



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

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The following is the agenda for **Thursday, November 6, 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 October 2nd, 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 up to 5000 sq. ft. of cannabis indoors, in a secured area, to host onsite cannabis events, and operate an onsite thrift store all located in AF-1 Zoning District.

3. Sexton Family Cabin, LLC.: Section 25, Birchdale Township, Big Birch Lake

Site Address: Angus Trail, Grey Eagle, 56336

PID: 03-0059500, 03-0060200 & 03-0060500

1. Request to Create Sexton BBL Legacy, a 2.92-acre, one lot Plat by combining lots in Recreational Development Shoreland Zoning District.

Adjournment –

Next meeting: December 4, 2025

Planning Commission Meeting Minutes

October 2, 2025

Completed by: Sue Bertrand, P&Z Staff

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

Site visits completed on all sites by Adam Ossefoort and Ken Hovet 9/24/2025

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 September 4, 2025 meeting minutes approved. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

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

AGENDA ITEM 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 Statute, in AF-2 Zoning District.

Donniel was present as the applicant. She stated she is returning from the previous meeting in September to apply for her CUP for Buzzing Bee Farm. She presented her Power Point Presentation that addressed a few items from the previous meeting from community feedback and the Planning Commission. This may be viewed in full upon request at the Planning and Zoning office.

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

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 shall obtain all applicable State licenses prior to the start of operation.
7. Applicant must abide by all other applicable Federal, State, and local standards.

Considerations for denial:

1. Is the proposal in conformance with the Comprehensive Plan?
2. Has adequate information been provided to address the potential for discharge waters that may not enter the standard septic system?
3. Is the intensity of the proposed use reasonable for the area in which the use is proposed?
4. Are there potential negative impacts to surrounding properties that cannot be addressed by conditions? (odors, noises, visual impacts)
5. Is there sufficient access to emergency services?
6. Does any portion of the proposal have a detrimental impact on the health, safety, and welfare of the general public?

Correspondence received: Adam stated any new correspondence was from Todd Wadena and Chris Odden which were added and just read in the staff report.

Public comment: Neal Becker, 25089 430th St., a resident of Moran Township, and have lived 25 years in Colorado and has first hand experience with grow houses and what they bring and what they do not bring. He worked down town Denver where most of the big grow houses are. When he started there, they weren't there. He had left the company because of what they brought. The odors, the people that unfortunately came with. They had to build a fence around their parking lot so people's, the worker's cars, didn't get broke into. People that were there would come rummaging through your trash cans to find solid waste discrepancies from the warehouses because when the plant dies, where do they throw it? We have never talked about solid waste here, we always talked about the water. Where does that go? Do we put it in the ground? Throw it in the dumpster? Burn it out back? It brought a lot of unhealthy things to a neighborhood that was very nice in part of Denver. Above that, if you have a micro license in the state of Minnesota, you have the right do retail sales. In Todd County, in the statutes, you can only do retail sales within a Commercial area. This is not a Commercial zoned area.

Jim asked Adam to address the retail sales.

Adam explained the application doesn't involve a retail sales request. Even though the State license states they could apply for that, out Ordinance doesn't allow it in this Zoning District, nor does this application contain a retail aspect.

Jim confirmed retail sales of it is not allowed in AF-1 zoning district and it would never be allowed in it.

Darren Heldman, from Moran township, had a couple things he had googled, this is in areas that have already had legalized Cannabis, noted examples of increased drug related health issues and public safety concerns. Particularly involving adolescent use and higher frequency of use and impaired driving. Increased emergency room visits and hospitalizations. Following the opening of retail cannabis stores, and he stated he realizes they cannot use that, in Colorado one analysis reported nearly a 30% increase in Emergency room visits and a 200% rise in hospitalizations related to marijuana and Cannabis. This also provides greater availability and normalization to use, and some researchers have raised concerns at increased access through legalization may have contributed to perception among young people that Cannabis is less risky, which could lead to accidental

consumption of edibles and abuse, as found in a 2022 study noting a 245% increase in teen Cannabis abuse. Impaired Driving. Some studies show a rise in impaired driving incidents following legalization. Some states experiencing an increase in drivers involved in fatal crashes testing positive for THC. In Colorado, the number of traffic fatalities that involve drivers who tested positive for THC more than quadrupled between 2013 and 2016. This all falls under #6 that Adam just went through, and one last thing, cattle may use more water, but they serve a broader purpose for life in general. They provide food, they help families provide work ethics for their kids, they provide fertilizer for other food crops like hay, corn and soybeans, and none of these listed will hurt anyone if they consume too much and certainly not cause anyone to go to the emergency room. Cattle, hay, soybeans and corn will not draw in strangers to our area either, which is a quiet small-town conservative community. With that, he asks the board to deny this building or any business of this kind.

Kimberly Harff, still has a few concerns, even though it is going to have a tight tank system for waste water, the waste water still contains THC in it and how are we going to monitor when these holding tanks get dumped and are you going to buy your own truck to haul the waste water and where are you going to dump it? Do you have an agreement with a city sewer system like Long Prairie or Staples to dump it? Doesn't know a lot of local septic system haulers are going to be really excited to sign up for hauling water that contaminated with THC, as how often will they have to flush it, and how will they determine if it is gone? Just like antibiotics in milk, zero tolerance. They are really going to have to rinse the tanks out, and are they really going to want to haul it? She stated she didn't know that there is a plan for the waste water. Even though you are going to recycle the water, you are still going to have waste water contaminated with THC. The other concern was the 30-minute response time. Yes, you have talked to the Sheriff about the building, but if you are not living there, it takes a low life 3 minutes with a portable saws-all to open the side of a building and get in there. Still concerns about security. She stated concerns on who is going to make sure the carbon air filters are changed regularly? New County position to check carbon filters, or another expense pushed onto the community to pay someone else to do it? What if this becomes an LLC and the owners' default on it? Who is responsible for the clean-up? The County? Will it be like an expensive meth lab? Unforeseen, how to clean up a Cannabis facility. Still has a problem with her not living there. She asked, how can you care about a community you don't even live in? Talked to the fire department the building is there about possible hazardous cannabis burning up and possible hazardous waste if it caught on fire? Too many questions and not enough answers to pass this. Should not be in a rural area far away from sewage disposal and fire dept. Recommends you don't pass this.

Nicole Zelgert, lives on the opposite side of the property as Kim does. One of Kim's questions is if they default who cleans up? Public records show they still have a loan out for this property, they do not own it. Stated she reached out to the bank, that has the deed, and they have a cannabis clause in theirs, they cannot have cannabis on that property, and expected them to reach out to Todd County as they informed her to call Todd County if she had questions. Nicole offered information if we would like to talk to her. They have a clause in their loan "there cannot be Cannabis on the property". They will not buy a contract for deed and they forbid Cannabis from being on that property. Law enforcement and fire department, is there a plan in place? No. She talked to Fire Dept. in Staples, because she is between Staples, Browerville and Clarissa. Who is going to respond first? If they don't know what is in there, how will they properly protect themselves? How do they know what they are supposed to bring for that fire? There are different materials needed for different fires. Law enforcement, they don't know what they are going to go into, some druggie? What's going to happen to that person? What is going to happen to our community with this? In the Todd County P & Z Ordinance almost every reference to Cannabis states retail. The only statutes are the setbacks. Addressed the board and

stated you have no reason, you can't vote no on this. She would like to see that updated to specify other Cannabis businesses, not just retail. Would like to have another statute that they would have to actually have a meeting with law enforcement to let them know what is happening in there and to prove they have done this, submit a notarized letter with multiple signatures testifying this has been done. Also, if they do not own the property, there should be another letter from the financial institution that states they will agree to this, notarized, with signatures from officers of the bank, not just employees.

Alan Halbersma, representing Moran township, commended Donniel for the additional information provided, that is quite helpful. He read in the Todd County Ordinance, Regulations on the Cannabis Business, Administration Section 12.01, Finding and Purpose. Todd County makes the following legislative findings: the purpose of this ordinance is to implement the provisions of MN Statutes Chapter 342, which authorizes Todd County to protect the public health, safety and welfare of Todd County residents by regulating the Cannabis business within the legal boundaries of Todd County. He stated Todd County has already said they are there to protect the people in Todd County. He then took the licensure requirements for running a micro-business from 342, and a lot has been met by Donniel, however, Todd County says with 342 sub 3: additional information required for her to get her license: Operating plan demonstrating the proposed layout facility including a diagram of ventilation and filtration system, plans for waste water and disposal for any manufacturing or cultivating activities, plans for providing electric and other utilities for normal operations, plans for compliance with applicable building codes, Federal and State environmental workplace safety requirements and policies, and plans to avoid sales to unlicensed businesses and individuals under age 21. Fair amount of that was covered by Donniel, tonight. His concerns; she made comparisons to crop growers, beef farmers and the dairy industry and he knows, working with the feedlot stuff, we have Ordinances and staff comes out and makes sure we cross the "t's" and dot the "i's" already. His concern is who is going to make sure the "t's are crossed and dot the "i's" on these Cannabis businesses that may come to Todd County? That is why the community looks to the board to protect the health, safety and welfare of us. He stated there is a purpose there that needs to be met, and everyone needs to know who do we report to when we see things are not right? Suggests if this is required by the state, she needs to address who is going to pump that tight tank and where is the water supposed to go? Doesn't think we should put the buggy before the horse, if we are approving it, and we are supporting the State 342, and she has to do more work for the state, and 342 is written by the state, then we should require it here, at this meeting.

Paul Kortie, neighbor, knows a lot has been addressed, some of the water, not a whole lot talked about fire. He brought it up last meeting, if a building this size catches fire, does Todd County have anything for fire suppression? If you are drying all these plants, and something goes south and they light up, guarantees in 30 minutes that building will be gone. Could also catch fields, trees and affect neighboring properties. We don't know how you are going to affect a neighboring property value. Would any of you go and buy property next to a Cannabis? It just needs to be put to rest.

Board discussion:

Ken addressed Donniel, what do you do with the dead plants? What is your plan for them?

Donniel, her initial plan was composting. Some of these questions are a little unknown, in that, if we don't have a building permit, we have not engaged architects and engineers. She is consulting with some, but she

would have a structured plan. Where they ask for the final plans in 342, that has to do with final licensure, and that's once you've begun the planning and begun the build. Ideally, it would be composting.

Ken, several have brought this up, the liquid waste water, you mentioned you would have a tight tank, who is going to pump and haul that and where is it going to go?

Donniel stated they do not know that. She knows from other states and communities, that the method that is used is they have a holding tank for the amount of water that comes off. She stated she thinks that is something the office of Cannabis Management is also going to have to address. In all fairness to the State, they are early and they have not done this either and some of these questions have remained unanswered for people like her hoping to join this industry, as well.

Ken, for the waste water contained, what are your consultants telling you the would-be contaminants?

Donniel, THC, any fertilizers they had used, anything they had done if it is past mitigation, potentially. The bigger issues are the THC and fertilization.

Jim, is the composting done inside or outside.

Donniel, stated inside.

Andy, main structure or separate structure for composting?

Donniel, likely have a secondary structure, with utility space within. There are also some closed system composting that allows it to do its work "contained".

Jim what is done with the compost afterwards.

Donniel stated some goes into tea, to fertilize the plant and she stated this is not her expertise and should be, but she would think some of the material would be used in the soil of the growing system itself, the plants themselves.

Jim selling them green or drying them?

Donniel, drying them. There is a separate space for growing and separate for drying. Also, to address the fire suppression, that is part of what the Engineers will design for them as part of the building.

Andy, a lot of these concerns are addressed by the state, and we don't have that in front of us, because it is a state consideration?

Jim, how do we make a decision when we don't have answers?

Andy, new for everybody, including us and including the state.

Jim stated he agreed, but if the state is going to cram something down our throats, they don't need to use us as Guinea pigs, either.

Donniel stated that was fair, as the state has not provided all of the answers and the direction we need yet. We are all trying to piece it together with what other states have done.

Andy stated with all of our CUP permits, we add abide by all applicable Federal, state and local laws and rules, but will that meet what these concerns are? He cannot answer that. Might be quite arduous to build into our CUP permit.

Ken write a book with the conditions.

Andy, the business vs the retail language, there is cultivation language in our Ordinance but very sparse, cultivation is allowed in AF-1, AF-2 and Commercial zoning, which this would fall under, as you are not a retail business.

Donniel stated the micro license allows for various types of work to be done within the business and she applies for endorsements. They can do some or all of them, depending on endorsement. Her business is for cultivation, transportation and processing, so they can cut the plant apart. Since we are not just pulling the plant out of the pot and handing it off. We have to have that additional endorsement.

Roger, asked if it does not say in our ordinance that they must have the permit from the state before we can ok it?

Adam stated part of the state's review process before they issue the license is to check with the local authority to make sure all of the permits are in place. So, they don't actually issue the license to the land owner until the local County, City or whoever, has gone through their process if they require permits. Then they get a preliminary approval from the state, develop plans, get local permitting then it circles back to the state, and part of that is making sure they have obtained local permitting.

Donniel added it includes building inspections as part of full licensure.

Andy stated we are required by state, to make the rules, to allow this. Gut feeling is they wish they could wait on this but we really can't, and don't want to delay somebody's plans because we are squeamish but there is an awful lot of public concern.

Adam stated the first 60 days is October 10th, so we have until then to notify the applicant in writing we have extended it another 60 days that brings us to December 9th to make that final decision. But, within that, you have to recognize the commissioners need time to review this and actually make the decision on it, too. There is probably time to gather more information or if there is things you need me to research, its in there, but we do not want to put the commissioners in a position where they have very limited time to review this, also.

Andy on time, we are kicking the can 30-60 days down the road, waiting for more concrete direction on this.

Roger, going 60 days to make our decision, gives the commissioners time to make theirs.

Adam, Nov. 18th and December 2nd leaves us two commissioner's meetings before the 120 days is up for the decision to be finalized. Unless the applicant requests to table in writing to give the County more time.

Andy stated he is not even sure what he needs to know before then.

Jim stated there is a lot of stuff they want to know but probably won't get answers from the state.

Tim asked Adam about Cannabis not even allowed on this property through the lender?

Adam stated he couldn't even answer that tonight, but his immediate thoughts to that are it is not up to the County to do the bank's job for what is allowed out on the property through the loan, but if there is some connection there, I could not answer that tonight.

Tim asked if we are impeding the process if we allow it and it is not allowed through the lender? That's where he has questions.

Adam stated that would be the Bank's responsibility to take that up with the land owner.

Adam stated he could look into that, and gladly do that, again, that would require us not to make a decision tonight.

Donniel, stated she had spoken with the bank about the proposed use of the land, and that was not brought up at all. There is a minimal amount left on the loan and to simply satisfy the loan and pay it off, if that was necessary, and stated she is quite interested on how they shared personal information, too.

Andy, there are legitimate concerns that have been brought up on the societal impact, is outside our scope in decision making.

Ken stated that is something that has already been made for us by the state. We have no choice in the matter. They are all good points, but that is something you should have argued with your legislatures when they were making the law. You are way too late for that now.

Donniel stated as far as the facility itself, no one under the age of 21 is allowed, not even her own 18-year-old daughter can enter the facility. We have no intention of participating in retail in this community. It would likely all go to the metro unless there is a want and need for it, which she is not seeing.

Roger stated we are caught between a rock and a hard spot. Do we need this for a cash crop for our County? We grow a lot of corn and soybeans in the County, and very little is used in this County, it is put on a truck, as you would do with your marijuana and it is moved out of the County. Granted, you are not going to have the same problems with corn and soybeans as you would have with marijuana or possibility. If we don't need it why are we putting in so much corn and soybeans because we are not using it, but we still do it and that is the

nature of a farmer. Would like to see another 60 days for more research on it and motioned to table until November meeting, seconded Lloyd.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be tabled for more information collected.

Adam stated November 6, 6:00.

Jim took a short recess at 7:01 pm.

AGENDA ITEM 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.

Jason Adams e-mailed and requested to postpone his application until next month.

AGENDA ITEM 3: William Bontrager-Section 8, Eagle Valley, Site Address: 18032 County Rd 78, Eagle Bend, MN 56446 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.

William was present as the applicant.

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

Proposed updated conditions:

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 4 additional greenhouses and 2 canopies as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Correspondence received: None

Public comment: Karen Asfeld, from all of the hoopla on the last one about what are we bringing into the community and area, this is going to be totally opposite. Everybody knows about the Amish green houses and stands and how they are drawing business from multiple cities even St. Cloud, and even restaurant owners have said they can always tell when greenhouses are open as their business picks up, because of all of the consumers who stop somewhere along the line. This is a good addition for Eagle Valley township. Her sister lives close on that road and they live close to Twin Eagle Dairy and talk about trucks running all the time with silage, there is really no concern with semi's coming and traffic to the roads or anything, and thinks with the boards' approval with will be a great addition and good for the community. Talk about the sales tax revenue, they pay just like everyone else and this is a plus, plus, all the way around.

Board discussion:

Roger states it says commercial, but does it include retail sales?

Adam stated the previous permit limited to wholesale only, this application does include retail onsite if this permit is approved.

Ken went through his site visit report. This report may be viewed in full upon request, at the Planning and Zoning office. Suggested a condition to make the driveway wide enough for two-way traffic, otherwise they will be stacked up on the County road, and we wouldn't want that.

Andy asked where will the retail part of the business occur, as that is where the larger parking area needs to be?

William, by the existing greenhouse.

Lloyd asked how long was the driveway?

William stated about a ¼ mile and his plans included widening and building up an area in the center of the driveway.

Andy and Roger talked of widening the approach.

William stated the approach is extra wide, plans to take out the fence to widen it out.

Ken tight on parking now, but ample room to expand fairly quickly.

Andy basically tripling the capacity?

William, yes.

Jim planning on building right away the four?

William stated not right away.

Andy after three years must come back if he only builds two?

Adam read out of the ordinance substantially completed within 36 months, means the necessary permit obtained and acted upon the permit, that not it needs to be completed.

Andy stated more for Williams information.

Jim stated Adam added #3 to allow for the two-way traffic condition.

Ken motioned to approve with the five conditions, Andy seconded.

Conditions:

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 driveway access shall be widened to allow for two way traffic prior to the start of operation.
4. The business is restricted to construction of 4 additional greenhouses and 2 canopies as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
5. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

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 October 21, 2025.

AGENDA ITEM 4: Amos Byler-Section 03, Little Sauk Township, Site Address: 20752 200th Street, Long Prairie, MN 56347 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.

Amos was present as the applicant.

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

Proposed conditions:

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

Public comment: None.

Correspondence received: None.

Board discussion:

On Site Visit Report by: Ken, stated no concerns whatsoever. This report may be viewed, in full, at the Planning and Zoning Office, upon request. Ken stated he filled out nine questions on this and has no concerns whatsoever. All looks good to him.

Ken asked if he had been to the township?

Amos, yes.

Lloyd stated it is about time you have something like that over there.

Andy asked if this is a machine shop customizing in repair?

Amos, both.

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

Conditions:

1. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
2. There shall be no loading or unloading of materials within the road right of way.
3. 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 October 21, 2025.

AGENDA ITEM 5: Joseph Bontrager-Section 20, Eagle Valley Township, Site Address: 17849 352nd St., Clarissa, MN 56440 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.

Joseph was present as the applicant.

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

Proposed conditions:

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 one additional greenhouse as identified in the application. Additional greenhouses shall require the review of the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Correspondence received: Yes. Adam read aloud the e-mail letter from Zalesak. This letter may be viewed, in full, at the Planning and Zoning office, upon request.

Adam mentioned he took it to mean a township road not a County road, as it is a township road they are on.

Public comment:

Karen Asfeld, from Iona township, just a public comment, not an adjoining neighbor, has visited greenhouses many times, probably since their existence, well written letter that was just read. She stated since she has many relatives in the community in that area, over the years, we have all appreciated everything the Amish have done. Stated she is so glad she has Amish neighbors. But they have been met with such discrimination and hatred from people who just dislike them for being different. The first time they applied for the greenhouse was during covid, and it was a call-in meeting that she had participated in, and it is really frustrating that they are taking the brunt for the road condition, and the traffic and the dust. She has contacted as many townships in Todd County as she can, and had spoken with the late Allen Parish, who was on the Hartford Township board for many years, and he had said the problem is obvious. We don't have these issues in Hartford, we learn to raise the taxes to take care of the roads. Hartford has very nice tar roads. What's happening in Eagle Valley township? Chopped the tar up and went to gravel, said it was cheaper. She stated what's happening in Eagle Valley township, they think it is cheaper with road grading all of the time. She stated she rode the bus route to school for twelve years in Eagle Valley township and she stated two other roads were turned to gravel, during the covid lock down. Do you think they are going to spend any money? Do you think they are going to raise any taxes? During covid, when she found out they wanted to have the land owners be responsible, that is when she reached out to other townships that have these businesses with semi's and traffic, and the other townships have no problem complying and keeping up with the roads. Are these board members too afraid to speak up to the one that is in control of dictating this hatred? She expressed her concerns with the harassment towards the Amish, when the Amish have contributed so much to the community during a time when there has been a decline of farming and income. She is very much in support of this application, and is not in support of the ten-year agreement from previous CUP. She stated, like Allen Parish stated, someone should have the State look into that governing township board, as they are being negligent of upholding their responsibilities.

Board discussion:

Joseph (owner of property) stated his daughter has taken over the business located at this location, and Joseph took the responsibility to help Leroy out. Joseph's business is on 183rd, about half a mile apart, he will attest to John's letter and feels it is unjust charging the young couple with additional \$2,000.00 per year in fees for the road maintenance. He hasn't seen any additional road maintenance, and is leaving it up to the board to decide. Stated do what you think is best.

Jim asked if they chloride any of that?

Joseph, no. Stated they did chloride in front of Nelson's and Steve Yates, who lives North of Clarissa. He stated he didn't know why, but those people did not have to pay for it.

Jim stated you shouldn't have to pay for upkeep if that is not what it's being used for. It's quite obvious what is going on here.

Roger has pig farms around him, no contract, calls contractor and sends the bill to the farmer responsible. Agreed with Jim, especially where they are not blading the road, they should not have to pay an extra \$2,000.

Andy, has anyone confronted the township about not maintaining the road there to a little higher degree?

Joseph, yes, Ramona Ladue, of East West Realty, neighbors to them, she requested road maintenance, and there have been quite a few calls. They did put gravel on 344th Street after the green house season, and stated he appreciates that.

Andy, once this last year they did that?

Joseph, yes.

Andy, is the township aware of the request to terminate the \$2000.00 per year?

Joseph, yes, he was at the meeting, township just laughed at Joseph. Thought maybe it was an absurd request, he guesses.

Lloyd, that doesn't seem fair to have to pay that every year.

Andy, we didn't get any correspondence from the township?

Adam stated, no, the township supervisor was in to his office this past week and Adam offered to write up what he had to say being no one was available from the township to attend the meeting tonight and he would not submit anything for the record.

Ken asked to hear the old condition #3.

Adam re-read the old condition from the existing CUP: An annual donation of \$2,000 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.

Ken, stated if they are not getting anything for the \$2,000.00, then scrap that condition completely.

Adam stated that is exactly what this application is requesting and the amendment of adding a second greenhouse, and to convert the metal business to a poly furniture type business.

Ken added, he thought it was over reach by the County to put that \$2,000.00 in there. If anything, they should have required them to get an agreement with the township on the road, but leave the contents of that agreement up to them.

Andy, 25 mph speed limit signs condition been met?

Adam, yes, those signs have been placed. He has confirmed with the township that the \$5,000 up front and the yearly \$2,000 have all been paid and are current.

Andy, looks like the agreement has been met in good faith.

Jim, right, and added it has been kept by Joseph, on his end, but not by the township.

Andy agreed, that is where he was going with it.

Joseph added they prepaid \$1,000 the first of the year, in advance, to see how it would go, as far as road maintenance and there is no difference.

Roger, take that off, and approve the greenhouse addition separate?

Adam explained, it is all one application. It is really an amendment to the existing one. It will be the same CUP except that the condition #3 will be removed, allow one more greenhouse, so, we have a total of two out there, then convert the steel business to the poly furniture business.

Ken stated he did the site visit and doesn't see a problem with an extra greenhouse. It's going to be back behind the existing one, and doesn't think anyone will be able to see it at all.

Andy asked wholesale or retail?

Adam & Ken, retail.

Tim suggested. If Joseph has been paying money forward, and the work has not been done, should we have the County Attorney review the contract?

Adam stated there is no existing contract, it is just meeting the #3 condition of the first CUP.

Roger asked if we needed to add a condition that we are removing the \$2,000.00 annual fee?

Adam stated no, when the commissioners get it, Joseph has already requested to drop that fee as the application request has stated.

Jim stated if that is what the decision is, it would be on here that we recommend amending it and eliminating that third condition.

Tim stated he would feel better about getting the County attorneys opinion on it, and feels it should be reviewed.

Jim agreed, but is the County Attorney going to want to stick his nose in township business?

Andy, that's his job. If there is something illegal going on.

Adam stated separate from this board, we can look into that.

Joseph stated he certainly didn't want to cause any trouble.

Roger stated we've been known to cause trouble.

Joseph added, sometimes you just have to let the dust lay.

Andy stated he understood Joseph's position and reason, but if there is corruption, and not saying there is, it is our responsibility as citizens to ask questions, because if we are all quiet, that allows corruption to persist. That is one of the things we try to prevent.

Adam made the clarification, he should not have had those proposed conditions in there, as when you are amending an existing CUP, you are restricted to the conditions that are there. The request is to remove one. So, really it is just to allow the additional green house, convert to the poly furniture and to remove condition #3 and there will be no new conditions put on that.

Jim, basically amending what exists.

Adam these conditions will stand, minus #3 if you guys decide to remove that. The signs are already in place, they have adequate parking space, the condition to create additional parking space to accommodate peak level of business would still exist, we could still do the review after 10 years, and obviously #6 would be irrelevant because we are adding another green house.

Andy, do we need a review in ten years? Stated he is usually in favor of simplification.

Ken motioned to recommend amending of the original CUP with removing #3 as per the request, and adding the 30' x 100' green house with the 12' x 20' storage structure and converting the sheet metal business to poly furniture.

Jim asked Joseph if that covers everything for you?

Joseph, yes

Motion seconded by Roger.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on October 21, 2025.

AGENDA ITEM 6: Alvin Borntreger-Section 17, Iona Township, Site Address: 17916 300th St., Clarissa, MN 56440 PID: 13-0016902

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

Alvin was present as the applicant.

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

One note: We have no documented complaints against this site for the existing green house that is there,

Recommendation:

Continuation of the existing CUP and allow the addition of one additional green house.

Conditions: No additional conditions.

Correspondence received: None.

Public comment:

Karen Asfeld, stated she is the next-door neighbor on this one, looking East. It is on a gravel road and shouldn't be any problem, because anybody who has lived on gravel knows just what that is like, and her township seems to be taking care of things.

Board discussion:

On Site Visit Report by: Ken, no trouble building another green house as there is a lot of space. Ken stated maybe a little short on is parking.

Adam stated this allows another greenhouse but the conditions still exists to cover the parking.

Ken, other than that, he has no concerns.

Jim stated he doesn't have anything, pretty simple request.

Roger stated we know who the next-door neighbor is on this one, so we know we are not going to have any problems and motioned to approve with no additional conditions, Andy 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 October 21, 2025.

Roger motioned to adjourn and Lloyd seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 8:09 PM.

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 [REDACTED]

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

Parcel ID(s) 19-0029102 Township Moran Lake/River Name N/A

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

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

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

Measurement of land involved: Width _____ Length _____ Acres 20

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

Is an upgrade needed: () yes () no

Proposed - Currently have an estimate from MarEyes Excavating.

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

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

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

[Signature]
Optional Township Board Signature

[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

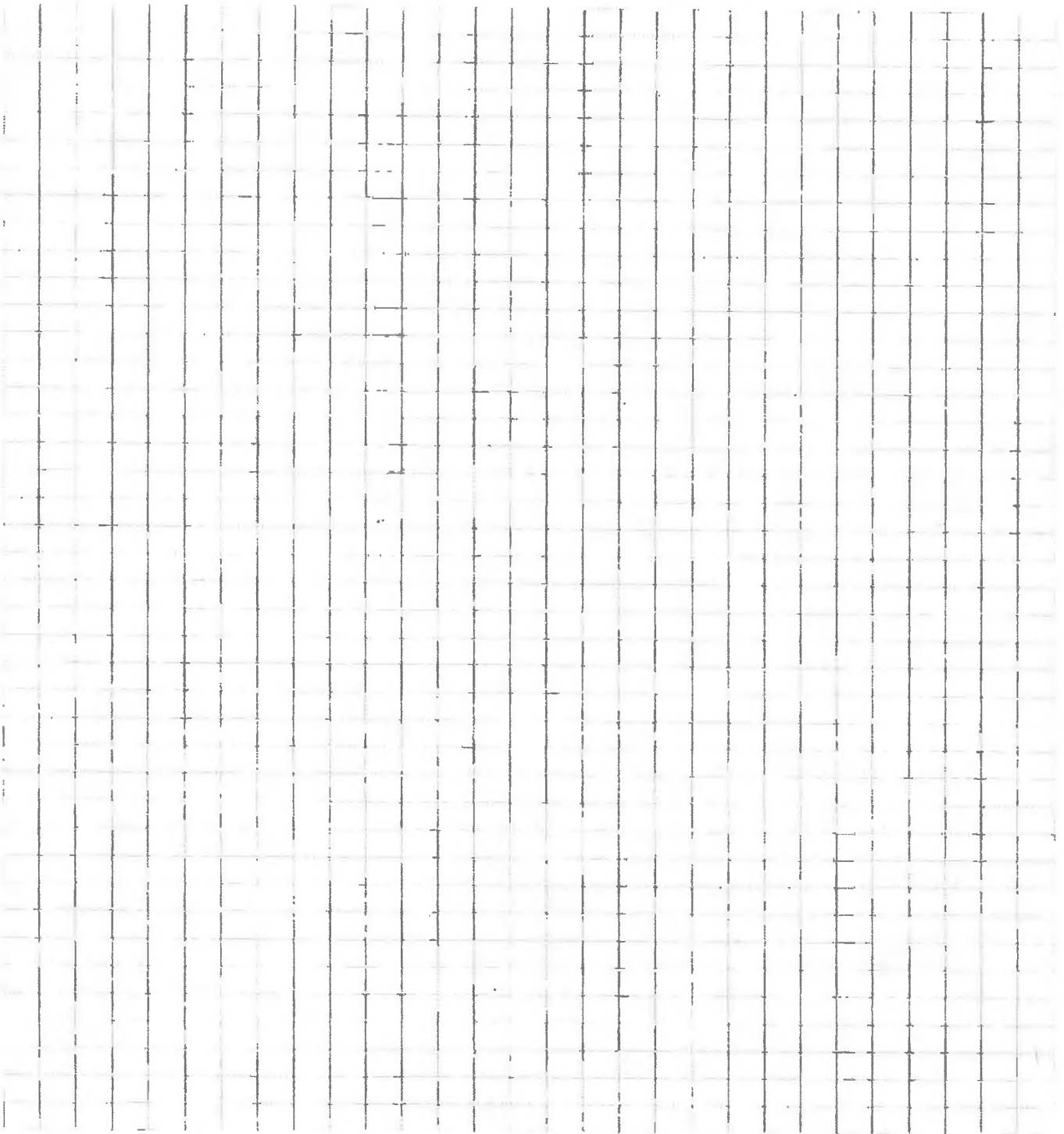
Date

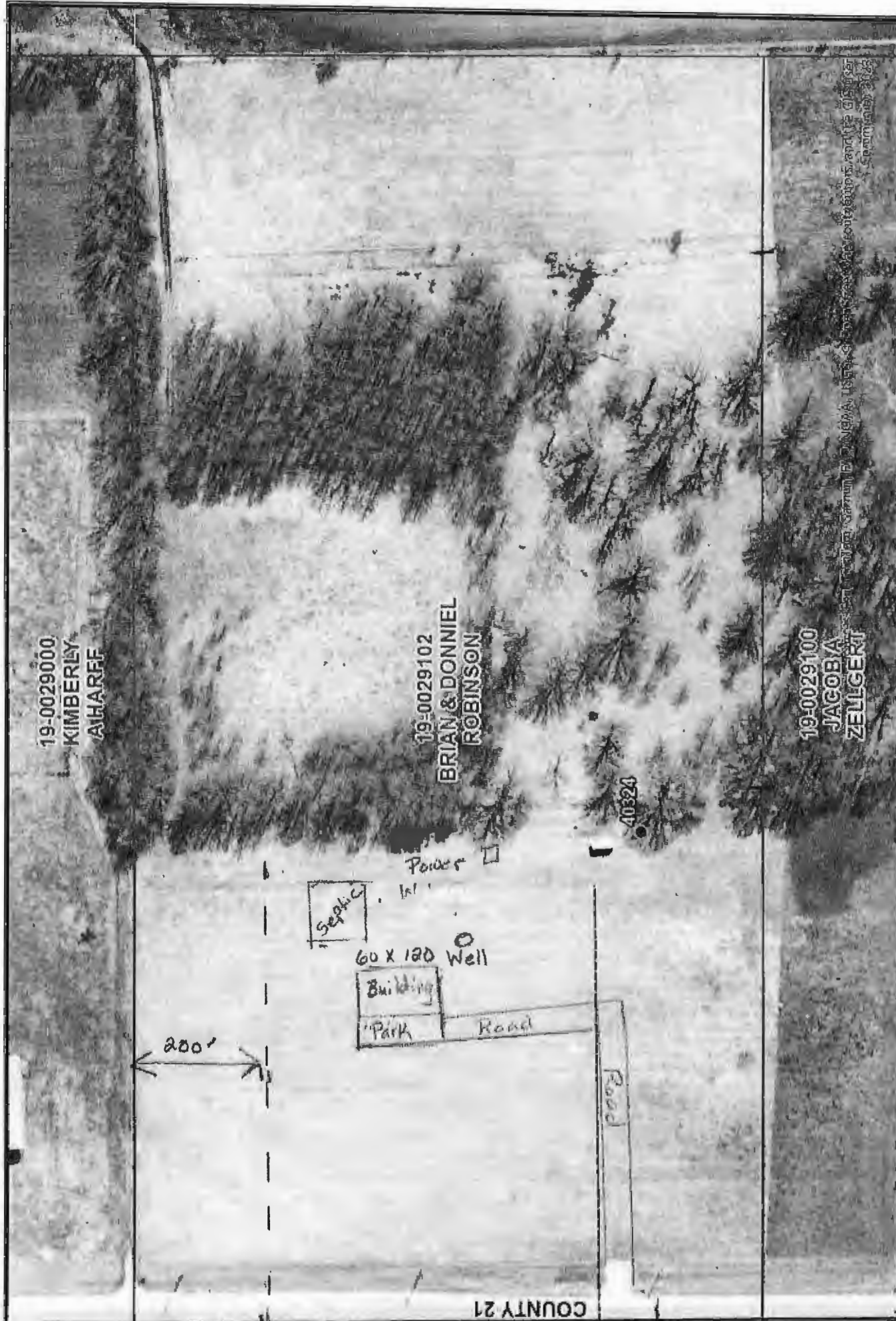
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

See attached

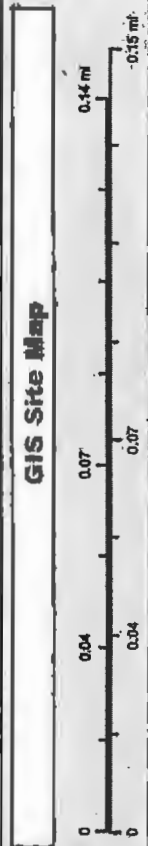
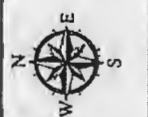
Site Plan

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 available in this publication. The user assumes all responsibility for any use of the information. The user agrees to indemnify and hold the County harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this publication.



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



COUNTY 21

334687

TODD COUNTY, MINNESOTA

489328

Purchased C4D 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 \$ 1.65

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

OFFICE OF THE COUNTY RECORDER Fee: \$46.00
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 56347

COUNTY COMPLAINTS FUND: \$1.00
RECORDING TECHNOLOGY FUND: \$1.00
STATE TREASURY DEBT FUND: \$0.00
RECORDING, ASSESSMENT: \$14.00
TODD COUNTY: \$24.00

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

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

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

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

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

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

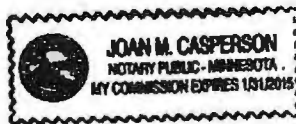
Norman L. Rogers
*Norman L. Rogers

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

STATE OF MINNESOTA

COUNTY OF Todd

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



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

Drafted By:
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

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
Step 1	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 RUVCL NON-HSTI RUVCL NON-H
Sent in March 2024		
Step 2	Proposed Tax	
* Does Not Include Special Assessments		352.
Sent in November 2024		
Property Tax Statement		
Step 3	First half Taxes:	175.01
	Second half Taxes:	175.01
	Total Taxes Due in 2025	350.01

\$\$\$
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

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
Property Tax by Jurisdiction	B. Other credits to reduce your property tax	83.82	74.
	5. Property taxes after credits	382.00	350.0
6. County	7. City or Town	244.13	222.7
	8. State General Tax	73.62	73.0
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
	13. A.		
B.	C.		
	D.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	E.		
		382.00	350.0

2nd Half 2025
Pay Stub

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

PRCL# 19-0029102
AGRI NON-HSTD

RCPT# 13607

1st Half 2025
Pay Stub

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

PRCL# 19-0029102
AGRI NON-HSTD

RCPT# 13607

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2025	2ND HALF TAX 175.00	350.0
	PENALTY	175.0
	TOTAL	PENALTY
		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

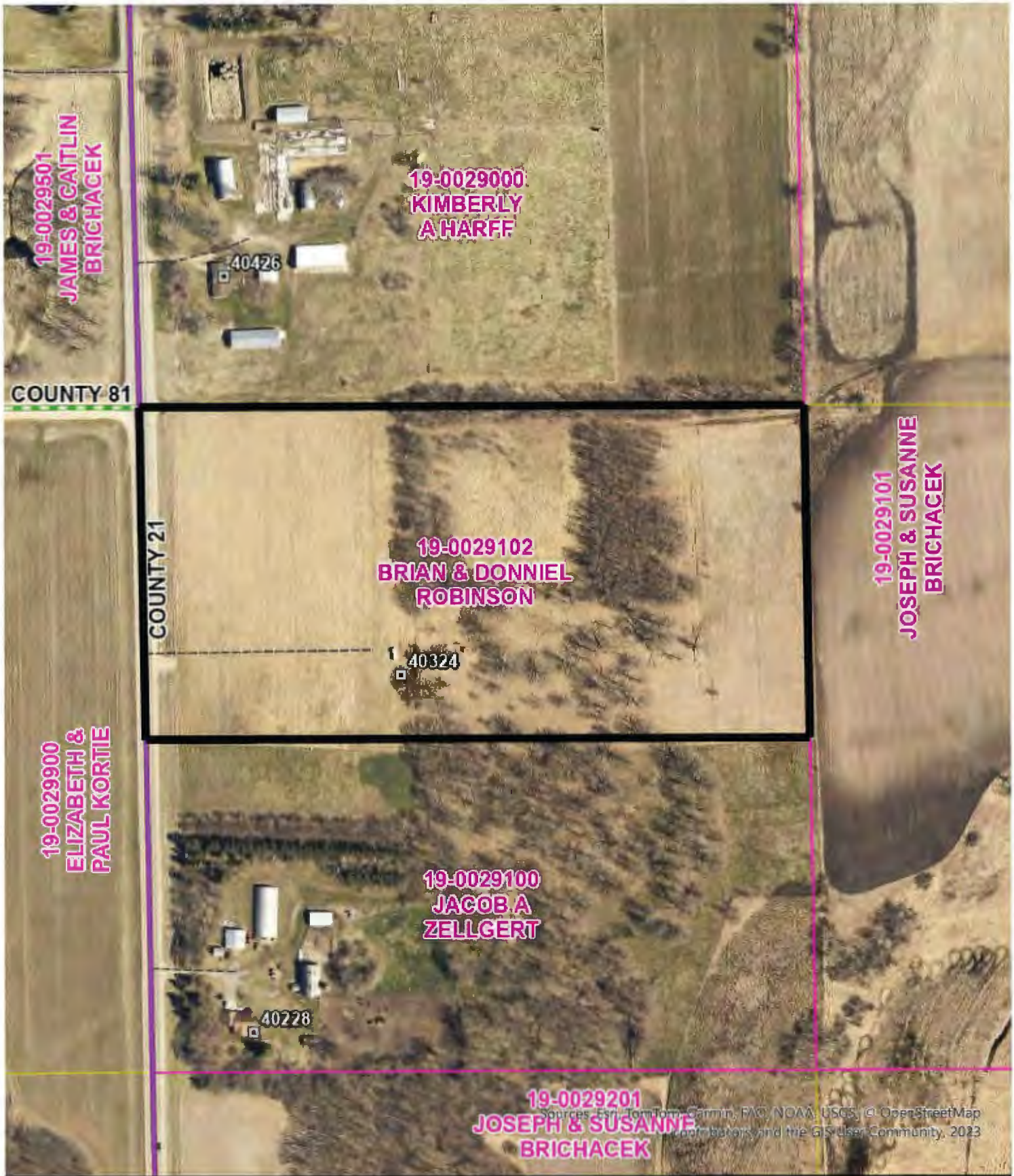
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BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
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18879-T

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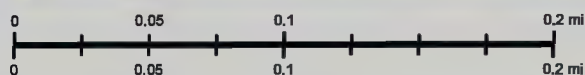
Todd County

MINNESOTA



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

GIS Site Map



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

Printed on:
Thursday, 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

Received
SEP 08 2025
JLC
Todd County Planning
& Zoning

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

E-Mail Address

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 and un visible area to the public, on this property. Off Grid Recovery Community Inc intends to include cannabis sales only to approved, legal, Minnesota dispensaries. Within this CUP, I also request to conduct non-cannabis, retail / Thrift sales on site, as well as the giving and receiving donations as a registered 501c3 Non profit.

As part of the Micro-Business License, we would also occasionally host Cannabis related events on site. These events would be 21+ and focused on bringing Minnesota vendors together to promote their Brands and discuss any cannabis related questions with the community.

Off Grid Recovery Community Inc., also seeks to host Narcotics Anonymous meetings and events on site.

As well as hosting occasional live music on our stage, to continue to bring community together. Likely 3-4 weekend events per year.

By allowing Off Grid Recovery Community Inc. this opportunity, it will considerably help fund our "give back" to community structure that we have been building here and allow Off Grid Recovery Community Inc. a unique position to reinvest back into the community to help with low-income housing, youth programs, adult reintegration from treatment or incarceration, back into a positive, supportive community as well as providing clothing, furniture and community support in the recovery process.

Off Grid Recovery Community Inc. will abide by strict State, County and local rules and policies, and will work with Minnesota Health and Human Services to stand behind the safety and legal aspects of cannabis cultivation and any related events held here.

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

_____ Yes _____ Date of the meeting: _08_ / _19_ /2025__

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 it is "A great place to grow" in its slogan. _____

Could the use significantly depreciate near-by properties? Explain__

No. It only stands to appreciate this desolate area. There are primarily small, struggling farms in all directions.

Current business plans project 3 million in annual sales by year 3.

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 effect. Quite the opposite. Since we are nonprofit, proceeds must be reinvested back into bettering the property and surrounding communities, facilitating economic and community growth for Todd & Wadena counties and further.

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

No. Only positive results. Regarding odor, there is a pig farm across the street that smells 10x worse than any cannabis plant. Lighting to be contained at night to eliminate glare. Also, there are very few residents near me, and they are spread out by significant acreage and tree coverage.

Since the cultivation side of Off Grid Recovery Community cannot be open for retail sales, we will only sell to licensed authorized cannabis dispensaries in Minnesota, this eliminates any potential issue of regular increased foot traffic. However, given I would like to host up to 4 events on site per year, I would work with Mn Health & Human services, the County & Township, to maintain compliance.

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>8/19/2025</u>
Applicant Name Printed	Signature	Date
<u>Jason Adams</u>	<u>Jason Adams</u>	<u>8/19/2025</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 8/19/2025

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

Authorized Agent(s) Signature(s) Jason Adams Date 8/19/2025

Authorized Agent Phone Number: 763-227-9582

Authorized Agent Email: Offgridrecoverycommunity@gmail.com

See next page for Site plan Drawing

Site Plan

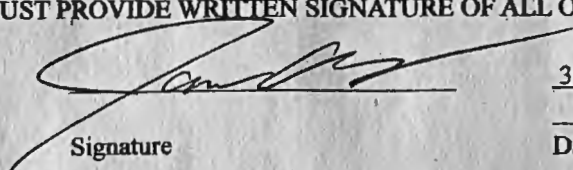
Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

[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

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 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 48650 Conty Rd 23 Vandale Mo 65481

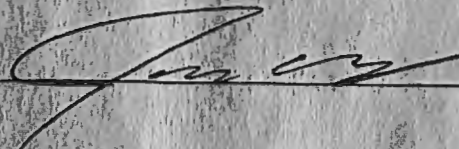
Section # _____ Township Name _____

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

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-www/ssts4-31a.pdf>.

Property information

Local tracking number: _____
Parcel ID# or Sec/Twp/Range: 01-0018200 Reason for inspection: Property Sale
Local regulatory authority info: _____
Property address: 48650 cord 23 Verdale 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): 03/24/24

☒ **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: C272
Inspector signature: [Signature] License number: 1057
Phone: 320-360-4734
(This document has been electronically signed)

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 Verdale MN 56481
Business Name: Lavice Bakhoe Inc, Big Stone excavating Date: 03/29/24

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 Vernal MN 56481

Business Name:

Lavoie Backhoe Inc, Big Stone Excavating

Date:

05/24/24

5. Soil separation – Compliance component #5 of 5

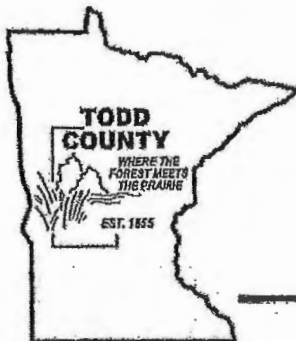
Date of installation

10/6/16
(mm/dd/yyyy)☐ UnknownShoreland/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.**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.*Any "no" answer above indicates the system is
failing to protect groundwater.**Describe verification methods and results:**

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

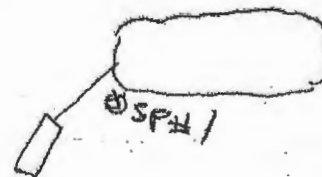
Site Address: 48650 Co Rd 23

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

8562
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 218-924-3002
Address 48650 CO RD 23 Verdala 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 9 adults 1 children

Estimated flow 600 gpd

Well casing depth Deep feet

Water using devices (check)

☐ Garbage disposal ☒ Water softener
☒ Dishwasher ☒ Sump pump
☐ Large bathtub ☐ High eff. furnace
☐ Laundry/large tub on 2nd floor ☐ Jacuzzi/hot tub

Discharge location if checked

North of house into the surface

Water use concerns (check)

☐ Toilet/faucet leaks ☐ Max load laundry/day ☐ Long term prescription medications
☐ Home business ☐ Linx screen ☐ Antibact. soap ☐ 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

☐ Wet ☒ Dry ☐ Unknown

☐ Summit ☐ Shoulder ☐ Back ☐ Foot

☒ Good ☐ Fair ☐ Poor ☐ Ponding

☐ Yes ☒ No

Site Summary Data

Standing water: NA inches

Bedrock: NA inches

Saturated depth: 12" inches

Maximum depth of system: 4-24 mound inches

Max elevation at system bottom: 1.3' feet

Soil sizing factor (SSF): 1.276 gpd/ft²

Linear loading rate (LLR): .79 gpd/ft

Was a pore test done? ☒ Yes 10 npl

☐ No

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>mound</u>	<u>mound</u>
Texture at depth		
Permeability (P)		
Perc(MPY) = 60/P	<u>10</u>	<u>10</u>
NRCS onsite suitability		

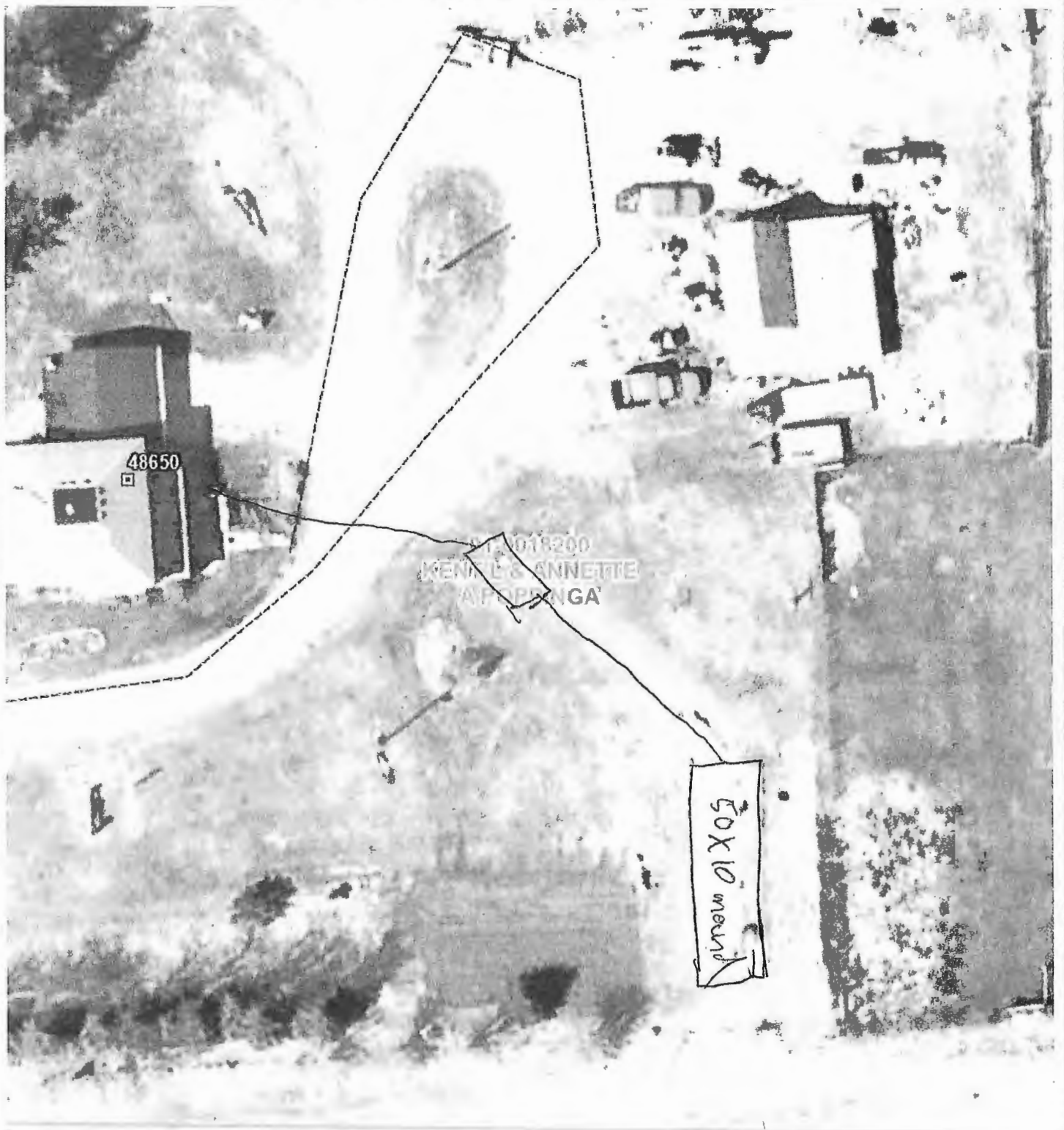
Soil Boring Data

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>Pr. gble</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Frable</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>Frable</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Frable</u>

Paid by Dan Gilster
ck # 3585

Reviewed
9/28/16



01-0018201
THOMAS &
LINNETTE HORN

2023

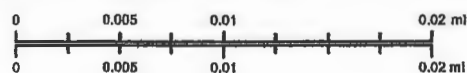
Todd County
MINNESOTA



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

Todd County GIS

GIS Site Map



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 unobserved errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed:
Monday, April 3, 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

Receipt # 2025-0602

SUBDIVISION APPLICATION

Property Owner: Sexton Family Cabin, LLC

Mailing Address: 8246 Yuma Court N., Maple Grove, MN 55311

Email: [REDACTED]

Developer (if not property owner): _____

Mailing Address: _____

Email: _____ Phone: _____

Parcel Number PRCL# 03-0059500
PRCL# 03-0060200 Lake/River Name: Big Birch Lake
PRCL# 03-0060500

Legal Description (attach if necessary):

Land is presently zoned Shoreland Zone Requested or required Shoreland

Total Amount of land involved: 6.57 (Todd County GIS) Acres

Explain Proposal Here:

Plat new lake lot, combine parcel 03-006200 with partial parcel 03-0059500 and partial parcel 03-0060500.

Redefine Parcel 03-0060500 to include all remainder land not included in the new lake lot plat.

Proposed Name of Subdivision: Sexton BBL Legacy

Yes X No _____ Contacted the Records Office to ensure plat name has not been previously used.

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

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



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

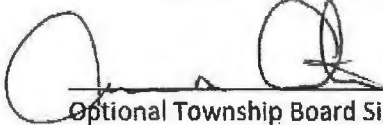
If yes, attach a written report provided by a licensed sewer designer stating that they have conducted soil borings on each proposed lot and that there are at least two soil treatment areas on each lot that can support a standard sewage treatment system (STS). Documentation of the soil borings may be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

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

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

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

Yes X No _____ Date of the meeting: 09 / 30 / 2025


Optional Township Board Signature


Board Position

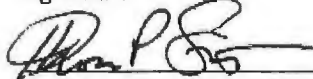
If the Developer is not the property owner, both signatures are required below.

Developer's Name Printed

Signature

Date

Sexton Family Cabin, LLC



10/01/2025

Property Owner Name Printed

Signature (If different than applicant)

Date

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

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

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

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

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

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

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

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

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

03-0059900
SEXTON
FAMILY CABIN

Big Birch
(S portion)

03-0060500
SEXTON
FAMILY CABIN

03-0060200
SEXTON
FAMILY CABIN

03-0059500
SEXTON
FAMILY CABIN

03-0060300
JUDITH M
ATHMANN

03-0059700
JUDITH M
ATHMANN

03-0060100
BARBARA F &
CALLISTA A MEYER

03-0084400

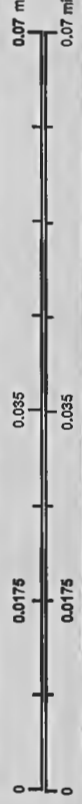
DANIEL E &
JILLIE A CHAMBERLAIN
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, USGS, IGN, CHRS, CN, Ordnance, Survey, Esri Japan, DE L'Etat, Esri, Hong Kong, Esri, OpenStreetMap contributors, and the GIS User Community



Todd County
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215 1st Ave S, Ste 102
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GIS Site Map



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Adley
Creek



MPCA Certified and Licensed
Advanced SSTs Professionals

14234 Fruit Farm Road
St. Joseph MN 56374
320-363-1300
www.watab.net

Report Date: 10/9/2025

Project ID: 10453

Subdivision

Septic Site ID

Project:

Sexton Family Cabin

Location:

xxxx Angus Trail, Grey Eagle MN 56336

03-0060200

Todd County

Birchdale Township

Section: 25 Township: 127 Range: 33

Notes:

Have a nice day.

Soil Observation Log



Job # 10453

© 2023 Watab Inc

Observation #: 1
Elevation: 1199.66
Method: Exposed Pit

Depth to Restrictive: 14
Vegetation: Woods

Restrictive Elevation: 1198.49
Landscape: Summit

ELEV. (ft.)	DEPTH (in.)	SUBSTRATE		REDOX / INDICATOR			SOIL TEXTURE	% ROCK	SOIL STRUCTURE			H ₂ O Y/N
		H	V / C	H	V / C	TYPE			SHAPE	GRADE	CONSISTENCE	
1199.66	0	10YR	2/2				Sandy Loam	0	Blocky	Strong	Friable	N
1198.99	8	10YR	2/2		faint depl		Sandy Loam	0	Blocky	Strong	Friable	N
1198.58	13	10YR	4/4		faint depl		Sandy Loam	0	Blocky	Strong	Friable	N
1198.49	14	10YR	4/4	10YR	5/2 & 5/6	S2	Sandy Clay Loam	0	Platy	Massive	Extremely Firm	N
1197.58	25											

Comments: Alternate Site.

This site is suitable for a Type I SSTS (above-ground, mound-type).
Additional site testing and design required prior to permitting and installation.

Certification:

I certify that these data are the findings of a
certified, licensed professional and
representative of the proposed work area.

Watab Inc. NPCA Lic. 2116

10/8/2025

Date

Soil Observation Log



Job # 10453

© 2023 Watab Inc

Observation #: 2
Elevation: 1199.01
Method: Exposed Pit

Depth to Restrictive: 16
Vegetation: Woods

Restrictive Elevation: 1197.68
Landscape: Backslope

ELEV. (ft.)	DEPTH (in.)	SUBSTRATE		REDOX / INDICATOR			SOIL TEXTURE	% ROCK	SOIL STRUCTURE			H ₂ O Y/N
		H	V / C	H	V / C	TYPE			SHAPE	GRADE	CONSISTENCE	
1199.01	0	10YR	2/2				Sandy Loam	0	Blocky	Strong	Friable	N
1198.26	9	10YR	2/2		faint depl		Sandy Loam	0	Blocky	Strong	Friable	N
1197.84	14	10YR	4/4		faint depl		Sandy Loam	0	Blocky	Strong	Friable	N
1197.68	16	10YR	4/3	10YR	5/2 & 5/6	S2	Sandy Loam	0	Platy	Massive	Firm	N
1197.01	24											

Comments: Primary Site.

This site is suitable for a Type I SSTS (above-ground, mound-type).
Additional site testing and design required prior to permitting and installation.

Certification:

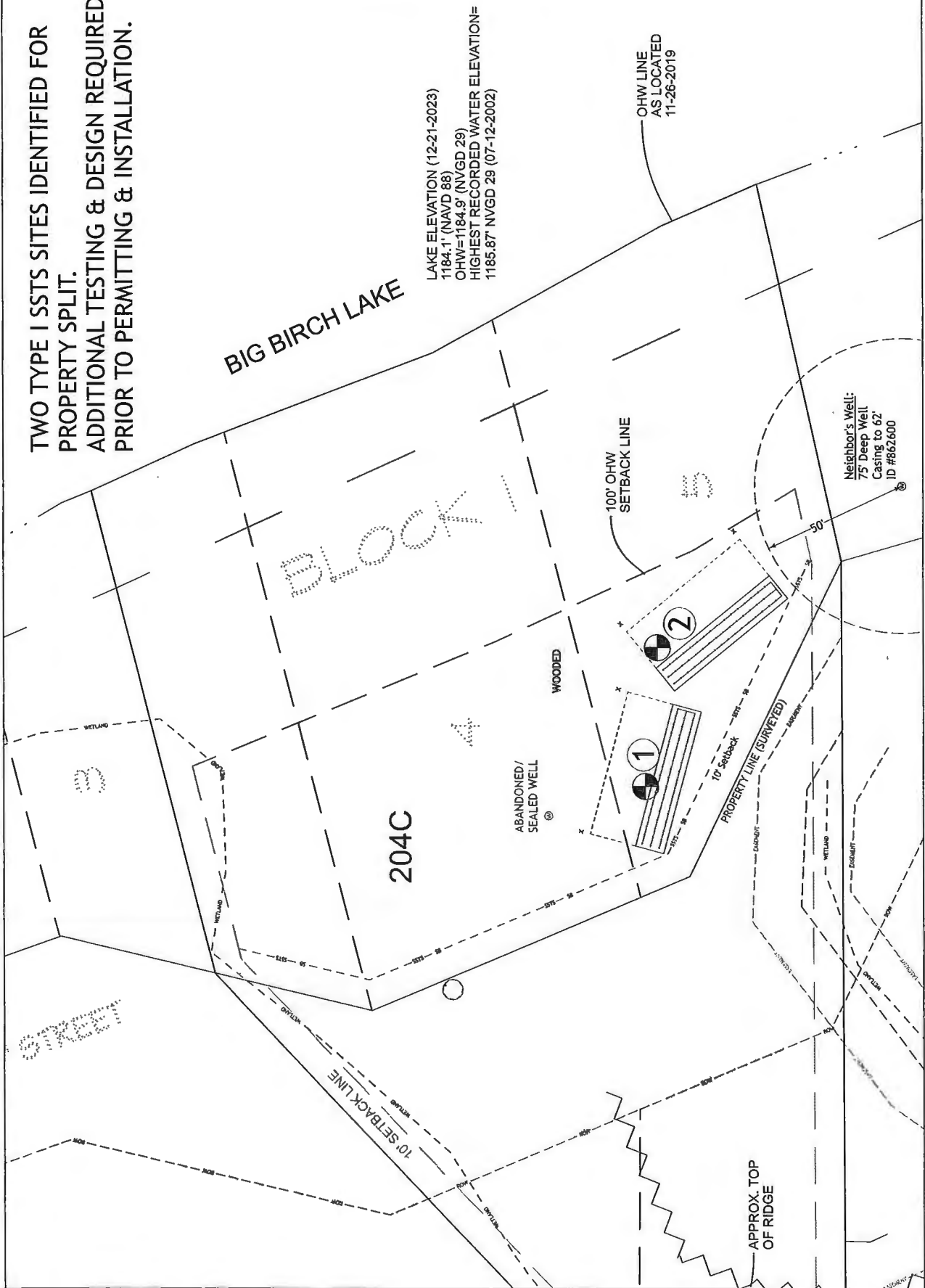
I certify that these data are the findings of a
certified, licensed professional and
representative of the proposed work area.

Watab Inc. NPCA Lic. 2116

10/8/2025

Date

TWO TYPE I SSTs SITES IDENTIFIED FOR
PROPERTY SPLIT.
ADDITIONAL TESTING & DESIGN REQUIRED
PRIOR TO PERMITTING & INSTALLATION.



LAKE ELEVATION (12-21-2023)
1184.1' (NAVD 88)
OHW=1184.9' (NVGD 29)
HIGHEST RECORDED WATER ELEVATION=
1185.87' NVGD 29 (07-12-2002)

Watab INC.

(320) 363-1300
www.watab.net

Tasking

Certified & Licensed Designer, MPCA Lic. 2116

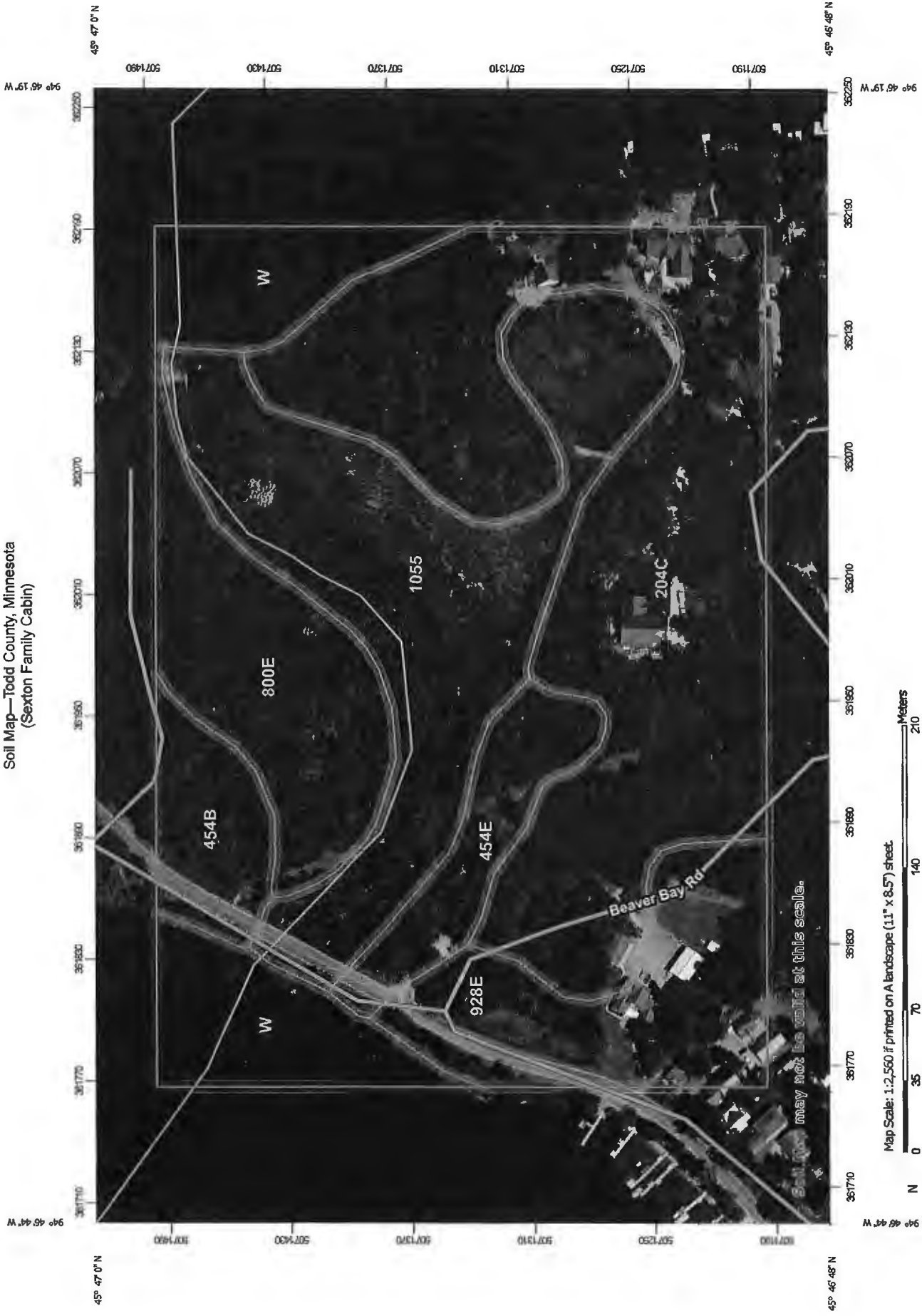
Certified Statement: This project has been completed in accordance with all applicable State and local rules, and is subject to review and approval by the appropriate authority. Client is responsible for reviewing all work prior to submission for permitting or construction. No warranty is made or implied as to the use, applicability, longevity, or continued compliance of this project. This sketch is not a survey, and is not intended to be used as one. This sketch is a compilation of records, information, and data from various sources, and is to be used for reference purposes only.

Project: Sexton Family Cabin		Location: xxx Angus Trail, Grey Eagle MN 56336		Drawn Date: 10.10.2025	Job #: 10453
				Rev. Date:	

0' 10' 20' 30'

Sheet: Sht-1

Soil Map—Todd County, Minnesota
(Sexton Family Cabin)



MAP LEGEND

 Area of Interest (AOI)	 Soil Map Unit Polygons	 Stony Spot
 Soils	 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Special Point Features	 Wet Spot
 Blowout	 Water Features	 Other
 Borrow Pit	 Streams and Canals	 Special Line Features
 Clay Spot	 Transportation	
 Closed Depression	 Rails	
 Gravel Pit	 Interstate Highways	
 Gravelly Spot	 US Routes	
 Landfill	 Major Roads	
 Lava Flow	 Local Roads	
 Marsh or swamp	 Background	
 Mine or Quarry	 Aerial Photography	
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Todd County, Minnesota

Survey Area Data: Version 19, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
204C	Cushing sandy loam, 8 to 15 percent slopes	11.4	35.8%
454B	Mahtomedi loamy sand, 1 to 8 percent slopes	1.4	4.3%
454E	Mahtomedi loamy coarse sand, 15 to 45 percent slopes	1.6	5.0%
800E	Kandota-Dorset sandy loams, 15 to 40 percent slopes	3.4	10.8%
928E	Cushing-DeMontreville-Mahtomedi complex, 15 to 45 percent slopes	3.4	10.6%
1055	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	7.3	23.0%
W	Water	3.3	10.5%
Totals for Area of Interest		31.8	100.0%

Todd County, Minnesota

204C—Cushing sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: gcx6

Elevation: 780 to 1,360 feet

Mean annual precipitation: 25 to 34 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 125 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cushing and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cushing

Setting

Landform: Hillslopes on moraines

Landform position (two-dimensional): Summit, shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy glacial till

Typical profile

A - 0 to 3 inches: sandy loam

E, E/B - 3 to 17 inches: sandy loam

B/E, Bt - 17 to 54 inches: sandy clay loam

C - 54 to 60 inches: sandy loam

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 0.1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.14 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F090AY016WI - Loamy Upland

Forage suitability group: Sloping Upland, Acid (G090XN006MN)

Other vegetative classification: Sloping Upland, Acid
(G090XN006MN)
Hydric soil rating: No

Minor Components

Demontreville

Percent of map unit: 4 percent
Hydric soil rating: No

Prebish

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Nokay

Percent of map unit: 2 percent
Hydric soil rating: No

Alstad

Percent of map unit: 2 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Todd County, Minnesota
Survey Area Data: Version 19, Sep 7, 2024

Agreement, all items that are components of Income or Loss will be divided among the Members in the same proportions as they share such Income or Loss, as the case may be, for the year. For purposes of determining the Income, Loss or any other items for any period, Income, Loss or any such other items will be determined on a daily, monthly or other basis, as determined by the Manager using any permissible method under Code § 706 and the Treasury Regulations thereunder.

4.6 **No Priority.** Except as may be otherwise expressly provided herein, no Member has priority over any other Member as to Company capital, income, gain, deductions, loss, credits or Distributions.

4.7 **Tax Withholding.** Notwithstanding any other provision of this Agreement, the Manager is authorized to take any action that they determine to be necessary or appropriate to cause the Company to comply with any withholding requirements established under any federal, state or local tax law, including withholding on any Distribution to any Member. For all purposes of this ARTICLE IV, any amount withheld on any Distribution and paid over to the appropriate governmental body will be treated as if such amount had in fact been distributed to the Member.

4.8 **Reserves.** The Manager may establish, maintain and expend Reserves to provide for working capital, for future maintenance, repair or replacement of any Property, for debt service, for future investments and for such other purposes as the Manager may deem necessary or advisable.

ARTICLE V MANAGEMENT

5.1 **Management by the Manager.** The business and affairs of the Company shall be managed by the Manager and, except as expressly set forth in this Agreement, all matters relating to the activities of the Company shall be decided exclusively by the Manager. The Manager shall be a “manager” as that term is defined in Section 322C.0102 Subd. 13 of the Revised Act, and the Company shall be a “manager-managed limited liability company” as that term is defined in Section 322C.0102 Subd. 14 of the Revised Act.

5.2 **Manager Authority.** Except as otherwise expressly provided in this Agreement, the Manager or persons designated by the Manager for such purpose, including Officers and agents authorized by the Manager for such purpose, shall be the only persons authorized to execute documents which shall be binding on the Company. To the fullest extent permitted by the Revised Act, and notwithstanding Section 322C.0407 Subd. 3(4) of the Revised Act, the Manager shall have the exclusive power to do any and all acts, statutory or otherwise, with respect to the Company or this Agreement, which would otherwise be possessed by the Members under the laws of the State of Minnesota, and the Members, in that capacity, shall have no power whatsoever with respect to the management of the business activities and affairs of the Company. The Members shall have no authority to bind the Company and will have no other right to approve any action or vote on any matter except with respect to provisions which may not be varied, eliminated or restricted by an operating agreement pursuant to Section 322C.0110

Subd. 3 of the Revised Act. Except as provided in Section 5.4, the power and authority granted to the Manager hereunder shall include all those necessary or convenient for the furtherance of the purposes of the Company and shall include the power to make all decisions with regard to the management, operations, assets, financing and capitalization of the Company, including without limitation, the power and authority to undertake and make decisions concerning:

- (a) hiring and firing of attorneys, accountants, brokers, investment bankers and other advisors and consultants who are not Officers or employees of the Company;
- (b) entering into leases for real or personal property;
- (c) opening of bank and other deposit accounts and operations thereunder;
- (d) purchasing, constructing, improving, developing, maintaining and disposing of real property in accordance with an annual operating budget adopted by the Manager relative to each fiscal year ("**Budget**");
- (e) purchasing of insurance, goods, supplies, equipment, materials and other personal property;
- (f) borrowing of money, obtaining of credit, issuance of notes, debentures, securities, equity or other interests of or in the Company and securing of the obligations undertaken in connection therewith with mortgages on and security interests in all or any portion of the real or personal property of the Company, all in accordance with the Budget;
- (g) making of investments in or the acquisition of securities of any Person;
- (h) giving of guaranties and indemnities;
- (i) entering into contracts or agreements in the ordinary course of business and in accordance with the Budget;
- (j) forming subsidiaries or joint ventures; and
- (k) undertaking all other acts or activities necessary or desirable for the carrying out of the purposes of the Company.

5.3 Actions not Delegable by Manager. Notwithstanding the foregoing, the Manager is authorized to delegate any of its powers in its sole judgment to Officers or other agents of the Company, except that the following duties may *not* be delegated to any agent or Officer of the Company:

- (a) approval of the Company's annual business plan, strategic direction and resulting operating budgets;
- (b) the opening and/or closing of any offices;

(c) the borrowing of money, obtaining of credit, issuance of notes, debentures, securities, equity or other interests of or in the Company and securing of the obligations undertaken in connection therewith with mortgages on and security interests in all or any portion of the real or personal property of the Company;

(d) the lease or acquisition of real property;

(e) the merger, consolidation, conversion, liquidation, dissolution or winding up of the affairs of the Company;

(f) the sale or lease of all or any substantial portion of the assets of the Company;

(g) the making of investments in or the acquisition of securities of any Person;

(h) the giving of guaranties and indemnities;

(i) the forming subsidiaries or joint ventures; or

(j) the compromising, arbitrating, adjusting and litigating claims in favor of or against the Company.

5.4 Certain Actions Requiring Member Consent. Notwithstanding the provisions of Section 5.2 above, the Manager shall not, without obtaining the affirmative consent of Members holding a Majority in Interest of the Members, take any of the following actions:

(a) sell, lease, exchange or otherwise dispose of all, or substantially all, of the Company's Property with or without the good will, outside the ordinary course of the Company's activities; or

(b) approve a merger, conversion, or domestication under Sections 322C.1001 to 322C.1015 of the Revised Act;

5.5 Termination of Manager. Notwithstanding Section 322C.0407 Subd. 3(5) of the Revised Act, the Manager shall serve until such time as he/she/it voluntarily resigns, voluntarily retires, dies or is removed for Cause by a Majority in Interest of the Members. In the event of the Manager's resignation, retirement, death or removal for Cause, James L. Sexton shall serve as the Manager until a new Manager is appointed by a Super-Majority in Interest of the Members. As used in this Agreement, "Cause" means fraud, gross misconduct, neglect of duties or commission of illegal activities which would subject the Manager to statutory disqualification as such events are adjudicated by a court of law and finally found against the Manager.

5.6 Delegation of Authority; Officers. Subject to Section 5.3 of this Agreement, the Manager shall have the authority to delegate to any person all or any of its powers pursuant to this Agreement. Any delegation may be revoked at any time by the Manager. The Company may

have the Officers set forth in this Section 5.6, which will include one or more natural persons appointed by the Manager exercising the functions of the offices set forth herein. Any number of officer positions may be held by the same person. Officers will not be “managers” of the Company as that term is used in the Revised Act, and will only have the powers expressly delegated to them by the Manager. The following Officers shall have the following powers:

(a) **President.** Unless provided otherwise by a resolution adopted by the Manager, the President will: (i) have general active management of the day-to-day business of the Company; (ii) preside at meetings of the Members; (iii) see that all orders and resolutions of the Manager are carried into effect; (iv) have authority to sign and deliver in the name of the Company any deeds, mortgages, bonds, contracts, or other instruments pertaining to the business of the Company, except in cases in which the authority to sign and deliver is required by law to be exercised by another person or is expressly delegated by this Agreement or the Manager to some other Officer or agent of the Company; (v) maintain records of and certify proceedings of the Members; and (vi) perform such other duties as may from time to time be prescribed by the Manager.

(b) **Treasurer.** Unless provided otherwise by a resolution adopted by the Manager, the Treasurer will: (i) keep accurate financial records for the Company; (ii) deposit all monies, drafts, and checks in the name of and to the credit of the Company in such banks and depositories as the Manager may designate from time to time; (iii) endorse for deposit all notes, checks, and drafts received by the Company as ordered by the Manager, making proper vouchers therefore; (iv) disburse Company funds and issue checks and drafts in the name of the Company as ordered by the Manager; (v) render to the President and the Manager, whenever requested, an account of all such Officer’s transactions as Treasurer and of the financial condition of the Company; and (vi) perform such other duties as may be prescribed by the Manager or the President from time to time.

(c) **Vice Presidents.** The Vice President, if any, or Vice Presidents in case there be more than one, will have such powers and perform such duties as the President or the Manager may prescribe from time to time. In the absence of the President or in the event of the President’s death, inability, or refusal to act, the Vice President, or in the event there be more than one Vice President, the Vice Presidents in the order designated by the Manager, or, in the absence of any designation, in the order of their seniority, will perform the duties of the President, and, when so acting, will have all the powers of and be subject to all of the restrictions upon the President.

(d) **Secretary.** The Secretary will attend all meetings of the Members and will maintain records of, and whenever necessary, certify all proceedings of the Members. The Secretary will: (i) keep the required records of the Company, when so directed by the Manager or other person or persons authorized to call such meetings; (ii) give or cause to be given notice of meetings of the Members; and (c) perform such other duties and have such other powers as the President or the Manager may prescribe from time to time.

(e) **Delegation.** Unless prohibited by a resolution adopted by the Manager or Section 5.3 hereinabove, an Officer elected or appointed by the Manager may delegate in writing some or all of the duties and powers of such person's office to other persons.

(f) **Term of Office.** Each Officer will hold office until a successor has been appointed by the Manager, or until such officer's prior death, resignation, or removal from office.

(g) **Removal and Vacancies.** Any Officer or agent elected or appointed by the Manager will hold office at the pleasure of the Manager and may be removed, with or without cause, at any time by the Manager, subject to the terms of this Agreement. Any vacancy in an office of the Company will be filled by action of the Manager.

(h) **Salaries.** The salaries of all Officers, if any, will be fixed by the Manager.

(i) **Initial Officers.** The following individuals shall hold the office set forth next to their name until such Officer's resignation, removal or death:

Thomas P. Sexton	President
Steven J. Sexton	Vice President
James L. Sexton	Treasurer
James L. Sexton	Secretary

5.7 **No Employment Rights.** This Agreement does not, and is not intended to, confer upon any Member, Manager or any Officer any rights with respect to continued employment by the Company, and nothing herein should be construed to have created any employment agreement with any Member, Manager or any Officer.

5.8 **Duty of Care of the Manager and Officers.** Subject to the business judgment rule, the duty of care of the Manager or an Officer in the conduct of the Company's activities is to act with the care that a person in a like position would reasonably exercise under similar circumstances and in a manner the Manager or Officer reasonably believes to be in the best interests of the Company. In discharging this duty, the Manager or Officer may rely in good faith on opinions, reports, statements, or other information provided by another person that the Manager or Officer reasonably believes is a competent and reliable source for the information. With respect to the duty of care set forth in this Section 5.8, in accordance with Section 322C.0110 Subd. 7 of the Revised Act, no Manager or Officer of the Company shall be liable for any money damages to the Company or to any Member, unless the Manager or Officer has engaged in intentional misconduct or a knowing violation of the law.

EACH MEMBER WAS ADVISED BY COUNSEL, OR HAD THE OPPORTUNITY TO BE ADVISED BY COUNSEL, IN ENTERING INTO THIS AGREEMENT, AND IS FULLY APPRISED AND AWARE OF ALL IMPLICATIONS AND CONSEQUENCES OF ENTERING INTO THIS AGREEMENT. THE MEMBERS AGREE THAT THIS SECTION 5.8 IS NOT MANIFESTLY UNREASONABLE.

SEXTON FAMILY CABIN, LLC - OPERATING AGREEMENT

IN WITNESS WHEREOF, the Company and the Members hereto have signed and acknowledged this Agreement as of the Effective Date.

COMPANY

SEXTON FAMILY CABIN, LLC

A handwritten signature in black ink, appearing to read 'Thomas P. Sexton', is written over a horizontal line.

By: Thomas P. Sexton
Its: Manager

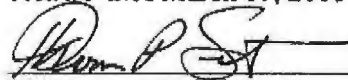
Date: January 1, 2024

SEXTON FAMILY CABIN, LLC - OPERATING AGREEMENT

IN WITNESS WHEREOF, the Company and the Members hereto have signed and acknowledged this Agreement as of the Effective Date.

INITIAL MEMBERS

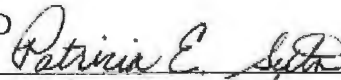
THOMAS P. SEXTON REVOCABLE
TRUST U/A March 17, 2016



By: Thomas P. Sexton, Trustee

Date: 07-19-2023

AND



By: Patricia E. Sexton, Trustee

Date: 07-19-2023

JAMES L. SEXTON



By: James L. Sexton

Date: 7/20/2023

STEVEN J. SEXTON



By: Steven J. Sexton

Date: 7/19/2023

Adley Creek

03-0059900
SEXTON
FAMILY CABIN

Big Birch
(S portion)

03-0059500
SEXTON
FAMILY CABIN

03-0060500
SEXTON
FAMILY CABIN

03-0060200
SEXTON
FAMILY CABIN

03-0060300
JUDITH M
ATHMANN

03-0059700
JUDITH M
ATHMANN

03-0060100
BARBARA F &
CALLISTA A MEYER

03-0084400

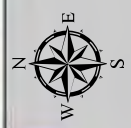
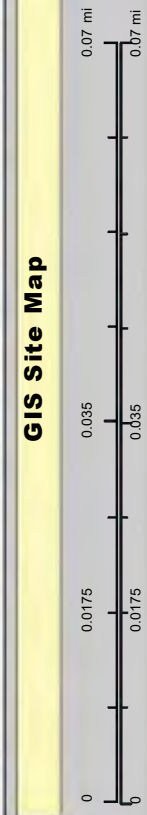
DANIEL E.
HUBER

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, BedBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS user community



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 need arises for corrections, updates, and property lines, employ the services of a Registered Land Surveyor.

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) Todd County SWCD	Address 215 1st Avenue South Long Prairie, MN 56347
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1. PROJECT INFORMATION

Applicant Name Jim Sexton 18893 86th Place North Maple Grove, MN 55311	Project Name Delineation Approval	Date of Application 8/14/2019	Application Number 03-0059500
☒ Attach site locator map.			

Type of Decision:

☒ Wetland Boundary or Type	☐ No-Loss	☐ Exemption	☐ Sequencing
☐ Replacement Plan	☐ Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

☒ Approve	☐ Approve with conditions	☐ Deny
Summary (or attach): NA		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 10/8/2019		
☒ Approved	☐ Approved with conditions (include below)	☐ Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

Findings Prepared by Lew Noska, Wetlands Conservation Coordinator

Summary: The application received is for delineation approval on parcels 03-0059500 and 03-0060200

Findings: The delineation was reviewed by Lew Noska, Todd SWCD WCA LGU and Lynda Ponting, BWSR Wetland Specialist.

Conclusions: It was agreed that the delineation was accurate and should be approved.

Pursuant to MN Rules 8420.0410 Any person conducting an activity in a wetland under an exemption shall ensure that:

- Appropriate erosion control measures are taken to prevent sedimentation of the wetland or of any receiving waters.
- The activity does not block fish activity in a watercourse; and
- **The activity is conducted in compliance with all other applicable federal, state and local permits and requirements, including best management practices and water resource protection requirements established under Minnesota Statutes, chapter 103H.**

For Replacement Plans using credits from the State Wetland Bank:

Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- ☐ **Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- ☐ **Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.
- ☐ **Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

5. MAILING INFORMATION

- For a list of BWSR TEP representatives, see:
www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf
- For a list of DNR TEP representatives, see: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf
- Department of Natural Resources Regional Offices:

NW Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	NE Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Central Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Southern Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073
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For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

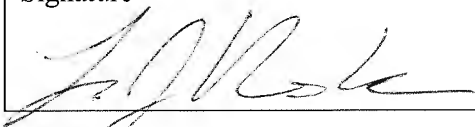
- For a list of Corps of Project Managers, see:
www.mvp.usace.army.mil/regulatory/default.asp?pageid=687 or send to:
Dept. of the Army,
Corps of Engineers, St. Paul District
ATTN: CO-R, 190 Fifth Street East
St. Paul, MN 55101-1638
- For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155
-

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:

- ☒ **Completed Application**
☒ **Delineation Report**

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Lewis Noska	Title Wetland Specialist	
Signature 	Date 10/23/2019	Phone Number and E-mail 320-732-2644 <u>lewis.noska@co.todd.mn.us</u>

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

☐ Appeal of an LGU staff decision. Send petition and \$_____ fee (if applicable) to:	☒ Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	--

4. LIST OF ADDRESSEES

☒ SWCD TEP member: Lewis Noska, Conservation Technician, <u>lewis.noska@co.todd.mn.us</u>
☒ BWSR TEP member: Lynda Ponting, Wetland Specialist, <u>lynda.ponting@state.mn.us</u>
☒ LGU TEP member: Chris Arens, Todd County P&Z, <u>chris.aren@co.todd.mn.us</u>
☒ DNR TEP member: Keith Bertram, CO, <u>keith.bertram@state.mn.us</u>
☒ DNR Regional Office : Leah Weyandt, WREO, <u>leah.veyandt@state.mn.us</u>
☒ WD(if applicable): Jon Roeschlein, Sauk River Watershed District, <u>jon@srwdmn.org</u>
☒ Applicant and Landowner (if different)
☒ Members of the public who requested notice
☒ Corps of Engineers: <u>usace requests mn@usace.army.mil</u>
☐ BWSR Wetland Bank Coordinator (wetland bank plan decisions only)
☒ DNR CO (Enforcement Area): Caleb Silgjord, CO, <u>caleb.silgjord@state.mn.us</u>
☒ DNR Hydrologist: Mark Anderson, DNR, <u>mark.anderson@state.mn.us</u>



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 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

Printed on Monday, October 13, 2025

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1885 •

