public comment: None

Brendan stated they reviewed the video from last month, to try digest what was all said, and the placement of the RV could be a safety hazard within the proximity of the road if they were in it or there was a vehicle accident, or during snow removal in the winter. It was a suggestion to move ten feet closer to road so there would be more room on the lake side. If it is already potentially a safety hazard where it sits, moving it ten feet closer just puts them closer to doom. They prefer to leave it where it sits. They went out and measured and placed flags and the ten feet closer to the road was ungodly close, and they felt it would be a greater hazard and more unsafe for them, so they chose to leave it where they requested. The second one regarding the buffer zone, along the lake, to not mow the grass on the low end where it is flat and on the side hills, in order for them to enjoy their investment, for them to go down by the lake and sit in the tall grass just doesn't make sense either because you are going to battle insects and all that. They disagree with not mowing the flat down there, however, they would totally agree and would just do it, is the planting of wild flowers. Good for the environment and bees. It was also brought up about the erosion from the rain and how to mitigate that. Their intent was a flower bed around the camper to catch water, and let them pick up that rain water, Adam had an example of the design. Don't have a huge family, what is going on since 1983, they have not seen any erosion, even though it was not permitted properly, their intent was to straighten that out and make it a better spot to back the camper in.

Jackie mentioned it had been mowed back then.

Brendan continued the entire thing has been mowed, the side hills and everything has been mowed and he stated they have pictures. Stated it didn't really affect erosion on the property. They are not messy people, they would do what is best for the lake, they have spoken with the Todd County Sherriff's department on what is allowed on the lake as they were told they were the ones who set regulations on the lake. They did not change their request from last month and they don't feel they will cause additional erosion. They will be doing what's right for the lot and what's right for the lake and what is good for them for their entertainment and their retirement retreat. Stated they took a bunch of pictures if you would like to view them. Jacqueline stated it just shows there has been no erosion or hint of washout over the years. Even with the camper in there. They had leveled it down and put steps down.

Brendan added they have not seen any hint of erosion

Rick asked for a recap on how they got to this point.

Brendan explained how they were misinformed by the realtor there was buildable area.

Rick stated it is unfortunate they were told that because you cannot build here and comply with the County.

Jackie stated there was a camper on it in '08?

Adam added there was a permit issued for a camper on this lot, that was there for a number of years. The site sketch that was provided at that time was so far from scale and stated they were meeting the setback when they were nowhere near meeting the setback, because you can't.

Brendan explained they had their own survey done to be accurate.

Rick asked if the 8' width of the camper included the slide outs?

Brendan, no, and explained the placement on the overhead.

Rick asked staff about including slide outs?

Adam stated the ordinance does not get into the setbacks of the slide outs. Talks about largest horizontal projection when determining sq. footage, because an RV by definition is less than 400 sq. ft., other than that it does not get into measuring setbacks for any additional slide outs or projections, so they did not figure that in.

Rick so conceivably so you are looking for a setback of 21.5 feet, let's say the slide out is three feet, in reality, you are at 18 feet.

Adam stated the ordinance does not require that for setback purposes.

Rick stated not that you need to adjust that, he is saying "in reality". It is clear you have a practical difficulty because of no buildable space and a small lot. In addition to meeting those statutory criteria, we also consider other factors. In a case like this Rick stated he needs to know and it needs to be demonstrated that there is not an alternate site to minimize the variance. You have zero buildable space.

Brendan also explained the steep hill. They also didn't figure that an acre and half would be too small, and also stated they have flipped a few houses in their time and had never had to question an MLS.

Rick added with square footage, it is a legal non-compliant lot. It's about 20% of what it should have been when they plotted it. It is the unique shape of the lot and the slope.

Ken asked why can't they move the camper North?

Brendan and Jaqueline both stated it is the only place for the septic system to be put in, and also the power pole is right there instead of running 48 feet of extension cord to the power pole. It is flatter there and where it fits the best.

Ken stated that was his hang-up, was there is an alternate site? Switch the camper and the septic placement.

Brendan explained the septic system design, placement options and type, depending on the placement of the camper. As far as a well goes Adam explained a little more flexibility with the well placement. It was the septic contractor that pointed out the spatial limitations.

Rick addressed Adam, stated his discomfort on the road setback and asked to see more pictures on the overhead, for a good visual.

Brendan brought up the original survey and showed Rick and Larry explained the placement details.

Adam pointed out the proposed conditions from the last meeting, and that number two of the conditions they were not comfortable with and were more open to replacing it with some sort of condition related to the protection of the entire hillside. For the record.

Brandon stated the would mow the flat part down below the hill and plant the entire hillside with wildflowers.

Russ called for criteria questions, individually by request.

Criteria Question #1: Is the variance in harmony with the general purposes and intent of the official control?	
Board Member	Vote and Comments
Mike Soukup	No, for the reasons stated already.
Rick Johnson	No, two variances, one is to protect surface water and the second is simply for safety and maintenance, because these variances are so significant, despite that, there is a true practical difficulty, he has to say no.
Bill Berscheit	No, topography, topo, topo, very steep lot and nearly a bluff and haven't heard anything to mitigated the human impact on the lot.
Ken Hovet	No same as Bill.
Larry Bebus	No, as stated.
Russell Vandenheuvel	No, for safety reasons and being close to the road.

Majority response- No.

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	Vote and Comments
Mike Soukup	No, same reasons.
Rick Johnson	No, would not consider this orderly development and a common-sense approach for the same reasons stated in question one.
Bill Berscheit	No, agree with the same reasons, mentioned at some point we have to address the victimization of the applicants, where they bought a lot that they felt was a buildable lot. But, it does not fall within the realm of this BOA's job to mitigate and alleviate those types of situations. Even though he feels for them, stated this needs to be addressed.
Ken Hovet	No.
Larry Bebus	No.
Russell Vandenheuvel	No.

Majority response – No.

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Board Member	Vote and Comments
Mike Soukup	No, due to not having a buildable site on the property.
Rick Johnson	Yes, this property is residential shoreland and it is what they are proposing to use it for.
Bill Berscheit	Yes, requesting to put an RV is a completely normal and reasonable request, if it were not for the topography issues, that he didn't think we could overcome.
Ken Hovet	Yes, request is the most simplistic form is wanting to have a camper on a lake lot and that is a reasonable request.

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Larry Bebus	Yes, the request is reasonable, but it goes back to is it buildable or not?
Russell Vandenheuvel	No, thinks it's unbuildable and too tight.

Majority response- Yes.

Criteria Question #4: Is the need for a variance due to the circumstances unique to the property not created by the landowner?	
Board Member	Vote and Comments
Mike Soukup	Yes.
Rick Johnson	Yes, odd shaped lot, very small lot and steep slopes they need to avoid.
Bill Berscheit	Yes.
Ken Hovet	Yes.
Larry Bebus	Yes, same reasons as Rick.
Russell Vandenheuvel	Yes, for the same reasons.

Majority response- Yes.

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	Vote and Comments
Mike Soukup	No.
Rick Johnson	No.
Bill Berscheit	No.
Ken Hovet	Yes.
Larry Bebus	No, not going to change the character, but when you look at how close it will be from the lake and the road, in his mind, it will change it.
Russell Vandenheuvel	No.

Majority response- o.

Criteria Question #6: Does the need for the variance involve more than just economic considerations?	
Board Member	Vote and Comments
Mike Soukup	Yes.
Rick Johnson	Yes, did not hear anything that had to do with economic concerns.
Bill Berscheit	Yes, again going to address the victimization of the applicant. Yes, it is more than just economics and once again, not the job of the BOA to alleviate and/or repair the damage of false advertising and the applicants being taken advantage of.
Ken Hovet	Yes, also involves environmental and safety concerns.
Larry Bebus	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes.

Criteria Question #7: Have safety and environmental concerns been adequately addressed?	
Board Member	Vote and Comments
Mike Soukup	No, due to the topography and size of the property.
Rick Johnson	No, for both variances. The concerns have not been adequately addressed, and remembers Moose lake is impaired. Because of that, it is the boards' responsibility to hold even higher standards.
Bill Berscheit	No, understands the logic of the applicants to want to maintain the mowed area down by the lake, but with the topography of the lot,

	it is imperative to leave the no mow zone for the 25' from the lake and there is a lot of research out there that tells about the real estate closest to the lake is of the greatest significance when it comes to treating water before it enters the lake. We are failing to do that and this leaves environmental concerns open.
Ken Hovet	No.
Larry Bebus	No, the safety can't be adequately addressed and neither can the buffer.
Russell Vandenheuvel	No.

Majority response- No.

Summary of criteria question majority responses as follows:

#1	N
#2	N
#3	Y
#4	Y
#5	N
#6	Y
#7	N

Rick mentioned in order for this board to accept a variance appeal, we must meet all seven of the criteria and we have not been able to and made the motion to deny, Bill seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	Yes
Rick Johnson	Yes
Bill Berscheit	Yes
Ken Hovet	Yes
Larry Bebus	Yes
Russell Vandenheuvel	Yes

Motion carried.

Brendan asked if he will be getting anything in the mail, explaining why this has been denied?

Adam stated yes. There is a document, that they will get a copy of, that gets recorded to the property, so, once you receive that, if you choose to appeal the decision after you get that, you will have that period of time to appeal it.

AGENDA ITEM 2: Jason Braun & Dorothy Braun – PID 06-0062200– Burnhamville Township, Mons Lake

Request(s):

1. Request to decrease the OHW setback from 150' to 77' for proposed addition of a 10' X 30' screened in porch in Natural Environment Shoreland District.

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. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Maintain a 25' vegetated buffer along the entirety of the lake frontage. A 10' wide maintained area shall be allowed for lake access

Jason was present as the applicants, and agreed it accurately reflected the application.

Bill reviewed his site visit report and this is available upon request in the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Ken, for staff, this proposed addition is not in the shore impact zone by two feet.

Adam, correct.

Rick stated it appears they have zero buildable space.

Jason confirmed.

Ken, why two zones?

Adam stated the shore-impact zone is a special protection area that the DNR has and it is always half the distance of the normal lake set back, highly protected prized area. Our ordinance does have a section that talks about not placing structures within the shore impact zone, and this isn't.

Bill added the DNR also stated it is a no build zone.

Ken stated he can understand that, then the rest of the set-back is a maybe build zone?

Bill, with a variance.

Ken, with conditions.

Rick and prove a practical difficulty, and meet the criteria questions. He recalls the shore impact zone is half the distance of the normal setback, was actually established in the Sonar, back in the 70's when the State first adopted these. Kind of "you don't touch that area", it's too critical, no variances, just stay out. DNR would be very upset if they gave a variance in that shore impact zone.

Ken stated he is not contesting that, but the DNR has been upset before.

Mike, asked if there was any reason why there are no other building locations.

Jason stated off the north it would just be overlooking the road and not the lake, and off of the east side, where the current deck is, with the chimney on that side it would cost a lot extra to go out further that way. So that is why we were looking at doing the over hang and build ten feet out, and then screening that in.

Mike stated it would be basically no need and just a want verses want, and the issue is going around the chimney.

Jason, yes.

Rick added, it is a design preference with a little bit of an economic consideration.

Jason, yes. Where the current deck is, it's very wooded on that side, and view to the lake and where the current cabin is at.

Ken, assuming you gave consideration of enclosing the current deck now, and it will still give you kind of a view to the lake?

Jason, yes, but it would just be extra building materials and stuff like that, to continue the peak out.

Ken stated it would keep you keep you out of that shore impact zone and not upset the DNR. Like everyone else on the board, we are trying to minimize the variances, and if that is a possibility for you, he would encourage you to look at it harder probably.

Jason, stated with some of the quotes they have received, they would probably not go that route, as the cost would go up significantly to go out that way.

Rick happy to see you are combining those two lots together, as in order to mange storm water you need more space, asked if that is a camper on that other lot?

Jason yes, been there about ten years, at least.

Russ asked if there is a door on the side?

Jason, where the window is closest to the chimney, they are planning a door. The rest of the area is living room.

Ken is it going to be like a cement slab on top or a deck.

Jason low deck, green treated, off the foundation.

Ken, wouldn't be disturbing a lot of soil.

Jason, no.

Rick four season?

Jason, three season, fully attached.

Rick more of a building expansion.

Jason, they do not use in the winter.

Rick, you are seeking a con-conforming expansion, then addressed the board, which goes against the spirit and intent, just as a reminder.

Mike, asking for a 77' reduced setback from the lake and 75' is the shore impact.

Adam explained he would be 2' out of the shore impact zone.

Mike, purely speculation, could you go 2' shorter?

Adam clarified, instead of 10' x 30' you would go 8' by 30'.

Jason, their ideal is the extra space with the 10' out there. Having dinner out there, and having the chairs out there, 8' would be little tight.

Russ called for criteria questions, individually by request.

Criteria Question #1: Is the variance in harmony with the general purposes and intent of the official control?	
Board Member	Vote and Comments
Mike Soukup	Yes.
Rick Johnson	Yes, does think simply a ten-foot addition to an existing building, where if you were to start over, we couldn't move the building or the addition anywhere else. If this variance is approved, we will definately need a lot of conditions.
Bill Berscheit	No, there is an alternative site.
Ken Hovet	Yes, buildable with a variance.
Larry Bebus	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	Vote and Comments
Mike Soukup	No, there are other locations.
Rick Johnson	Yes, common sense, as we are only asking for a ten-foot addition.
Bill Berscheit	No.
Ken Hovet	Yes.

Larry Bebus	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Board Member	Vote and Comments
Mike Soukup	Yes.
Rick Johnson	Yes.
Bill Berscheit	Yes, screened in porch is a reasonable request.
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes

Criteria Question #4: Is the need for a variance due to the circumstances unique to the property not created by the landowner?	
Board Member	Vote and Comments
Mike Soukup	No, other locations that are buildable.
Rick Johnson	No, alternate sites exist.
Bill Berscheit	No, there is an alternate site.
Ken Hovet	No.
Larry Bebus	No, other buildable spots on the lot.
Russell Vandenheuvel	No.

Majority response- No

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	Vote and Comments
Mike Soukup	Yes. It would maintain them.
Rick Johnson	Yes, nothing is really going to change, especially with respect to the lake shore view, which he is very familiar with that lake.
Bill Berscheit	Yes.
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes

Criteria Question #6: Does the need for the variance involve more than just economic considerations?	
Board Member	Vote and Comments
Mike Soukup	Yes, because there are other locations and that is a want and not a need, due to the site.
Rick Johnson	Yes, the need is the lot is too small. That's why the existing structure was built there. What he is proposing to do is a design preference, he would still say yes.
Bill Berscheit	No, economics is the reason for not building to the end of the structure, the additional cost on the chimney end.
Ken Hovet	Yes, there are environmental issues too.
Larry Bebus	Yes.
Russell Vandenheuvel	No, he could build on the end where the deck is currently.

Majority response- Yes

Criteria Question #7: Have safety and environmental concerns been adequately addressed?	
Board Member	Vote and Comments

Mike Soukup	Yes.
Rick Johnson	Yes, for the same reasons as Ken articulated.
Bill Berscheit	Yes, finds it hard, when we are this close to the lake to truly believe that we have addressed the environmental concerns, it has more to do with any increase in use, as opposed to mitigating the structural impact, but without grounds to sound it off, he says yes.
Ken Hovet	Yes, there were no safety concerns and felt the environmental concerns have been addressed, thinks the two-foot encroachment is negligible, from the cabin to the lake is very flat and grass covered and will do a good job filtering, and there is an ice ridge at the edge of the lake that will keep some of the run-off out of the lake.
Larry Bebus	Yes, with proposed conditions.
Russell Vandenheuvel	Yes, agreed with Ken.

Majority response- Yes

Summary of criteria question majority responses as follows:

#1	Yes
#2	Yes
#3	Yes
#4	No
#5	Yes
#6	Yes
#7	Yes

Bill motioned to deny, due to an alternate site, Ken seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	y
Rick Johnson	y
Bill Berscheit	y
Ken Hovet	y
Larry Bebus	y
Russell Vandenheuvel	y

Motion carried, the variance has been denied.

Russ called for a short recess at 7:12 and reconvened at 7:18.

AGENDA ITEM 3: Kolin Knudson & Molly Brennan – PID 10-0050800– Gordon Township, Osakis Lake

Request(s):

1. Request to reduce the road right of way setback from 20' to 7' for the construction of a small four-season cabin with attached garage in General Development Shoreland District.

Kolin & Molly 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 Condition(s):

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Maintain a 25' vegetated buffer along the entirety of the lake frontage. A 10' wide maintained area shall be allowed for lake access
3. Applicant must obtain all applicable FEMA Floodplain approvals prior to land use permitting.
4. Applicant must abide by all other applicable standards including but not limited to Minnesota Department of Natural Resource and the Sauk River Watershed District Standards.

Kolin confirmed the staff report was accurate.

Bill recapped his site visit report. This report may be viewed in full at the Planning and Zoning office upon request.

Correspondence received: Yes, a few.

First: from Pat Mulroy, 20586 Fable Dr.

Second: from Donna Mulroy, 20586 Fable Dr.

Third: Joe & Beth Drexler, 20522 Fable Dr.

Fourth: several, Chuck and Karla Dahlheimer, 20282 & 20293 Fable Dr.

Theresa Treiber, 20148 Fable Dr.

Michael and Barb Bowman, 20222 & 20223 Fable Dr.

John, Mark/Jodene/Bollman, Ryan/Shannon 20256 Fable Dr.

Robert & Robin Stein, 20268 Fable Dr.

Sandra Sorenson, 20296 Fable Dr.

Bernadette Deblik, 20314 Fable Dr.

Karmarczyk, Richard/Kasson, Nancy, 20294 Fable Dr.

Public comment:

Joe Wehland, 20476 Fable Dr., right next door, had a question of where is the sewer and the drinkable water, he didn't see any of that on there.

Adam stated they will address that at the permitting process, tonight it is just the variance for the structure placement. We don't require that up front, and we do not regulate wells, just require setbacks from the well.

Joe asked if we use the MPCA guidelines in Todd County?

Adam, for septic we have adopted 7080 by rule, into our ordinance, with additional standards.

Very interesting, unique, say Thank you to Todd County, touch of background, grew up in the twin cities and used to come up with his uncle that was the central region head of the DNR. He would take me out on Osakis and when he saw this property became available, looked at this property almost exactly one year ago. Thought

they could make something really cool and really small, felt they were the best candidates. It has been engrained in him, he is not looking for grass, or boulders, and think it is safe to say they kind of despise that look around lakes and he thinks they are the best candidates for those things and mentioned Molly could talk, if she would like. All the work she has done, as far as staying within your goals as a County. and she has gone far beyond that. We made contact even today with the...

Molly added the Sauk River Watershed District.

Kolin continued, essentially what he believed they were asking for is an opportunity to improve an existing situation, where currently there is run-off from a hill, and definitely from farmland. We think everything they would do would make it better for the lake, the neighborhood and better to look at. Certainly, better than having a swing set and whatever else is in the fallen trees. Kolin stated he thinks it will be a real positive both for the County and taxation purposes, and for the lake itself, which he understands it is under duress. Wanted to comment, it is a dirt road, one-way, dead end, so as far as the safety is concerned, it is not going to be a high traffic road or endanger them by snow plowing or children in the future. Does not think it is a safety issue what they are asking for. The lot will require fill, and the other thing that has been brought up is FEMA. The research he has done, the surveyors asked him not to quote them on this, but he believes in order to bring it to a high enough level, he could have that structure removed from the flood plain. Not the land but the structure itself. It would require about two feet of fill. Offered to explain more of their environmental plans, if they would like.

Russ, are those trees alive that were on the lot?

Bill stated as far as he could tell, the majority of the trees are alive.

Russ asked who the owners were?

Molly stated the offer to purchase this property is contingent upon the granting of the variance.

Russ asked if they got a blessing from the township?

Adam stated may not be blessing, but they signed off that Kolin presented it on March 20th to the township.

Ken do we have a map of the lot to see where the buildable zone is?

Adam showed the survey on the overhead.

Rick stated for the record, first of all when he read through his application, he was super impressed with what was in there. You don't typically see that and commend them for going to the extent and degree. He feels what they are trying to portray to the board what you want to do and what you are about, that's all good. But for him, what he has in front of him is a road right of way setback from 20' to 7' and that is what he is going to focus on, and he makes his decisions on the criteria questions. A variance for the row setback, has nothing to do with the fabulous plan. He has not heard much of anything as far as findings of fact, that would support the board giving a significant deviation from 20 feet to 7 feet. Rick stated, for him that is way too

much. He has not heard anything that gives him comfort, a lot of findings of facts, a lot of technical expertise, a lot of data that says, "oh, 7' is o.k.", no, it is not, they want twenty feet. Twenty feet is twenty feet. Looking at your lot, just speaking to the applicants, you have a buildable space that is very narrow, but, he recalls an applicant that was here once, with the same situation, but what they wanted to build was this rectangle or square structure which was 7' from the road, they actually built a long skinny cabin, kind of looks like a park home or a mobile home, and is just throwing that out there. Where are you keeping this structure, away from the lake 75' which is good, so you don't need two variances, but, just so you know, we have given variances below the setbacks. So, if you move that structure, you come off the right of way, and not saying you are going to get it, just giving you some advice. But, he will be voting on what is in front of him.

Kolin, the road is actually built further from the lake. It is actually built the furthest away from where they could have built it. He understands it is a high percentage of a variance they are asking for. He doesn't know if you have seen or been to the property, he just wanted you to know, if you look at the neighbor's garage structure, it is parallel with that, directly the same distance. The neighbor's is the exact same distance from the road. Even though it is at 65%, they are just asking to be treated like the others on that road.

Ken stated, getting back to that road thing, you are telling us that the road is not centered in the platted right of way? That it is farther away from the lake than it would be, if it had been built down the center of the right of way?

Kolin, correct.

Ken, So, if the road was centered, and you built at the 7', it would put you about 32' from the plow blade. He stated it is straight, but not a big wide road, by any means. He didn't think any plow driver is going to go very fast on there, at least the way the road is now, and he didn't know what it is going to be in the future.

Ken asked Adam if he had anything on that?

Ken, I doubt he is going to throw snow that far, so it gives him a comfort level in what you are asking for, although if you can figure out a way to get a little farther away, it would be better, certainly. If the road is way over to the other side of the right of way, that helps the case, in his mind, a lot.

Adam showed on the overhead, the survey from the application.

Ken asked if that could be super imposed on an aerial?

Adam stated it would not be accurate.

More discussion on the road placement within the road right of way.

Molly found information on the interactive GIS map, and showed it is off-center.

Adam stated that GIS is not survey grade, there are distortions in it, and a survey is the best bit of information.

Bill stated the reality is, they are going to use the road right of way during any road construction, whether it is putting ditches, replacing culverts, utilities or whatever. Regardless of the placement of the road, they are still going to use the road right of way, and the board is obligated to observe the road right of way. Bill asked Adam to see the FEMA flood plain outline again. In conjunction with the road, if he could.

Adam explained on the overhead.

Bill stated he is asking for the setback from the road and is trying to get out of the floodplain, is what he assumes is going on here. The building footprint is in line with the neighboring garage.

Kolin, right, he doesn't believe the structure will be completely out of the floodplain, the land of the floodplain will remain, but the structure itself must be elevated out of the floodplain, he was told.

Bill stated, don't quote him on this, but his understanding a lot of hurdles ahead of him if you are going to build anything in the floodplain, and it will start with insurance, not sure he will be insured without significant riders, to build within the flood plain. He is struggling with the board being a party to it, and to him it is a hurdle. His personal issue and not speaking for the board.

Rick shared the same concern. Referred to conditions, and they must abide by all other standards, which would be flood plain standards, in order to build. If they can't comply or never do, then this variance just disappears in three years, correct?

Adam, agrees with that.

Rick continued, all of the other standards he is hearing tonight, like concerns about the road, as we don't address that, but doesn't know who does. They are all good legitimate concerns. This will be a significant challenge for you.

Bill stated he would not be in any way, shape or form encumbered, with this decision allowing them to build something, where after it is built, is uninsurable. Did not know if there is any nexus between us and that, but did not want there to be. The flood plain issue would be addressed but didn't know if it would be eliminated and that is separate from being insurable.

Ken explained, the flood plain will always be there but if you are going to build they tell you what kind of construction you need to have. The insurance company will look to see if they have met that and will figure out if it can be insured. They do have extra risks.

Adam, we do have a state flood plain manager with the DNR you can reach out to who can answer these flood plain questions, he just won't have any answers for that tonight. He is willing to reach out and do that if it is something we need to investigate before we make a decision.

Ken, would be a good answer to have.

Bill stated it could be a condition.

Rick stated he shared their concern and suggested to table to let Adam get those questions answered for us, or he is ok with moving ahead right now and make a decision. He stated he was okay with just going through the criteria questions.

Bill stated he was, as well.

Russ stated we will move to the criteria questions and asked Ken if he was ok with that?

Ken moved to table first and tackle those next time. Would like to get the flood plain information. Ken moved to table and Rick seconded it.

Russ asked if there was any other discussion.

Ken asked what further information do we need that could help us?

Russ, need a statement from SRWS?

Adam stated he could that.

Rick, stated typically, for him, seven feet, nope. What helps, is if Gordon township can say they have no concerns with the building being placed at these location stakes.

Russ, DNR, watershed and township.

Bill stated he would like some sort of schematic map or something that delineates the footage we are filling. Not that we are filling this entire lot in and eliminating basically, a settling pond. There is a lot of water coming to this lot, and from what he saw on site, this lot is serving as a settling pond. So, if we are going to fill half of that, we are having a huge impact, above and beyond what is represented by the structure.

Rick added, on the hydrology of the site.

Ken amended motion to include those three items, along with his original concern, and it was seconded by Rick.

Russ asked Kolin and Molly if they understood what was asked for.

Kolin confirmed, they understand what is expected.

Russ called for a voice vote, no dissent heard, motion carried to table until next meeting.

Adam reminded all of the comp plan cards and to take the survey.

Bill recommended another on site visit be done by another board member, as he will be gone next month. A lot that is better served by eyes rather than photography.

Bill motioned to adjourn and Rick seconded. Voice vote, no dissention heard. Motion carried and the meeting adjourned at 8:00 PM.

DRAFT



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

Received

APR 22 2025

Todd County Planning
& Zoning

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

Accepted 4/23/2025

Appeal for a Variance

Applicant Cody Kent
Mailing Address 24837 204th St Long Prairie, MN
Site Address 24837 204th St Long Prairie, MN
Phone Number [REDACTED] Cell Number _____
E-Mail Address Cody Kent 314@gmail.com
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 21-0004900
Section: 2105 Township Round Prairie

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

Shoreland (Lake or River Name): Latimer RD

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

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

Septic System: Date installed _____ Date of Compliance Inspection 7-28-22

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 4/14/25

[Signature]
Optional Township Board Signature

Chairman
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."

- * Request to convert 22' x 22' of the ^{existing} permitted space from residential to garage/storage.
- * Request to convert 9' x 22' ^{existing} permitted deck into residential space.
- (b) Request to reduce the lake setback from 100' to 37' for construction on existing structure to include a garage/storage and addition to dwelling space. **

****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.**

This property will not be permitted an additional structure for storage. This variance will allow me ample space to store my vehicle, tools, lawn mower, etc., while still giving me plenty of living space.

This also allows me to avoid any "non-permanent" storage options, so I can clean the property up and return it to a pristine state.

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

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

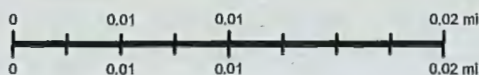


Todd County
MINNESOTA



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

LetterLayout



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, April 10, 2025

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Cody Kent Site Address 24837 204th St
 Phone [REDACTED] City Long Prairie State MN Zip 56347
 Mailing Address 24837 204th St Parcel Number 21 - 0004900
Long Prairie, MN Lake/River Name Latimer 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: 21,068 sq ft

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

Existing	Proposed
1.	
2. <u>55 X 22 Home plan</u>	<u>64 X 22 Home plan</u>
3.	
4. <u>1174 sq Ft.</u>	<u>1408 sq Ft</u>
5.	
6. <u>5.5% Roofed Impervious</u>	<u>6.8% Roofed Impervious</u>
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.	
2. <u>9 X 22 Deck</u>	<u>NO Deck</u>
3.	
4. <u>198 sq Ft</u>	<u>NO NON Roofed Hard Surfaces</u>
5.	
6. <u>.99% Impervious</u>	
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: 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.

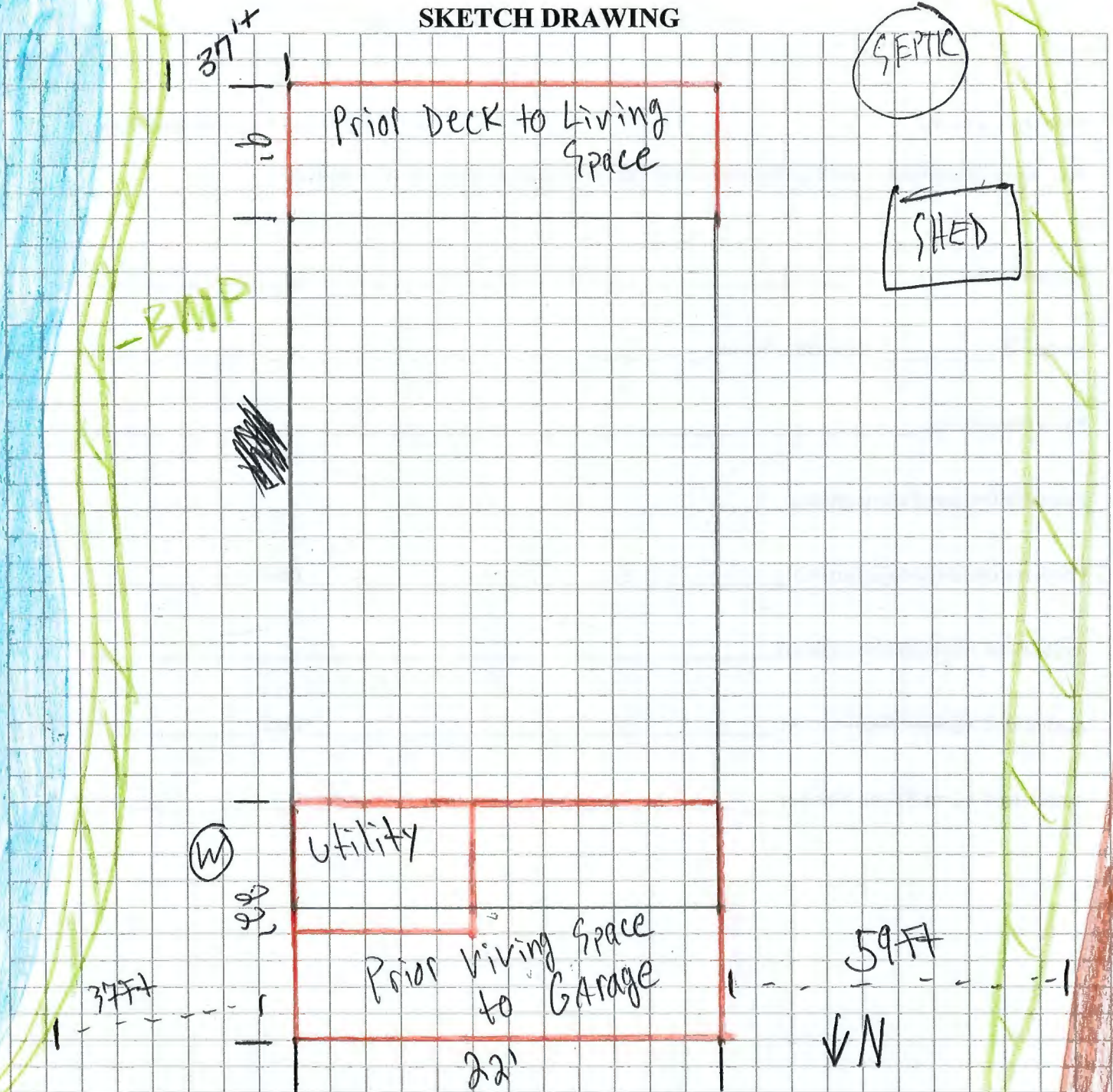
I plan to install gutters that run to a rain capture barrell, which I will use to water my garden.

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.

Within the lakeshore impact zone I will plant hedges, likely lilacs. I plan to use them to border the entire property.

SKETCH DRAWING



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.

Cody Kent
Applicant Name Printed

G Kent
Signature

4-13-25
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

Sue Bertrand

From: Cody Kent <[REDACTED]>
Sent: Thursday, May 1, 2025 12:59 PM
To: Sue Bertrand
Subject: Re: Amending your Variance Application

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.

Yes, I agree.

On Thu, May 1, 2025, 12:54 PM Sue Bertrand <Sue.Bertrand@co.todd.mn.us> wrote:

Hello Cody,

We have amended your variance application to request the reduction in the lake setback from 100 feet to 37 feet for construction on the existing structure.

Please reply that you agree with this change.

Thank you.

Sue Bertrand

Planning and Zoning Specialist

Todd County

215 1st Ave S #103

Long Prairie, MN 56347

320-732-4420

sue.bertrand@co.todd.mn.us

www.co.todd.mn.us

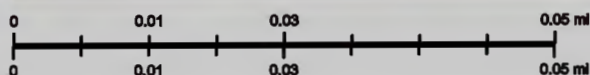


Todd County
MINNESOTA



Todd County GIS
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LetterLayout



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Printed on:
Wednesday, April 23, 2025



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

Appeal for a Variance

Received
APR 25 2025

Applicant Jeffrey & Sara Tiahrt
Mailing Address 21693 Majestic Dr, St Augusta, MN 55320
Site Address 33826 251st Ave Browerville, MN 56438
Phone Number [REDACTED] Cell Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Todd County Planning
& Zoning

Accepted
4/28/25
KLM

Parcel Number(s) 26-0039100

Section: 33 Township Ward

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

Shoreland (Lake or River Name): Horseshoe Lake

Full and Current Legal Description(s): Lot 009 B/LK 001 Dorsh's Subdivision (33-131-33)
(attach if necessary)

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

Septic System: Date installed 2002 Date of Compliance Inspection 4-16-2025

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 ✓ 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 4/22/25

[Signature]
Optional Township Board Signature

[Signature]
Board Position

Receipt # 2025-0155

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 reduce 150'ft structural setback from the east lot line (lakeshore) to 102ft for a structural addition to add a roof to the existing deck.

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.**

Current setbacks are not conducive to building a residential dwelling on this parcel.

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

Have you flagged your lot? (✓) (N)

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

874

2025
PROPERTY TAX
STATEMENT

PRCL# 26-0039100

RCPT# 18777

ESC# 15
TC

CORELOGIC
3,081

3,285

Property ID Number: 26-0039100 .00
Property Description: 33826 251ST AVE

LOT-009 BLK-001 DOROSH'S SUBDIVISION (33-131-33)

WARD

32939-T

JEFFREY S & SARA J TIAHRT
21693 MAJESTIC DRIVE
ST AUGUSTA MN 55320

Values and Classification		Taxes Payable Year	2024	2025
Step 1	Estimated Market Value:		308,100	326,500
	Homestead Exclusion:			
	Taxable Market Value:		308,100	326,500
	New Improve/Expired Excl:			
Step 2	Property Classification:	SEASONAL NH		SEASONAL NH
	Send in March 2024			
	Proposed Tax			
Step 3	*Does Not Include Special Assessments			3,424.00
	Sebt in November 2024			
	Property Tax Statement			
	First Half Taxes:		1,716.00	
	Second Half Taxes:		1,716.00	
	Total Taxes Due in 2025			3,432.00

\$\$\$
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: 2024 2025

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

2. Use this amount on Form M1PR to see if you are eligible for a property tax refund.....

Property Tax and Credits

3. Property Taxes before credits

4. A. Agricultural market value credits to reduce your property tax

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County A.

B.

7. City or Town

8. State General Tax

9. School District 787 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 assessments

Special Assessments on Your Property

13. A. 89025 CO ENVIRONMENTAL FEE

B. 89024 CO ENVIRONMENTAL FEE

PRINCIPAL 54.00 C.

INTEREST D.

TOTAL 54.00 E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2 2nd Half Pay Stub **2025** 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

PRCL# 26-0039100
SEASONAL NH
CORELOGIC

RCPT# 18777
ESC# 15

1 1st Half Pay Stub **2025** 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# 26-0039100
SEASONAL NH
CORELOGIC

RCPT# 18777
ESC# 15

AMOUNT DUE
OCTOBER 15, 2025

2ND HALF TAX 1,716.00

PENALTY

TOTAL

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

JEFFREY S & SARA J TIAHRT
21693 MAJESTIC DRIVE
ST AUGUSTA MN 55320

32939-T

AMOUNT DUE
MAY 15, 2025

TOTAL TAX 3,432.00
1ST HALF TAX 1,716.00
PENALTY
TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL

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

JEFFREY S & SARA J TIAHRT
21693 MAJESTIC DRIVE
ST AUGUSTA MN 55320

32939-T

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY

SKETCH DRAWING

See additional pages

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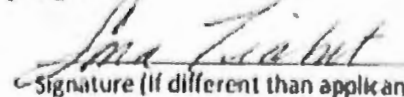
If the applicant is not the property owner, both signatures are required below.

Jeff and Sara T.ahrt
Applicant Name Printed


Signature,

4-24-2025
Date

Jeff and Sara T.ahrt
Property Owner Name Printed


Signature (if different than applicant)

4-24-2025
Date



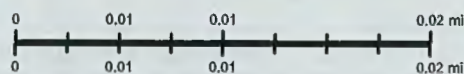
Todd County

MINNESOTA



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

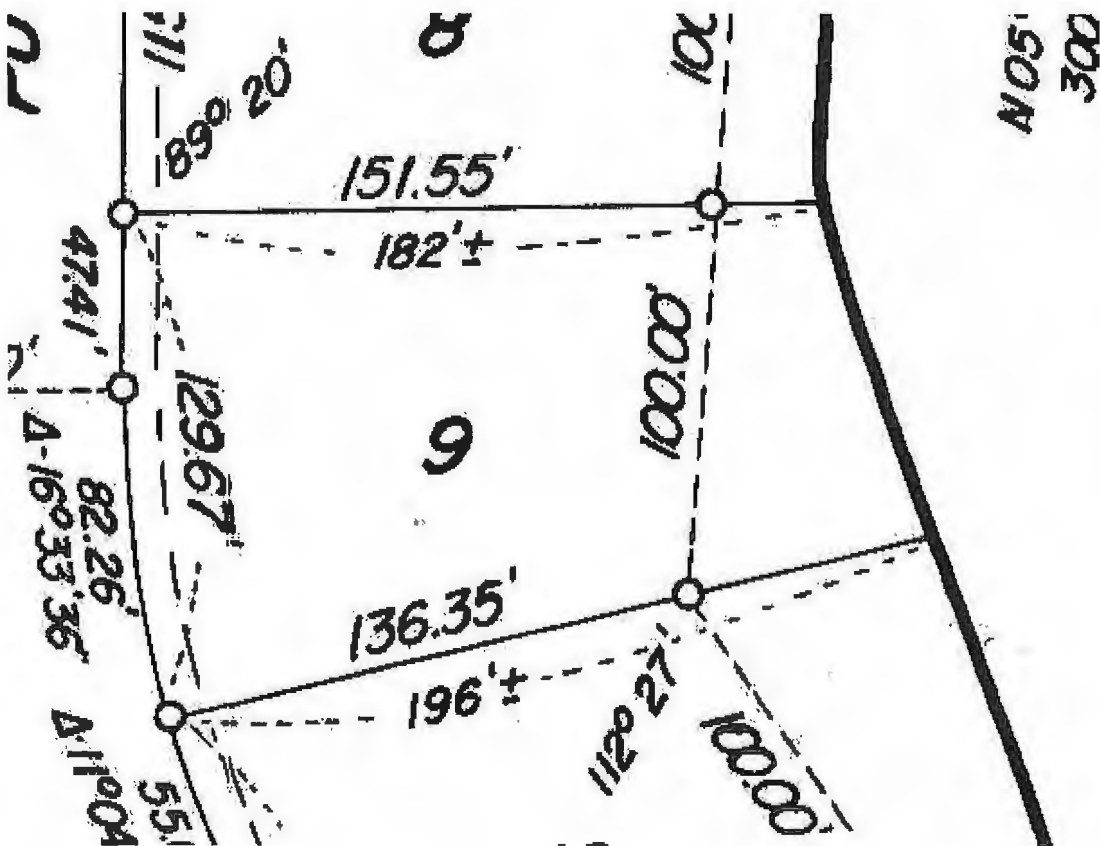
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Printed on:
Thursday, April 10, 2025

Borrower/Client	Jeffrey & Sara Tiaht						
Property Address	33826 251st Ave						
City	Browerville	County	Todd	State	MN	Zip Code	56438
Lender	Falcon National Bank						



IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Jeffrey & Sara Tiaht Site Address 33826 251st Ave
 Phone [REDACTED] City Browerville State MN Zip 56438
 Mailing Address 21693 Majestic Dr Parcel Number 26 0039100
St Augusta, MN 55320 Lake/River Name Horseshoe

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: 20,376.90 sq ft

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

Existing		Proposed
1. House	48/28 = 1344	
2. Attached Garage	24/32 = 768	
3. Deck	16x24 = 384	Roof over deck = 16x24 = 384 of added roof
4. Shed 1	8x10 = 80	
5. Shed 2	20x20 = 400	
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. Driveway	20x52 = 1040	
2. Sidewalk	2x20 = 40	
3. Steps	3x6 = 18	
4. Patio	10x20 = 200	
5. Steps to deck	4x42 = 168	
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: 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.

- 1) Add rain gutters to covered deck
- 2) add rain barrels

Existing:

- 1) Berm along 100' of shoreline
- 2) Dripline trench around house & sheds

VEGETATION BMP's

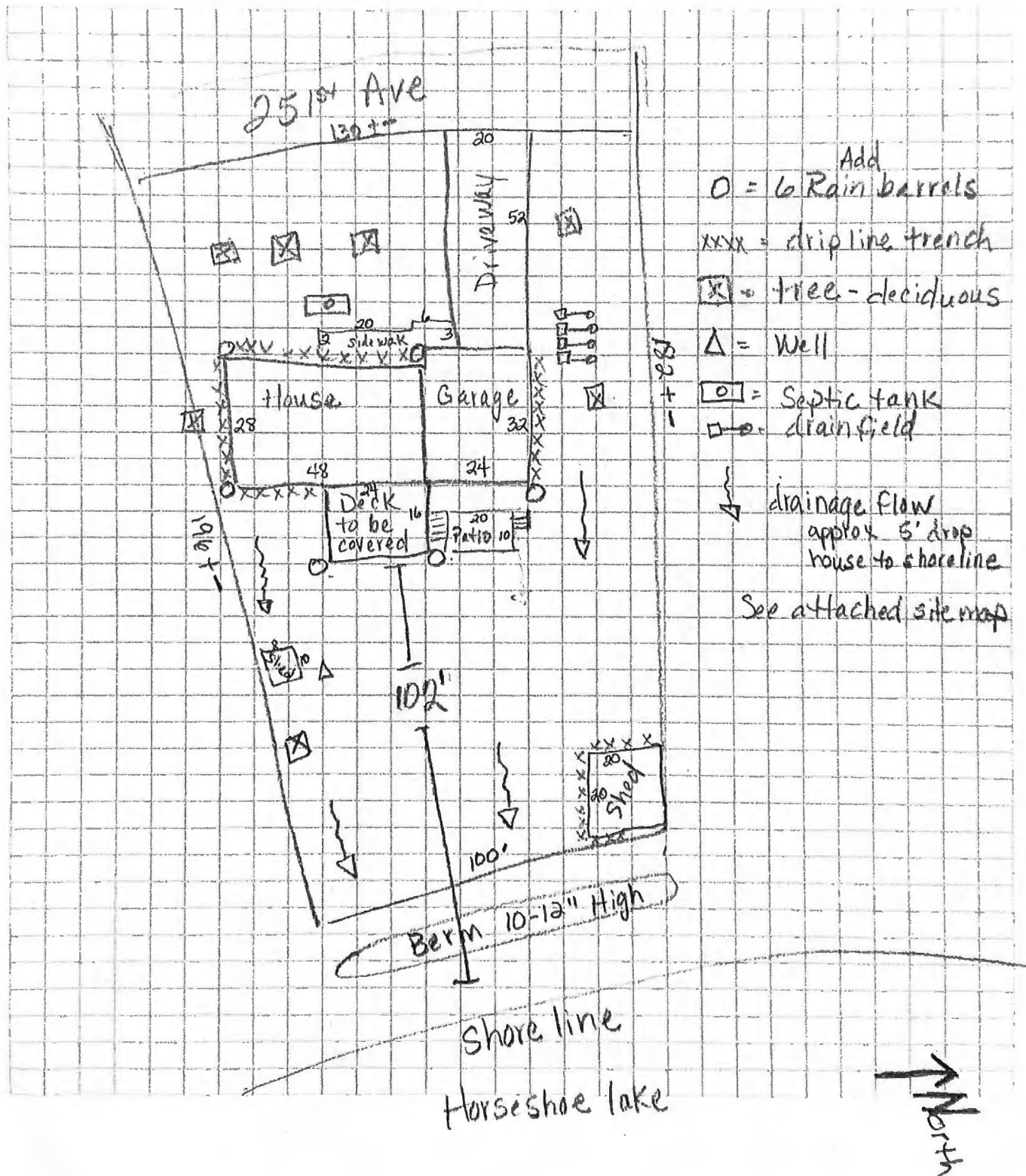
Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site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

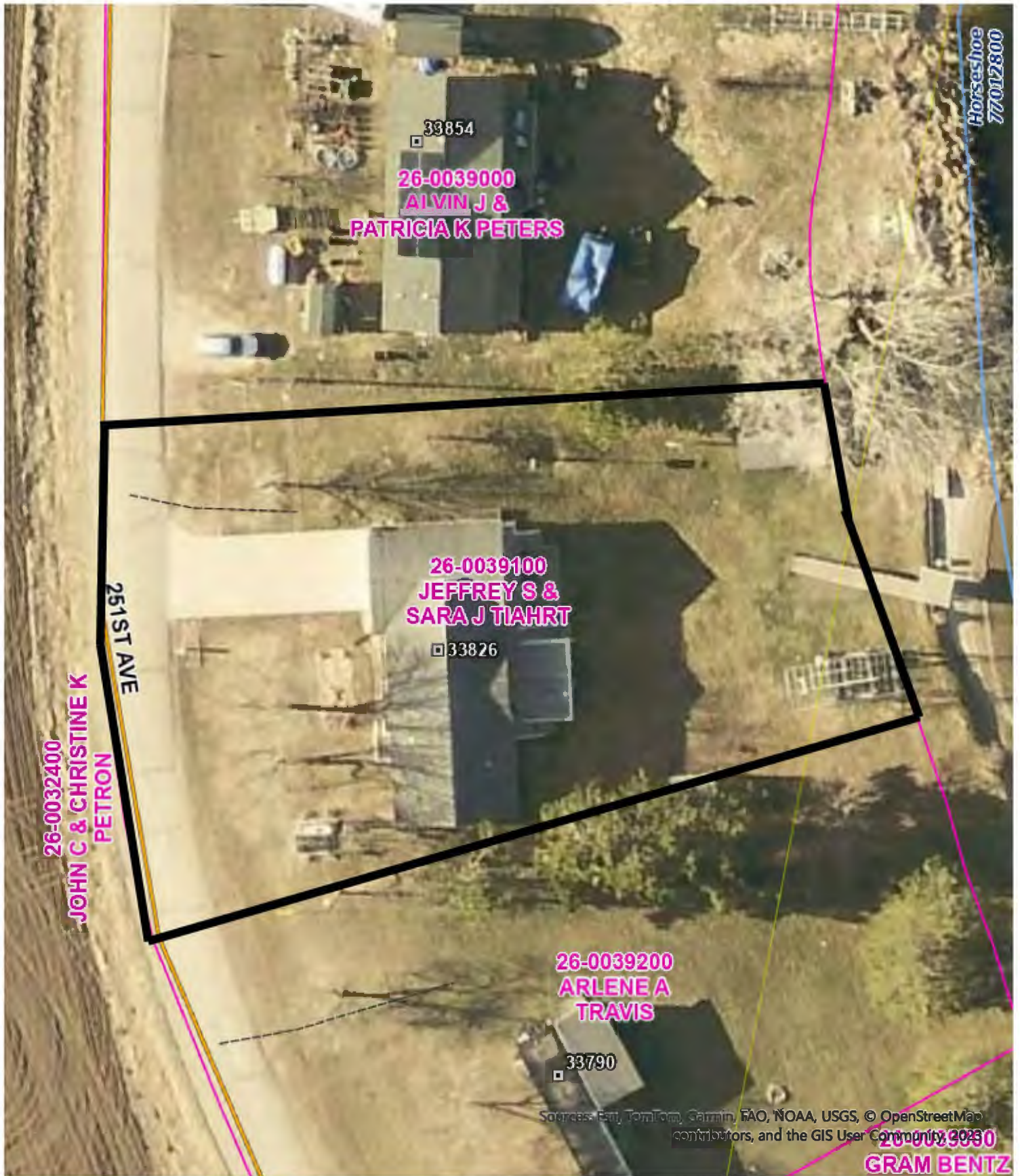
- 1) Plant 2 new trees

Existing:

- 1) Multiple trees
- 2) Shrubs in dripline trench

33826 251st Ave, Brownsville, MN



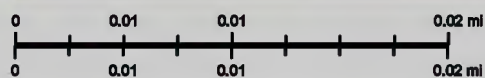


Todd County
MINNESOTA



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

LetterLayout



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Printed on:
Friday, May 2, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

Received
APR 28 2025
Todd County Planning
& Zoning

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

Accepted 4/25/2025
KLM

Appeal for a Variance

Applicant Tyler Horthonen & Kelly Horthonen
Mailing Address 21820 Cedar Lake Road Sauk Centre MN 56378
Site Address 21871 Cedar Lake Road Sauk Centre MN 56378
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 17-0040300
Section: 35 Township Little Sauk

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): Cedar Lake (RD)

Full and Current Legal Description(s): Attached.
(attach if necessary)

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

Septic System: Date installed NA Date of Compliance Inspection 4-21-25

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 4/17/25

David Drager

Optional Township Board Signature

Chairman

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.) Request for structure addition in a severe steep slope
- 2.) To Reduce the lake setback of 100' to 30'
- 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.

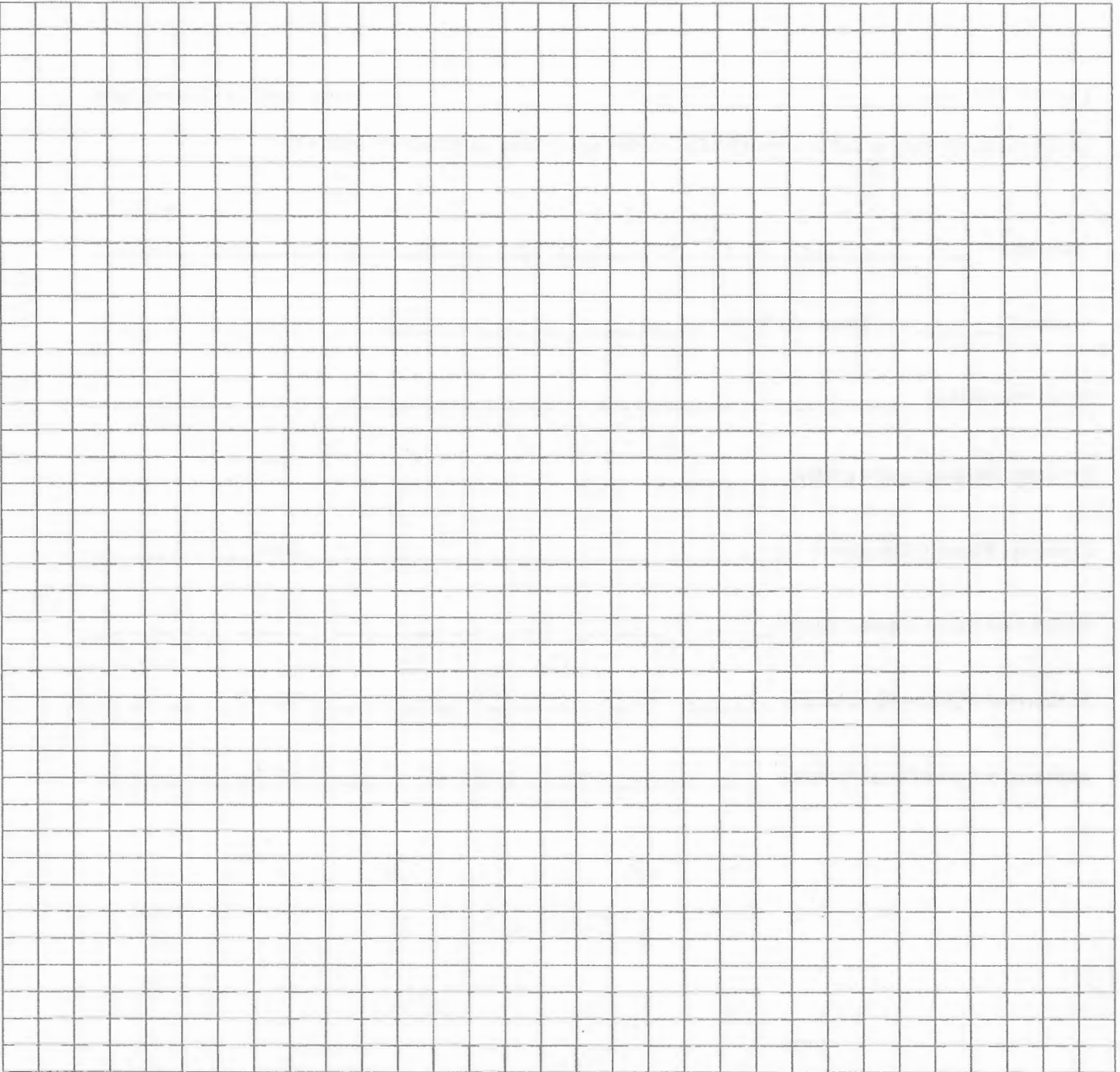
EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

- To incorporate existing outside stair to Inside of structure to be code compliant and Increase Safety.
- To increase roof height to allow enough slope to allow Rainwater to flow away from lake mitigating infiltration.

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

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

SKETCH DRAWING



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.

Tyler Horthonen
Applicant Name Printed

Tyler Horthonen
Signature

4-25-25
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Tyler Ihorhonen Site Address 21871 Cedar Lk. Rd.
 Phone [REDACTED] City Saulk Centre State MN Zip 56378
 Mailing Address 21820 Cedar Lk. Rd. Parcel Number 17 - 0040300
Saulk Centre MN 56378 Lake/River Name Cedar 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 45,468.52 sq ft

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

Existing	Proposed
1. <u>24' x 14' Cabin 432 sq. ft.</u>	<u>28' x 16' Cabin 504 sq. ft.</u>
2. <u>14' x 14' Boathouse 252 sq. ft.</u>	<u>14' x 14' Boathouse 252 sq. ft.</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>4' x 4" x 22' Stairs to lake 95 sq. ft.</u>	<u>Removal of stairs 0 sq. ft.</u>
2. <u>2' x 75' Sidewalk 150 sq. ft.</u>	<u>3' x 75' Paver Sidewalk 225 sq. ft.</u>
3. <u>8' x 100' Gravel Driveway 800 sq. ft.</u>	<u>8' x 100' Gravel Driveway 800 sq. ft.</u>
4. <u>8" x 100' Wood Retaining Wall 75 sq. ft.</u>	<u>8" x 100' Block Retaining Wall 75 sq. ft.</u>
5. <u>12" x 100' Stone Retaining Wall 100 sq. ft.</u>	<u>8" x 100' Block Retaining wall 75 sq. ft.</u>
6.	
7.	
8.	

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

Structure Total sq. ft. <u>756</u>	÷	45,468.52 x 100	1.66%
Hard Surface Total sq. ft. <u>1,175</u>	÷	45,468.52 x 100	2.58%
<u>1,931 sq. ft.</u>		TOTAL	<u>4.24%</u>

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: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone		
Cabin to Lake Stairs	4'-4" x 22'	(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.

Rain Gutters to Rain Barrel over flow Ditch Away from Lake.
Terraced Planting Beds North Side of Cabin
Add Silt fabric Behind Retaining walls to prevent Infiltration

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.

Add 25 white Pine as shown on Map
Add 10-20 9 Bark Bushes as shown on Map

Todd County Planning & Zoning Board of Adjustment

Criteria Questions for Findings of Fact

Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

The criteria for the granting of a variance are set forth in Section 5.03 of the Todd County Planning and Zoning Ordinance. Additionally, Minnesota Statute 394.27, Subd. 7 identifies that all the criteria must be met before the granting of a variance. A variance may only be granted where the strict enforcement of the county zoning controls results in a practical difficulty. Variances will only be granted when the Board of Adjustments answers a majority "Yes" to each of the seven questions set forth below.

The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?

Yes ☒ No ()

Reasons?

Proposed will mitigate stormwater infiltration with
New BMP's In place

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes ☒ No ()

Reasons?

Impervious surfaces will not Expand

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes ☒ No ()

Reasons?

Recreational Cabin will be safer and improve
Existing water infiltration impact on lake

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes ☒ No ()

Reasons?

steep slope and exterior stairs. Proposed fixes safety
of stairs and Added height allows rainwater to
flow away from the lake

(Continued)

5. Will the variance maintain the essential character of the locality?

Yes (X) No ()

Reasons?

Small size and additional plantings keep
the character of the locality

6. Does the need for the variance involve more than just economic considerations?

Yes (X) No ()

Reasons?

New Design allows for Greater Safety and enhances
stormwater infiltration mitigation

7. Have safety and environmental concerns been adequately addressed?

Yes () No ()

Reasons?

Impervious Surfaces Reduced, Stormwater mitigation
added. Safety Improved with stairs Inside Rather than
outside

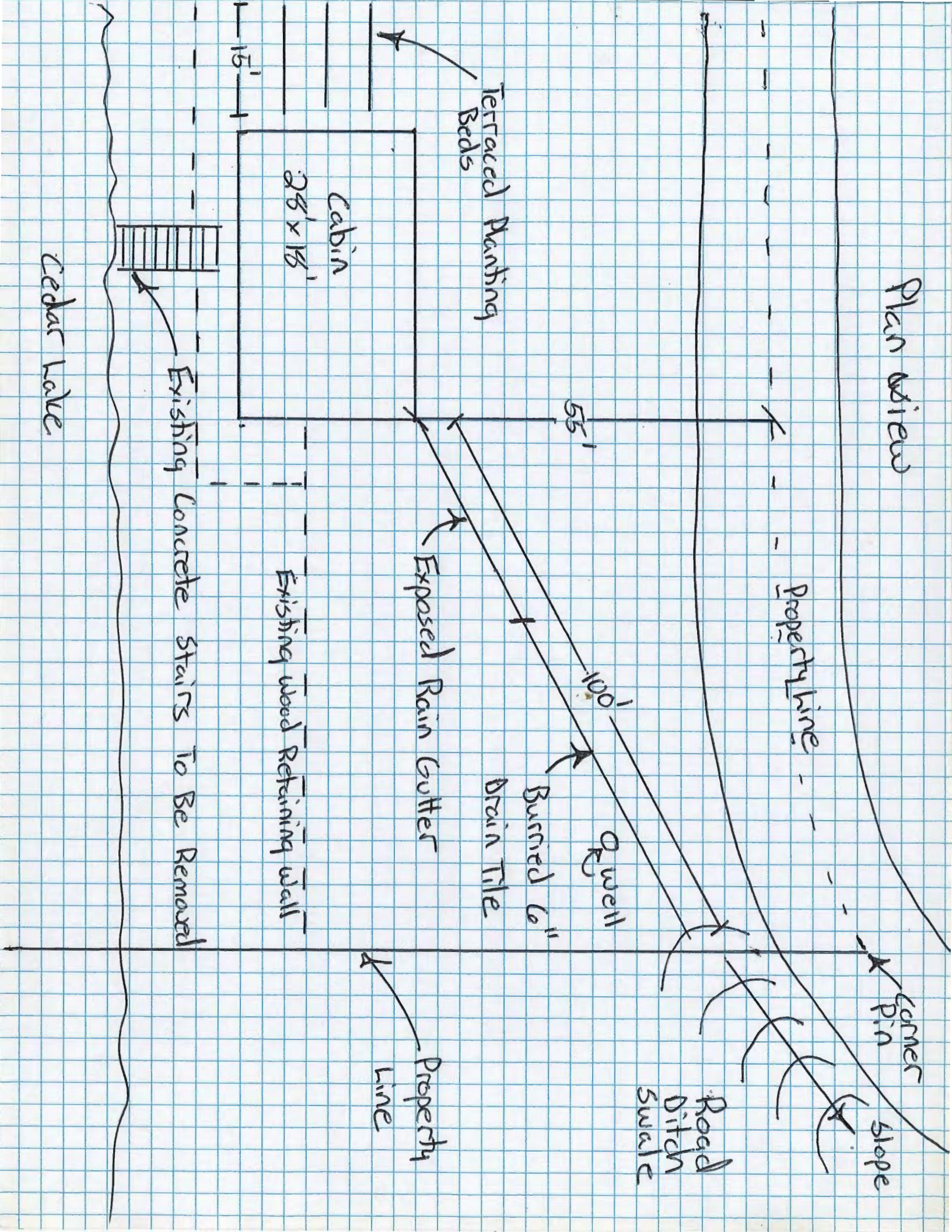
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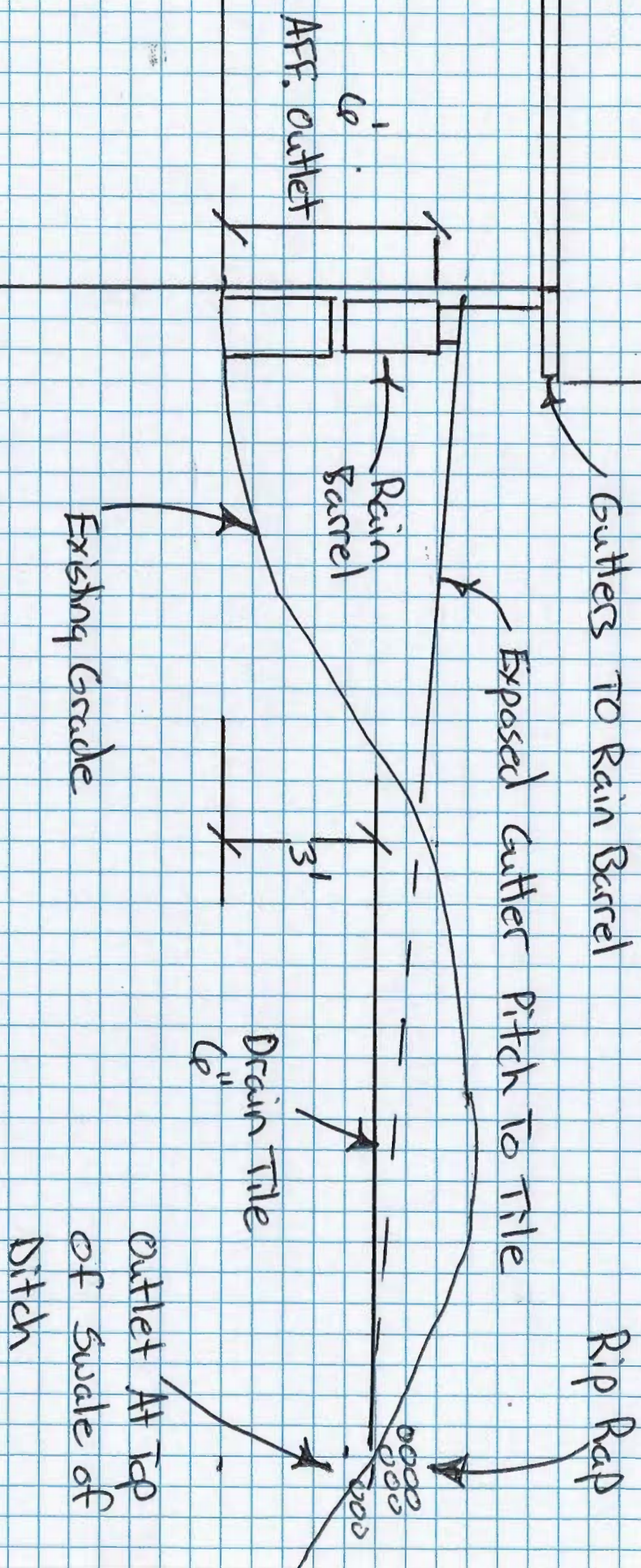
(Mitigating impervious surface with storm water management, deep rooted vegetative buffers, rain gardens, etc.)

BMP's in place During Construction:

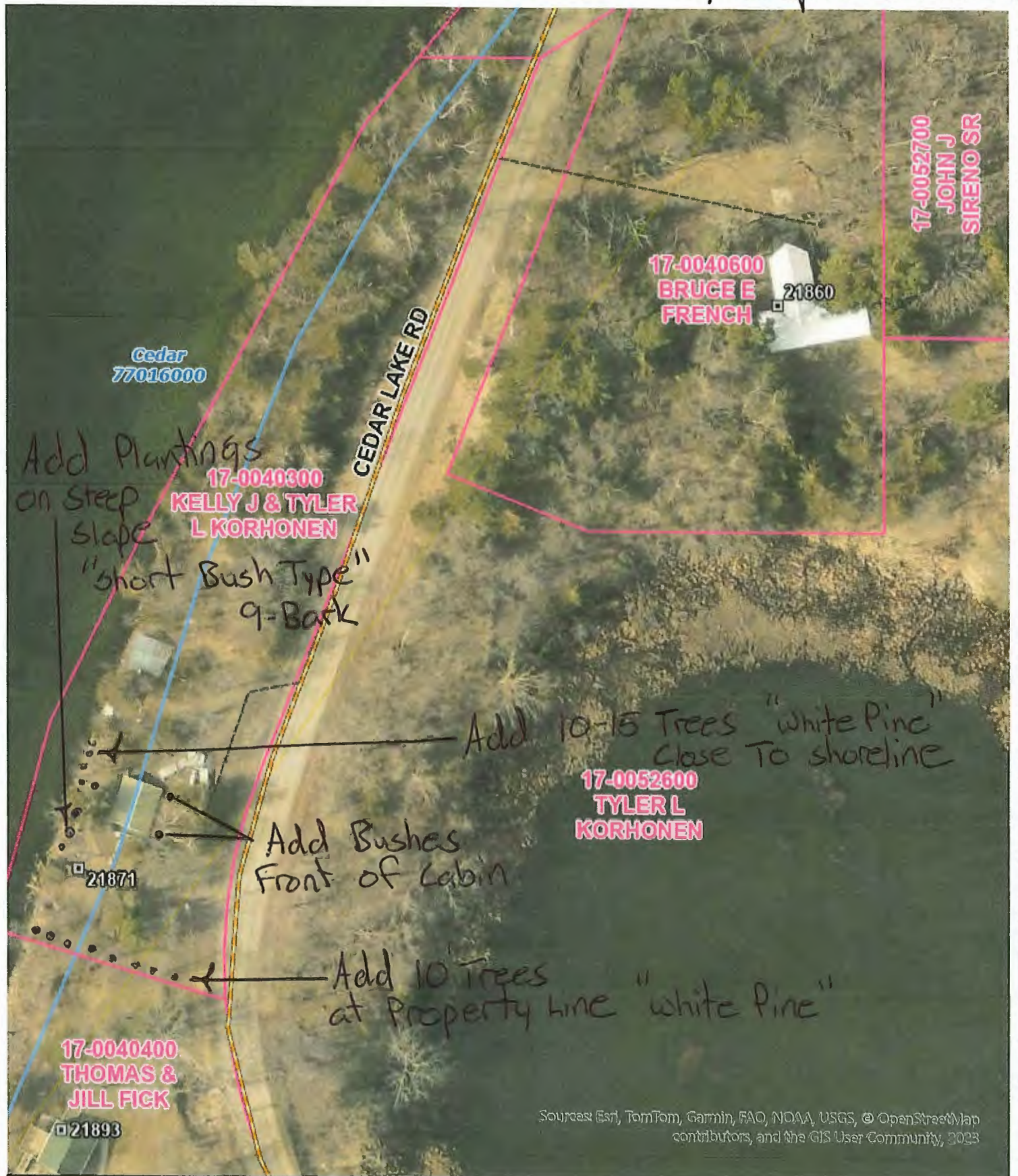
Combination of Biologs & Silt fence 2 layers
Between site and lake

Plan view





Vegetation BMP Planting Map



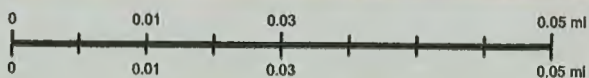
Todd County

MINNESOTA



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

LetterLayout



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Printed on:
Friday, April 25, 2025



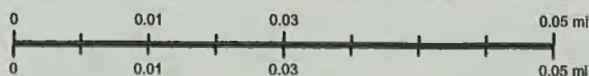
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Printed on:
Friday, April 25, 2025

No.

3

Abstract of Title

*To the following described Real Estate situated in
Todd County, State of Minnesota, to wit:*

AMENDED CAPTION "A"

That part of Government Lot Five (5), Section Thirty-five (35), Township One Hundred Twenty-eight (128) North, Range Thirty-four (34) West of the Fifth Principal Meridian, Todd County, Minnesota, described as follows:

Commencing at the Northeast Corner of Lot Four, Block One, Moe's Subdivision, according to the recorded plat thereof on file and of record in the office of the Todd County Recorder; thence S89°08'34"W, along the South line of Lot 2, said Block One, Moe's Subdivision, 691.13 feet to an iron monument; thence S86°42'26"W, along said South line of Lot 2, a distance of 33.00 feet to an iron monument marking the Southwest Corner of said Lot 2, said point being on the center line of a Township Road and on a 258.25 foot radius curve, which the center of circle of said curve bears N86°42'26"E from said point, and said point being the point of beginning of the land to be described; thence Northerly, along the Westerly line of said Lot 2 and along said center line and along said curve, central angle 24°59'40", 112.66 feet; thence N21°42'06"E, along tangent and along said center line and said Westerly line of Lot 2, a distance of 385.23 feet to a point on a Southerly line of Lot 3, said Block One, Moe's Subdivision; thence N90°00'00"W, along said Southerly line, 62 feet more or less to the shoreline of Cedar Lake; thence Southwesterly, along said shoreline 483 feet more or less to a monumented line bearing N73°23'18"W from said point of beginning; thence S73°23'18"E, along said monumented line, 108 feet more or less to the point of beginning.
Subject to easements, reservations or restrictions of record, if any.

ABSTRACT RECEIPT

RECEIVED FROM:
ALL STAR TITLE, LLC



Todd County Septic Tank Integrity Reporting Form

Subsurface Sewage Treatment Systems (SSTS)
Program

Date of Investigation: 4-21-25

Property Owners name: Tyler Kelly Korhonen

Property Address: 21871 Cedar Lake Rd. Property Owners Address (if different) _____

City: Sauk Centre

State: MN

Phone: _____

Septic Tank Access

Was septic tank(s) pumped and integrity determination made via the manhole(s)? Yes ☒ No ☐ (if no, please explain)

Explanation: _____

Is manhole(s) at or above ground surface? Yes ☐ No ☒ if no, note depth of manhole cover from ground surface 36" inches

Septic Tank(s) Integrity Determination

Tank Construction - i.e. rectangular or round, precast, sectional or block, concrete steel or fiberglass. Describe: Holding Tank

Does system consist of a seepage pit, cesspool, drywell or leaching pit?

Yes ☐ No ☒

Does sewage tank(s) leak at or below the designed operating depth?

Yes ☐ No ☒

Are internal component such as baffles, filters etc. in good operating condition?

Yes ☒ No ☐ (if no, please explain)

Explanation: _____

Septic Tank Safety

Is manhole(s) cover damaged, cracked, unsecured, or appear to be structurally unsound?

Yes ☐ No ☒

Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety?

Yes ☐ No ☒

Compliant

Yes ☒

No ☐

Certification

Maintainer's Business name and address: Horseshoe Septic

Maintainer's License # 617

Maintainer's phone: (320) 594-2895

Maintainer's signature: Rachel R. R.

Date: 4-21-25







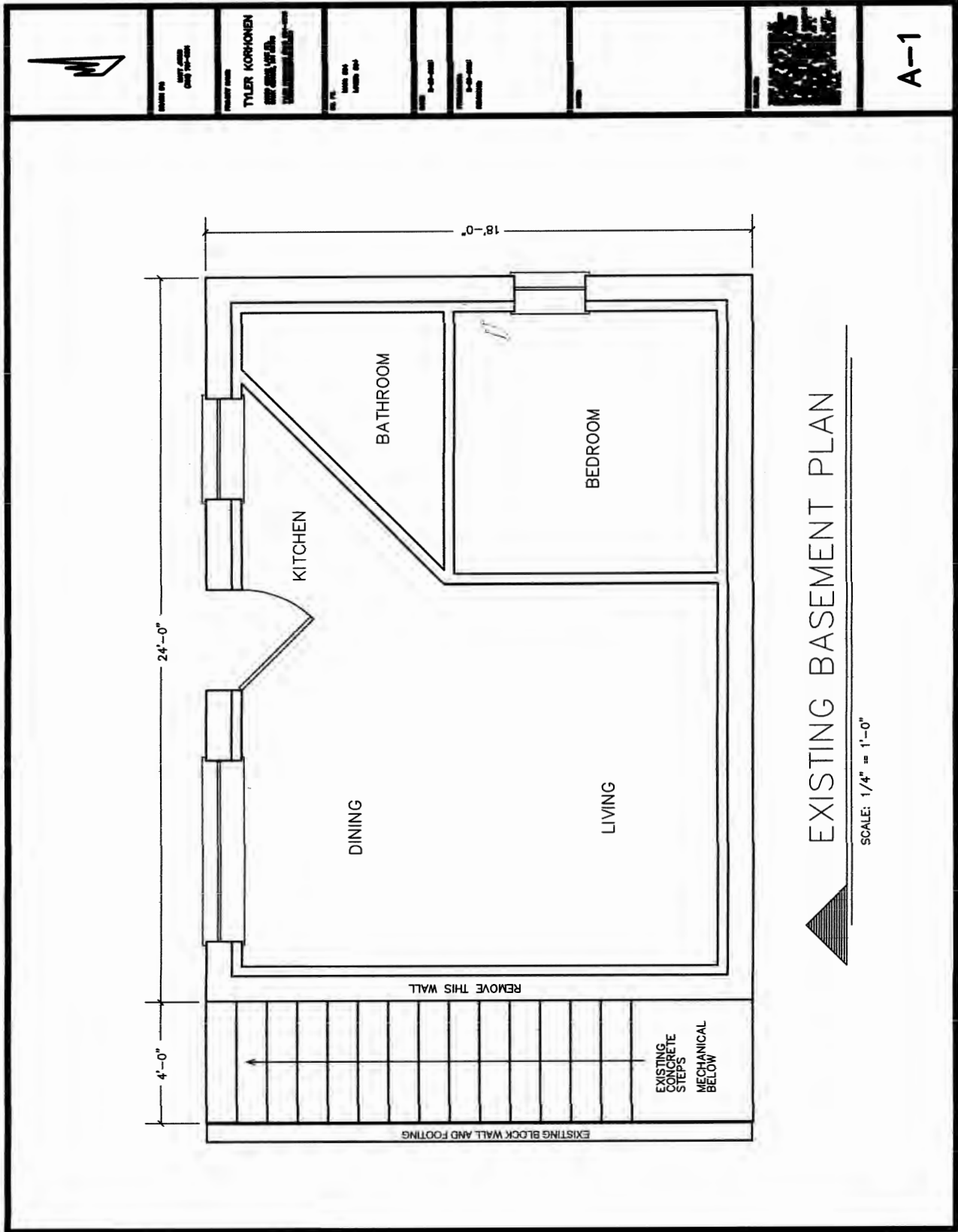
Existing Stairs
"Impervious Surface"

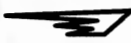
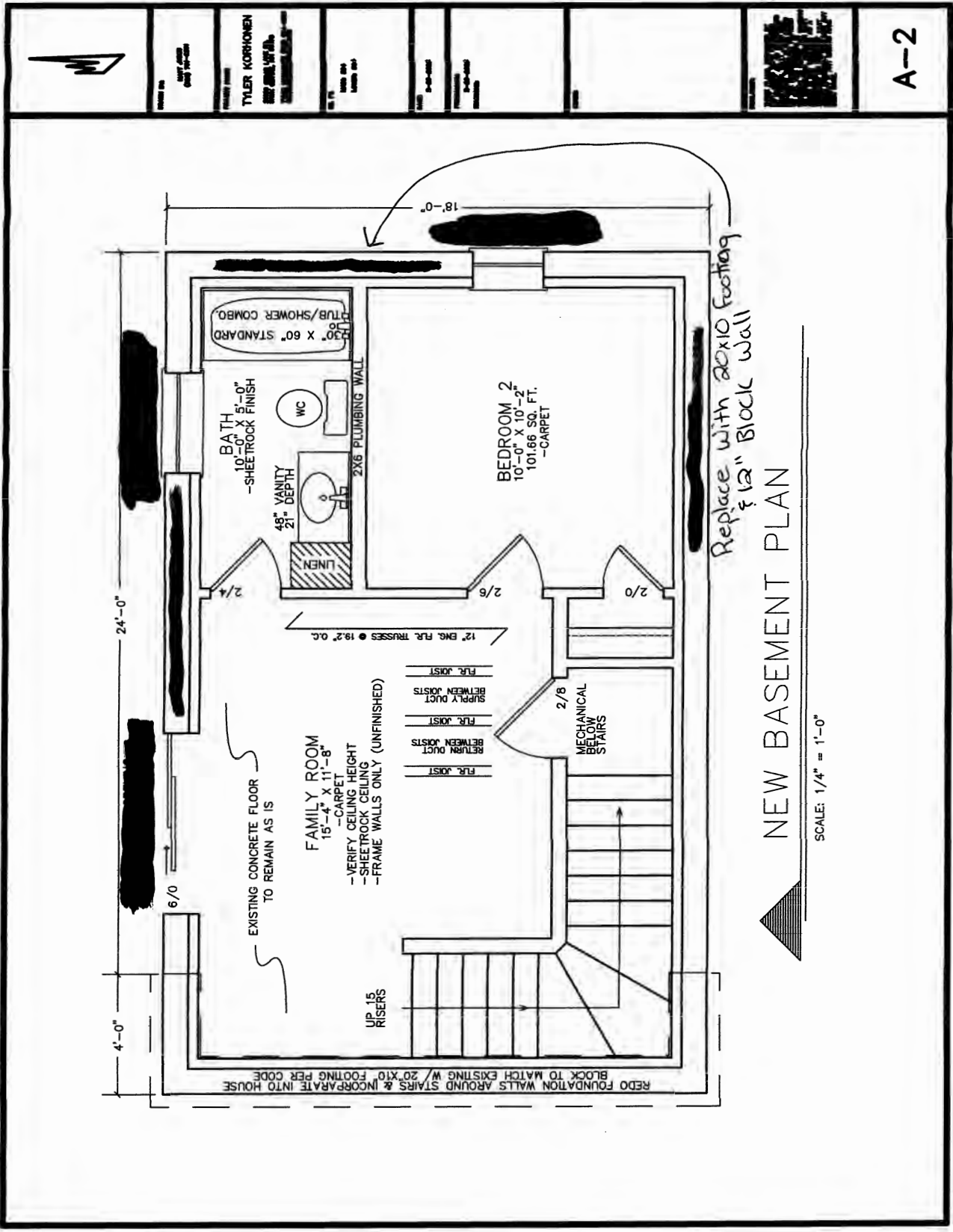


Existing foundation Below stairs



Access to Area Under Stairs
Location of Well Supply





PROJECT NO. 100-000000
DATE 10/1/2000
DESIGNED BY TYLER KORHONEN
CHECKED BY JEFFREY L. HARRIS
PROJECT NAME 100-000000
SHEET NO. 100-000000
SHEET TITLE NEW BASEMENT PLAN



A-2

NEW BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Replace with 20x10 footing
& 12" Block Wall

REDO FOUNDATION WALLS AROUND STAIRS & INCORPORATE INTO HOUSE
BLOCK TO MATCH EXISTING W/ 20" X 10" FOOTING PER CODE

UP 15
RISERS

MECHANICAL
BELOW
STAIRS

FUR. JOIST
BETWEEN JOISTS
SUPPLY DUCT
FUR. JOIST
BETWEEN JOISTS
RETURN DUCT

FAMILY ROOM
15'-4" X 11'-8"
-CARPET
-VERIFY CEILING HEIGHT
-SHEETROCK CEILING
-FRAME WALLS ONLY (UNFINISHED)

EXISTING CONCRETE FLOOR
TO REMAIN AS IS

BATH
10'-0" X 5'-0"
-SHEETROCK FINISH
48" VANITY
21" DEPTH
LINEN
WC
TUB/SHOWER COMBO

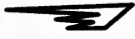
BEDROOM 2
10'-0" X 10'-2"
101.66 SQ. FT.
-CARPET

2X6 PLUMBING WALL

12" ENG. FUR. TRUSSES @ 19.2" O.C.

24'-0"

4'-0"



DATE: 01/14/2020
BY: J. K.

PROJECT NAME:
TYLER KORHONEN
1000 1000 1000 1000

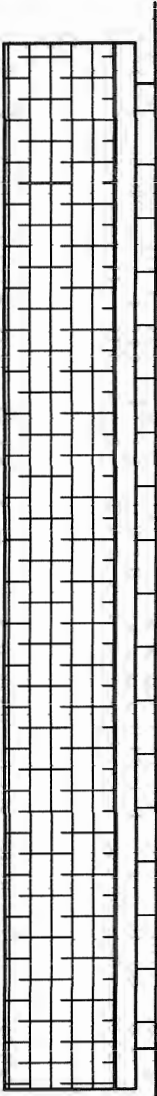
DATE: 01/14/2020
BY: J. K.

DATE: 01/14/2020
BY: J. K.

DATE: 01/14/2020
BY: J. K.

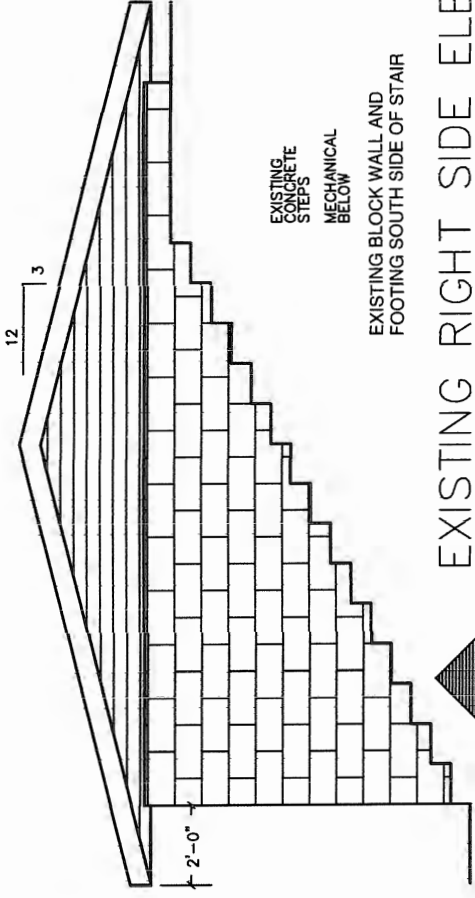


A-2



EXISTING REAR ELEV.

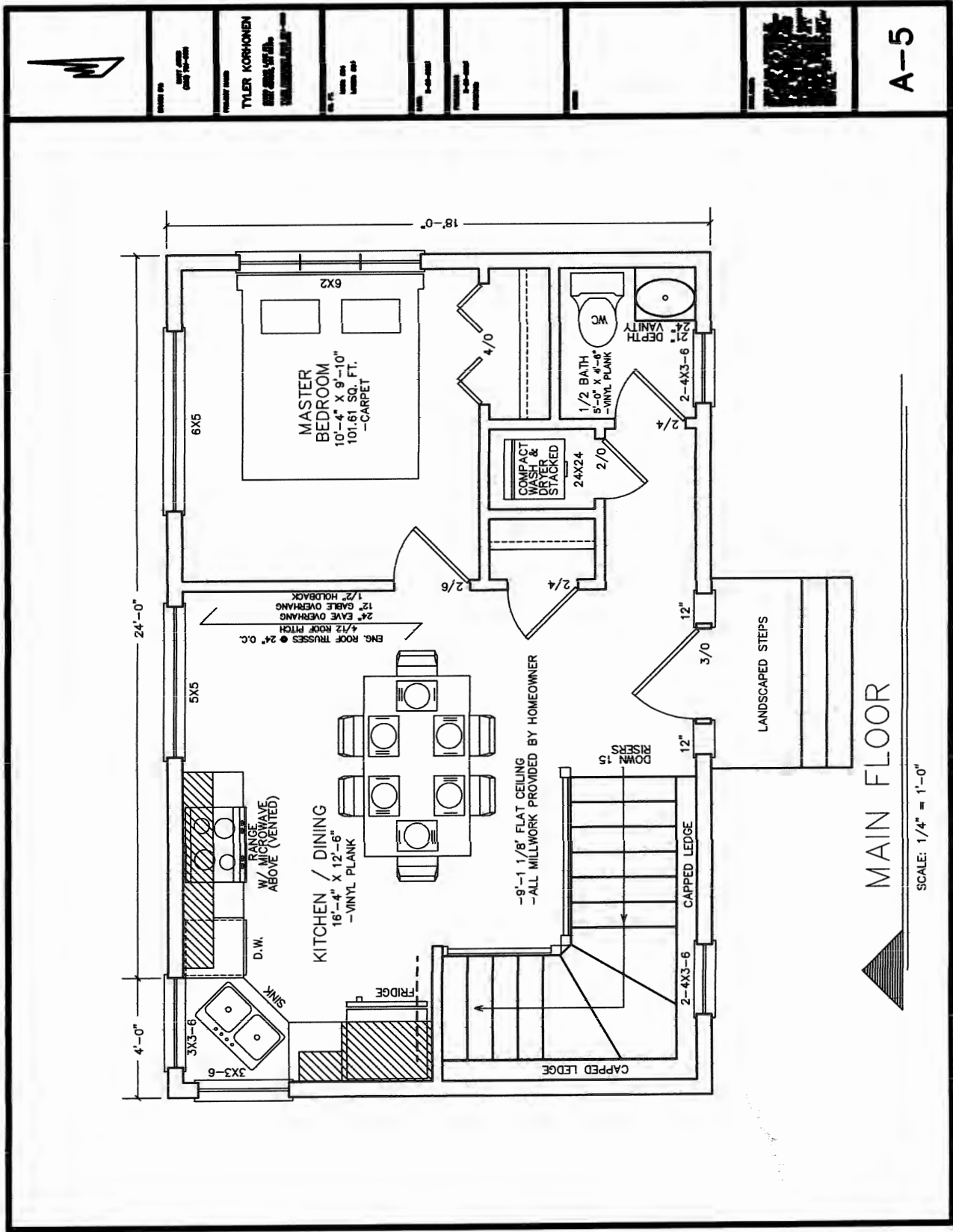
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEV.

SCALE: 1/4" = 1'-0"





MAIN FLOOR

SCALE: 1/4" = 1'-0"



DATE: 10/1/2010
DRAWN BY: J. K.

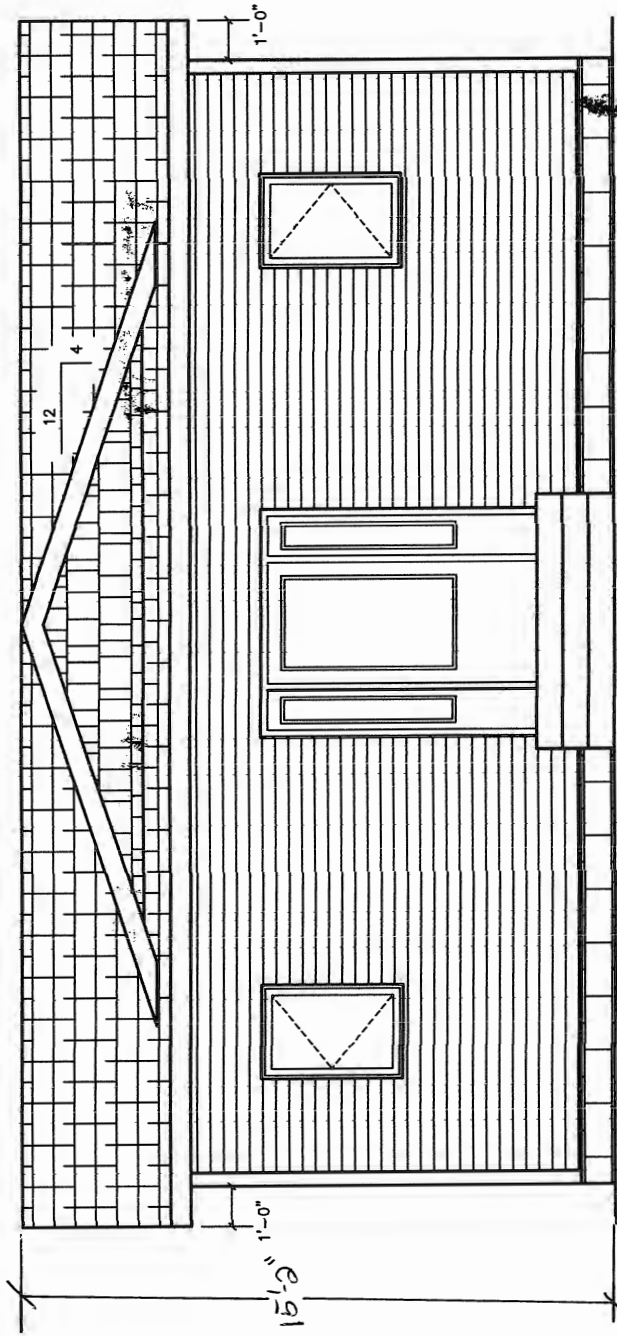
TYLER KORHONEN
3000 10th Ave S.
Minneapolis, MN 55408

1/4" = 1'-0"

1/4" = 1'-0"



A-6



NEW REAR ELEV.

SCALE: 1/4" = 1'-0"



DATE: 10-10-2010
DRAWN BY: [signature]

TYLER KORKHONEN
ARCHITECT
1000 LAMAR AVENUE, SUITE 100
DENVER, CO 80202

DATE: 10-10-2010
DRAWN BY: [signature]

DATE: 10-10-2010
DRAWN BY: [signature]

DATE: 10-10-2010
DRAWN BY: [signature]



A-7

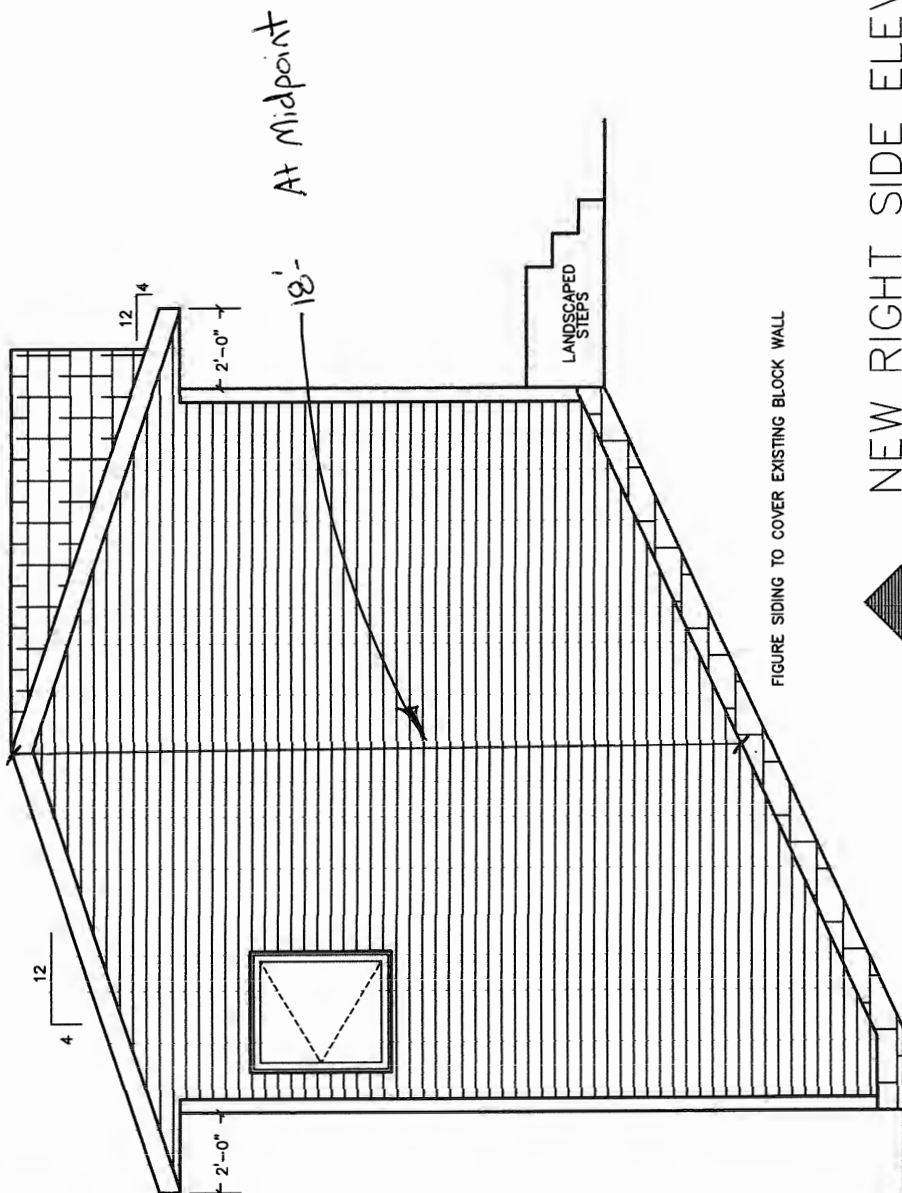


FIGURE SIDING TO COVER EXISTING BLOCK WALL



NEW RIGHT SIDE ELEV.

SCALE: 1/4" = 1'-0"



OWNER: MR. & MRS. J. L. KIRK

DESIGNED BY: TYLER KORNHORN
DATE: 10/1/80
DRAWN BY: J. L. KIRK

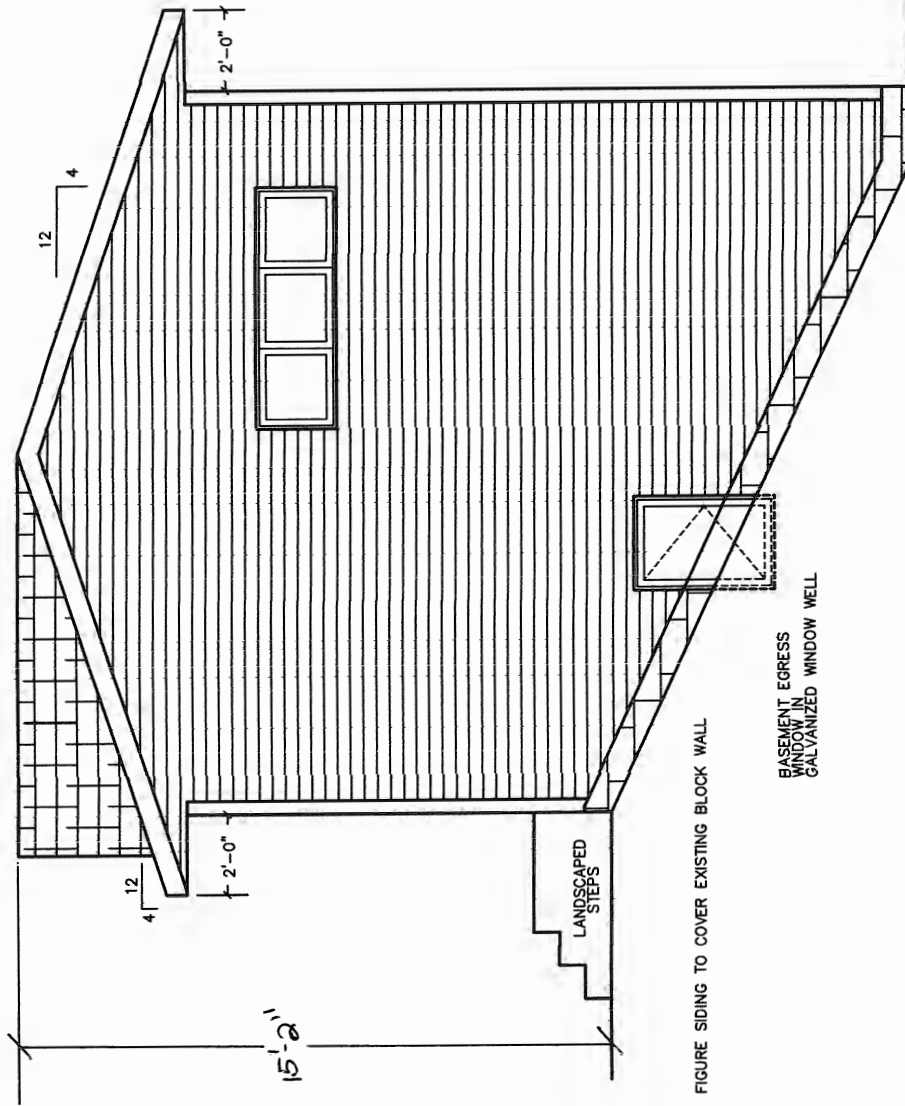
NO. 101
10/1/80
10/1/80

NO. 102
10/1/80
10/1/80

NO. 103
10/1/80
10/1/80

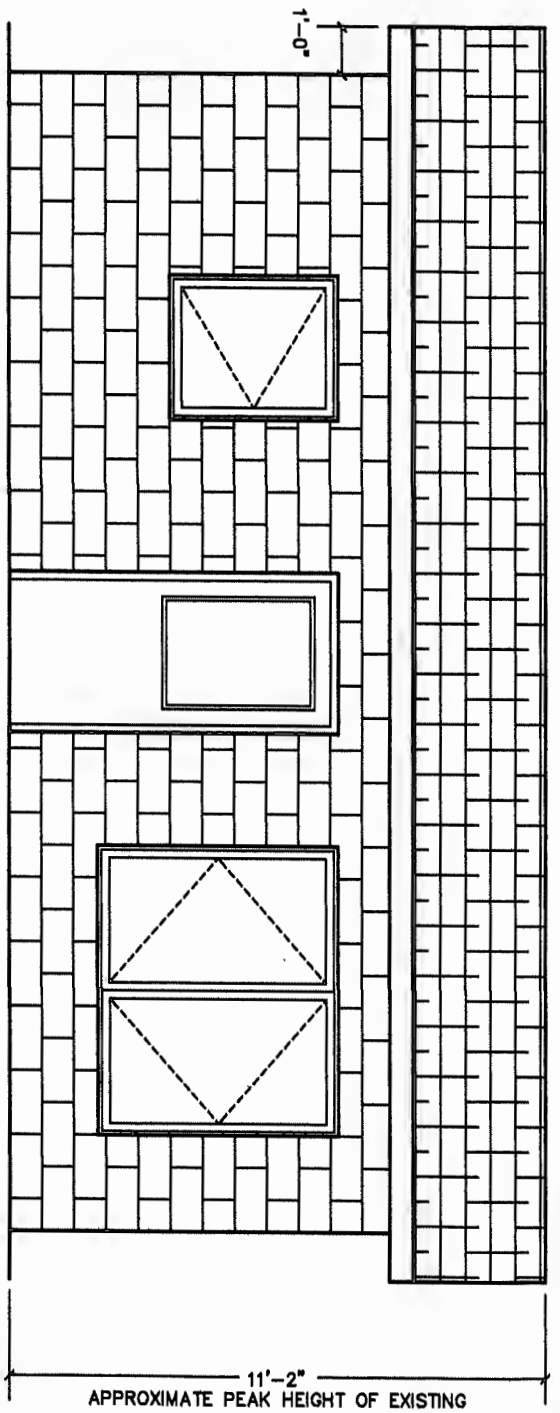


A-9



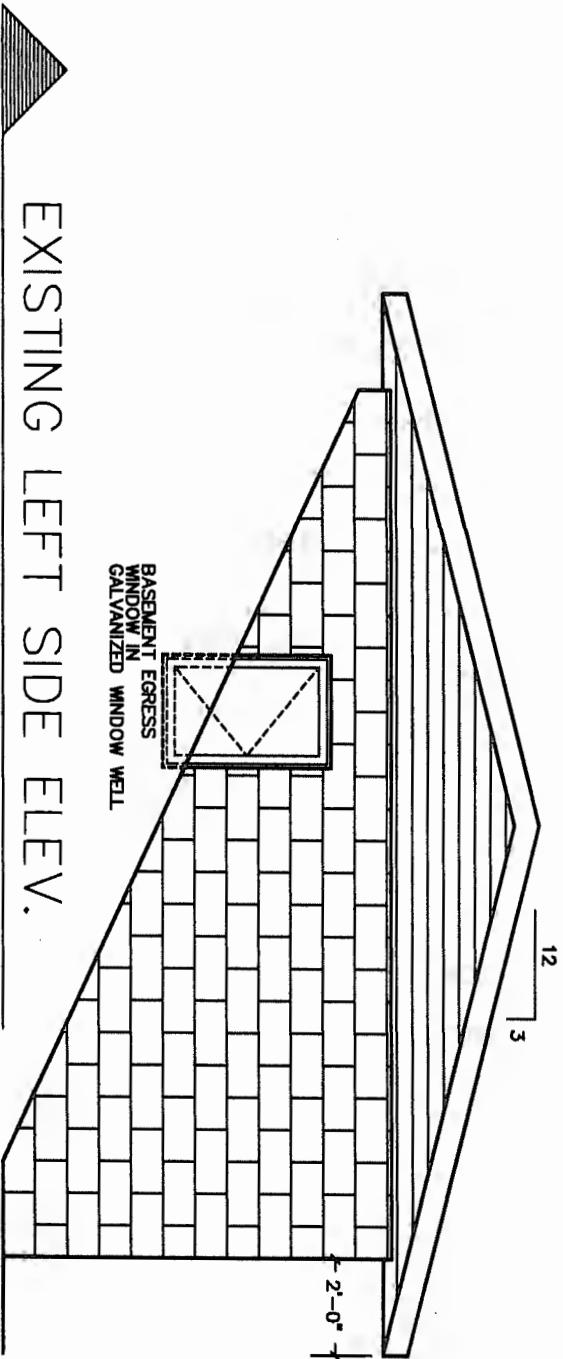
NEW LEFT SIDE ELEV.

SCALE: 1/4" = 1'-0"



EXISTING LAKESIDE ELEV.

SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEV.

SCALE: 1/4" = 1'-0"



NOT TO SCALE

TYLER KOSKONEN
ARCHITECT

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

A-3



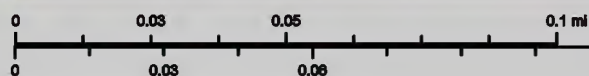
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



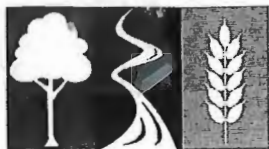
Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



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:
Friday, May 2, 2025



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

Appeal for a Variance

Accepted
4/29/2015
KLM

Received
APR 28 2015

Todd County Planning
& Zoning

Applicant JASON BERGMANN

Mailing Address 21684 Co RD 54 ALBANY, MN 56307

Site Address 17408 Thru 17462 Echo Drive, Long Prairie, MN 56347

Phone Number _____ Cell Number _____

E-Mail Address _____

Property Owners Name & Address (if not applicant) JASON BERGMANN & LINDSAY BERGMANN 21684 Co RD 54 ALBANY, MN 56307

Parcel Number(s) 17-0016802

Section: 18 Township T-128-N 34

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

Shoreland (Lake or River Name): Shoreland, Maple Lake

Full and Current Legal Description(s): Gov'ts 2, 3 & 4 Except Maple Shoreland Plat & Parts Sold
(attach if necessary) See Attached Survey

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

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

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 4/17/2015

Optional Township Board Signature

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.) Request to Reduce the new Lot Size Requirement from 40,000 ft^2 To Lot size As shown on Survey for Adjoining lots MAPLE Shelter 6, 7, 8, 9, 10
- 2.) Request to Reduce The Buildable Area Requirement from 18,000 ft^2 To Size on Survey MAPLE Shelter Lot 6, 7, 8, 9, 10
- 3.) Request to Reduce The Lot Depth requirement from ^{200'} 150 ft To As shown on Survey for MAPLE Shelter Lot 6, 7, 8, 9, 10
- 4.) Request to Reduce Lot width from ^{150'} 142 ft To As shown on Survey MAPLE Shelter Lot 6, 7, 8, 9, 10
- 5.) Request to Replace the public Road Requirement with a Recorded Access easement

****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.**

Sell land to the South of PLATTED lots in MAPLE Shelter as per Survey for lots 6, 7, 8, 9, 10. Land would be directly to the South of MAPLE Shelter lots which would increase those lot sizes and make them more compliant. Variance is requested for substandard lots to be sold as first step in the process of combining MAPLE Shelter lots and substandard lot into the result, larger lot.

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

Have you flagged your lot? ☒ (Y) (N)

SKETCH DRAWING

* see survey

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.

Jason Bergman, Owner/Star
Applicant Name Printed
Peter R. Bergman, Michael R. Bergman
Jason Bergman
Property Owner Name Printed
Lindsay Bergmann
Appeal for Variance

Michael R. Bergman
Signature
Jason Bergman
Signature (If different than applicant)
Page 5 of 11

4/26/25
Date

4/27/25
Date
4/27/25
Updated 1/10/2025

AUTHORIZED AGENT FORM

(if I can't be at the meeting)

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

Site address 17462 Echo Dr. Long Prairie, MN 56347

Section # 18 Township Name Little Sauk

Parcel Number(s) 17-0048800

Property Owner(s) name (print) Matthew + Heather Schraan

Property Owner(s) Signature(s) Heather Schraan / Matt Schraan Date 4/21/25

Authorized Agent(s) name (print) _____

Authorized Agent(s) Signature(s) _____ Date _____

Authorized Agent Phone Number _____

Parcel to be Attached to Lot 6

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument, said point being the point of beginning of the land to be described;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 65.68 feet to the southerly extension of the west line of Lot 6, said MAPLE SHELTER;

thence South 06 degrees 51 minutes 54 seconds West, along said southerly extension of the west line of Lot 6, a distance of 71.25 feet;

thence South 70 degrees 50 minutes 27 seconds East 67.14 feet to a line bearing South 06 degrees 55 minutes 10 seconds West from the point of beginning;

thence North 06 degrees 55 minutes 10 seconds East 85.54 feet to the point of beginning.

The tract contains 0.12 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 7

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 65.68 feet to the southerly extension of the east line of Lot 7, said MAPLE SHELTER, said point also being the point of beginning of the land to be described;

thence continuing North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 67.04 feet;

thence South 06 degrees 58 minutes 38 seconds West 56.62 feet;

thence South 70 degrees 50 minutes 27 seconds East 68.73 feet to said southerly extension of the east line of Lot 7;

thence North 06 degrees 51 minutes 54 seconds East, along said southerly extension of the east line of Lot 7, a distance of 71.25 feet to the point of beginning.

The tract contains 0.10 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 8

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet to the point of beginning of the land to be described;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence South 22 degrees 07 minutes 10 seconds West 50.46 feet;

thence South 70 degrees 50 minutes 27 seconds East 120.86 feet to a line bearing South 06 degrees 58 minutes 38 seconds West from the point of beginning;

thence North 06 degrees 58 minutes 38 seconds East 56.62 feet to the point of beginning.

The tract contains 0.14 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 9

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet to the point of beginning of the land to be described;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet;

thence South 22 degrees 08 minutes 05 seconds West 47.40 feet;

thence South 70 degrees 50 minutes 27 seconds East 67.12 feet to a line bearing South 22 degrees 07 minutes 10 seconds West from the point of beginning;

thence North 22 degrees 07 minutes 10 seconds East 50.46 feet to the point of beginning.

The tract contains 0.08 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 10

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet to the point of beginning of the land to be described;

thence North 64 degrees 05 minutes 19 seconds West, along said south line of the Dedicated Driveway, 66.29 feet to the southwesterly extension of the west line of Lot 10, said MAPLE SHELTER;

thence South 20 degrees 14 minutes 33 seconds West 55.14 feet to the easterly most corner of Document No. 534390.

thence South 70 degrees 50 minutes 27 seconds East 64.41 feet to a line bearing South 22 degrees 08 minutes 05 seconds West from the point of beginning;

thence North 22 degrees 08 minutes 05 seconds East 47.40 feet to the point of beginning.

The tract contains 0.08 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Vacated Road

That part of the Dedicated Driveway in the recorded plat of MAPLE SHELTER and that part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, said MAPLE SHELTER;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument, said point also being the point of beginning of the land to be described;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet;

thence North 64 degrees 05 minutes 19 seconds West, along said south line of the Dedicated Driveway, 66.29 feet to the southwesterly extension of the west line of Lot 10, said MAPLE SHELTER;

thence North 22 degrees 13 minutes 59 seconds East 16.53 feet to the southwest corner of said Lot 10;

thence South 64 degrees 05 minutes 19 seconds East, along the south line of said Lot 10, a distance of 66.00 feet to the southwest corner of Lot 9, said MAPLE SHELTER;

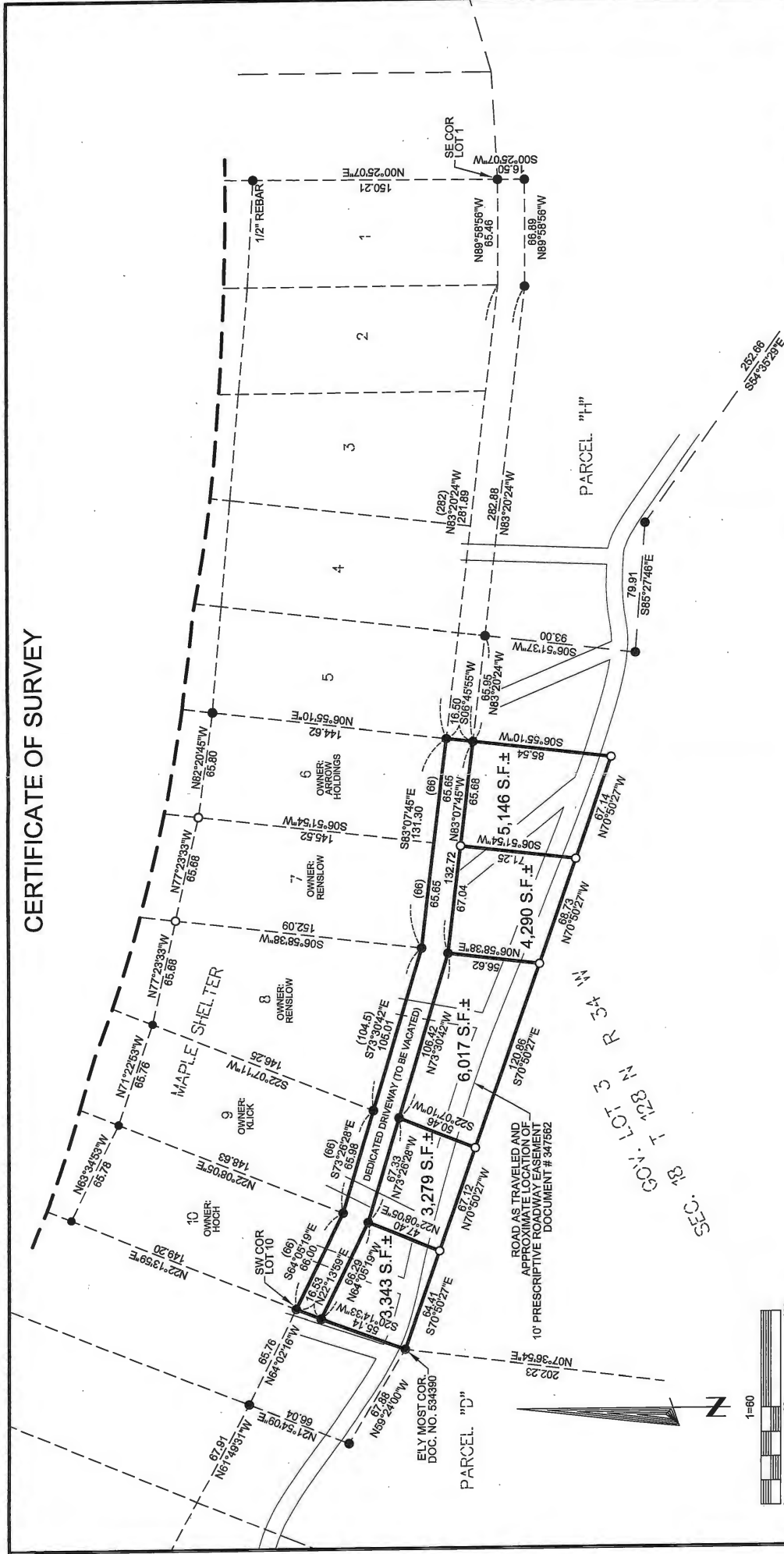
thence South 73 degrees 26 minutes 28 seconds East, along the south line of said Lot 9, a distance of 65.98 feet to the southwest corner of Lot 8, said MAPLE SHELTER;

thence South 73 degrees 30 minutes 42 seconds East, along the south line of said Lot 8, a distance of 105.01 feet to the southwest corner of Lot 7, said MAPLE SHELTER;

thence South 83 degrees 07 minutes 45 seconds East, along the south line of said Lot 7 and along the south line of aforesaid Lot 6, a distance of 131.30 feet to the southeast corner of said Lot 6;

thence South 06 degrees 45 minutes 55 seconds West 16.50 feet to the point of beginning.

CERTIFICATE OF SURVEY



SEC. 18 T 128 N R 34 W

DATE: 2/20/2025 • DRAWN BY: BMN • CHECKED: EGN • JOB NO. 12334

REQUESTED BY: PETER KLICK

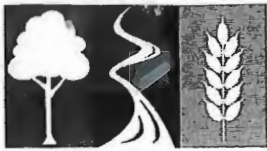
Nyberg
SURVEYING
509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

[Signature]
Brad M. Nyberg

Date February 20th, 2025 License No. 42620

- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- () RECORD DATA



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

Appeal for a Variance

Accepted
4/29/2015
KLM

Received
APR 28 2015

Todd County Planning
& Zoning

Applicant JASON BERGMANN

Mailing Address 21684 Co RD 54 ALBANY, MN 56307

Site Address 17408 Thru 17462 Echo Drive, Long Prairie, MN 56347

Phone Number _____ Cell Number _____

E-Mail Address _____

Property Owners Name & Address (if not applicant) JASON BERGMANN & LINDSAY BERGMANN 21684 Co RD 54 ALBANY, MN 56307

Parcel Number(s) 17-0016802

Section: 18 Township T-128-N 34

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

Shoreland (Lake or River Name): Shoreland, Maple Lake

Full and Current Legal Description(s): Gov'ts 2, 3 & 4 Except Maple Shallow Plat & Parts Sold
(attach if necessary) See Attached Survey

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

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

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 4/17/2015

Optional Township Board Signature

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.) Request to Reduce the new Lot Size Requirement from 40,000 ft^2 To Lot size As shown on Survey for Adjoining lots MAPLE Shelter 6, 7, 8, 9, 10
- 2.) Request to Reduce the Buildable Area Requirement from 18,000 ft^2 To Size on Survey MAPLE Shelter Lot 6, 7, 8, 9, 10
- 3.) Request to Reduce the Lot Depth requirement from ^{200'} 150 ft To As shown on Survey for MAPLE Shelter Lot 6, 7, 8, 9, 10
- 4.) Request to Reduce lot width from ^{150'} 142 ft To As shown on Survey MAPLE Shelter Lot 6, 7, 8, 9, 10
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EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

Sell land to the South of PLATTED lots in MAPLE Shelter as per Survey for lots 6, 7, 8, 9, 10. Land would be directly to the South of MAPLE Shelter lots which would increase those lot sizes and make them more compliant. Variance is requested for substandard lots to be sold as first step in the process of combining MAPLE Shelter lots and substandard lot into the result, larger lot.

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

Have you flagged your lot? ☒ (Y) (N)

SKETCH DRAWING

* see survey

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.

Jason Bergman, Sennett
 Applicant Name Printed
Michael Rasmussen
 Signature
Jason Bergman
 Property Owner Name Printed
Lindsay Bergmann
 Appeal for Variance

Michael Rasmussen
 Signature
Jason Bergman
 Signature (If different than applicant)
 Page 5 of 11

4/26/25
 Date
4/27/25
 Date
4/27/25
 Updated 1/10/2025

AUTHORIZED AGENT FORM

(if I can't be at the meeting)

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

Site address 17462 Echo Dr. Long Prairie, MN 56347

Section # 18 Township Name Little Sauk

Parcel Number(s) 17-0048800

Property Owner(s) name (print) Matthew + Heather Schraan

Property Owner(s) Signature(s) Heather Schraan / Matt Schraan Date 4/21/25

Authorized Agent(s) name (print) _____

Authorized Agent(s) Signature(s) _____ Date _____

Authorized Agent Phone Number _____

Parcel to be Attached to Lot 6

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument, said point being the point of beginning of the land to be described;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 65.68 feet to the southerly extension of the west line of Lot 6, said MAPLE SHELTER;

thence South 06 degrees 51 minutes 54 seconds West, along said southerly extension of the west line of Lot 6, a distance of 71.25 feet;

thence South 70 degrees 50 minutes 27 seconds East 67.14 feet to a line bearing South 06 degrees 55 minutes 10 seconds West from the point of beginning;

thence North 06 degrees 55 minutes 10 seconds East 85.54 feet to the point of beginning.

The tract contains 0.12 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 7

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 65.68 feet to the southerly extension of the east line of Lot 7, said MAPLE SHELTER, said point also being the point of beginning of the land to be described;

thence continuing North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 67.04 feet;

thence South 06 degrees 58 minutes 38 seconds West 56.62 feet;

thence South 70 degrees 50 minutes 27 seconds East 68.73 feet to said southerly extension of the east line of Lot 7;

thence North 06 degrees 51 minutes 54 seconds East, along said southerly extension of the east line of Lot 7, a distance of 71.25 feet to the point of beginning.

The tract contains 0.10 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 8

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet to the point of beginning of the land to be described;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence South 22 degrees 07 minutes 10 seconds West 50.46 feet;

thence South 70 degrees 50 minutes 27 seconds East 120.86 feet to a line bearing South 06 degrees 58 minutes 38 seconds West from the point of beginning;

thence North 06 degrees 58 minutes 38 seconds East 56.62 feet to the point of beginning.

The tract contains 0.14 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 9

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet to the point of beginning of the land to be described;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet;

thence South 22 degrees 08 minutes 05 seconds West 47.40 feet;

thence South 70 degrees 50 minutes 27 seconds East 67.12 feet to a line bearing South 22 degrees 07 minutes 10 seconds West from the point of beginning;

thence North 22 degrees 07 minutes 10 seconds East 50.46 feet to the point of beginning.

The tract contains 0.08 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Parcel to be Attached to Lot 10

That part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, MAPLE SHELTER, according to the recorded plat thereof;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet to an Iron Monument;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet to the point of beginning of the land to be described;

thence North 64 degrees 05 minutes 19 seconds West, along said south line of the Dedicated Driveway, 66.29 feet to the southwesterly extension of the west line of Lot 10, said MAPLE SHELTER;

thence South 20 degrees 14 minutes 33 seconds West 55.14 feet to the easterly most corner of Document No. 534390.

thence South 70 degrees 50 minutes 27 seconds East 64.41 feet to a line bearing South 22 degrees 08 minutes 05 seconds West from the point of beginning;

thence North 22 degrees 08 minutes 05 seconds East 47.40 feet to the point of beginning.

The tract contains 0.08 acres more or less, subject to any easements of record, including an existing 10 foot prescriptive roadway easement, recorded as Document No. 347562.

Vacated Road

That part of the Dedicated Driveway in the recorded plat of MAPLE SHELTER and that part of Government Lot 3, Section 18, Township 128 North, Range 34 West, Todd County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, said MAPLE SHELTER;

thence South 00 degrees 25 minutes 07 seconds West, assumed bearing along the southerly extension of the east line of said Lot 1, a distance of 16.50 feet to an Iron Monument on the south line of a Dedicated Driveway, per said MAPLE SHELTER;

thence North 89 degrees 58 minutes 56 seconds West, along said south line of the Dedicated Driveway, 66.89 feet;

thence North 83 degrees 20 minutes 24 seconds West, along said south line of the Dedicated Driveway, 282.88 feet to an Iron Monument, said point also being the point of beginning of the land to be described;

thence North 83 degrees 07 minutes 45 seconds West, along said south line of the Dedicated Driveway, 132.72 feet;

thence North 73 degrees 30 minutes 42 seconds West, along said south line of the Dedicated Driveway, 106.42 feet;

thence North 73 degrees 26 minutes 28 seconds West, along said south line of the Dedicated Driveway, 67.33 feet;

thence North 64 degrees 05 minutes 19 seconds West, along said south line of the Dedicated Driveway, 66.29 feet to the southwesterly extension of the west line of Lot 10, said MAPLE SHELTER;

thence North 22 degrees 13 minutes 59 seconds East 16.53 feet to the southwest corner of said Lot 10;

thence South 64 degrees 05 minutes 19 seconds East, along the south line of said Lot 10, a distance of 66.00 feet to the southwest corner of Lot 9, said MAPLE SHELTER;

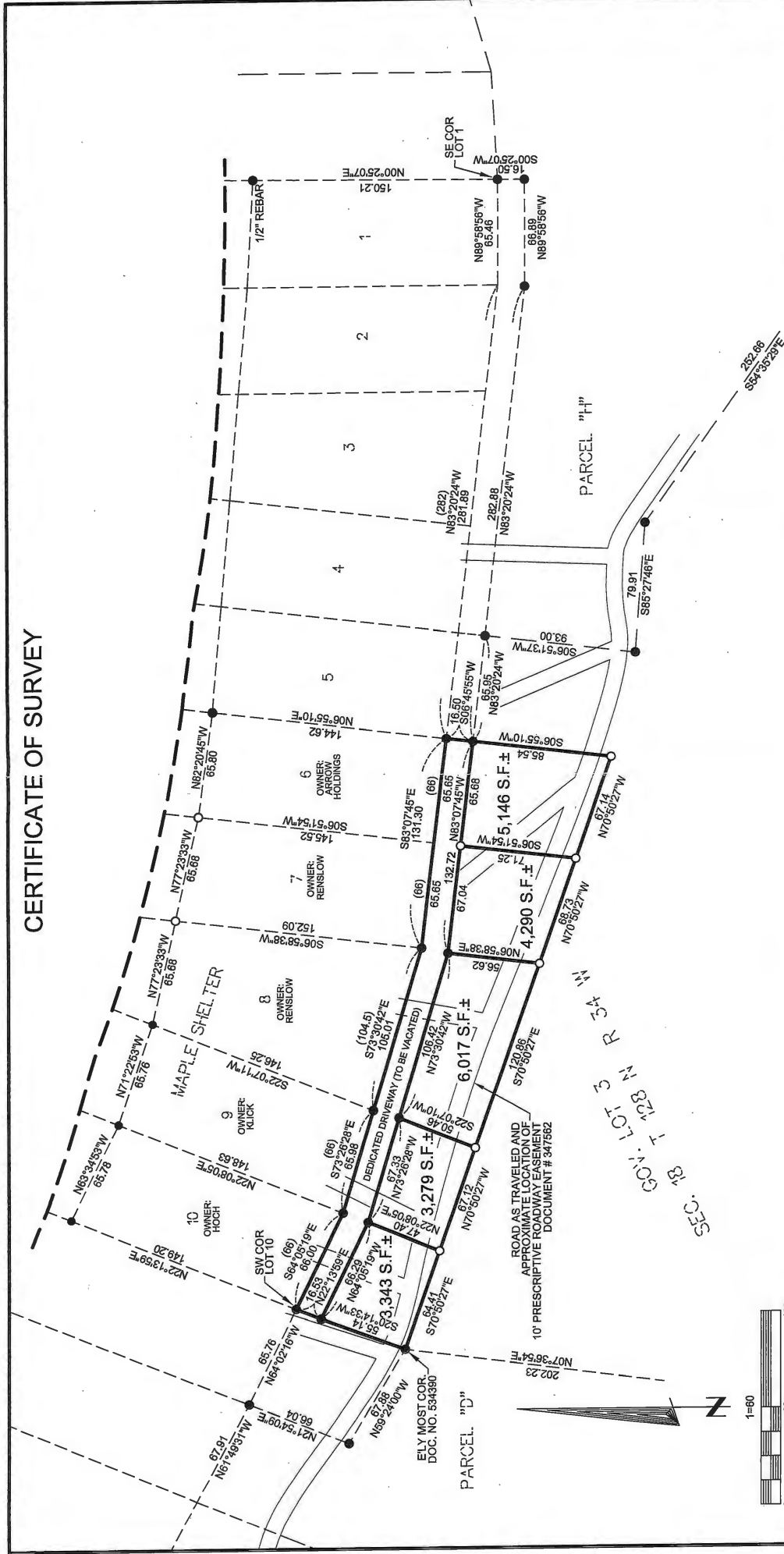
thence South 73 degrees 26 minutes 28 seconds East, along the south line of said Lot 9, a distance of 65.98 feet to the southwest corner of Lot 8, said MAPLE SHELTER;

thence South 73 degrees 30 minutes 42 seconds East, along the south line of said Lot 8, a distance of 105.01 feet to the southwest corner of Lot 7, said MAPLE SHELTER;

thence South 83 degrees 07 minutes 45 seconds East, along the south line of said Lot 7 and along the south line of aforesaid Lot 6, a distance of 131.30 feet to the southeast corner of said Lot 6;

thence South 06 degrees 45 minutes 55 seconds West 16.50 feet to the point of beginning.

CERTIFICATE OF SURVEY



SEC. 18 T 128 N R 34 W

DATE: 2/20/2025 • DRAWN BY: BMN • CHECKED: EGN • JOB NO. 12334

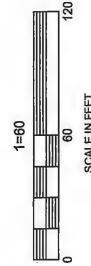
REQUESTED BY: PETER KLICK

Nyberg
SURVEYING
509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

[Signature]
Brad M. Nyberg

Date February 20th, 2025 License No. 42620



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- () RECORD DATA

Sue Bertrand

From: Adam Ossefoort
Sent: Thursday, April 24, 2025 8:42 AM
To: Sue Bertrand
Subject: FW: Peter Klick
Attachments: April 2025 Meeting Minutes.docx

From: Little Sauk Township <littlesauktwp@gmail.com>
Sent: Friday, April 18, 2025 3:06 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: Peter Klick

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 Adam,

Peter Klick called and said that I needed to send you over the meeting minutes from our last monthly meeting for Little Sauk Township for this proposal on Maple lake. Please find the attached minutes from the meeting. There is also a section from Tyler Korhonen as well that might be needed.

Can you tell me is this going to be the process going forward that the meeting minutes will need to be forwarded to you after each request?

If there is anything else you need please feel free to reach out to me.

--

Thank you,

Amy Friedrichs
Little Sauk Township Clerk
320-491-6013

Little Sauk Township Meeting
Little Sauk Town Hall

April 7th, 2025

Board Members:

Present: David Drager, Tim Ritter, Enos Swartzentruber

Absent: None

Quorum Present? Yes

Others Present:

Clerk: Amy Friedrichs

Treasurer: Lynn Friedrichs

Erv Herdering, Peter Klick, Tyler Koehonen

Proceedings:

Meeting was called to order at 7:00pm by Clerk Amy Friedrichs. March minutes, Annual Meeting minutes & Reorganizational Meeting minutes were reviewed. Tim Ritter made a motion to approve minutes, Enos Swartzentruber seconded the motion, and all approved.

Treasurers Report:

Lynn Friedrichs reported that the checking account balance is \$ 134,102.97. Enos Swartzentruber made a motion to approve the Treasurer's Report, Dave Drager seconded the motion, and all approved.

Two of the township CD's are coming up for renewal at Pine County Bank, we will renew both CD's at Pine Country Bank. Authorized signers are Dave Drager(Supervisor Chairman), Lynn Friedrichs(Treasurer), and Amy Friedrichs(Clerk). Only two signatures are needed to sign to renew the CD. Tim Ritter made a motion to accept the following conditions, Enos Swartzentruber seconded the motion, and all approved.

The bills were presented. Tim Ritter made a motion to pay the bills. Dave Drager seconded the motion, and all approved. The following bills were submitted, approved for payment, and paid:

Herdering, Inc	Snow	\$1,240.00
Internal Revenue Service	Revenue	\$657.90
City of Long Prairie	Fire	\$9,686.50
Todd Co Officers Assoc	Revenue	\$75.00
Dave Drager	Revenue	\$179.90
Amy Friedrichs	Revenue	\$49.00
Lynn Friedrichs	Revenue	\$39.20
Tim Ritter	Revenue	\$51.80
Dave Drager	Revenue	\$526.39
Amy Friedrichs	Revenue	\$772.65
Lynn Friedrichs	Revenue	\$629.56
Tim Ritter	Revenue	\$385.68
Enos Swartzentruber	Revenue	\$461.75
Amy Friedrichs	Revenue	\$69.26
Lynn Friedrichs	Revenue	\$69.26
Tim Ritter	Revenue	\$62.33
Enos Swartzentruber	Revenue	\$62.33

New Business:

Peter Klick was present for the meeting and presented the board the survey for the vacated driveway. Peter explained that they are buying and splitting the land between the 5 owners. Peter wanted approval from the township board to proceed to the county level. Dave Drager made a motion to accept Peter's request and Tim Ritter seconded the motion and all approved.

Tyler Korhonen was present for the meeting and presented plans to remove the existing cabin on Cedar Lake Road and rebuild because the lower level bricks are falling in. Tyler wanted approval from the township board to proceed to the county level. Dave Drager made a motion to accept Tyler's request and Tim Ritter seconded the motion and all approved.

Erv presented his contract for 2025 Blading/Graveling – a motion was made by Dave Drager to accept the contract, Tim Ritter seconded the motion and all approved.

The Annual Road Meeting will take place on April 28th, 2025 at 5pm Supervisors and Erv will meet at the Town Hall.

Old Business: Reminder for Weed Meeting on April 29th at 10:00am at the Browerville Community Center.

Meeting called to adjourn at 7:40pm.

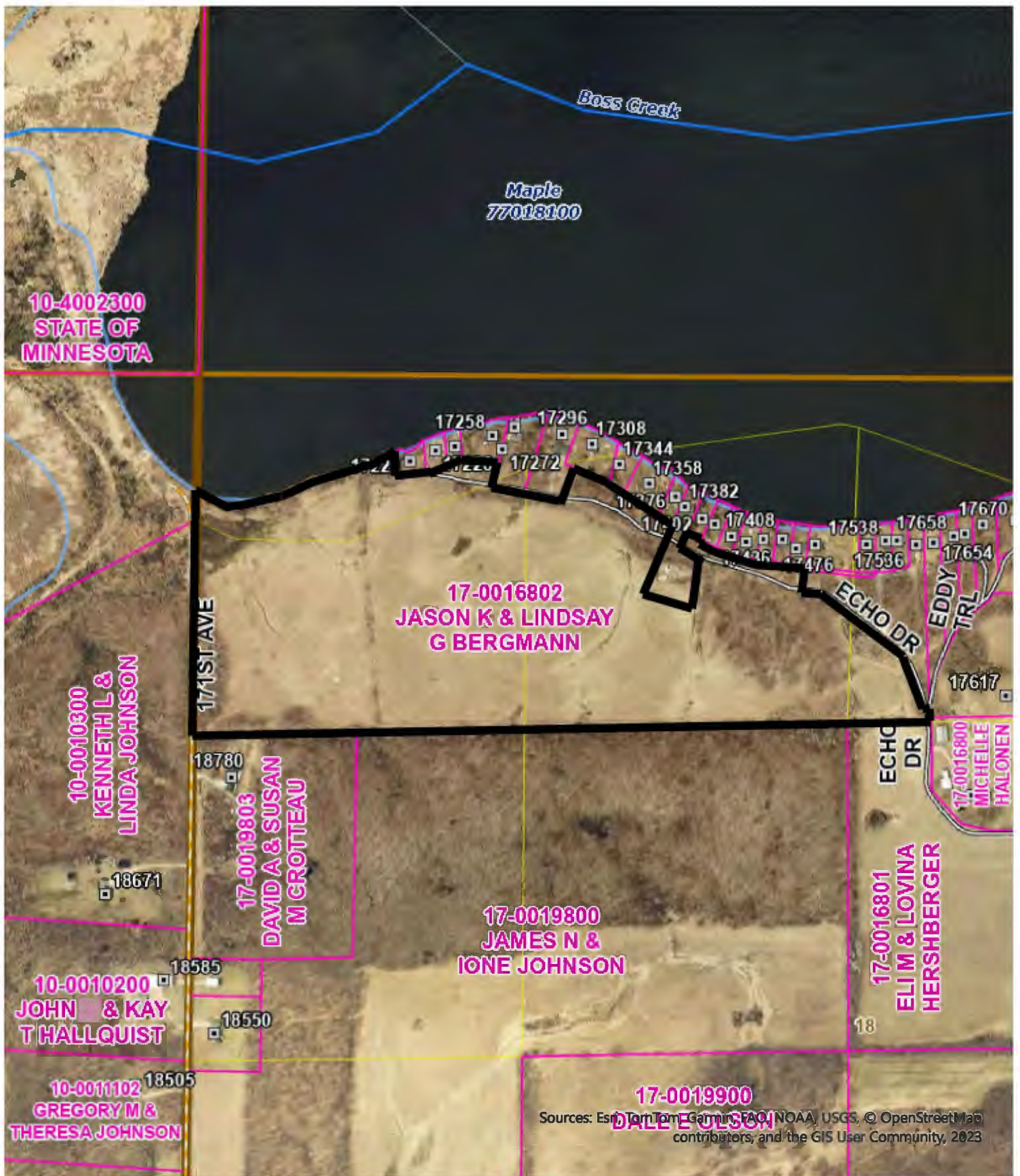
The next regular meeting is Monday, May 5th at 7:00pm at Little Sauk Town Hall.

Respectfully submitted,

Amy Friedrichs, Clerk

Approved,

David Drager, Chairman



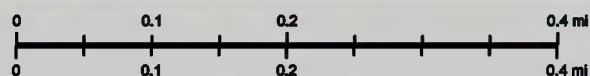
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

LetterLayout



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:
Friday, May 2, 2025



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

Receipt # 2025-0160

Appeal for a Variance

Applicant Jasen Braun & Dorothy Braun

Mailing Address 7633 Bryant Avenue S. Richfield, MN 55423

Site Address 32085 Flicker RD. Burnhamville Township, MN 56318

Phone Number [REDACTED] Cell Number Same as phone #

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) Dorothy Braun

7609 Dupont Ave. S. Richfield, MN 55423

Parcel Number(s) 06-0062200

Section: 6 344 Township Burnhamville

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): Mons Lake

Full and Current Legal Description(s): BARBER'S SUBDIVISION (3 & 4-128-32)
(attach if necessary)

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

Septic System: Date installed 8/31/2005 Date of Compliance Inspection 3/18/2025 (JD Septic)

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 3/25/2025

Optional Township Board Signature

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.) The current existing dwelling is 87 feet from the ordinary high water mark and we are looking for an exception to build a 24x16 ft covered screened in deck on the east side of the current building.

2.) The proposed addition would not impede closer to the high water mark.

3.) The current lot is 150ft between the ordinary high water level and the north lot line.

4.) Due to the additional roof surface area, we would add gutters and downspouts with a rock garden to control water run off.

****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.**

The existing structure was built in 1966 and due to the variance denial on 4/24/2025 to have a screened in deck on the south side of the building, we are taking the advice of the Todd County board to put the proposed screened in deck on the east side of the building. We are looking to enjoy our seasonal cabin bug free in the MN summers.

The propsed addition would not impede closer to Mon's lake or the high water mark from the existing structure.

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

Have you flagged your lot? ☒ (Y) (N)

SKETCH DRAWING

* see attached

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 later 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.

Jasen Braun

Applicant Name Printed

Jasen Braun
Signature

4/25/2025

Date

Dorothy Braun

Property Owner Name Printed

Dorothy Braun
Signature (if different than applicant)

4/25/2025

Date

AUTHORIZED AGENT FORM

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

Site address 32085 Flicker RD. Burturm, MN 56318

Section # 6 Township Name Burnhamville Township

Parcel Number(s) 06-0062200

Property Owner(s) name (print) Dorothy Braun

Property Owner(s) Signature(s) *Dorothy Braun* Date 4/25/2025

Authorized Agent(s) name (print) Jasen Braun

Authorized Agent(s) Signature(s) *Jasen Braun* Date 4/25/2025

Authorized Agent Phone Number 612-237-1151

Flicker Rd

Lot Width 300 Feet

Gate

Wood Fence

Gate

Crushed Granite Driveway 90 x 20 ft.

Camper Trailer 8 x 24 (192 sq. ft.)

Wood Shed

WOOD SHED
8' x 12' x 8'
192 sq. ft.

77 Feet from shore

60 Feet from shore

89 Feet from shore line

Proposed Addition
24 x 16
(384 sq ft.)

Existing Dwelling
30 x 24 (720 sq ft.)

46 ft

30 ft

30 ft

24 ft

Septic System

Outhouse
40 ft from lot
line

Electric Pole
25 ft from lot
line

Electric Pole
10 ft from lot
line

87 Feet from shore line

Mon's Lake

Lot Length 182 Feet

Lot Length 180 Feet

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Jasen Braun & Dorothy Braun Site Address 32085 Flicker RD.
 Phone (612) 237 - 1151 City Burtrum State MN Zip 56318
 Mailing Address 7609 Dupont Ave. S. Richfield, MN 55423 Parcel Number 06 - 0062200
 Lake/River Name Mons 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: 15,196.80sq ft

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

Existing	Proposed
1. 30x24 (720 sq. ft.) Existing Dwelling	24x16 (384 sq. ft.) screened deck addition
2. Plastic Shed 4x6 ft	No changes
3. Outhouse 3 x 3 ft	No changes
4. Wood Shed	No changes
5. Camper Trailer	No changes
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. Attached deck 14x14	Would be removed for the proposed addition
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)

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: 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'

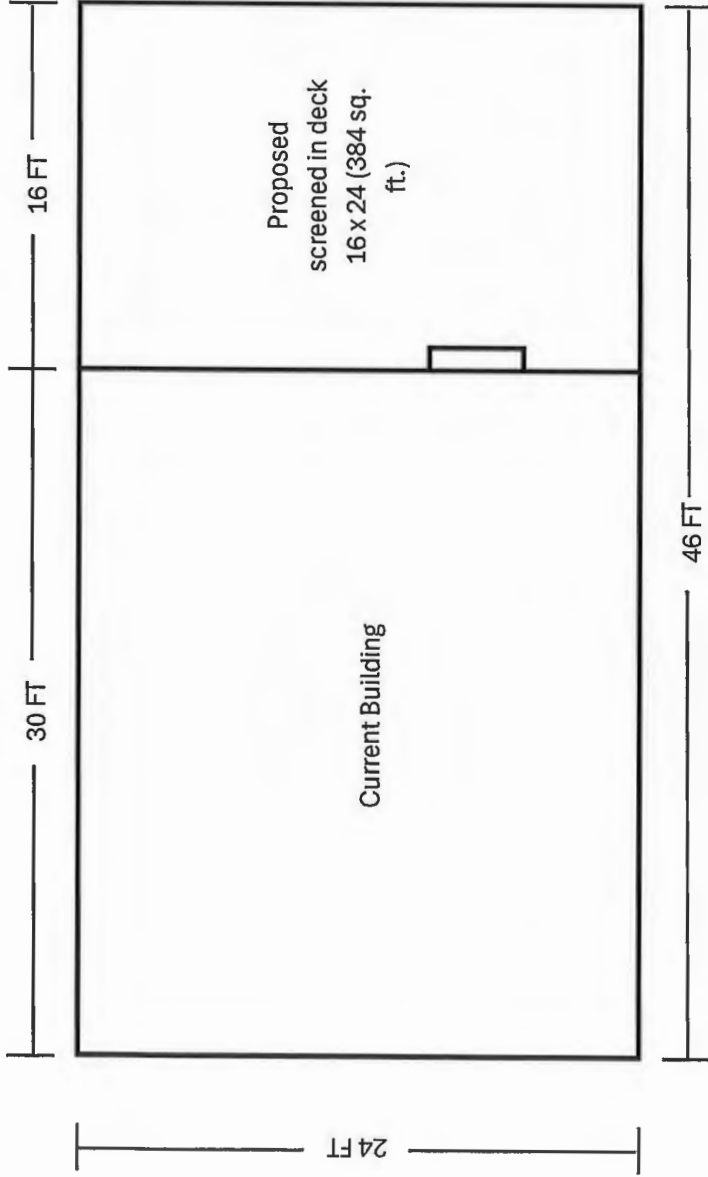
2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

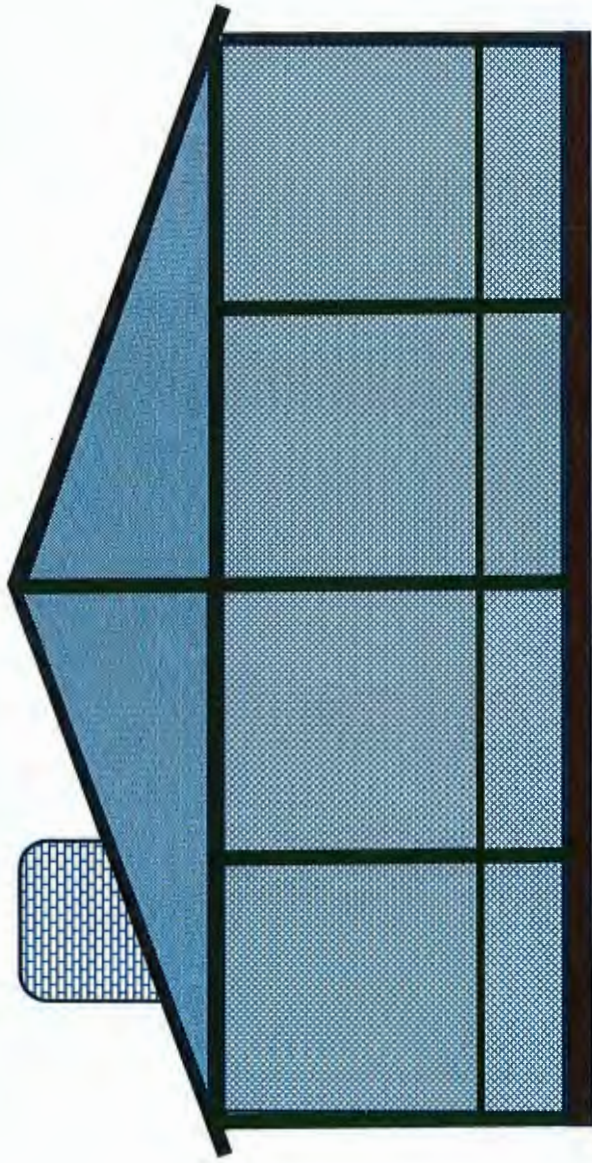
List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

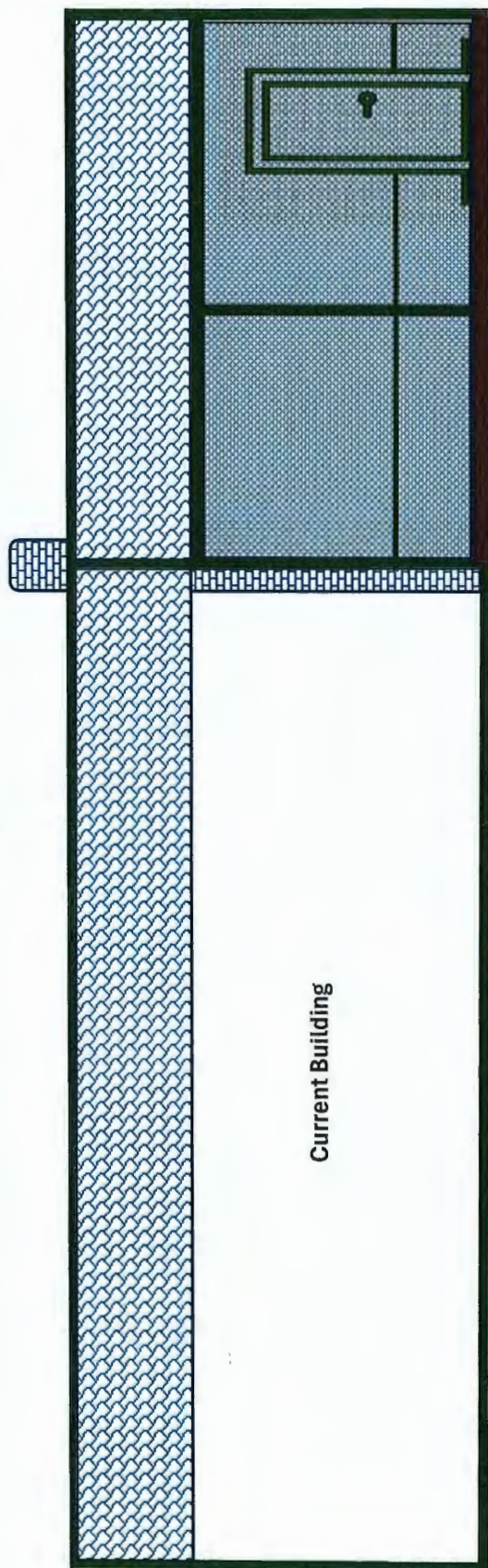
Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site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



East View



South View



Sue Bertrand

From: Adam Ossefoort
Sent: Wednesday, April 30, 2025 7:32 AM
To: Sue Bertrand
Subject: FW: Jasen Braun

From: Burnhamville Treasurer <BurnhamvilleT@outlook.com>
Sent: Tuesday, April 29, 2025 9:33 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: Jasen Braun

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.

Jasen Braun contacted Burnhamville Township with his alternate plans you suggested.
At Tuesday's township meeting the supervisors thought the new plans were just fine.
Hopefully this can move forward.

Shirley Hulinsky
Burnhamville Clerk

Sue Bertrand

From: Adam Ossefoort
Sent: Wednesday, April 30, 2025 7:32 AM
To: Sue Bertrand
Subject: FW: Jasen Braun

From: Burnhamville Treasurer <BurnhamvilleT@outlook.com>
Sent: Tuesday, April 29, 2025 9:33 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: Jasen Braun

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At Tuesday's township meeting the supervisors thought the new plans were just fine.
Hopefully this can move forward.

Shirley Hulinsky
Burnhamville Clerk



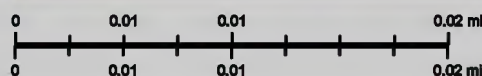
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

LetterLayout



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Printed on:
Monday, March 24, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received
APR 30 2025
 PLANNING & ZONING
 251st Avenue South, Suite 103
 Long Prairie, MN 56347
 Phone: 320-732-4420 Fax: 320-732-4803
 Email: ToddPlan.Zone@Co.Todd.MN.US

Appeal for a Variance

Todd County Planning
& Zoning

Reviewed 4/30/25
HO

Applicant Wayne Terry
 Mailing Address 8816 Zenith Road Bloomington MN 55431
 Site Address 27601 Amber Lane
 Phone Number _____ Cell Number _____
 E-Mail Address _____
 Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 03-0050500

Section: 12 Township Birchdale

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

Shoreland (Lake or River Name): Little Birch

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

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

Septic System: Date installed 1993 Date of Compliance Inspection _____

Is a new system needed: ☒ yes ☐ no old system removed. 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 4/29/25

[Signature]
 Optional Township Board Signature

[Signature]
 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.) Variance request to reduce the ordinary-high-water-mark setback from ~~100~~ 76' to 65' for dwelling replacement in ~~2.1~~ Recreational Development Shoreland Zoning.

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.

The lot is small and the previous structure was non-conforming.

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

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

Adam Ossefoort

From: MICHELLE TERRY [REDACTED]
Sent: Wednesday, April 30, 2025 2:45 PM
To: Adam Ossefoort
Cc: Wayne Terry
Subject: RE: Wayne Terry variance appeal

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 Adam

Yes, please update the request to be "from 100' to 65' setback" we weren't sure which number to use.

Thank you,
Michelle Terry

On 04/30/2025 9:08 AM CDT Adam Ossefoort <adam.ossefoort@co.todd.mn.us> wrote:

Good Morning, I think we have everything we need to move this forward. Your request would still be to reduce the setback from 100' to 65' because the variance is a deviation from the Ordinance standard, not a deviation from a previous variance. I do agree that you do not need to apply for the other variances for height and road setback, those are valid variances that have already been granted.

Please respond to this email and confirm that you agree with the variance request being noticed as a request to reduce the setback from 100' to 65'. We will then just include this email as part of the application.

Thank you,

Adam

From: MICHELLE TERRY [REDACTED]
Sent: Wednesday, April 30, 2025 8:37 AM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>; Wayne Terry <[REDACTED]>
Subject: Wayne Terry variance appeal

Sue Bertrand

From: Adam Ossefoort
Sent: Wednesday, April 30, 2025 9:08 AM
To: Sue Bertrand
Subject: FW: Wayne Terry variance appeal
Attachments: 4_25 variance TERRY.pdf

From: MICHELLE TERRY <mtterry@comcast.net>
Sent: Wednesday, April 30, 2025 8:37 AM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>; Wayne Terry <wterry5767@gmail.com>
Subject: Wayne Terry variance appeal

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 Adam

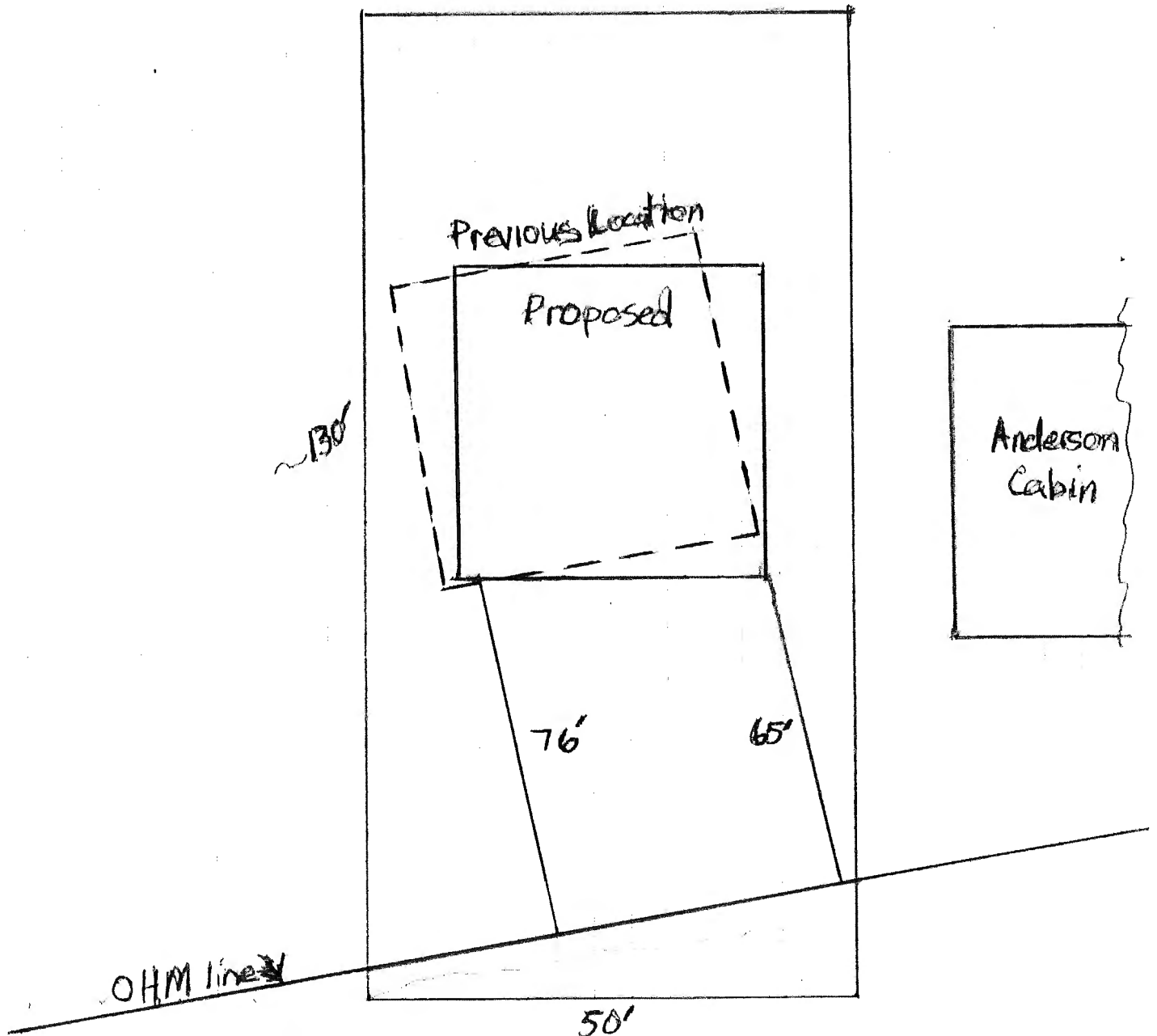
Here is the application for the adjustment to the variance on parcel 03-0050500.
Wayne met with the township and was approved.
I sent the payment through on the credit card link last night.
So we should be all set.

Of note, this variance is to simply update our previous variance since the footage was wrong due to the angle of the shoreline. So I believe the request is to change from 76' to 65' to allow for the cabin to sit straight on the lot in line with the other cabins.
The first variance also approved the height of 20' and placement 24' from the road, so we are not including this in the application since you said that was approved and stands.

Please confirm receipt and that everything looks good. Let us know if you need anything else or if we should send the hard copy to your office as well.

Thank you for your help,
Michelle Terry
612.750.1410

SKETCH DRAWING



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 later 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.

Wayne Terry
Applicant Name Printed

Wayne Terry
Signature

4/21/25
Date

Wayne Terry
Property Owner Name Printed

Signature (If different than applicant)

Date

AGREEMENT CONCERNING COMPLIANCE INSPECTIONS PRIOR TO TRANSFER OF OWNERSHIP

WHEREAS, Elizabeth A. Westergren, hereinafter "Seller", whether one or more, is transferring to, Monica R. Hansen and Gennifer Anderson, hereinafter "Buyer", whether one or more, the following described property located in the County of Todd, State of Minnesota:

- SEE ATTACHED LEGAL DESCRIPTION (Please include as Exhibit A)
- ATTACH BUYER & SELLER NAME, ADDRESS & PHONE (Please include as Exhibit B)

WHEREAS, in conformance with the Todd County Planning and Zoning Ordinance; Section 9.08 Sewage Treatment Standards; a Compliance Inspection shall be conducted or valid Certificates of Compliance shall be presented prior to the transfer of ownership of property in Todd County;

WHEREAS, in conformance with the Todd County Planning and Zoning Ordinance; Section 9.08 Sewage Treatment Standards; there is an exception to having a Certificate of Compliance issued prior to transfer of the ownership of property in Todd County if both parties have signed an agreement stating who will be responsible for the system upgrade within twelve (12) months from the transfer;

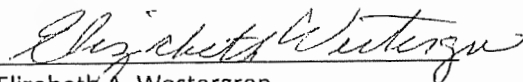
NOW, THEREFORE, IN CONSIDERATION OF THE TRANSFER OF SAID PROPERTY IT IS AGREED AS FOLLOWS:

1. That Buyer shall be responsible for having the individual Sewage Treatment System, on the property described herein, having a compliance inspection and obtain a Certificate of Compliance.
2. If as a result of said compliance inspection it is determined that a Certificate of Compliance cannot be issued then Buyer will be responsible for upgrading or installing the Individual Sewage Treatment System so that it complies with the requirements of said Ordinance and a Certificate of Compliance can be issued.
3. That Buyer shall be responsible for completing the upgrade or installation within twelve (12) months of the transfer of the ownership of said property in Todd County, Minnesota described herein.
4. Both parties understand that in the event the Individual Sewage Treatment System is not upgraded or installed within twelve (12) months of the transfer of the ownership of said property in Todd County, Minnesota, allowing a Certificate of Compliance to be issued, the Ordinance referred to herein may be enforced in accordance with the Todd County Planning and Zoning Ordinance; Article X Enforcement.

(signatures on following page)

The parties hereto have signed this Agreement.

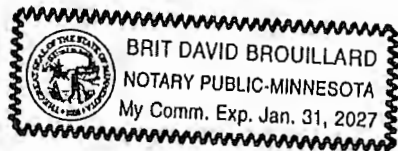
SELLER:


Elizabeth A. Westergren

STATE OF MINNESOTA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 30, 2025, by
Elizabeth A. Westergren, Seller.


Notary Public



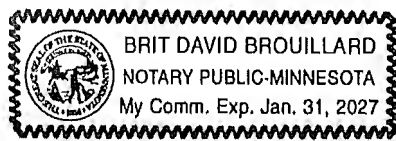
BUYER:

Monica R. Hansen
Monica R. Hansen

Gennifer Anderson
Gennifer Anderson

STATE OF MINNESOTA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 30, 2025, by Monica R. Hansen and Gennifer Anderson, Buyer.



[Signature]
Notary Public

This Agreement filed with the Todd County Planning and Zoning Office
_____, 2025.
Received by: _____

Exhibit A

SE¼ of SE¼ of Sec. 12-131-35, excepting therefrom the following described tract, to-wit: Commencing at the SW corner of the said SE¼ of SE¼, thence north on the west line thereof a distance of 35.2 rods, thence east a distance of 25 rods, thence south a distance of 35.2 rods, thence west a distance of 25 rods, to the place of beginning, also except the following described tract: Commencing at the SE corner of SE¼ of SE¼, thence north 570 ft., thence west 425 ft., thence south 570 ft., thence east 425 ft. to the point of beginning, Todd County, Minnesota

EXHIBIT B

BUYERS:

Monica R. Hansen
221 Clark Street E
PO Box 332
Eagle Bend, MN 56446
(218) 371-1655

Gennifer Anderson
721 Wells Street
Eagle Bend, MN 56446
(218) 371-8566

SELLER:

Elizabeth A. Westergren
37161 County Road 22
Eagle Bend, MN 56446
(320) 423-0661

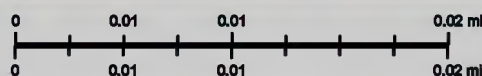


Todd County
MINNESOTA



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

LetterLayout



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:
Friday, May 2, 2025