

Planning Commission Meeting Minutes

August 7, 2025

Completed by: Sue Bertrand, P&Z Staff

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

Staff members: Adam Ossefoort and Sue Bertrand

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

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

Introduction of the staff and board members by Jim.

Adam stated there was an amendment for the minutes from July 3rd, 2025.

Ken motioned to have the July 3rd, 2025 meeting minutes approved as amended. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

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

Jim announced the first applicants were not present at the moment so he started the meeting with agenda item 2, Jodi Marohn.

AGENDA ITEM 2: Jodi Marohn: Section 25, Hartford Township, **Site Address:** 28333 284th St., Long Prairie, MN 56347

PID: 12-0030200

1. Request a CUP to open a public, indoor riding arena with up to four RV campsites in AF-Zoning District

Staff Findings: Adam read the staff report with new information for the August 7th meeting. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Conditions:

1. Total campsites shall be limited to 4. Additional campsites shall require the review of the Planning Commission.
2. There shall be no parking within the road right of way.
3. There shall be no loading or unloading of animals or supplies within the road right of way.
4. Bathroom facilities and storm shelter shall be provided for all campsite attendees.
5. A certified wetland delineation shall be completed and approved prior to establishment of campsites and parking areas.
6. Garbage disposal shall be provided on the site.
7. No camper may be situated on site, whether occupied or unoccupied, for any length of time greater than 10 consecutive days. (is there a need to establish a period of time that individual camper needs to remain off site before returning?)
8. Applicant shall obtain a SWPPP for 1 acre or more of disturbance on the site.
9. Establishment of driveways shall be approved by the local township board.
10. Upon sale of either property identified in the CUP, the County shall conduct a review to verify compliance.

11. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment:

Tom Kroll, lives in Hartford township, less than a mile South from the proposed arena, and has received both Jeff and Karen Twardowski's three minutes each, and explained concern regarding #7 condition.

As a group of neighbors, they are asking for one specific condition to be included in the CUP, to address the concern about the RV Park potentially having unused campers and stock trailers being stored on site. We want that same condition to prevent people from just living in the campers, for longer periods of time at a facility that is being permitted as a horse arena related RV park, no matter who owns the RV park. He also acquired Tim Twardowski's three minutes to talk. He went over the proposed language options he had submitted to Adam.

Board discussion:

Roger mentioned the ten consecutive days, our State Park over on Birch Lake, if you want to leave your camper there longer, you pay more money. Those are DNR rules.

Ken so they are paying for storage.

Roger yes, convenient for some. This is going above and beyond the DNR.

Ken addressed Tom Kroll, what is the max stay you think should be allowed?

Tom sixteen days out of any calendar month, so people have options.

Ken how long should the camper be gone?

Tom, can be one or however many as long as the max stay is no more than sixteen days per month. The other days it is gone.

Why is that different from a camper to stay every day of the month?

Tom stated at some point in the month, these things leave. Whole idea is to avoid good intentions gone wrong. At least half of every month, your stuff will be gone, which is perfectly acceptable to the neighbors.

Ken stated, when a CUP gets abused, you can lose it.

Andy, the key is the "calendar", making sure the wheels will have to turn, eventually.

Ken asked Jodi what would work for her?

Jodi stated whatever they decide, as it doesn't matter to her.

Roger asked if we have to set up seasonal dates so a camper doesn't set there all winter?

Jim stated we could have that as a condition.

Jodi, added there may be horse trailers in the winter, but not any RV's.

Ken asked Jodi what her vision was for the arena?

Jodi stated, just come in for a couple days, no one is going to want to stay more than 30 days, and drop their old trailer off. Like, if we have a clinic, they can stay all weekend. It has been turned into this campground that it is not going to be. It is going to be a very quiet, private little arena. If people who are serious gamers want to come on their off time, off season, and want to practice, then they can. It is not going to be some campground.

Andy, if they are there, it will be with horses and this is not a boarding facility.

Jodi, right.

Andy stated either of these two options would not interfere with how you foresee running this place?

Jodi, correct.

Ken and Jim stated condition #5 can be taken out as that is resolved.

Jim also suggested adding the condition of a two-year review.

Andy asked if there was any issue with the wetland delineation?

Jodi stated no, she was totally clear of it.

The board decided to go with option B as the number #7 condition, remove number five condition and added number eleven to review in two years, so Adam amended the conditions.

Ken moved to approve with the amended eleven conditions, Andy seconded.

Conditions:

1. Total campsites shall be limited to 4. Additional campsites shall require the review of the Planning Commission.
2. There shall be no parking within the road right of way.
3. There shall be no loading or unloading of animals or supplies within the road right of way.
4. Bathroom facilities and storm shelter shall be provided for all campsite attendees.
5. Garbage disposal shall be provided on the site.
6. No recreational vehicle (including any RV, UTV, ATV, livestock trailer, towing vehicle, or similar items not titled to the CUP applicant), whether occupied or unoccupied, may be situated on any property

permitted under this CUP for more than 16 nights out of any calendar month. (A night is defined as being on-site anytime between 11 pm and 5 am.)

7. Applicant shall obtain a SWPPP for 1 acre or more of disturbance on the site.
8. Establishment of driveways shall be approved by the local township board.
9. Upon sale of either property identified in the CUP, the County shall conduct a review to verify compliance.
10. Applicant shall abide by all other applicable federal, state, and local standards.
11. A review shall be conducted of the CUP after 2 years of operation.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

Dawn Vowles was present now, so Jim went back to the first item on the agenda.

AGENDA ITEM 1: William & Dawn Vowles-Section 20, Site Address: 11734 Co. Rd 47, Grey Eagle, MN 56336, PID: 11-0027400– Grey Eagle Township Township

1. Request a CUP for seasonal campground with hookups, 40' X 40' office building and 17 sites in Recreational Development Shoreland Zoning District.

On Site Visit Report by Ken Hovet from 4/24/2025. This report may be viewed in full, upon request, at the Planning and Zoning office.

Dawn was not present so they were bumped to Agenda Item 2.

Dawn was present for the application after Jodi Marohn.

Staff Findings: Adam read through the additional information for August 7 in the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed updated conditions:

1. All campsites shall be provided with connection to a compliant septic system.
2. Installation of an approved septic system prior to the start of operation.
3. Establishment of a 911 address number and placement of a physical sign for emergency services.
4. Applicant shall obtain a Construction Stormwater Permit prior to the start of any construction on the campground.
5. Grading of the land and construction of the central office facility must be conducted in a fashion that directs stormwater away from the public roadway.
6. The campground shall be limited to seasonal operation. The campground is restricted to opening no earlier than **springtime to early fall.**

7. Campground shall maintain no less than 50% common open space.
8. Construction of a storm water retention structure along the public right of way for collection of storm water from the proposed driveway.
9. Applicant shall abide by all other applicable standards including but not limited to the Minnesota Department of Health.

Adam clarified the statute pertaining the hunting, and read through the correspondence from our land use attorney. This letter may be read in full at the Planning and Zoning Office upon request.

Jim asked for Adam to show the two property maps, which he did, and asked for clarification where the campers are going to be, which Adam pointed out.

Jim asked in reference to the "land owner" does that pertain to family members?

Adam stated, again he is not the conservation officer but he did ask that question, too, and was told any County attorney would likely not pursue enforcement on that, if it was a son or a grandson hunting on that land, only if a true outsider were to come in on permission to hunt the land.

Andy, so, what that means is, even though he might be within the 500 feet, he could fire a firearm for whatever reason, right up to the edge of his property.

Adam, right.

Adam stated that was the only thing they were following up on from the last meeting and the only other thing, was to continue the discussion to address the storm water management plan. He did not make any edits to the condition from the June meeting, so they remain the same.

Correspondence received: Yes, e-mail read by Adam may be viewed in full at the Planning and Zoning office from Suzette and Pat Smith.

Public comment:

Gloria Plombon, would like to comment on the CUP, is there an amendment that if there is a problem, that they can get checked on? They have been down there since 1978 and there has been a lot of Monkey business they have had to tolerate. Guests have made fools of them, and doesn't see why they have to tolerate and put up with that, if it is not being supervised properly. Another comment, in St. Cloud, Deltone Kennels, people built around it, and someone complained they had been sitting on their porch, and been shot below the eye. Deltone Kennels has been there for years, they put that company out of business because of this conglomeration of people that came and moved in. It was all okayed. Concerned about the ability for the home owner to hunt there safely. They are putting him in a bad spot. Hunting start early September goes on until the end of December. Had enough foolishness going on, are they going to be restricted if there are so many complaints from the Sherriff?

Chris Hendrickson, asked about spring time to early fall, the highlighted section. Could we have actual dates? The other thing, he lives on County 47, and in the last six days, he has almost hit five deer, he's had people

jogging on the road, it is heavily used, and an increase in traffic is going to increase occurrences when things happen. Asks for some kind of agreement for some type of turn lane. There are a lot of trucks, real dangerous and would hate to see someone get hurt, because we “made a decision” and are just going to run with it. He also has kids and grandkids and doesn’t want them to have to worry about entering and leaving on Hwy 47.

Ben Hinnenkamp, asking for seasonal campers, asked for the campers to be out by October 1st, so there are no hunting issues.

Beth Hendrickson, wanted to ask for some signage when coming from the South and pass over, as there is a blind spot. Safety issue. There has been talk about a holding pond for water issues. Would like to see actual dates for the seasonal operation. Concerned this could possibly turn into a trailer park or something it shouldn’t be up to 30- years down the road. Will they have a widened driveway. Is there a max capacity for the camp ground?

Collette Hendrickson, concerned for safety and proposed a condition for signage as her driveway is right at the spot on the hill on 47, possibly signage there may be vehicles turning in there. Would like to see a seasonal date in there, and are the RV’s going to have to be moved at the end of the season? We would like to see them gone at the end of the season. She would like a copy of the park rules. Possibly, put in a holding pond on the East side of Cty. 47, to catch any drainage from the property. Their properties are being flooded constantly with rain after rain.

Roger Janak, would like to understand the difference between campground vs resort, state campground rules, you cannot leave the campers year-round and this is not being sold to them as a resort so he would expect the campers to be gone at the end of the season. Who will police that if they are left year-round? A lot of hunting issues, too. Also, he has the same issues with the water. If the board could define, for sure, if it is a campground, and what is the season?

Board discussion:

Ken, addressed Dawn, if we had to set hard dates, what would work for you?

Dawn stated she had given all of that information to Adam in the campground rules.

Jim asked if they will be removing the campers in the fall?

Dawn, no, they will be a seasonal resort campground. You leave it there. We unhook everything, septic, water, we close everything down at the end of the season, and close the gate and everybody is out.

Lloyd, but the campers can stay there?

Dawn, the campers stay if they chose.

Lloyd, what if someone breaks in and decides to live in them?

Dawn, technology is amazing. They will have a lot of cameras all over everything, so they will know, and call 911.

Adam stated this is a Planned Unit Development, and the definitions being used are not in our ordinance. It looks like density standards, based on a tiered system from the lake. In that it doesn't look at seasonal start and end dates, it is a Planned Unit Development.

Andy, so a PUD is usually permanent structures.

Adam, it can be, where it looks at the square footage or foot print of whatever you are building, and that goes into the calculation of whatever you are building, and states however many types of units you can have. A camper will count as 400 sq. ft. so when the surveyor put this together, they calculated the density based on that standard.

Andy same calculations it could be for bungalows or cabins rather than a camper.

Jim, in a campground, usually campers are moving in and out, as for a seasonal site, the campers are moved in there and they leave them there.

Lloyd, why would you want the people to leave them there?

That's just how seasonal campgrounds work. She stated she has had a seasonal camper on a site up in Duluth for many years. They are huge. Most people don't want to pack up and move. The park models are really big. They get them in there, build decks on them, so landscaping and don't typically take them out. Not saying people don't.

Lloyd, so park models can be in there too?

Dawn, yes, it is considered a camper.

Adam asked to clarify what our ordinance states, and it identifies a "Park Model" as a residential dwelling and is not considered an RV.

Dawn, people bring them both into a camp ground.

Adam states this PUD is based on a 400 sq. ft. standard.

Bob, how is this any different from "Rainbow Lodge" or "Head of the lakes"?

Adam, Head of the Lakes has been there since forever, and in today's world it would be half the size. But, in reality, it is probably not a whole lot different. He read the ordinance to support the definition; Park models are a residential dwelling not an RV.

Andy, so are park models allowed in a PUD?

Adam, it would be allowed, like a cabin etc.

Jim, they go by the actual park model sq. footage then.

Adam agreed, that would be his understanding.

Ken asked Dawn if she knew the dimensions of a park model?

Dawn stated theirs was a 44-foot long toy hauler, and used it as a camper and it had a deck on it. Standard width to pull down the road without any signage.

Andy stated the traffic will be less when the RV is brought in and left there.

Adam stated the definition of a recreational vehicle is: built on a single chassis, and is 400 sq. ft. or less.

Bob, typical toy hauler 7-8 feet wide. It's got to go down the highway.

More discussion on Park Models, sizes are they allowed or not.

Jim if you had to restrict it to 400 sq. ft. or less, then it wouldn't affect the calculations.

Adam stated September 15th to be removed, and it leaving it, you must prepare it for winter by September 30th.

Dawn stated spring date right around fishing opener, May or June.

Ken and Jim stated May 15th as a start date.

Andy stated add the condition to restrict the 400 sq. ft.

Jim are slide outs counted as part of the sq. ft.?

Discussion on slide-outs.

Adam stated he amended number 8 to include the construction of a storm water retention structure along the public right of way, basically any water coming down the new road will be captured before running into the ditch along hwy. 47 ROW. On the signage, Loren Fellbaum recommended the entrance of the proposed campground does not provide adequate site distance from the south for traffic leaving and entering the campground. Especially if the majority of the traffic is pulling campers, therefore installation of some type of traffic warning sign to the South of the entrance should be considered and this installation should be completed by the County, but reimbursed by the camp ground owner.

Jim stated we should add a condition to that effect.

Bob agreed, it is a County road, Loren can put them up, even if it's for most of the traffic at the beginning and the end of the year, we still have families there and our number one concern is safety, and agreed it should be added to the conditions.

Adam added #10 to the conditions.

Roger stated he still has a problem with that idea of a collection pond for campground and proposed driveway, the culvert water is coming from Rock Tavern, #2 all the way down, not so much the campground side, that is where the problem is.

Adam agreed but to avoid exacerbating the issue he added condition #8.

Dawn reminded the board the time she had Soil and water and Adam right after days of torrential rains, and there was no issue. Property is so sandy and loamy?

Andy asked if it had ever been farmed?

Dawn did not know, for sure, only several years ago.

Dawn asked what the storm water plan would be, as she does not know what problem she would be addressing, that is not there.

Andy did add, it will increase the impervious and this would ensure protection it would not increase run-off.

Adam suggested any water making it to the ditch, perhaps a ditch, is either slowed down or held up, even if it is a berm, to prevent it from entering the road ditch.

Jim suggested work with Soil and Water to come up with a storm water plan as a condition.

Adam added #8.

Andy motioned to approve, Ken seconded with eleven conditions as amended:

1. All campsites shall be provided with connection to a compliant septic system.
2. Installation of an approved septic system prior to the start of operation.
3. Establishment of a 911 address number and placement of a physical sign for emergency services.
4. Applicant shall obtain a Construction Stormwater Permit prior to the start of any construction on the campground.
5. Grading of the land and construction of the central office facility must be conducted in a fashion that directs stormwater away from the public roadway.
6. The campground shall be limited to seasonal operation. The campground is restricted to opening no earlier than May 15th and closing for the season no later than September 30th.
7. Campground shall maintain no less than 50% common open space.
8. Applicant shall work with the Soil and Water Conservation District to establish a storm water management plan for the entire site.

9. No RV unit or Park Model shall exceed a total of 400 square feet measured at its largest horizontal projection.
10. Installation of a traffic warning sign to the south of the campground entrance. Signage shall be installed by Todd County and reimbursed to the County by the land owner.
11. Applicant shall abide by all other applicable standards including but not limited to the Minnesota Department of Health.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

Jim called for a five-minute recess at 7:20.

AGENDA ITEM 3: Great River Energy: Section 33, Eagle Valley Township, **Site Address:** 18530 County 84, Clarissa, MN 56440, **PID: 07-0039200 & 07-0039201**

1. Request a CUP for rebuilding a transmission line and substation in AF-1 Zoning District.

Site visits conducted by Adam Ossefoort and Andy Watland on 7/30/2025

Anson Belcourt and Marsha Parlow 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. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

On Site Visit Report: Andy reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office. Saw no issues at all. Existing power line, pole and substation.

Board discussion:

Ken asked if they are replacing the line that was there now, correct?

Anson, correct.

Ken, and the one that is there now is how big, how many KV?

Anson, 34.5KV, Operating at 115 KV.

Ken replacing poles and wires?

Anson, yes.

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

Conditions:

Proposed Conditions:

1. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

AGENDA ITEM 4: Tobie Danielson: Section 05, Birchdale Township, **Site Address:** 24935 Cedar Lake Rd., Sauk Centre, MN 56378, **PID: 03-0004000.**

1. Request a CUP for a salvage yard in AF-1 Zoning District.

Site visits conducted by Adam Ossefoort and Andy Watland on 7/30/2025.

Tobie was present as the applicant.

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

Proposed Conditions:

1. Business shall be limited to no greater than 30 salvage vehicles on site at any time.
2. Off street parking shall be provided for all business traffic.
3. All business signage shall be placed outside of the road right of way.
4. All waste/automotive fluids must be disposed of in a manner that complies with all applicable federal, state, and local standards.
5. Vegetative screening shall always be maintained to provide screening from the roadway and neighboring properties.
6. Applicant abide by all other applicable Federal, State, and local standards.

Correspondence received: Yes;

Stephanie Austing and Darren and Jaqueline Hukriede. These letters may be read in full at the Planning and Zoning Office upon request.

Public comment:

Darren Quistorff, has the property to the East and the South side of Danielson's property. Understand that he just bought this property, in the spring, and has walked it several times before purchasing it, when there was snow on the ground. At that time, there were only a few vehicles on that lot, and now there are over 40 vehicles, and if he is correct, he did not think he had permits at that time to even be there. It does affect the value of his property. Would like to see Mr. Danielson do something. Wants to be a good neighbor to him, since he is the closest neighbor and his property butts up on two sides of his, that is why he is kind of involved in this. He noticed there is no time stated in the conditions and would like to see hours of operation listed. Does not want people in there at all hours of the night. He does have plans of building a house on his property more to the back, as you can see his long driveway, and If this is granted, he would like to see some trees at least on the South side his property. He was just out there tonight, and there are over 40 vehicles, and the proposed CUP is already capped at 30, yet no CUP in place and there are already 40. As the business grows his own property decreases in value. He wants Mr. Danielson to be able to do something, he is a good guy and he gets along with him great, he wants to be a good neighbor. He stated the day he decides to sell, the next owner may continue the business and that lot is worth more with the salvage on it, and will continue to increase in value, as his own, which butts up to his on two sides is worth less, in his opinion.

Board discussion:

Jim asked Adam to see the site map on the overhead where Darren Quistorff property is.

Adam showed Jim the map.

Darren explained where his proposed house will be built, and asked for vegetative screening on the South side of the parking lot of the proposed business area. Does not prefer looking at a fence.

Roger agreed trees and vegetation as opposed to a fence. Hybrid Poplars will grow in two years.

Jim by the property line or up by the buildings?

Darren, by the buildings.

Andy drew attention to the designated area specified on the application, is not the entire property.

Andy stated this is a smaller area propose as compared to the larger salvage yards.

Lloyd asked how many acres is his lot and if he is doing business already now?

Tobie stated 18 acres and he has just parked the trucks and is taking parts off and will plan to sell parts.

Ken asked what exactly he is going to do there. Are you going to bring in junk cars and set them down and sell parts off them?

Tobie stated, basically, he buys Dodge diesel pickups. Buy one that is running, driving, pull it into his shop and pull engines, pull the main engine transmission, the rear ends and stuff and then store them in the cold storage portion of the shop. The other part is heated and will have some storage in there and stuff that he is working on. His plan is to have pallet racking in there to store parts and sell those, and when all that is done, all of the chassis just get scrapped.

Ken asked if he would have them picked up or haul them out?

Tobie, just haul them out.

Jim added them will not come for just thirty cars.

Lloyd, you have forty cars there already?

Tobie stated he was not sure where the thirty came from...

Adam stated he just put a place holder number in there for the condition and that can be edited and up for discussion.

Birchdale Township board member stated they are in support of the application, was concern with the anti-freeze and oil and it sounds like that will be all taken care of.

Tobie stated he has 55-gallon barrels to store the drained fluids, all separate, and has an ac machine to recover freon, anti-freeze, oil and coolant. He has a guy in New Munich for recycling fluids.

Andy stated with the vegetation and leaves right now, it is hard to tell it is even there, from the road, however he did not view it from the South or during the winter.

Tobie added the screening from the road is about thirty feet deep.

Andy stated if a person could maintain a three-sided vegetative screen you could barely see it.

More discussion on the tree and screening placement.

Adam added #5 condition pertaining to three sides, north, east and south sides of the salvage yard to provide screening from the roadway and neighboring properties.

Adam suggested hours of operation discussion.

Jim asked if he was going to sell parts on line?

Tobie, correct.

Jim asked what he thinks should be hours of operation?

Tobie says he doesn't want to be restricted in case someone would pick up or drop off at 8:00 pm.

Andy stated it did not seem like a type business with a lot of traffic.

Adam asked about the number of vehicles.

Ken, 30 vehicles?

Tobie, too restrictive as there is already 40 some out there now.

Jim offered 40.

Tobie says 40 is fair.

Andy, time?

Roger 8am to 7pm.

Jim stated that does not mean working in your shop, this would be business hours.

Tobie, through Saturday.

Adam added #6 condition.

Andy these vehicles are being utilized, fluids handled properly, it's clean, it's tidy and if you are going to have a salvage yard by you, this is the one to be next to. It's smaller and more specialized. Andy stated it seems like this is a good operation.

Darren asked if the CUP could be eliminated with the sale of the property?

Adam explained that CUP's run with the property forever, even if it changes ownership. As long as the new owner continues to meet the conditions, it runs with the land forever.

Roger added the applicant has three years to complete the conditions and if they do not complete the conditions, they have to reapply.

Andy, any violations of the conditions are grounds to revoke the CUP.

Ken motioned to approve, with the 7 conditions, Roger seconded.

Proposed Conditions:

1. Business shall be limited to no greater than 40 salvage vehicles on site at any time.
2. Off street parking shall be provided for all business traffic.

3. All business signage shall be placed outside of the road right of way.
4. All waste/automotive fluids must be disposed of in a manner that complies with all applicable federal, state, and local standards.
5. Vegetative screening shall always be maintained on the north, east, and south sides of the salvage yard to provide screening from the roadway and neighboring properties.
6. Open business hours shall be limited to 8 AM to 7 PM Monday through Saturday.
7. Applicant abide by all other applicable Federal, State, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

AGENDA ITEM 5: Alvin Yoder: Section 03, Reynolds Township, **Site Address:** 19785 270th St., Long Prairie, MN 56347, **PID:** 20-0001700

1. Request a CUP to operate a cabinet and woodworking shop for retail sales in AF-1 Zoning District.

Alvin was present as the applicant.

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

Proposed Conditions:

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Adequate space shall be provided for off-street parking of all business traffic.
4. Applicant shall abide by all other applicable federal, state, and local standards

Correspondence received: None.

Public comment: None.

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

Board discussion:

Andy reviewed his notes from the site visit. This site report may be viewed in full upon request at the Planning and Zoning Office.

Ken no concerns from the township?

Adam, the township signed off the meeting was attended by the applicant, but no comments submitted.

Roger stated it looks like something good to have out in the country.

Lloyd motioned to approve, with the four stated conditions, Ken seconded.

Proposed Conditions:

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. Adequate space shall be provided for off-street parking of all business traffic.
4. Applicant shall abide by all other applicable federal, state, and local standards

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

AGENDA ITEM 6: Scott and Karla McCall: Section 31, Burlene Township, **Site Address:** 10525 280th Street, Carlos, MN 56319, **PID: 05-0022500**

1. Request a CUP for rebuilding a transmission line and substation in AF-1 Zoning District.

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

Correspondence received: None.

Public comment: None.

On Site Visit Report: Andy reviewed his site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office. Summed it up as “no issues”.

Board discussion:

Roger pointed out that the living quarters shall be removed when no longer utilized within sixty days.

Adam stated what we have done in cases like this is remove the living quarters or make it a non-livable structure. It doesn't set a time limit on how long it can be used for temporary family housing, but once it's done for that purpose, they remove those components that make it livable.

Lloyd, that is a big building.

Karla stated it is a lot of shop and very little living space.

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

Proposed Conditions:

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

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

AGENDA ITEM 7: Samuel Hershberger: Section 33, Reynolds Township, **Site Address:** 19283 County 10, Long Prairie, MN 56347 **PID:** 20-0036500

1. Request a CUP for a school house in RT Zoning District.

Gideon was present as the applicant.

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

Proposed Condition(s):

1. Submittal of an approved plan for septic compliance on this site.
2. All new driveway accesses must be approved by the road authority prior to installation.

Correspondence received: Yes, Public Works, Wade Jackson. Adam read this letter and it may be read in full upon request, at the Planning and Zoning Office.

Public comment: None.

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

Board discussion:

Ken how many kids?

Gideon, Fourteen to eighteen.

Lloyd mentioned there was a schoolhouse to the west a few miles.

Gideon stated that one is filled up already.

Andy stated he was on the site visit and all looks good, and his only issue is with traffic. He comes from an area with Amish traffic and has seen, first hand, an accident involving the Amish, and when it does happen, it is not good. That is his only concern.

Roger motioned to approve, with the two stated conditions, Andy seconded.

Proposed Conditions:

1. Submittal of an approved plan for septic compliance on this site.
2. All new driveway accesses must be approved by the road authority prior to installation.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 19th, 2025.

Ken motioned to adjourn and Lloyd seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourn 8:18 PM.