



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

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The following is the agenda for **Thursday, December 4th, 2025 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

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

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

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of the November 6th, 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 operate an onsite thrift store located in AF-1 Zoning District.

3. Richelle Taylor: Section 11, Birchdale Township, Fuller Lake

Site Address: 27740 County 98, Grey Eagle, MN 56336

PID: 03-0008202

1. Request to keep the Property as a Retreat, home will be rented to Youth Groups, Weddings, Clubs, and Churches. Request to amend condition #5 of CUP #20080512696 to increase the occupancy from 14 to 22 people in Natural Environment Shoreland Zoning District.

4. Ryan Schroeder: Section 30, Burleene Township

Site Address: 28329 115th Ave., Carlos, MN 56319

PID: 05-0022000

1. Request a CUP for Powersports Repair Business and Motor Vehicle Dealer License to buy and sell more than 5 motor vehicles per year with signage outside of ROW in AF-1 Zoning District.

Adjournment –

Next meeting: January 8, 2026

Planning Commission Meeting Minutes

November 6th, 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 Adams site by Adam Ossefoort and Ken Hovet 9/24/2025

Site visit completed for the Sexton site by Adam Ossefoort and Roger Hendrickson on 10/29/2025

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 October 2nd, 2025 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as printed. 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 Statue, in AF-2 Zoning District.

Donniel was present as the applicant.

Staff Findings: Adam read through the new information in the staff report for November. 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. Gated access shall be equipped with electronic key access limited to the owners and employees only.
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. Operations must comply with all requirements of the Office of Cannabis Management.
6. A wastewater holding tank must be installed to contain all water used for the growing process per MPCA regulations.
7. Applicant must obtain DNR water appropriations permitting water usage in excess of 10,000 gallons per day or 1,000,000 gallons per year.

8. Carbon air filters or higher technology must be installed for filtration of all air exiting the facility.
9. Detailed building plans designed by a licensed engineer, architect, or person of equal qualifications shall be provided in full to Todd County prior to issuance of any land use permits.
10. Applicant shall allow for periodic review of the property by County staff.
11. Applicant must abide by all other applicable Federal, State, and local standards.
12. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the subject property and/or use of the property is not in compliance with the conditions of approval as stated herein.

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: Yes, Nicole Zellgert. Adam read the letter out loud and this letter may be viewed in full, upon request, at the Planning & Zoning office.

Public comment:

Kim Harff, thanked the board for some of the conditions the public had asked for. She stated they still have concerns as they don't have answers for:

the holding tank, who pumps it and where does it get disposed of?

The thirty-minute response time, it is still a big concern. No guarantee the sheriff can get there in that time.

Emissions, who is going to monitor those? When it stinks, MPCA says to call local gov't, who do we want her to call?

Property values, talked to several neighbors if this gets passed, they may might be moving.

If there are more than 18,000 people, retail store yes, but no evidence for growing facilities. As of October 2025, there are two large scale cultivator licenses, that have now gotten combo licenses, so they can sell both medical cannabis and cultivate and wholesale for the adult retail market, there are 11 micro businesses that have received their final licenses and there is one mezzo business, which has 15,000 sq. ft. of cannabis, plus the Tribal Nations that don't have to list theirs on the Cannabis site. There are currently 1854 applicants for micro businesses. A lot. She also looked into MN grants and there are a lot for cannabis, almost \$3,000,000.00 got passed for cannabis growers for 2026, technical assistants, loans & financing, CanStart for micro businesses, so, remember that when voting for your state legislators next time.

Her concern, is we do not have the infrastructure for it.

Recorded now, some of the local towns, the municipal sewer systems cannot handle the THC sewer, and still have the question, where is that tight tank going to be pumped? Who is going to pump? Where is it going to go?

Doesn't think Todd County should be the Guinea Pigs. We pay taxes, we are the residents of the County, we signed the petition with lots of people who didn't want this facility. Wanting it and having a reason for not having it are two different things.

She recommended the board vote no on this, as we do not have enough answers.

Paul Kortie, to enlighten on the carbon filters, he lives up in Carver County and they have a reservation that has an active grow center, and has a co-worker right next door. On the reservation, it is a Sovereign Nation where you do not have any input, but here, we can share our input, and give our concerns, and hopefully you will listen and hear we have enough stuff against this. He went out there to see what carbon filters are like and it's not a pleasant odor, and does not want to be on a property that may have that unpleasant odor. As a whole, why isn't this addressed to all of Todd County? If this sneaks through and more comes up, you will be going through this same mess again and again. What are you going to put as a cap on grow centers? Hope you deny this.

Loyde Zelgert, neighbor, contacted the Todd County Sherriff and asked him what his feelings were about this facility, he gave him permission to talk, he is not for this at all, if they have an emergency, they will respond but there is no guarantee how long, is thinking in a couple of years we are going to have more problems than we want. Who is going to be watching over who she hires, and check into that, do they have a record? Who will be responsible? Who is going to be here to call? Are you going to hire people to check on this? The Sherriff stated the County not getting any revenue out of this. She probably doesn't even put gas on from Browerville. She wants to spend more time with spouse, you would think her spouse would be here to support her. Very much against this.

Vern Desatell, stated he was sitting on a plane on the way to Brazil, visiting with a man from Colorado, just after they had legalized this in Colorado. This guy had a lot of money, was into bulls, and his property values dropped when they legalized dope in Colorado.

Nick Jares, agrees with everything in that letter that was read, just because "everybody's doing it", he doesn't agree with it. Not in agreement with this, but does agree 100% with the letter that was read.

Jason Adams, owner of Off Grid Recovery Community, from Verndale, started up about a year and half ago on behalf of his son, who is recovering from opiod addiction, nearly cost him his life. His youngest son, 17 years old, has tried to commit suicide, watching his older brother deal with his addictions. He knows MN legalized medical marijuana over ten years ago. He has been a user of medical marijuana for ten years. Held a job as a brewing technologist and travelled the Globe, providing spare parts and support to all of the big breweries in the United States, and having been trained in Germany and Switzerland, had an opportunity to open a distillery at one time, in Buffalo, MN and had been approved to run a micro-distillery. Alcohol is tough drug. Addiction is a scary thing. Lack of knowledge is a scary thing. Watching your kid be resuscitated by 30 doctors in a hospital and hoping to God he comes back to life and they can save him. Makes you think of what rooms you do want to walk into and if you should be afraid of them or not. This room of addiction that everybody is afraid to face wants to point the finger at marijuana, where he knows there are large hemp fields growing out here and they are huge. The difference between Hemp and marijuana is a lower concentration of THC in hemp. These farms of hemp are fed by rain water, there is no irrigation systems. All of us here can legally grow up to eight plants in our homes right now. Not sure everyone is aware of that, but it is the truth. As far

as the smell goes? He has smelled some farms and from living out in the area, he takes it for what it is. It's God's country. It's beautiful. He takes all of it and all of the smells. The animals, the dogs he raises. He is pro cannabis and will continue to be pro cannabis. He will stand for those that bring this to the table because the rehab facilities that we do have, actually allow for medical cannabis consumption because it is at a point of suicide reduction right now. We are in an opioid war crisis right now, and there are also Grants available to Todd County for this opioid crisis that they are very well aware of. He is, as a recovery community, looking at putting together a program so it does get back to the community. Largely in youth groups, adult groups, foreclosure prevention. That step between coming out of treatment and not being accepted by your families, because you are "just an addict forever" and trying to find a job after you have lost your home, because you have been in treatment for the last three months. That is the realm that he lives in, by helping those people that everybody else says "oh, you smoke weed". Jason Adams, owner operator of Off Grid Recovery.

Gary Weber, why promote things that is a deficit to our family, but jumping beyond that, looking at the board as the rulers here, like others, where does the buck stop? Who is the contact person, who is in charge or who is controlling? Has not heard who is identified as that or are you going to create a committee before you actually vote on this? To actually have a policy for this to work? Critical to know all this before you can vote forward. Once you open the door, you can't go backward. We need somebody's name and contact to give the feedback and information when we require it.

Jason Jares, things he hasn't seen is the proof. Black and white, give us the numbers, the proof how has this helped people? He has yet to see the numbers. There have also been proposals from sites they are not going to do live events and come here tonight and it has listed to do live events, when told at the town board meeting that was not going to happen. A lot of deception going on. Mound systems are out in the country and has septic concerns to accommodate the number of people. This must be looked into before we issue permits to build. We need a detailed plan and not just give them a blank slip and let them put up what they want for whatever. Cattle farmers and everybody else has to abide by rules that are set by the township the government and everything else. We have to have our ducks in a row. If you want to get a feedlot permit, you can't just go here, I want a feedlot permit. There is a lot of stuff that has to get done before we can even get a feed lot permit. This stuff here should be no different. He has yet to see the black and white, the numbers, for even the township to see. No information given to us as far as proof.

Kathryn Craft, has family who has benefitted from CBD oils and candy. Her sister. There is people with multiple sclerosis and people who can't walk that need these dispensaries. They are all over. What is the difference between that and the narcotics the doctors prescribe that go down into the treatment systems, because you are peeing it out? Where does that go? Same place. But nobody ever talks about that. It's "Weed is bad" and that's all there is to it. There are so many benefits that her family personally has had. Her grandma was able to walk again. It is needed. It's not very good to talk about because people have put that in there "weed is bad". It's actually better than the narcotics they are giving you guys to take so you guys can walk.

Alan Halbersma, Todd County resident. Couple things. Tight water tank, who is taking it and how are they getting rid of it and where it's going? Second thing is there is another building proposed for the compost, and it is not incorporated in the plan, or in the proposed building, then this proposal is inadequate. It does not

include everything that she needs to make it functional and based on that, the board has every right to shut this down, and she would have to come before the board with a whole new proposal.

Nicole Zellgert, stated again, she wrote the letter the majority of the people have agreed with. Agreed with Alan, the second building is not on the proposal, should not be approved as she does not have adequate information on her CUP application. It was mentioned last month that corn and soybeans get shipped out never to be seen again, and that is not true. She listed several products made from corn and soybeans that are useful for the community and used in everyday life.

Jim stated if she has something that pertains to cannabis, let's hear it.

Nicole asked, what products are useful to the community made from cannabis? They contain THC or CBD. Those are not products that are useful in our County. Why should we allow a product that has no good use in our community? Not talking about medicinal uses, this is recreational use. Why do we want this? Didn't want to say where she was from at her college because Todd County was known for drugs. Stated she feels our County is finally getting out of that and now we want to put more into it? What are the benefits to the County? Our County tax return for cannabis this year is just over \$5,000.00, next year nothing. State took it away, we have no financial gain for this only loss of funding because now we have to have somebody check these illegal facilities, safety of our neighborhood, we ask to deny this. We do not agree with drugs. Set a president for our state.

Donniel stated there was some confusion on the two proposals.

Jim agreed.

Board discussion:

Ken, what did we come up with for the waste water?

Donniel stated they will work with the engineers to design the tank and follow State, Federal and local laws.

Ken stated it must be pumped out and hauled away, where is it going to go?

Donniel offered, there is a chain of command on that thing, for waste water, follow the general regulations, hauled to the waste water treatment plant.

Jim addressed Donniel, we know that she will have a tank, and asked if she has contacted anyone who will haul it or where they will take it?

Donneil, no.

Jim asked if this is passed, he asked for a condition to be added: a plan of who will haul it and where it is going.

Donniel, agreed.

Andy, addressed Adam, state laws pertaining to how Counties can permit these businesses, do we have a cap on cultivation?

Adam stated the only cap is the retail operations based on a population of 12,500, you must allow a minimum of one.

Andy what constitutes a business verses cultivation.

Adam stated in the statute, section 342.13 part (b) local control states except as provided in section 342.22 a local unit of gov't may not prohibit the establishment or operation of a cannabis or hemp business license under this chapter. The Section 342.22 is that retail cap. Outside of that, what the statute says is you can't prohibit the establishment of a business.

Andy stated so you can't prohibit the establishment of a business and this being a business?

Jim stated we talked to our land use lawyer and that is what he advised us.

Andy stated we can't arbitrarily just say "we don't want these businesses".

Adam stated in any CUP application, you can't just arbitrarily do that. When the Ordinance allows that as a conditional use, and they meet the requirements of our Ordinance, you can establish conditions to address any adverse effects, and then you are in a position to make that decision.

Andy stated he has fourteen documents that the board needs concrete documentation to present as part of the record. It might seem extraneous, but due to the fact there is so many unknowns and this is new, we need to do our due diligence to the "nth" degree. We have public health and safety we are responsible for to consider. In addition, there is some training the board is going to be doing on cannabis. They will be visiting a cannabis facility and going to be experiencing the sights, the smells, the operation, how it is laid out, the engineering and all that, so we know what to ask. What he would like to see detailed documentation on is:

- 1.) Security measures
- 2.) Security event response
- 3.) Complaint response and a time line
- 4.) Solid waste disposal process which would include the details on that outside shed that was referenced, how that process occurs and what happens to that solid waste
- 5.) Details of the liquid waste disposal process, so details on the tank, type of tank and where it is located, the size, who is going to empty that tank and where the contents are going to go.
- 6.) Detailed information on the back up power and energy systems as they are necessary for security & ventilation.
- 7.) Any State and Federal air quality permits that are going to be required, not so much that they have to get those permits, but what those permits requirements are the applicant would fill those applications out for those permits.
- 8.) State and Federal liquid waste permits and State and Federal solid waste permits
- 9.) DNR water usage permitting

- 10.) Fire Emergency protocol and responding time
- 11.) Once a year or every other year training for the local emergency response Fire protocol, as water used will be contaminated with THC and chemicals related to this production, if it is different from any normal fire.
- 12.) Better detailed plans of the main structure, including the doors, windows and ventilation system and location, plumbing, plumbing for fire suppression, emergency exits
- 13.) Detailed plans of all the structures related to the cannabis operation (compost shed and waste tanks)
- 14.) Better overall site plan with all of the dimensions and setbacks of the driveway, parking and over all layout of all of the building locations.

Andy stated it sounds like a lot, but in order for him to be comfortable approving this, he would to be comfortable with what the documentation looks like and how those are filled out.

Jim stated he would also like to add that if this gets passed, the County should have to get a copy of all of the permits required by the State.

Adam stated that is the general protocol for a CUP, set that as a condition and we identify that that permit is required before they take action on the CUP, we need those copies before we can record the CUP to the property.

Andy would like to see what that applications look like and how it the applicant filled them out, not necessarily submitted.

Jim stated he agreed, and engineered plan of the facility is would be helpful. Like the digester, new to the county, provided an engineered plan, the consultant was available to explain everything right down to the "T". Here, we have nothing, really.

Andy, to be clear, not looking for a way to deny or approve anything, just looking for a way to be able to address the concerns and make an informed decision.

Ken stated plans for the ventilation system, along with that, emission monitoring plans and what that consists of, and some kind of representation from who makes the air filters and explain their effectiveness. And to nail down exactly what the projected water use is.

Jim, stated a lot of that stuff, if you had a plan from an engineer would be covered.

Roger asked if the DNR has a say in how much water can be used?

Adam agreed the DNR issues the permits for water withdrawals and would get involved with water usage once you meet the threshold of 10,000 gallons a day or 1,000,000 gallons a year. Then the applicant must provide all of the pump tests and those sorts of things to get those permits.

Adam stated most of these things are listed in the rule or are required to be submitted to the State to get the license from the Office of Cannabis Management.

There was discussion on time frames and deadlines and Adam stated the Planning Commission's role is done here, and must decide tonight to be able to submit it to the Commissioners on time. Adam addressed Donniel and stated unless she is willing to table it for more time, as it must come from her, the board must decide with what has been submitted.

Ken, one comment on proposed condition #11, Federally, this is an illicit drug, and she would not be able to raise cannabis. We need a legal opinion on this, although no federal enforcement on this, doesn't say it is not coming.

Donniel stated she would like to see the process done well and she is happy to provide the time the board needs to do that and feel comfortable with your decision. She stated she would need a better understanding of what the costs are around the expectations with knowledge she may not get the permit. Are the costs worth the risks?

Andy stated they are not willing to risk it being granted by their non-decision tonight, as the time has run out.

Adam informed Donniel granting time must be done from her and in writing, prior to the board tabling.

Donniel agreed, she will sign the extended time now and stated in response to the public feedback, her first time in Browerville, the football team was going to state, and they were looking to buy land somewhere. She was so impressed with the community, and it was part of the reason they wanted to be here at all. This has been a very different experience with the community. If they decide not to do this, or if they are not approved, it has nothing to do with tucking tail, but making decisions for where they feel they belong, and where they can be happy. She appreciates everyone taking the time and appreciates the comments, whether for against her, it is not personal, but does give her some insights into what she may or may not want to do going forward.

Andy offered to provide his list to Donniel and the board.

Adam had Donniel signed an extension for an additional sixty days. That would put our new deadline, for the commissioners to make their decision, it has to be completed before Feb 7th, 2026.

Andy moved to accept Donniel's request to table it, second 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, tabled until Dec. 4th, Andy will e-mail the list to board and Adam.

Jim called for a short recess at 7:20 p.m. and resumed at 7:26 p.m.

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 and Katheryn Craft were present as the applicants.

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

Options for tonight:

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

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

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

Proposed conditions if approved:

1. All exterior lighting shall be compliant with MN Rule 9810 but shall not cast light beyond the property boundary.
2. There shall be no signage of the business allowed at any time.
3. Operations must comply with all requirements of the Office of Cannabis Management.
4. A wastewater holding tank must be installed to contain all water used for the growing process per MPCA regulations.
5. Establishment of a commercial grade fence around the perimeter of the cannabis operation.
6. Applicant must obtain DNR water appropriations permitting water usage in excess of 10,000 gallons per day or 1,000,000 gallons per year.
7. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the subject property and/or use of the property is not in compliance with the conditions of approval as stated herein.
8. Applicant shall allow for periodic review of the property by County staff.
9. Applicant must abide by all other applicable Federal, State, and local standards.

Proposed findings for denial:

1. The proposed structure for the growing operation does not meet the required setback distance of 500' to a residential structure.

Correspondence received: None

Jim read through his power point presentation. This power point may be viewed in full, upon request at the Planning and Zoning Office. Explained the 500-foot setback was new to him. Would like to use a storage container to sit on a concrete pad. Lockable and anchored to the concrete pad. Fenced in and also has dogs for security. Just a start up, not looking to do the whole 5,000 sq. ft. canopy. Would like to work with the community, did not want to be viewed in a bad way. It took a lot of people in MN to get these laws passed. To

turn a blind eye because we don't understand, he thinks is wrong. Stated he will not have a drop of water coming off of his facility because he does not use hydroponic water, where the actual plant is grown within water rather than soil. He stated the hazardous waste material coming off of this plant is like a leaf coming off a Maple tree. It falls, dries up, crinkles up and can be composted easily. The sticks and stems that can be ground off and mulched stored within the fenced in area. As far as response times, he feels he is out in the middle of nowhere. Let's see how it goes and see what happens, and does not want to live a life of a bunch of people hating him. He sees an opportunity here, he is an entrepreneur and has been through the recovery industry with his son, trying to keep him alive for the last eleven years. He is doing well now, is sober and is using medicinal marijuana in his treatment program. He thinks there is a lack of education in this and that is scary. It has been classified as the devil's weed, since it went into prohibition right around the time of alcohol. Continued with his power point. He added they are not interested in getting kids hooked on drugs or create problems, that is not what they are here for. When you look at the drug dealers in these towns, they are making money hand over fist and using it to get more people hooked. He is looking to utilize a plant to fund this "give back" to the community initiative. Some of the programs he has intended on initiating are Music and Art therapy, animal care, two-way donation thrift store, that has already been active. They now have three outbuildings filled with donations already, giving back to the people coming out of jail, coming out of treatment, coming out of places people do not want to look at. They are the ones that are there to support them and to give them household goods, blankets, clothing, shoes and food. The proposed storage container is 324 sq. ft. of grow space, indoor, locked, nobody is getting in it, nobody is getting past his dogs. State requires cameras on site for the grounds and grow areas for monitoring. Once he has harvested, the product, that would be picked up by a licensed transporter individual through the state, to transport to local and state dispensaries. He has no part, other than packaging and labeling. That would all be done within the closed structure. It is such a small structure, there will be ventilation. Do not want to be the biggest marijuana growers in MN. They are looking for a way to fund this initiative. They have already tried the opioid grant fund and did not receive that. Being an advocate for cannabis, he did see the opportunity for us all to learn from each other, to make this not so scary. He is happy to talk to anybody with any questions. He is there for folks, weather this is approved or not, so far, this has been all out of his pocket, and it has already been proven to be successful, helping people maintain sobriety and creating a sounding effect through their families. He has shown who he is and shown what he is about, he has put himself out to the community. Hope this gets passed. As far as the events, he would have private ticketed events in order for him to give back to these initiatives. He likes to have the thrift store, but it's not cheap. Still has the mortgage every month. As far as response time, this is a steel structure you would need a blow torch and a huge truck to get through to it. You would have to get passed the five dogs. Back to the power point, since the 500-foot setback didn't work out for the original structure, he is going with the storage container. Limited on space and funding now that the Music stage had to be converted to a growing area. People coming out of treatment use music to find their way again and having a musical group as a healthy thing, not like we are having their kids over, not like we are inviting strangers over, as part of the community, is to know him personally. He has had to evict people out of his house in this recovery side of things, trying to be a sober living environment for folks. He's seen first hand at how much Meth, oxy and cocaine is out here. It's the folks coming out of rehab who do not know where to turn. This phase three is this outbuilding to enclose for the flowering plants as they must be separate from seed plants and those germinating.

Jason continued, the 40-foot container could generate \$12,000 worth of "give back" to the community the first year and more than willing to do this in a respectable manner. It could be existing youth programs, or

schooling stuff or work with the board to where it needs to be allocated. Has been a businessman for thirty years. This is new to MN all are learning as they go. As far as property values comment, Colorado, he knows firsthand, that is false. He hung out with a lot of those guys and they said property values were going nuts, like a gold rush of sorts. Colorado was the first state to legalize. Since, many other states have legalized. Jason stated Trump has talked about legalizing it. He is seeing a lot of rules changing fast.

Public Comment:

Jan Jares, same concerns as the first application. Asked if the thrift store was operating now?

Jason stated he is taking in thrift store items, but it is closed for the season.

Jan asked the board if he could be operating the thrift store if there is no CUP?

Adam stated his goal is to correct that violation, as it should not be operating without a CUP.

Jason stated he is taking in donations to give back to the community.

Jan mentioned he stated he will host onsite cannabis events, heard him say you are only going to sell tickets to get in...

Jason, gated.

Jan, basically an onsite cannabis event is people basically getting together smoking pot?

Jason, yes. Just like his neighbor, hosted a huge party with 50+ cars that showed up and is sure there was alcohol served there, which he is against alcohol, but has maintained his position it is his business over there.

Jan continued, so if this is passed, he has an event, who is going to come and check it out?

Jason stated he would need to hire security people on site, checking a head count, max of 30 or 150 people with wrist bands.

Jan stated she is concerned when all of these people leave to drive home, she does not want to meet them in a car on the highway. Just a concern.

Jason Jares, according to agenda either up to 5,000 sq. ft., is that outside or inside? Trying to get the facts straight. How can they afford security for these parties? Still no black and white on paper. Prove Todd Wadena has higher than average opioid addiction. Jares stated he, himself, is on an opioid program that is closely monitored by doctors and no one has mentioned that. There is a lot of stuff being said he doesn't agree with. In the last week, our government found out the "feed our kids program" had 214 million fraud.

Jim redirected that has nothing to do with this application.

Jason Jares stated there are government grants out there for this and who is going to monitor for fraud? You have to think about the grant fraud. We elected you guys to watch out for this stuff. You have to take into consideration, yes, we can do this, but how are we going to police this, how do we make sure there is not fraud? How do we make sure these bags are labeled, sealed under lock and key like when the casinos deliver their money to armed security guards where it is a sealed unit? Or they tag it and it gets busted open before they get to this stuff? Septic concerns, too. Wished they would check into all of this before approving anything.

Michelle VanHavermaet, has same concerns, her property on east and west side, if he is encroaching on her property already, how can we trust he will keep everything he says he's going to do all on his property and not encroach on her property more? How close the music building facility has to be from her fence and has questions for separate septic system for events. Security lights on facility should shine down, so they don't encroach on property.

Ken asked how he is encroaching on her property?

Michelle stated with his animals chasing her livestock, deer and waterfowl animals on her property. He has been talked to numerous times and he still does not keep them off.

Wally Wiese, Stowe Prairie township, has question on cannabis events, how do you plan on housing these people when there is no housing available?

Joe Richter, can anyone come to these pot smoking parties? Can he bring his grandkids? How would you feel about that? You are not out in the middle of no-where, you are in our community.

Jim directed him not to address applicant, only the board.

Joe stated he does not want drugs in Todd County and does not want them in his neighborhood.

Carrie Jares, she would agree and we might be in the middle of nowhere, but we have a church on 76th, South of his property, and a daycare and we have a volleyball league South of his property. We still have these community things going on and this feels icky. Commercial, operating a thrift store, how is it taxed for Bartlette township? Expects the board to make them jump through all the hoops as the rest of them, when they build a building. The board needs to know when they wipe their butt last, before they can put up a building. This is a lot bigger of an issue, and expects the board to do their due diligence even though it takes extra time.

Gary Weber, for his business, he had to get a commercial zoning, is this considered a business, has it been addressed as a commercial entity? Do the venues have to call down and get a permit from the board on every venue, for parties, no different from a dance or parties like that or private venues?

Adam stated our Ordinance does allow for temporary cannabis events, that was in the model ordinance that the County adopted and we added additional standards to it. It does require an individual license per event and there is required information that the applicant gives to the County. Once the application is complete we

bring it to the board of Commissioners for approval or denial. A temporary cannabis event must meet the following standards:

- * except for low-potency cannabis edibles, on site consumption is prohibited
- *temporary cannabis events shall only be held between the hours of 10 am and 9 pm
- *temporary cannabis events are prohibited in shoreland and residential zones (not applicable in this case)
- *adequate off-street shall be provided for all attendees
- *restroom facilities shall be provided for the duration of the event
- *disposal of trash, garbage and recyclables shall be provided for the duration of the event
- *event security shall be provided for the duration of the event at the expense of the permit holder

Gary asked for clarification on how they apply per event.

Adam stated they apply with P & Z, then we submit to the Commissioners for approval, pending they supply all of the information.

Gary asked if they had commercial insurance?

Adam stated that is not a requirement of the ordinance so we could not request it of them.

Doug Hammer, does the non-per profit status affect anything to do with the CUP?

Adam, not that he can think of.

Doug stated the applicant has stated he is already helping people transition back into the community, and he has already had to evict people from his residence, is that something that requires a CUP? Doing that out of your house? Doug continued, the way he sees it, if you are evicting people out of your house for drug use and putting them out into the community, you are already threatening the safety of the community.

Adam stated he would have to know more about what is actually happening to answer that.

Nick Jares, for the record, just asking the board to deny it or at the very least, table it, for lack of information and has not seen enough information.

Amy Mordal, weed is legalized now. It is no different than when you guys go to the liquor store and getting a bottle and what people do after they go buy that bottle is kind of their business. So, if we don't move forward going with this, just like they did with the alcohol, what, why are we really doing? Why are we even going and doing it at all? Isn't that what we are supposed to be doing is moving forward? Yeah, we don't have all of the information yet, but how are we going to get that information if we don't try?

Board discussion:

Jason Adams apologized for the Husky dogs, they were rescue dogs, and he does have a surrender date for both to the Humane society, in December. Regarding facilities for bathrooms, port-o-potties are easy to rent. Where might they stay? Camping is good these days, or bring in RV's, sit around the fire and sing Kumbaya all

night. As far as evicting folks, just like anybody else who chooses to rent out a bedroom in their house, doesn't believe it requires a conditional use permit. His rule was "no drug use and they decided to bring in drugs, and this wasn't him handing them drugs. These people are already in your community, coming out of Wadena and Todd County.

Jim asked how many people would be attending the events?

Jason Adams stated he would feel overwhelmed by over 50. Wants to keep it under control, mellow-fellow, not people in their 4 x 4's tearing up the yard. Keep it a quiet, a nature, Holistic Retreat environment.

Andy, Advertising these events?

Jason stated however he could legally advertise according to Local and State rules. Things like Tic Tok does not allow you to talk about it, but things like Face Book will. He uses both platforms and respectable to both. These are private events and it would not be open the public, it is for cannabis events. He has had get togethers that do not involve cannabis, just art projects, or help out around the farm to keep their hands busy and off of drugs.

Tim asked Adam what is allowed for onsite consumption at these live events?

Adam read out of the Ordinance, except for low potency cannabis edibles, onsite consumption would be prohibited.

Jason Adams stated they do have sober events, trying to cater to the different communities.

Roger stated, with alcohol, if you want to drink, don't come down the road and hit me, because I am not drinking. He chooses not to. To him it is like getting high on alcohol. This has a little more medicinal than alcohol. His wife haws had two surgeries on her back and just last week tried gummies for the back pain, to see if it helps.

Tim is this CUP for the event, because each event has to be separate, or the thrift store or is this to address it all together? He is already non-compliant with the thrift store, and we don't usually double up on CUP's.

Adam stated the proposal was to address it all in a single application. In order to come into compliance, we have to get the CUP issued.

Tim suggested why not treat them as individual, get one into compliance, before we go forward with anything else?

Adam stated we could.

Jim stated he would be more comfortable having them separate also.

Andy stated he had a list of five different things, growing, wholesale sales, retail thrift sales, events and/or music, since they have to get permission and apply for each event. Music at that event would be included.

Jason Adams explained part of the micro-business license, they are the ones that put in terminology like a smoke lounge or events and it would be included in that license. It was the one he qualified for and includes it all. So, the plan has been changing as he is trying to work with community to see what works. He won't have events if there is such an uproar over it. His neighbor didn't have to go in front of sixty people to have party last year. A little hard to swallow.

Andy this doesn't allow cannabis to be sold on site? And does that include selling or providing?

Adam, right because it is not allowed in agricultural zoned, and we consider them the same.

Ken, been listening to the responses to a lot of questions and even in your application asking for up to 5,000 sq. ft. of growing indoors or up to half an acre outdoors. Which is it, because you can't do both.

Jason indoor.

Ken scratch off the outdoor?

Jason, yes.

Ken stated three different buildings suggested, which one is it?

Jason stated the building proposed is not actually there yet, it is an AI image that would sit between the storage unit and the red building.

Ken realize a 500-foot setback to neighboring residence?

Jason yes, that is why he changed the location and went with the storage container (phase one). The setup is the grey (storage container on cement slab) one for seedlings, and for germination, the red one. Trying to stick with the project and get as many naysayers to be okay with it. Hope that they would respect the fact he does not care what they are doing in their yards, and he is all for being legal beagle. Everyone else is quietly growing it illegally and just giving it away and he is trying to do it legally. He is looking to capitalize on it and give back to the community.

Discussion on creating a precedence for what plans the applicant must submit, like the previous applicant, such as Andy's fourteen items.

Discussion on separating out the different requests for different CUP's.

Tim stated when something is out of compliance, we have never added more. Not on a beef farm or feedlot or campground. That is where the board will be with it, too. Get one into compliance, and go from there.

Jason Adams and Kathryn also offered to separate the thrift store from the cannabis.

Andy asked if we need to specify how often or when for periodic review (#8)?

Adam stated in general that is to make it clear for the applicants to be aware we may verify compliance with the Ordinance for any CUP's issued.

Andy, lights condition? When they apply for events does that include providing security?

Adam, yes, hire their own security, at their own expense, and provide some sort of verification when they apply for events, some sort of contract between applicant and security team. Before he brings that application to the commissioners, he will make sure a contract is included for verification.

Tim, do we need proof of insurance for the events?

Adam, no, not in the Ordinance.

Andy,

1. Rehabilitation, renting group home.
2. Thrift
3. Campground
4. The documentation of the fourteen items, to be fair, from the previous applicant.

Discussion on adding the same conditions as Robinson's, to be fair.

Ken made the motion to table for more information, Lloyd 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 to table until next month's meeting for more info.

Adam announced, December 4th.

Jim called for a short recess at 8:40 pm and resumed at 8:47 pm.

AGENDA ITEM 3: Sexton Family Cabin, LLC-Section 25, Birchdale Township, Big Birch Lake
Site Address: Angus Trail, Grey Eagle, MN 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.

Thomas Sexton 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.

Additional Information:

DIRT Team Comments:

Josh Votruba and Kasen Christiansen, Todd SWCD – “Kasen and I both reviewed the preliminary plat drawing and have no comments or concerns on our end. The wetland boundaries on the drawing look accurate.”

Recommendation:

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

Proposed Conditions:

1. No conditions

Correspondence received: None

Public comment: None

Board discussion:

Roger mentioned there is an abandoned well and looked like a sewer.

Thomas there was an old cabin that had a fire and burned down. They identified the old well and filled sealed everything and also had the DNR out there.

Andy asked for more clarification on the plat.

Adam explained, outside of this process, Tom worked with us to combine those three lots into one singular lot. This proposal is essentially going to create a one lot plat that is going to split what you see there away, and also create an out lot that cannot be built on.

Roger motioned to approve with the no conditions, Ken seconded.

Conditions:

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 to approve the application and stated it will go to the commissioners on November 18, 2025.

Ken motioned to adjourn and Andy seconded. Voice vote to adjourn the November Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 8:56 PM.

DRAFT

SCANNED



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

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

Received

AUG 11 2025

Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

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

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

Phone Number

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

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

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

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

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

Measurement of land involved: Width _____ Length _____ Acres 20

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

Is an upgrade needed: () yes () no

Proposed - Currently have an estimate from MarEyes Excavating.

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

This request is to build a pole building (60'x120') on our agricultural land for the purpose of growing Cannabis indoors. I have received preliminary license approval from the office of Cannabis Management for ownership of a microbusiness as defined in statute. Full licensure will be provided upon inspection and approval of the building by the OCM.
Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes ☒ No _____ Date of the meeting: 8/5/25

[Signature]
Optional Township Board Signature

Chairman
Board Position

CUP # 2025-021

Receipt # 2025-0450

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

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

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

Yes, this is an agricultural business in an 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)

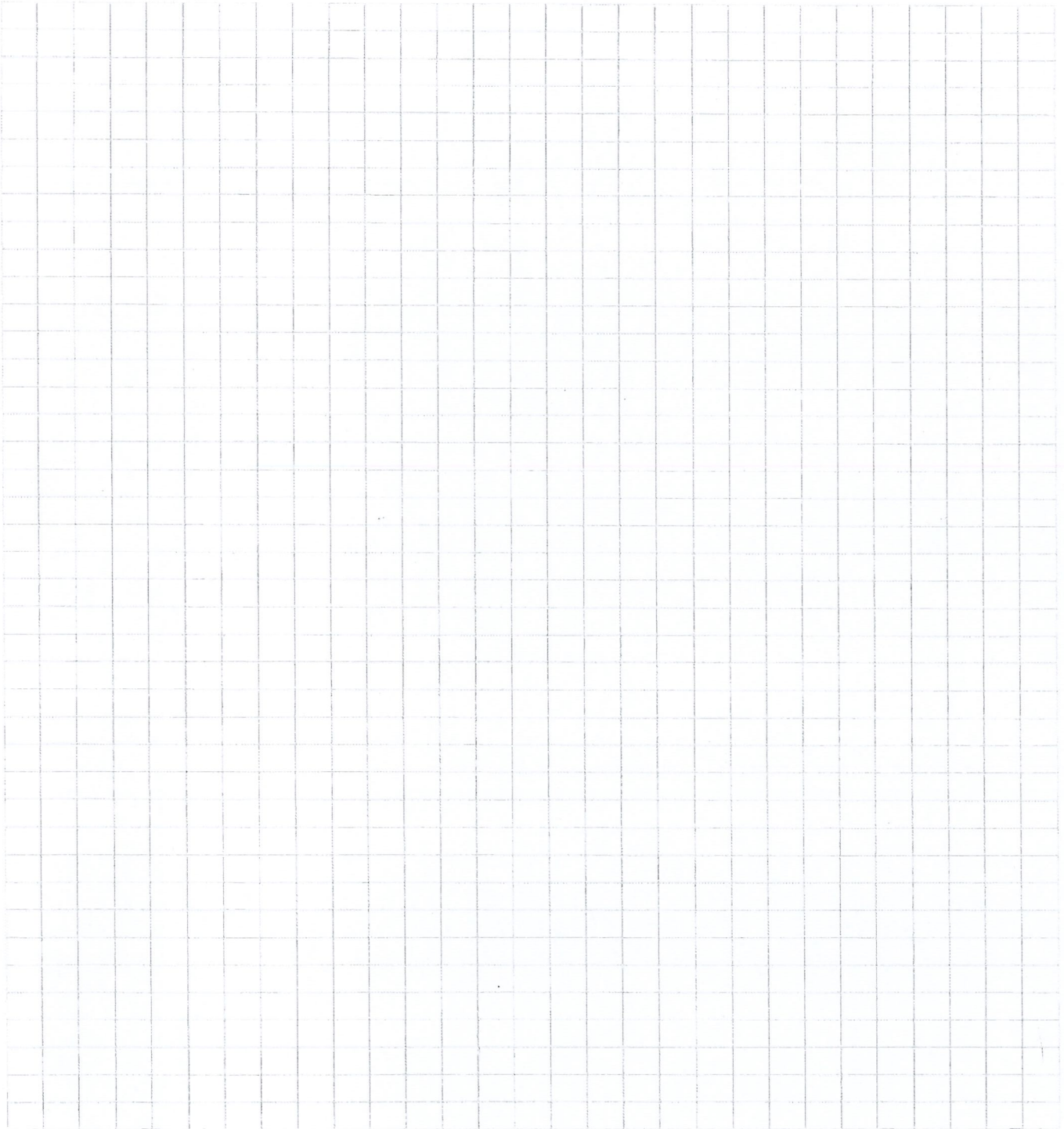
7-15-25
Date

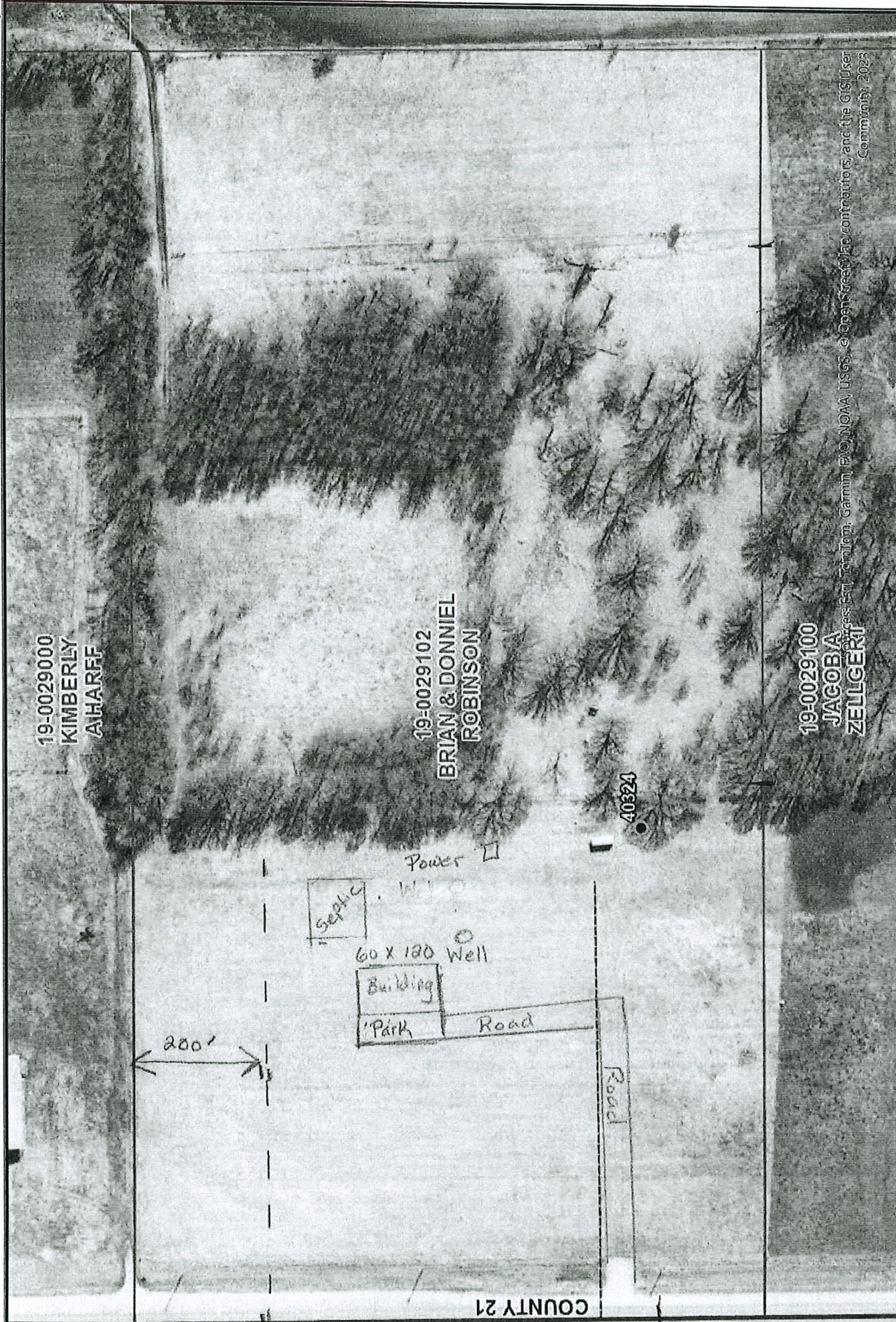
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

See attached

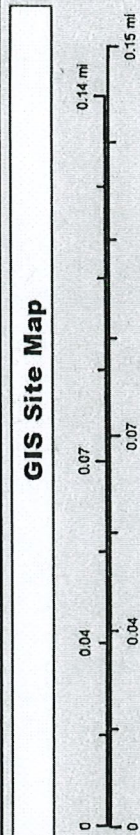
Site Plan

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





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



GIS Site Map

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



1:5365 1.88 inches per 100 feet

Printed on Monday, July 14, 2025

334687

TODD COUNTY, MINNESOTA

✓ No Delinquent Taxes
 ✓ Transfer Entered
 Certificate of Real Estate value () received (X) not required
 CRV #
 Date 5-1-14 Deed Tax Amount \$ 1.65

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

Wd

OFFICE OF THE COUNTY RECORDER
 TODD COUNTY, MINNESOTA
 Certified filed and/or recorded on: May 01, 2014 11:15 AM
 Cheryl Perish, County Recorder
 Well Certificate () Received
 Received from: ALL STAR TITLE & ABSTRACT
 Returned To: ALL STAR TITLE & ABSTRACT
 616 LAKE STREET SOUTH
 LONG PRAIRIE, MN 56347

489328

Fee: \$46.00

Purchased C4H from
 Norman Rogers who
 sold remaining principal
 to First National Bank.
 See attach bill.

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

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

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

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

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

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

Norman L. Rogers
 *Norman L. Rogers

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

STATE OF MINNESOTA

COUNTY OF Todd

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



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

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

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

334687

29839

19-0029102

Adam Ossefoort

From: Adam Ossefoort
Sent: Monday, October 6, 2025 9:59 AM
To: [REDACTED]
Subject: Application Extension

Good Morning Donniel, the current 60 day deadline for the County to make a decision on your application is October 10th, 2025. Due to this item not being able to make it to the Commissioners prior to that date, the County will need to extended the application decision period by an additional 60 days.

MN Statute 15.99 allows the County an additional 60 days if the applicant is notified in writing prior to the expiration of the initial 60 days.

Please let this email serve as the official notice of the extension to the application period. The new deadline is now set at December 9, 2025.

Thank you

Adam Ossefoort

Soil & Water Conservation District/Planning and Zoning
Division Director
215 1st Ave South, Ste 104
Long Prairie, MN 56347
Phone: 320-732-4325
Cell: 320-533-0998



WHERE THE FOREST MEETS THE PRAIRIE

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PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

DATE: 11-6-25

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

RE: Application Extended Time

Dear Todd County Planning Commission,

This letter is to serve as a written request for an extension of the timeline for agency action as outlined in Minnesota Statutes, Section 15.99. I hereby request and agree that the time be extended for an ~~undetermined~~ number of days from the original date of application for the following reasons:

60 days

To allow planning board to do more
research

Sincerely

Applicants Signature

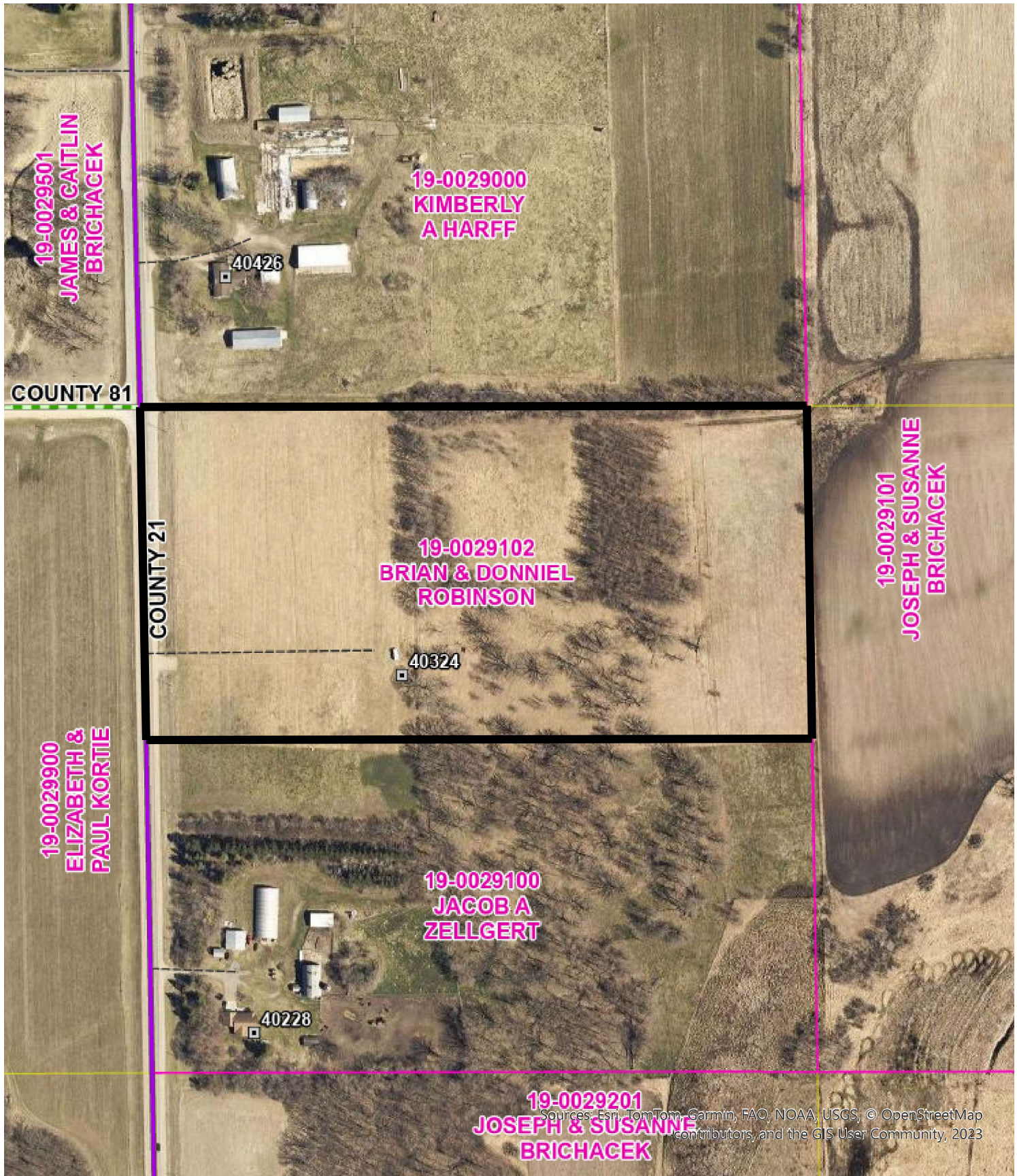
Donnell Robinson

Print Name

Donnell Robinson

Address:

~~104~~ 40324 County Rd 21
Browerville, MN



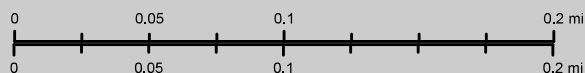
Todd County

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

Received
SEP 08 2025
JLC
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Off Grid Recovery Community Inc. (Jason Adams)
Mailing Address 48650 County Road 23 Verndale Mn. 56481
Site Address 48650 County Road 23 Verndale Mn. 56481
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) Not applicable

Parcel ID(s) 01-0018200 Township 133 Lake/River Name _____
Zoning District (AF-1)

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

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

Measurement of land involved: Width 600 Length 1966 Acres 28

Septic System: Date installed Unknown

Date of latest Compliance Inspection 03/2024

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

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

Detailed Explanation of Request:

Off Grid Recovery Community Inc. seeks this permit to grow either up to 5000 sq ft of cannabis indoors in a locked and secured facility on site. Or ½ Acre Outdoors within a secured fenced in, inaccessible 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).

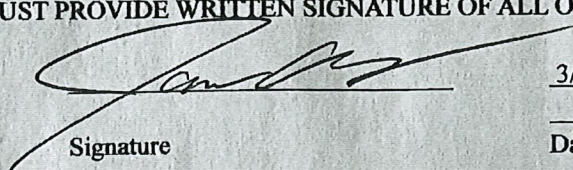
AUTHORIZED AGENT FORM

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:

****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

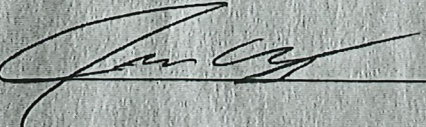
I hereby authorize My Self, Jason Adams to act as my
authorized agent for all public hearing(s) and legal relations with this application on property
located at:

Site address 48650 Conty Rd 23 Vendale Mn 56481

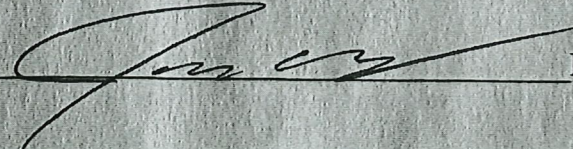
Section # _____ Township Name _____

Parcel Number(s) _____

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

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

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

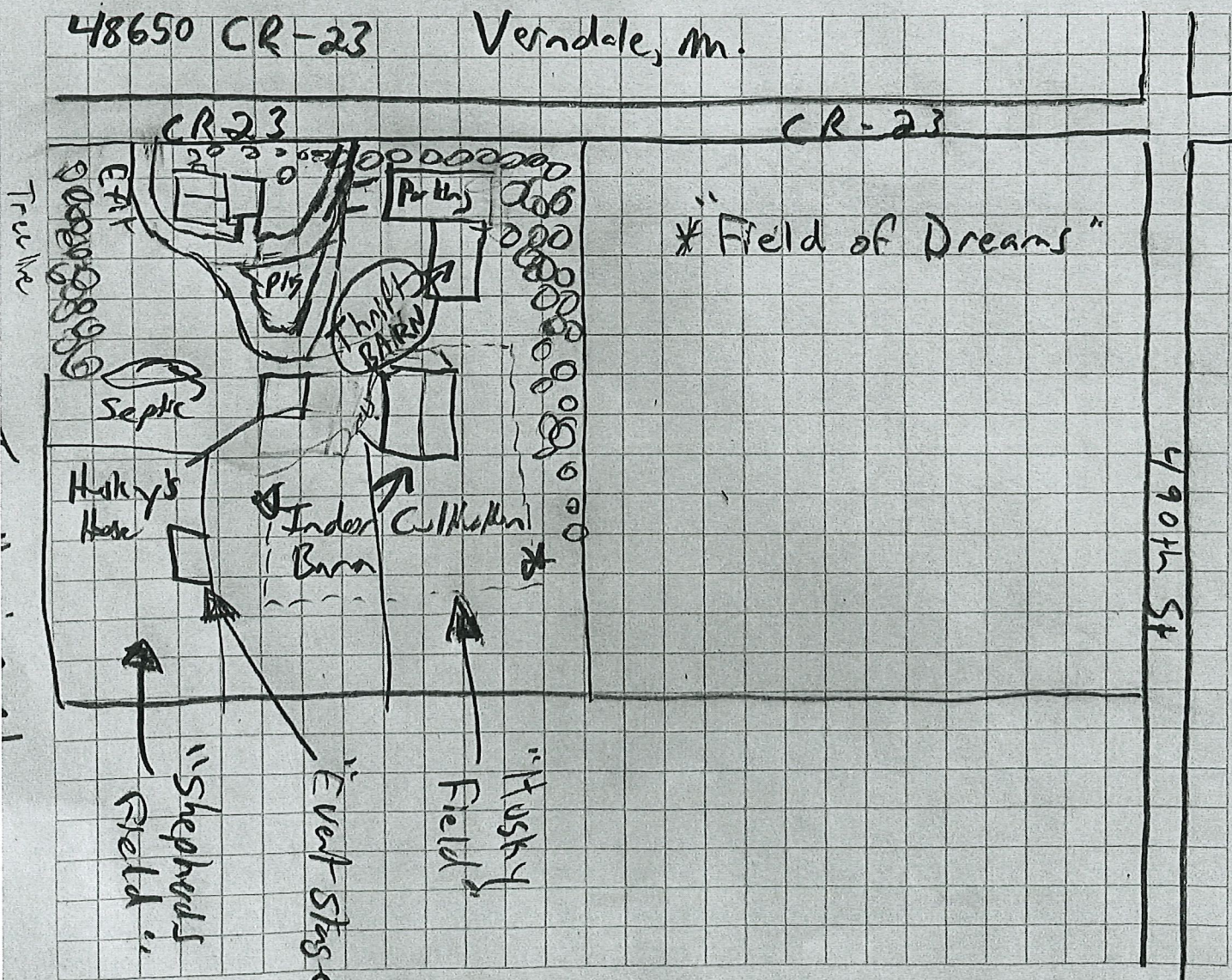
Authorized Agent(s) Signature(s)  Date 3/26/25

Authorized Agent Phone Number _____

Authorized Agent Email _____

Site Plan

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



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

Doc Type: Compliance and Enforcement

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

Property information

Local tracking number: _____
Parcel ID# or Sec/Twp/Range: 01-0018200 Reason for inspection: Property Sale
Local regulatory authority info: _____
Property address: 48650 cord 23 Verdale MN 56481
Owner/representative: Roger 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***

☐ **Noncompliant – Notice of noncompliance**

(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.)

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

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

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: Lavoie Backhoe Inc, Big Stone excavating

Certification number: C2721

Inspector signature: [Signature]

License number: 1057

(This document has been electronically signed)

Phone: 320-360-4734

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	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> 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: 03/24/24

☐ 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: 49650 CORA 23 Verndale MN 56481
Business Name: Lavace Backhoe & Co., Big Stone Excavating Date: 03/24/24

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 Verdala 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 ☐ Unknown
(mm/dd/yyyy)

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

Compliance criteria (select one):

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

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

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

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

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

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

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

Describe verification methods and results:

Attached supporting documentation:

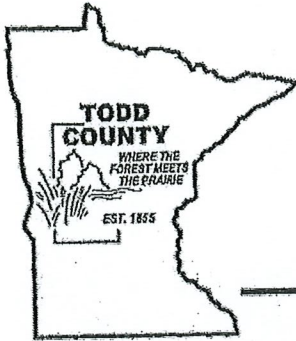
- ☐ Soil observation logs completed for the report
☒ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐ _____

Indicate depths or elevations

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

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

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



Planning & Zoning

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

SSTS Soil Verification

Site Address: 48650 Co Rd 23

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

Others present at time of verification: Dan G. Ister

Site Sketch SPT#1

D-11 10yr $3/1$ L
11-16 10yr $5/3$ SL



Chris Arens
Signature

8567
Registration #

10/6/16
Date

Gilster@dwcata.net
wetland construction form

University of Minnesota Site Evaluation Form Mound



Property Owner(s) Kent Poppinga

Phone Number 718-924-3002

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

☐ protection area

☒ dwelling

☐ other establishment

☒ replacement system

☐ new home construction

Homeowner Information

No. of bedrooms (if applicable)

4

bedrooms (includes possible additions)

No. of residents in home

3 adults

1 children

Estimated flow

600 gpd

Well casing depth

Deep feet

Water using devices (check)

☐ Garbage disposal

☒ Dishwasher

☐ Large bathtub

☐ Laundry/large tub on 2nd floor

☒ Water softener

☒ Sump pump

☐ High eff. furnace

☐ Jacuzzi/hot tub

Discharge location if checked

North of Garage Above In-Su-Fac

Water use concerns (check)

☐ Toilet/faucet leaks

☐ Max load laundry/day

☐ Home business

☐ Lint screen

☐ Antibact. soap

☐ Long term prescription medications

☐ Frequent parties or out of town guests

Soil Data

Soil texture classification:

Sandy Loam

Unnatural soil (check)

☐ Yes

☒ No

Type of observation (check)

☐ Probe

☒ Pit

☐ Boring

Parent material (check)

☐ Till

☐ Outwash

☐ Loess

☐ Bedrock

☐ Alluvium

Vegetation type (check)

☐ Wet

☒ Dry

☐ Unknown

Slope form (check)

☐ Summit

☐ Shoulder

☐ Back

☐ Foot

☐ Toe

Drainage (check)

☒ Good

☐ Fair

☐ Poor

☐ Ponding

☐ Flooding

Located in floodplain (check)

☐ Yes

☒ No

Site Summary Data

Standing water:

NA inches

Bedrock:

NA inches

Saturated soil:

17 inches

Maximum depth of system:

4-24 mound inches

Max elevation at system bottom:

4-25 feet

Soil sizing factor (SSF):

1.278 gpd/ft²

Linear loading rate (LLR):

79 gpd/ft

Was a pore test done?

☒ Yes

☐ No

10 impl

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 (MPI) = 60 / P	<u>10</u>	<u>10</u>
NRCS onsite suitability		

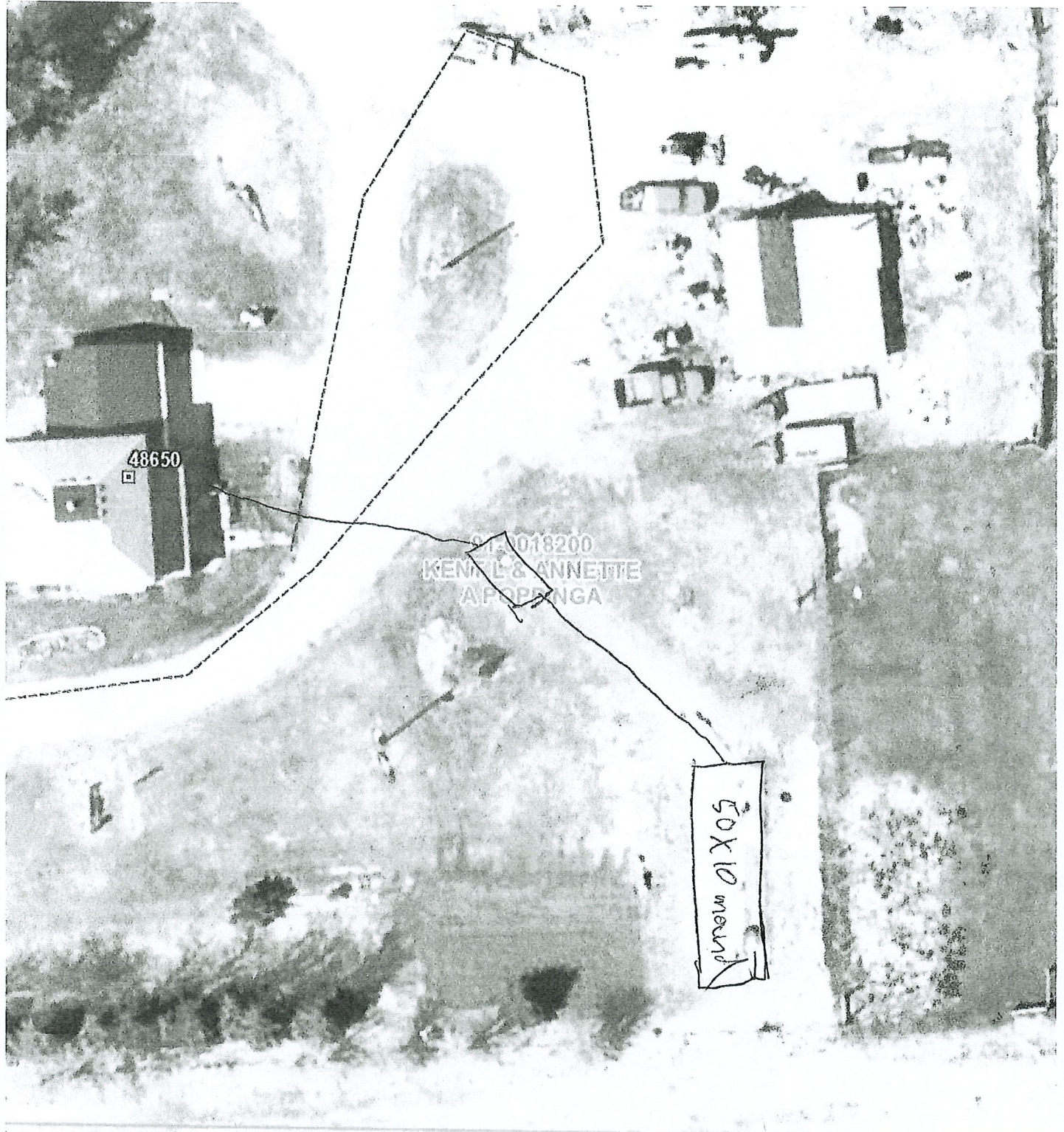
Soil Boring Data

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>Prigable</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Frangible</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>Frangible</u>
<u>10-12"</u>	<u>Sandy Loam</u>	<u>10YR 3/4</u>	<u>Blocky</u>	<u>Frangible</u>

Paid by Dan Gilster
ck # 3585

Reviewed
9/28/16



01-0018201
THOMAS &
LINNETTE HORN

2023

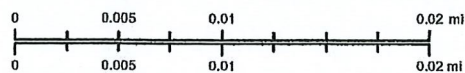
Todd County
MINNESOTA



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

Printed:
Monday, Apr 31, 2024

Sue Bertrand

From: Adam Ossefoort
Sent: Monday, November 17, 2025 11:33 AM
To: Sue Bertrand
Subject: FW: CUP request amendment

From: Off Grid Recovery Community <offgridrecoverycommunity@gmail.com>
Sent: Thursday, November 13, 2025 2:01 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Subject: Re: CUP request amendment

TODD COUNTY SECURITY NOTICE:

This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

Hi Adam,

I accept the changes, do you have any particular form I should fill out for the cup for the thrift store?

Also, could we look at presenting an amended version that has all the requested information provided, so I don't keep triggering the public with talk of growing outdoors?

Also, please advise at what head count does a "Gathering" turn into an "Event"?

Seems state law allows cannabis to be smoked on private property and in private residences and allows for "gatherings" & for the actual size of those gatherings to be determined by local governances.

Thank you for your thoughtful responses to my previous questions.

I will see if I can find and afford an attorney versed on the subject. Seems like a needle in the haystack at this point though, so I will likely continue to represent Off Grid myself.

Best regards,
Jason Adams
763-227-9582

On Thu, Nov 13, 2025 at 11:37 AM Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us> wrote:

Good Morning Jason, based on the conversations during the Planning Commission hearing last Thursday. The Board would like you to address the existing retail operation before moving on to addressing the Cannabis related activities.

In order to do this, we would need you to amend your existing CUP request to only include the retail sale/thrift store that is currently in operation. Once this is settled, you would need to submit a new application for the specific cannabis activities.

Your updated request would be "Request for CUP to operate onsite retail sales/thrift store located in AF-1 Zoning District."

This this request would acceptable, you can just rely to this email that you accept the changes and we will prepare the notice for the newspaper.

Thank you

Adam Ossefoort

Soil & Water Conservation District/Planning and Zoning

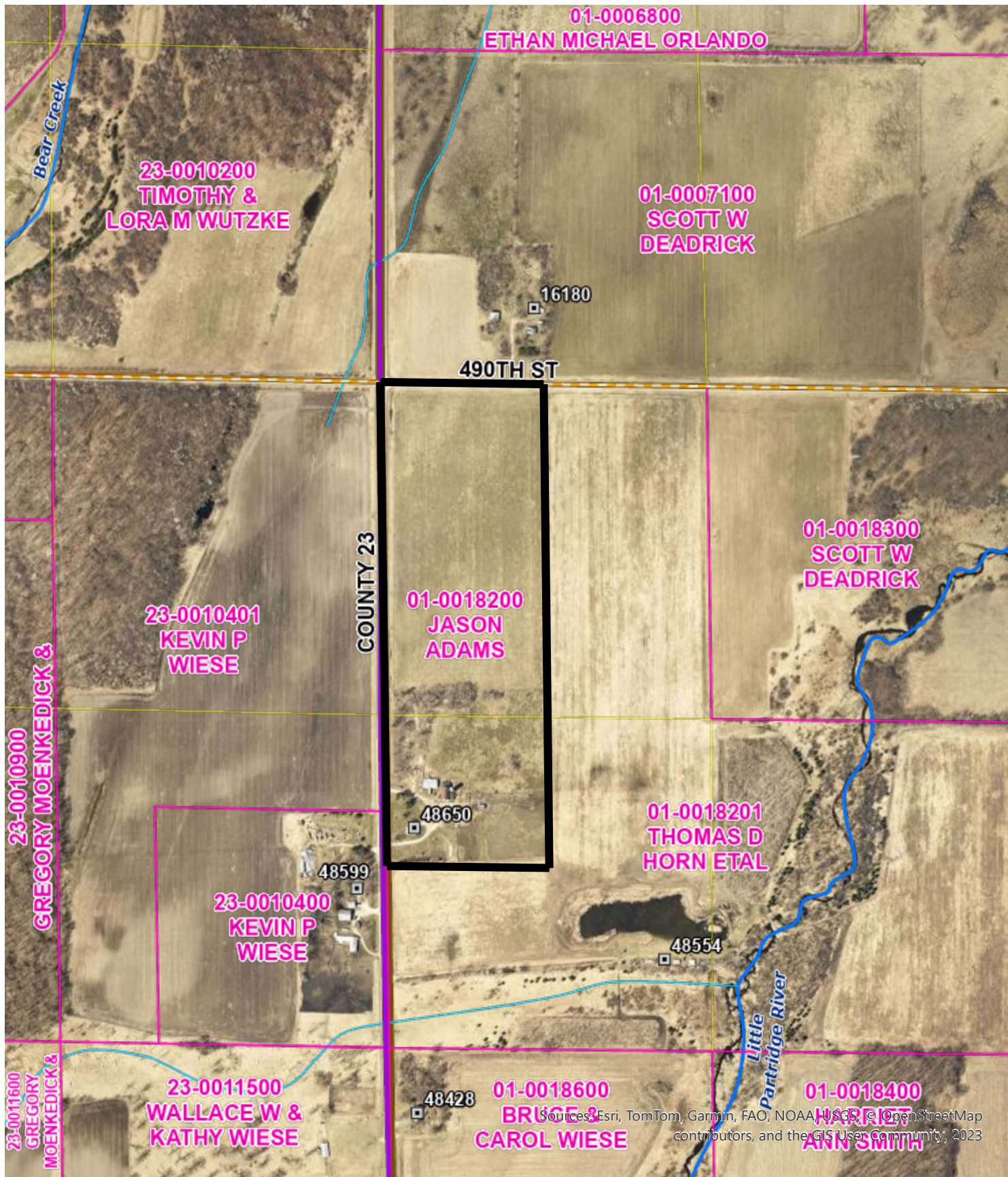
Division Director

215 1st Ave South, Ste 104

Long Prairie, MN 56347

Phone: 320-732-4325

Cell: 320-533-0998



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

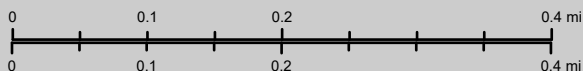
Todd County

MINNESOTA



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215 1st Ave S, Ste 102
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GIS Site Map



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Printed on:
Wednesday, August 13, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

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

*Reviewed
11/5/25
AO*

Received

NOV 05 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Richelle Taylor Mailing Address 11316 POLK ST. NE BLAINE MN 55434

Site Address 27740 COUNTY 98 GREY EAGLE, MN 56336

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 03-0008202 Township BIRCHDALE Lake/River Name FULLER LAKE

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

Full and Current Legal Description(s) W2 SW4 & LOT 1 N & W OF ROAD (56.81 ACRES TWP 127N RANG 33W SECTION 11
(attach if necessary) ** EXHIBIT "A"

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

Measurement of land involved: Width _____ Length _____ Acres 56.81 ACRES

Septic System: Date installed _____ Date of latest Compliance Inspection 5.10.2023

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Keeping the property as a retreat, home will be rented to youth groups, weddings, clubs, churches ect.

Would like to increase the occupancy from 14 to 22 people.

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

Yes ☒ No _____ Date of the meeting: 10 / 28 / 2025

see attached township confirmation email

Optional Township Board Signature

Board Position

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

no

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

yes

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

no

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

no

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

no

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

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

Fee: \$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****

Richelle Taylor
Applicant Name Printed

DocuSigned by:
Richelle Taylor
Signature

11/4/2025
Date

Richelle Taylor
Property Owner Name Printed

Signature (If different than applicant)

11/4/2025
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).

Sue Bertrand

From: Richelle Taylor <richellerealty612@gmail.com>
Sent: Friday, October 31, 2025 3:24 PM
To: Jackie Bauer
Cc: Sue Bertrand
Subject: Re: Agenda Item for October 28 — Richelle Taylor / Cup Application

SCANNED

TODD COUNTY SECURITY NOTICE:

This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

Thank you Jackie. I sent her a copy of the agenda as well.

By the way, it was nice to meet you.

Thank you for the warm invite to the meeting 🙏

Richelle Taylor -612.964.0143

Professional Real Estate Consultants

RE/MAX Results

Our children are watching us live and what we are shouts louder than anything we can say.

-Wilfred Peterson

On Fri, Oct 31, 2025, 2:54 PM <jackiebauer@arvig.net> wrote:

Hi Sue,

Richelle was at our Birchdale Township Meeting on Tuesday evening (October 28th) and presented to them regarding her CUP application. Birchdale Township Board, by consensus voiced their support for Richelle's application.

I can try to get our Board Chair, Jim Carstens to sign a form if you want him to. Otherwise, does this email suffice that Richelle did attend our October Board Meeting?

Jackie Bauer

Clerk - Birchdale Township

On Fri Oct 31 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:

----- Original Message -----

Follow-Up on CUP Meeting Attendance Confirmation

Hi Jackie,

I hope you're doing well. I wanted to follow up regarding the township meeting I attended for the CUP application. Sue from

Business Record Details »

Minnesota Business Name
RJM Holdings LLC

Business Type
Limited Liability Company (Domestic)

MN Statute
322C

File Number
1173990300024

Home Jurisdiction
Minnesota

Filing Date
8/31/2020

Status
Active / In Good Standing

Renewal Due Date
12/31/2026

Registered Office Address
8560 Edinburgh Centre Dr.
Brooklyn Park, MN 55443
USA

Registered Agent(s)
(Optional) Currently No Agent

Principal Executive Office Address
8560 EDINBURGH CENTER DR
BROOKLYN PARK, MN 55443-3723
United States

Manager
Richelle Taylor
8560 EDINBURGH CENTER DR
BROOKLYN PARK, MN 55443-3723
United States

Filing History

Filing History

Select the item(s) you would like to order: Order Selected Copies

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	8/31/2020	Original Filing - Limited Liability Company (Domestic) (Business Name: RJM Holdings LLC)	

	Filing Date	Filing	Effective Date
<input type="checkbox"/>	2/6/2023	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	8/4/2023	Annual Reinstatement - Limited Liability Company (Domestic)	
<input type="checkbox"/>	1/14/2025	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	1/28/2025	Annual Reinstatement - Limited Liability Company (Domestic)	

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Vulnerability Disclosure

EXHIBIT 'A'

All that part of the Southwest Quarter (SW 1/4 and Government Lot 1) of Section Eleven (11), in Township One Hundred Twenty-seven (127) North, Range Thirty-three (33) West of the Fifth P.M., according to the United States Government Survey thereof, which is located North and West of the existing State Aid Road which now runs diagonally through the Southwest Quarter (SW 1/4) of Section 11, from the Southwest corner thereof to the Northeast corner thereof, now on file and of record in the office of the County Recorder in and for Todd County, Minnesota.
LESS AND EXCEPT:

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) lying North and West of the road, all in Section 11, Township 127 North, Range 33 West.

4 OFFICE OF COUNTY RECORDER
TODD COUNTY MINNESOTA

I hereby certify that
this instrument # 457178

was filed/recorded in this office
for record on the 21st day of
May 2008 at 1 am/pm

Cheryl Perish, County Recorder

by: Cheryl Perish
Chief Deputy

Chg 40- recording fee
well certificate
deed tax/mtg reg tax
TCo Env & Land Res.

CONDITIONAL USE PROCEEDINGS

STATE OF MINNESOTA
COUNTY OF TODD

In The Matter of: Sheila Burski (Little Rock Properties LLC)
3369 Old Stone Way NE
Sauk Rapids MN 56379

Property Address: 27740 County 98

REQUEST: Conditional Use Permit for spiritual retreat. Home would be rented to groups such as youth, churches, clubs, quilters, scrapbooking retreats, environmental groups, etc. A Conditional Use Permit is required for Commercial Services in Shoreland Districts.

The above entitled matter was heard before the Todd County Planning Commission on the 8th, day of May 2008, on a petition for Conditional Use pursuant to the Todd County Zoning Ordinance, for the following described property - Parcel Number 03-0008202
W2 SW4 & Lot 1 N & W of Road (56.81 acres) Twp 127N, Rang 33W, Section 11, Birchdale Township

Record this document in: X Abstract records Torrens records.

IT IS ORDERED that the Conditional Use be (granted) ~~denied~~ C-20080512696 as upon the following conditions, changes or reasons:

Approval of the request for application as presented with the following conditions: 1) That the following notice to current and future land owners of the parcel be recorded as part of this approval "This site is located in an agricultural district, and consequently there will be from time to time, sights, sounds and smells associated with the operation of farming. No lot owner shall bring action of Law against any farming operation because of such farming activities, as long as such farming activity complies with state, federal, EPA or Todd County Ordinances."

2) The chicken barn must be cleaned out and a 2nd entrance installed. 3) The two sheds next to Fuller Lake are to be torn down and removed from the property. 4) The cistern down by

Fuller Lake is to be cleaned out, crushed and backfilled. 5) The maximum number of occupants is limited to 14 people. 6) There will be a four-month review of this Conditional Use Permit.


Todd County Board of Commissioners

Randy Neumann, Chairperson

Dated: May 20, 2008

STATE OF MINNESOTA
COUNTY OF TODD

OFFICE OF
TODD COUNTY ENVIRONMENT & LAND RESOURCE MANAGEMENT

I, Andrew Dahlgren Environment & Land Resource Management Administrator for the County of Todd, with and in said County, do hereby certify that I have compared the foregoing copy and order (granted ~~denying~~) a Conditional Use with the correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Long Prairie, Minnesota, in the County of Todd on May 20, 2008 .

 ADMINISTRATOR
TODD COUNTY ENVIRONMENT & LAND RESOURCE MANAGEMENT OFFICE

Drafted by: Becky Letcher
Planning Commission Secretary

This form mailed to Applicant _____

Activities granted by a Conditional Use Permit expire and are considered invalid unless they are substantially completed within thirty-six months of the date the conditional use permit is granted by the Board of Commissioners. Section 530(O) Todd County Ordinance.

Sue Bertrand

From: Richelle Taylor <richellerealty612@gmail.com>
Sent: Friday, October 31, 2025 3:24 PM
To: Jackie Bauer
Cc: Sue Bertrand
Subject: Re: Agenda Item for October 28 — Richelle Taylor / Cup Application

TODD COUNTY SECURITY NOTICE:

This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

Thank you Jackie. I sent her a copy of the agenda as well.

By the way, it was nice to meet you.

Thank you for the warm invite to the meeting 😊

Richelle Taylor -612.964.0143

Professional Real Estate Consultants

RE/MAX Results

Our children are watching us live and what we are shouts louder than anything we can say.

-Wilfred Peterson

On Fri, Oct 31, 2025, 2:54 PM <jackiebauer@arvig.net> wrote:

Hi Sue,

Richelle was at our Birchdale Township Meeting on Tuesday evening (October 28th) and presented to them regarding her CUP application. Birchdale Township Board, by consensus voiced their support for Richelle's application.

I can try to get our Board Chair, Jim Carstens to sign a form if you want him to. Otherwise, does this email suffice that Richelle did attend our October Board Meeting?

Jackie Bauer

Clerk - Birchdale Township

On Fri Oct 31 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:

----- Original Message -----

Follow-Up on CUP Meeting Attendance Confirmation

Hi Jackie,

I hope you're doing well. I wanted to follow up regarding the township meeting I attended for the CUP application. Sue from

Planning and Zoning mentioned that there was a paper that needed to be signed by someone to confirm my attendance.

Could you please let me know what that document is or who I should contact to have it signed? I just want to make sure everything is in order so the application process continues smoothly.

Thank you for your help and guidance.

Warm regards,
Richelle Taylor

On Mon, Oct 13, 2025 at 11:49 AM <jackiebauer@arvig.net> wrote:
Hi America,

Thank you. I also received a voice mail regarding this. Yes, we will put you on the Birchdale Township Agenda for Tuesday, October 28th at 7:30 PM. I will make sure to add you early on in the meeting.

The address for the town hall is: 11343 Almond Drive, Grey Eagle, MN 56336.

Please let me know if you have any questions.

Thank you,
Jackie Bauer
Clerk - Birchdale Township

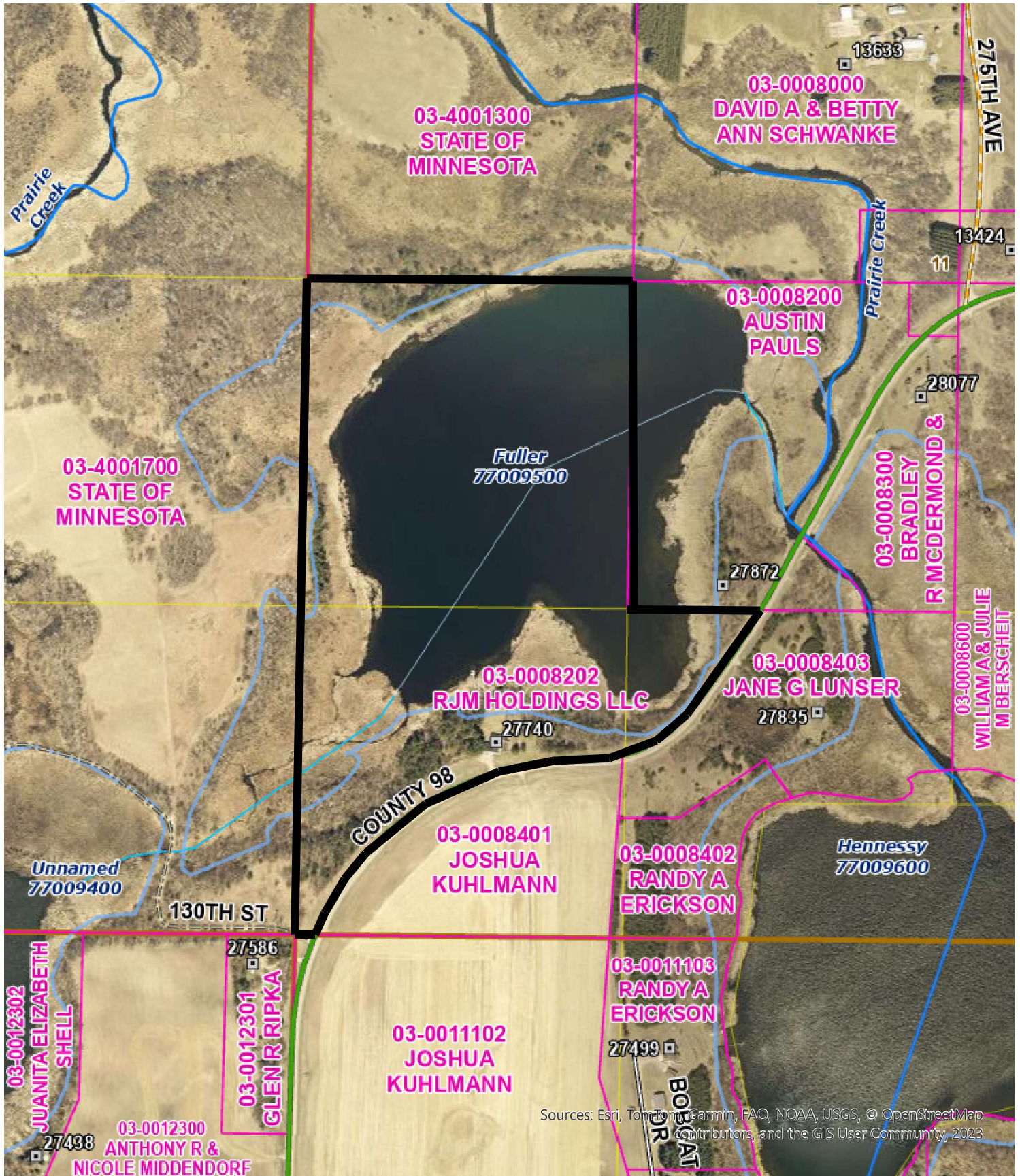
On Mon Oct 13 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:
----- Original Message -----

Hi Jackie,

I'd like to be placed on the agenda for meeting on **Tuesday, October 28. Richelle Taylor Cup application**

Also, just for reference, Fuller Life Retreat Center is located at:
27740 County Rd. 98, Grey Eagle, MN 56336

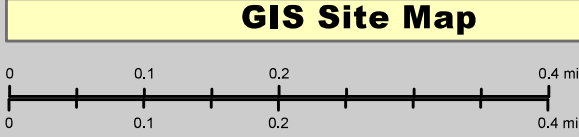
Let me know if you need any additional materials ahead of the meeting.



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



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



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, November 13, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

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

Received
NOV 10 2025
JCC 11/12/25
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Received
NOV 10 2025
Todd County Planning
& Zoning

Applicant Ryan Schroeder Mailing Address See Below

Site Address 28329 115th Ave. Carlos, MN 56319

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) Ginger Schroeder (Rechtzigel)
28329 115th Ave. Carlos, MN 56319

Parcel ID(s) 05-0022000 Township Burleene Lake/River Name

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

Full and Current Legal Description(s) see attached

(attach if necessary)

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

Measurement of land involved: Width 1/4 mile Length 1/2 mile Acres 79.5

Septic System: Date installed 10/26/2012 Date of latest Compliance Inspection 10/22/2025 - attached

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Applying for Minnesota Motor Vehicle Dealers License and require CUP for property currently zoned AF-1

Primary business is Powersports repair, secondary to this is buying/selling a small number of vehicles per year.

Motor vehicle dealer license required to be able to purchase and re-sell more than 5 motor vehicles per year

Proof of zoning required for dealer license. with signage outside ROW

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

Yes ☒ No Date of the meeting: 11 / 3 / 25

Jeffrey Becker
Optional Township Board Signature

Chairman
Board Position

Receipt # 2025-0669

Will the request create an excessive burden on the existing roads or other utilities? **Explain**
No. Not anticipating substantial increase of traffic on road. All utilities on site are private.
Very low vehicle traffic in area. Not intending high volume sales

Is the requested use compatible with the surrounding properties? **Explain**
Yes, most neighboring properties are un-inhabitated agricultural land.

Could the use significantly depreciate near-by properties? **Explain**
No impact anticipated.

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**
Structure is already present and any business use will have to remain organized and publicly presentable.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**
No, business activities are primarily confined to shop space. Only parking of vehicles will occur outside of shop area. Standard business hours apply 9-5pm

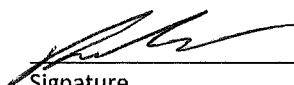
**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION
INFORMATION, AND FEE TO:**

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*****

Ryan Schroeder
Applicant Name Printed


Signature

11/2/25
Date

Ginger Schroeder (Rechtzigel)
Property Owner Name Printed


Signature (If different than applicant)

11/02/25
Date

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

AUTHORIZED AGENT FORM

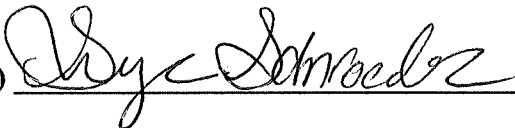
I hereby authorize Ryan Schroeder to act as my
authorized agent for all public hearing(s) and legal relations with this application on
property located at:

Site address 28329 115th Ave

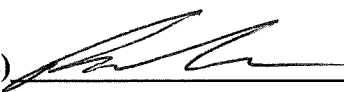
Section # 30 Township Name Burleene


Parcel Number(s) 05-0022000

Property Owner(s) Name(s) (print) Ginger Schroeder (Rechtzigel)

Property Owner(s) Signature(s)  Date 11/02/25

Authorized Agent(s) name(s) (print) Ryan Schroeder

Authorized Agent(s) Signature(s)  Date 11/2/25

Authorized Agent Phone 

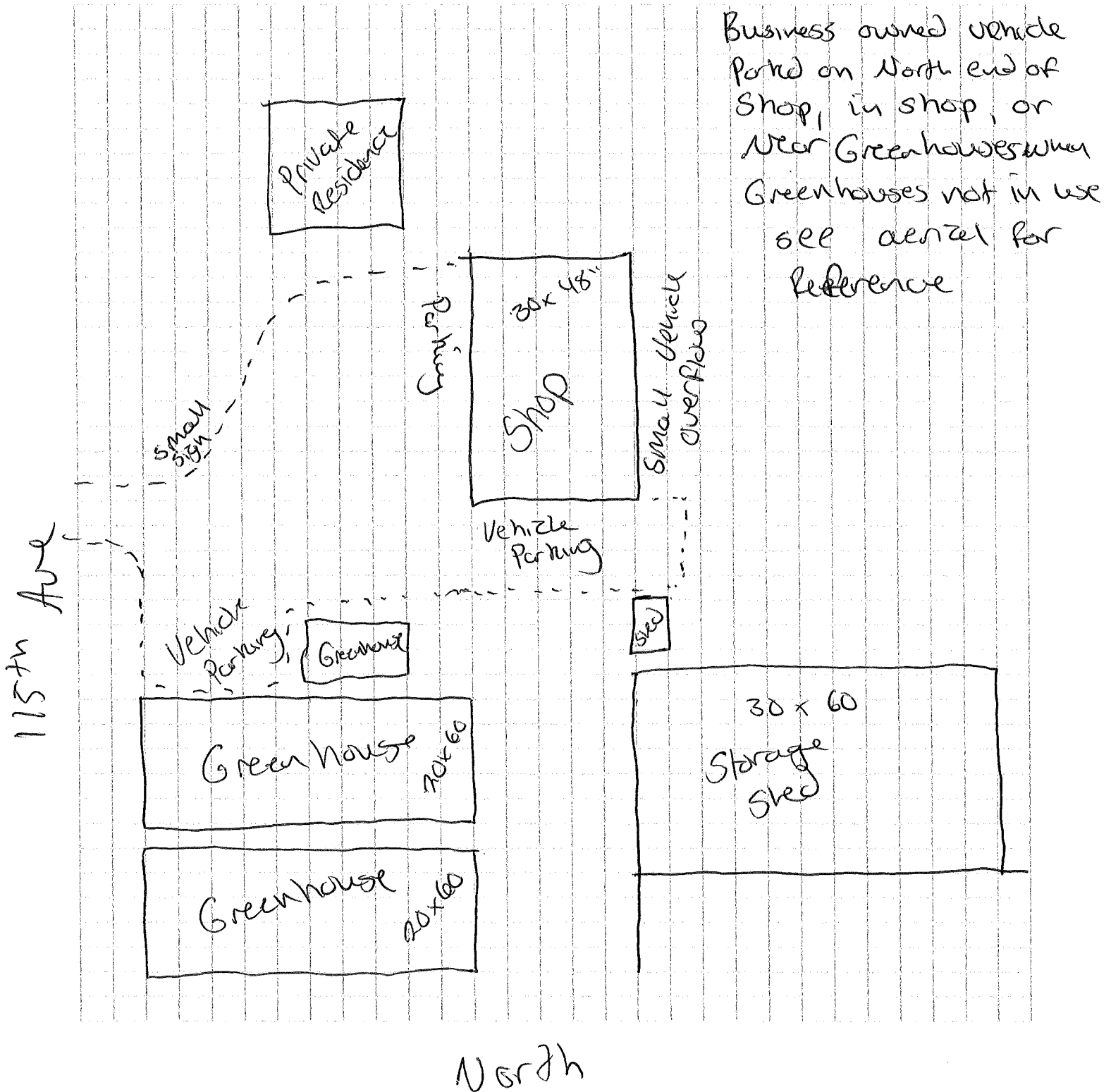
Authorized Agent Email 

Building Site
Only

South

Site Plan

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



North



Business Operations
Confined to building site
sign on primary building
and at end of driveway
Outside of road right of
Way

x → signage

*The following described Real Estate situated in
Todd County, State of Minnesota, to wit*

The East half of the Southeast Quarter ($E\frac{1}{2}$ of $SE\frac{1}{4}$) of Section Thirty (30), Township One Hundred Thirty (130) North, Range Thirty Five (35) west of 5th P.M. excepting the following described tract containing about $1\frac{1}{2}$ acre deeded to the Trustees of the Seventh Day Adventist's Church of Drywood, by deed dated Dec. 3, 1901 and recorded in Book 47 page 552 and described as follows, to-wit; Commencing at the Northeast corner of the said $E\frac{1}{2}$ of S $\frac{1}{2}$, thence west $11\frac{1}{3}$ rods, thence south 7 rods, thence east $11\frac{1}{3}$ rods, thence North 7 rods to the place of beginning, the tract hereby described containing $79\frac{1}{2}$ acres, more or less, according to the United States Government Survey thereof.

Legal Description



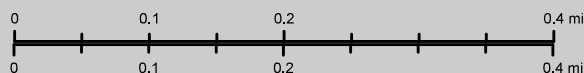
Todd County

MINNESOTA



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

GIS Site Map



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