

The following is the agenda for **Thursday, August 7th, 2025 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

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

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

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of the July 3rd, 2025 Planning Commission meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Correspondence
 - Site Visit Review
 - Public comment
 - Board review with applicant, staff, and public

1. William & Dawn Vowles: Section 20, Grey Eagle Township, Big Birch Lake

Site Address: 11734 Co. Rd. 47, Grey Eagle, MN 56336

PID: 11-0027400

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

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-1 Zoning District.

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.

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.

5. **Alvin A 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.
6. **Scott & Karla McCall:** Section 31, Burlene Township
Site Address: 10525 280th Street, Carlos, MN 56319
PID: 05-0022500
 1. Request a CUP for Temporary Family Housing in AF-1 Zoning District.
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.

Adjournment –

Next meeting: September 4th, 2025

Planning Commission Meeting Minutes

July 3, 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.

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.

Roger motioned to have the June 5th, 2025 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

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

**AGENDA ITEM 1: Mark Johnson-Section 06, Site Address: 23576 200th Str., Long Prairie, MN 56347
PID: 21-0007700 & 21-0007702– Round Prairie Township**

1. Request for CUP to berm and operate a functional shooting range in Commercial Zoning District.

Joshua Goertz was present as the applicant.

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

Recommendation:

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

Proposed Conditions:

1. Discharge of firearms on the site shall be limited to 7 am to 10 pm.
2. Off-street parking shall be provided for all business traffic.
3. Upon closure of the operation, the site shall be closed in compliance with Minnesota Pollution Control Standards.
4. Construction Stormwater Permitting shall be obtained prior to the start of construction, if applicable.
5. Establishment of a 911 address number and placement of a physical sign for emergency services.
6. All onsite lighting shall be affixed in a downward direction and shall not cast light across any property boundary.
7. Restroom facilities shall be provided onsite.
8. Construction of shooting range baffles on the rifle and handgun ranges in compliance with the NRA Range Source Guide.
9. Shooting range shall be limited to 7 shooting lanes and one 30'x20' structure as identified in the application. Additional lanes and structures shall require the review of the Planning Commission.

10. Applicant shall obtain all additional permitting and/or licensing from additional government agencies including the Minnesota Department of Natural Resources and the Minnesota Pollution Control Agency.

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

Correspondence received: yes, on 6/12/2025 from airport engineer Silas Parmar, which Adam read. This letter may be viewed in full at the Planning and Zoning office upon request.

Public comment: None.

Board discussion:

Jim asked if at one time you were going to construct a fence?

Josh, yes.

Jim stated he would like that added as a condition and offered, some kind of mesh fence, with the driveway gated. You did mention nobody would be there without staff.

Ken, six-foot-high permanent fence?

Jim, yes, the gravel road is right next to there.

Josh agreed six to eight foot high.

Andy, entire Property?

Jim and Adam, just the shooting range area.

Lloyd, with a gate that could be locked?

Josh, yes.

Board suggested mesh fencing no less than 6', so Adam added that condition.

Roger stated he could see no reason not to grant this with the eleven conditions, and made a motion to approve.

Ken asked if all of the conditions work for Josh and Mark, or if they could make them work?

Josh pointed out #7 condition and stated they wanted to start with portable septic for now, as they did not want to impact the property until they know for sure this is going to work out, and if the range works out, come back to the board to add full system.

Ken asked about the elite members range?

Josh explained at one point they want to offer a range for people who have a membership they could use where they don't have to wait in line.

Ken, different levels of membership?

Josh, yes.

Ken asked about policy range, couldn't read it.

Josh clarified, Police Membership range to bring back local departments out there, to compete in different competitions for trophies, and stuff like that.

Ken, the open range?

Josh, explained that is something they would look into, maybe having a clay thrower out there, for trap shooting. That's not in the cards starting out, but eventually that is something they would like to start.

Roger motioned to approve, Ken seconded with the eleven conditions as presented.

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

Proposed Conditions:

1. Discharge of firearms on the site shall be limited to 7 am to 10 pm.
2. Off-street parking shall be provided for all business traffic.
3. Upon closure of the operation, the site shall be closed in compliance with Minnesota Pollution Control Standards.
4. Construction Stormwater Permitting shall be obtained prior to the start of construction, if applicable.
5. Establishment of a 911 address number and placement of a physical sign for emergency services.
6. All onsite lighting shall be affixed in a downward direction and shall not cast light across any property boundary.
7. Restroom facilities shall be provided onsite.
8. Construction of shooting range baffles on the rifle and handgun ranges in compliance with the NRA Range Source Guide.
9. Shooting range shall be limited to 7 shooting lanes and one 30'x20' structure as identified in the application. Additional lanes and structures shall require the review of the Planning Commission.
10. Perimeter fencing shall be established around the entire perimeter of the shooting range. Fencing shall consist of mesh or similar style fence no less than 6' in height.
11. Applicant shall obtain all additional permitting and/or licensing from additional government agencies including the Minnesota Department of Natural Resources and the Minnesota Pollution Control Agency.

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 July 15th, 2025.

Applicants were not present for item 2, so Jim stated we will come back to this at the end.

AGENDA ITEM 2: William & Dawn Vowles: Section 20, Grey Eagle Township, Big Birch Lake **Site Address:** 11734 Co. R. 47, Grey Eagle, MN 56336
PID: 11-0027400

1. Request for Seasonal Campground with hookups, 40' X 40' office Building and 17 sites in Recreational Development Shoreland Zoning District.

William and Dawn Vowles were not present as the applicants.

Site visits conducted by Adam Ossefoort and Ken Hovet on 4/24/2025.

AGENDA ITEM 3: Jodi Marohn: Section 25, Hartford Township, **Site Address:** 28333 284th St., Long Prairie, MN 56347 **PID:** 12-0030200

1. Request to open an indoor riding arena with up to four RV campsites in AF-1 Zoning District

Jodi was present as the applicant.

Site visit conducted by Adam Ossefoort and Roger Hendrickson on 5/30/2025.

Staff Findings: Adam read the staff report. 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 for any length of time greater than 10 consecutive days.
8. Applicant shall obtain a SWPPP for 1 acre or more of disturbance on the site.

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

Adam also pointed out, Jodi had passed out, to the board members, her updated plot plan drawing and her Yahweh Arena requirements.

Correspondence received: Yes; these letters may be viewed in full at the Planning and Zoning office, upon request;

First, from Kasen Christiansen's update letter on the wetland delineation, read by Adam.

Second, from Tim Twardowski – letter stating a SWPPP may be needed.

Third, Tom and Mary Kroll with Tim & Tasha, Dan and Dee, Linda Cook, Kim Cook Elroy and Cory Georges and Jeff and Karen Twardowski.

Public comment:

Roy Parish, stated #7, something about odor, but you can pile turkey manure in "x" amount of feet of the fence line, from one who signed the last letter and talking about parking so far from the fence. Jeff Twardowski has four or five wagons right along the fence, not "x" amount of feet, right along the fence. Culverts: on Jeff Twardowski's drainage ditch, last spring, you could see the culvert above ground. Lights and feedlots, Tim had lights that shine over half a mile. That whole letter is bogus. They are pointing fingers at her and don't look at themselves. Take that letter and throw it in the garbage. They do stuff as neighbors, against her, and it's sad.

Board discussion:

Andy, is the discrepancy of 40' or 30' feet of any importance?

Jody explained the distance is 30' feet, as she clarified with Jamie at P & Z, which is the setback.

Adam explained 9.10 Section of the Ordinance states in RV parks, no RV must be within 20' of an exterior boundary, however, in this particular zoning district the setback for any structure is 30' so we applied the 30' requirement as it is the most restrictive standard.

Andy, for the record, it will be 30' from the property line.

Jodi confirmed 30' on that particular property line. Also stated the arena is 65' back and the setback is only 40' from the road.

Jim confirmed 30'.

Andy asked about the road setback is actually 65' for the Campsite #1? Campsite #4 at 65?

Jody explained the distance measurements, both even with the arena.

More discussion on setbacks and campsites.

Roger stated the town board not wanting the water over the road and when he was out there, cannot see where this project will make any difference on that intersection. If you get water over the road, it is time to build the road up.

Jodi stated the other side of the road is worse, with water up higher in the ditch.

Andy, what direction does the water flow?

Jodi, North.

Andy, the concern was her driveways were going to cause back up without culverts or tile?

Jodi described that first entrance, she is going to put a culvert, because there is that wetland in that first ditch and she does not want that water to pool there. She wants it to be able to flow between the driveways.

Andy asked about the wetland delineation and if it has been done.

Jodi, yes, it has been done.

Adam confirmed, Kasen has it and it is within the 15-day review period, which occurs before they issue a notice decision on it. We have that as a condition and we could add to the condition that we cannot record this CUP or Jodi doesn't move forward on the CUP until we get that notice of decision finalized, if we reach that point.

Jim stated he thinks the delineation should be completed before we can move on.

Andy agreed the delineation should be completed.

Jodi stated, her problem with the wetland delineation is it was reported by Jeff Twardowski, stating it was wetland. She had bought the property two years ago, from him, and when she purchased the property he had told her it was farmable land. He said that he had put beans on it one year, corn on it the next year, and is very aware it was not wetland, and she had to pay \$3,600.00 for this? And it's not wetland. It is very frustrating. Everyone said she could go to the farmer place and they have this map that shows that it is not wetland. This is very expensive and Jeff is constantly turning her in. It is very frustrating. Like Roy was trying to tell the board, Jeff has put four loads of turkey manure right next to her line, and he has gotten every piece of old machinery he could find and parked it along her property line. He does things to her dog. Tim has shot her dog. Tim Twardowski stole thirteen bales of hay from her. His kids harass her dog. They try to run her off the road when she is on her horse. She stated she could go on and on and on about what they have done to her in the last two years.

Andy stated his remark pertained to the wetland delineation.

Jodi stated she had the delineation and should not have had to get it. It's not wetland. The land has been farmed for years and there is proof of that.

Andy repeated if it has been determined that a delineation has to be done then we have to follow that rule and we have to know what that delineation looks like so that it doesn't impede on...

Adam finished, so the drawing Jodi has provided and the wetland delineation jive and are on the same page. Kasen has indicted sometime in the middle of July, we will have that decision, so we will know what that wetland boundary officially consists of. Our 60 days is next week Tuesday, but we can extend by 60 days, we just notify Jodi in writing, so she will get an e-mail from me on Monday and that sets the next 120 days at September 6th, which would give us August meeting to look at it one more time before forwarding it on to the Commissioners.

Andy stated if we do this by the book, you are protected, as well.

Jodi stated she is used to being kicked down all of the time and kicked at.

Jim, do we need put, as a condition, about the town board as far as working with them for the driveways and the culverts?

Jodi stated they have their signatures on her drawing.

Adam, add a condition like: an establishment of driveways shall be approved by local townships, something like that?

Jody explained she had gotten the signatures from the townships.

Jim stated this would protect you also, that you will work with them on the driveways and the culverts.

Adam stated we feel you have done that, but we need something in writing, like a copy of the minutes...

Andy clarified, if it is written in the CUP, it means you have met that condition, and it will protect you.

Ken, if she gets copies of her minutes, it will be in there.

Roger added that is what they do, they sign approval.

Jodi stated she was not even told to go to Little Elk township for approval, because she is not in Little Elk, but she did, and their biggest concern was they didn't want that wetland between the two culverts to go up over the road and didn't care if she put culverts or drain tile, as long as it doesn't go up over the road. Jodi stated her concern was their side of the road. What happens when that comes over? Is that going to be blamed on her? She is sure.

Jim, it all looks good other than waiting to see the copy of the wetland delineation, once it is approved.

Jodi felt that the delineation should not be available to the public, they should have to pay for those.

Adam stated whatever documents are asked to be submitted, for the record, are public records.

Jodi, ridiculous.

Ken made the motion to table for the final official delineation report, seconded by Roger.

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 tabled until August 7, 2025.

AGENDA ITEM 4: Eli J. Shrock: Section 31, Germania Township, **Site Address:** 16612 County 22, Eagle Bend, MN 56446 **PID:** 09-0025700

1. Request for CUP for Temporary Family Housing in AF-1 Zoning District.

Eli was present as the applicant.

Site visits conducted by Adam Ossefoort and Lloyd Graves on 6/25/2025.

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

Proposed Conditions:

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

Correspondence received: None.

Public comment: None.

Lloyd was on the onsite visit, and added it all looked good. Cannot see any reason not to approve it.

Jim pretty straight forward application.

Ken, how long do you think you will need this?

Eli, good question, it could be four or five years or it could be ten, he didn't know. If anything comes up in those years, the board is to let him know. Eli added, it says here, temporary housing will be required to hook up to a competent septic system, however there is no plumbing in the house.

Adam. Right, we just did a compliance on the outhouse, which is compliant with a holding tank and you can just share.

Board discussion:

Ken motioned to recommend approval, with the one condition, Lloyd seconded.

Conditions:

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

Roll call vote commenced as follows:

Board member	Vote (yes or no)
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 July 15th, 2025.

AGENDA ITEM 5: Jason Coblentz: Section 34, Ward Township, **Site Address:** 25992 County 18, Browerville, MN 56438 **PID:** 26-0034300.

1. Request to expand their existing greenhouse operation to four additional structures in R-10 Zoning District.

Jason was present as the applicant.

Site visits conducted by Adam Ossefoort and Lloyd Graves on 6/25/2025.

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

Recommend approval to the commissioners with the following conditions;

Proposed Conditions:

1. The conditions of CUP#2022-009 shall be applied to granting of the proposed expansion of 4 additional greenhouses.
2. The applicant shall be limited to 4 additional greenhouse structures. Additional greenhouses shall require the review of the Planning Commission.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report: This report may be viewed in full, upon request, at the Planning and Zoning office. Lloyd summed it up as nice and clean and well-kept and sees no problem with it.

Ken, doesn't give size for the other hoop house.

Jason stated most likely the same size as the other.

Ken, concerned the time limit is too open ended.

Adam stated substantially completed in 36 months of the date of the conditional use permit. So, basically, when you get the permit you act on it.

Jim, he is doing a good job with what he is doing now.

Andy asked if parking will be a concern?

Ken, they have a lot of parking.

Jason explained, as far as the additional parking, the hoop houses, he is applying for them if he needs them, he is not sure if he wants them or needs them, but if he does use them as hoop houses, it would be more as a summer time, for cut flowers and be more of an extension of the season instead of an increase in the season. The other three structures would be for the Spring rush. Also, if he does those three, you saw in front of the house, they will have to narrow that down and allow for more parking, if he has three structures more to address the parking areas.

Andy, as long as continues to meet the condition of no parking on the road right of way.

Lloyd motioned to recommend approval, with the two conditions, Ken seconded.

Conditions:

1. The conditions of CUP#2022-009 shall be applied to granting of the proposed expansion of 4 additional greenhouses.
2. The applicant shall be limited to 4 additional greenhouse structures. Additional greenhouses shall require the review of the Planning Commission.

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 July 15th, 2025.

Jim called for a five-minute recess at 7:03 and resumed at 7:08.

AGENDA ITEM 6: New Heights Dairy: Section 10, Eagle Valley Township, **Site Address:** 37674 Co Hwy 11, Clarissa, MN 56440 **PID:** 07-0008801.

1. Request to expand their existing facility by adding a 132' x 118' addition, expand from 1752 AU to 1997.4 AU. Final head count will be 502 dairy calves and 1355 dairy cows > 1000 lbs. and adding a sand separation lane and stockpile area in AF-1 Zoning District.

Brent Czech was present as the applicant.

Site visits conducted by Adam Ossefoort and Lloyd Graves on 6/25/2025.

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

Recommend approval to the commissioners with the following conditions.

Proposed Conditions:

1. Issuance of the NPDES Feedlot permit and verification supplied to the County prior to issuance of any land use permits for expansion to the feedlot operation.
2. Expansion to the existing liquid manure storage area shall be conducted in compliance with Section 9.11 of the Todd County Planning and Zoning Ordinance.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
5. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: Yes, Mark Anderson, the area hydrologist letter was read. This letter may be viewed in full upon request at the Planning and Zoning Office.

Public comment: None.

Board discussion:

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

Lloyd stated for a big dairy, things looked good to him and looked like they were doing everything right.

Roger asked about the land application, expanding the manure permit, is that through Pollution Control?

Adam, yes. They go through and verify everything, make sure everything is met before they issue that feedlot permit.

Roger, as far as the water, they must have a little bit of an aquifer compared to us.

Adam, yes, and Mark stated they have plenty permitted for the expansion. Greater than a 1,000 A.U. requires an NPDES permit.

Roger, and they are expanding the manure pit and it must to go up to twelve months' minimum storage?

Adam, if they are going to expand it or build new, then it requires minimum of twelve months' storage. If they are going to use the existing, it is not a requirement unless the MPCA has some sort of standard for them, then they would permit that, but under the County Ordinance, it only triggers the twelve months, once they expand or build new.

Ken, and you have been to your township with this?

Brent, yes.

Ken, your facility on a township road or County road?

Brent, County.

Andy, at its' current level, how many months' storage does it have?

Brent, as it sits now, they have a year. After they get everything going and completed, they will be at about nine plus.

Lloyd motioned to recommend approval, with the five conditions, seconded by Andy.

Conditions:

1. Issuance of the NPDES Feedlot permit and verification supplied to the County prior to issuance of any land use permits for expansion to the feedlot operation.
2. Expansion to the existing liquid manure storage area shall be conducted in compliance with Section 9.11 of the Todd County Planning and Zoning Ordinance.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
5. Applicant must 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 July 15th, 2025.

Jim directed the board back to agenda item #2, Dawn Vowles.

Adam stated he was able to get in contact with Dawn and she sent an e-mail approving the County to have the additional time necessary to make the decision. Our business rules don't allow us to make decisions without the applicants present, so really all we can do now is table the item to the August meeting.

Ken made the motion to table until August, Roger seconded.

Roll call vote.

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

Motion carried. Jim and Adam noted the application will be tabled until the August 7, 2025 meeting.

Ken motioned to adjourn and Roger seconded. Voice vote to adjourn the July Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 7:23 PM.



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Receipt # 2025-0058

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zoning@ToddMN.us

Received

APR 07 2025

JLC
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant William & Dawn Voudes Mailing Address 33246 Co. Rd 156 Albany Mn 56304
Site Address 11734 Co. Rd 47 GREYENGLE MN. 56336
Phone Number [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) [REDACTED] Township GREYENGLE Lake/River Name Big Birch Lake
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland. AD

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

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

Measurement of land involved: Width 330.27 Length 2382.71 Acres 17.4

Septic System: Date installed _____ Date of latest Compliance Inspection _____

Is an upgrade needed: () yes () no New Design with Watab

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Seasonal Campground w/ hookups, 40x40 office Building
17 Sites

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

Yes ☒ No _____ Date of the meeting: 10 / 7 / 24

This was signed originally but I am unable to locate.

Optional Township Board Signature _____

Board Position _____

CUP # 2025-008

by promoting local recreation tourism

Property ID Number: 11-0027400 18.04 ACRES
Property Description: 11734 COUNTY 47
SECT-20 TWP-127 RANG-32 S2 N2 S2 NE4 & S2 N2 OF GOVT LOT 2
LYING E OF CO RD 47 18.04 ACRES

WILLIAM R & DAWN VOWLES
33246 CO RD 156
ALBANY MN 56307

39781-T
5/15/24
Paid in full

Step	Values and Classification	Taxes Payable Year	2023	2024
1	Estimated Market Value:	52,200	61,200	
	Homestead Exclusion:			
	Taxable Market Value:	52,200	61,200	
	New Improve/Expired Excl:			
	Property Classification:	RES NON-HSTD	RES NON-HSTD	
	Sent in March 2023			

2	*Does Not include Special Assessments Debt in November 2023	496.00		
3	Property Tax Statement			
	First Half Taxes:	245.00		
	Second Half Taxes:	245.00		
	Total Taxes Due in	490.00		

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:	2023	2024
	490.00	490.00

1.	Use this amount on Form M1PR to see if you are eligible for a property tax refund	
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 2753
- 10. Special Taxing Districts:
- A. VOTER APPROVED LEVIES
- B. OTHER LOCAL LEVIES
- A. REGION V
- B. SAUK WATER SHED DISTRICT
- C.
- D.
- 11. Non-school voter approved referenda levies
- 12. Total property tax before assessments

Special Assessments

- 13. A.
- B.
- C.
- D.
- E.
- TOTAL

on Your Property

PRINCIPAL INTEREST TOTAL

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

482.00	490.00
--------	--------



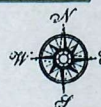
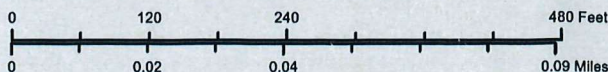
New Address: 11734 COUNTY 47
GREY EAGLE, MN 56336

Todd County
MINNESOTA



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

Site Map



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

Printed on:
Friday, October 6, 2023

Adam Ossefoort

From: Silgjord, Caleb (DNR) <[REDACTED]>
Sent: Tuesday, July 1, 2025 3:57 PM
To: Adam Ossefoort
Subject: RE: Legal Advice Request C. Silgjord.docx

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.

I read it that way as well.

But as we discussed the 500' would not pertain to the landowners that brought up the concerns as it is their property.

From: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Sent: Tuesday, July 1, 2025 12:09 PM
To: Silgjord, Caleb (DNR) <caleb.silgjord@state.mn.us>
Subject: RE: Legal Advice Request C. Silgjord.docx

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Thank you Caleb. This makes sense to me I think.

Basically a camper is an occupied structure but if the camper is left on site and vacated in the fall and winter, it is then not meeting the definition of an occupied structure?

From: Silgjord, Caleb (DNR) <[REDACTED]>
Sent: Tuesday, July 1, 2025 12:01 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: FW: Legal Advice Request C. Silgjord.docx

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.

Here is what I received back on the question you had.

I have reviewed the request for a legal opinion, and my answer is below.

Yes, in my opinion a camper is a "building occupied by a human" pursuant to 97B.001, subd. 7(a), and the 500-foot setback would apply. A "building" is a structure suitable for shelter for humans under Minnesota law. A camper would meet this definition. As far as being "occupied," I interpret this as meaning a person is actively using it as shelter (i.e., it is actively being rented out or routinely used for human shelter on a regular basis). So, if these campers are going to be

used for human shelter on a regular basis, they fall within the meaning of the statute and its requirements in subdivision 7.

Give me a shout if you have any questions.

Adam Ossefoort

From: Susette Smith <[REDACTED]>
Sent: Thursday, July 3, 2025 3:05 PM
To: Adam Ossefoort
Subject: Smith Comments re: Proposed 11734 County Rd 47 CUP

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.

We are unable to attend tonight's meeting and appreciate the opportunity to provide a written statement as decisions are made on the permit and related conditions to develop a seasonal campground at 11734 County Rd 47.

We, along with several neighbors, have shared consistent, documented testimony on current stormwater run-off conditions that negatively impact our properties across & downhill from the Vowles' property. Our concerns for any increase in stormwater run-off due to the development of the new campground are not based on feelings or fears; they are based on facts & first-hand experience.

This past weekend's massive downpour demonstrated the current situation during heavy storms. We experienced water flowing at prolonged, high levels through backyard swales combined with rain pouring from the road down our driveway. The result was extensive flooding, washed out sand/soil areas and property damage.

This is exactly why we are imploring the County to require conditions to ensure that development of the Vowles' property includes appropriate measures to control any increase in stormwater run-off and to contain it on their property. This includes additional watershed due construction, grading, and the creation of increased hardened surfaces, including gravel and compacted soil/grassy areas resulting from construction, camper/trailer/vehicle parking, etc. (not just roof structures, concrete and asphalt). Our concern is that if appropriate measures are marginalized and not taken seriously, our current situation will worsen, forcing us to bear an unfair burden & risk of increased stormwater run-off, compromising the use, value & enjoyment of our property during the construction period and beyond.

We are also concerned by the proposed location of the campground driveway directly across from our driveway. This creates a new "paved path of least resistance" for heavy rain to bypass designed stormwater management measures and to instead run straight down the new campground driveway, across the road, directly down our driveway. This new avenue of potential stormwater run-off compounds the existing watershed situation, leading to concerns with additional flooding risk on our property outside of the existing culvert/swale area.

Based on the above, we respectfully request the following conditions:

- Full compliance with MPCA requirements for SWPPP - during & after construction.
- Relocate the driveway on Vowles' property so it is offset from our driveway (instead of being directly across) to mitigate related stormwater run-off impact.
- Holding ponds, grading plans, landscaping/vegetation and other measures designed to ensure stormwater run-off is contained on the Vowles' property.
- Continued consideration for public safety measures such as turn lanes and a widened campground entrance/exit to mitigate risks created by introducing a significant increase in vehicles turning on/off County 47 in a tight area currently known to be dangerous due to blind spots, speeding, steep ditches and narrow shoulders, especially during peak season (May – September).

Thank you for your careful consideration of our concerns and the information provided.

Respectfully,
Susette & Pat Smith | 11729 Cty Rd 47, Grey Eagle, MN

**Waite Park**

130 Division Street, Suite 118
Waite Park, MN 56387
(320) 258.9383

Melrose

408 Main Street E., Suite 5
Melrose, MN 56352
(320) 256.4205

May 13, 2025

Bernard M. Hinnenkamp
35550 County Road 185
Sauk Centre, MN 56378

**Re: Minn. Stat. 97B.0001, Subd. 7
Hunting Restrictions – Trespass**

Dear Mr. Hinnenkamp:

Enclosed is a copy of Minn. Statutes Sec. 97B.001, regulating trespass and the use of firearms while hunting. From my review of the statute and the Minnesota Department of Natural Resources' hunting and trapping regulations (July 2024), I am of the opinion that it is unlawful for your children and grandchildren to hunt on your land if they are within 500 feet of an occupied building on the land of an adjoining property owner. A first time violation of the statute and regulations is a misdemeanor and results in the loss of hunting privileges for the remainder of the season. A second violation within three years of the first violation is a gross misdemeanor and results in the loss of hunting privileges for two years (*see Minn. Stat. 97A.315*).

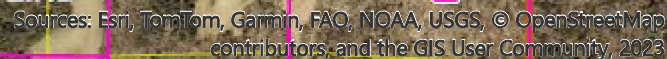
In effect, the statute and regulations create a 500 foot buffer zone around occupied buildings in which hunting is prohibited without the written consent of the buildings' owner.

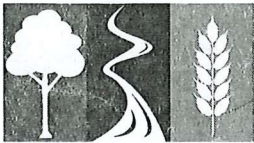
Please note that there are exceptions to statute and regulations. First, you, as the property owner, are not prohibited from hunting within 500 feet of an occupied building on the land of an adjoining property owner. Second, your children and grandchildren could hunt within 500 feet of an occupied building with the adjoining landowner's written permission.

I have not found any court decisions interpreting the statute and regulations, or any legislative history identifying the Legislature's intent when they adopted the statute. I suspect that the Legislature did not intend the prohibition to include the family members of property owners. But the language adopted in the statute and regulations is broad enough to include family members. If your children and grandchildren hunt within 500 feet of a neighboring property owner's buildings, with out the neighbor's permission, they risk a misdemeanor citation and loss of hunting privileges, even if they are hunting on your property.

Sincerely,
Reverman Lund Ross

A handwritten signature in cursive script that reads "Scott E. Dymoke".
Scott E. Dymoke





WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

Receipt # 8025-0192

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

Received
MAY 09 2025
SKC 51575
Todd County
Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Jodi Marohn Mailing Address 28333 284th Street Long Prairie

Site Address Same

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 12-0030200 (Pending new Parcel #) Township Hartford Lake/River Name _____

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) SEE SURVEY, PARCEL B
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 10

Septic System: Date installed 1996 no sewer on property Date of latest Compliance Inspection 4/29/22

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

I am requesting to open an indoor riding arena with camping. Individuals will be able to bring their horses and ride indoors. I am also requesting to allow 3 RV campers onsite plus mine. (I had a house fire and will be living in a camper for the summer)

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

Yes ☒ No _____ Date of the meeting: 7/28/2025

[Signature]
Optional Township Board Signature

[Signature]
Board Position Chair Person

Chair Person

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

No, I live by several large farms that haul large farm equipment and trailers

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

Yes, the majority of farms around my property have large sheds.

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

No because all the farms around have large sheds, barns, and buildings.

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

No my arena is beautiful

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

No, there will not be any loud noises, only odor would be from horse manure, but there is beef cattle all around the arena.

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

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

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

Only complete applications may be placed on an agenda

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

Jodi Marchin

Applicant Name Printed

Jodi Marchin

Signature

4-28-25

Date

Jodi Marchin

Property Owner Name Printed

Signature (If different than applicant)

Date

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

Site Plan

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

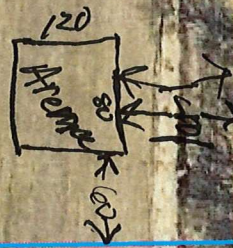
* see attached

12-0030200
JODI I
MAROHN

16-0029500
DANIEL J &
DEANNA D OPSAL

12-0030201
KAREN A
TWARDOWSKI

285TH AVE



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

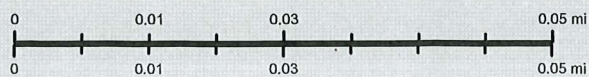
Todd County

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.

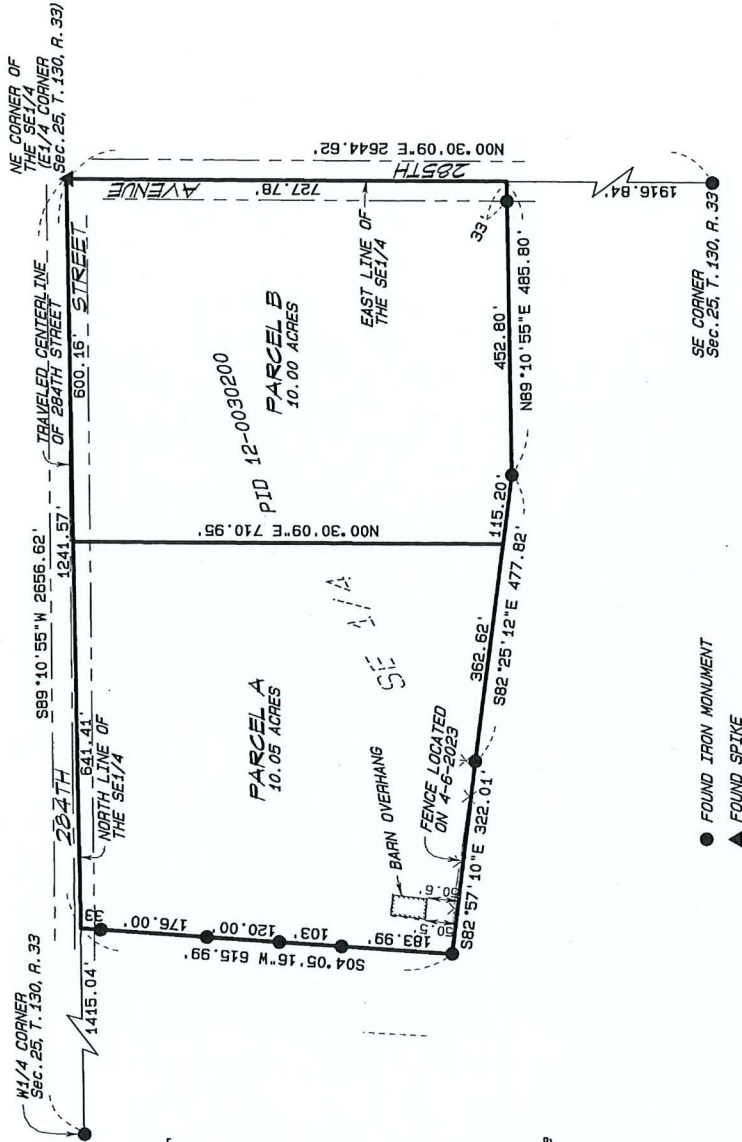
Printed on:
Tuesday, April 29, 2025

FESTLER LAND SURVEYING

16111 FIRST AVENUE NE, LITTLE FALLS, MN 56345 (320) 632-4396

SURVEY FOR: JODI MAROHN

SECTION 25, TOWNSHIP 130, RANGE 93,
TODD COUNTY, MINNESOTA



PROPOSED PARCEL A:

That part of the Southeast Quarter, Section 25, Township 130, Range 93, Todd County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 89 degrees 10 minutes 55 seconds West, assumed bearing, 600.15 feet to the north line of said Southeast Quarter to the point of beginning; thence continuing South 89 degrees 10 minutes 55 seconds West 641.41 feet; thence South 82 degrees 05 minutes 16 seconds West 615.99 feet; thence South 82 degrees 05 minutes 16 seconds East 322.01 feet; thence North 82 degrees 05 minutes 16 seconds East 710.95 feet to the point of beginning. Subject to 284th Street on the north.

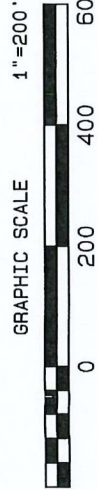
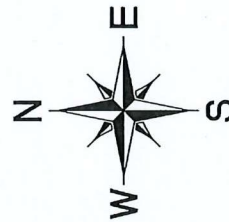
PROPOSED PARCEL B:

That part of the Southeast Quarter, Section 25, Township 130, Range 93, Todd County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 89 degrees 10 minutes 55 seconds West, assumed bearing, 1241.57 feet along the north line of said Southeast Quarter, thence South 82 degrees 05 minutes 16 seconds West 322.01 feet; thence South 82 degrees 05 minutes 16 seconds East 322.01 feet to the point of beginning; thence continuing South 82 degrees 05 minutes 16 seconds East 115.20 feet to the intersection of the east line of said Southeast Quarter; thence North 82 degrees 05 minutes 16 seconds East 485.80 feet to the intersection of the Southeast Quarter to said northeast corner thereof; thence South 89 degrees 10 minutes 55 seconds West 600.16 feet along said north line of the Southeast Quarter; thence South 82 degrees 05 minutes 16 seconds West 10.95 feet to the point of beginning. Subject to 284th Street on the north and 285th Avenue on the east.

SURVEY NOTE:

--No field work was completed for this survey. All Section corners, fences, and buildings were located previously by Festler Land Surveying and were not verified as part of this survey.



Digitally signed by Jared Festler
DN: cn=Festler, o=Festler Land Surveying, ou=LLC, email=jared@festlerllc.com, c=US
Date: 2025.01.13 13:02:15 -0500

Jared Festler

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.

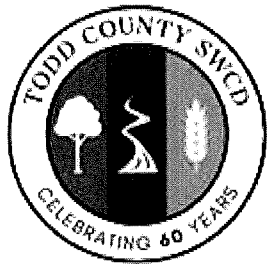
Reg. No. 55338 Date January 13, 2025 Job No. 2024-344 Book No. N/A

Adam Ossefoort

From: Kasen Christiansen
Sent: Tuesday, July 1, 2025 10:54 AM
To: Adam Ossefoort
Subject: Marohn Parcel

12-0030200 – Jodi Marohn, Parcel Updates.

- Boundary/Type Application received (6/26/25) regarding wetland delineation for 10 acre project area.
- Notice of Application was issued (6/27/25) with comments needed to LGU by (7/16/25) ***minimum 15 business day comment period for Boundary/Type applications***
- On site review of the delineation has not been completed, but will be prior to the issuing a formal Notice of Decision.



Kasen Christiansen

Resource Conservationist - Wetlands

Todd County Soil and Water Conservation District

215 1st Ave South, Ste 104

Long Prairie, MN 56347

Office: (320) 732-2627

Work Cell: (320) 874-0167

Robert A. Hagen

Tommy Hagen

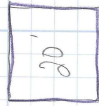
Kenneth A. Hagen

285th Ave
Eastern Road Shoulder

Little Elk Township

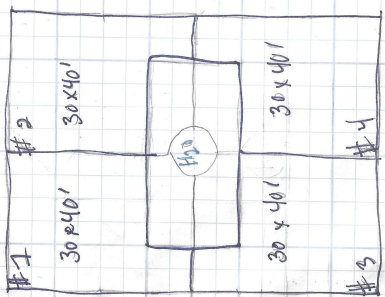
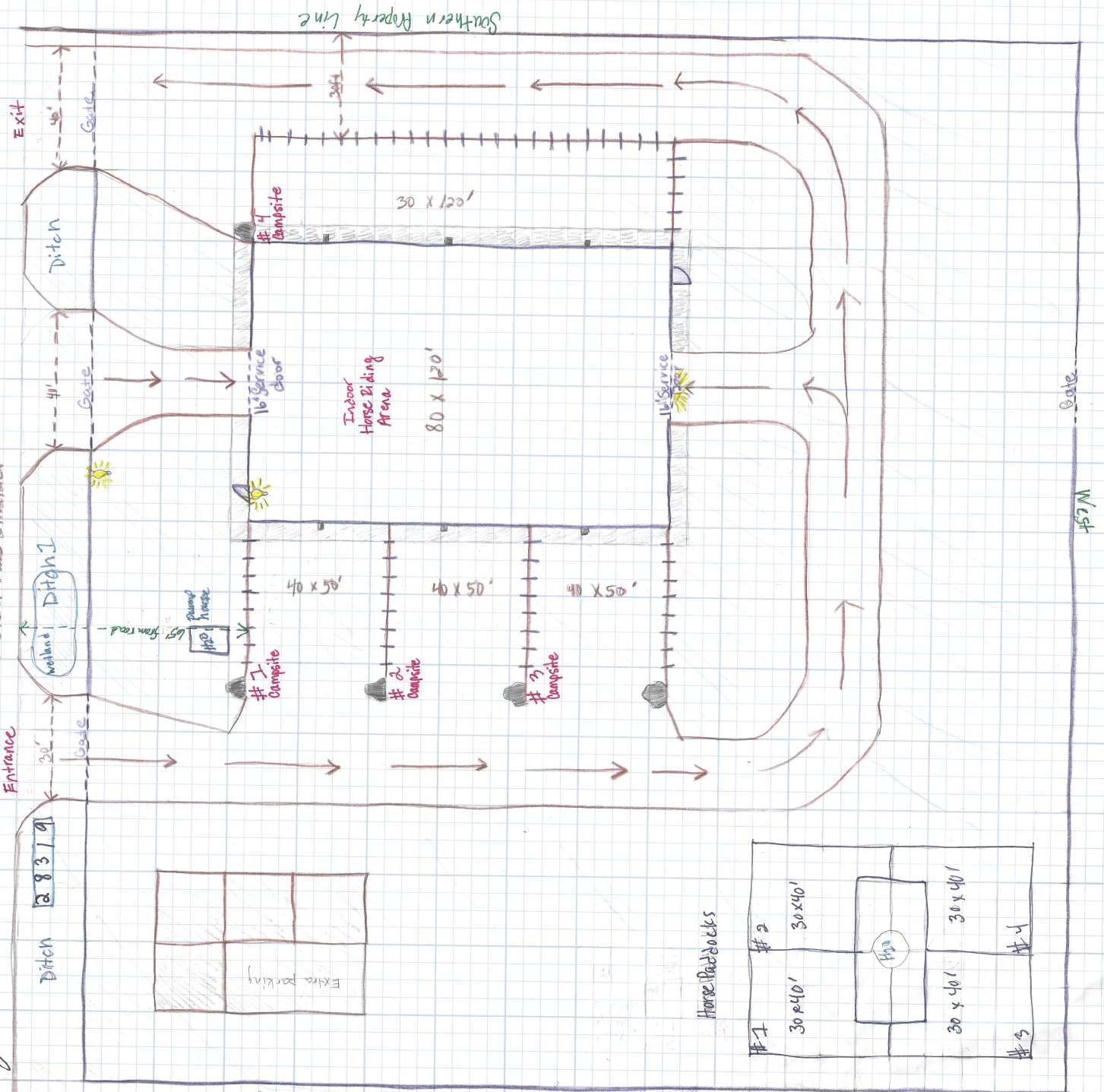
284th Street

Hartford Township



Wetland 1

North
Woven wire fencing around the perimeter



Yahweh Arena

Section 9.10

B. Application: Construction is complete on the indoor horse-riding arena. A design of the dirt work is attached.

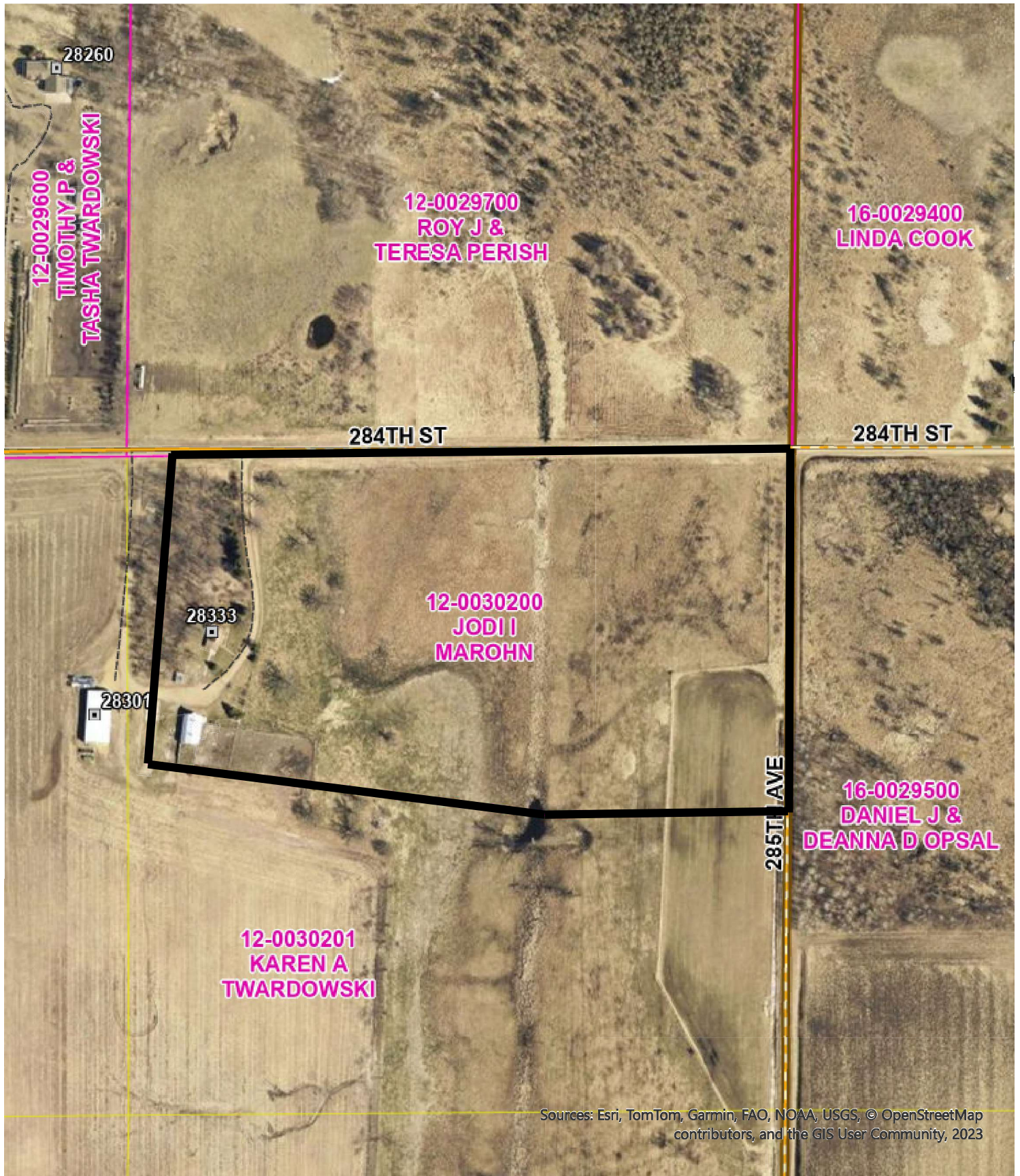
- (i) 28319 285th Ave Long Prairie a 10-acre lot.
- (ii) On the North side of the arena there is (3) 40X50 campsites 1,2,3, running east to west. On the South side there is (1) 30 X 120 campsite. All the campsites have electric hook ups. Everyone will have a scheduled time to use laundry facilities at 28333 284th Street Long Prairie. All roadways will remain free of parked vehicles and there will be no loading or unloading of animals in the roadway. All ditches will be cleaned and maintained, and landscaping will be done promptly after dirt work is complete. One parking space available for every campsite North of the driveway, so a total of 4 parking spots. Northeast of the driveway will be an 8 X 12 pump house for the well. There will be a 50 ft setback off the road for campsite #1 and 85 ft setback for campsite #4. Campsite # 4 will be set back 40 ft from the property line.
- (iii) 5 ft around the perimeter of the arena will be designed to drain water away from the arena and pea rock will be around the outside to prevent dirt from splashing on the outside.
- (iv) All the dirt work will allow the rainwater to drain appropriately. A professional excavator is doing all the dirt work.
- (v) No sewage disposal will be available and is not required for less than 5 campsites. Surface drainage previously discussed. Brand new well will be drilled. Will be obtaining a building permit for pump house. RV electrical hook ups are available. Brand new and have passed all electrical inspections.
- (vi) I have a dumpster available and will be adding LP sanitation garbage cans and recycling cans to have around the arena.
- (vii) (3) 40 X 50 campsites and (1) 30 X 120 ft.
- (viii) 28319 291st Ave Long Prairie abutting roads 291st Ave and 284th street
- (ix) 3 road approaches the Northeast entrance will be 30 ft wide and have drain tiles. Went to Little Elk Town Hall meeting on June 26th and their only concern was making sure the water in the ditch did not go over the roadway. They did not care if there were drain tile or a culvert. The East entrance will be 40 ft. wide and have tile drains. The Southwest entrance will be 40 ft wide and have drain tiles.
- (x) There will be an entrance and an exit one-way traffic that wraps around the arena. The arena is 80 X 120 ft with 18 ft ceilings and (2) 16 ft service doors on the east and west end of the building.
- (xi) Covenant and rules

C. Designation of uses: The attached campsite design identifies specific areas for recreational vehicles/travel trailers.

D. Lot sizes: All campsite will be 2000 sq ft.

E. Performance standards for recreational vehicle parks

- (i) Water will be available at the pump house and porta potties.
- (ii) All dirt work will provide adequate drainage. Areas around the arena will remain dust free by ways of watering and possibly putting calcium chloride down to prevent dust.
- (iii) Arena was built with a building permit in place, and I will be getting a building permit for the pump house.
- (iv) Landscaping will be maintained around each campsite and No RV will be located within 30 ft of the property line or 40 ft of any exterior existing public road right-of-way.
- (v) Large rocks will be placed on the corners of each campsite marked with the number of the campsite. There is adequate lighting all around the campsites, 1 on the light pole, 2 off the west side of the building, another one on the east building, and several lights under the fascia around the entire building.
- (vi) I am on the schedule to have a well put in, so there will be drinking water readily available.
- (vii) All maintenance equipment is stored in the barn located in the 10-acre parcel west of the arena.
- (viii) No advertising currently. The arena will be a private arena and not open to the public. Members and campers only.
- (ix) The office and laundry space are attached to the house located at 28333 284th Street Long Prairie the 10-acre parcel west of the campsites. Every area of the arena, campsites, laundry will be safe, clean, and sanitary. I have spent the last 2 years removing garbage, old wire, glass, metal, etc.. from this area. The safety of the individuals and their animals is my #1 priority. Porta potties are cleaned by me and emptied and maintained by Freies septic services.
- (x) I live onsite and will always be on duty. I am an emergency room Nurse Practitioner who works nights at the Hospital in Long Prairie. I will have someone on call who could respond in the middle of the night if something was needed. Located in the office will be registration this will consist of name and address of owners and of each occupant the day they arrived and the day they leave. The corner of each lot will be numbered and there is lighting on the east and west end of the building and there are several lights under the fascia that can be turned off if needed.
- (xi) Parking will be in designate areas only and will be more than 10 ft from any side yard line.
- (xii) There is a porta potty, laundry area, storm shelter, and shower available.



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

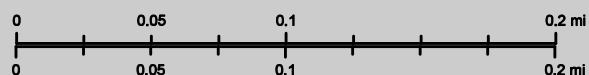
Todd County

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:
Wednesday, May 14, 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

Received

JUL 11 2025

CONDITIONAL USE PERMIT APPLICATION

**Todd County Planning
& Zoning**

Applicant Great River Energy and Todd-Wadena Electric Cooperative Mailing Address 12300 Elm Creek Blvd N. Maple Grove, MN 55369

Site Address Rt. 1 Clarissa, MN 56440

Phone No [REDACTED]

Property Owners Name & Address (if not applicant) Mark Patnode
400 Central Ave S Eagle Bend, MN 56446

Parcel ID(s) 07-0039200 Township Eagle Valley Lake/River Name NA

Zoning District (circle one): 07-0039201 AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) See Attachment A
(attach if necessary)

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

Measurement of land involved: Width 70 feet Length 2,371.1 Acres 3.81

Septic System: Date installed NA Date of latest Compliance Inspection NA

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request: Great River Energy and Todd-Wadena Electric Cooperative are seeking a conditional use permit to rebuild an existing transmission line and substation. The substation is located at the intersection of 185th Ave and County Road 84. The transmission line runs parallel to County Road 84 and operates at 34.5kV. The transmission line rebuild will have the capability to operate at 115kV which increases energy resiliency, reliability and accommodates the increasing demand for electric services. The rebuild of the transmission line will follow the current centerline of the existing transmission line. The rebuild of the substation shall include the installation of additional equipment as well as expanding the fence line by three feet.

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes ☒ No ☐ Date of the meeting: 5 / 6 / 2025

Stanley Johnson chairman
Optional Township Board Signature

Chairman
Board Position

CUP# 2025-015

Pd. # 2025 0365

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

No, there is an existing transmission line that is already in the location of the proposed rebuild route.

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

Yes, there is already an existing transmission line in the location of the proposed transmission line rebuild route.

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

No, there is already an existing transmission line that is already in the location of the proposed rebuild route.

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

No, there is already an existing transmission line that is already in the location of the proposed rebuild route.

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

No, there is already an existing transmission line that is already in the location of the proposed rebuild route.

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

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

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

Only complete applications may be placed on an agenda

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

Anson Belcourt
Applicant Name Printed

Anson Belcourt
Signature

3-27-25
Date

MARK Patwade
Property Owner Name Printed

Mark Patwade
Signature (If different than applicant)

3-27-25
Date

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

AUTHORIZED AGENT FORM

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

Site address Rt. 1 Clarissa, MN 56440 Section # 33

Township Name Eagle Valley

Parcel Number(s) 07-0039200

Property Owner(s) Name(s) (print) Mark Patnode

Property Owner(s) Signature(s) Mark Patnode Date 3/28/2025

Authorized Agent(s) name(s) (print) Anson Belcourt

Authorized Agent(s) Signature(s) Anson Belcourt Date 3/28/2025

Authorized Agent Phone Number 

Authorized Agent Email abelcourt@greenergy.com

Site Plan

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



Great River Energy
 — Proposed 115-KV transmission line rebuild
 — Existing 34.5-kV transmission line
 ■ Existing distribution substation

Non-GRE Transmission
 — Existing 115-kV transmission line

Iona Tap

0 125 250 500 Feet

N

 GREAT RIVER ENERGY.

Attachment A

Full and Current Legal Description(s): The Southwest Quarter Excepting the South 708.16 Feet of the West 295.16 Feet of the Southwest Quarter of the Southwest Quarter of Section 33 Township 131 Range 34, located in Eagle Valley Township, Todd County, Minnesota.

Property ID Number: 07-0039200
Property Description: SECT-33 TWP-131 RANG-34
SW4 EX S 708.16 FT OF W 295.16 FT OF
SW4 SW4 155.20 ACRES

MARK PATNODE
400 CENTRAL AVE S
EAGLE BEND MN 56446

31215-T
ACRES 155.20

Step

1

Homestead Exclusion:
Taxable Market Value: 342,300 452,8
New Improve/Expired Excls:
Property Class: AGRI HSTD AGRI HSTD

Sent in March 2023

Step

2

Proposed Tax
* Does Not Include Special Assessments 1,224.
Sent in November 2023

Step

3

Property Tax Statement
First half Taxes: 646.00
Second half Taxes: 646.00
Total Taxes Due in 2024 1,292.00

\$\$\$
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 app

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

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

Property Tax 3. Property taxes before credits
and Credits 4. A. Agricultural and rural land tax credits

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax 6. County

by Jurisdiction 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 special assessments

Special Assessments 13. A.

on Your Property B.

C.

D.

E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

☐		
	.00	
	1,663.46	2,203.7
	490.00	490.0
	235.46	421.7
	938.00	1,292.0
	575.18	734.6
	247.32	377.0
	.00	.0
	10.10	57.6
	104.24	121.2
	1.16	1.3
	938.00	1,292.0
	938.00	1,292.0

2nd Half 2024 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
Pay Stub 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# 07-0039200 RCPT# 4635
AGRI HSTD

1st Half 2024 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
Pay Stub 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# 07-0039200 RCPT# 4635
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX 646.00	1,292.0
	PENALTY	1ST HALF TAX 646.0
NO RECEIPT SENT UNLESS REQUESTED. OUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	PENALTY
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	TOTAL

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

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

MARK PATNODE
400 CENTRAL AVE S
EAGLE BEND MN 56446

31215-T

MARK PATNODE
400 CENTRAL AVE S
EAGLE BEND MN 56446

31215-T

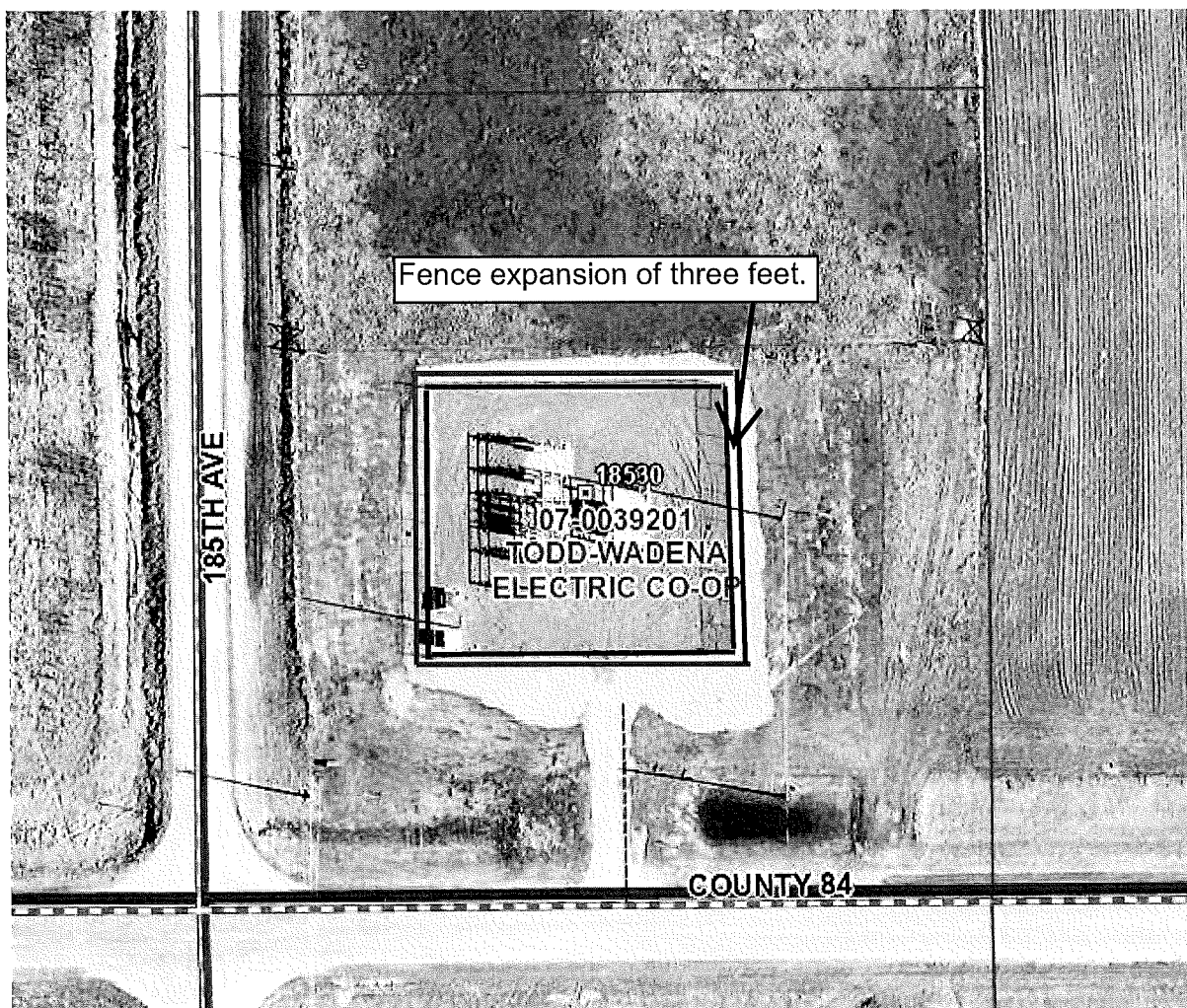


Legend

Old Fence ———

New Fence ———

Property Details: SEC 33 TWP 131 RANG 34, PID No. 07-0039201, Todd County, MN



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

2025

PROPERTY TAX
STATEMENT

EAGLE VALLEY

PRCL# 07-0039201

RCPT# 4670

TC

1.741

1.770

Property ID Number: 07-0039201
Property Description: SECT-33 TWP-131 RANG-34
S 295.16 FT OF W 295.16 FT OF SW4
SW4 2.00 ACRES DOR # 1040019 STATE
18530 COUNTY 84

TODD-WADENA ELECTRIC CO-OP
PO BOX 431
WADENA MN 56482

416 -T

Values and Classification		2024	2025
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	89,100	88,500
1	Homestead Exclusion:		
	Taxable Market Value:	89,100	88,500
	New Improve/Expired Excls:		
	Property Class:	PUBLIC UTIL	PUBLIC UTIL
	Sent in March 2024		
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,354.00
	Sent in November 2024		
Step 3	Property Tax Statement		
	First half Taxes:		1,172.00
	Second half Taxes:		1,172.00
	Total Taxes Due in 2025		2,344.00

\$\$\$

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 homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	☐	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits 3. Property taxes before credits	2,278.00	2,344.00
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	.00	.00
5. Property taxes after credits	2,278.00	2,344.00
Property Tax by Jurisdiction 6. County	779.25	770.50
7. City or Town	399.91	359.91
8. State General Tax	472.81	510.77
9. School District: 787 A. Voter approved levies	231.40	373.49
B. Other local levies	393.18	327.86
10. Special Taxing Districts: A. REGION V	1.45	1.47
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,278.00	2,344.00
Special Assessments on Your Property 13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,278.00	2,344.00

2nd Half 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
Pay Stub 2025 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# 07-0039201
PUBLIC UTIL

RCPT# 4670

1st Half 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
Pay Stub 2025 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# 07-0039201
PUBLIC UTIL

RCPT# 4670

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
OCTOBER 15, 2025	2ND HALF TAX 1,172.00	1ST HALF TAX 1,172.00
	PENALTY	PENALTY
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT	TOTAL	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

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

TODD-WADENA ELECTRIC CO-OP 416 -T
PO BOX 431
WADENA MN 56482

TODD-WADENA ELECTRIC CO-OP 416 -T
PO BOX 431
WADENA MN 56482

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

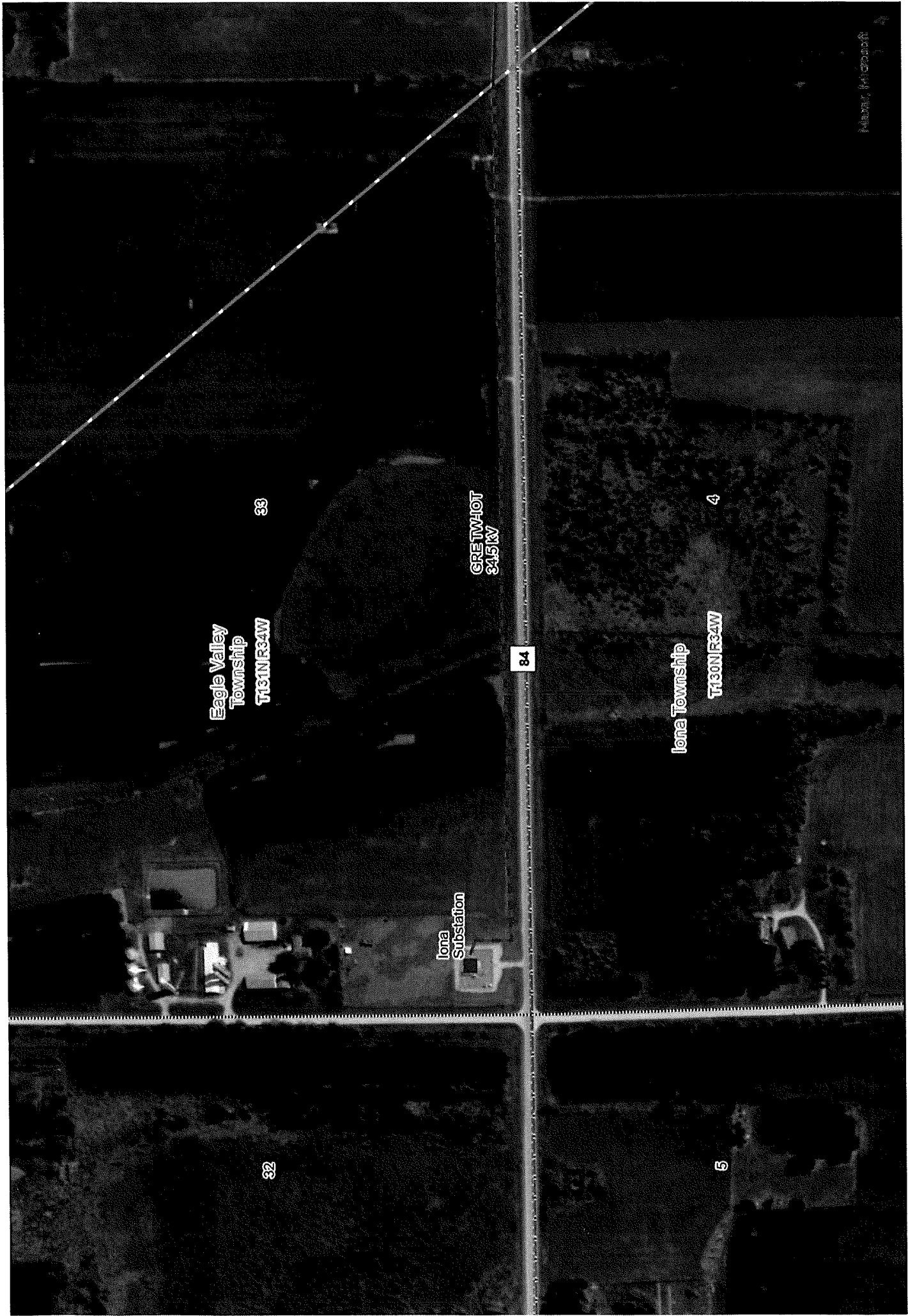
LIST ADDRESS CORRECTION ON BACK

TODD COUNTY

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY



Great River Energy

Proposed 115-KV transmission line rebuild

Existing 34.5-kV transmission line

Existing distribution substation

Non-GRE Transmission

Existing 115-kV transmission line

Iona Tap

0

125

250

500 Feet

N

GREAT RIVER ENERGY

SCANNED

Sue Bertrand

From: Parlow, Marsha GRE-MG [REDACTED]
Sent: Thursday, July 17, 2025 11:42 AM
To: Sue Bertrand
Cc: Belcourt, Anson GRE-MG
Subject: Re: Iona 115-kV Substation and Transmission Line CUP Application and EA in 2 of 2 emails

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 Sue,

It sounds like you talked to Anson too. Go ahead and make that addition on your end.

Marsha Parlow
Transmission Permitting Specialist
Great River Energy
Direct: 763-445-5215 | Cell: 612-345-1212
** Please consider the environment before you print this e-mail.*

From: Sue Bertrand <Sue.Bertrand@co.todd.mn.us>
Sent: Thursday, July 17, 2025 10:26 AM
To: Parlow, Marsha GRE-MG <mparlow@GREnergy.com>
Subject: RE: Iona 115-kV Substation and Transmission Line CUP Application and EA in 2 of 2 emails

This email was sent by an external sender. Opening attachments or clicking links from untrusted sources may cause damage to you and Great River Energy.

Hello,

I will add the additional parcel #07-0039201 (Todd Wadena's) to the application for the CUP.
Please reply to this e-mail to confirm I may make the addition on our end, with the original signatures.
Please follow up with the legal descriptions for both parcels as the final decision will be recorded, and those recordable legal descriptions must come from you for the Proceedings. The tax forms are not in recordable form (should come from the deeds).
Thank you so much.

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

From: Parlow, Marsha GRE-MG <[REDACTED]>
Sent: Monday, July 14, 2025 8:37 AM
To: Toddplan Zone <Toddplan.Zone@co.todd.mn.us>
Cc: Belcourt, Anson GRE-MG <abelcourt@GREnergy.com>
Subject: Re: Iona 115-kV Substation and Transmission Line CUP Application and EA in 2 of 2 emails

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.

Attached are the appendices for the EA.

Sincerely,

Marsha Parlow
Transmission Permitting Specialist
Great River Energy
Direct: 763-445-5215 | Cell: 612-345-1212
** Please consider the environment before you print this e-mail.*

From: Parlow, Marsha GRE-MG
Sent: Monday, July 14, 2025 8:34 AM
To: toddplan.zone@co.todd.mn.us <toddplan.zone@co.todd.mn.us>
Cc: Belcourt, Anson GRE-MG <abelcourt@GREnergy.com>
Subject: Iona 115-kV Substation and Transmission Line CUP Application and EA in 1 of 2 emails

Please accept the attached Conditional Use Permit application and draft EA for the proposed Iona 115-kV substation and transmission line project. A check was sent out last week to cover the application fee.

Appendices are in the second email.

Please contact me if you have any questions or need any additional information.

Sincerely,

Marsha Parlow
Transmission Permitting Specialist
Great River Energy
12300 Elm Creek Boulevard
Maple Grove, MN 55369
Direct: 763-445-5215 | Fax: 763-445-5246 | Cell: 612-345-1212
WWW.GreatRiverEnergy.com

** Please consider the environment before you print this e-mail.*

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.



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

June 2, 2025

**RE: Survey on Proposed Iona 115-kilovolt (kV) Transmission Line and Substation Upgrade
Located in Eagle Valley Township, Todd County, Minnesota**

Dear Adjacent Land Owner:

Great River Energy and Todd-Wadena Electric Cooperative are proposing an overhead 115-kilovolt (kV) transmission line and substation upgrade located near the intersection of 185th Avenue and County Road 84 in Eagle Valley Township, Minnesota. This project will improve system reliability in the area.

Great River Energy proposes to build approximately a half-mile transmission line located in Section 33, T131N, R34W, Todd County, Minnesota. The proposed line would connect Minnesota Power's existing 115-kV "47" line to Todd-Wadena Electric Cooperative's Iona Substation (see attached map).

The proposed 115-kV transmission line would replace the existing 34.5-kV transmission line that currently parallels County Road 84. The new line would be constructed with poles approximately 75 to 85 feet in height and approximately 350 to 450 feet spacing between poles. The easement width proposed would be 100 feet wide with 50 feet either side of the transmission line centerline.

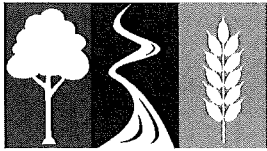
Great River Energy and Todd-Wadena Electric Cooperative are seeking approval for the project from Todd County. As part of the permitting process, Todd County must provide an Environmental Assessment (EA) on the project and afford the public an opportunity to participate in the development of the scope of the EA before it is prepared.

This survey is intended to allow the public to comment on the project and provide input on the content of the EA. A preliminary EA Table of Contents is attached as a starting point for what should be covered in the document. We encourage you to provide comments on the project and additional topics you want to see addressed in the EA.

Great River Energy has initiated an environmental review of the project with various federal and state agencies. The status of those reviews is provided below:

United States Corps of Engineers – initial review shows no wetland impacts in the proposed project area (per NWI data via DNR Wetland Finder website).

United States Fish and Wildlife Service – online review of the project determined that the Gray Wolf (*Canis lupus*) will not likely to be adversely affected and there will be no effect on the Monarch



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

Preliminary Table of Contents

1.0 Introduction

- 1.1 Project Need and Proposed Project
- 1.2 Project Location and Schedule
- 1.3 Project Cost Estimate

2.0 Regulatory Framework

- 2.1 Permit Requirement
- 2.2 Environmental Assessment Requirement
- 2.3 Public Participation/Scoping of Environmental Assessment
- 2.4 Conditional Use Permit

3.0 Engineering Design and Construction

- 3.1 Proposed Substation Upgrade
- 3.2 Proposed Transmission Line
- 3.3 Right-of-Way Acquisition
- 3.4 Construction Procedures
- 3.5 Restoration/Maintenance Procedures

4.0 Assessment of Environmental Impacts and Mitigation

- 4.1 Description of Environmental Setting
- 4.2 Impacts on Human Settlement
 - 4.2.1 Socioeconomics
 - 4.2.2 Displacement
 - 4.2.3 Noise
 - 4.2.4 Aesthetics
 - 4.2.5 Human Health and Safety
 - 4.2.6 Public Services
 - 4.2.7 Transportation
- 4.3 Impacts on Land-based Economies
 - 4.3.1 Recreation/Tourism
 - 4.3.2 Agriculture
 - 4.3.3 Mining and Forestry
- 4.4 Archaeological and Historic Resources
- 4.5 Natural Environment
 - 4.5.1 Air Quality
 - 4.5.2 Water Resources, Wetlands and Soils
 - 4.5.3 Vegetation and Wildlife/Rare and Unique Natural Resources

5.0 Regulatory Permits and Approvals Required



Great River Energy

Proposed 115-KV transmission line rebuild

Existing 34.5-kV transmission line

Existing distribution substation

Non-GRE Transmission

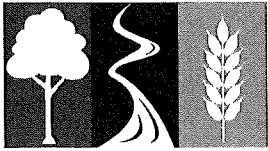
Existing 115-kV transmission line

0 125 250 500 Feet

N

Iona Tap

 GREAT RIVER ENERGY



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

SCANNED

7/11/25

SURVEY:

Please respond by July 10, 2025 via the enclosed self-addressed envelope or email to adam.ossefoort@co.todd.mn.us

☐ I have the following comments on the Iona 115-kV Transmission Project:
(Please write your comments below. Use another sheet of paper if more space is needed.)

1

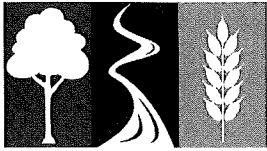
☒ I have No comments on the Iona 115-kV Transmission Project

Name: ADAM RIEDEL

Address: 608 HILL AVE W CLARISSA

Phone: [REDACTED]

Email:



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

SCANNED

SURVEY:

Please respond by July 10, 2025 via the enclosed self-addressed envelope or email to adam.ossefoort@co.todd.mn.us

☐ I have the following comments on the Iona 115-kV Transmission Project:
(Please write your comments below. Use another sheet of paper if more space is needed.)

☒ I have No comments on the Iona 115-kV Transmission Project

Name: *Stanley Johnson - Eagle Valley township chairman*

Address: *35516 US 71 Eagle Bend Mn*

Phone: [REDACTED]

Email:



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

Received

JUN 16 2025

Todd County Planning
& Zoning

SCANNED

SURVEY:

Please respond by July 10, 2025 via the enclosed self-addressed envelope or email to adam.ossefoort@co.todd.mn.us

☐ I have the following comments on the Iona 115-kV Transmission Project:
(Please write your comments below. Use another sheet of paper if more space is needed.)

All is good & I understand
the update with the Powerline!

Mark Patnode 6-13-25

☐ I have No comments on the Iona 115-kV Transmission Project

Name: Mark Patnode

Address:

Phone:



Email:



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

Received

JUN 16 2025

Todd County Planning
& Zoning

SCANNED

SURVEY:

Please respond by July 10, 2025 via the enclosed self-addressed envelope or email to adam.ossefoort@co.todd.mn.us

☐ I have the following comments on the Iona 115-kV Transmission Project:
(Please write your comments below. Use another sheet of paper if more space is needed.)

☒ I have No comments on the Iona 115-kV Transmission Project

Name: Iona Township

Address: 46 Paula Becker, Clerk

Phone:

Email:

IONA TOWNSHIP
PAULA BECKER, CLERK
21668 COUNTY 14
BROWERVILLE, MN 56438



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

SCANNED

SURVEY:

Please respond by July 10, 2025 via the enclosed self-addressed envelope or email to adam.ossefoort@co.todd.mn.us

☒ **I have the following comments on the Iona 115-kV Transmission Project:**
(Please write your comments below. Use another sheet of paper if more space is needed.)

Its kind of odd we need more capacity when the majority of the residents are Amish who don't use electricity or Illegal migrants who are taking over our small towns thanks to our county leaders becoming a Sanctuary Jurisdiction. Our leaders should be ashamed of what they let happen to this once beautiful County.

☐ **I have No comments on the Iona 115-kV Transmission Project**

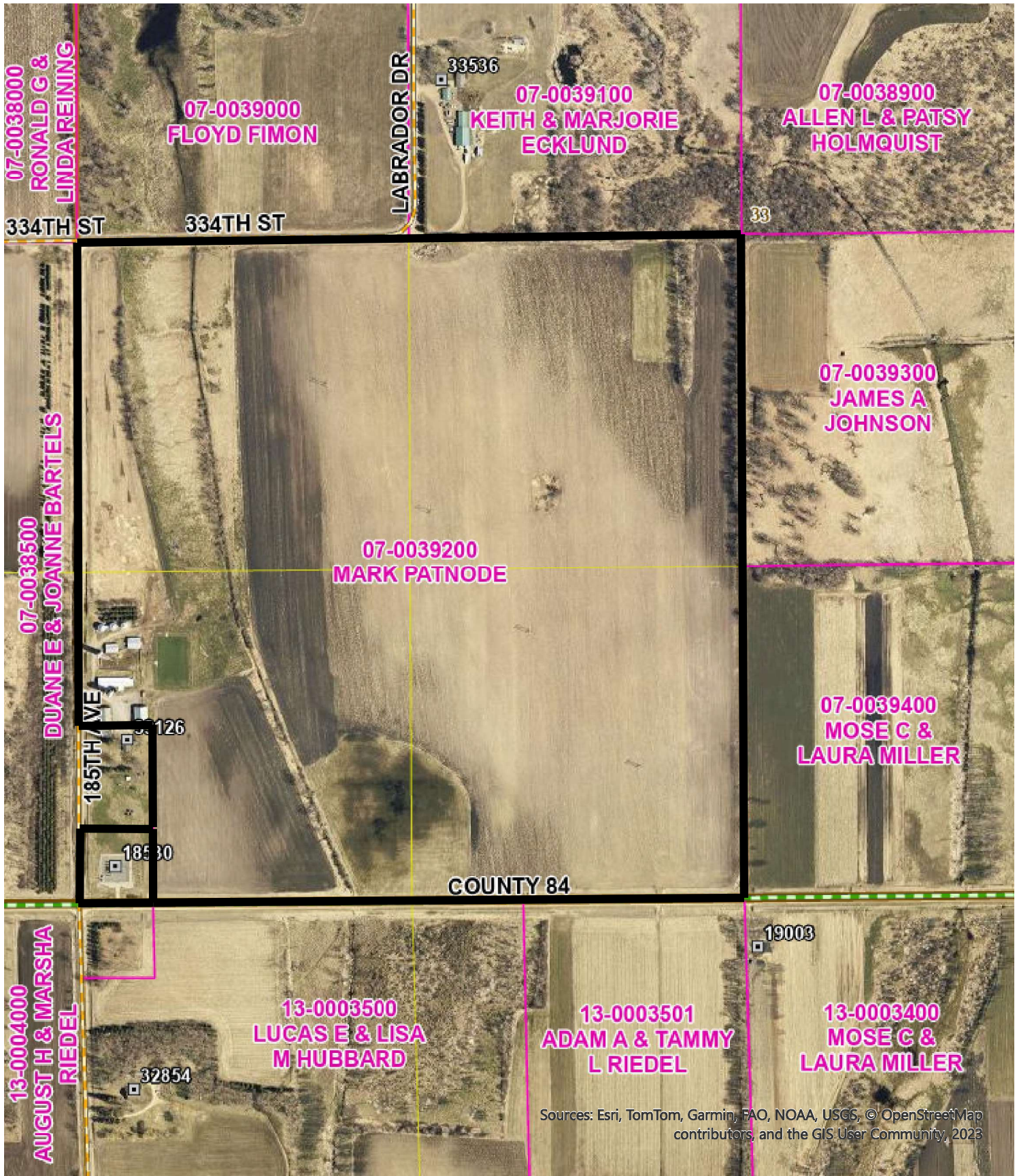
Name: Keith Ecklund

Address: 33536 Labrador Dr. Clarissa

Phone:

Email:

N/A can't afford these luxuries do to the high taxes in this County



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

Todd County
MINNESOTA

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

GIS Site Map

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

Printed on:
Friday, July 18, 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

Received
JUL 10 2025
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Tobie Danielson Mailing Address 24935 Cedar Lake Rd

Site Address 24935 Cedar Lake Rd Sank Centre mn 56378

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) Tobie Danielson & Madison Danielson

Parcel ID(s) 03-0064000 Township Birchdale Lake/River Name NA

Zoning District (circle one): (AF-1) AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) Quarter (E'SNE 1/4NE 1/4) of section 5, township 127 North, range 33 West of the 5th P.M., Except the east four (4) Rods thereof
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 219 total yards²

Septic System: Date installed 4/27/2000 Date of latest Compliance Inspection 6/24/22

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Wanting to start small salvage yard for pickup trucks

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

Yes ☒ No _____ Date of the meeting: 6/24/25

Email Attached

pd
86603
cash
2025-0322

Optional Township Board Signature

Board Position

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

Not much / a few in person sales a week

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

Yes, existing buildings, open lot, on-site parking availability

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

No, cannot see from roadway, tree coverage from road way and neighbors

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

No, no new buildings

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

No, mostly in shop working

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

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

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

Only complete applications may be placed on an agenda

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

Tobie Danielson
Applicant Name Printed


Signature

6/24/25
Date

Tobie Danielson Madison Principiani - Danielson
Property Owner Name Printed

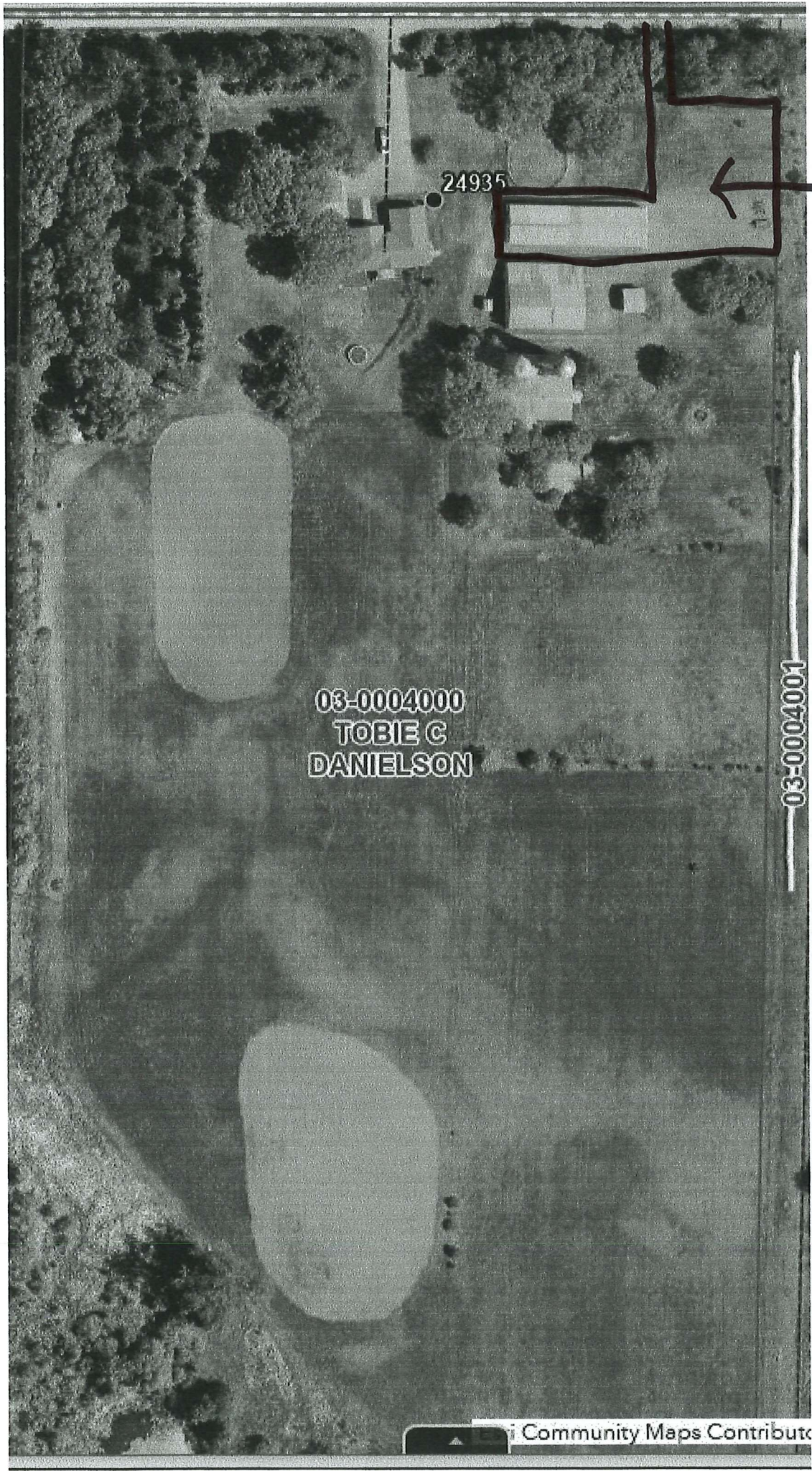

Signature (If different than applicant)

6/24/25
Date

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

Site Plan

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



← Cedar lake road

Proposed area

24935

03-0004000
TOBIE C
DANIELSON

03-0004001

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

2025

PROPERTY TAX
STATEMENT

BIRCHDALE

TC 4.668 4.

Values and Classification

Taxes Payable Year 2024 2

Step

1

Estimated Market Value: 466.800 453.

Homestead Exclusion: 5.

Taxable Market Value: 466.800 447.

New Improve/Expired Excls:

Property Class: RES HSTD RES HSTD

Sent in March 2024

Step

2

Proposed Tax

* Does Not Include Special Assessments 5.220

Sent in November 2024

Step

3

Property Tax Statement

First half Taxes: 2,622.00

Second half Taxes: 2,622.00

Total Taxes Due in 2025 5,244.00

\$\$\$

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 for a refund.

Taxes Payable Year: 2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

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

Property Tax

id Credits

3. Property taxes before credits

4. A. Agricultural and rural land tax credits

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax

Jurisdiction

6. County

7. City or Town

8. State General Tax

9. School District: 743 A. Voter approved levies

B. Other local levies

10. Special Taxing Districts: A. REGION V

B. SAUK WATER SHED DISTRICT

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments

on Your Property

13. A. 89025 CO ENVIRONMENTAL FEE

B. 89024 CO ENVIRONMENTAL FEE

C. 54.00

D.

54.00 E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half 2025
Pay Stub

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

1st Half 2025
Pay Stub

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

RCL# 03-0004000

RCPT# 965

PRCL# 03-0004000

RCPT# 965

RES HSTD

RES HSTD

AMOUNT DUE

OCTOBER 15, 2025

2ND HALF TAX

2,622.00

PENALTY

TOTAL

AMOUNT DUE

MAY 15, 2025

TOTAL TAX

5,244

1ST HALF TAX

2,622

PENALTY

TOTAL

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

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

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

TODD C DANIELSON
MADISON PRINCIVALLI-DANIELSON
24935 CEDAR LAKE RD
SAUK CENTRE MN 56378

40005-T

TODD C DANIELSON
MADISON PRINCIVALLI-DANIELSON
24935 CEDAR LAKE RD
SAUK CENTRE MN 56378

40005-T

Adam Ossefoort

From: jackiebauer@arvig.net
Sent: Tuesday, June 24, 2025 10:04 PM
To: Adam Ossefoort; Sue Bertrand
Subject: Resident Came to Birchdale Township Meeting Last Night - forgot his form

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.

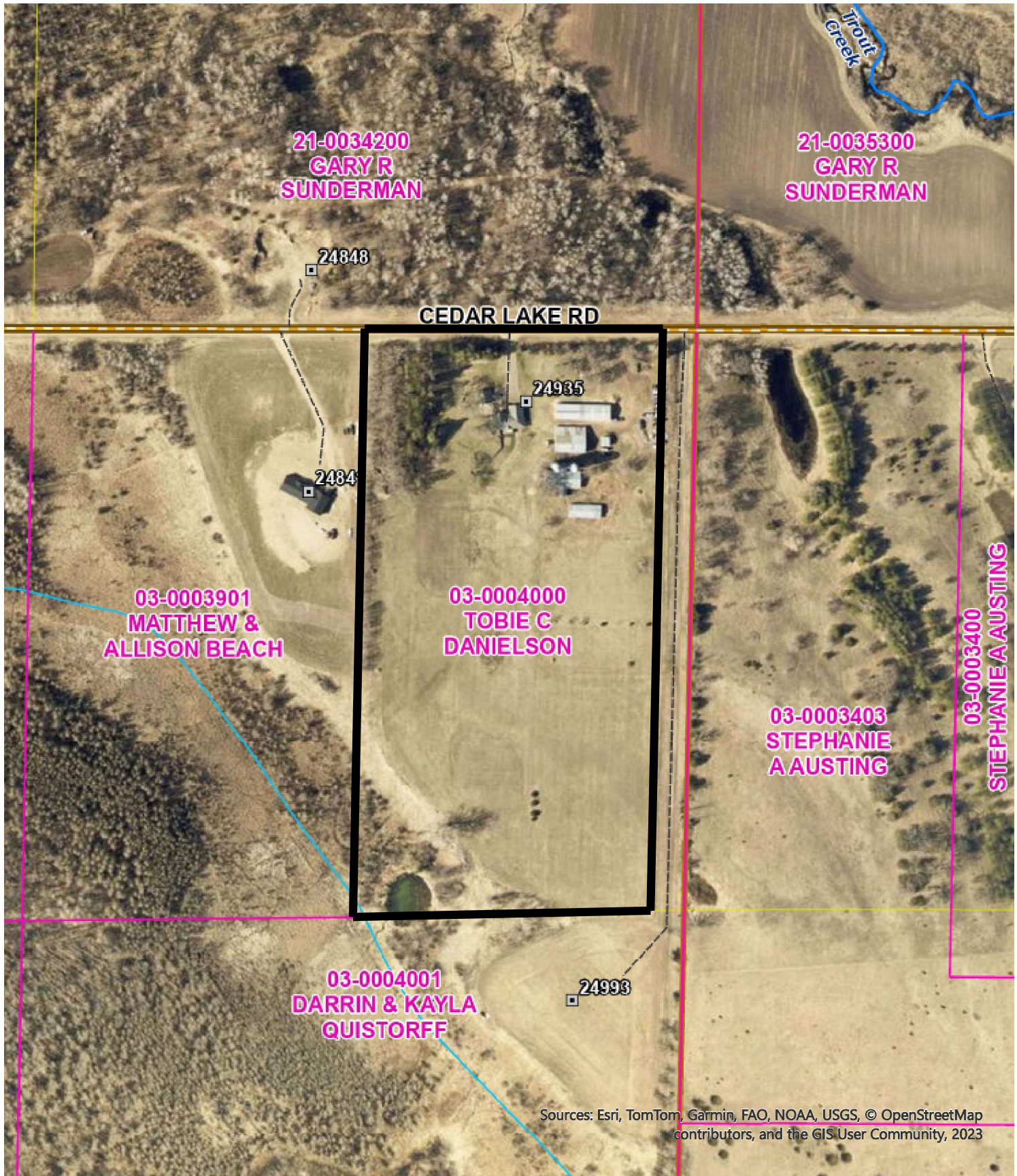
Hi Adam and Suzanne,

Tobie Danielson and his wife attended the Birchdale Township Meeting this evening (June 24th, 2025 at 7:30 PM). He presented his request to operate a salvage at his property located at 24935 Cedar Lake Road, Sauk Centre, MN 56378.

After listening to his request, a motion was made by Supervisor Berscheid, seconded by Supervisor Ostendorf and unanimously approved to support Tobie's request to operate a salvage parts business at his property.

I am hoping this will suffice for the form because he forgot it at home tonight.

Thank you!
Jackie Bauer, Clerk - Birchdale Township



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



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

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

Received

JUL 14 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Alvin A. Yoder Mailing Address 19785 270th St.

Site Address Long Prairie, MN 56347

Phone Number NA E-Mail Address _____

Property Owners Name & Address (if not applicant) Amos E. Yoder

20933 260th St. Long Prairie MN 56347

Parcel ID(s) 20-0001700 Township Reynolds Lake/River Name _____

Zoning District (circle one): (AF-1) AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

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

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

Measurement of land involved: Width 90 rods Length 160 rods Acres 89.39

Septic System: Date installed ? 7/8/25 Date of latest Compliance Inspection L

Is an upgrade needed: () yes () no

Site accessed by: (☒ public road () easement

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

Detailed Explanation of Request:

Applicant plans to build kitchen cabinets and
other woodworking projects in an existing
36' X 80' heated building.
The business will be open to the public.

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

Yes ☒ No _____ Date of the meeting: 7 / 8 / 25

Ronald W. Stetler
Optional Township Board Signature

C. Haiman
Board Position

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

Probably not an excessive burden, but there would be occasional UPS and other delivery trucks and a customer here & there and up to two employees with buggies. It all depends on if I get any customers.
Is the requested use compatible with the surrounding properties? **Explain**

To my knowledge it is

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

no

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

No

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

A 60 Hp. diesel engine will be used (enclosed) in the "Engine Room".
On warm days, an outside door will be opened, away from the road, to the South
Operating hours - 8:00 to 5:00, if I'd get in a pinch I would work late.

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

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

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

Only complete applications may be placed on an agenda

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

Alvin A. Yoder
Applicant Name Printed

Alvin A. Yoder
Signature

7-10-25
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

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

DAD

AUTHORIZED AGENT FORM

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

Site address 19785 270th St. Long Prairie, MN 56347

Section # 3 Township Name Reynolds

Parcel Number(s) 20-0001700

d Property Owner(s) Name(s) (print) Amos & Martha Yoder

d Property Owner(s) Signature(s) Amos & Martha Yoder Date 7-14-25

Authorized Agent(s) name(s) (print) Alvin A. Yoder and Lydia M. Yoder

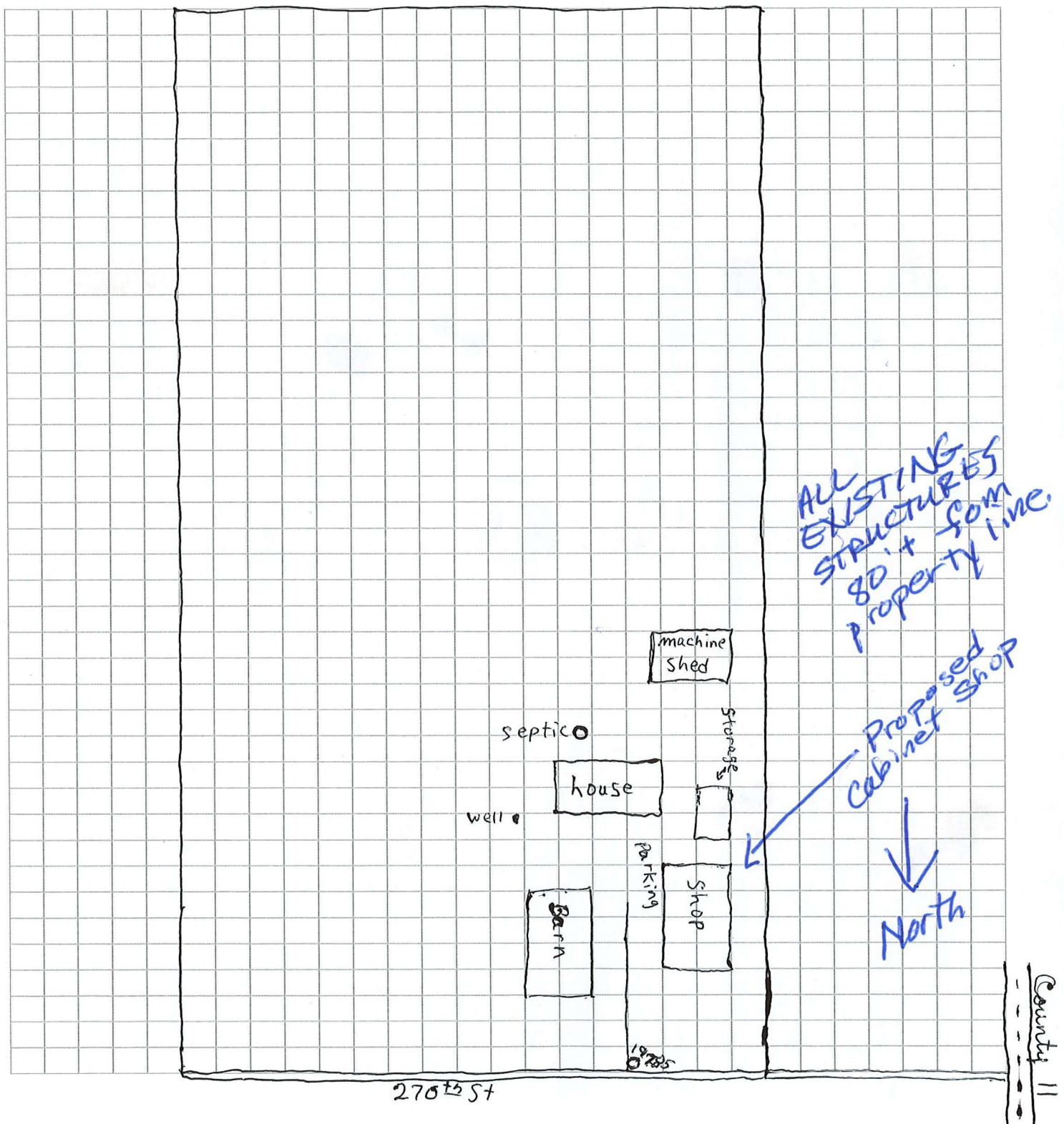
Authorized Agent(s) Signature(s) Alvin A. Yoder & Lydia M. Yoder Date 7-14-24

Authorized Agent Phone Number none

Authorized Agent Email none

Site Plan

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



Property ID Number: 20-0001700
Property Description: 19785 270TH ST

89.39 ACRES

SECT-03 TWP-129 RANG-34 NE4 NW4, SE4 NW4 & PT NW4 NE4 &
PT SW4 NE4 DESC AS FOLLOWS: COMM AT NE CORNER SEC 3;
W 1318.00 FT TO NE CORNER NW4 NE4; W 1200.45 FT TO PT OF
BEG; S 2667.71 FT TO E-W QTR LINE SEC 3; W 1455.49 FT TO SW
CORNER SE4NW4; N 2691.37 FT TO N LINE OF SEC

REYNOLDS

17662-T

AMOS & MARTHA YODER
20933-260TH STREET
LONG PRAIRIE MN 56347

Values and Classification		TC	3,664	4,140
Taxes Payable Year		2024	2025	
Step 1	Estimated Market Value:	539,500	648,500	
	Homestead Exclusion:	16,819	25,760	
	Taxable Market Value:	522,681	622,740	
	New Improve/Expired Excl:			
	Property Classification:	RES MID HSTD AGRI HSTD Sent in March 2024	AGRI HSTD RUVU HSTD RELATIVE	
Proposed Tax				
Step 2	*Does Not include Special Assessments Sent in November 2024	3,130.00		
Property Tax Statement				
Step 3	First Half Taxes:	1,588.00		
	Second Half Taxes:	1,588.00		
	Total Taxes Due in 2025	3,176.00		

\$\$\$
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

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 2753 A. VOTER APPROVED LEVIES

B. OTHER LOCAL LEVIES

10. Special Taxing Districts: A. REGION V

B.

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before assessments

Special Assessments

on Your Property

PRINCIPAL 66.38

INTEREST

TOTAL 66.38

14 YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year:	2024	2025
		.00
	.00	
	2,824.82	3,266.96
	.00	.00
	24.44	157.34
	2,800.38	3,109.62
	1,651.78	1,812.21
	474.09	466.58
	.00	.00
	326.71	256.64
	344.76	570.75
	3.04	3.44
	2,800.38	3,109.62
		12.38
		54.00
	54.00	
	2,854.38	3,176.00



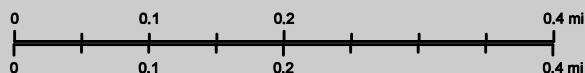
Todd County

MINNESOTA



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

GIS Site Map



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

Printed on:
Friday, July 11, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

Receipt # 2025-03606

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

CONDITIONAL USE PERMIT APPLICATION

Received
JUL 14 2025
KC
Todd County
Planning & Zoning

Applicant Scott and Karla McCall Mailing Address (see site address)

Site Address 10525 280th Street, Carlos MN 56319

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) N/A

Parcel ID(s) 05-0022500 Township Burleene Lake/River Name N/A

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) QQ NW, QNW Sec 31 Twp 130 Rng 35
(attach if necessary)

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

Measurement of land involved: Width — Length — Acres 40.96 acres

Septic System: Date installed Sept. 2021 Date of latest Compliance Inspection —

Is an upgrade needed: () yes ☒ no

Site accessed by: () public road () easement

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

Detailed Explanation of Request:

Designate existing metal building as Temporary Family Housing. Both occupants/owners are disabled and the dwelling is two bedrooms, less than 1280 ft² of living space and only occupied seasonally. Allow for construction of permanent dwelling for daughter and her family on two acres at southernmost boundary bordering Co. 71.

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

Yes — No — Date of the meeting: —/—/—

Township made site visit and signed off.

Jeff M. Becker
Optional Township Board Signature

C. H. H. H. H.
Board Position

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

No

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

Yes, residential living on non-agriculture land.

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

No

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

Yes, new home construction will improve near-by properties.

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

No. Residential living with normal noise of family

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

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

Fee: ⁶⁰⁰\$500.00 or After-the-Fact Fee: ^{1,200}\$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

Scott and Karla McCall
Applicant Name Printed

Karla McCall
Signature

7/10/25
Date

Scott and Karla McCall
Property Owner Name Printed

Signature (If different than applicant)

Date

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

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

155

2025

PROPERTY TAX
STATEMENT

PRCL# 05-0022500

RCPT# 2953

Property ID Number: 05-0022500 39.52 ACRES
Property Description: 10525 280TH ST
SECT-31 TWP-130 RANG-35 NW4 NW4 39.52 ACRES

BURLEENE

34598-T

SCOTT L & KARLA G MCCALL
10525 280TH ST
CARLOS MN 56319

Values and Classification		TC	3,456	3,801
Taxes Payable Year		2024	2025	
Step 1	Estimated Market Value:	382,400	425,000	
	Homestead Exclusion:	9,277	17,435	
	Taxable Market Value:	373,123	407,565	
	New Improve/Expired Excl:	29,400		
Property Classification:		RES BD HSTD	RES BD HSTD	
Sent in March 2024		RUVCL NON-HSTD	RUVCL NON-HSTD	
Proposed Tax				
Step 2	*Does Not include Special Assessments			
	Sent in November 2024			3,434.00
Property Tax Statement				
Step 3	First Half Taxes:		1,717.00	
	Second Half Taxes:		1,717.00	
	Total Taxes Due in 2025			3,434.00

\$\$\$

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

PRINCIPAL 13. A.

INTEREST B.

TOTAL .00 C.

D.

E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

Pay Stub 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# 05-0022500
RES BD HSTD

RCPT# 2953

AMOUNT DUE
OCTOBER 15, 2025

2ND HALF TAX 1,717.00

PENALTY

TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
IF 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

SCOTT L & KARLA G MCCALL
10525 280TH ST
CARLOS MN 56319

34598-T

05-0021700
ROGER BEACH

05-0021900
BRENT G & TRACY
L GOODWIN

280TH ST

10525

10813

10737

COUNTY 71

05-0022500
SCOTT L &
KARLA G MCCALL

05-0022100
KARI HAUER

MAN
MADE



05-0022600
EILEEN K &
STEVEN N GOODWIN

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

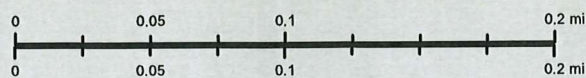
Todd County

MINNESOTA



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

GIS Site Map



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

Printed on:
Thursday, July 10, 2025

05-0021700
ROGER BEACH

05-0021900
BRENT G & TRACY
L GOODWIN

280TH ST

10525

10813

10737

COUNTY 71

05-0022500
SCOTT L &
KARLA G MCCALL

05-0022100
KARI HAUSER

05-0022600
EILEEN K &
STEVEN N GOODWIN

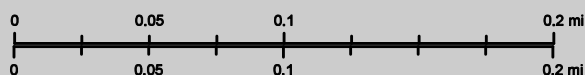
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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

Printed on:
Wednesday, July 16, 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

Received

JUL 16 2025

JLC
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Samuel Herschberger Mailing Address _____
Site Address Reuben Gingrich 19283 Co. 10, Long Prairie
Phone Number _____ E-Mail Address _____ 56347

Property Owners Name & Address (if not applicant) _____

Reuben Gingrich

Parcel ID(s) 20-0036500 Township Reynolds Lake/River Name _____

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) see attached
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 1.6

Septic System: Date installed (10-3-96)-(8-14-12) Date of latest Compliance Inspection 7-1-25

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Request Build to a (School house) provide Boys and Girls Bathroom (design submitted)

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

Yes ☒ No _____ Date of the meeting: 7/7/25

Donald Wettstein
Optional Township Board Signature

Board Position

Receipt
(CUP) # 2025-0363

CUP # 2025-

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

no (Min. Traffic)

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

yes there is a need for school house

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

no

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

no

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

no

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

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

\$600.00 \$1,200.00
Fee: ~~\$500.00~~ or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

Samuel Hershbarger
Applicant Name Printed

Samuel Hershbarger
Signature

7-2-25
Date

Reuben Gingrich
Property Owner Name Printed

Reuben Gingrich
Signature (If different than applicant)

7/4/25
Date

Lydia Gingrich

Lydia Gingrich

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

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real Estate value not required

Date 10-31-2024
Deed tax: \$264.00
Todd County Property Records &
Taxpayer Services
PID 20-0036500

Document #: A543387

ELECTRONICALLY RECORDED ON
10-31-2024 at 3:48 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return to:
Sellnow Law Office
229 Central Avenue
Long Prairie, MN 56347

(Top 3 Inches reserved for recording data)

WARRANTY DEED

Individual(s) to Individual(s)

eCRV number: NA

DEED TAX DUE: \$264.00

DATE: October 31, 2024

FOR VALUABLE CONSIDERATION, Dan G. Gingerich and Susan Gingerich, married to each other ("Grantor"), hereby conveys and warrants to Reuben D. Gingerich and Lydia N. Gingerich ("Grantee"), as

(Check only one box.) ☐ tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
☒ joint tenants,

real property in Todd County, Minnesota, legally described as follows:

See Attached

This deed is given in fulfillment of that Contract for Deed dated 07/18/2002, recorded 07/19/2002 as Instrument No. 410351 in the original principal amount of \$80,000.00.

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

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

NONE

Check applicable box:

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

Grantor

Dan G. Gingerich
Dan G. Gingerich

Susan Gingerich
Susan Gingerich

EXHIBIT

The Northeast Quarter (NE $\frac{1}{4}$) of Section 33, Township 129 North, Range 34 West of the 5th P.M., EXCEPTING the following described tracts, to-wit: North 10 rods of the East 12 rods thereof. Also commencing at a point 10 rods South of the NE corner of the NE $\frac{1}{4}$ of Section 33, Township 129, Range 34, thence due South along Section line 4 rods; thence West 12 rods, thence North 4 rods, thence East 12 rods to the place of beginning, being the South 4 rods of the North 14 rods of East 12 rods of NE $\frac{1}{4}$, Section 35, Township 129 North, Range 34 West of the 5th P.M. Also beginning at a point 860 feet South of NE corner, thence due West a distance of 108 feet, thence north, a distance of 100 feet, thence due East a distance of 108 feet to the East line of above tract, thence south along section line a distance of 100 feet to the place of beginning. Also beginning at a point 860 feet South along the section line from the NE corner of the above described tract, thence West a distance of 364 feet, thence due South a distance of 84 feet thence Southeasterly a distance of 113 feet, thence due South a distance of 319 $\frac{1}{2}$ feet to the 1/8 line, thence due East along 1/8 line to East line of above described tract a distance of 245 feet, thence North along section line a distance of 460 feet to place of beginning; ALSO EXCEPTING the following described parcels:

A parcel located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township One Hundred Twenty-nine (129) North, Range Thirty-four (34) West of the 5th P.M. described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 33, Township 129 North, Range 34 West; thence East along the North line of said Northeast Quarter a distance of one thousand two hundred (1,200) feet; thence South and parallel with the West line of said Northeast Quarter a distance of seven hundred twenty-five (725) feet; thence West and parallel with the North line of said Northeast Quarter a distance of one thousand two hundred (1,200) feet, more or less, to the West line of said Northeast Quarter; thence North along the West line of said Northeast Quarter a distance of seven hundred twenty-five (725) feet to the point of beginning.

A parcel located in the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township One Hundred Twenty-nine (129) North, Range Thirty-four (34) West of the 5th P.M. described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 33, Township 129 North, Range 34 West; thence West along the South line of said Northeast Quarter a distance of one thousand three hundred seventy-three (1,373) feet; thence North and parallel with the East line of said Northeast Quarter a distance of nine hundred fifty (950) feet; thence East and parallel with the South line of said Northeast Quarter a distance of one thousand three hundred seventy-three (1,373) feet, more or less, to the East line of said Northeast Quarter; thence South along the East line of said Northeast Quarter a distance of nine hundred fifty (950) feet to the point of beginning, Todd County, Mn.

AUTHORIZED AGENT FORM

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

Site address 19283 County 10, Long Prairie, MN 56347

Section # 33 Township Name Reynolds

Parcel Number(s) 20-0036500

Property Owner(s) Name(s) (print) Lydia Gingerich
Reuben Gingerich

Property Owner(s) Signature(s) Lydia Gingerich
Reuben Gingerich Date 7-4-25

Authorized Agent(s) name(s) (print) Gideon Swartzentruber

Authorized Agent(s) Signature(s) Gideon Swartzentruber Date 07-10-25

Address: 21655 CR 11 Long Prairie, Mn.
56347

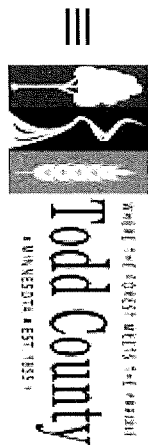
Authorized Agent Email _____

Site Plan

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

See Attached

Printed on:
Monday, June 10, 2025



Tax Web

Courtesy Providing Technology
Copyright © 2019 - 2025
Ver 1.1 - 06/24/2025 09:33:19



Parcel #: 20-0036500

As Of: Jul 10, 2025

≡ Results List

Q Search

- Dashboard
- Parcel Info
- Tax Info
- Value Info
- Special Assessments
- Tax Summary
- Sales
- Appraisal Summ

Parcel Information

Parcel Details

Twp/City	School	Water	Debt	Agri
20	2753	1	6	0

Taxpayer Asmt: 2025 Pay: 2026
Taxpayer# 24058
GINGERICH / REUBEN D & LYDIA N
19283 COUNTY 10
LONG PRAIRIE MN 56347

Details

Sect	Twp	Ring	Lot	Block
------	-----	------	-----	-------

33	129	34	0	0
----	-----	----	---	---

Legal

Do not use the summaries below on legal documents

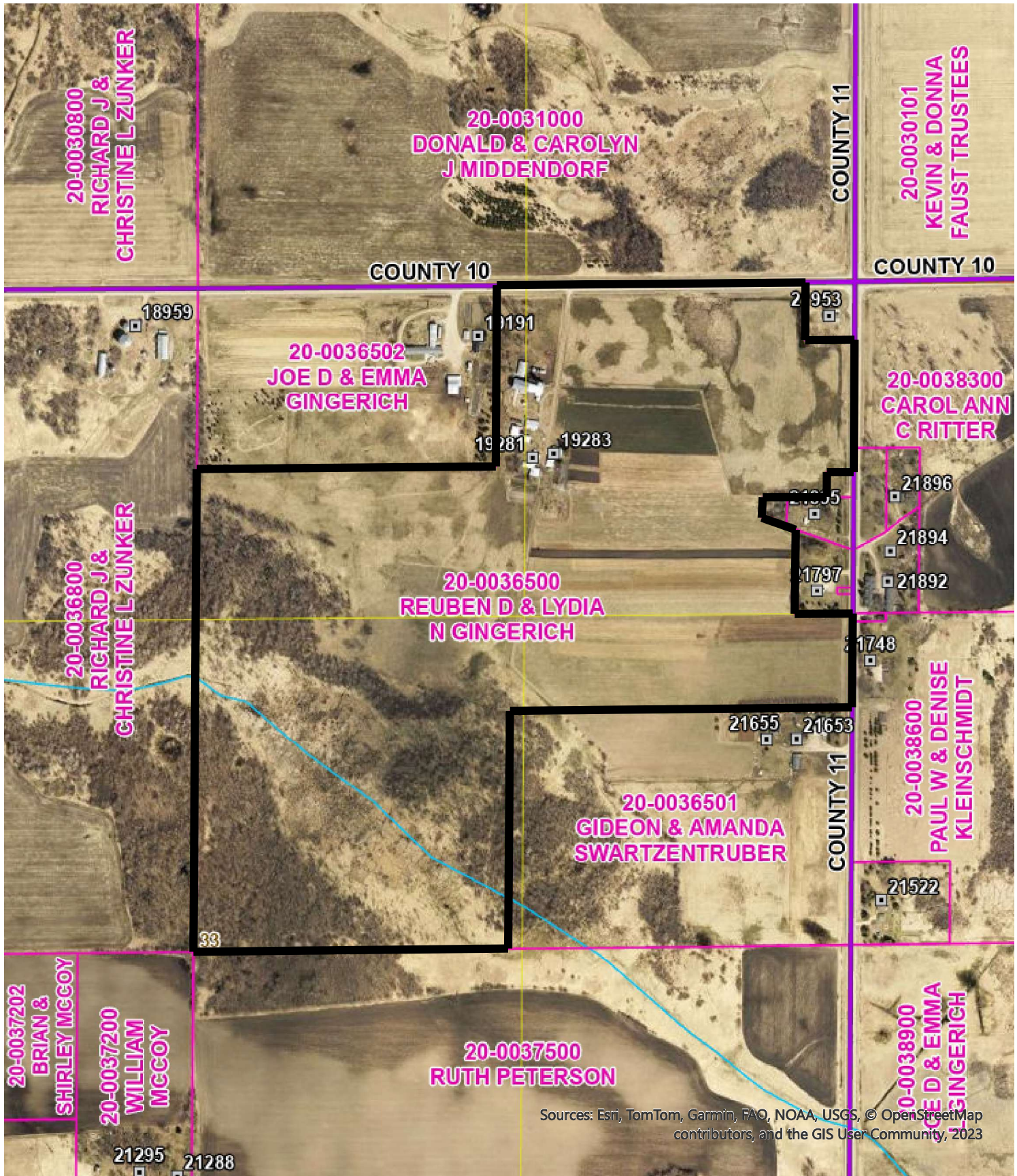
Misc

Escrow	0
Deeded Acres	105.52

NE4 EX E 12 RDS OF N 14 RDS, EX S 100 FT OF N 860 FT OF E 108 FT, EX S 30 FT OF N 1250 FT OF E 63 FT, EX N 725 FT OF W 1200 FT, EX E 1373 FT OF S 950 FT, EX COMM 860 FT S OF NE COR OF NE4, W 364 FT, S 84 FT, SE 389 FT, N 213 FT TO BEG 105.52 ACRES

Property Address

Street Addr	19283 COUNTY 10 56347
	19281 COUNTY 10
Re/Mh	REAL ESTATE
MP	20-0036500
Sect/Town/Range	33/129/34
Township/City	20 - REYNOLDS
School District	2753 - LONG PRAIRIE-GREY EAGLE



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

Todd County
MINNESOTA

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

GIS Site Map

0 0.1 0.2 0.4 mi

0 0.1 0.2 0.4 mi

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

Printed on:
Wednesday, July 16, 2025