

The following is the agenda for **Thursday, October 2nd, 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 September 4th, 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. Donniel Robinson: Section 28, Moran Township

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

PID: 19-0029102.

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.

2. Off Grid Recovery Community Inc.: Section 18, Bartlett Township

Site Address: 48650 County 23, Verndale, MN 56481

PID: 01-0018200

1. Request a CUP to grow either up to 5000 sq. ft. of cannabis in a secured area, to host onsite cannabis events, and operate an onsite thrift store all located in AF-1 Zoning District.

3. William Bontrager: Section 8, Eagle Valley Township

Site Address: 18032 County Road 78

PID: 07-0007200

1. Request to add retail sales to existing wholesale greenhouse operation and construct 4 additional greenhouse structures and 2 canopies located in AF-1 Zoning District.

4. Amos Byler: Section 3, Little Sauk Township

Site Address: 20752 200th Street

PID: 17-0003100

1. Request to establish a machining/repair shop business and construct a 40'x80' building for the operation in AF-1 Zoning District.

5. Joseph Borntrager: Section 20, Eagle Valley Township

Site Address: 17849 352nd Street

PID: 07-0023500

1. Request to amend CUP#2020-021 to eliminate condition #3, to add an additional 30'x100' greenhouse and a 12'x20' storage space, to eliminate the sheet metal business and construct poly furniture in the existing structure in AF-1 Zoning District.

6. Alvin Borntrager: Section 17, Iona Township

Site Address: 17916 300th Street

PID: 13-0016902

1. Review of CUP-2023-024 and a request to add an additional 34'x148' greenhouse in AF-1 Zoning District.

Adjournment –

Next meeting: November 6th, 2025

Planning Commission Meeting Minutes

September 4, 2025

Completed by: Sue Bertrand, P&Z Staff

Site visits completed by Adam Ossefoort and Jim Pratt on 8/28/2025

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

Staff members: Adam Ossefoort and Sue Bertrand

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

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.

Ken motioned to have the August 7th, 2025 meeting minutes approved. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

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

AGENDA ITEM 1: Brown Bear North Plat, Barry & Debra Brown: Section 33, Turtle Creek Township,
Site Address: 33848 Little Pine Drive, Cushing, MN 56443

PID: 24-006220

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

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

Proposed Conditions: None

Correspondence received: None

Public comment: None

Board discussion:

Jim stated he was on the site visit It's a chunk of wooded ground. There are some nice pines in there if you could avoid destroying, it would be nice. Other than that, just woods.

Ken is the access road a public road?

Barry, no, a private road.

Adam, it is a publicly dedicated, private road.

Roger moved to approve with no conditions, Ken seconded.

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 September 16th, 2025.

AGENDA ITEM 2: Donniel Robinson: Section 28, Moran Township, **Site Address:** 40324 County Rd. 21, Browerville, MN 56438, **PID:** 19-0029102

1. Request to build a 60'x120' building to grow cannabis indoors as a licensed microbusiness, according to Statute, in AF2 Zoning.

Donniel was present as the applicant and stated her application intentions. Her husband and her have owned the property for about twelve years. Her husband was a contractor in Afghanistan, was physically injured and has some post war issues. They are looking to have a business they can do that A. Have her home with him, B. a business that puts purpose back in his life, and as the cannabis business has come to light, it is something they can do agriculturally with their land. They're expectation is to have an indoor grow with a new building. They have a micro license so it allows them to do up to 5,000 sq. ft. of canopy, roughly a half of 100- foot length of a pole building, and the rest of the building would be for preparation. Basically, all they would have there are plants. As a micro license, they would have the opportunity to do more of the business, but they are not interested in that. They simply want to grow the plant and have a quiet life in the country.

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

Options for tonight:

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

A motion to deny the request by establishing findings to support the denial.

A motion to table the request to allow for additional review time.

Proposed Conditions if approved:

1. Establishment of a commercial grade fence around the perimeter of the cannabis operation.
2. All exterior lighting shall be compliant with MN Rule 9810 but shall not cast light beyond the property boundary.
3. Establishment of vegetative screening on the north, west, and south sides of the cannabis operation on the exterior of the fencing. Vegetative screening shall consist of two rows of conifer trees that are no less than 10' tall at the time of planting. Trees in each row shall be offset from each other to provide maximum screening potential.
4. There shall be no signage of the business allowed at any time.

5. Applicant shall allow for periodic review of the property by County staff.
6. Applicant must abide by all other applicable Federal, State, and local standards.

Correspondence received: Yes, these letters and petition may be viewed in full, upon request at the Planning and Zoning office. Adam read aloud correspondence from:

Paul and Elizabeth Kortie
Peggy Saleen
Helen Motl
Mike and Jonie Johnstone
Bruce Motl
Jacob & Nicole Zellgert
Gail Trout
Petition from Moran Township residents

Board discussion:

Jim asked if any pesticides are being used on the plants.

Donniel stated only as needed and at no greater use than any other agricultural business. Their goal is to be as close to an organic business as possible. This is a product that is consumed so they have to pass food grade as far as molds, mildews and any chemicals used on them the processes used. The traffic issues? At our largest, it would be 300 pounds of plant at a time and that is only a pick-up truck. Not semi's or big vehicles moving in and out of property.

Jim how often do you harvest?

Donniel stated at a minimum three times a year and at a maximum, six times a year. Understands the concerns about this and the fear for this product. Doesn't know how she would feel it were not her requesting this permit. They intent this to be a very quiet, small operation. Nobody even needs to know that it is there and it is better for them if they don't. They would be transporting product off of the property and maybe have 3 to 5 employees, and they would be seasonal.

Jim asked if they have a rough idea of how many plants?

Donneil stated it would depend on what variety of plant they have as there are different sizes. They are allowed to have 5,000 sq. ft. canopy, so that just means the leaf top. Initially starting with a very small grow, and they are going to be learning this product as they do it and would be no where near that large initially (which is considered very small for an agriculture product and even a cannabis grow). She stated she does not use cannabis herself, and this is a business, not something they think is cool and fun and great, but it is a product that can have really positive health effects. They want to be part of the good part of the industry.

Ken asked if the plants are going to be grown hydroponically?

Donniel in soil, in pots, also another method in their product called Rockwell they may experiment with, however, the most sure-fire way to grow this product is the way nature intended and do it in dirt.

Jim asked what size are the pots?

Donniel, 1 to 2-gallon sized pots.

Ken, how much water per day will you be using when in full operation?

Donniel stated they will have a grower working them and she is not the best “technical” on that. Fair to say...

Ken how many pots do you think?

Donniel calculated, the lights are about 4’ x 4’ with typically 18” per pot, then apologized for not having the answers as she is a little blown away by the feedback and having trouble recalling the information, roughly 1,000 plants at a time. The pot itself will take up a square of 18”.

Ken artificial lighting?

Donniel, yes, and LED lights. There is a high-pressure sodium light which has a lot higher demand on the electrical grid, and while the LED will generally have a lower pull off the grid.

Ken, which kind will you have?

Donniel, LED.

Ken, discharge water?

Donniel, they are still talking that through, as they are still making determinations, either the water will be processed within the building or ... the run-off water should be fairly clean, they will be adding some nutrients but for the most part there will be no synthetic chemicals.

Ken, so you could almost reuse that?

Donniel, potentially, yes.

Ken insulated and heated building?

Donniel, correct.

Ken, have you staked out where the building is going to be so you know you will be 500 feet away from the neighbors’ buildings?

Donniel stated her understanding is 200’ from a residence 500’ from a daycare.

Adam corrected 500 feet from the residence. So, the property line really isn't a factor in that setback, other than the building location itself, measured from the property line, in agricultural zoning, it is 30', so, the more restrictive setback is the measurement from the building itself.

Ken your main concern is the 500' from the residence.

Donniel stated that was different from what she had heard last. They have enough property there, so they can orient themselves to meet that setback. We know that for sure and feel pretty confident.

Andy stated there was some mention of some onsite consumption as a concern.

Donneil stated that absolutely will not be a part of their business. The business is hers. Her husband is disabled from Afghanistan and will work to a certain extent as he is able, but the license is hers. They bought the property together and the question is why in Todd County? It is because that is where they own the agricultural land. They had planned to live and raise their child up here, but life did not work out that way at the time. We had hoped to use their land for agricultural, and that is what it is zoned for. The micro license is the smallest license you can get, very entry level license. It allows for vertical integration but you are not required to vertically integrate. They have no interest in retail to the public, they just want to grow plants and that is the gist what they want to do in our location. Do not want to process, do not want to make gummies, none of that.

Jim, the CUP application is only for growing.

Donniel, correct, that is all they intend to do.

Adam confirmed, yes, cultivation.

Ken stated he ran a calculation on 18" square with 5,000 feet of canopy, and it comes out to about 2,200 plants. Does that sound right?

Donniel, I trust your math.

Adam demonstrated how far the neighbors are and with a rough estimate and it is possible to meet all setbacks.

Ken, plenty of room.

Donniel, majority of the building will be little baby plants, office space, a bathroom and things required by law. This is a highly regulated industry and would be shut down before any disturbance to neighbors. It will be a ventilated facility, there is humidity controls and it has to be controlled to pass the testing to have it be a legal product.

Andy, does the ventilation system emit and any type of allergens?

Donniel stated not that she is aware of. It is supposed to filter the air as it comes out, part of that is controlling smell and shouldn't be mold spores to emit. They are not doing any of the processing so the plant itself does not give out any smell any more than if it was grown out in a field somewhere.

Andy stated the plants will be removed while they are in a green state?

Donneil, correct. Hand cut, very small business, inverted to dry and two parts, the flower to be sold as a smokable product and there is the stock and the leaves and stated she thought the gummies were made from the less useful parts of the product, while the flower is a smokable product.

Andy asked if the drying process occur inside?

Donneil, inside.

Andy, so there could be dust through the drying?

Donneil, you would be handling the product pretty roughly to be causing dust. This is an industry where the prettier the plant, the more value it has to you. These are not plants that are going to be ground up or anything, and they will be transported gently. She cannot see a scenario where there is dust filled air.

Andy, so the normal handling will not cause dust.

Donniel, correct.

Lloyd, do you have a market for it?

Donniel yes, there are retail entities that are opening now that do not have the product to sell, and they expect the demand to be very high. The size and the quality they are hoping to produce, would be the equivalent to doing like a high-quality beer, so if you like IPA beer it is kind of like the equivalent to that, they would be growing high quality for the cannabis that is coming out of the grow operation. So, yes there is a market for it. At this point, other than native producers that had a head start on the rest of the growers, there is no product in the pipeline yet. That will change and the industry will catch up and the demand will be different, but initially the demand is going to be very high.

Roger, how big of a well?

Donneil, 100' with a 6" inch diameter pipe.

Andy, do you happen to know the water pumping capacity of that?

Donneil, it was put in with the understanding this would be the use of that well.

Roger, what he was looking for was it was not like a big irrigation well where you can pump more than 1,000 gallons a minute.

Donneil, she didn't think so. They are not using water any where near what a corn field would.

Ken, his math shows they will use about 1,000 gallons a day, and that's not a lot. The building, is that like a large rectangular steel sided building? Look like any other machine shed?

Donniel, correct, just an insulated pole shed.

Ken, what kind of security measures?

Donneil, there are basic security requirements that are set up by law and rule. There needs to be cameras on the inside plus cameras and lighting on the outside, enough lighting to catch any that is going on. If things go well, no one will even know they are there. We hope that will mitigate the risk of criminal activity. She stated they are also transporting off site themselves, so they will not even have delivery drivers that have to know where the facility is.

Ken state suggests fence but does not require it.

Donniel stated she would not build a fence with the indoor grow and a secure building, she personally feels a fence would be less visually appealing than just having the security the building would afford. Would rather not as it make it more institutional looking and is certainly not our goal.

Lloyd who would monitor the security cameras?

Donneil, security cameras have remote access and would be available on her phone and authorized others and they are also backed up for ninety days on the cloud-based system and also on a server that is hers. They would go through a call-based system through a service, for affordability.

Andy what is your interpretation Rule 9810 of the 30-minute immediate response, and so you have that figured out?

Donniel, part of the process for these businesses is to have a relationship with the local law enforcement, whether that be the sheriff, local or whatever, and there is a plan with those officials on how that system will be impacted. She stated they have family within 30 minutes for her, and they are within about 60 minutes.

Andy, so the protocol is you or a designated person be on site within 30 minutes?

Donniel, the OCM is doing a great job, but some of this is influx a little bit, and they are still thinking through some of this. She believes it is some manner of response to an alarm and does not mean someone has to be on site within thirty minutes. The likelihood of an alarm going off would be more of a glitch, or an animal or something like that. She doesn't believe they will be an attractive site for any illegal activity. There are much bigger and more lucrative places to bother.

Public comment:

Allen Halbersma, chairperson from Moran Township, Donniel attended their meeting about a month ago and presented this, so they were aware, but their jurisdiction does not allow them to control what happens on agricultural property, realizes they have no say on what she can and can't do. Wondered if there was a generator in case of a power outage? Safety issues with security being 30 minutes away from Sheriffs' department and most businesses are directly connected to the fire department. Wants to stay quiet and low but our society doesn't allow that. They have issues in two sections of their township already with security and when they sniff out this is a cannabis shop or growth area it will be like fox on a cat in that area. Security cannot be disregarded as "we are out in the country" and the Sheriff knows that and this will open a whole new can of worms. He understands this is one of the first cannabis utilities in the County, and as time goes on when there gets to be several, are we equipped to handle the growth? A lot of area to cover. This is wholesale and has no intention of going retail, but in opening comments he was listening close and heard they would allow sampling on the grounds, then when the question was asked heard a different answer. Concerned yes or no of sampling on site? He asked Donniel if her license permit goes with her if she decides to sell or does it stay with the land?

Jim clarified the CUP goes with the land.

Adam added the license goes with the person.

Allen, septic waste regulations, water, aroma issues were brought up and is there special cleanup if it is discontinued as a cannabis facility, is there a special cleanup? He knows with meth, it must be burned. Who is responsible? Allen stated if this is approved tonight, we have to consider where this is going and what it is going to lead to? Felt an Industrial park would offer an ideal setting for all of the township' questions for an operation like this.

Kim Harff, lives next door to this proposed operation and showed a power point. This power point may be viewed in full, upon request at the Planning and Zoning office. She stated the township has done their homework and are Cannabis experts. They have questions that have no answers because it is still not federally legal yet. Two concerns are infra structure and environment. No police protection within 30 minutes and will not take people long to catch on. They had a hemp field in Moran township, and there are undesirables and unwanted traffic in there all of the time and do not want that in the area. Worried about increased criminal activity.

Electricity increases.

Air emissions are a concern, who monitors (local members?) what can be done when the complaints of odor and "it stinks" come in? The hemp field did stink all of the time, for several miles.

MPCA states there is THC in the waste water and it must go into an approved sewer system, must be a holding tank, who monitors? Must be sent to a waste water treatment plant. There may be one in an Industrial area.

Kim received 3 minutes from Gail Trout.

Teresa Zellgert gave her 3 min.

Two more gave their minutes from the public.

Zoning issues –

Concerns for the younger generation long term effect.

Worried about property values. Will it be like the rendering plant? We have no economic value in this.

State Statute states Todd County must have three retail facilities per 12,500 people but it does not say we have to have a “growing facility”, and why should we be the Guinea pigs?

Mission Statement from Todd Wadena Corrections:

“Safer communities everyday through evidence-based practice”. We don’t have the answers, but we do have the questions for the long-term effect from this indoor cannabis growing facility in our rural community. They do know it takes 1 and a half to 2 gallons of water per plant per day.

Nicole Zellgert the applicant has demonstrated a need, when has cannabis been a need for Moran Township? The word need means: a requirement, necessary duty or obligation. Todd County P & Z Ordinance states Section 5.05 Conditional Use Permit, Sub Section C part III, “The applicant in the opinion of the Planning Commission has demonstrated a need for the proposed use and is reasonably related to the overall needs of the County and to the existing land use”. When has cannabis been a need in Todd County? Is this facility a need in Todd County? This facility would be used to grow recreational cannabis, where is the need for recreational cannabis? Not medicinal, recreational. A quick look on the main page of our Todd County Website states: “Todd County faces many challenges with an aging population, a need for improved housing stock, help with addiction, and support for those with mental health issues.” Why would we allow Cannabis when we are already stating we need help with addiction? RIGHT ON THE MAIN PAGE OF TODD WADENA’S WEBSITE, BLACK AND WHITE FOR EVERYBODY TO SEE! IS THIS NOT CONTRADICTION? In line five of the same Ordinance, it states “The use will not create a pollution hazard or the detrimental effects both during and after construction. Effects to be considered may include, but not be limited to soil erosion, sedimentation, pollution or other degradation of surface waters and ground water supplies, impact on water supplies and sewer treatment.” Again, do we have the water supply? Recapped Kim’s report treating water.

Todd County MN 2030 Comprehensive Plan, “Due to the high demand for water and the limited resources available, the County must plan to protect and maintain these water resources.” It also states: “very little is known about the connection of aquifers in Todd County or where the specific recharge areas are located in addition to the extent of these interconnections is not well known.” That should be a huge red flag. We don’t know what our water supply is. She stated we need that figured out. Will the water usage run us dry? Will our health and general welfare be compromised?

Joe Brichacek gave his 3 minutes

Nicole continued, by the time the building is fully erected, what is the demand for cannabis at that time, compared to all of these other buildings that may have already been erected and people are moving in, they are going to be ready for production much faster. Remember, in the purposes stated in Section 1.02 of the Ordinance this says: “Protecting the public health, safety, comfort, convenience and general welfare. Protecting, preserving and developing economically viable agricultural land. Promoting orderly development of the residential commercial Industrial and recreational public areas. Conserving the natural and scenic beauty and attractiveness of the County. Conserving and developing the natural resources of the County. Providing for the compatibility for the different land uses and the most appropriate use of land throughout the County. Minimizing environmental pollution. Nicole, addressed the board, please, she asks each of you to keep this in mind while making your decision, that will affect all of the surrounding properties. Help protect those of us who have our homes here and not just a business.

Paul Kortie, neighboring property across the street, currently they do not live there but come down every other weekend. Stated he works for Government, he sees, he hears a lot of this and they are trying to put these structures in our city and our neighboring properties. Anything that has to be put in the city has to be put in an industrial zone. Currently has a friend that is in the process but was a block and a half away from residential, too close so it was zoned commercial residential, and did not qualify, and from what he is hearing

tonight, you are talking a large building drying operation and didn't hear anything about fire suppression. Just the generation of the off flow, he doesn't think all of the questions have been answered. Yes, he has property in Todd County, Carlton County and he thinks as a County you need to look into it and doesn't think you will find these types of units out in a farm field.

Rick Brichacek has land kiddy corner from this. Don't take anything personal as they do not have anything personal against you (Donniel). Biggest concern is security, a lot of thieves stealing stuff constantly, drove a pot head home accidentally the other night and knows he had ill intentions. When these types of people find out what is in your shed, they are going to be right over there, who is going to stop them? In two minutes, you could take a cordless roto zip thing and could rip in that building and be out and it just brings in that sort of thing. The water issue, thought she may have been a bit ill-prepared, expected her to have notes, facts, how much water and what is your exact plan and he didn't see that. Thought she may need more time to prepare her proposal, business plan, how much stuff are you going to sell, when are you going to sell and a little more structure. They, as a township, need more information to base their decision correctly.

Stacy Brichacek, thankful for where she lives and for neighbors who care so deeply about our safety and the health of her community. Shares all of the same concerns very deeply. What are the next steps? How can they open this ordinance up for revision? Every time a change in policy happens, there should be an audit. You don't know what you don't know until you know. How can we open this up to restricting cannabis sales, cannabis growing, and like Kim pointed out, we are not required to have "growers" within our County? So how can we make it "we don't want growers in our County"? We do not want cannabis in our County because of the issues we have all raised tonight. Meant for a commercial zoned property. Hate to push it on our cities, But it is still Federally illegal. Does not see the harm in enacting extreme regulations or restricting it if we can legally. The state of MN did not legalize this because it is healthy for us, or that our kids are going to thrive off of this, they did it for a tax base increase only. We do not want to be Guinea pigs. If the CUP goes with land what is stopping them from selling to the next person who isn't from here, and will harm us even more?

Kate Skogstad, agrees with the crime thing, it is going to be a day before people are going find out about this. You live 60 minutes away from there, Kate stated she, herself, lives 30 seconds away. It is a little scary. Say you already had the business here, she would have never bought her property. She really believes this will bring the property values down. Even though it is a nice little business, everybody is going to know what is going on there. She requested the board to deny it.

More board discussion:

Adam stated he had an additional condition that he noticed did not save to his staff report, that had restricted the business to just that singular 60' x 120' building proposed, and that any further expansion would require review of the Planning Commission and just wanted to note that, not sure why it didn't save. He added he has reached out to the MPCA (Brainerd) on the waste water requirements from one person, there is one certain person to contact on cannabis regulation so as to not give different answers to same questions and has not received a call back. Also, he has reached out to Jason, our legal team just to clarify a few legal things, and have not heard back from him either.

Ken made a motion to table for more information, Roger seconded.

Roll call vote commenced as follows:

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

Motion carried. Jim noted this will be tabled until next month's meeting.

Adam stated this will be on Oct 2, at 6:00 PM, same room, and this will not be re-noticed, as it has been tabled. It will be on next meetings agenda and publicly noticed through the newspaper, but not individually to all of the neighbors. To the applicant, you will be getting a letter from Adam that this has been extended, sometime before the sixty days has expired. We do post the board packed on our website for the next meeting, so you may review that if you would like.

Ken, please bring better info on water usage.

Adam stated the agenda will also be posted in Long Prairie Leader, then they submit it to other local papers.

Jim 7:35 five-minute recess and resumed at 7:42.

AGENDA ITEM 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 AF2 Zoning.

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

Proposed Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. There shall be no loading or unloading of materials within the road right of way.
5. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

Jim stated he did the onsite report, and it looks like a good spot, township road, not even a ¼ mile off the County road, good spot.

Ken stated the application says this described as a small-scale operation.

Rudy, correct, he and the boy. Building pallet material.

Ken asked if he will be sawing up boards and timbers?

Rudy, yes, we don't build the pallets, just saw the boards for it.

Andy, so, you don't cut the logs, you have them delivered?

Rudy, correct.

Roger asked how big of an engine, circle saw or band saw?

Rudy, circle saw.

Roger stated diesel engine, the exhaust must have a muffler, as you have a pretty close neighbor.

Rudy, has one now and we have no plans of taking it off.

Ken asked if they had been to the township and they were okay with this?

Adam, on August 11th

Andy the main thing is the noise.

Rudy, engine is on the inside of the building.

Ken moved to approve with the stated six conditions, Roger seconded.

Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. There shall be no loading or unloading of materials within the road right of way.
5. The engine powering the sawmill shall include the use of a muffler.
6. 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 16th, 2025.

Ken motioned to adjourn and Andy seconded. Voice vote to adjourn, no dissention heard. Motion carried and meeting adjourned at 7:53 PM.

DRAFT

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 Marcy's 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

[Signature]
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 w/ Todd Waden. Yes, this is an agricultural business in an electric, agricultural area (AF-2).

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

[Signature]

Signature (If different than applicant)

Donniel Robinson

7-15-25

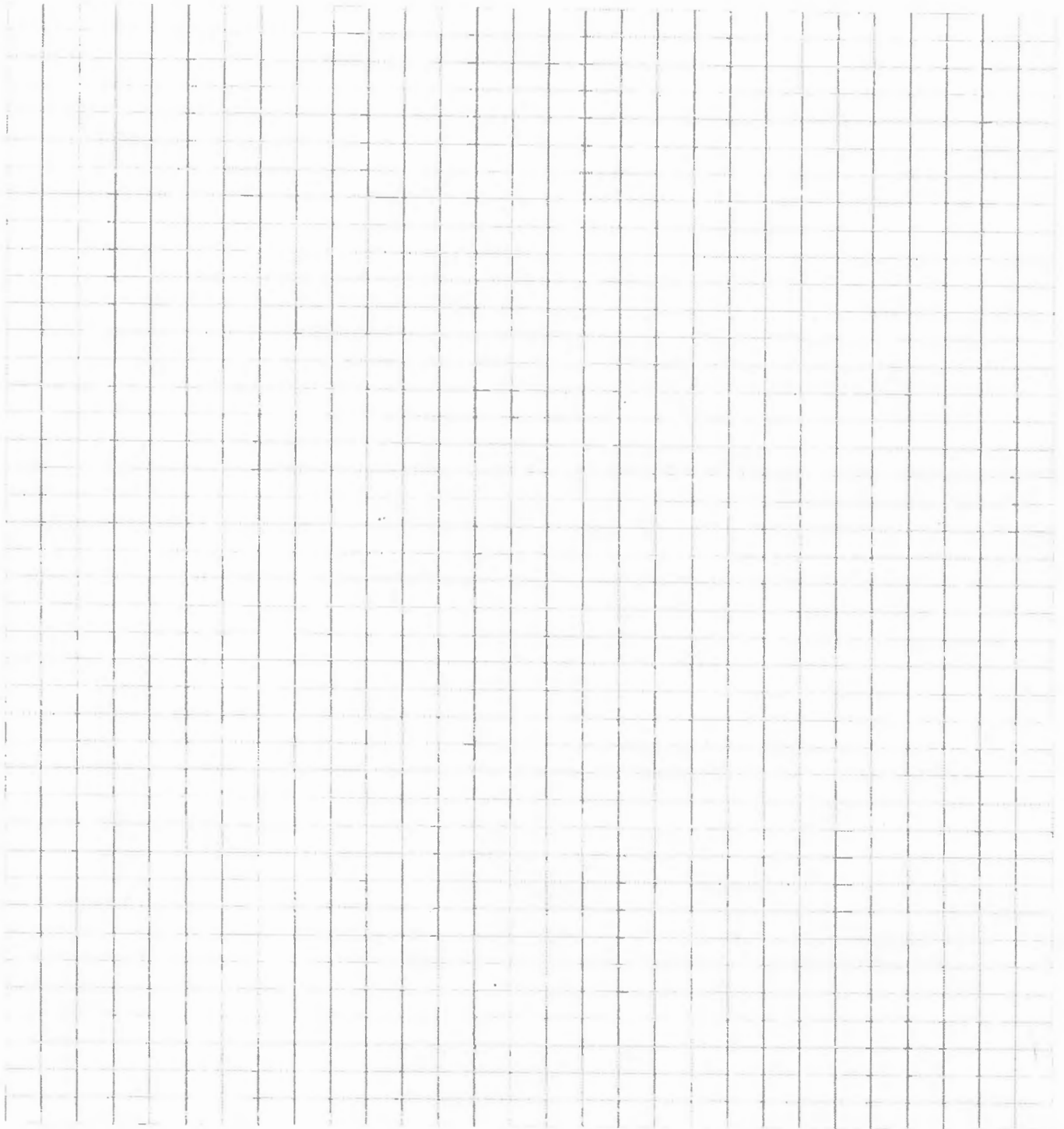
Date

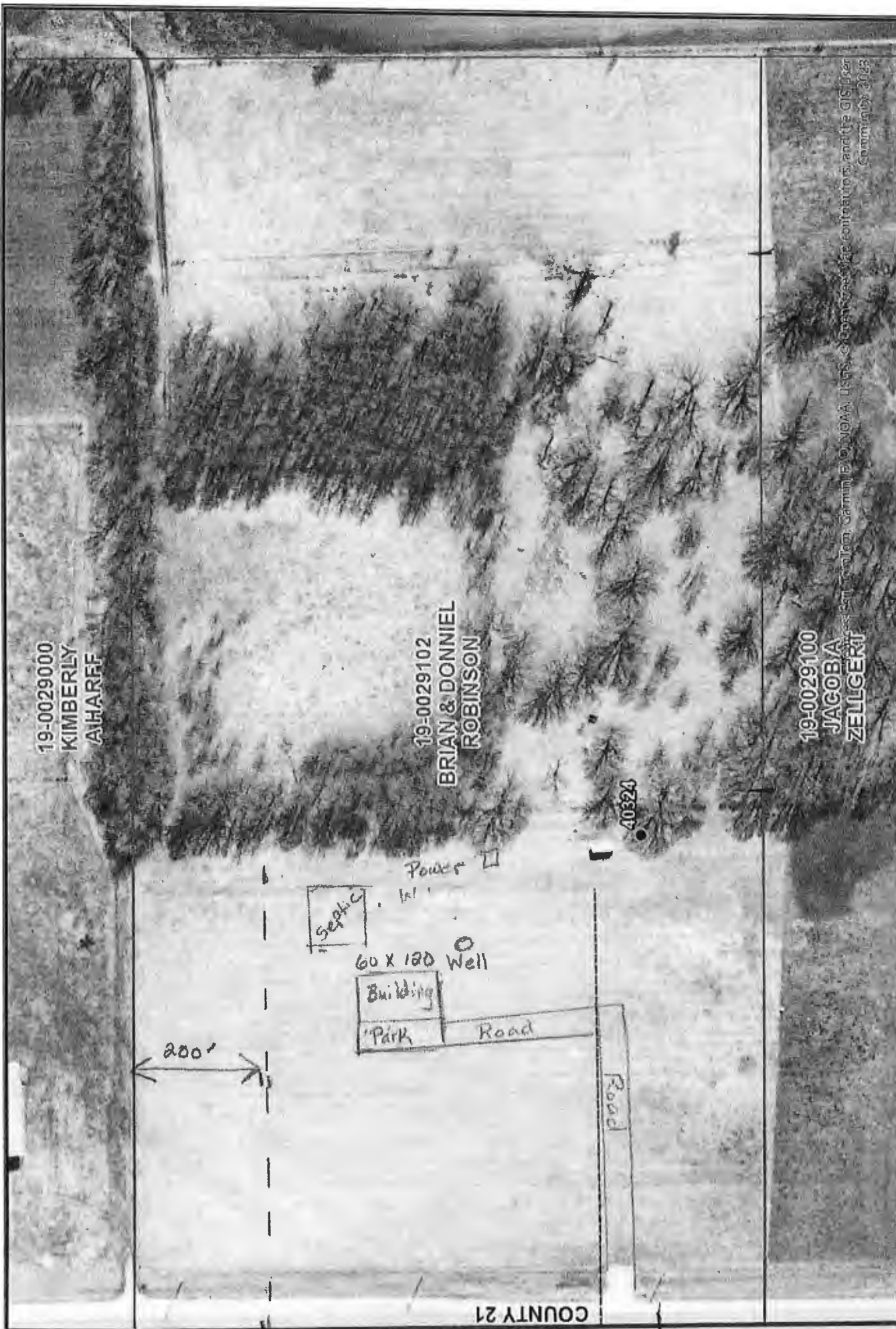
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

See attached

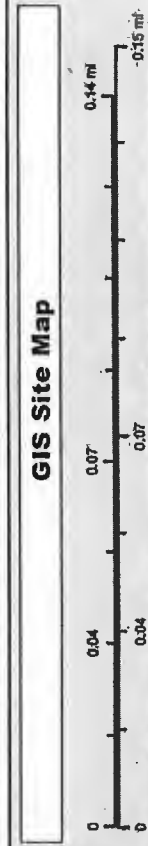
Site Plan

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





The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information possible. However, the information is not a warranty 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.



GIS Site Map

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



5365 1.88 inches per 100 feet

334687

TODD COUNTY, MINNESOTA

489328

Fee: \$46.00

OFFICE OF THE COUNTY RECORDER
TODD COUNTY, MINNESOTA

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 56347Purchased C4U from
Norman Rogers who
sold remaining principal
to First National Bank.
See attach bill.

✓ 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 Gaida - Todd County Auditor/Treasurer
Cheryl Perish - Todd County Recorder

W9

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: 12-31-15

Drafted By:
Shellic 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

29839

19-0029102

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
Estimated Market Value:	54,200	51.0
Homestead Exclusion:		
Taxable Market Value:	54,200	51.0
New Improve/Expired Excls:		
Property Class:	AGRI NON-HSTD AGRI NON-H	
	RUVG NON-HSTI RUVG NON-H	
Sent in March 2024		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	352.
Sent in November 2024		
Step 3	Property Tax Statement	
	First half Taxes:	175.0
	Second half Taxes:	175.0
	Total Taxes Due in 2025	350.0

\$\$\$
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.....

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	465.82	424.
	4. A. Agricultural and rural land tax credits	.00	.0
	B. Other credits to reduce your property tax	83.82	74.
	5. Property taxes after credits	382.00	350.0
Property Tax by Jurisdiction	6. County	244.13	222.7
	7. City or Town	73.62	73.0
	8. State General Tax	.00	.0
	9. School District: 2170 A. Voter approved levies	.00	.0
	B. Other local levies	63.80	53.7
	10. Special Taxing Districts: A. REGION V	.45	.4
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	382.00	350.0
Special Assessments on Your Property	13. A.		
	B.		
PRIN	C.		
INT	D.		
TOT	.00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		382.00	350.0

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# 19-0029102 RCPT# 13607
AGRI NON-HSTD

1st Half 2025 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# 19-0029102 RCPT# 13607
AGRI NON-HSTD

AMOUNT DUE			AMOUNT DUE		
NOVEMBER 15, 2025	2ND HALF TAX	175.00	MAY 15, 2025	1ST HALF TAX	175.00
	PENALTY			PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. OUR CANCELLED CHECK IS YOUR RECEIPT	TOTAL		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	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

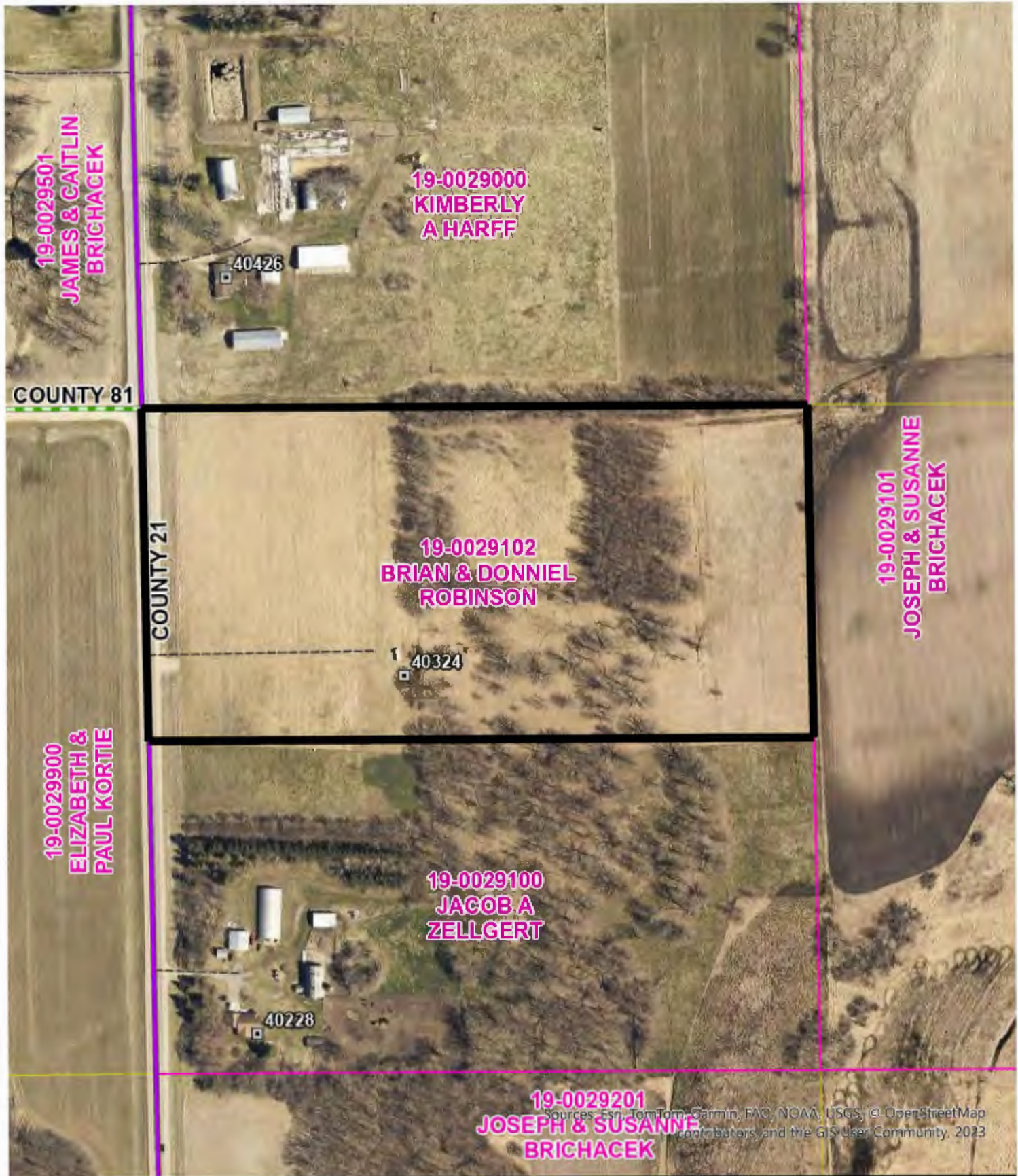
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BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
ST CLOUD MN 56301

18879-T

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ST CLOUD MN 56301

18879-T



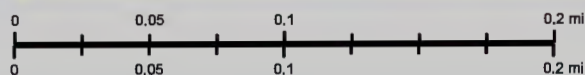
Todd County

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

represent the owner the attached form attached be submitted to the P&Z Office prior to the meeting.



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

Applicant Off Grid Recovery Community Inc. (Jason Adams)

Mailing Address 48650 County Road 23 Verndale Mn. 56481

Site Address 48650 County Road 23 Verndale Mn. 56481

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) Not applicable

Parcel ID(s) 01-0018200 Township 133 Lake/River Name

Zoning District (AF-1)

Full and Current Legal Description(s) Homestead / Ranch
(attach if necessary)

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

Measurement of land involved: Width 600 Length 1966 Acres 28

Septic System: Date installed Unknown

Date of latest Compliance Inspection 03/2024

Is an upgrade needed: () yes (x) no

Site accessed by: (x) public road () easement

Detailed Explanation of Request:

Off Grid Recovery Community Inc. seeks this permit to grow either up to 5000 sq ft of cannabis indoors in a locked and secured facility on site. Or ½ Acre Outdoors within a secured fenced in, inaccessible area to the public on this property. Off Grid Recovery Community Inc does wish to expand to include sales to Minnesota dispensaries, as well as to Dispense (sell) Recreational Cannabis in a secured building on site. This will considerably help fund our "give back" to community structure that we have been building here for the last year and allow Off Grid Recovery Community Inc. a unique position to reinvest back into the

Receipt # 2025-0452
Pd 8/11/25
\$1600.00
CL
AB

Off Grid Recovery Community will abide by strict rules and policies to stand behind the safety and legal aspect that cannabis cannot be purchased or consumed by anyone under the age of 21. We have seen first hand the lack of Narcotics Anonymous groups in Todd & Wadena county. Seeking to meet NA groups, we quickly found ourselves sitting in AA. After speaking with some vetted individuals at AA, they say they will support our initiative to host NA at our Ranch Every Friday. Off Grid Recovery Community Inc. fills a large gap currently overlooked in the recovery process. That is to provide those coming out of treatment, jail or some other life altering trauma a new beginning by working with us. We will be able to hire and employ a minimum of 6 full time employees to start, and our Give Back Initiative, is already in motion and adored by the community,

Optional Township Board Signature	Board Position
Will the request create an excessive burden on the existing roads or other utilities? Explain No, it will not. We are on County Rd 23 a couple blocks from 210, this road is traveled often by many already. We also plan to use as much natural light and solar power to minimize any impact on the power grid_____ Is the requested use compatible with the surrounding properties? Explain Yes, this is farm country in the middle of nowhere, and Verndale suggests is a great place to grow in its slogan.	

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

Correct, it will not have an adverse affect. Quite the opposite. Since we are non profit, proceeds must be reinvested back into bettering the property and surrounding communities, facilitating economic and community growth for Todd & Wadena counties and further.

Revised 1/13/2025

farm across the street that smells disgusting. There are very few residents and they are spread out by acreage and tree coverage on all sides. Hours will be normal, typically M-F 9-5.

We would like to host occasional Cannabis events on site, as well as work towards opening a cannabis consumption lounge on site.

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****

<u>Jason Adams</u>	<u>Jasonm Adams</u>	<u>3/26/2025</u>
--------------------	---------------------	------------------

Applicant Name Printed

Signature

Date

<u>Jason Adams</u>	<u>Jason Adams</u>	<u>3/26/2025</u>
--------------------	--------------------	------------------

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).

AUTHORIZED AGENT FORM

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

Site address 48650 County Road 23 Verndale Mn.
56481 _____

Section # 133 / AF1, Township Name: Bartlett _____

Parcel Number(s) 01-0018200

Property Owner(s) Name(s) (print) Jason Adams

Property Owner(s) Signature(s) Jason Adams Date 8/11/2025

Authorized Agent(s) name(s) (print) Jason Adams

Authorized Agent(s) Signature(s) Jason Adams _____ Date 8/11/2025

Authorized Agent Phone Number: 763-227-9582

Authorized Agent Email: [REDACTED]

See next page for Site plan Drawing

Site Plan

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

[illegible]

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

Jason Adams

Applicant Name Printed


Signature

3/26/2025

Date

Jason Adams

Property Owner Name Printed

Signature (If different than applicant)

3/26/2025

Date

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AUTHORIZED AGENT FORM

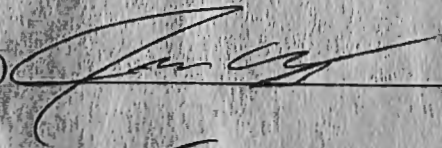
I hereby authorize My Self, Jason Adams to act as my
authorized agent for all public hearing(s) and legal relations with this application on property
located at:

Site address 98650 County Rd 23 Verdale Mn 56481

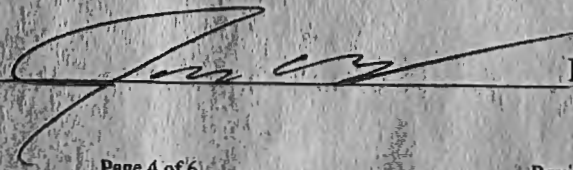
Section # Township Name

Parcel Number(s)

Property Owner(s) Name(s) (print) Jason C. Adams

Property Owner(s) Signature(s)  Date 3/26/25

Authorized Agent(s) name(s) (print) Jason C. Adams

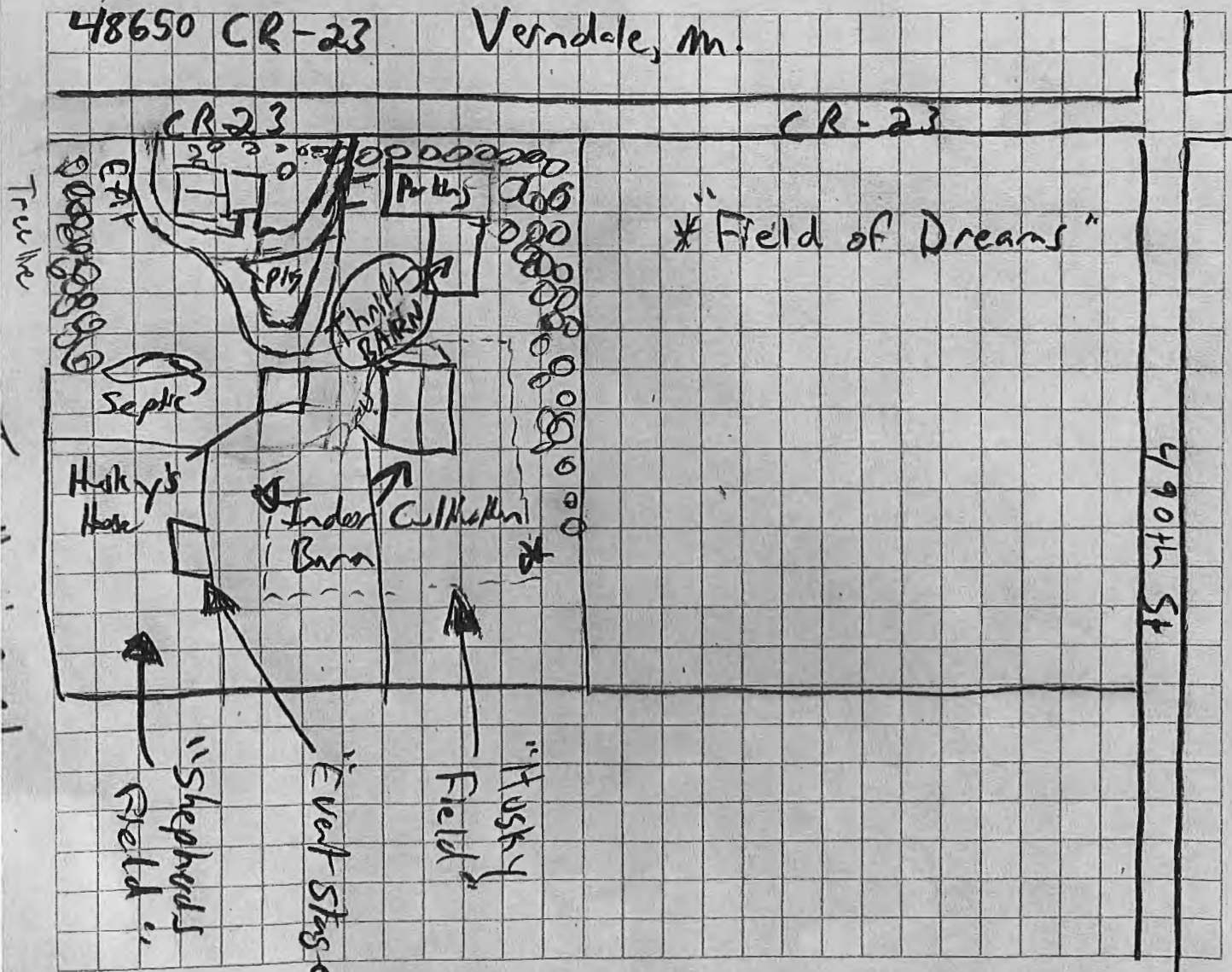
Authorized Agent(s) Signature(s)  Date 3/26/25

Authorized Agent Phone

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.



Compliance inspection report form Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____
Parcel ID# or Sec/Twp/Range: 01-0018700 Reason for inspection: Property Sale
Local regulatory authority info: _____
Property address: 48650 cord 23 Verdala MN 56481
Owner/representative: Kent Poppinga Owner's phone: _____
Brief system description: 10x50 mound 1500/750 tank

System status

System status on date (mm/dd/yyyy): 03/29/24

☒ **Compliant – Certificate of compliance***

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

☐ **Noncompliant – Notice of noncompliance**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☐ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations see

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Larve Backhoe Inc, Big Stone excavating

Certification number: 6272

Inspector signature: [Signature]

License number: 1057

(This document has been electronically signed)

Phone: [Redacted]

Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☐ System/As-Built
- ☐ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list): _____

Property Address: 48650 cord 23 Verdale MN 56481
Business Name: Lynne Backhoe Inc, Big Stone excavating Date: 03/29/24

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	☐ Yes* ☒ No
System discharges sewage to drain tile or surface waters.	☐ Yes* ☒ No
System causes sewage backup into dwelling or establishment.	☐ Yes* ☒ No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Looked at system everything is working

Attached supporting documentation:

☐ Other: _____
☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	☐ Yes* ☒ No
Sewage tank(s) leak below their designed operating depth?	☐ Yes* ☒ No
If yes, which sewage tank(s) leaks:	

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Look inside tank can see bottom and no leaks

Attached supporting documentation:

☒ Empty tank(s) viewed by inspector

Name of maintenance business: Schmitz septic

License number of maintenance business: 3840

Date of maintenance: 03/29/24

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other: _____

Property Address: 48650 cord 23 Verndale MN 56481

Business Name: Lavice Bakker Inc, Big Stone excavating

Date: 03/20/24

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☐ Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation: ☐ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? ☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property Address: 48650 Co Rd 23 Verdale MN 56481
 Business Name: Lavoie Backhoe Inc, Big Stone Excavating Date: 03/29/24

5. Soil separation – Compliance component #5 of 5

Date of installation 10/6/16 ☐ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☐ Yes ☒ No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Attached supporting documentation:

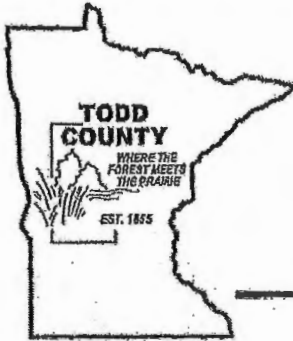
- ☐ Soil observation logs completed for the report
☒ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐ _____

Indicate depths or elevations

A. Bottom of distribution media	+24"
B. Periodically saturated soil/bedrock	-12"
C. System separation	36"
D. Required compliance separation*	31"

*May be reduced up to 15 percent if allowed by Local Ordinance.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Planning & Zoning

215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803

SSTS Soil Verification

Site Address: 48650 Co Rd 23

I, Chris Arens, verified the soils for the proposed drainfield on property parcel number 01-0018200, on Oct 6, 2016. The restricting layer was identified at 12 inches. This verification is valid for the area indicated on the map below, if the drainfield is not put in this general area this verification is no longer valid, and a new verification will be required.

Others present at time of verification: Dan Gilster

Site Sketch SPT#1

0-11 10yr 3/1 L
11-16 10yr 5/3 SL



Chris Arens
Signature

8567
Registration #

10/6/16
Date

Gilster@wcta.net
wetland construction form

University of Minnesota Site Evaluation Form Mound



Property Owner(s) Kent Poppinga Phone Number [REDACTED]
Address 48650 Co Rd 23 Verdugo MN
P.L.D. 01-0018200 Section 18 Township 133 N Range 34
Date 8-26-16 Time 10:00 Weather conditions Sunny

Location Information (check all that apply) ☐ shoreline ☒ dwelling ☒ replacement system
☐ protection area ☐ other establishment ☐ new home construction

Homeowner Information

No. of bedrooms (if applicable) 4 bedrooms (includes possible additions)

No. of residents in home 1 adults 1 children

Estimated flow 600 gpd

Well casing depth Deep feet

Water using devices (check)

☐ Garbage disposal

☐ Dishwasher

☐ Large bathtub

☐ Laundry/large tub on 2nd floor

☒ Water softener

☒ Sump pump

☐ High eff. furnace

☐ Jacuzzi/hot tub

Discharge location if checked

North of Garage Mount to Surface

Water use concerns (check)

☐ Toilet/faucet leaks ☐ Max load laundry/day

☐ Home business

☐ Lin. screen

☐ Antibact. soap

☐ Long term prescription medications

☐ Frequent parties or out of town guests

Soil Data

Soil texture classification:

Unnatural soil (check)

Type of observation (check)

Parent material (check)

Vegetation type (check)

Slope form (check)

Drainage (check)

Located in floodplain (check)

Sandy Loam

☐ Yes

☒ No

☐ Probe

☒ Pit

☐ Boring

☐ Till

☐ Outwash

☐ Loess

☐ Bedrock

☐ Alluvium

☐ Wet

☒ Dry

☐ Unknown

☐ Summit

☐ Shoulder

☐ Back

☐ Foot

☐ Toe

☒ Good

☐ Fair

☐ Poor

☐ Ponding

☐ Flooding

☐ Yes

☒ No

Site Summary Data

Standing water: NA inches

Bedrock: NA inches

Saturated soil: 12 inches

Maximum depth of system: 4-24 max inches

Max elevation at system bottom: 4-9 feet

Soil sizing factor (SSF): 1.276 gpd/ft

Linear loading rate (LLR): 79 gpd/ft

Was a percol test done? ☒ Yes

☐ No

10 mpt

Soil Survey Data	Soil #1	Soil #2
Map unit sym & name		
Landscape position	<u>upland</u>	<u>11</u>
Flooding	<u>no</u>	<u>1</u>
Slope	<u>0</u>	<u>11</u>
Water table depth	<u>12"</u>	<u>12"</u>
Bedrock depth	<u>NA</u>	<u>NA</u>
Possible system depth	<u>moist</u>	<u>moist</u>
Texture at depth		
Permeability (P)		
Perc(MPI) = 60 / P	<u>12</u>	<u>10</u>
NRCS onsite suitability		

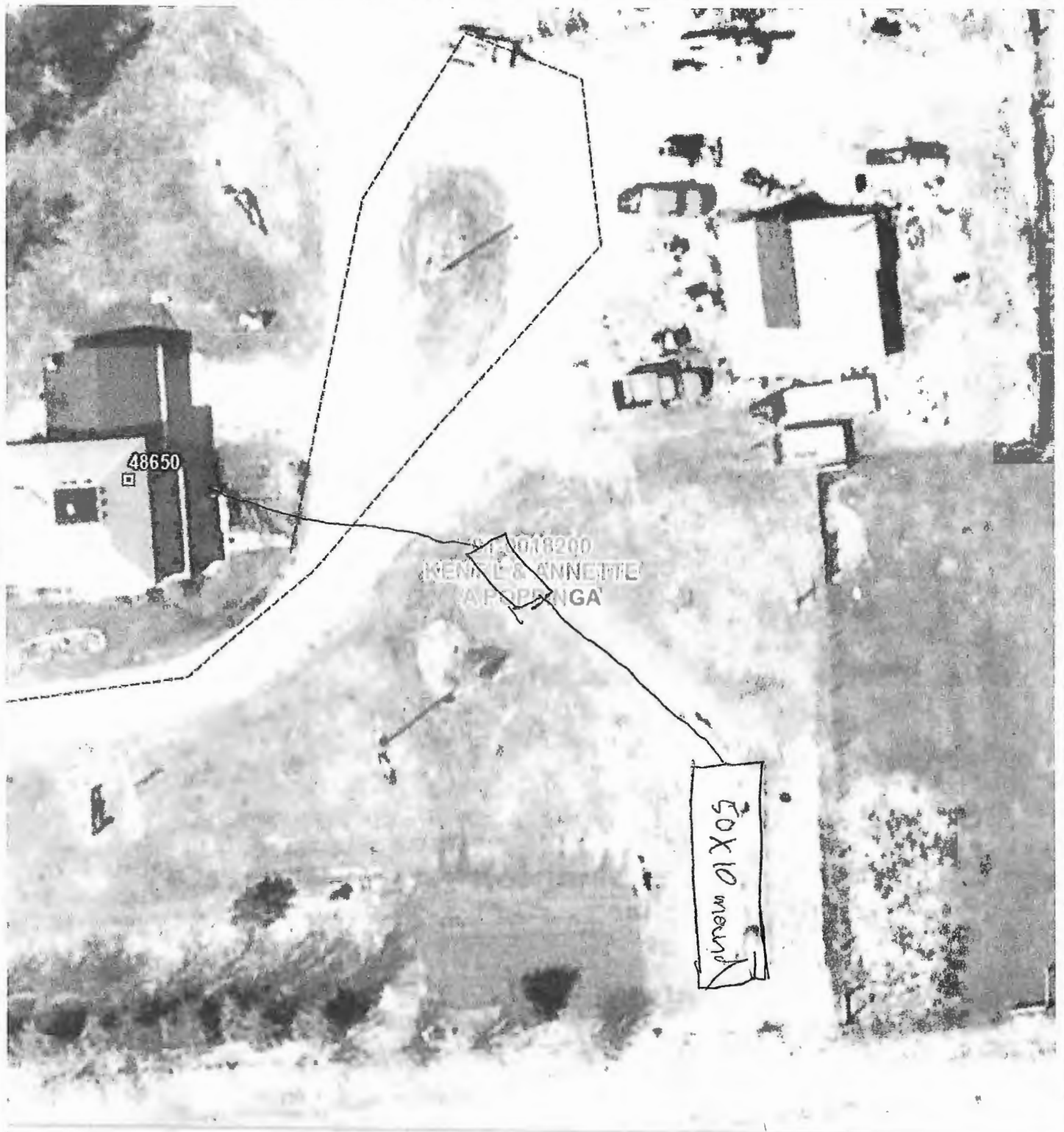
Soil Boring Data

Soil Horizons Depth (inches)	Texture	Color	Structure	Consistence
<u>0-10"</u>	<u>Sandy Loam</u>	<u>10YR 3/3</u>	<u>Blocky</u>	<u>Prigly</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Friable</u>

Soil Horizons Depth (inches)	Texture	Color	Structure	Consistence
<u>0-10"</u>	<u>Sandy Loam</u>	<u>10YR 3/3</u>	<u>Blocky</u>	<u>Friable</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Friable</u>

Paid by Dan Gilster
ck # 3585

Reviewed
9/28/16



01-0018201
THOMAS &
LINNETTE HORN

2023

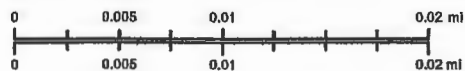
Todd County
MINNESOTA



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

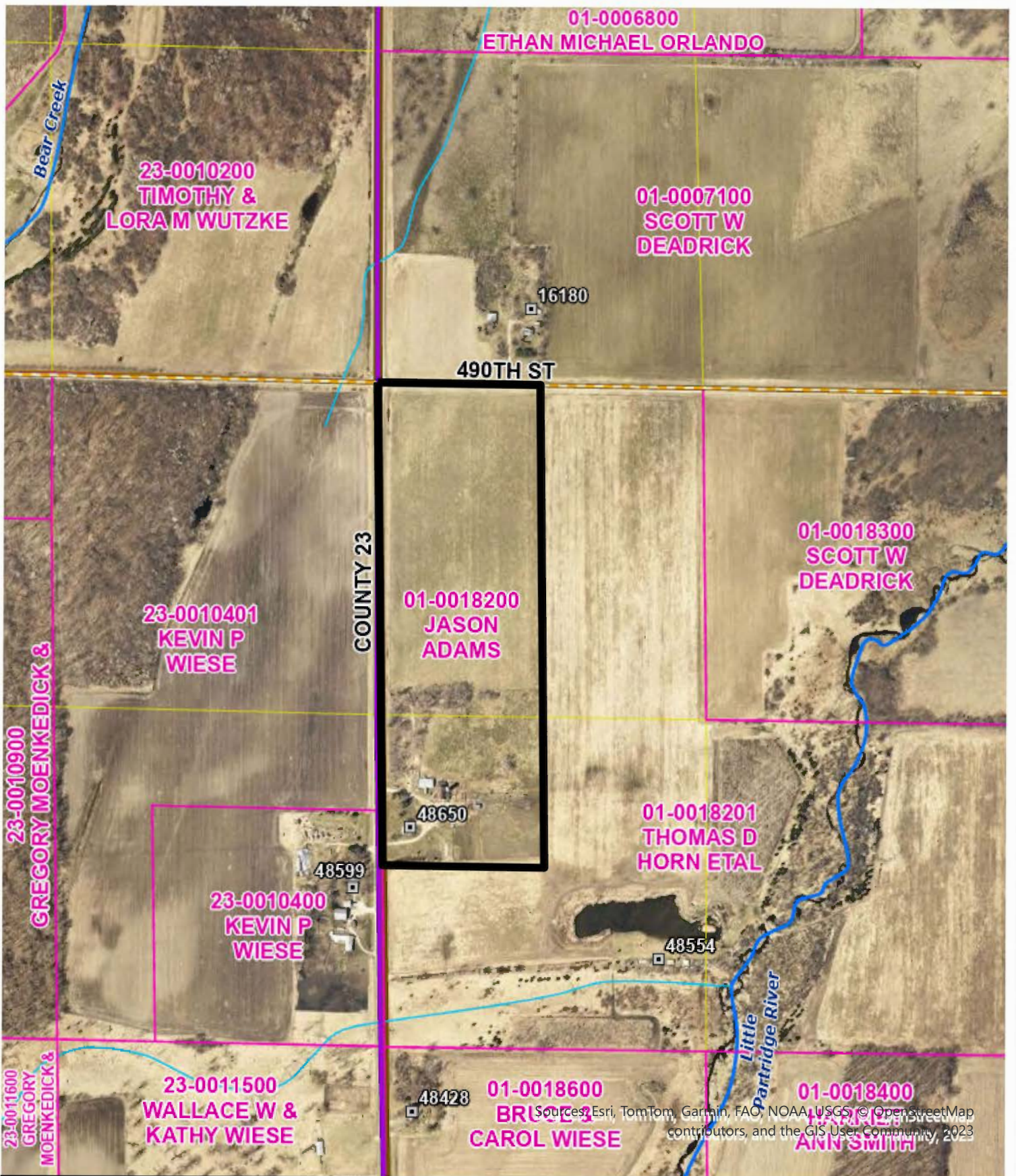
Todd County GIS

GIS Site Map



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Printed on:
Monday, April 1, 2024

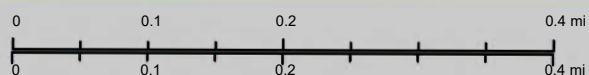


Todd County
MINNESOTA



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:
Wednesday, August 13, 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

CONDITIONAL USE PERMIT APPLICATION

Applicant William Bontrager Mailing Address 18032 CR 78

Site Address 18032 CR 78 Eagle Bend MN

Phone Number [REDACTED] E-Mail Address _____

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 07-0007200 Township Eagle Valley 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) William Bontrager
(attach if necessary)

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

Measurement of land involved: Width 300 @ Length 1/4 mile Acres 10 A

Septic System: Date installed 6-14-19 Date of latest Compliance Inspection 6-14-19

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:

Retail sales (currently Wholesale)
4 additional Greenhouses + 2 canopies

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

Yes ☒ No _____ Date of the meeting: 9 / 2 / 25

Optional Township Board Signature

Board Position

Receipt
2025-0520

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

Q176 is a county Rd. ^{There} will be more traffic but it's a lane road. Dust will not be an issue

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

NO

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 It will bring more local bussiness.

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****

Rache / M. Bontrager
Applicant Name Printed

Rachel m. Bontrager
Signature

8-28-25
Date

William Bontrager
Property Owner Name Printed

William Bontrager
Signature (If different than applicant)

8-28-25
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.

See
attached ~~ed~~

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

8,138

2025
PROPERTY TAX
STATEMENT

PRCL# 07-0007200

RCPT# 4304

Property ID Number: 07-0007200 80.00 ACRES
Property Description: 18032 COUNTY 78
SECT-08 TWP-131 RANG-34 W2 SE4 80.00 ACRES

EAGLE VALLEY

36171-T

WILLIAM & RACHEL BONTRAGER
18032 COUNTY 78
EAGLE BEND MN 56446

TC		1,666	1,862
Values and Classification			
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	321,400	360,600
	Homestead Exclusion:	23,400	23,680
	Taxable Market Value:	298,000	336,920
	New Improve/Expired Excl:		
	Property Classification:	AGRI HSTD	AGRI HSTD
Sent in March 2024			
Step 2	Proposed Tax		
	*Does Not include Special Assessments		
Step 3	Sent in November 2024		
	968.00		
	Property Tax Statement		
	First Half Taxes:		506.00
	Second Half Taxes:		506.00
	Total Taxes Due in 2025		1,012.00

\$\$\$

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 786 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 13. A. 89025 CO ENVIRONMENTAL FEE

on Your Property B. 89024 CO ENVIRONMENTAL FEE

PRINCIPAL 54.00 C.

INTEREST D.

TOTAL 54.00 E.

14 YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

		384.53
	398.34	
	1,500.73	1,556.00
	490.00	490.00
	106.73	108.00
	904.00	958.00
	465.85	517.23
	238.17	240.97
	.00	.00
	78.66	81.49
	120.46	117.32
	.86	.99
	904.00	958.00
	54.00	54.00
	958.00	1,012.00

518491

TODD COUNTY, MINNESOTA

OFFICE OF THE COUNTY RECORDER

TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: March 13, 2020 3:49 PM

Linda Daoust, County Recorder

Well Certificate () Received

Received from: Received from name

Returned To: COMPEER FINANCIAL
P.O. BOX 608
WAITE PARK, MN 56387

☒ No Delinquent Taxes
☒ Transfer Entered

Certificate of Real Estate value () received () not required

CRV # 200101 ECR 1070804
Date: 3/13/2020 Deed Tax Amount \$ 1,089.00

Todd County Property Records & Taxpayer Services Division

XB

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2018)

e-CRV No.: 1070804

DEED TAX DUE: \$1,089.00

DATE: 3-6-20

FOR VALUABLE CONSIDERATION, Joseph E Bontrager and Ella E Bontrager, married to each other ("Grantor"), hereby conveys and quitclaims to William Bontrager and Rachel Bontrager ("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:

TRACT 1

W½ of the SE¼, Sec. 8, T131N, R34W, Todd County, Minnesota.

TRACT 2

The NE¼ of the SE¼, Section 8, Township 131, Range 34, Todd County, Minnesota.

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:

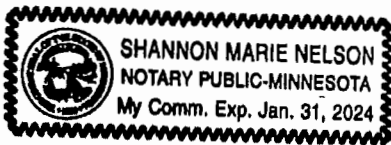
- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- ☒ I am familiar with the property described in this 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

Joseph E. Bontrager
Joseph E Bontrager
Ella E. Bontrager
Ella E Bontrager

State of Minnesota, County of ToddThis instrument was acknowledged before me on 3-6-2020, by Joseph E Bontrager and Ella E Bontrager, married to each other.

(Stamp)



[Signature]
(signature of notarial
officer)

Title (and Rank): Closing CoordinatorMy commission expires: 1/31/2024
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Compeer Title Services as a division of Compeer
Financial, ACA
Shannon Nelson
2600 Jenny Wren Trail, PO Box 810
Sun Prairie, WI 53590

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT SHOULD BE SENT TO:
William Bontrager and Rachel Bontrager
18032 CR 78
Eagle Bend, MN 56446

Sue Bertrand

From: drlavoie@eaglevalleytel.net
Sent: Friday, September 5, 2025 11:08 AM
To: Sue Bertrand
Subject: C U P

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.

Hello again,

William Bontreger attended the September 2 Eagle Valley town board meeting and presented his proposed C U P to the town board. The Supervisors saw no problem for the township because of the location on a County road for the proposed business. There was general agreement to the proposed C U P.

Randy LaVoie
Clerk

From: Sue Bertrand <Sue.Bertrand@co.todd.mn.us>
Sent: Thursday, September 4, 2025 9:45 AM
Cc: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: August 2025 Monthly Permit Reporting

Hello All,

Attached you will find the August 2025 Monthly Permit Reporting.
Have a great day!

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



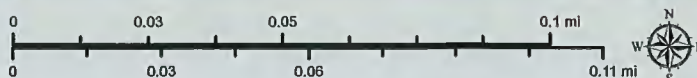
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community 2023

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, September 4, 2025



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

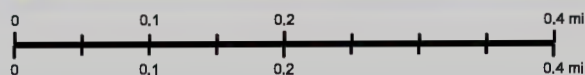
Todd County

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:
Friday, September 8, 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

SEP 05 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Amos Byler Mailing Address 20752 200th St
Site Address L.P. MN. 56347
Phone Number [REDACTED] E-Mail Address _____
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 17-0003100 Township _____ 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 2

Septic System: Date installed 7/25/03 Date of latest Compliance Inspection 6/7/02

Is an upgrade needed: ☒ yes () no

Site accessed by: ☒ public road () easement New design submitted 8/20/25
If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

Machinings repair shop
8100 S100 1M-THRU-F
40x80 proposed bldg.

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

Yes ☒ No _____ Date of the meeting: 8/11/25

[Signature]
Optional Township Board Signature

[Signature]
Board Position

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

no just moving shop home

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 Adverse Effect

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

Shop Operation All indoors, some outdoor storage well screened

**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****

Amos Byler
Applicant Name Printed

Amos Byler
Signature

8-13-25
Date

Rebecca Byler
Property Owner Name Printed

Rebecca Byler
Signature (If different than applicant)

8-13-25
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.

* see attached

OFFICE OF COUNTY AUDITOR/TREASURER
TODD COUNTY MINNESOTA

☒ No delinquent taxes
☒ Transfer entered
Certificate of Real Estate Value (*) filed () not required.
Certificate of Real Estate Value No. 17338
Date 8-5-08
Karen Busch
County Auditor/Treasurer
Chris Dub
Deputy Auditor/Treasurer

2

OFFICE OF COUNTY RECORDER
TODD COUNTY MINNESOTA

I hereby certify that this instrument # 458494
was filed/recorded in this office
for record on the 5th day of
August 2008 at 4 pm
Cheryl Peash, County Recorder
by: Kinda Gust
Chief Deputy
46.- recording fee
45.- well certificate
726.- deed tax/mtg reg tax
TC Title

Recording Data

WARRANTY DEED

(Individual to Joint Tenants)

STATE DEED TAX: \$726.00

DATE: August 1, 2008

FOR VALUABLE CONSIDERATION, Jacob K. Stutzman aka Jacob Stutzman and Anna J. Stutzman aka Anna Stutzman, husband and wife, Grantors, hereby convey and warrant to Amos E. Byler and Rebecca N. Byler, as Joint Tenants, Grantees, real property in Todd County, Minnesota, described as follows, to-wit:

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 3, Township 128 North, Range 34 W of the 5th P.M., Todd County, Minnesota, according to the United States Government Survey thereof.

Well Disclosure attached.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions of record, if any:

Subject to easements, restrictions and reservations of record, if any.

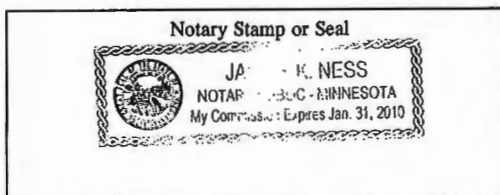
17-3100

COUNTY OF TODD
STATE DEED TAX: \$ 726.00
DATE: 8-5-08

Jacob K. Stutzman
Jacob K. Stutzman
Anna J. Stutzman
Anna J. Stutzman

STATE OF MINNESOTA }
COUNTY OF TODD } ss.

The foregoing instrument was acknowledged before me this 1st, day of August, 2008, by Jacob K. Stutzman aka Jacob Stutzman and Anna J. Stutzman aka Anna Stutzman, husband and wife Grantors.



Jessie K. Ness
Signature of Notary Public
County of Todd

This instrument was drafted by:
Todd County Title & Abstract Co. Inc.
42 Third Street, N. - Suite 1
Long Prairie, MN 56347
(320) 732-6625 Phone
(320) 732-4331 Fax
File #08-6514

Tax Statements for the following
Real Property should be sent to:

Amos E. and Becky N. Byler
20705 200th Street
Long Prairie, MN 56347

Well Certificate Received X

Well Certificate not Required

17-000 3100



Preliminary Evaluation Worksheet

1. Contact Information

v 03.15.2023

Property Owner/Client: Date Completed:

Site Address: Project ID:

Email: Phone:

Mailing Address: Alt Phone:

Legal Description:

Parcel ID: SEC: TWP: RNG:

2. Flow and General System Information

A. Client-Provided Information

Project Type: ☒ New Construction ☐ Replacement ☐ Expansion ☐ Repair

Project Use: ☒ Residential ☐ Other Establishment:

Residential use: # Bedrooms: Dwelling sq.ft.: Unfinished sq.ft.:

Adults: # Children: # Teenagers:

In-home business (Y/N): If yes, describe:

Water-using devices: ☐ Garbage Disposal/Grinder ☐ Dishwasher ☐ Hot Tub*
☐ Sewage pump in basement ☐ Water Softener* ☐ Sump Pump*
☐ Large Bathtub >40 gallons ☐ Iron Filter* ☐ Self-Cleaning Humidifier*
☐ Clothes Washing Machine ☐ High Eff. Furnace* ☐ Other:

* Clear water source - should not go into system

Additional current or future uses:

Anticipated non-domestic waste:

The above is complete & accurate:

Client signature & date

B. Designer-determined Flow and Anticipated Waste Strength Information

Attach additional information as necessary.

Design Flow: GPD Anticipated Waste Type:

Maximum Concentration BOD: mg/L TSS: mg/L Oil & Grease: mg/L

3. Preliminary Site Information

A. Water Supply Wells

#	Description	Mn. ID#	Well Depth (ft.)	Casing Depth (ft.)	Confining Layer	STA Setback	Source
1							
2							
3							
4							

Additional Well Information:



Preliminary Evaluation Worksheet



Site within 200' of noncommunity transient well (Y/N)	No	Yes, source:
Site within a drinking water supply management area (Y/N)	No	Yes, source:
Site in Well Head Protection inner wellhead management zone (Y/N)	No	Yes, source:
Buried water supply pipes within 50 ft of proposed system (Y/N)	No	
B. Site located in a shoreland district/area?	No	Yes, name: N/A
Elevation of ordinary high water level:	N/A ft	Source: N/A
Classification: N/A	Tank Setback: N/A ft.	STA Setback: N/A ft.
C. Site located in a floodplain?	No	Yes, Type(s): N/A
Floodplain designation/elevation (10 Year):	N/A ft	Source: N/A
Floodplain designation/elevation (100 Year):	N/A ft	Source: N/A
D. Property Line Id / Source:	☒ Owner ☐ Survey ☒ County GIS ☐ Plat Map ☐ Other:	
E. ID distance of relevant setbacks on map:	☐ Water ☐ Easements ☒ Well(s) ☐ Building(s) ☒ Property Lines ☐ OHWL ☐ Other:	
4. Preliminary Soil Profile Information From Web Soil Survey (attach map & description)		
Map Units:	Slope Range: %	
List landforms:		
Landform position(s):		
Parent materials:		
Depth to Bedrock/Restrictive Feature: in	Depth to Watertable: in	
Map Unit Ratings	Septic Tank Absorption Field- At-grade:	
	Septic Tank Absorption Field- Mound:	
	Septic Tank Absorption Field- Trench:	
5. Local Government Unit Information		
Name of LGU:	Todd County	
LGU Contact:	320-732-4420	
LGU-specific setbacks:		
LGU-specific design requirements:		
LGU-specific installation requirements:		
Notes:	I would safely assume that the design flow and anticipated flow will be substantially different given the circumstances.	



Design Summary Page

1. PROJECT INFORMATION		v 03.15.2023
Property Owner/Client: Amos and Rebecca Byler		Project ID:
Site Address: 20752 200th Street Long Prairie, MN 56347		Date: 08/20/25
Email Address:		Phone:
2. DESIGN FLOW & WASTE STRENGTH <i>Attach waste strength data/estimated strength for Other Establishments</i>		
Design Flow: 900	GPD	Anticipated Waste Type: Residential
BOD: 170	mg/L	TSS: 60
	mg/L	Oil & Grease: 25
	mg/L	
Treatment Level: C	<i>Select Treatment Level C for residential septic tank effluent</i>	
3. HOLDING TANK SIZING		
Minimum Capacity: Residential = 1000 gal or 400 gal/bedroom, Other Establishment = Design Flow x 5.0, Minimum size 1000 gallons		
Code Minimum Holding Tank Capacity: 2400	Gallons	with 1 Tanks or Compartments
Recommended Holding Tank Capacity: 2500	Gallons	with 1 Tanks or Compartments
Type of High Level Alarm: Manual Float	(Set @ 75% tank capacity)	
Comments: This will be a holding tank for privy septic/washroom use.		
4. SEPTIC TANK SIZING		
A. Residential dwellings:		
Number of Bedrooms (Residential):		
Code Minimum Septic Tank Capacity:	Gallons	with Tanks or Compartments
Recommended Septic Tank Capacity:	Gallons	with Tanks or Compartments
Effluent Screen & Alarm (Y/N):	Model/Type:	
B. Other Establishments:		
Waste received by: GPD x Days Hyd. Retention Time		
Code Minimum Septic Tank Capacity:	Gallons	with Tanks or Compartments
Recommended Septic Tank Capacity:	Gallons	with Tanks or Compartments
Effluent Screen & Alarm (Y/N):	Model/Type:	
* Other Establishments Require Department of Labor and Industry Approval and Inspection for Building Sewer *		
5. PUMP TANK SIZING		
Soil Treatment Dosing Tank		Other Component Dosing Tank:
Pump Tank Capacity (Minimum):	Gal	Pump Tank Capacity (Minimum):
Pump Tank Capacity (Recommended):	Gal	Pump Tank Capacity (Recommended):
Pump Req: GPM	Total Head ft	Pump Req: GPM
		Total Head ft
Supply Pipe Dia. in	Dose Vol: gal	Supply Pipe Dia. in
		Dose Vol: Gal
* Flow measurement device must be incorporated for any system with a pump: Elapsed Time Meter and/or Event Counter *		



Design Summary Page

6. SYSTEM AND DISTRIBUTION TYPE		Project ID: _____
Soil Treatment Type: _____	Distribution Type: _____	
Elevation Benchmark: _____ ft	Benchmark Location: _____	
MPCA System Type: _____	Distribution Media: _____	
Type III/IV/V Details: _____	_____	

7. SITE EVALUATION SUMMARY:		
Describe Limiting Condition: _____		
Layers with >35% Rock Fragments? (yes/no) ☐ If yes, describe below: % rock and layer thickness, amount of soil credit and any additional information for addressing the rock fragments in this design.		
Note: _____		
Limiting Condition: _____	Depth _____ inches	Depth _____ ft
Minimum Req'd Separation: _____	_____ inches	_____ ft
Code Max System Depth*: _____	_____ inches	_____ ft
*This is the maximum depth to the bottom of the distribution media for required separation. Negative Depth (ft) requires a mound.		
Designed Distribution Elevation: _____	_____ ft	Minimum Sand Depth: _____ inches
A. Soil Texture: _____ C. Soil Hyd. Loading Rate: _____ GPD/ft² E. Contour Loading Rate: _____ F. Measured Land Slope: _____ % B. Organic Loading Rate (optional): _____ lbs/sq.ft/day 0 D. Percolation Rate: _____ MPI Note: _____ Note: _____ Comments: _____		

8. SOIL TREATMENT AREA DESIGN SUMMARY		
Trench:		
Dispersal Area _____ sq.ft	Sidewall Depth _____ in	Trench Width _____ ft
Total Lineal Feet _____ ft	No. of Trenches _____	Code Max. Trench Depth _____ in
Contour Loading Rate _____ ft	Minimum Length _____ ft	Designed Trench Depth _____ in
Bed:		
Dispersal Area _____ sq.ft	Sidewall Depth _____ in	Maximum Bed Depth _____ in
Bed Width _____ ft	Bed Length _____ ft	Designed Bed Depth _____ in
Mound:		
Dispersal Area _____ sq.ft	Bed Length _____ ft	Bed Width _____ ft
Absorption Width _____ ft	Clean Sand Lift _____ ft	Berm Width (0-1%) _____ ft
Upslope Berm Width _____ ft	Downslope Berm _____ ft	Endslope Berm Width _____ ft
Total System Length _____ ft	System Width _____ ft	Contour Loading Rate _____ gal/ft



Design Summary Page

Project ID: _____

At-Grade:

Dispersal Area _____ sq.ft Bed Length _____ ft Bed Width _____ ft
Upslope Berm _____ ft Downslope Berm _____ ft Finished Height _____ ft
System Length _____ ft Endslope Berm _____ ft System Width _____ ft

Level & Equal Pressure Distribution Soil Treatment Area

No. of Laterals _____ Lateral Diameter _____ in Lateral Spacing _____ ft
Perforation Spacing _____ ft Perforation Diameter _____ in Drainback Volume _____ gal
Min Dose Volume _____ gal Max Dose Volume _____ gal Total Dosing Volume _____ gal

Non-Level and Unequal Pressure Distribution Soil Treatment Area

	Elevation (ft)	Pipe Size (in)	Pipe Volume (gal/ft)	Pipe Length (ft)	Perf Size (in)	Spacing (ft)	Spacing (in)	Minimum Dose Volume _____ gal
Lateral 1								
Lateral 2								
Lateral 3								
Lateral 4								
Lateral 5								
Lateral 6								
								Maximum Dose Volume _____ gal
								Total Dosing Volume _____ gal

9. Organic Loading and Additional Info for At-Risk, HSW or Type IV Design

Organic Loading to Soil Treatment

A. Starting BOD Concentration = Design Flow X 0.7 X Starting BOD (mg/L) X 8.35 ÷ 1,000,000

_____ gpd X _____ mg/L X 8.35 ÷ 1,000,000 = _____ lbs. BOD/day (Organic Loading Design)

B. Organic Loading to Soil Treatment Area: (enter loading value in 7B)

_____ mg/L X _____ gpd X 0.7 X 8.35 ÷ 1,000,000 ÷ _____ sq.ft = _____ lbs./day/sqft

HSW Technology Strength Reduction

A. Starting BOD Concentration = Design Flow X Starting BOD (mg/L) X 8.35 ÷ 1,000,000

_____ 0 _____ gpd X _____ mg/L X 8.35 ÷ 1,000,000 = _____ 0.00000 _____ lbs. BOD/day (HSW Technology Design)

B. Target BOD Concentration = Design Flow X Target BOD (mg/L) X 8.35 ÷ 1,000,000

_____ gpd X _____ mg/L X 8.35 ÷ 1,000,000 = _____ lbs. BOD/day (HSW Technology Design)

Lbs. BOD To Be Removed: _____ lbs. BOD/day (HSW Technology Design)

Pretreatment Technology: _____ *Must Meet or Exceed Target

Disinfection Technology: _____ *Required for Levels A & B

10. Comments/Special Design Considerations:

This will be a 2500 gallon Setpic/Holding Tank which will be connected to the washroom, which will be pumped as needed.

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

Cody Marcyes

(Designer)

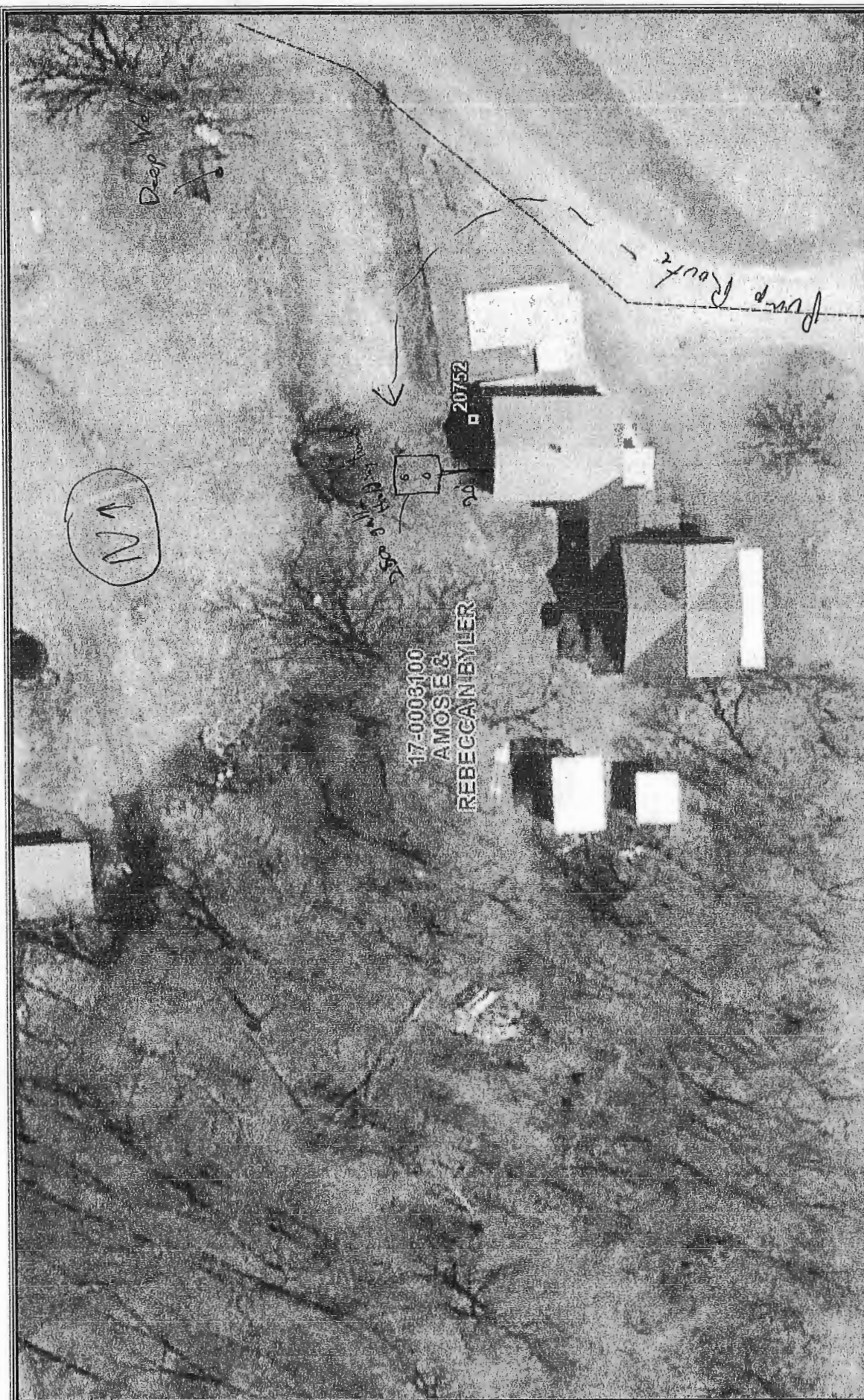
(Signature)

1899

(License #)

8/20/2025

(Date)



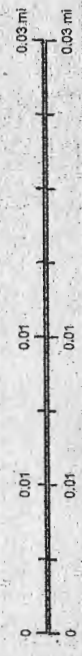
17-0007903
JOHN

17-0007900
USGS, Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community, 2023

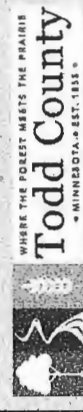
& MARYANN HERSHBERGER

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

Amos Byler Site Plan

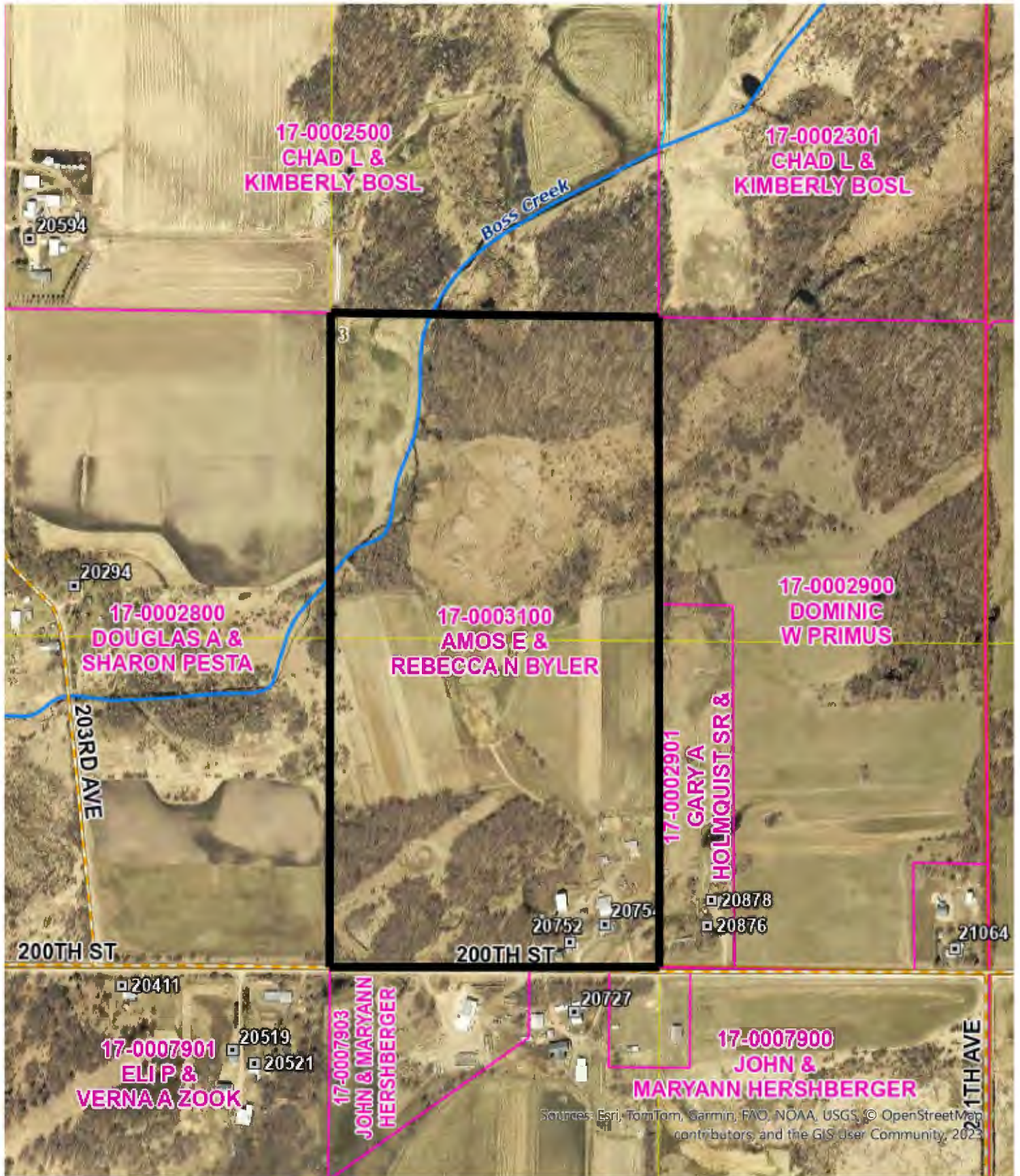


The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication. However, the user assumes all responsibility for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.



Todd County
• MINNESOTA • EST. 1815 •

Printed on Wednesday, August 27, 2025



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

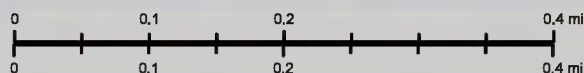
Todd County

MINNESOTA



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

GIS Site Map



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Printed on:
Wednesday, September 10, 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

*Reviewed
a/4/25
AD*



CONDITIONAL USE PERMIT APPLICATION

Applicant Joseph Bontrager Mailing Address 34928 183rd Ave
Site Address 17849 352nd St
Phone Number _____ E-Mail Address _____
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 07-0023500 Township Eagle Valley Lake/River Name _____
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

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

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

Measurement of land involved: Width _____ Length _____ Acres 1.31 acres

Septic System: Date installed 8-5-25 Date of latest Compliance Inspection 8-5-25

Is an upgrade needed: () yes (X) no

Site accessed by: (X) public road () easement

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

Detailed Explanation of Request:

Request to terminate the "2000 per year" donation to the township for "extra road maintenance". Request for additional 30x100 greenhouse and 12x20 storage area. Request for permission to build some poly furniture in the shop where the metal business was. The metal business is no longer in operation.

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

Optional Township Board Signature

Board Position

*pd 9/8/25
AD \$600*

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

no see attached explanation.

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****

Joseph E. Bontrager
Applicant Name Printed

Joseph Bontrager
Signature

9-8-25
Date

Ella E. Bontrager
Property Owner Name Printed

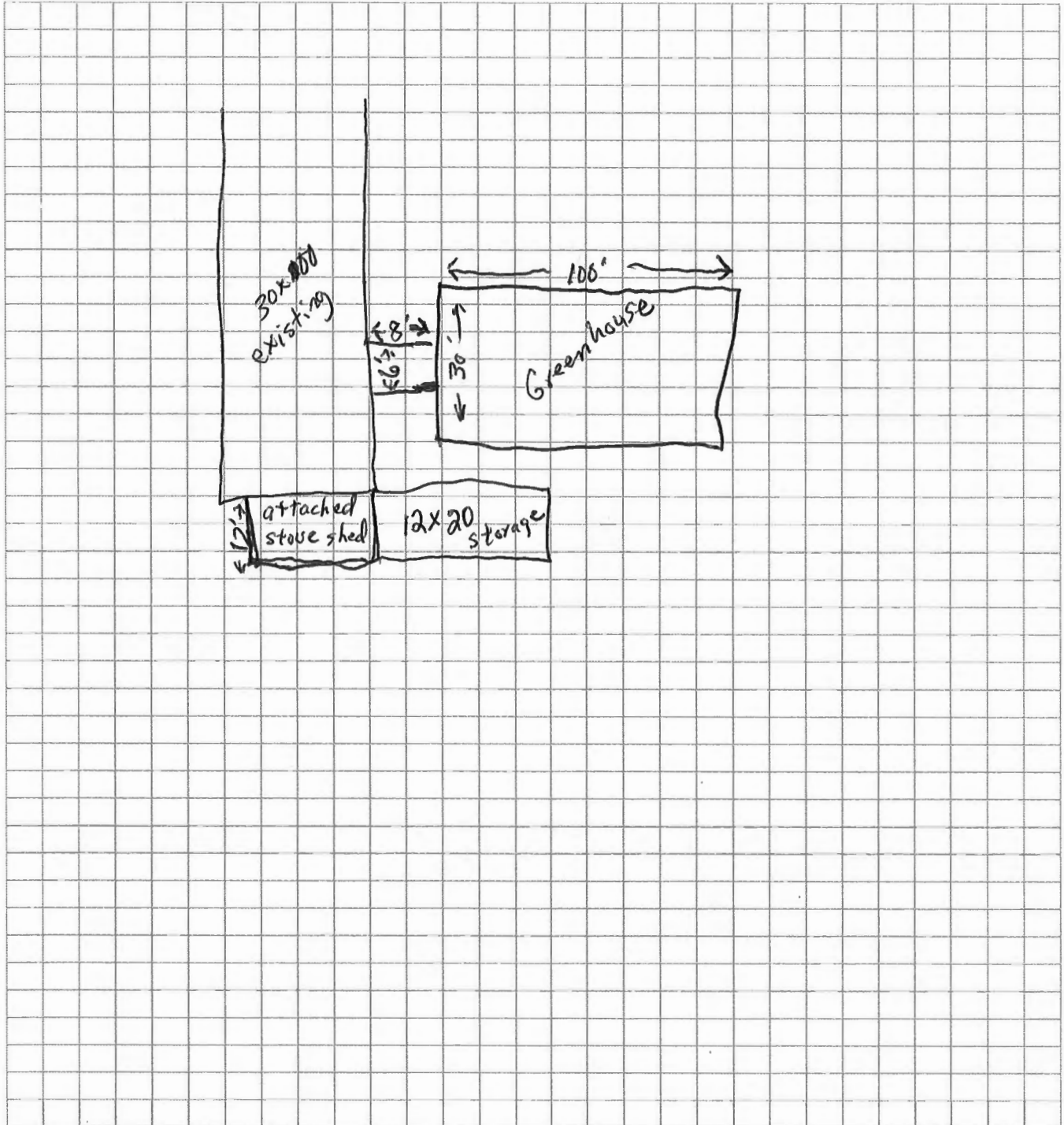
Ella E. Bontrager
Signature (If different than applicant)

9-8-25
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.



Traffic going to this greenhouse, Hilltop Greenhouse at 17849 352nd St. Clarissa and next door Eagle Valley Greenhouse has been a concern to the Eagle Valley Township board.

This should be greatly reduced in 2026 due to the fact that Sunrise Greenhouse, William and Rachel Pontager will be retailing in 2026 instead of hauling trailer loads of plants to Eagle Valley Greenhouse 6 days a week. Sunrise produces just as much product as Eagle Valley itself. The same is true about Rosy Dawn Greenhouse, Eddie and Mary Kauffman at 30727 Cty Rd 3 Eagle Bend. They have just as much square footage as Eagle Valley.

In summary, this should make more than 50% less traffic on the road going to Hilltop Greenhouse.

The metal business is no longer existing.

Customers coming to the greenhouse stop at businesses in surrounding towns, bringing revenue to Todd Co.

520987

OFFICE OF THE COUNTY RECORDER

TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: August 20, 2020 12:20 PM

Linda Daoust, County Recorder

Well Certificate () Received

Received from: Received from name

Returned To: TODD COUNTY PLANNING & ZONING
215 1ST AVE S #103
LONG PRAIRIE, MN 56347

COUNTY COMPLIANCE FUND 011.01
RECORDS TECHNOLOGY FUND 110.00
STATE TREASURY GEN FUND 119.00
GENERAL ABSTRACT 111.00

CONDITIONAL USE PROCEEDINGS

STATE OF MINNESOTA COUNTY OF TODD

In The Matter of: Joseph Bontrager
Mailing Address: 17849 352nd St
Clarissa, MN 56440

Property Owner: Joseph Bontrager
Site Address: 17849 352nd St
Clarissa, MN 56440

Parcel Number: 07-0023500

REQUEST: After-the-Fact request for Establishment of a sheet metal sales business and a retail greenhouse.

The above entitled matter was heard before the Todd County Planning Commission on the 6th day of August, 2020, on a petition for Conditional Use pursuant to the Todd County Zoning Ordinance, for the following described property:

SECT 20 TWP 131 RANG 34 SE4 SW4
40.00 ACRES

Record this document in: X abstract records torrens records.

IT IS ORDERED that the Conditional Use # CUP-2020-021 be (granted, ~~denied~~) as upon the following conditions, changes or reasons:

1. Placement of six 25 mph speed limit signs at locations requested by the Township at the expense of the business owner. Signs must be placed in accordance with all applicable signage requirements.
2. A one-time donation of \$5000 to Eagle Valley Township for placement of gravel on access roads to the greenhouse.
3. An annual donation of \$2000 to Eagle Valley Township for the next 10 years for continued road maintenance on access roads to the greenhouse. Review must be conducted by the Planning Commission after 10 years to determine the need of a continued donation. This condition lapses in the event of closure of the business.

(Continued)

4. Create additional parking space on site to accommodate the peak level of business. No parking will be allowed along the roadway nor within the road right of way.
5. Annual review by the Planning Commission for the first 2 years of operation followed by a review in the 10th year of operation.
6. Business is limited a single greenhouse. Additional greenhouses require review of the Planning Commission.



Todd County Board of Commissioners
David Kircher, Chairperson

8/18/2020

Date

STATE OF MINNESOTA
COUNTY OF TODD

OFFICE OF TODD COUNTY
PLANNING & ZONING OFFICE

I, Adam R. Ossefoort Todd County Planning & Zoning Director, County of Todd with and in for said County, do hereby certify that I have compared the foregoing copy and order (granting, denying) a Conditional Use with the original record thereof preserved in my office, and have found the same to be correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Long Prairie, MN in the County of Todd on the 20th day of August, 2020.



Adam Ossefoort, Todd County Planning and Zoning Director

Drafted by: Jacob Nosbush
Planning and Zoning Staff

This form mailed to applicant: 8/25/2020

Date

Activities granted by a Conditional Use Permit expire and are considered invalid unless they are substantially completed within thirty-six months of the date the conditional use permit is granted by the Board of Commissioners. Section 5.05M Todd County Ordinance.



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Board Action Form**Requestor to Complete:**

Type of Action Requested (Check one):		Board Action Tracking Number : <i>(Issued by Auditor/Treasurer Office)</i>
☒ Action/Motion	☐ Report	20200818-11
☐ Discussion	☐ Resolution	
☐ Information Item	☐ Other	

Agenda Topic Title for Publication:	Joseph J. Bontrager request for CUP
--	--

Date of Meeting: 8/18/2020	Total Topic Time Requested: 3
----------------------------	-------------------------------

Organization / Department Requesting Action: Planning and Zoning
--

Person Presenting Topic at Meeting: Adam Ossefoort
--

Background: Supporting Documentation enclosed ☒
--

An application for a conditional use permit to establish a retail greenhouse and sheet metal sales business on parcel 07-0023500 was recieved on May 11, 2020. This was reviewed by the Planning Commission during the June 4, 2020 meeting and was tabled until the August 6, 2020 meeting. The applicant agreed to tabling the topic and signed an extension. During the August meeting, the Planning Commission developed a recommendation of granting the CUP with the following conditions: 1. Placement of six 25 mph speed limit signs at locations requested by the Township at the expense of the business owner. Signs must be placed in accordance with all applicable signage requirements. 2. A one-time donation of \$5000 to Eagle Valley Township for placement of gravel on access roads to the greenhouse. 3. An annual donation of \$2000 to Eagle Valley Township for the next 10 years for continued road maintenance on access roads to the greenhouse. Review must be conducted by the Planning Commission after 10 years to determine the need for a continued donation. This condition lapses in the event of closure of the business. 4. Create additional parking space on site to accommodate the peak level of business. No parking will be allowed along the roadway nor within the road right of way. 5. Annual review by the Planning Commission for the next 2 years of operation followed by review in the 10th year of operation. 6. Business is limited to a single greenhouse. Additional greenhouses require review of the Planning Commission.

Options:

1. A motion to approve the conditional use permit with the proposed conditions.

2. A motion to deny the conditional use permit.

3. Remand back to the Planning Commission for further consideration.

Recommendation:

The Todd County Board of Commissioners approves the following by Motion:
Granting of a conditional use permit on parcel 07-0023500 for establishment of a retail greenhouse and sheet metal sales business with the proposed conditions.

Additional Information:	Budgeted:	Comments
Financial Implications: \$	☐ Yes ☐ No	
Funding Source(s):		

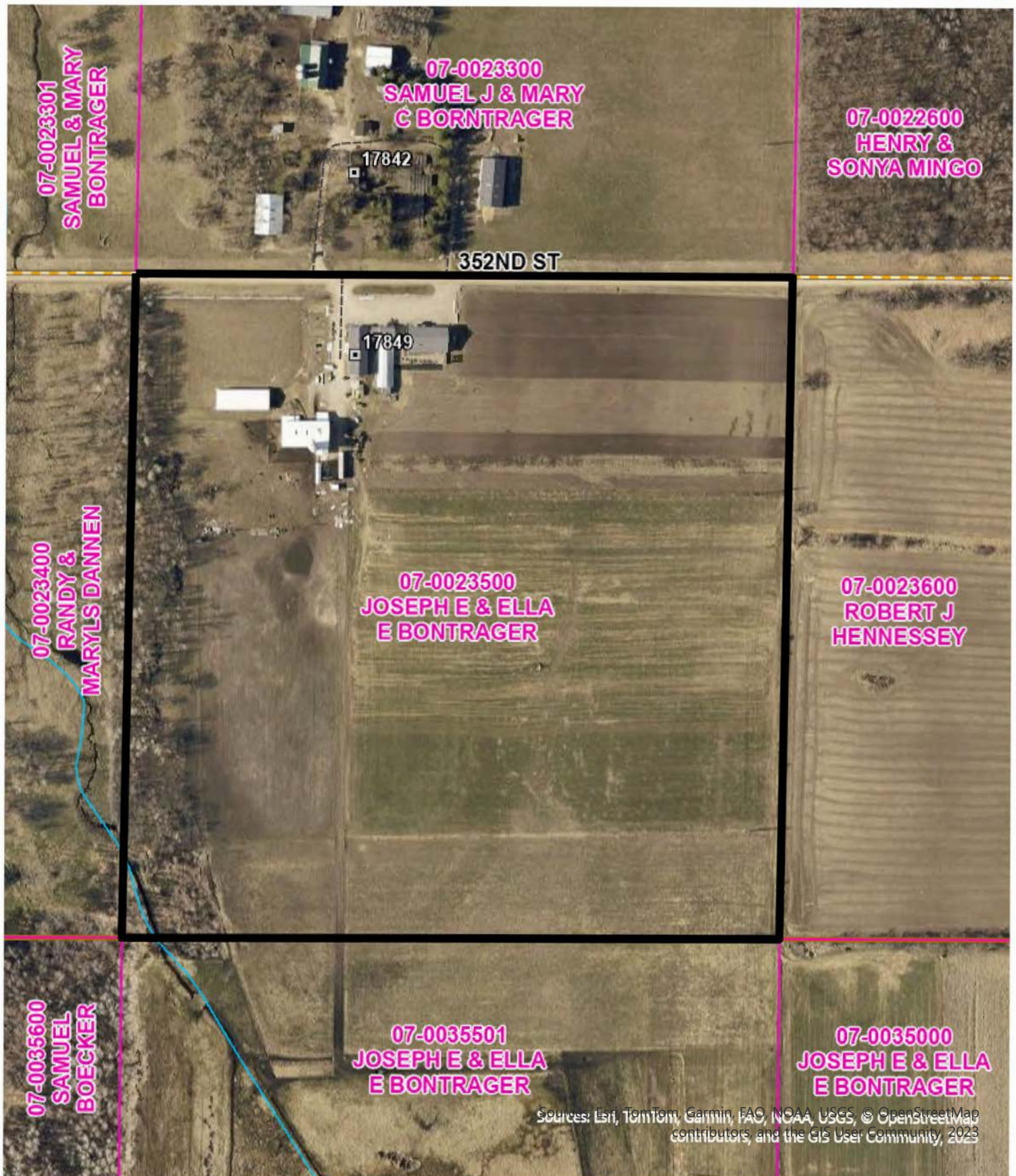
Auditor/Treasurer Archival Purposes Only:
--

Action Taken:	Voting in Favor	Voting Against
Motion: Kneisl	☒ Kircher	☐ Kircher
Second: Erickson	☒ Becker	☐ Becker
☒ Passed	☒ Erickson	☐ Erickson
☐ Failed	☒ Neumann	☐ Neumann
☐ Tabled	☒ Kneisl	☐ Kneisl
☐ Other:	Notes:	

Official Certification

STATE OF MINNESOTA}
COUNTY OF TODD}
I, Denise Gaida, County Auditor-Treasurer, Todd County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Auditor-Treasurer's Office of Todd County in Long Prairie, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

Denise Gaida Seal

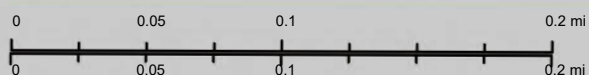


Todd County
MINNESOTA



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:
Wednesday, September 10, 2025



WHERE THE FOREST MEETS THE PRAIRIE

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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

SEP 10 2025

Todd SWCD

CONDITIONAL USE PERMIT APPLICATION

Reviewed to
9/10/25

Applicant Alvin Borntreger Mailing Address _____

Site Address 17916 300th ST Clarissa Mn 56440

Phone Number _____ E-Mail Address _____

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 13-0016902 Township Lona Lake/River Name _____

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

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

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

Measurement of land involved: Width _____ Length _____ Acres _____

Septic System: Date installed 8/31/2007 Date of latest Compliance Inspection 11/14/2023

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:

Review of CUP-2023-024 and request to
add an additional 34'x148' greenhouse

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

Yes ☒ No _____ Date of the meeting: 9 / 8 / 25

Optional Township Board Signature _____

Board Position _____

Reviewed to
9/10/25

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

No, mostly wholesale

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**

will not have an adverse effect

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****

Alvin Borntreger
Applicant Name Printed

Alvin Borntreger
Signature

9-10-25
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).

Site Plan

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

See Attached



13-0019201
MICHAEL J & WANDA
W HOMMERDING

13-4000300
TOWN OF IONA

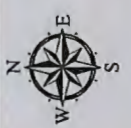
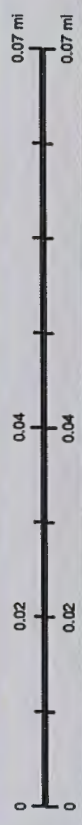
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User community 2023



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

GIS Site Map



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12-29-2023 at 4:06 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return via MAIL:
TODD COUNTY PLANNING & ZONING
215 1ST AVE S #103
LONG PRAIRIE, MN 56347

CONDITIONAL USE PROCEEDINGS

STATE OF MINNESOTA COUNTY OF TODD

In The Matter of: Alvin Borntrager and Mary H. Borntreger
Mailing Address: 17916 300th St.
Clarissa, MN 56440

Property Owner: Alvin Borntrager and Mary H. Borntreger
Mailing Address: 17916 300th St.
Clarissa, MN 56440

Site Address: 17916 300th St., Clarissa, MN **Parcel Number:** 13-0016902

REQUEST: Request for a Conditional Use Permit for the establishment of a retail greenhouse in AF-1 Zoning.

The above entitled matter was heard before the Todd County Planning Commission on the 7th day of December, 2023 on a petition for Conditional Use pursuant to the Todd County Zoning Ordinance, for the following described property:

Real property in Todd County, MN, E2 SW4 80 ACRES, Section 17, Township 130, Range 34 West of the Fifth Principal Meridian together with all hereditaments and appurtenances belonging thereto (the Property).

Record this document in: X abstract records torrens records.

IT IS ORDERED that the Conditional Use # CUP-2023-024 be (granted, denied) as upon the following conditions, changes or reasons:

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to construction of a single greenhouse. Construction of additional greenhouses will require review by the Planning Commission.
4. Business signage must abide by the Todd County Planning and Zoning Ordinance. Placement of signage within the road right of way shall require approval from Todd County Public Works.

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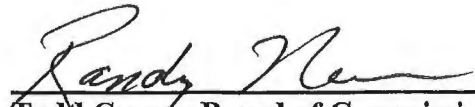
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4. Business signage must abide by the Todd County Planning and Zoning Ordinance. Placement of signage within the road right of way shall require approval from Todd County Public Works.

5. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.



Todd County Board of Commissioners
Randy Neumann, Chairperson

12/19/23
Date

STATE OF MINNESOTA
COUNTY OF TODD

OFFICE OF TODD COUNTY
PLANNING & ZONING OFFICE

I, Adam R. Ossefoort Todd County Planning & Zoning Director, County of Todd with and in for said County, do hereby certify that I have compared the foregoing copy and order (granting, ~~denying~~) a Conditional Use with the original record thereof preserved in my office, and have found the same to be correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Long Prairie, MN in the County of Todd on the 27th day of December, 2023.



Adam R. Ossefoort, Todd County Planning and Zoning Director

Drafted by: Sue Bertrand
Planning and Zoning Staff

This form mailed to applicant: 1/17/2024
Date

Activities granted by a Conditional Use Permit expire and are considered invalid unless they are substantially completed within thirty-six months of the date the conditional use permit is granted by the Board of Commissioners. Section 5.05M Todd County Ordinance.

TC	2.674	3.4
Values and Classification		
Taxes Payable Year	2024	20
Step 1	Estimated Market Value:	414,900 545.8
	Homestead Exclusion:	22,426 28.1
	Taxable Market Value:	392,474 517.6
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
	Sent in March 2024	

Property ID Number: 13-0016902
Property Description: SECT-17 TWP-130 RANG-34
E2 SW4 80.00 ACRES

17916 300TH ST

ALVIN & MARY H BORNTREGER
17916 300TH STREET
CLARISSA MN 56440

26829-T
ACRES 80.00

Step 2	Proposed Tax	2.668.
	* Does Not Include Special Assessments	
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	1,355.01
	Second half Taxes:	1,355.01
	Total Taxes Due in 2025	2,710.01

\$\$\$
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 homestead credit refund		1,876.
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	1,550.61	
Property Tax and Credits		
3. Property taxes before credits	2,735.52	3,533.01
4. A. Agricultural and rural land tax credits	480.30	490.01
B. Other credits to reduce your property tax	233.22	387.01
5. Property taxes after credits	2,022.00	2,656.01
Property Tax by Jurisdiction		
6. County	940.49	1,253.51
7. City or Town	441.80	533.01
8. State General Tax	.00	.01
9. School District: 787 A. Voter approved levies	182.61	391.51
B. Other local levies	455.34	475.81
10. Special Taxing Districts: A. REGION V	1.76	2.21
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,022.00	2,656.01
Special Assessments on Your Property		
13. A. 89025 CO ENVIRONMENTAL FEE		54.01
B. 89024 CO ENVIRONMENTAL FEE	54.00	
PRIN 54.00 C.		
INT D.		
TOT 54.00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,076.00	2,710.01

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# 13-0016902 RCPT# 9417
AGRI HSTD

1st Half 2025 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# 13-0016902 RCPT# 9417
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	2,710.01
NOVEMBER 15, 2025	2ND HALF TAX 1,355.00	1ST HALF TAX	1,355.01
	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

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PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

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17916 300TH STREET
CLARISSA MN 56440

26829-T

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17916 300TH STREET
CLARISSA MN 56440

26829-T

and the look into concerns about April Brown
back to landowners & report at Sept 8th
regular meeting to the Board.
With no other items to come before the Board
motion was made by Curtis Gregerson, second
by John Seifert to adjourn the meeting at
7:55 p.m.
Paula Becker, Clerk
April Brown, Chairman

September 8, 2025

The September Regular Meeting of the Jona
Township Board was called to order by
Chair April Brown at 7:00 p.m. at the Jona
Town hall. All members were present. The
meeting opened with the pledge. Minutes
from the Regular August Meeting, held on
August 11, 2025, were read & accepted with a
motion from Curtis Gregerson, second by John
Seifert. The Treasurer's Report was read & accepted
subject to Audit, with a motion from April
Brown, second by Curtis Gregerson.
Old Business: Report on Civil Process request
from Julie Thomas by April Brown. April was
in contact with both Julie Thomas & the Todd
County Sheriff's Office about neighbor's dogs
at 17844 324th St Clarissa. The T.C.S.O. stated
that a citation would be given to owner's dogs
any time that they are out or seen on trail
at cameras on Julie's land. A deputy & sheriff went

out to talk to
Citations.

owners of dogs about

Request for gravel on 181st Ave - turn-a-round
at Brunner's residence reported by April Brown.
Braaten went out to look at said turn-a-
round and agreed that it was in condition to
be snow plowed; however, it could use a
couple loads of gravel. A motion was made
Curtis Gregerson, second by John Seifert for
2 loads of gravel to be delivered to said area.
April Brown noted that the mowing of road
at Lee Bruder's is completed by Reynolds
Township & she suggested Lee Bruder to reach
out to them.

New Business:

Alvin Bontreger CUP for an additional greenhouse.
Alvin was present at meeting & stated the need
for an additional greenhouse at 17916 300th St.
Clarissa. A motion was made Curtis Gregerson,
second by April Brown to approve said proj.
Property Appraisal Report on Johnhall was
reviewed with no changes.

The 2026 Browerville Fire Services Agreement
was reviewed and accepted with a motion from
Curtis Gregerson second by John Seifert.

A Special Assessment Request for XXX 316th St.
Clarissa (PID 13-0007600) property owned by
David & Elgiere Frovarp (closed date on 6.23.25 - it
was initially sent to incorrect Township). The board
knew of no known assessments.

Conditional Use Proceedings/Heat River Energy &
Todd Wadena Electric was reviewed with no concerns.

Clark's Report: A lot
about cows out of
A motion was made
by Curtis Gregerson
Braaten Cap
6999 Todd Wadena
7000 Todd Wadena
7001 MN Association
7002-7006 Wager
7007 City of Br

With no public
before the B
Seifert, Seco
meeting a

is of dogs about

Ave - turn-a-round
ed by April Brown
at said turn-a-
was in condition to
, it could use a
motion was made
John Seifert for
lived to said area
he mowing of road
ted by Reynolds
Lee Bruder to reach

1 additional greenhouse
2 & stated the need
at 17916 300th St.
made. Curtis Gregerson
approve said project.
Johnhall was

rices Agreement
th a motion from
Seifert.
for xxx 316th St.
party owned by
date on 6.23.25 - it
ownship). The board
rents.
at River Energy &
used with no concerns.

Clark's Report: A letter was sent to Adam Prather
about cows out of fence with no response.
motion was made by April Brown, second
by Curtis Gregerson to pay bills as follows:
Braaten Aggregate Blading & class 5 \$13,579.00 R+B
Jedd Wadena Electric monthly wage \$43.91 Men
MN Association of Townships 2026 Township dues \$498.72 Men
2002-7006 Wages \$1,902.14
2007 City of Brownville 2026 Fire Agreement \$3,227.00 Fire
Total Claims: \$19,250.77

With no Public Comments & nothing else to come
before the Board, a motion was made by John
Seifert, second by April Brown to adjourn the
meeting at 7:48 p.m.
Paula Becker, Clerk

Sue Bertrand

From: Paula Becker <paulaabecker@yahoo.com>
Sent: Wednesday, September 10, 2025 3:39 PM
To: Sue Bertrand
Subject: Re: Please confirm Alvin Bornotreger attendance

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.

83292%08/01/2025

RETURN

Todd County
AUTHORIZED AGENT FORM - PERMIT REQUEST

I hereby authorize _____ to act as my authorized agent
for the permit request(s) with this application on property located at:

Site address _____

Section # _____ Township Name _____

Parcel Number(s) _____

Property Owner(s) name (print) _____

Property Owner(s) Signature(s) _____ Date _____

Authorized Agent(s) name (print) _____

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

Authorized Agent Phone Number _____

Authorized Agent Email _____

9825
April Brown, Chairman

PAULA A. BECKER
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 1, 2026

Paula A. Becker, Clerk

Alvin was at the long regular September meeting + said project was approved by Board.

Land Use Permit Application Page 4 of 7 Revised 1/13/2024

Paula

On Sep 10, 2025, at 3:34 PM, Sue Bertrand <Sue.Bertrand@co.todd.mn.us> wrote:

Please confirm.

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

13-0016901
ALLEN & CHARLET
BLOMMEL

13-0016400
MICHAEL J &
BOBBI JO BLOMMEL

13-0017000
DONALD L &
VIOLET ZIMMER

13-0016900
ALVIN & MARY
H BORNTREGER

13-0016902
ALVIN & MARY
H BORNTREGER

13-0017100
DONALD L &
VIOLET ZIMMER

17520

17686

300TH ST

17916

17895

17557

13-0019201
MICHAEL J & WANDA
W HOMMERDING

13-0019200
CHESTER &
MALINDA KAUFFMAN

13-0019100
KAREN ASFELD

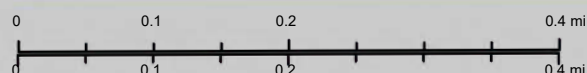
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

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, September 10, 2025