

The following is the agenda for **Thursday, October 1st, 2026 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 September 3rd, 2026 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 applicants, staff, and public

1. John H. Kessler & Jessie A. Kessler Jacobson, "Kessler's Bay Addition": Section 22, Kandota Township

Site Address: 11264 US 71, Sauk Centre, MN 56378

PID: 14-0025200

1. Request to Create a two-lot Plat in Recreational Development Shoreland Zoning District.

2. Oaks Tree Service LLC, Samson Sjogren: Section 26, Birchdale Township, Sauk Lake

Site Address: 10247 Alcott Drive, Sauk Centre, MN 56378

PID: 03-0037500

1. Request for CUP to operate Service Business from the site in Recreational Development Shoreland Zoning District.

3. Adam Miller: Section 29, Staples Township

Site Address: 23285 464th Street, Staples, MN 56479

PID: 22-0026402

1. Request for CUP operate a Truss Business in AF-2 Zoning District

4. Proposed Amendment to Section 9.22, Riparian Protection, of the Todd County Planning and Zoning Ordinance.

5. Proposed Amendment to the Todd County Planning and Zoning Ordinance to create Section 9.24 – Data Centers.

Adjournment –

Next meeting: November 5th, 2026

Planning Commission Meeting Minutes

September 3, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit completed by Adam Ossefoort and Ken Hovet on 8/28/2026

Meeting attended by board members: Chairman Jim Pratt, Vice Chair Ken Hovet, alternate George Sutton, Roger Hendrickson and Andy Watland.

Staff members: Adam Ossefoort and Sue Bertrand

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

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

Introduction of the staff and board members by Jim.

Ken motioned to have August 6th, 2026, meeting minutes approved, George seconded, voice vote, no dissent heard. Motion carried.

Roger motioned to have the agenda approved as presented. George seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Gaylen Sandgren: Section 32, Long Prairie Township, Site Address: 23570 210th St., Long Prairie, MN 56347 PID: 18-0040001

1. Request to Rezone from Natural Environment Shoreland to Commercial Zoning District.

Gaylen was present as the applicant.

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

Proposed Conditions if approved:

1. No conditions.

Correspondence received: None.

Public comment:

Wally Zastro, Long Prairie Township stated he doesn't understand what you are saying. You are taking it back what we did three months ago?

Adam, yes, we are reverting it back to the original designation. Before we looked at the split where that was going to go, there are impervious surface requirements that you cannot exceed 25% of your lot, the property was fine prior with impervious surface but as soon as you split it, you have less available square footage to meet the impervious surface requirement. As soon as the surveyor began the work, we identified that was not

going to work. So, we have a different path here, to help him get to where he wants to be and move forward with this correctly.

Wally, so you are going back to where it was before, and then have another plan and come back here again?

Adam, it is a whole different process at that point, because the property, to do the split, must be platted. That is a whole separate issue. That was the plan all along regardless of zoning designation. This helps him to meet his property line issues and not have impervious surface issues.

Wally asked Gaylen if he understood all this and if it is what he wanted?

Gaylen, yes.

Wally, from the township's point of view, they never thought this should be shoreland. You are so far away and it is only a little bitty corner of it and maybe it is a lake and maybe it isn't, on the other side of the road, so anyway. If Gaylen understands and is in favor of this, then the township is in favor, and that's the way we will go.

Gaylen stated he thought the biggest problem was the building setback.

Board discussion:

On Site Visit Report by: Ken Hovet on August 28, 2026. This report may be viewed in full, upon request at the Planning and Zoning Office.

Andy, the goal is so to split, that's the end game?

Adam, yes.

Andy, converting this to shoreland was supposed to help that end game, but it turned out there was another unattended consequence?

Adam, right, and stated he will own that. We should have caught that when we looked at it, and as soon as the surveyor started doing the work, it was brought to our attention. So, we are trying to work with Gaylen to get going back in the right direction. We've had conversations with our attorney about interpretation of the ordinance, and we have a more clear plan to get him to his end goal.

Andy, once it's commercial there's going to be other issues to splitting it?

Adam stated, at that point he will have the surveyor come back and develop a two-lot plat, and follow the platting process, which must be done because of the size of the parcel and the zoning district, and our subdivision ordinance does not allow for exceptions for splitting Administratively, it has to be platted.

Andy and they will have to come back for a CUP?

Adam, yes.

Andy, so he will not need any variances or anything?

Adam, correct, that is what we are trying to avoid.

Jim, if we could get him to where he needs to be, that's what we are here for.

George, yes, this is a case where our staff is working creatively to get a citizen where he wants to be, sometimes it's a winding road. Sorry about that but we have a great staff and they do a good job of helping people get there.

Andy, as long as it doesn't violate the Comprehensive Plan or any of the ordinances, the ultimate end goal is just how we get there.

Jim & Adam, right.

Ken moved to recommend approval and seconded by George with no conditions as presented.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on September 15th, 2026.

Jim stepped out for the Pratt application, and Ken took over as chair.

AGENDA ITEM 2: Kaylee Pratt -Section 19, Staples Township, Site Address: 47709 225th Ave., Staples, MN 56479 PID: 22-0018700

1. Request for CUP to expand an existing Greenhouse business by adding a second Greenhouse (30'x 40') in AF-1 Zoning District.

Kaylee was present as the applicant. She stated they have Sweet P's Nursery, operating for two seasons and are here to request an additional greenhouse for the property. Her original CUP allows for one greenhouse and they are hoping to expand.

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

Recommendation:

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

On Site Visit Report was reviewed by Ken: This report may be viewed in full, upon request, at the Planning and Zoning Office. On environmental issues, there is a large batch of Canadian thistles and may be more of a discussion topic but didn't know what to do about that. Has a lot of room for parking.

Kaylee stated both sides of the driveway, in that grass area, are open to parking. They have not had a problem with parking.

Roger stated at one point the thistles were supposed to be destroyed, then all of a sudden, they come along and say no, that's for the pollinators. He doesn't know which way they are supposed to go with that. There are a lot of bees around those thistles. He thought they had plenty of room for expansion.

Correspondence received: None

Public comment: None

Board discussion:

Ken stated he didn't know if we wanted to do anything about the thistles.

Adam stated the process is the township goes out and inspects for them, sends notices, then ultimately if there needs to be more enforcement on it, the ag inspector will take it from there. We can kindly ask them to remove them.

Andy, when they are in the yard, it's a lot different from when they are out in the ditches and the neighbor's field. One greenhouse worked, no issues, doesn't look like another greenhouse would cause any problems.

George, obviously green houses are becoming pretty popular in the County, what do you grow in them?

Kaylee, annuals and perennials, mostly hanging baskets, and garden plants, we'll have vegetable starters and things like that. Most of her production is March until about July and they will do a little bit of fall stuff in August and September, but most of her business is hanging baskets and things you would plant in your gardens or flower beds.

George stated seems like we are attracting, like the last meeting he attended, there was an applicant building the chairs, entry point entrepreneurial types of businesses by young folks, and he thinks that's terrific, so anything we have to do to support people to get stuff like that going. Low capital cost on land they already own. With that, George motioned to approve, Roger seconded as proposed. He stated he is sure Ken needs another greenhouse to go to.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes

Roger Hendrickson	Yes
George Sutton	Yes
Andy Watland	Yes
Jim Pratt	Not present

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on September 15th, 2026.

Jim resumed chairing the meeting.

AGENDA ITEM 3: Douglas Raber -Section 20, **Ward Township, Site Address:** 35071 245th Ave., Browerville, MN 56438 **PID:** 26-0019301

1. Request for CUP for the Manufacture of Poly lawn furniture in AF-2 Zoning District. Douglas was present as the applicant.

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

Recommend approval with the following conditions:

1. Operation is restricted to wholesale production of products as identified in the application.
2. Operation shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: Yes, from Todd County Public Works stating he has no opposition or comment for this application. This e-mail may be viewed in full, upon request at the Planning and Zoning Office.

Public comment: None.

Board discussion:

George stated it appears the construction for this project is underway or is there something else being constructed there?

Adam, yes, they poured the foundation, or floor of it.

George, just got a little ahead of this process.

Adam, right.

Andy, as long as they have a permit to build a building.

Adam, right, however, he has not checked the status of that and we do set conditions for paying after the fact fees, but we do not have to do that here, we can do that when they come in for the permit.
Andy, the business is not actually up and running.

Adam, right, they have a long way to go on the building yet.

Andy, technically the CUP is for the use of the business, not for the building.

Ken went over his site visit report. This may be viewed in full, upon request at the Planning and Zoning office. Nothing remarkable.

Jim, just wholesale?

Douglas, yes.

Jim stated he doesn't have any comment, just another business in the County.

Douglas, yes, Andrew McDowell has the business currently, and is SE of Browerville, but he has consented to a 3-year mission field, so Douglas is purchasing the business to keep it going so we are moving an existing business from one place to another.

Ken motioned to approve, George seconded with the proposed six conditions.

1. Operation is restricted to wholesale production of products as identified in the application.
2. Operation shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on September 15th, 2026.

AGENDA ITEM 4: Wayne Swart -Section 01, Ward Township, Site Address: 38706 281st Ave., Browerville, MN 56438 PID: 26-0000100

1. Request for CUP for Mini Storage in Natural Environment Shoreland Zoning District.

Wayne was present as the applicant.

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

1. Site is limited to the construction of a single structure as proposed in the application. Additional storage structures shall require the review of the Planning Commission.
2. New accesses from the public roadway shall be approved by the road authority prior to installation.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

Jim stated it looks pretty straight forward on this one.

George asked for clarification of condition #2.

Adam, they need to get permission from the township (road authority) to install a new driveway if they chose to do so, now or in the future.

Roger agreed it is a good idea to have it as a condition.

George, do you plan to put in a new driveway?

Swart, no.

George asked for clarification on the statement he will provide access only twice a year?

Wayne, yes, for two weekends in the fall and two in the spring.

George, will it work?

Wayne, yes. Arrange a time to pick up or drop off, two weekends in the spring and two in the fall. That's the plan. A lot of people do that. This is not a mini storage; it's for boat storage and maybe snowmobiles.

Andy, any height restriction or screening rules, being this is close to the lake?

Adam, this does have a lot of natural screening of trees and there is a height restriction of 25' for accessory structures within shoreland zoning. If it did not meet setbacks, they are limited to 18' in height, but they meet all applicable setbacks and are allowed up to 25'.

Andy, shouldn't need any additional screening.

Ken went over his site visit report. This report may be viewed in full, upon request at the Planning and zoning office. Agreed with Adam on the sufficient screening, you really have to look to see it.

Andy, should there be a condition to maintain screening? Think about the future.

Adam, if it is a significant distance from the actual lake, we don't usually. We could certainly add that as a condition.

Andy, just to be consistent, storms come through and things change.

Jim stated it wouldn't hurt to have it in there.

George, no future development for a house on the lake?

Wayne, we have property on the other side of the lake we have our cabins on. We use this mainly for hunting.

Andy, thinking about maintaining the natural aesthetics of the lake.

Roger, there is screening there now, should we put it in there to maintain it? We could have a tornado go through, and would they have to replace them?

Adam pointed out he added #4 to the conditions to address that.

Ken motioned to approve, Roger seconded with the proposed amended conditions.

1. Site is limited to the construction of a single structure as proposed in the application. Additional storage structures shall require the review of the Planning Commission.
2. New accesses from the public roadway shall be approved by the road authority prior to installation.
3. Vegetative screening shall always be maintained to provide sufficient screening to Turtle Lake.
4. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on September 15th, 2026.

AGENDA ITEM 5: Mose Miller -Section 33, **Eagle Valley Township, Site Address:** 33223 County Road 11, Clarissa, MN 56440 **PID:** 07-0039400

1. Request for CUP for Temporary Family Housing in AF-2 Zoning District.
Mose was present as the applicant.

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

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

Correspondence received: Yes. Again, from public works, has no comment or opposition to this application. This e-mail may be viewed in full, upon request, at the Planning and Zoning office.

Public comment: None.

Board discussion:

George asked what "temporary" means? Because your family can grow and when is this no longer allowed because it is no longer temporary?

Adam explained it is intended for immediate family only, not really good language, it should really be an interim use permit, which we don't have in our ordinance, really means the people who are identified in the permit may use it temporarily and when they are no longer using it for that purpose, they have 60 days to remove it from the property. Intended for immediate family only. Cannot subdivide it, cannot be used as a rental property, it is for that use of those folks and once there is no longer use for that, it must be removed.

George, is there a limitation how long it can be there?

Adam, nope.

George, how do you review that? Things tend to become permanent.

Adam this is part of the ordinance that needs amending, it really should be an interim use.

George asked Mose what his intentions were?

Mose explained, it is on skids and will remain on skids, so he can move it and they need it only for the time being.

George, does this happen to you regularly where this would be lent or borrowed or rented to somebody else when they do their building somewhere?

Mose, yes, right now he has a son that just got married and he is going to stay on the farm and help him with the farm. We needed another house, so we put a temporary house there for the time being.

Andy, there is a limit on size, too.

Mose, it would be 20' x 28'.

George, would it be no longer temporary if it were on a foundation?

Adam explained that is why most people put it on skids or make it a trailer house or something along those lines to not make it permanent in nature, but there is nothing in the ordinance that says you cannot put it on a foundation. It is temporary so, you would have to remove the residential use to accessory use and convert to a workshop or something like that. We would have to issue a permit for that change in use.

Roger stated it may be a change of use as long as there is nobody living there.

Andy stated there is an assumption that the bedrooms must be removed for it to be considered uninhabitable.

Adam, that is a whole other topic on what makes a structure livable, as you can have a bathroom in a shop, or a little kitchenette in your shop, but at what point after all of those things does it become a residential structure, whether you say it is or not? We have had cases where individuals converted a house to a different use where they disconnected the water line and proved to us there is no longer running water to it and then used it for some other purpose.

George, we have a church that is now a cow barn in Morrisson County.

Adam, this is the language we have to work with tonight, they have checked all the boxes of the requirements so far.

George stated it would be shame if they became dependent on it and their family grew and even if they built another structure, but relied on it, and at what point does authority say that no longer works? Seems it is a vulnerability for the owner.

Ken went over his site visit report. This report may be viewed in full at the Planning and Zoning Office. No cause for problems, will not affect the neighborhood at all.

Roger motioned to recommend approval, Ken seconded with the proposed condition.

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

Roll call vote commenced as follows:

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

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on September 15th, 2026.

AGENDA ITEM 6: Proposed amendment to Section 9.04 – Prohibited Structures

Adam reviewed the existing language and proposed language in our ordinance, from the Staff Report, this

report may be obtained at the Planning and Zoning office, upon request.

Correspondence: None

Public Comment: None.

Board discussion:

Jim and Ken stated they did not have anything, yet.

Andy, concerned about semi-trailers because they are no longer road worthy and not that great of a structure and falls under the appearance language.

George, you can drive all around and see all kinds of trucks and things being used for storage. All setbacks will apply.

Andy, accessory use standards, would the use standards be different in different districts, than in another?

Adam, yes, because there are different standards for setbacks per district.

Ken, if they comply with the conditions up there, they really shouldn't be noticeable.

Andy, examples from the last time we discussed this, were actually more attractive than some other structures. Moved to approve as described.

Ken had an afterthought, should we make them remove the running gear?

George, if your intention is to limit, one might say, "well I only have two containers, that is my something else on wheels that I might move sometime". May have to specify.

Andy rescinded his motion, add: remove the running gear. Eliminates flat tires...

Ken, lop sided...

Jim, differential leaking fluids...

Adam, do we need a definition of running gear?

Ken and Jim, wheels, axels, suspension and frame work.

Ken, to him that is the part of the whole thing that is ugly.

Adam added the description.

Jim, what about a straight truck, can you use that for storage?

Ken, people will use anything for storage, this limits it to our intent.

More discussion on what is included.

Adam amended B. to include semi-trailers, trucks, railroad cars, cargo containers and similar structures.

Andy made the motion to recommend approval to amend Section 9.04 Prohibited Structures, Ken seconded.
Roll call vote commenced as follows:

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

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on September 15th, 2026.

AGENDA ITEM 7: Proposed Amendment to Section 9.22 - Riparian Protection

Adam went over the Model County Buffer Ordinance from the Staff Report, including separate hand out. The staff report and copy of the handout may be obtained at the Planning and Zoning office upon request. Recommended looking through the model ordinance. We have until July 31st, 2027 to adopt amendments. He wanted to introduce the model ordinance so we can look at the different options, give them to you for review, would also encourage the board to look at our existing buffer ordinance to see the difference, 9.22 to look at side by side comparisons. No rush. Come back next month to piece it together a little bit.

Correspondence: None

Public Comment: None

Board discussion:

George asked if there was uniform support from other Counties. Where does this come from?

Adam explained, the State, BWSR, Board of Water and Soil Resources holds the buffer law and Counties adopt the law into their ordinances to comply. There are options in the model ordinance.

George, it seems efficient to have it consistent.

Adam, it gives local governments options to fit one's own County specifically.

Ken, buffers along...

Adam, streams, lakes, drainage ditches, public waters, and there are differences between private drainage ditches and a river with a 50' buffer and the drainage ditch has a 16.5' (one rod) buffer.

Andy, have these laws changed? Or is just a project to standardize the county's ordinance.

Adam explained, it is how the administrative penalty order is administrated. It gets a little complicated: there are deviations from the buffer; if you are doing more upland practices that prevent erosion, then you can get away with a reduced buffer. That takes working with the Soil and Water Conservation District and takes having an approved plan, but the general guide is 50' or 16.5' depending on the scenario.

Andy asked if all of that detail is in our ordinance or does it just say follow this rule, etc. or else...

Adam pointed out the model ordinance 4.6 alternative practices and believed that was in our ordinance, as well.

Roger, is this where we come with, the farmers all have to put a buffer around a creek and river?

Adam, yes, must be a vegetive buffer around it.

Roger, this was a number of years ago, a guy had a pond he rented for minnows, paid another farmer to deliver manure on the ice to help feed the minnows, 1951.

Ken moved to table, George seconded to table, voice vote, no dissent heard, motion carried.

AGENDA ITEM 8: Proposed amendment to create Section 9.24 – Data Centers

Jim, try to get this done by May, to not dump on the commissioners with no time left.

Adam, interim ordinance goes away earlier if we adopt an ordinance earlier.

Correspondence: None

Public comment: None

Board discussion:

Adam, put these in as the high points;

- Get an expert on Data Centers and give a presentation
- DNR to come in and talk about water use, permitting
- Energy to talk about the electric grid
- May have a special meeting to educate outside this meeting, and invite the public

Jim and Andy agreed to have the experts come in and talk. There is so much different information out there, how do you know what is true and not?

Ken, that is what has caught counties off guard. They have no idea how to regulate.

Andy stated there should be no NDA's (Non-disclosure agreements) with these companies and wants to get legal advice on that. He feels the public should have all of the information available to them and to be included.

Ken, we need to stay transparent, no doubt.

Andy, these DATA center companies require NDA's because they may have promoted certain reasons to have a DATA Center that may be related to proprietary technology or information that they might have that they may not want disseminated to the public, because it is a trade secret or something. If you sign an NDA, you can't talk about it and the public can't know about it. So, the public is like; is he holding some other secret? Are they getting kickbacks? What's going on here? It completely takes all credibility away from the whole process. In Todd County, the public deserves to know everything that is going on about it.

Adam, agreed.

Andy continued, that is his big concern about it. Above the water usage, the noise, the electric and all that. It's, "what kind of shady stuff is going on?" There's big money out there, you are talking Google and Amazon.

George, huge!

Andy, they could buy the whole County if they wanted.

Ken, the entities own and operate these things, there is fierce competition between them and that is why they don't want their competition down the street knowing what they are doing.

Andy, he could see us going, okay, Amazon made us this proposal, let's take all the details they gave us and go over to Microsoft, give that to them, and see if they can give us a better deal. He thinks that is probably a big reason for the NDA's too. That's more of a Municipality or County promoting, trying to get a DATA Center, to get the tax benefit from it. Stated he is not sure that is what we are trying to do or not. All of the other stuff disturbed him but when he started reading about the NDA's, it really... we need legal input, even if it is the County attorney involved.

Ken stated the only thing, and it's because he doesn't know, DATA Centers: they crunch DATA. To be able to do that, that have to get the DATA and have to disseminate the DATA which means they need a king sized DATA strip, which is a great big fiber optic cable, and he is not so sure we have one of those in Todd County. They usually follow the interstate. In his opinion, if there is any prospect of getting one, it is going to be down in that corner of the County.

Andy, there is a lot of fiber optic work coming out of Crow Wing County, because of CTC's applications for State Grants. There are rural parts of Todd County that are incredibly sparsely populated that have way better fiber optic internet connectivity than places in Minneapolis. Whether it's good enough for a DATA Center is an entirely different subject.

Ken, that's a whole different animal.

Andy, he's heard electrical rates go up in certain areas to support the infrastructures they have to bring in. They have a huge electrical demand just to run computers, and they have to cool all that stuff. We need the facts.

George, the converse of that is peak load charges that are making it more expensive for hyper load. People who demand that much energy are paying extra for infrastructure. This goes all over the place.

Andy, and that's the information we need for this thing.

George, this is such a political hot button now, particularly going into this fall, and it's been turned into a real hot potato, and the reality is: these things only work in certain places, where the right infrastructure is either already in place or affordably enough to put in and make sense to locate. The land, power, water and DATA. The DATA is the easiest one to address.

Andy, we are not far from the big transmission line coming out of N.D.

George, there are attempts to put moratoriums over the whole state right now and that has gotten into whole discussion with the unions, as this is creating so much business right now. You know there are twelve of these things trying to happen throughout Minnesota, but nothing in our direct area.

Andy, what he has heard is it has gone into areas where people are ill-prepared. It's a new phenomenon. You take a big prosperous large County compared to a Todd County, our resource and knowledge base we have to pull from is much more limited and a lot easier to get preyed on by a company to come in and railroad it through as to us being informed and that is what we are trying to avoid.

Adam, get some expert on DATA centers.

Jim, who's going to give us not just one side or the other but give us just the truth?

Adam, someplace like the State of Minnesota to give us information. Did add a protection to Agricultural land.

Roger, you were talking about that corner of Todd County, that is "THE BEST FARMLAND" in this whole County. They also have the interstate and the big power line. They may bring a whole string of lines on what they have there.

Ken, they have only put half the wire on.

Adam, what zones are we going to allow them to exist in?

Jim, we would have to talk to the experts before we decide because is the DNR going to give the water? Would the power company have the ability to get enough power?

Adam stated he would try get that going as quick as possible.

Jim, it is a place to start, and if they don't have anybody, maybe they would recommend someone.

Ken, or a County that has been through it.

Andy, there may even be someone from the public who has that information.

Adam, get a trustworthy source to get information to us. Call a special meeting for the public.

Adam, he will focus on that first, to find a DATA center expert he feels is a trustworthy source to provide information for us and then figure out how to make it happen. He will identify a person first.

Jim, we can read or you can listen to the news, it is either one side or the other, for or against, we need the truth.

Ken and George asked Adam to e-mail the handout to him "Great Plains Institute"

Adam, maybe even a speaker from "Great Plains Institute. A lot of good information.

Adam, we will just keep this on the agenda every month and talk a little about it every month from here on out.

Andy, will commissioners pay for a speaker or per diem, travel?

Adam, if we have to pay a fee, we will cross that bridge when we get there. There is a process to go through. We may ask for approval, go to work session and give updates.

Andy, the commissioners get transmission of all of this?

Adam, yes, copy of the minutes, they can listen to the recordings, there are staff reports, and may just go to a work session and give direct updates to them.

Roger, we have to do all the work and their pay scale is a whole lot higher than ours.

Andy, the commissioners need to be aware in order to support our push. It is to provide this on a timely basis for them to make that proper decision.

George, the Great Plains Institute is very specifically about decarbonization. It's a think tank. It's funded by something to go in that direction, alternative energy sources.

Andy, their focus is environmental impacts of these DATA centers?

George, probably.

Andy, he did notice there was a lot of concern about water use. But the alternative to water use for cooling is higher electricity. He sees the attractiveness of northern Minnesota for cooling, just open the doors, in the winter. Simple ventilation can do a tremendous amount of cooling.

Ken motioned to table, seconded by Andy to table, voice vote, no dissent heard, motion carried.

Roger, what is in the water after cooling usage?

Ken, not much different than the radiator in your car.

Jim, do we have a motion to table until next month?

Ken moved to table and seconded by Andy, voice vote, no dissent heard, motion carried.

Adam did announce the Comprehensive plan was adopted, so he will get the board copies and Kessler's Bay was remanded back to this board because the DOT had concerns with the driveway.

Ken motioned to adjourn, Roger seconded it, voice vote, no dissent heard meeting adjourned at 7:51 PM.



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

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

Receipt # 2026-0372

\$1,000.00

SUBDIVISION APPLICATION

Property Owner: John H. Kessler and Jessie A. Kessler Jacobson

Mailing Address: 2411 E. 4th St. Duluth, MN 55812

Email: [REDACTED]

Developer (if not property owner): _____

Mailing Address: _____

Email: _____

Phone: _____

Received

JUL 16 2026

Todd County Planning
& Zoning

Parcel Number 14-0025200 Lake/River Name: Big Sauk Lake

Legal Description (attach if necessary): 14-0025201 Lot 1
14-0025202 Lot 2

Land is presently zoned RD Zone Requested or required RD

Total Amount of land involved: 3.7 Acres

Explain Proposal Here:

Divide Land in half For the 2 heirs of John W. and
Henrietta F. Kessler to SEPARATE FOR individual ownership.

Proposed Name of Subdivision: Kessler's Bay

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

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

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

COPY

(b) Is private sewer proposed? Yes X No

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

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

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

3. Did you meet with the Township Board to present the Preliminary Plat?
Yes X No Date of the meeting: / /

[Signature]
Optional Township Board Signature

Chair
Board Position

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

NA

Developer's Name Printed

Signature

Date

John H. Kessler

[Signature]

7/10/2026

Property Owner Name Printed

Signature (if different than applicant)

Date

Jessie A. Jacobson

[Signature]

7/10/2026
DATE

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

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

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

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

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

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

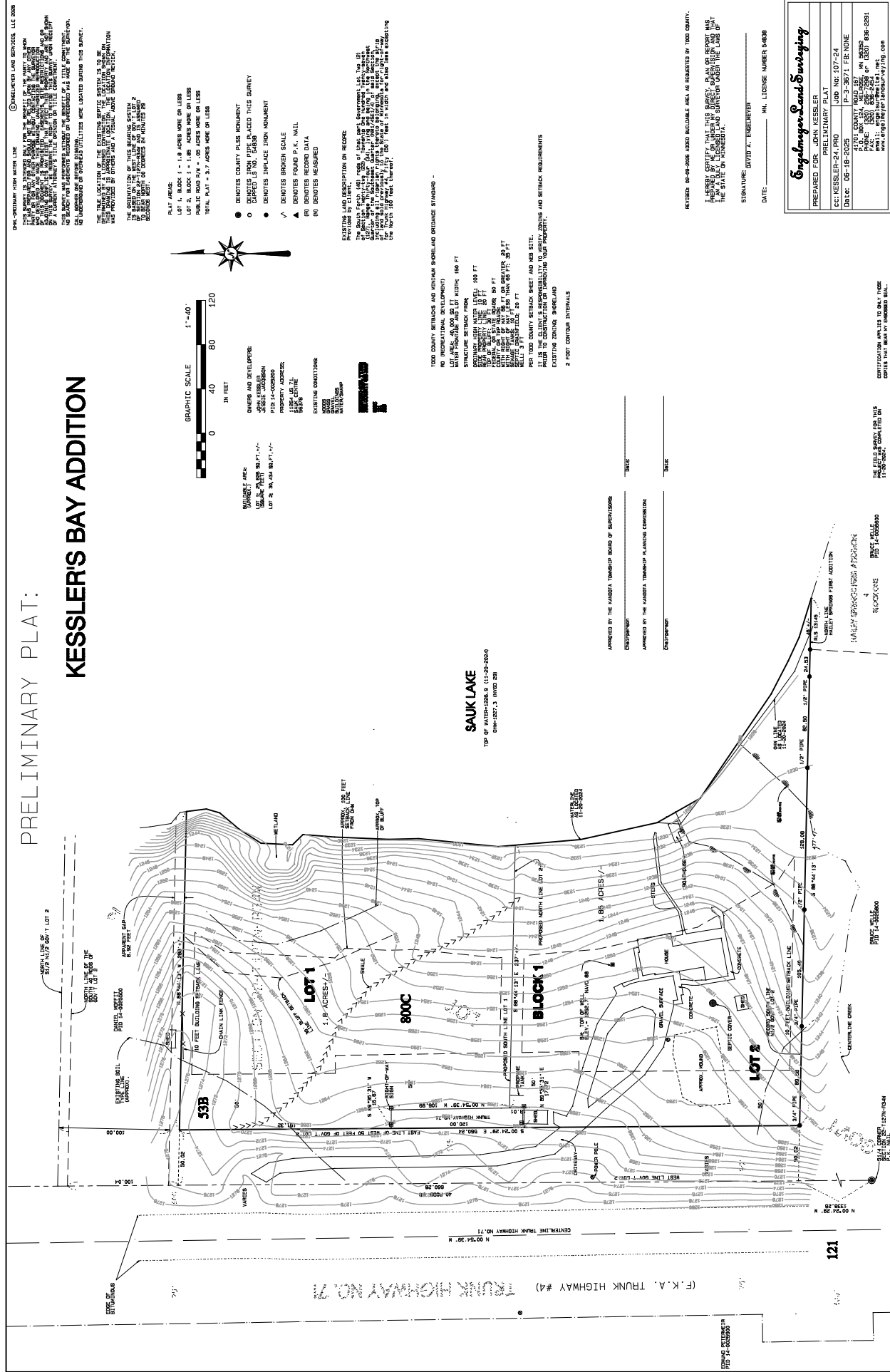
(1) Plats with 1 to 4 lots are \$600 plus \$200 per lot

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

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

PRELIMINARY PLAT:

KESSLER'S BAY ADDITION



ENGINEER AND SURVEYOR

DAVID A. ENGELMEYER

STATE OF MINNESOTA

PLAT NO. 107-24

DATE: 06-18-2025

CC: KESSLER-24-000

PREPARED FOR: JOHN KESSLER

ENGINEER AND SURVEYOR

DAVID A. ENGELMEYER

STATE OF MINNESOTA

PLAT NO. 107-24

DATE: 06-18-2025

CC: KESSLER-24-000

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DAVID A. ENGELMEYER

STATE OF MINNESOTA

PLAT NO. 107-24



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

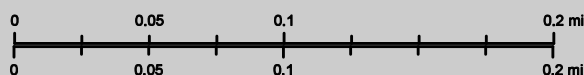
Todd County

MINNESOTA



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

GIS Site Map



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

Printed on:
Friday, July 17, 2020



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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Received

AUG 17 2026

Receipt #2026-0174

Todd County Planning & Zoning

PLANNING & ZONING

115 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

CONDITIONAL USE PERMIT APPLICATION

Accepted 8/18/2026
KLM

Applicant DAKS TREE SERVICE LLC
SAMSON SJOGREN Mailing Address 10249 ALCOIT DR
Site Address ~~6800~~ 10247 ALCOIT DR - SANK CENTRE MN 56378
Phone Number [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 03-0037500 Township BIRCHDALE Lake/River Name SANK LAKE (RDS)
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 - PROPERTY PURCHASED
SPRING 2026

Measurement of land involved: Width _____ Length _____ Acres _____

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

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

CONTINUE TO OPERATE SERVICE BUSINESS
FROM THE SITE ADDRESS.

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

Optional Township Board Signature

Board Position

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

NO, OAKS TREE SERVICE LLC WILL CONTINUE
TO OPERATE AS WE HAVE OVER THE LAST 2 YEARS

Is the requested use compatible with the surrounding properties? Explain

OAKS IS A ON SITE SERVICE BUSINESS,
BUSINESS OFFICE IS NOT OPEN TO CUSTOMERS.

Could the use significantly depreciate near-by properties? Explain

WE USE TO STORE
EQUIPMENT AND MAINTAIN EQUIPMENT.
NEWLY CONSTRUCTED SHOP ADDS VALUE &
PLACEMENT ADDS PRIVACY.

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

YES, APPEARANCE FITS WELL WITH
OTHER STRUCTURES IN THE AREA.

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, THE USE WILL CONTINUE AS STORAGE
OF VEHICLES & EQUIPMENT.

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

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

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

Only complete applications may be placed on an agenda

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

SAMSDN SJOGREN
Applicant Name Printed

Signature

Date

8-10-26

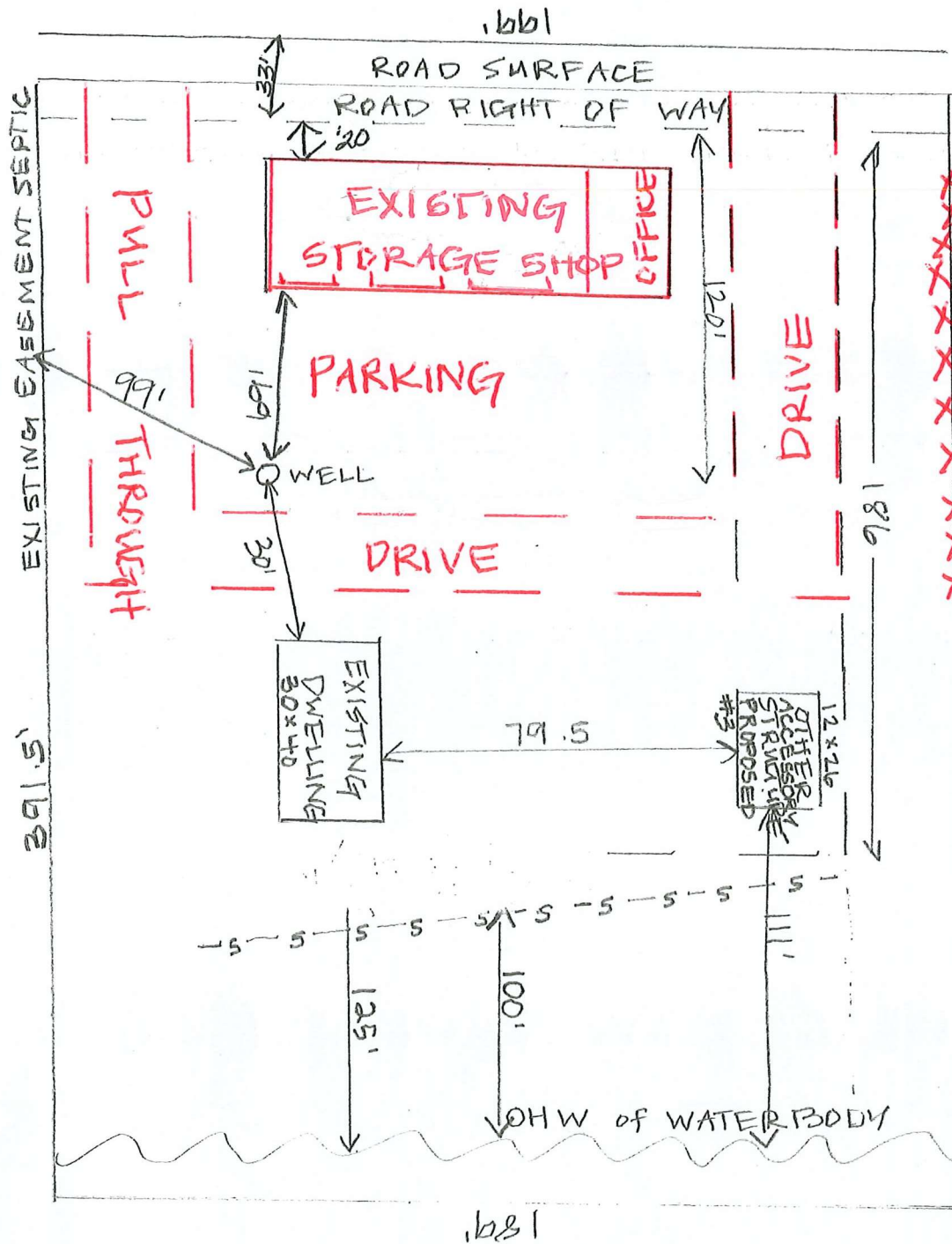
PAESHA SJOGREN
Property Owner Name Printed

Signature (If different than applicant)

Date

8-10-26

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).

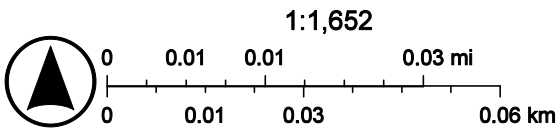


333' XXXXXXXXXX
PLANNED / PROPOSED
NATURAL FENCE /
PRIVACY HEDGE

Site Map



8/25/2026, 3:29:49 PM



Received

SEP 03 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Todd County Planning
& Zoning

PLANNING & ZONING

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

Receipt # 2026-0415

CONDITIONAL USE PERMIT APPLICATION

Applicant Adam Miller Mailing Address 23285 464th St
Site Address same Staples, MN 56479
Phone Number _____ E-Mail Address _____
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 22-0026402 Township Staples 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) attached
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 1

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

Is an upgrade needed: ☒ yes () no * design submitted and paid.

Site accessed by: (☒ public road () easement

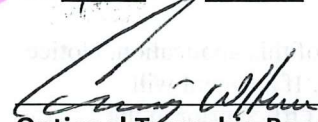
If easement, is the easement legally recorded? () yes () no

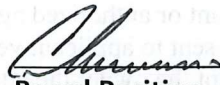
Detailed Explanation of Request:

Request a CUP to operate a truss
business up to 2 employees.
M-S. 7:00 A.M. to 9: P.M. Most days 7:00/8:00 A.M. to 6: P.M.
Contract / Retail

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

Yes ☒ No _____ Date of the meeting: 07 / 13 / 26


Optional Township Board Signature


Board Position

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

No, but may be a little increase in traffic

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

Yes

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

No, nearest neighbor is 1/4 mile

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

Appearance will be well kept
Mostly indoor storage

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

Minimum Noise

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION
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Long Prairie, MN 56347

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Only complete applications may be placed on an agenda

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

Adam Miller
Applicant Name Printed

Adam Miller
Signature

7/29/26
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

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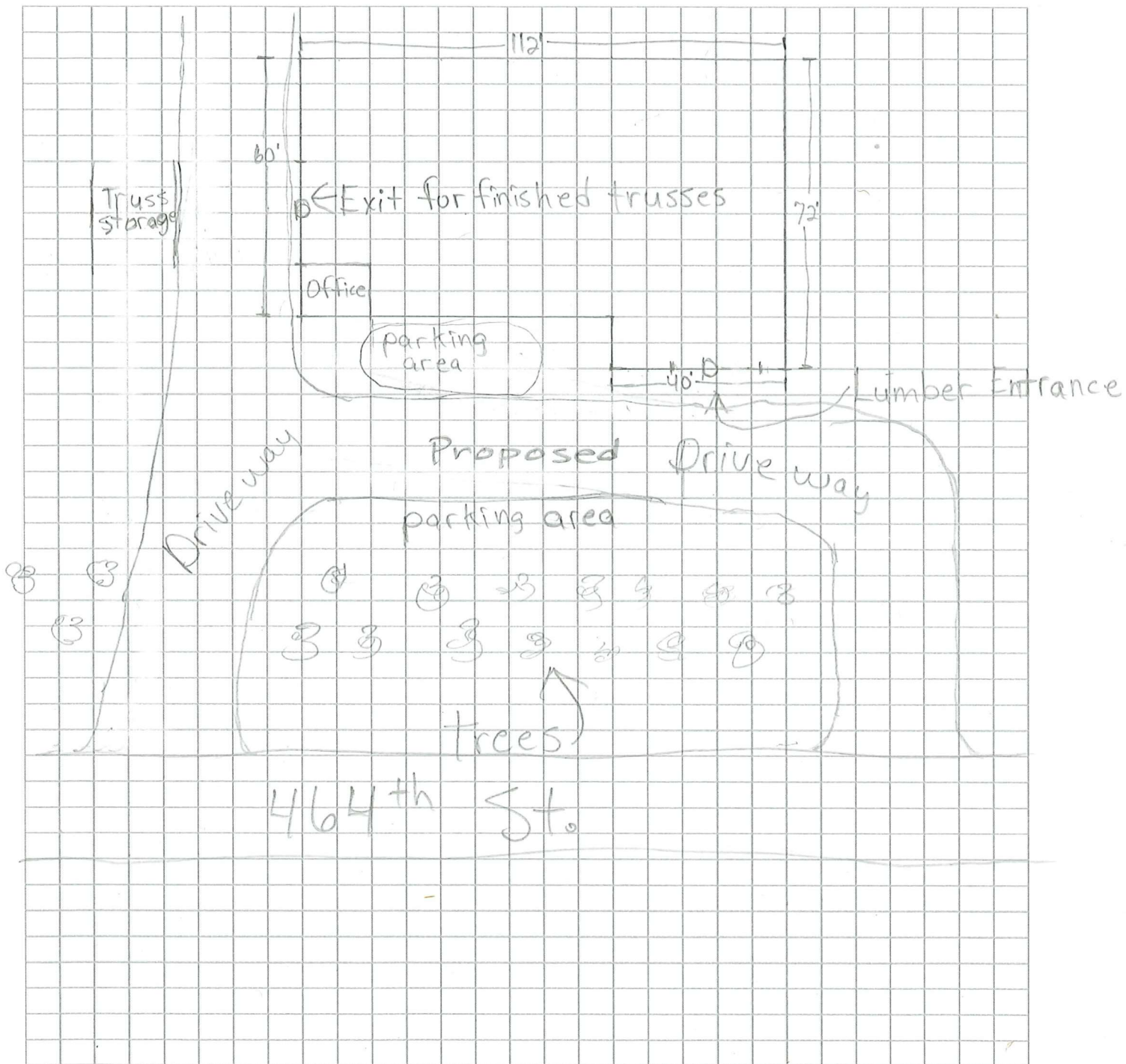
1 block $\square$ = 6' x 8'

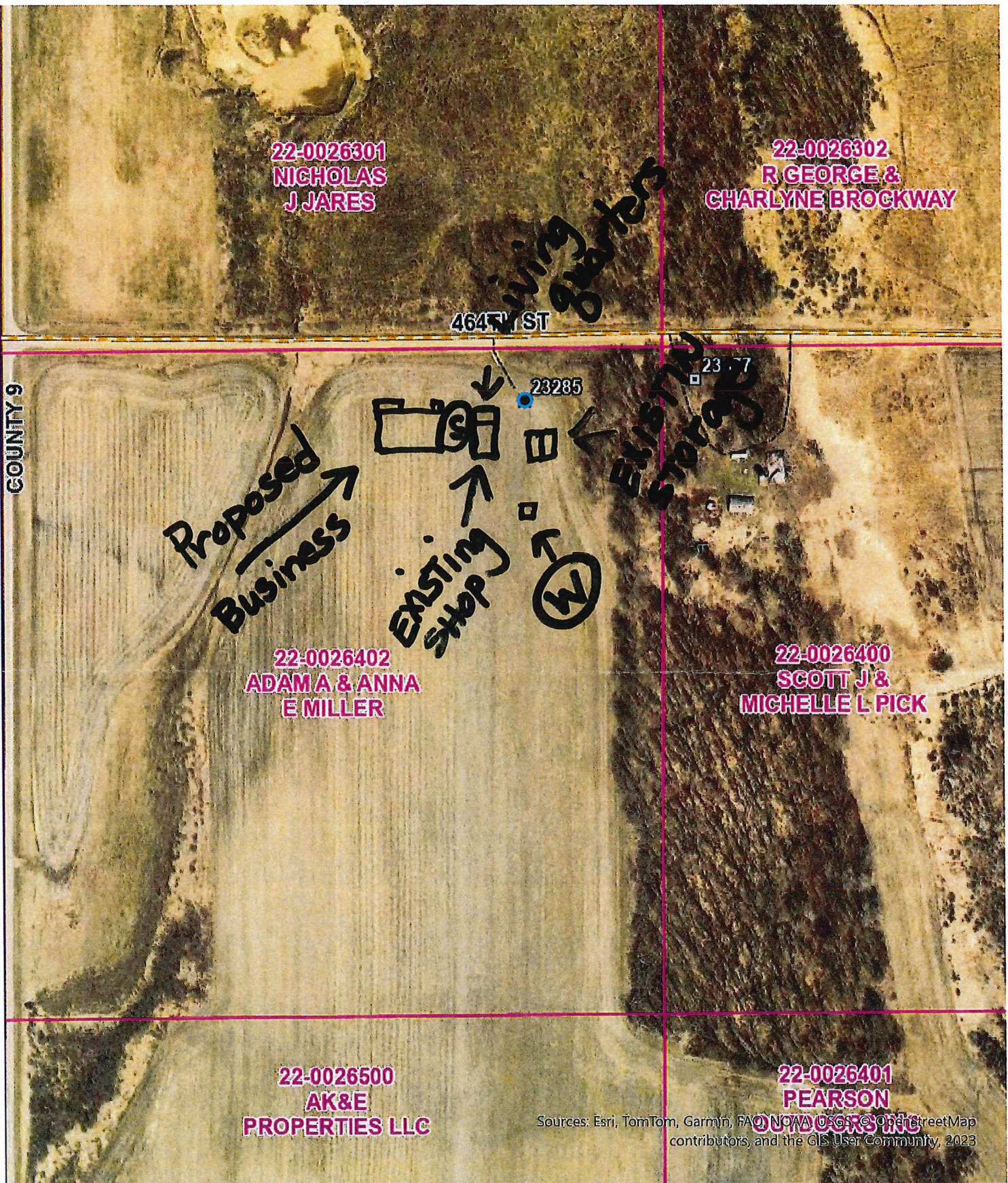
D = door

↑
South

Site Plan

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





COUNTY 9

22-0026301
NICHOLAS
J JARES

22-0026302
R GEORGE &
CHARLYNE BROCKWAY

464TH ST

Proposed
Business

Existing
shop

Existing
storage

22-0026402
ADAM A & ANNA
E MILLER

22-0026400
SCOTT J &
MICHELLE L PICK

22-0026500
AK&E
PROPERTIES LLC

22-0026401
PEARSON

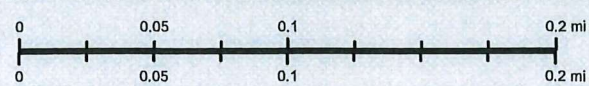
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Todd County
MINNESOTA



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GIS Site Map



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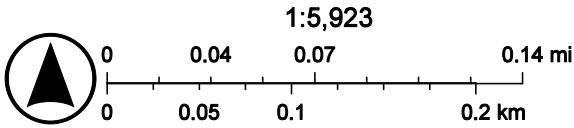
Printed on:
Tuesday, July 7, 2026

Site Map



8/26/2026, 9:32:48 AM

- | | |
|--------------|-----------------|
| Address | Parcels |
| Road Network | Township |
| CSAH - PAVED | Section |
| TWP - GRAVEL | Quarter Quarter |
| Driveways | |



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