

The following is the agenda for **Thursday, September 4th, 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 August 7th, 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. Brown Bear North Plat, Barry & Debra Brown: Section 33, Turtle Creek Township, Pine Island Lake

Site Address: 33848 Little Pine Drive, Cushing, MN 56443

PID: 24-0062200

1. Request to create a 2.23 Acre, one lot Plat in Recreational Development Shoreland Zoning District.

2. Donniel Robinson: Section 28, Moran Township

Site Address: 40324 County Rd., 21, Browerville, MN 56438

PID: 19-00291021.

1. Request to build a 60' x 120' building to grow Cannabis indoors as a licensed microbusiness, according to Statue, in AF-2 Zoning District.

3. Rudy Miller: Section 33, Iona Township

Site Address: 19202 270th St., Long Prairie, MN 56347

PID: 13-0032601

1. Request a CUP to operate a small-scale sawmill in AF-2 Zoning District

Adjournment –

Next meeting: October 2nd, 2025

Planning Commission Meeting Minutes

August 7, 2025

Completed by: Sue Bertrand, P&Z Staff

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

Staff members: Adam Ossefoort and Sue Bertrand

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

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

Introduction of the staff and board members by Jim.

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

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

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

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

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

PID: 12-0030200

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

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

Proposed Conditions:

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

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

Correspondence received: None.

Public comment:

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

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

Board discussion:

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

Ken so they are paying for storage.

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

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

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

Ken how long should the camper be gone?

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

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

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

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

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

Ken asked Jodi what would work for her?

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

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

Jim stated we could have that as a condition.

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

Ken asked Jodi what her vision was for the arena?

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

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

Jodi, right.

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

Jodi, correct.

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

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

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

Jodi stated no, she was totally clear of it.

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

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

Conditions:

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

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

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

Roll call vote commenced as follows:

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

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

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

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

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

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

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

Dawn was present for the application after Jodi Marohn.

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

Proposed updated conditions:

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

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

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

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

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

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

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

Adam, right.

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

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

Public comment:

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

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

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

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

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

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

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

Board discussion:

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

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

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

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

Lloyd, but the campers can stay there?

Dawn, the campers stay if they chose.

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

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

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

Andy, so a PUD is usually permanent structures.

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

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

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

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

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

Lloyd, so park models can be in there too?

Dawn, yes, it is considered a camper.

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

Dawn, people bring them both into a camp ground.

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

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

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

Andy, so are park models allowed in a PUD?

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

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

Adam agreed, that would be his understanding.

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

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

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

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

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

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

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

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

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

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

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

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

Discussion on slide-outs.

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

Jim stated we should add a condition to that effect.

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

Adam added #10 to the conditions.

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

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

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

Andy asked if it had ever been farmed?

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

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

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

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

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

Adam added #8.

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

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

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

Roll call vote commenced as follows:

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

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

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

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

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

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

Anson Belcourt and Marsha Parlow were present as the applicants.

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

Proposed Condition(s):

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

Correspondence received: None.

Public comment: None.

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

Board discussion:

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

Anson, correct.

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

Anson, 34.5KV, Operating at 115 KV.

Ken replacing poles and wires?

Anson, yes.

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

Conditions:

Proposed Conditions:

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

Roll call vote commenced as follows:

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

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

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

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

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

Tobie was present as the applicant.

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

Proposed Conditions:

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

Correspondence received: Yes;

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

Public comment:

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

Board discussion:

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

Adam showed Jim the map.

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

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

Jim by the property line or up by the buildings?

Darren, by the buildings.

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

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

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

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

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

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

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

Tobie, just haul them out.

Jim added them will not come for just thirty cars.

Lloyd, you have forty cars there already?

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

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

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

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

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

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

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

More discussion on the tree and screening placement.

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

Adam suggested hours of operation discussion.

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

Tobie, correct.

Jim asked what he thinks should be hours of operation?

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

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

Adam asked about the number of vehicles.

Ken, 30 vehicles?

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

Jim offered 40.

Tobie says 40 is fair.

Andy, time?

Roger 8am to 7pm.

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

Tobie, through Saturday.

Adam added #6 condition.

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

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

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

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

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

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

Proposed Conditions:

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

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

Roll call vote commenced as follows:

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

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

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

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

Alvin was present as the applicant.

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

Proposed Conditions:

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

Correspondence received: None.

Public comment: None.

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

Board discussion:

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

Ken no concerns from the township?

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

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

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

Proposed Conditions:

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

Roll call vote commenced as follows:

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

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

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

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

Scott and Karla were present as the applicants.

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

Proposed Condition(s):

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

Correspondence received: None.

Public comment: None.

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

Board discussion:

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

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

Lloyd, that is a big building.

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

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

Proposed Conditions:

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

Roll call vote commenced as follows:

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

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

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

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

Gideon was present as the applicant.

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

Proposed Condition(s):

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

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

Public comment: None.

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

Board discussion:

Ken how many kids?

Gideon, Fourteen to eighteen.

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

Gideon stated that one is filled up already.

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

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

Proposed Conditions:

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

Roll call vote commenced as follows:

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

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

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



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

SUBDIVISION APPLICATION

Receipt # 2025-

0447

Pd. \$800.00

Received

Property Owner: JEFFREY MYRUM & DEBRA J MEYER-MYRUM

AUG 11 2025

Mailing Address: 35456 LEISURE DR, CUSHING MN 56443

Todd County Planning
& Zoning

Email: [REDACTED]

Developer (if not property owner): BARRY & DEBRA BROWN

56443

Mailing Address: 31213 LITTLE PINE LN, CUSHING, MN

Email: [REDACTED]

Parcel Number 24-0062200 Lake/River Name: PINE ISLAND LAKE

77-0067-00

Legal Description (attach if necessary):

Land is presently zoned Shoreland-RD 151 SEASONAL Zone Requested or required SAME

Total Amount of land involved: 2.204 Acres

Explain Proposal Here:

SPLIT OFF A SECTION OF PROPERTY IN SW CORNER
300 FT (N/S) X 320 FT (E/W) PARALLAGRAM IN SHAPE

Proposed Name of Subdivision: BROWN BEAR NORTH

Yes ☒ No ☐ Contacted the Records Office to ensure plat name has not been previously used. CALLED ON 7/28/25 @ 3:30PM CONFIRMED.

1. How will sewer and water service be provided for the proposed subdivision?

(a) Is the proposed subdivision near or adjacent to a municipality providing public sewer and/or water? Yes ☐ No ☒

(b) Is private sewer proposed? Yes _____ No X

If yes, attach a written report provided by a licensed sewer designer stating that they have conducted soil borings on each proposed lot and that there are at least two soil treatment areas on each lot that can support a standard sewage treatment system (STS). Documentation of the soil borings may be required.

(c) Is private water supply proposed? Yes _____ No X

2. Do you own additional land adjacent to the proposed subdivision that you intend to develop in the future? Yes _____ No X

3. Did you meet with the Township Board to present the Preliminary Plat?

Yes X No _____ Date of the meeting: 7 / 7 / 2025

Optional Township Board Signature _____

Board Position _____

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

DEBRA BROWN
BARRY BROWN

Developer's Name Printed

Debra Meyer Myrum
Jeffrey Myrum

Signature

8/6/2025

Date

DEBRA MEYER-MYRUM
JEFFREY MYRUM

Property Owner Name Printed

Debra Meyer Myrum
Jeffrey Myrum

Signature (If different than applicant)

8-6-25

Date

Attachments – Must be included to be accepted at the Planning & Zoning Office:

(1) Five (5) – 8 ½" by 14" or 11" by 17" copies and two (2) larger copies of the Preliminary plat.
or

(2) One (1) - 8 ½" by 14" or 11" by 17" digital copy in .pdf format

(3) Statement from a Licensed Septic Designer – locations on each proposed lot for placement of two standard soil treatment system.

(4) Wetland Delineation or statement from a Certified Wetland Delineator that one is not necessary for this plat.

(5) Total fees. Plat hearing fee: Make checks payable to the Todd County Treasurer.

(1) Plats with 1 to 4 lots are \$600 plus \$200 per lot

(2) Plats over 4 lots are \$1000 plus \$200 per lot

(3) ALL plats: \$56 recording fee submitted to Todd County Recorder's Office.

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

v 11.3.28



Client/ Address: Barry Brown 31213 Little Pine Lane cushing mn 56443

Legal Description/ GPS

Soil parent materials
(Check all that apply)

☒ Outwash ☐ Lacustrine ☐ Loess
☐ Till ☐ Alluvium ☐ Bedrock ☒ Organic

Observation #/Location:

Soil survey map units

Landscape position

Vegetation

north west corner

Slope%

1.0

158B

Slope shape

LL

Summit

Date 7/18/2025

Time 3:00

Depth (in)	Texture	Coarse Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-9"	loam	1	10yr3/2				Blocky	Moderate	Friable
9-32"	medium sand	1	10yr4/23 per Andy S. 8/11/25 JLC				Granular	Weak	Loose
32-39"	medium sand	1	10yr4/4				Granular	Weak	Loose
39-46"	loam	1	7.5yr4/4				Granular	Weak	Friable
46-76"	medium sandy loam	1	10yr4/4				Granular	Weak	Loose

Comments

This Site is Buildable Boring #2

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Andrew C. Skatema

(Designer)

Andrew C. Skatema

(Signature)

895

(License #)

7-21-25

(Date)

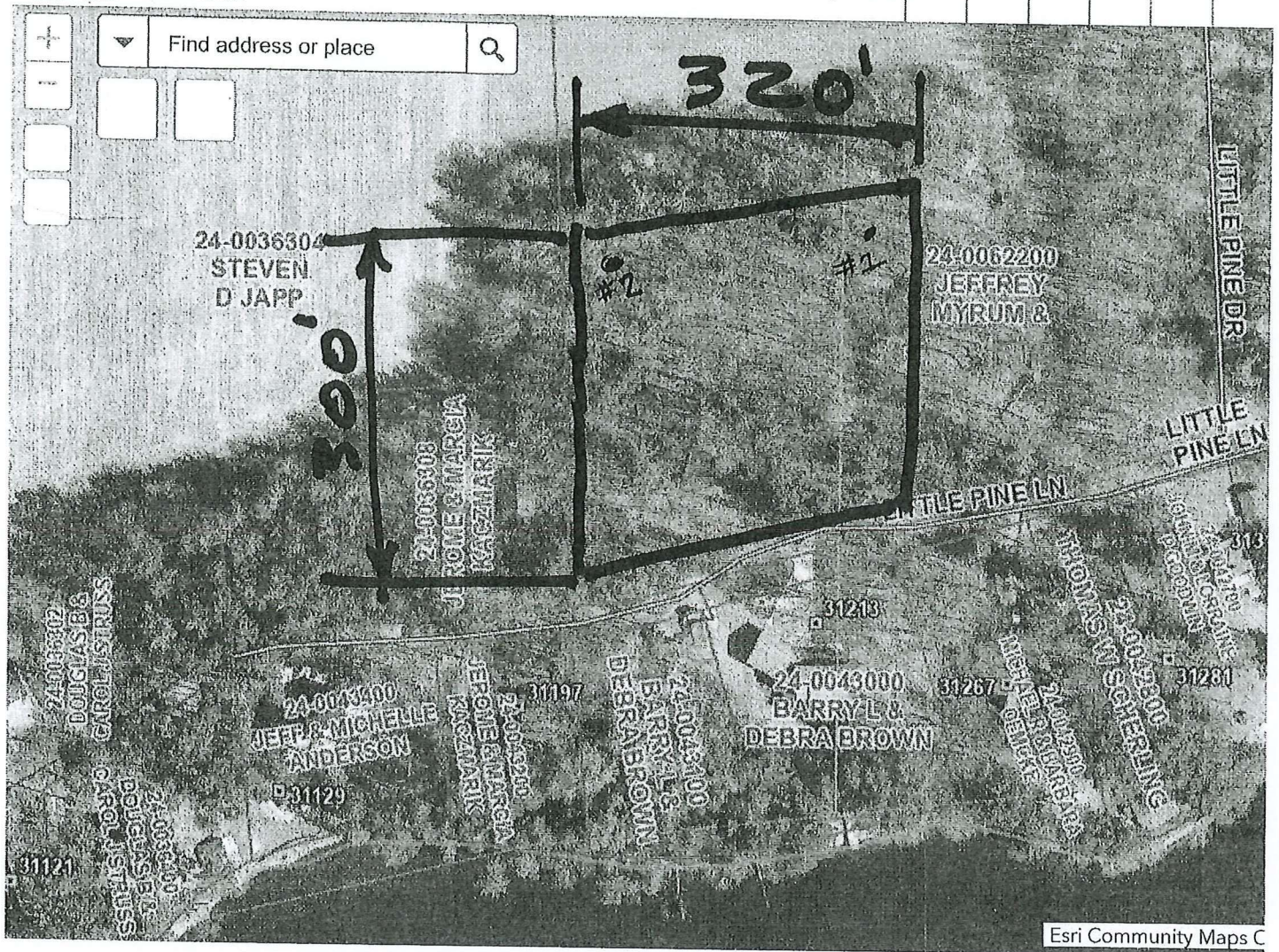


WHERE THE FOREST MEETS THE PRAIRIE
Todd County
MINNESOTA EST. 1905

Todd County

Interactive GIS Viewer

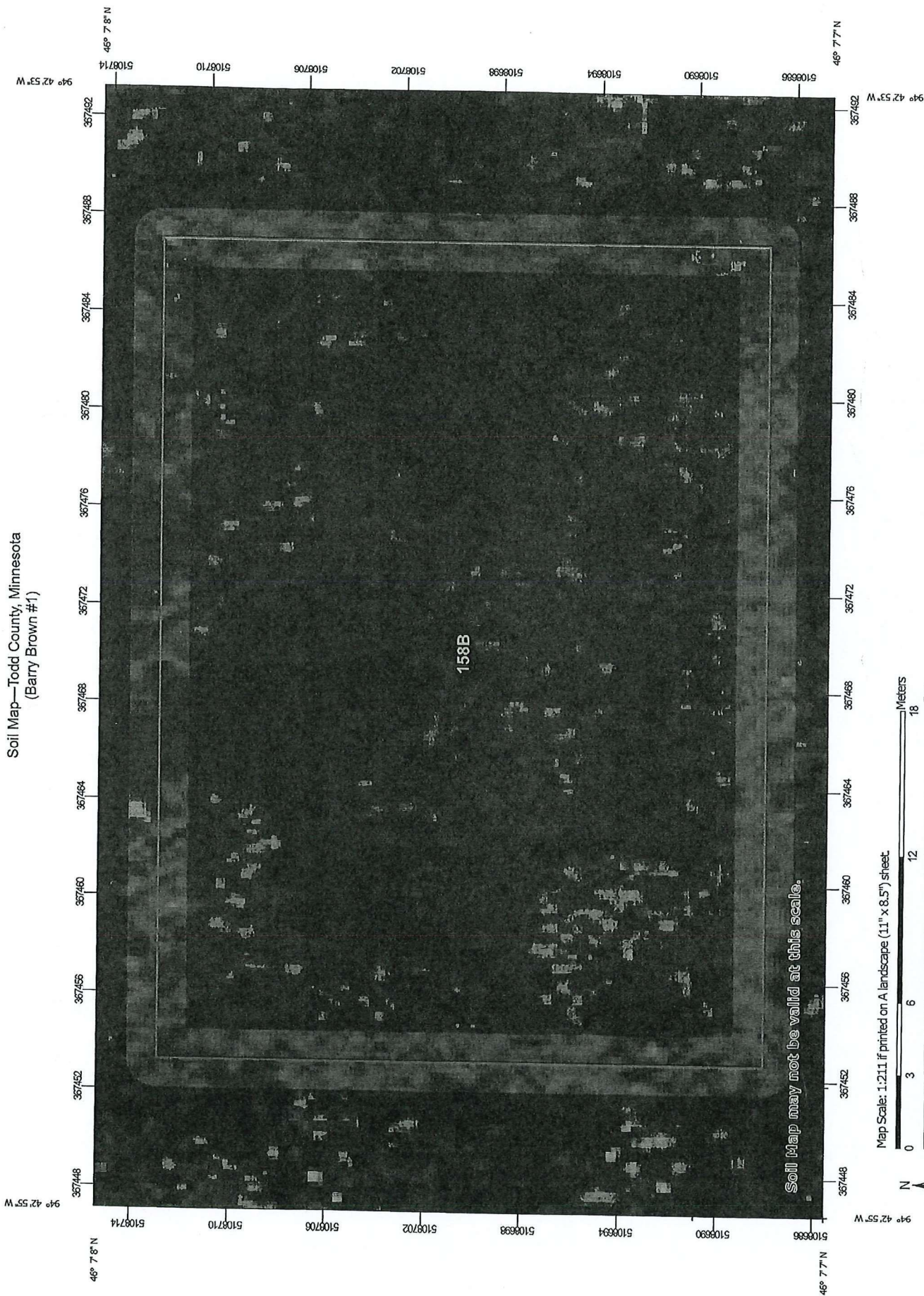
Todd County GIS D.



100ft

•94.711 46.110 Degrees

Soil Map—Todd County, Minnesota
(Barry Brown #1)



Todd County, Minnesota

158B—Zimmerman loamy fine sand, 1 to 6 percent slopes

Map Unit Setting

National map unit symbol: gcwp
Elevation: 700 to 1,600 feet
Mean annual precipitation: 22 to 34 inches
Mean annual air temperature: 36 to 45 degrees F
Frost-free period: 90 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Zimmerman and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Zimmerman

Setting

Landform: Hillslopes on moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy outwash deposits

Typical profile

A - 0 to 4 inches: loamy fine sand
E,E&Bt,C - 4 to 60 inches: fine sand

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F057XY023MN - Dry Sandy Upland Coniferous Forest
Forage suitability group: Sandy (G090XN022MN)
Other vegetative classification: Sandy (G090XN022MN)
Hydric soil rating: No

Minor Components

Mahtomedi

Percent of map unit: 5 percent

Hydric soil rating: No

Demontreville

Percent of map unit: 3 percent

Hydric soil rating: No

Isan

Percent of map unit: 2 percent

Landform: Drainageways, depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Todd County, Minnesota

Survey Area Data: Version 19, Sep 7, 2024

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
158B	Zimmerman loamy fine sand, 1 to 6 percent slopes	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

Todd County, Minnesota

158B—Zimmerman loamy fine sand, 1 to 6 percent slopes

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Data Source Information

Soil Survey Area: Todd County, Minnesota

Survey Area Data: Version 19, Sep 7, 2024

Adam Ossefoort

From: Kasen Christiansen
Sent: Tuesday, July 1, 2025 8:09 AM
To: Adam Ossefoort
Cc: Jamie Christenson
Subject: RE: Proposed Plat Review

Good Morning Adam and Jamie,

After reviewing parcel 24-0062200, I found no WCA concerns. A wetland delineation is not required.

Thanks,
Kasen

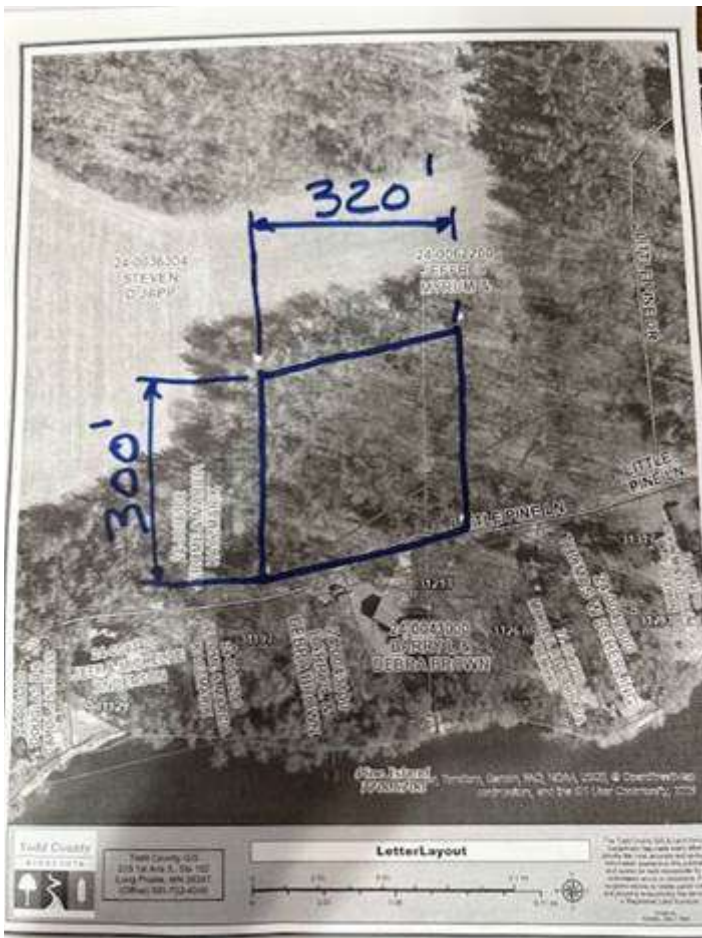


Kasen Christiansen

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

From: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Sent: Monday, June 30, 2025 3:15 PM
To: Thomas Krivanek <Thomas.Krivanek@co.todd.mn.us>; Mark Jahner <mark@mnsurveying.com>; Deja Anton <deja.anton@co.todd.mn.us>; Josh Votruba <Josh.Votruba@co.todd.mn.us>; Kasen Christiansen <Kasen.Christiansen@co.todd.mn.us>; Kim Bosl <Kim.Bosl@co.todd.mn.us>; Anderson, Mark W (DNR) <mark.anderson@state.mn.us>; John Lindemann <john.lindemann@co.todd.mn.us>; turtlecreekclerk@gmail.com
Cc: Kevin McKelvey <Kevin.McKelvey@co.todd.mn.us>; Jamie Christenson <Jamie.Christenson@co.todd.mn.us>
Subject: Proposed Plat Review

Good Afternoon All, copied below is the general layout of a proposed single lot plat near Pine Island Lake in Turtle Creek Township. The proposal is located on parcel 24-0062200. Please review and provide any comments on this proposal back to me by July 11th.



Thank you

Adam Ossefoort

Soil & Water Conservation District/Planning and Zoning

Division Director

215 1st Ave South, Ste 104

Long Prairie, MN 56347

Phone: 320-732-4325

Cell: 320-533-0998

Adam Ossefoort

From: Debra <turtlecreekclerk@gmail.com>
Sent: Wednesday, July 9, 2025 9:24 AM
To: Adam Ossefoort
Cc: Thomas Krivanek; Mark Jahner; Deja Anton; Josh Votruba; Kasen Christiansen; Kim Bosl; Anderson, Mark W (DNR); John Lindemann; Kevin McKelvey; Jamie Christenson
Subject: Re: Proposed Plat Review

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.

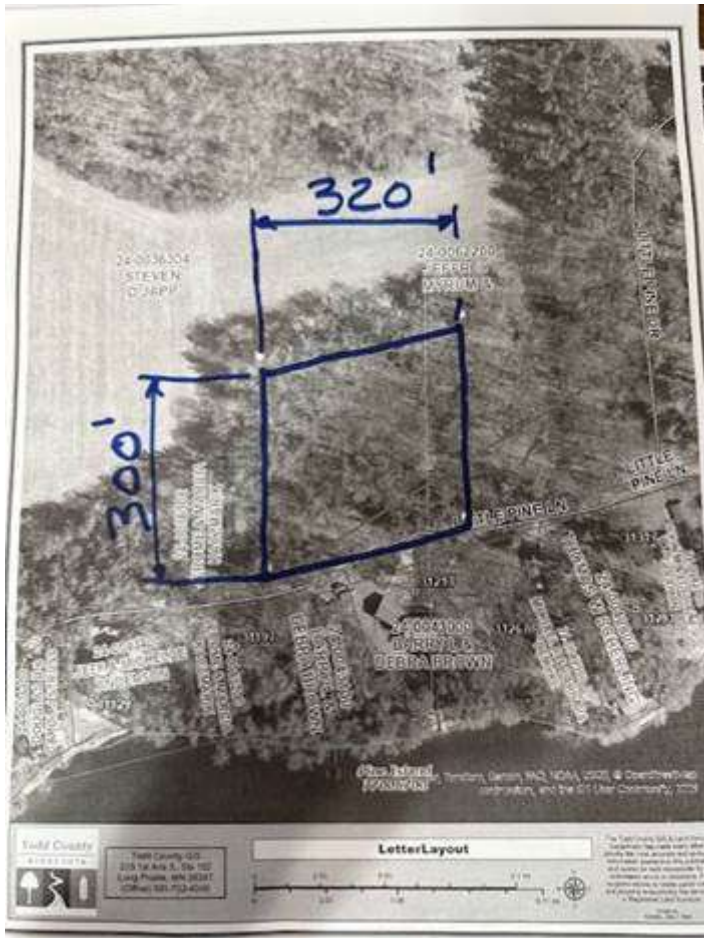
Good morning,

Turtle Creek supervisors did not have any comments on the proposed plat.

Debra, clerk

On Mon, Jun 30, 2025 at 3:11 PM Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us> wrote:

Good Afternoon All, copied below is the general layout of a proposed single lot plat near Pine Island Lake in Turtle Creek Township. The proposal is located on parcel 24-0062200. Please review and provide any comments on this proposal back to me by July 11th.



Thank you

Adam Ossefoort

Soil & Water Conservation District/Planning and Zoning

Division Director

215 1st Ave South, Ste 104

Long Prairie, MN 56347

Phone: 320-732-4325

Cell: 320-533-0998

PRELIMINARY PLAT
OF

BROWN BEAR NORTH

LOT 3, BLOCK ONE, JOHN JAPP
ESTATES FIRST ADDITION,
TODD COUNTY, MINNESOTA

OWNER/DEVELOPER:
Jeffrey J. Japp and Debra J. Meyer-Myrum
35456 Leisure Drive
Cushing, MN 56443

CURRENT ZONING: SHORELAND

PLAT AREA:
TOTAL: 2.23 ACRES
LOT 1: 2.23 ACRES

UPLAND AREA:
TOTAL: 2.23 ACRES
LOT 1: 2.23 ACRES

COUNTY BUILDING ENVELOPE AREA:
TOTAL: 2.23 ACRES
LOT 1: 2.23 ACRES

PROPERTY IS IN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD
(FIRM MAP 27153C0375D, EFF. 2/4/2011)

NETLAND: NO NETLAND DELINEATION WAS REQUIRED BY TODD COUNTY.

UTILITIES LOCATED AND SHOWN ON THIS SURVEY WERE MARKED BY
GOPHER STATE ONE CALL TICKET NO. 252020255. THE SURVEYOR
WAS NOT RESPONSIBLE FOR THE LOCATION OR DEPTH OF ANY
UTILITIES ON THE PREMISES. IN SERVICE OR ABANDONED.

VERTICAL DATUM: MAND 88
BENCHMARKS:
--- 4903 G
--- 4903 S

DATE OF FIELD SURVEY: 7/29/2025

PROPOSED LEGAL DESCRIPTION FOR BROWN BEAR NORTH:

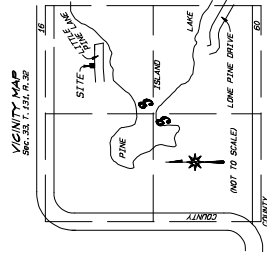
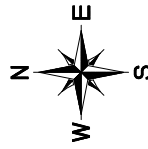
That part of Lot 3, Block One, John Japp Estates First Addition, of record
situated in Todd County, Minnesota, lying
southerly and westerly of the following described line:

Commencing at the southwest corner of said Lot 3; thence North 01
degrees 12 minutes 08 seconds West, plat bearing, 300.00 feet along
the west line of said Lot 3 to the point of beginning of said line to be
described; thence North 01 degrees 12 minutes 08 seconds West, 32.32 feet
to the intersection with the south line of said Lot 3 and said line there
terminating.

BASIS OF BEARINGS

As determined by Star 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

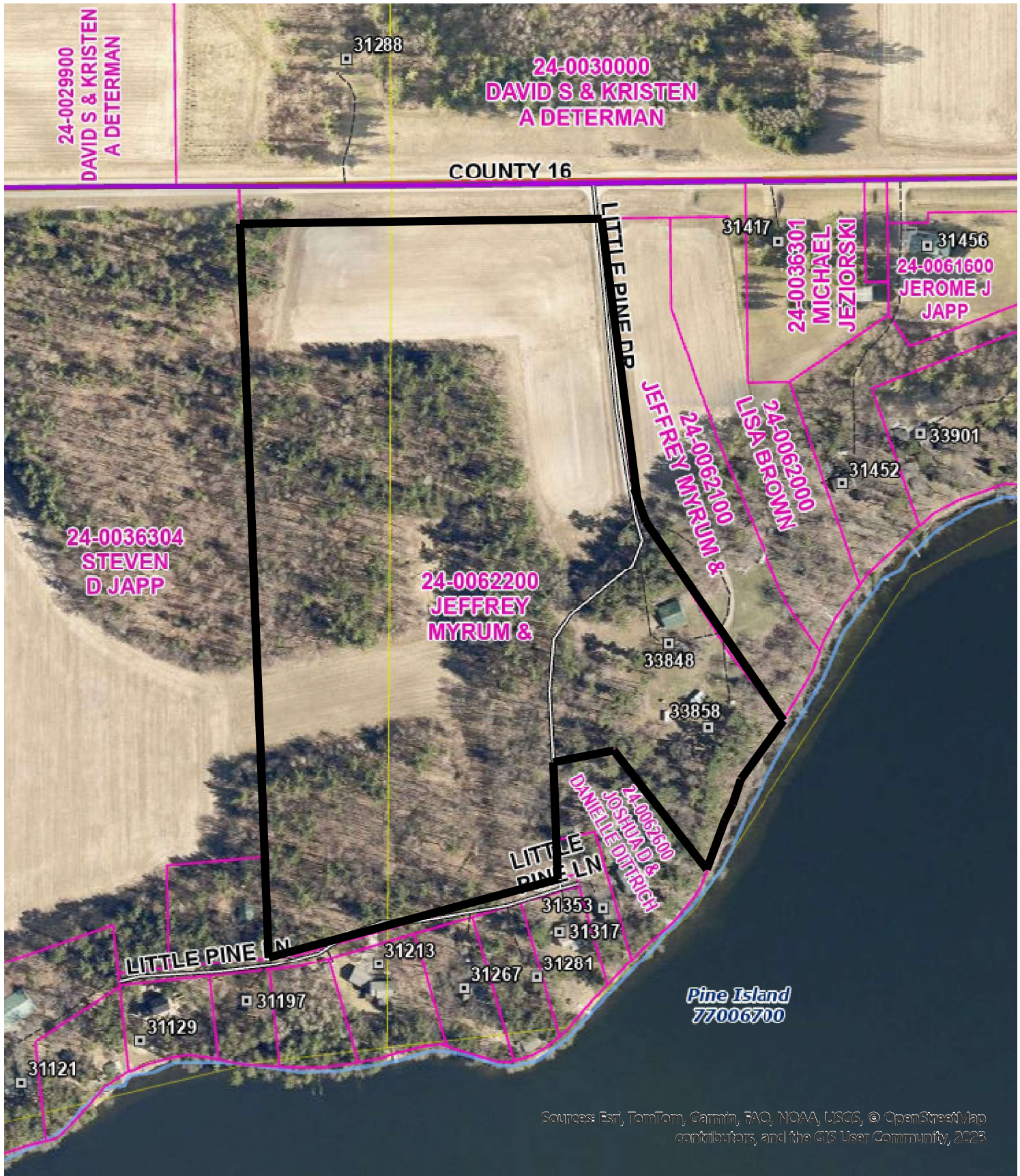
- FOUND IRON MONUMENT
- STANDARD METAL BENCHMARK
- SOIL BORING LOCATION PER
- SEPTIC SYSTEM LOCATION PER
- TRANSFORMER
- TELEPHONE RECEPT
- ELECTRIC METER
- UNDERGROUND FIBER OPTIC LINE



FESTLER LAND SURVEYING
1611 FIRST AVENUE NE
LITTLE FALLS, MN 56445
(320) 632-4466

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.

Jeffrey Festler
55338
Reg. No.
August 4, 2025
Date
2025-166 ME
JOD NO.
112
BOOK NO.



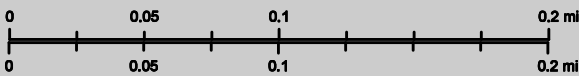
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

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:
Tuesday, August 12, 2025

SCANNED



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

AUG 11 2025

Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Donniel Robinson Mailing Address 1044 16th Ave S, St. Cloud

Site Address 40324 County Rd 21, Browerville, MN 56438 MN 56301

Phone Number

Property Owners Name & Address (if not applicant) Brian and Donniel Robinson
1044 16th Ave So., St. Cloud MN 56301

Parcel ID(s) 19-0029102 Township Moran 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) See attached
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 20

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

Is an upgrade needed: () yes () no

Proposed - Currently have an estimate from MarEyes Excavating.

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

This request is to build a pole building (60'x120') on our agricultural land for the purpose of growing Cannabis indoors. I have received preliminary license approval from the office of Cannabis Management for ownership of a microbusiness as defined in statute. Full licensure will be provided upon inspection and approval of the building by the OCM.

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes ☒ No _____ Date of the meeting: 8/5/25

[Signature]
Optional Township Board Signature

Chairman
Board Position

CUP # 2025-021

Receipt # 2025-0450

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

No. The business will be my husband, myself, and 3-5 employees (mostly seasonal). Our electrical use will be elevated but not excessive. This has been discussed with Todd/Waden

Is the requested use compatible with the surrounding properties? **Explain**
Yes, this is an agricultural business in an agricultural area (AF-2). electric,

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

No. We will improve the property by adding utilities and an agricultural building. We will also improve the tax base in the County, township, and town.

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

properties? **Explain**

The structure will NOT have an adverse affect on near by properties. It will be a standard pole building. We do not expect to have signage as this is a growing site.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of

operation, or general unsightliness? **Explain**

Hours of operation are expected to be 8AM to approximately 6pm. No excessive noise or odor is expected beyond a typical agricultural venture.

RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITIONAL 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****

Donniel Robinson
Applicant Name Printed

Donniel Robinson
Signature

7-15-25
Date

Brian Robinson and Donniel Robinson
Property Owner Name Printed

Donniel Robinson
Signature (If different than applicant)

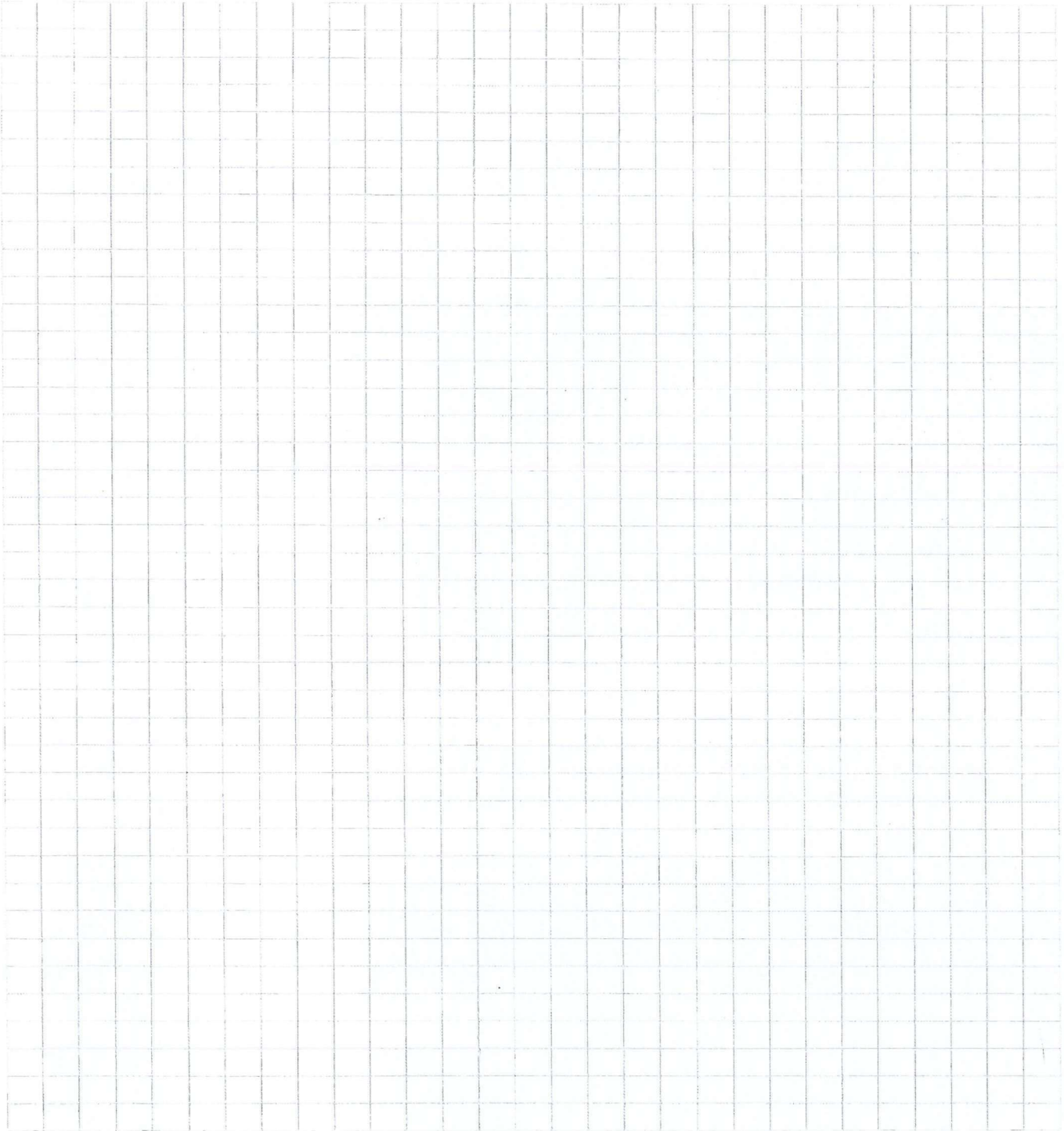
7-15-25
Date

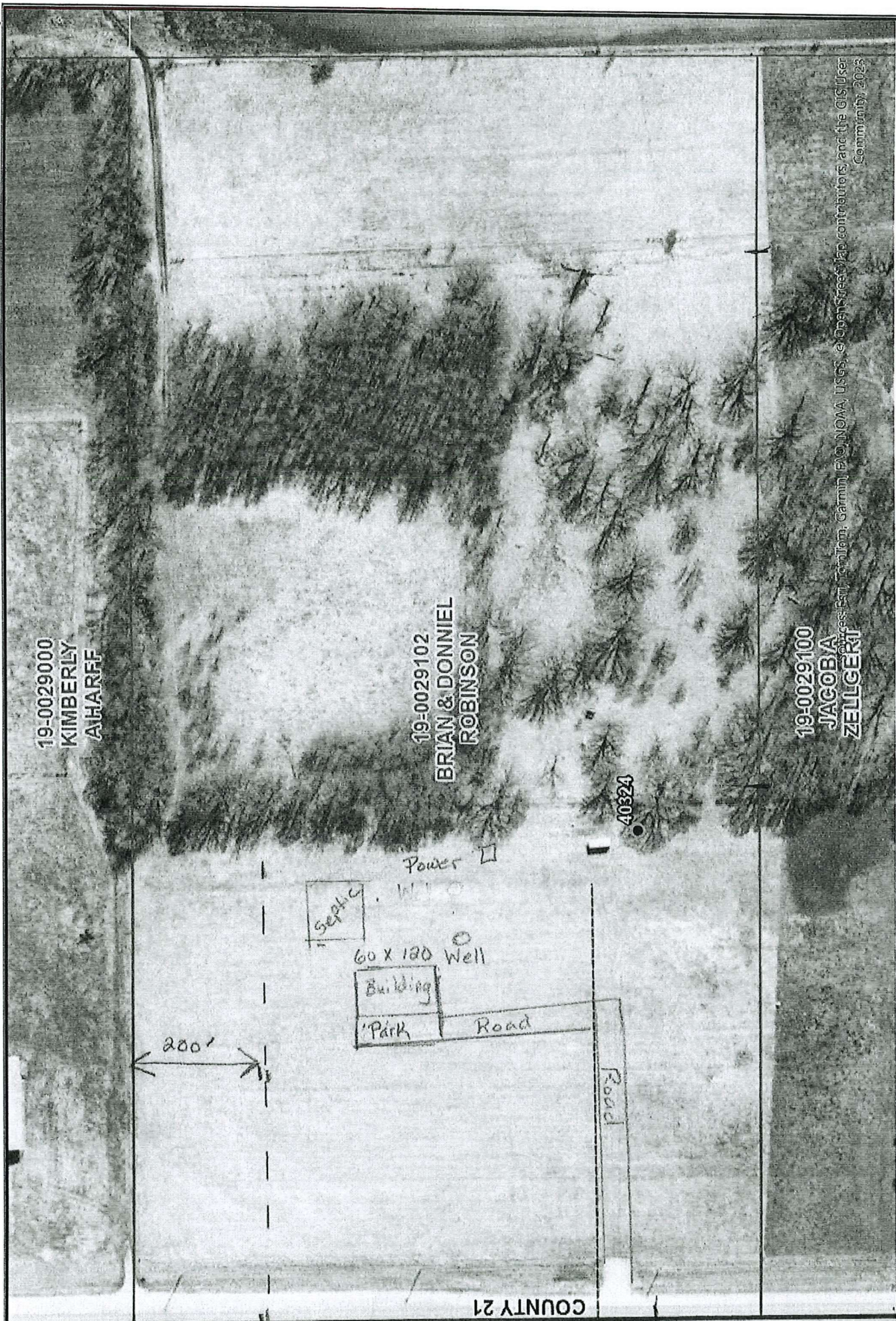
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

See attached

Site Plan

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





19-0029000
KIMBERLY
AHARFF

19-0029102
BRIAN & DONNIEL
ROBINSON

19-0029100
JACOB A
ZELLGERT

200'

Septic

60 X 120 Well

Building

Park

Road

Power

40324

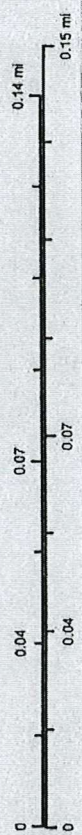
COUNTY 21

The GIS User
Community 2023

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



GIS Site Map



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

Printed on Monday, July 14, 2025



1:5365 1:88 inches per 100 feet

334687

TODD COUNTY, MINNESOTA

✓ No Delinquent Taxes
 ✓ Transfer Entered
 Certificate of Real Estate value () received (X) not required
 CRV #
 Date 5-1-14 Deed Tax Amount \$ 1.45

Denise Guida - Todd County Auditor/Treasurer
 Cheryl Perish - Todd County Recorder

Wd

OFFICE OF THE COUNTY RECORDER
 TODD COUNTY, MINNESOTA

Fee: \$46.00

Certified filed and/or recorded on: May 01, 2014 11:15 AM

Cheryl Perish, County Recorder

Well Certificate () Received

Received from ALL STAR TITLE & ABSTRACT

Returned To: ALL STAR TITLE & ABSTRACT
 616 LAKE STREET SOUTH
 LONG PRAIRIE, MN 56347

COUNTY COMPLIANCE FUND: \$11.00
 RECORDING TECHNOLOGY FUND: \$11.00
 STATE TREASURY DEPT FUND: \$94.00
 GENERAL ABSTRACT: \$14.00
 OTHER: \$0.00

Purchased C44 from
 Norman Rogers who
 sold remaining principal
 to First National Bank.
 See attach bill.

ASSIGNMENT OF CONTRACT FOR DEED and QUIT CLAIM DEED - by Individual

STATE DEED TAX DUE HEREON: \$1.65 DATE: April 29, 2014.

FOR VALUABLE CONSIDERATION, Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife, Grantors, hereby sell, assign and transfer unto First National Acceptance Company, Grantees, the Grantors' interest in that certain Contract for Deed dated December 6, 2011, made by Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife, as Sellers, and Brian Robinson and Donniel Robinson, husband and wife, as Purchasers, recorded and or filed in the office of the County Recorder in and for the County of Todd, State of Minnesota, on the 6th day of December, 2011, as Document # 476364, for the sale and conveyance of real property in said County of Todd and State of Minnesota, described as follows, to-wit:

The North Half of the Northwest Quarter of the Southwest Quarter (N 1/2 NW 1/4 SW 1/4), Section Twenty-Eight (28), Township One Hundred Thirty-Two (132) North, Range Thirty-Three (33) West of the Fifth P.M., according to the United States Government Survey thereof, Todd County, Minnesota.

Grantee hereby assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract for Deed. Grantor hereby covenants that there remains unpaid under the Contract for Deed the Principal sum of \$37,305.56 with interest thereon from May 1, 2014, and that Grantor has good right to sell, transfer and assign the Contract for Deed. In addition, Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.

TOTAL CONSIDERATION FOR THIS TRANSACTION IS \$500 OR LESS, together with all hereditaments and appurtenances belonging thereto.

Norman L. Rogers
 *Norman L. Rogers

Xiaolan Li
 *Xiaolan Li a/k/a Xiadlan Li

STATE OF MINNESOTA

COUNTY OF Todd

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife.



Joan M Casperson
 Notary Public, Todd County, MN
 My Commission Expires: 1-31-15

Drafted By:
 Shellie Clark
 First National Acceptance Company
 P.O. Box 980
 East Lansing, MI 48826

Please return and send tax statements to:
 First National Acceptance Company
 P.O. Box 980
 East Lansing, MI 48826

334687

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
MORAN

TC 542 5

Property ID Number: 19-0029102
Property Description: SECT-28 TWP-132 RANG-33
N2 NW4 SW4 20.00 ACRES

40324 COUNTY 21

BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
ST CLOUD MN 56301

18879-T

ACRES 20.00

Values and Classification		
Taxes Payable Year 2024		
		20
Step	Estimated Market Value:	54.200 51.0
1	Homestead Exclusion:	
	Taxable Market Value:	54.200 51.0
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HS RUVCL NON-HSTI RUVCL NON-H
	Sent in March 2024	
Step	Proposed Tax	
2	* Does Not Include Special Assessments	352.
	Sent in November 2024	
Step	Property Tax Statement	
3	First half Taxes:	175.00
	Second half Taxes:	175.00
	Total Taxes Due in 2025	350.00

\$\$\$
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

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
and 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
by Jurisdiction

6. County
7. City or Town
8. State General Tax
9. School District: 2170 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
on Your Property

- PRIN
INT
TOT
13. A.
B.
C.
D.
E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year: 2024 2025		
☐		
	.00	
	465.82	424.
	.00	.0
	83.82	74.
	382.00	350.0
	244.13	222.7
	73.62	73.0
	.00	.0
	.00	.0
	63.80	53.7
	.45	.4
	382.00	350.0
	382.00	350.0

2nd Half
Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0029102
AGRI NON-HSTD

RCPT# 13607

1st Half
Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0029102
AGRI NON-HSTD

RCPT# 13607

AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 15, 2025	2ND HALF TAX 175.00	MAY 15, 2025	1ST HALF TAX 175.00		
	PENALTY		PENALTY		
	TOTAL		TOTAL		
NO RECEIPT SENT UNLESS REQUESTED. OUR 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

BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
ST CLOUD MN 56301

18879-T

BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
ST CLOUD MN 56301

18879-T

Sue Bertrand

From: [REDACTED]
Sent: Monday, August 11, 2025 3:28 PM
To: Sue Bertrand
Subject: Ownership Confirmation 40324 County Rd. 21
Attachments: Robinson Letter.pdf

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,

Please see the attached letter from First National Bank. I will also give you a call.

Thank you,
Donniel

From: Jennifer Cece <Jennifer.Cece@fnba.com>
Sent: Monday, August 11, 2025 3:02 PM
To: [REDACTED]
Subject: RE: Authorized Agent Form Deadline TODAY

Good Afternoon,

I have attached a letter. Please let us know if you need anything else.

Thank you

Jennifer Cece
Customer Service Representative



241 East Saginaw St
East Lansing, MI 48823
Phone: 517-332-7788
Toll Free: 800-266-7661
Fax: 517-336-0497
Jennifer.Cece@fnba.com
www.fnba.com

To make a payment or view your loan account information please click [here](#)
For forms and after hours information please click [here](#)

From: [REDACTED]
Sent: Monday, August 11, 2025 3:37 PM

To: Old CS Do Not Use <service@fnba.com>

Cc: 'Donniel Robinson' <[REDACTED]>

Subject: Authorized Agent Form Deadline TODAY

Importance: High

NOTICE: This email is from an external sender

ATTENTION: Sender is [REDACTED]

Hello,

I was just notified today that an Authorized Agent Form is required to be signed by the bank for a conditional use permit for my land. The deadline is today. I have attached the form and would greatly appreciate a rush on your signature.

Thank you so much and I apologize for the rush.

Donniel



August 11, 2025

Account# 334687

Re: land on County Road 21, Browerville, MN

To Whom It May Concern:

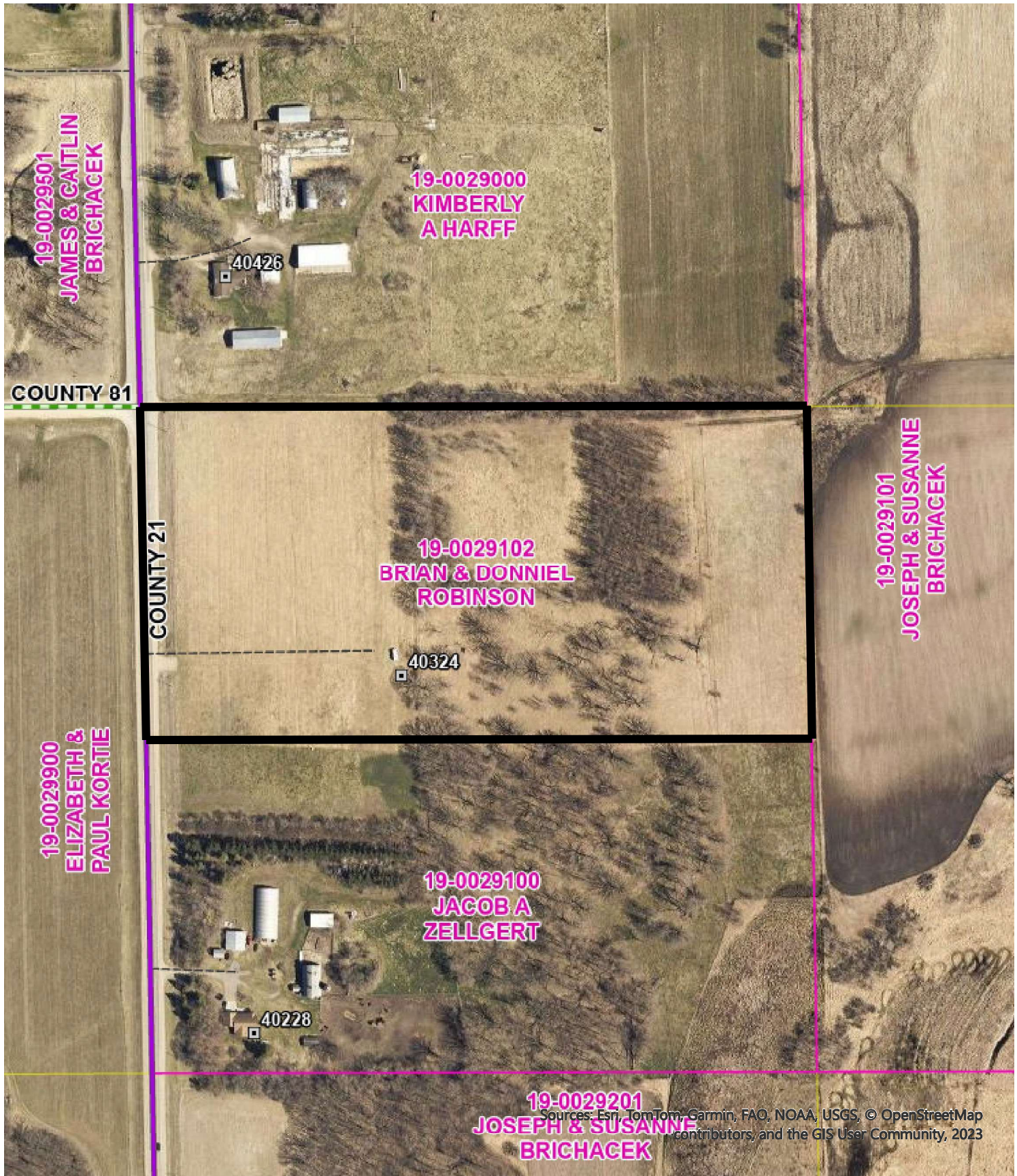
First National Bank *of America* holds the Contract for Deed on the above property address for Brian Robinson and Donniel Robinson, “the purchasers”. First National is not a landlord for the property. The purchasers have complete possession, control and dominion in the property. It is the responsibility of the purchasers to remain compliant with all municipal codes, ordinances, defend the property and pay any fines/fees associated with the property. The Contract for Deed does not include any allowances for utilities to be collected, they are the direct responsibility of the purchasers.

Sincerely,

Jennifer Cece

First National Bank *of America*

Customer Service Hours: 8:00am-5:30pm, ET, Monday through Friday,
9:00am-1:00pm Saturday



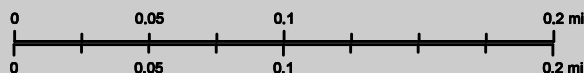
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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Printed on:
Thursday, August 7, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

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

Receipt # 2025-0457

CONDITIONAL USE PERMIT APPLICATION

Applicant Rudy C. Miller Mailing Address 19202 270th
 Site Address (same) Long Prairie Mn. 56347
 Phone Number 507-276-6000 E-Mail Address _____
 Property Owners Name & Address (if not applicant) MIKE BRAUN

Parcel ID(s) 13-003260 Township Iona 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

Received
 AUG 11 2025
 Todd County Planning
 & Zoning

Measurement of land involved: Width _____ Length _____ Acres 1/2 acre

Septic System: Date installed 2019 Date of latest Compliance Inspection 7-29-25 gm

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:

- Operate a small scale sawmill
- ① NO EMPLOYEES OTHER THAN FAMILY
 - ② Proposed building for sawmill 42' x 96'
 - ③ HRS. OF OPERATION 8am - 5pm

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

Yes _____ No X Date of the meeting: 8 / 11 / 2025

*Supervisor Curtis Gregerson
 told him he didn't have
 to come to the
 Township Board
 Meeting.

April Braun
 Optional Township Board Signature

Chairman
 Board Position

Conditional Use Permit Application



Revised 1/13/2025

CUP# 2025-022

Julia A. Becker Clerk



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

CONDITIONAL USE PERMIT APPLICATION

Applying for a conditional use permit can sometimes be a confusing process for many applicants. The Todd County Planning & Zoning staff are happy to help you through this process.

Please note that no permits can be issued, nor any work commence, until the Todd County Board of Commissioners have made their final decision.

Planning Commission meetings are held once a month according to the Planning Commission meeting schedule. If applications received exceed the number that can be considered for each meeting, they may be moved forward to be scheduled at another meeting.

- (1) Completely fill in the attached application form. If you have any questions contact the Todd County P&Z at 320-732-4420 or email toddplan.zone@co.todd.mn.us
- (2) A drawn site plan must be submitted with the application (form attached). A neat sketch that is generally to scale, and shows all of the physical characteristics of your property is especially important. Examples of the physical characteristics we need to see are: accurate property dimensions and shape, accurate shoreline alignment, road centerline and right-of-way, all existing and proposed structures with dimensions, septic system, wells, driveways, vegetation, steep slopes, topographic alterations, wetlands, etc...
- (3) Evidence that your existing septic system (if one exists on this parcel) is in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of "Compliance Inspection Form for Existing Individual Sewage Treatment Systems" that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed ISTS inspector. If you apply between Nov. 15 – April 15 and the ground is frozen so a compliance inspection cannot be done, then a Septic Compliance/Inspection agreement must be submitted in lieu of a current certificate of compliance. Sewer system information must be included or application will not be accepted.

NOTE: Todd County Zoning Ordinance requires: Any nonconforming sewage treatment system shall be upgraded upon the following: Any application for variance, conditional use permit, permits for enlargement or intensification or improvement of property.

- (4) Fees: **\$600.00** (non-refundable) which includes application fee and recording fee.
After-the-Fact Fee: **\$1,200.00**(non-refundable) Make the check payable to "Todd County."
 - *After-the-Fact rates may apply*
- (5) Application must be received in the Planning & Zoning Office, 215 1st Ave South – Suite 103, Long Prairie, MN 56347 by the scheduled closing date/time to be considered at a subsequent Planning Commission meeting (see schedule).
- (6) Applicant or authorized agent must be present in person for the hearing of this application. Notice will be sent to applicant verifying date, time and location of the meeting. If an agent will represent the owner the attached form attached be submitted to the P&Z Office prior to the meeting.

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

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

Fee: \$600.00 or After-the-Fact Fee: \$1,200.00 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****

Rudy Miller
Applicant Name Printed

Rudy Miller
Signature

7-21-25
Date

Alma Miller
Property Owner Name Printed

Alma Miller
Signature (If different than applicant)

8-12-25
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).

All those parts of the Southeast Quarter (SE 1/4), Section Thirty-three (33), Township One Hundred Thirty (130) North, Range Thirty-four (34) West of the Fifth Principal Meridian, described as follows:

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4); and

The South 300 feet of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4); and

The Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) EXCEPT the West 2 rods thereof; and

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) EXCEPT the West 2 rods thereof and EXCEPT that part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section 33, Township 130 North, Range 34 West of the 5th P.M. described as follows:

To find the point of beginning commence at the southwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 33, thence easterly along the south line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 350 feet to the point of beginning of the tract of land to be described, thence North parallel with the westerly line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 566.34 feet, thence easterly parallel with the south line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 550 feet, thence southerly parallel with the westerly line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 566.34 feet to the south line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), thence westerly along the south line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 550 feet to the point of beginning, all in Section 33, Township 130, Range 34.

Seifert to miller

TODD COUNTY, MINNESOTA

515199

Fee: \$46.00

OFFICE OF THE COUNTY RECORDER

TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: July 16, 2019 4:04 PM

Linda Daoust, County Recorder

Well Certificate () Received

Received from: Received from name

Returned To: SELLNOW LAW FIRM
229 CENTRAL AVENUE
LONG PRAIRIE, MN 56347

COUNTY COMPLIANCE FUND: \$11.00
RECORDER TECHNOLOGY FUND: \$10.00
STATE TREASURY GEN FUND: \$10.00
GENERAL ABSTRACT: \$14.50
STATE DEED TAX: \$1.65

☒ No Delinquent Taxes
☒ Transfer Entered
Certificate of Real Estate value () received (☒) not required
CRV # _____
Date 7-16-19 Deed Tax Amount \$ 1.65

Todd County Property Records & Taxpayer Services Division

Ld

Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Individual(s)

eCRV number: NA

DEED TAX DUE: \$1.65

DATE: July 15, 2019

FOR VALUABLE CONSIDERATION, Eric Seifert and Megan K. Seifert f/k/a Megan K. Thurk, married to each other ("Grantor"), hereby conveys and quitclaims to Rudy C. Miller and Alma R. Miller ("Grantee"), as

(Check only one box.)

☐ tenants in common,
☒ joint tenants,

(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.)

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

This deed is given as a set of two deeds recorded to conform the legal description to the usage lines.

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

together with all hereditaments and appurtenances belonging thereto.

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

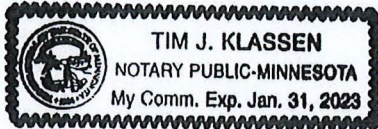
Eric Seifert
Eric Seifert

Megan K. Seifert
Megan K. Seifert

State of Minnesota, County of Todd

This Instrument was acknowledged before me on July 15, 2019, by Eric Seifert and Megan K. Seifert f/k/a Megan K. Thurk, married to each other.

(Stamp)



A handwritten signature of Tim J. Klassen in black ink, written over a horizontal line.

(signature of notarial officer)

Title (and Rank):

My commission expires:

Jan 31, 2023
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Thomas H. Sellnow
Sellnow Law Office
229 Central Avenue
Long Prairie, MN 56347
320-732-1919 p
320-732-1922 f
File No. 19-3735

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

19202 ~~Eric and Megan K. Seifert~~
19110 270th Street
Long Prairie, MN 56347

Rudy C. Galma R. Miller



270TH ST

20-0002900
BRYAN &
LINDA HAUGEN

20-0002800
JERRY G &
LINDA HAUGEN

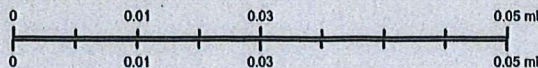
Sources: Esri, TomTom, Garmin, FDO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



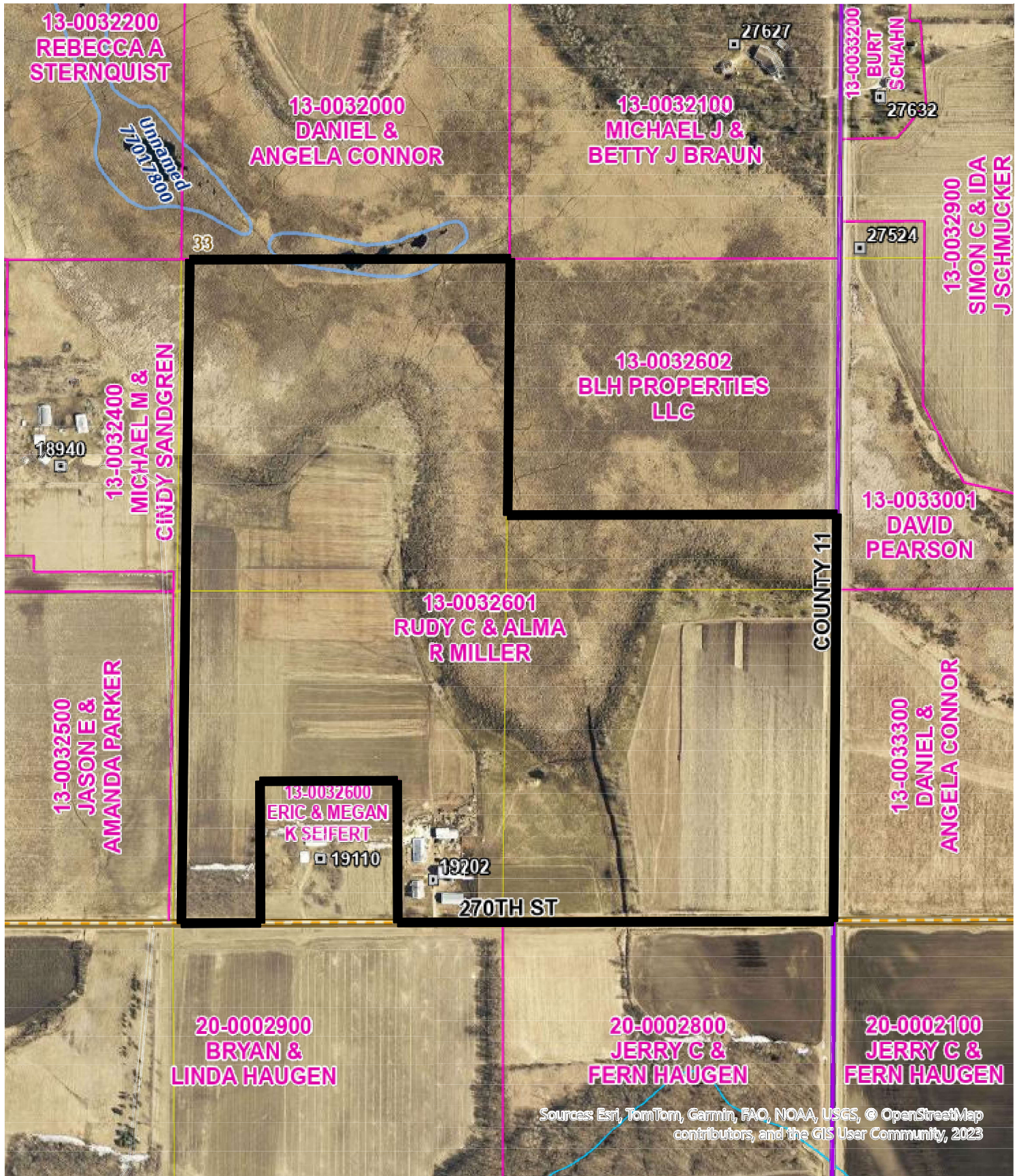
The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ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

Printed on
Tuesday, August 12, 2015

Site Plan

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

*see attached



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