WHERE THE FOREST MEETS THE PRAIRIE
Todd County
MINNESOTA • EST. 1855

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The following is the agenda for **Thursday, December 3rd, 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 regarding 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 November 5, 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. **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.

2. **Daniel J. Yoder:** Section 19, Round Prairie Township
   Site Address: 23806 170th St., Long Prairie, MN 56347
   PID: 21-0021400
   1. Request for CUP for a Finishing Business from the site in AF-1 Zoning District.

3. **Joni E. Yoder:** Section 07, Iona Township
   Site Address: 17132 Co. Rd. 14, Clarissa, MN 56440
   PID: 13-0007200
   1. Request for CUP for a Woodworking Shop with a sign in AF-1 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: January 7, 2026**

RR Planning Commission Meeting Minutes

November 5, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit completed by Adam Ossefoort and Jim Pratt on 7/30/2026 on the Kessler site
Site visits completed by Adam Ossefoort and Lloyd Graves 9/22/2026 on the Oaks Tree Service site
Site visits completed by Adam Ossefoort and Roger Hendrickson on 10/27/2026 for all other sites.

Meeting attended by board members: Chairman Jim Pratt, Vice Chair Ken Hovet, Roger Hendrickson, Lloyd Graves, 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 agenda approved as amended. Andy seconded, voice vote, no dissent heard. Motion carried.

Roger motioned to have October 1, 2026, meeting minutes approved. Lloyd seconded, voice vote, no dissent heard. Motion carried.

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

Staff Findings: Adam read through the staff report. This report is available for viewing upon request in the Planning & Zoning Office. He added we have people here tonight to add some additional information.

Public comment:

John Peters, stated he has been in the computer business for 59 years, and has run several DATA centers in his life. He does have a presentation he could give to the community that puts all of the "gobbly guck" into English and has also taught networking and data. His handout to the board is his idea of what we need to worry about on data centers (may get a copy). Started with his power-point presentation. This presentation may be viewed in full, or paper copy at the Planning and Zoning office upon request. He pointed out there are five different sizes of DATA centers, and it is based on how much electricity is used. Go out 750 homes = 1MW (megawatt), go out to 80,000 homes = 100MW (megawatts), 700,000 homes = 1,000 MW (megawatts) or 1 GW (gigawatt).
Level 1 already fits in an existing building and we already have those and requires no utility service or no zoning review .
Worry about at least 3 zoning rules on levels 2,3,4 & 5 (artificial intelligence), special considerations
Level 2 is when you have to build your own building and it requires:
1. Zoning
2. site plan

3. utility review.

Level 3- co location when 4 or 5 companies use one DATA center (landlords rents space and power to several companies within one building).
1. worry about the amount of power it uses (state has mandated they must supply their own power)
2. cooling system (closed loop system for cooling has been mandated by state, however, add to ordinance as state statutes sometimes change and we want this to remain in place).
Board would have to consider some companies are fly by night (stock market A.I. lost 1 trillion in one day) yesterday.

Level 4- getting into the big guys, Minnesota: Meta's Rosemount campus, 715,000 sq. ft.
And Level 5 are Crypto and other type of stuff.
Take the state rules and put them in our code in case the state changes, we need to keep ours up high as we value our land and our water. The closed loop uses 30% more power but evaporation is about 100 times the amount of water you have to worry about. He has printed power point info and asked if the board received it?

Adam, yes, printed both the power point and the other sheet provided.

John, again, stated he thinks we need at least three levels in our zoning ordinance based on the size of the center.

Correspondence: None.

Board discussion:

Adam, he spoke with Chet Bodin with DEED (Department of Economic Employment Development, MN). He is the leader of the Minnesota Business First Stop, which there was some guidance he provided to you on that and actually involves a number of different State agencies together that look at Data Centers as a larger group instead of individual entities. Good resource. We haven't settled on bringing him in for a presentation, yet. His involvement is more for the path of permitting not so much in the economics aspect. We may have to look at another source to cover employment opportunites, economics, property taxes, and other similar items. He recommended sending out a community survey and learn from the community first, before we make the regulations. We can definitely do that, and we have the tools to do that electronically rather than mass mailings. 'Where the community stands' as a starting point.

Ken, what kind of time frame for doing that?

Adam, data back from survey around Jan 1st. Doesn't mean we can't develop language and structure in the meantime.

Jim, right.
Andy, do you have a sample survey?

Adam, no, Chet may have something already made up.

Adam, to recap next steps:
building some structure, at least get our Purpose and Intent section completed
Work with the survey. Post it on the website and blast it out there as best we can, and he will see if Chet has a lead on an existing survey for us.

Ken, need a committee for that?

Adam, yes, that may work outside of PC, then just submit progress notes and guidance to the board and review what has been built from the committee. Does have some people in mind and maybe a couple board members.

Jim, a lead on the economic end? That would be good for the board to hear with knowledge you need to know.

Adam, his first thought would be our County Assessor, he may have a lead or speak about that himself.

Andy, so there are state laws in existence, and do we have a clear idea of what they are?

Ken, we owe it to ourselves to do our own research there, kind of like the Cannabis.

Adam will send standards from the state in the next board packets. To the best of his knowledge there is nothing in state statute that says we must allow DATA centers. Not like Cannabis, where the statute was very clear that we must allow opportunities for Cannabis businesses.

Roger, we can be more restrictive.

Andy, you can't just say no DATA centers as no law office in the County could have their level 1 DATA center.

Adam recapped for next meeting:
Community Survey
Touch base with Chris Odden for the Economic and employment speakers.
He'll put the State standards in board packets for next time
Create a Subcommittee to help work on this outside the PC meetings

Roger motioned to table, seconded by Ken
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

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Motion carried. Tabled until next month for more information.

AGENDA ITEM 2: 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.

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

Update for November 5th, 2026

Ongoing discussions have been had with DOT. MNDOT has provided a third option for compliance with State standards.

Option #1: Shift the parallel driveway East onto private property with an easement in the property deed to ensure both proposed lots have access now and into the future.

Option #2: Remove existing access and parallel driveway and install a shared access at the proposed lot split line along with an easement to ensure that both lots have access now and into the future in the property deed.

Option #3: Keep the existing access but extended directly east into Lot 1. Removal the parallel driveway from the MNDOT Right of Way. Establish a new, separate driveway for access directly into Lot 2.

Recommendation:
A motion to recommend approval to the County Board of Commissioners with the following conditions:
1. Establishment of a 50' drainage easement across lot 1 to protect the natural drainage area.
2. There shall be no vegetative alterations within the drainage easement.
3. Driveway access from US Highway 71 shall be reconstructed in compliance with MN DOT standards prior to final platting.
4. Applicant shall abide by all other applicable federal, state and local standards.

Adam stated, what that does is keeps this moving forward, gets us through the preliminary platting stage, will allow them next construction season to make the necessary changes and work with MN DOT on what option they want to go with, get that verification that they are in compliance for final platting to the commissioners.

Correspondence received: None.

Public comment: None.

Board discussion:

Roger, when was the original house built?

John, 1951, that and the garage was built at the same time. Highway 71 in that location, according to his father, the existing driveway was Highway 71. Early 60's the highway department elevated that road. Roger pin-pointed, 1957.

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John stated the site or construction superintendent at the time agreed with John's father to allow that existing driveway as their access down in there as it was too steep to get out of there in the wintertime.

Roger stated he called up the Highway department, questioned them on what the problem was when they built it that way to begin with and told them he felt it should be grandfathered in.

John, this was certainly unexpected when Highway 71 was supposed to be 4-lane from the Iowa border to International Falls and it never happened, frustrating.

Roger, filled in part of Cedar lake in '57 and didn't think the DNR will give up any more of the lake for a 4-lane.

John, I agree. We are really in a quandary.

Ken, which option will you opt for?

John, there is a stipulation they found on the DOT website, asked for an exclusion when the rise is over 1 and six inches, so option 2 & 3 going to the South, explained the slope up to the road bed is well over the 1/6 ratio, also at the steepness are all of the guard rails, so even if we were able to climb out of there we have guard rail obstruction, and fast traffic, it would be option 1, but hoping for an option 4. DOT put that in the first place

Ken, will that option work?

John, where the right-of-way signs are we would have to put outside the second sign toward the lake. There would be pain involved.

Andy asked if the road was straight in that area?

John, straight and it starts to by Rainbow Lodge.

Roger existing driveway has sight both ways.

Andy asked where the driveway is now, what does the slope look like now? He understands how very, very dangerous it is coming out onto a highway from a slope.

John, explained.

Roger stated he thinks big government will flex their muscle until John cannot do that. No reason why that has to be done. Roger stated he has been driving that road since 1945, through all the changes and it makes no sense what DOT is trying to do.

Andy, do we need to specify one of those three options for a recommendation to the board?

Adam, no, stated we can get confirmation from MN DOT that they are in compliance prior to submitting it for final plat. An option 4 is not off the table, but must have DOT verification before moving to final.

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

1. Establishment of a 50' drainage easement across lot 1 to protect the natural drainage area.
2. There shall be no vegetative alterations within the drainage easement.
3. Driveway access from US Highway 71 shall be reconstructed in compliance with MN DOT standards prior to final platting.
4. Applicant shall abide by all other applicable federal, state and local standards.

Roll call vote commenced as follows:

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

Motion carried. This application will be heard by the County Commissioners on November 17, 2026.

Adam requested a short recess 6:36 pm to reset the microphones and reconvened at 6:38 pm.

AGENDA ITEM 2: Oaks Tree Service LLC, Samson Sjogren: Section 26, **Birchdale Township, 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.

Sam has requested to table until next month.

AGENDA ITEM 3: Emery C. Miller: Section 06, **Iona Township, Site Address:** 32422 165th Ave., Eagle Bend, MN 56446 **PID:** 03-0037500

1. Request for CUP to operate the Wholesale Production of Sheds and Chicken Coops in AF-1 Zoning District.

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

Recommendation: approval with five conditions:

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

Correspondence received: None.

Public comment: None.

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Board discussion:
On Site Visit Report by: Roger, nobody close by, nice neat place, looks real nice out there and can see no reason not to approve.

Jim, pretty straight forward application.

Andy, wholesale production?

Adam, yes.

Andy, sell them locally?

Emery, we will sell to people that resell them, usually within the state, central part of Minnesota.

Roger, there is plenty of room in the yard for trucks to turn around and a bit more traffic on the road.

Andy, goosenecks? Or semi's?

Emery, goosenecks, and the only shed used will be the 40' x 42'proposed, not the existing shed.

Jim, did you meet with the town board on that?

Emery, yes.

Adam, Sept. 14.

Andy, no issues?

Jim, if they had issues, they should be here.

Roger motioned to recommend approval with the five conditions, Lloyd seconded.

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

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes

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Andy Watland	Yes
Jim Pratt	Yes

Motion carried. This application will be heard at the County Commissioners on November 17, 2026.

AGENDA ITEM 4: Brian & Roxanne Becker: Section 04, **Round Prairie Township, Site Address:** 25158 204th Street, Long Prairie, MN 56347 **PID:** 21-0050700

1. Request for CUP for a 1.64 acre Proposed Planned Unit Development in Recreational Development Shoreland Zoning District.

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

Additional Notes:

Although the applicant is proposing this campground for family use it must be reviewed as a Commercial Planned Unit Development and is subject to these standards of the Ordinance.

Prior to final action being taken on the application, the applicant must submit the following items:

1. A site plan and/or plat for the project. (Submitted with application)
2. A property owners association agreement in a residential PUD. This is a Commercial PUD and would not be submit to this standard.
3. Deed restrictions, covenants, permanent easements or other instruments that:
    a. Properly address future vegetative and topographic alterations, construction of additional buildings, beaching of watercraft, and construction of commercial buildings in residential PUDs. (This is a Commercial PUD)
    b. Ensure the long-term preservation and maintenance of open space. (Not submitted)
    c. When necessary, a master plan/drawing describing the project and floor plan for all commercial structures to be occupied. (This is not a requirement by Ordinance but can be required by the Planning Commission or County Board if necessary.)
    d. Other documents as requested by the Planning Commission and Director that are necessary to explain how the PUD will be designed and will function.

Base density calculations were completed and provided in the surveyed drawing of the PUD.

Proposed Conditions if recommended for approval:

1. All campsites shall be provided with connection to a compliant septic system.
2. Installation of an approved septic system prior to the start of operation.
3. Establishment of a 911 address number and placement of a physical sign for emergency services.
4. Off-street parking shall be provided for all campground guests.
5. Campground is limited to 8 camp sites as identified in the application. Additional campsites shall require the review of the Planning Commission.
6. Applicant shall abide by all applicable standards of Section 7.16 and 7.17 of the Todd County Planning and Zoning Ordinance.
7. Applicant shall abide by all other applicable standards including but not limited to the Minnesota Department of Health.

If recommended for denial, factual findings to deny the application shall be established on the record. Findings shall be connected to the property and the standards identified in the Ordinance.

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On Site Visit Report by: Roger

Correspondence received: Yes. Chuck Blankenship, 24771 204th St., Long Prairie, MN 56347
Shawn & Hattie Schwingler, 725 Windemere Dr., Plymouth, MN 55441
Tim & Lori Eiesland, 20098 & 20108 247th Ave., Long Prairie, MN 56347
Verlyn and Barb Ruiter, P.O. Box 266, Leota, MN 56153
Doris Peterson,19786 245th Ave., Long Prairie, MN 56347
Casey and Chelsey Tollefson, 20491 Fitcher Drive
Darrell Bacon, 18756 US 71, Long Prairie, MN 56347

These letters were read out loud by Adam for the record. You may view each one in full, upon request at the Planning and Zoning office.

Public comment:
Dean Schultes, township supervisor, more importantly, he and his wife are residents of Lake Latimer. The way this is all coming down the pike is backwards. He thinks the Planning and Zoning office requires permits, attendance at a township meeting, which didn't happen and we didn't know anything about this until they attended a township meeting and told us what they were proposing. He stated it is encouraging to know anyone who wants to do work on his property, just go ahead and do it and then get an after-the-fact permit at twice the fee, but at least you don't have to go through the process of getting all of the permits, so it might be worth your money. His concerns as shared by the neighbors who wrote letters, the property to the West is a VRBO. He has been e-mailing the last couple days, the owner, Hannah who lives in Mesa, Arizona and the other owner lives in the twin cities. They are trying to sell this property and who would pay the kind of money this property is worth knowing there is a campground next door. There can be an issue with noise and extra activities and he has read a couple comments on the VRBO renters, most are good, but there are a couple on there that thought they would have a private space, and these people are from Fargo, Minneapolis and St. Cloud who just want to vacation for a few days. This could also potentially affect their sale price and property values, privacy issues and noise issues. Personal e-mail from Hannah stated an additional seven or eight campers, anyone could agree, on a relatively small parcel would bring concerns. The extra noise and privacy issues will affect property values and overall character of the lake area. Three out of five properties stated same issues and are not in favor of this going through. They want peace and quiet with their families too. The other concern has been listed as safety. There is only about twenty feet of buffer between the lake and the road, he has had to stop twice for kids running out on the road. It is just not the place to have a camp site. One of the busiest roads in the township. One concern is the proposed pool is 20' X 40' with patio, straight East of this VRBO and that will affect the property as far as noise and what not. How are they going to screen this? Vegetative or solid screen? Latimer is small, work hard to keep it clean, has met maybe forty of the fifty some property owners and it is a nice, closely knit community. Why he is concerned. Will affect property values. He stated as far as he is concerned, with all these ordinances, the Planning and Zoning office lacks enforcement. He can tell of numerous examples of this, just around Lake Latimer, and he can imagine what goes on in the County. So it is for the above concerns that you deny this request for this Planned Unit Development. Please carefully consider the information and concerns I have presented to you, the Planning and Zoning Board along with all of the other people's concerns who live round the lake.

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Jeff Langendoerfer, 25442 204th St., owner of the property on the corner of 204th and Fisher Dr., approximately six acres and we moved there about five years ago, #1 we're concerned, this is not a small endeavor, this is a commercial operation for up to seven or eight spots. He's personally driven there, and there is not enough room for seven or eight trailers let alone the cars and boats that are going to go along with that. We feel it sets a bad precedence regardless of if they paid the fines or not, because this isn't someone who has put an electrical outlet for a trailer, this is for eight spots. Basically, a Commercial endeavor. That road, and we live there year around, we know better than anybody the traffic, there is a public boat launch and there is absolutely no room on that shore for that type of activity. If all eight people decide to stay there for any extended period of time, there is no room on the shore, it is going to bring property values down. If that was to turn into a campground, it is going to steam roll. We went to the County for a permit for a two-car garage, paid for the permit, spoke to one of the people there, and we've got six acres with 320 feet of lake front and if we wanted to, they said we could put one spot down there. Hate to use the word flabbergasted, but when he saw all the pipes coming up, he drove over there and was like, what is going on? To find out there was not even a permit for it! We are already dealing with other issues across from his property. There were culverts called for on the property in front of his and they are talking about an incredible amount of houses and things in there. We want to go on record for those reasons and just say we are opposed to this, doing things first and then asking later. That's just got to stop. It just sets a dangerous precedence and it's a mess down there already.

Roger Olson, 20291 Fisher Drive, all of the concerns are legitimate complaints. On the way over he saw four docks sitting on the property. They are going to have nine docks with 20 feet to sit on, but that is on a hill with trees? Are they going to be sitting on the road? Like he has seen that in the past, one neighbor in particular? It is crazy for him to think…and he's been looking for lake homes for fifty years, and until he got to this County you could only have one trailer on your property while you were there either on vacation, or over the weekend and then it had to come off or if you are building. He does not know what changed. He looked at a lot of lake homes and heard that every time. Hopefully you guys will consider safety, if there are that many campers the number of little kids running across that street, which is on a curve and traffic is too fast. He has seen them going 40 and 50, until they hit somebody, and then it is too late. Who's going to monitor the 10 PM quiet time? They are not going to be sitting in the trailers they will be sitting outside. Are we going to have the Sheriff out there all of the time?

Jeff Gotheir, 19842 245th Ave., on the SW side of Latimer, purchased his house back in 2018, one of the biggest reasons he bought on this small lake was there were no commercial properties, restaurants or campgrounds. Concerned when they developed the north end of that lake they were talking commercial but they didn't, it was residential for two trailers. He drives that road during the summer multiple times, even with two trailers there is not enough room and there are people standing in the streets because there is not enough room on that lakeshore to stand around. He doesn't want to keep repeating what has already been said, but the septic system is an issue without permitting, and part of that falls on whoever oversees that, it is not only on the owner. He stated that needs to be rectified. It was done and we issued the permit and he doesn't know if the permit is right. In the notes it says it has to be a compliant septic system, and the other part says it may be compliant on the system that was put in prior. He doesn't have those answers. He knows for his own home the septic is based on the number of bedrooms not how many people stay there. Another concern, the traffic, say it is 8, anybody who has gone to a campground, there are always multiple cars and trailers. He doesn't

want to see anybody hurt. Who is going to control the noise level? If this is for family you may be able to control that, but if this is sold down the road, who is going to control that?

Dan Peyton, may be one of the longest residents, and has known this lake since 1962, passed out a handout to the board members and staff, and reviewed his hand out. This may be viewed in full at the Planning and Zoning office upon request. This is a D+ category scoring by the DNR, it is an impaired lake. Talks about of 19 water quality score out of a possible 13-77, so almost on the bottom for water quality. He did contest the DNR routes for drainage and run-off and does not have the flow correct. Clarity has a score of 9 from 9-82 so it is at the bottom. This is an impaired lake, it does not need extra pressure. This lake does not have a water turnover. It doesn't move. It is more like a big mud puddle. For this lake to go to a commercial operation, anything we do to this lake, it will remain there permanently. It won't string to the next lake. Whatever you do, be very careful on protecting this lake because whatever you do to it, it will stay in this lake. With this much pressure on this shoreline that is very thin, we will lose the trees and without the trees it will not hold the subsoil and create lots of erosion and pretty soon they won't even have a shoreline that is out of the road right-of-way. If people have to sit in the road ditch that is truly a safety concern. Poor quality of water in this lake and he is totally against this commercial operation. What are we going to do in the future? With the first 1,000 feet from the lake, we can put another fifty houses as there is another one third of the land left to develop around this lake. He hates to see all of it going into homes along this lake and would like to protect this lake.

Mathew Holt, 19685 Ember drive, Long Prairie. He stated it is nice to not be hearing his regards and apologized in advance. #1 if this was true and they put all this in without a permit and you did not make them take it out before issuing a permit, you might as well change your name to Spontaneous Zoning. It is not right. If I do it or anyone else does it, it should be ripped out and made to start over and do it right the first time, make it right. He also completely understands, from your perspective, it is your property and you do what you want with it. I don't want them messing with my land, vice versa to you. Dan brought up a good point as we are holding a decent chunk of land, but if we ever let it go, or our kids are dumb enough to do it, and it gets developed, then what? Then how many more of these are we going to have? I don't want to see it happen and I don't want to tell you what you can do with your own land but my major concern is actually the safety. It really is. He's driven it, he has bulls on Sandgrens, when he drives around there, he tries to avoid it on the weekend, it scares the living daylights out of him worried a kid is going to jump out of that ditch onto the road. Yes, it is 20 mph. and he is hauling a 1600-gallon water tank, with a one-ton truck… he is afraid of that day. He is not saying it will happen and God willing it doesn't. If we can all agree we put in right-of-way signs along there and make it safer for the people who are actually driving around there and they are in the right-of-way and they get hit, hopefully it saves the driver from it, because they chose to do. He is not saying they should do it or saying any of that above but there has got to be protection for those individuals who are driving that road day in and day out. The best option is to finish the road along the North side and we don't have to worry about this at all and they can go up and down that hill and do whatever they want all day long and can go right down to the lake for all he cares. He is guessing that is not going to happen. He prefers this doesn't have to happen but if it does, if you guys can get right-of-way signs along there and would prefer if you guys can get a road done along the North end.

Rachel Becker, one of the Beckers working toward this residence, and we can all agree that we didn't go about this the right way and we apologize and that has been rectified. It doesn't mean that is the nature of who we

are, we are not looking at this for this to be a campground for people to be coming in and coming out. We look at this as a place for our family just like many of you want it for your family. You talked about enjoyment for your family that is what we are asking for ours, so we can be together. We are looking at this residential lot from the perspective of a dad and his four children who are all grown. We could build an entire ginormous house there, big enough for all of us and we wouldn't be having this discussion and you get to do with your homes what you want to. Nobody is looking at your lots for the amount of people you have over at your Christmas table. We are looking at this for two and a half months out of twelve. This isn't a year round property, this is for the summer and you are bringing up a lot of "what ifs" and I appreciate the safety concerns for our family. We can certainly look out for that but what she is hearing is a lot of personal discretions against a property more so than about the property itself. She hopes you take that into consideration when looking at this. There has been a lot of discussion about the docks that have been removed, this being a lake that is not in good condition. That didn't happen right now. That has been happening over time and maybe that should be looked at. Maybe this shouldn't be a public lake. That is not for her to decide that is a DNR thing, she stated. She wanted to present this as operating as a campground where people are going to be renting and different people all of the time, this is for our family purpose. Same people day in and day out. Mentioned Residential, a VRBO is not residential and that is what they have next door to them where there is a different family or a different person every week. A lot of the concerns can be addressed in a lot of different manners than the way they are, but that is her personal opinion, and she appreciates the time the people have given her to listen.

Board discussion:

Roger was on the site visit. This report may be viewed in full upon request at the Planning and Zoning office. Roger stated the area allows for one to two campers. People on both sides of him that probably bought that property for peace and quiet and now proposing up to eight campers. That makes a lot of people. The fact they went ahead and put in the water, sewer and electric in with no permits. Sounds like he is hearing people do that, then they go to Planning and Zoning and get the permit. Maybe that happens and maybe it is time that stops. He addressed Brian and asked, you do your own planning and zoning, what do you do? If someone puts up a building without a permit, do you make them tear it down? It seems like that is what people are expecting. Something like that, I don't have a lot of time for. Think it is going to have an impact on the valuation of the other homeowners, more traffic, we went out there, his township put up slow signs, 20mph signs, his clerk lives there, and Roger has had to hit brakes hard during the summertime and I would have to blame the parents that they teach their kids no respect for the road. They cross the road like that, and they never look, this is my point, it will not be any different, it is just going to be a lot more kids. I think this would be a nice place or be fine if it didn't have that road right next to the lake. Talk about the road to the north. The township has discussed it, but nobody wants to put money into it. He stated it's a good idea, but it is in a bad spot. Don't like it, and that is his opinion.

Brian Becker, this is a commercial site because a residential site has individual lots on each one of those eight spots with individual addresses. That is why they went the commercial route. No intention, as far as the children are concerned, to rent any of these sites, they are all for family. He has eleven grandchildren ranging from 2-19 with the majority in the 7-19 range. Stated, they are great parents and grandparents; make sure the kids are not on the road or down to the lake by themselves. They plan on fencing the property down there so they can't get down there on their own. It is not like we are not going to take care of our kids. They are not

buying this to ruin the lake or raise hell all the time. They want to sit on the patio and watch his kids and grandkids do stupid shit. That is what it comes down to. What is wrong with that? Their grandma can have her own camper and we can sit there by a fire pit and he can actually enjoy his family. That is what it is all about. It is not about commercial this and commercial that. As far as traffic goes, he sat there over Labor Day weekend and counted cars: four cars between 9-1, and from 1-8, six cars, so to tell him it is a high-traffic road, it is not. They went out there weekends and found the traffic is minimal. Talk about the VRBO using it as a commercial property, Brian also knows his neighbor Tim, who has nothing bad to say about this. If you look from where they are, go down the line, it is all campers. We are not going to put 14 boats on the lake. They are going to put one boat, one pontoon and two jet skis. That is what they have. They do not want to tear up the lake. They want to cruise around it for awhile and the kids want to go out and play in the middle. He does not see a big issue. He has no intention of fourteen boats. That is not what they are about. Talk about the hazards of being places, they have rented property on Lake Mary in Alexandria for the last five years and have had two grandkids almost get run over by golf carts and four wheelers two lost when they wandered between the site areas they were allowed. He spent 50,000 a year on that place. All they want to do is enjoy a piece of their property and have fun with it. It is not to destroy the lake. It is not to raise heck until 3:00 am. It is not who they are. We have people come over from the VRBO and bring their kids over, had a campfire and they have a good time with his kids. Tim, the other neighbor, has come over for campfires and had a good time. Hate the fact this is all commercial, commercial, commercial when there is no intent to rent it. If you would like to put the stipulation when he sells the property or no longer has it, take the CUP off it, perfect let's do that. He and the kids, and grandkids just want to enjoy this property like everybody else. They don't want to wreck things. As far as the work that was being done prior to any of this, where he is from, if there is a road between the property and the lake it is not considered shoreland and he found out that was wrong, and he is a supervisor there. As far as the part of starting the work there, his kids are farmers and they knew they were going to be in the fields and knew they would not have time this fall to do it. We had no idea they could not do that at that point. Out in the country they do it all of the time. He digs water lines all of the time. He works on irrigation systems all of the time in this County and you see the stuff that goes on these lakeshores? He could name thousands of some of the stuff that goes on and nobody says a word. He did irrigation work on Little Birch Lake, brought seventeen loads of black dirt in and not one silt fence was down. Nothing was said about it. Not a word. It was seeded and planted and today it is grass. Should they have had a permit? Absolutely. It was a shoreland alteration permit

Roger stated the DNR is usually in on it but they didn't catch that.

Brian stated it is not his place as an irrigation contractor to deal with that. He applied for this permit because they wanted to be legit. Yes, we put the lines in and that was his fault, he admitted, and if they have to go tear it all out, they will. That is not the issue, they just want to enjoy this property. We don't want to tear the lake up.

Ken, looking at the map, you have access on both ends with roads, 204th St. and other public road privately maintained. Tell me about the private maintenance.

Brian, if it needs maintaining, we would put gravel on it.

Ken, so the others help maintain it?

Jim asked if he knew of any agreement drawn up.

Brian, they just bought this in August and doesn't know any of the residents. If a portion needed any gravel, he would just throw some down.

Roger, when it was developed several years ago, there was supposed to be separate driveways. We allowed 1 driveway to two lots, from the top of the hill, no way they could get up that hill from down below.

Ken, publicly dedicated right-of-way, but no maintenance agreement.

Roger, nothing he knows of and we have nothing to do with it.

Ken, eight lots, how big?

Brian, 25' x 40'

Ken, big enough for a trailer.

Brian, yes.

Ken, any area dedicated to parking?

Brian, they were planning on parking that side of seven. They would like to not use that one on 204 and would like to improve that grass and leave it as the play area.

Ken, is there enough area for parking?

Brian explained, if all of us were there for a Becker weekend, maybe six, seven cars, boat trailers are going back home and not stay there. Don't want to put gravel spots because we would really like the grass Not going to be used enough to tear the grass area and would rather keep the grass. The MN room is a family room where we can get together on a rain day. When he talked to surveyor, he suggested to put it in there for the space, as that is what they would like to do. Pool area, fully fenced, gated with a push button lock on it. Brian explained the yard set up and would like to not use the driveway from below as it wrecks the grass.

Ken asked if there was a good entrance drive from above.

Brian, yes, but would like to replace the sandy spots with gravel. Remove the dirt out of the ditch where the drainage is. They would like to put in trees for screening, although Tim stated he didn't want them there as he enjoys his neighbor. They have had beers together and watched the kids and had a good time.

Andy, are they concrete pads?

Brian, no, we'd probably put gravel down to control weeds.

Jim confirmed they have nine lot available.

Adam, yes.

Brian stated they have nine, but no use for the ninth one.

Ken asked what was written in on lot one.

Brian, Park Model.

Jim, are density numbers correct?

Adam, yes, and recounted to confirm.

Adam stated we have a lot of things yet to address.
1. storm water
2. Number of vehicles, parking, location and things of that nature.
Adam stated he will get a copy of Darryll Bacon's letter for the board to read outside of the office for review.

Jim and Ken would like to go look at it on another site visit.

Ken motioned to table for site visits from other members, review of Mr. Bacon's letter and more information, Roger 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. This application will be tabled.

Adam announced this will not be re-noticed so be back here on December 3rd. It will be noticed in the paper.

Jim called for a short recess at 8:14 pm and reconvened at 8:22 pm.

AGENDA ITEM 5: Raymond Birkholtz: Section 27, **Villard Township, Site Address:** 31336 Spruce Road, Motley, MN 56466 **PID:** 25-0028300
1. Request for CUP for Temporary Family Housing in AF-2 Zoning District.

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

DRAFT

Recommendation:
A motion to recommend approval to the County Board of Commissioners with the following conditions:
Correspondence received: None.

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.
2. Applicant shall obtain a land use permit for conversion of the existing structure along with the structure addition prior to recording of Conditional Use Permit.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Raymond was present as the applicant.

Public comment: None.

Board discussion:

On Site Visit Report by: Roger, who went through his report. This may be viewed in full upon request at the Planning and Zoning office. He stated it is a very nice, neat place.

Adam had a septic installed for the shop and happens to be sized for two bedrooms already and found compliant.

Raymond, correct.

Lloyd for family member?

Daughter and granddaughter

Andy once done, back to what it was.

Raymond, yes.

Roger motioned to approve with the three conditions, seconded by Ken.

1. Applicant shall abide by Section 9.17 of the Todd County Planning and Zoning Ordinance.
2. Applicant shall obtain a land use permit for conversion of the existing structure along with the structure addition prior to recording of Conditional Use Permit.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. This application will be heard at the County Commissioners on November 17, 2026.

DRAFT

AGENDA ITEM 6: Samuel Yoder -Section 09, **Germania Township, Site Address:** 43908 County 11, Bertha, MN 56437 **PID:** 09-0005900

1. Request for CUP for Retail Greenhouse for selling flowers and vegetables in AF-2 Zoning District.

Adam Miller 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.

Recommendation:

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

Proposed Conditions:

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to construction of one greenhouse as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Samuel confirmed the staff report was accurate.

Correspondence received: None.

Public comment:

Board discussion:

On Site Visit Report was reviewed by Roger: This report may be viewed in full at the Planning and Zoning office, upon request. May be more traffic on the road, very nice out there, has a loop driveway but may need more parking as it is awful close to the road and would not want people parking on the road. Would have to get permission from the road authority if you wanted another driveway.

Andy, would it be appropriate to put a no parking sign on that road?

Adam would have to check with the road authority as it is one of our most travelled roads in the County. Loren did respond to this application stating the edge of the road right-of-way is 50’ from the centerline.

Adam added plus the 35’ setback.

Samuel asked if he could have a sign for the greenhouse in the road right-of-way?

Roger, no.

DRAFT

Ken, you have no control of people parking on the road, but if it gets to be a problem with parking on the road, you could look into a "no parking" sign.

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

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to construction of one greenhouse as identified in the application. Construction of additional greenhouses will require review by the Planning Commission.
4. Applicant must obtain additional permitting and/or licensing from additional government agencies as necessary.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on November 17th, 20th, 2026.

AGENDA ITEM 8: Atlee Hershberger -Section 13, **Little Sauk Township, Site Address:** 22397 190th Street, Long Prairie, MN 56437 **PID:** 17-0011302

1. Request for CUP for Cabinet Making Business/Retail in AF-1 Zoning District.

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.
Proposed Conditions:

1. The operation shall be conducted within a permitted structure.
2. There shall be no loading or unloading of materials within the road right-of-way.
3. Off-street parking shall be provided for all business traffic.
4. Applicant shall abide by all other applicable federal, state, and local standards.

Adam did point out the current map does not accurately reflect the Shoreland Zoning area that impacts this property. The proposed structure of operation is located outside of shoreland and in the AF-1 zone.

Atlee was present as the applicant.

Correspondence received: None.

Public comment: None

DRAFT

Board discussion:

On Site Visit Report was reviewed by Roger. Little more traffic on the township road. Very nice, neat place, very sophisticated and efficient, neat, nice gravel, all grass, plenty of room.
Atlee, stated have had 53 footer trucks before and they loop around.

Roger motioned to approve...

Ken, what is going on there now?

Atlee, building cabinets.

Ken, for how long?

Atlee, four years.

Ken, apparently no complaints about noise from the neighbors.

Atlee, the only thing is the exhaust, and it is not that loud.

Adam attested they were having a normal conversation near the exhaust and it posed no problem.

Andy, hours of operation?

Atlee 7:00 am to 5:30 pm, sometimes after supper if he is really feeling energetic.

Andy, trying to keep it fair.

Adam, he could add hours of operation if you feel the noise would be an issue.

Jim, if no noise, not necessary.

Roger's motion was seconded by Ken with the four conditions.

1. The operation shall be conducted within a permitted structure.
2. There shall be no loading or unloading of materials within the road right-of-way.
3. Off-street parking shall be provided for all business traffic.
4. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

DRAFT

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on November 17th, 2026.

AGENDA ITEM 9: Henry Gingerich, Eastwood Estates Plat Two: Section 09, **Gordon Township, Site Address:** 19941 139th Ave., Osakis, MN 56360 **PID:** 10-0006401

1. Request for 3.39-acre one lot Plat in General Development Shoreland Zoning District.

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.
Proposed Conditions:

1. New accesses from the road shall be approved by the road authority prior to installation.
2. Applicant must abide by all other applicable federal, state, and local standards.

Henry was present as the applicant.

Correspondence received: None.

Public comment: None.

Board discussion:

On-Site Visit Report was reviewed by Roger: Stated current vegetation is grass and trees, very nice spot.

Ken motioned to recommend approval with the two conditions, Andy seconded as presented.

1. New accesses from the road shall be approved by the road authority prior to installation.
2. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on November 17th, 2026.

AGENDA ITEM 10: Paul Hershberger: Section 08, **Little Sauk Township, Site Address:** 18701 County Road 93, Long Prairie, MN 56347 **PID:** 17-0005500

1. Request for CUP for Retail Lumber Yard with proposed 48’ x 84’ addition to existing structure in AF-1 Zoning District.

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.
Proposed Conditions:

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

Paul confirmed the staff report was accurate.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report was reviewed by Roger: The only thing is maybe more traffic on the County roads, current vegetation is grass, very well kept and neat all the way around, plenty of room for loading and unloading products.

Ken, If you get that second driveway you will loop all the way around?

Paul stated the drivers will pull right through the proposed building and unload with a bridge train and if they can't turn around in there, they shouldn't be driving.

Jim, you will be selling mainly lumber?

Paul, lumber, windows, doors, same as his current place. He is just relocating. Everything will be indoors.

Ken, planed lumber?

Paul, all planed.

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

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

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on November 17th, 2026.

AGENDA ITEM 11: Chrissie B. Miller Section 25, **Wykeham Township, Site Address:** 15690 344th Street, Eagle Bend, MN 56446 **PID:** 28-00219014 & 28-0021900

1. Request to Rezone the SW ¼ of the NW ¼ of Section 25, Township 131, Range 35 from R-10 to AF-1 Zoning District.

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

Section 5.06 Zoning Amendments.

A. The County Board may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines. Such amendments shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the County as reflected in the Comprehensive Plan or changes in conditions in the county.

Recommendation:

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

Proposed Conditions:

1. Applicant shall update feedlot registration and verify compliance with MN 7020 and Todd County Feedlot standards.
2. Applicant shall abide by all other applicable Federal, State, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Visit Report was reviewed by Roger: Nice place and just to rezone that one parcel. No reason not to.

Adam stated originally the feedlot registration was tied in with the parcel that now his brother owns and another one his dad owns. When the property was split, they had to obtain their own registration and in order for Chrissie to be at a more desirable number of animal units, he needs to rezone, otherwise, he is capped at nine animal units.

Jim added it should have been AF-1 to begin with.

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

DRAFT

1. Applicant shall update feedlot registration and verify compliance with MN 7020 and Todd County Feedlot standards.
2. Applicant shall abide by all other applicable Federal, State, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on November 17th, 2026.

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

Adam, no new info, still waiting to hear back from BWSR for their review, so the only thing would be if the board had anything to discuss.

Ken, seems to be heavy handed on the "fines" for non-compliance and how often have we levied that fine?

Adam, that is our existing language, and we have never issued an administrative penalty order as we have approximately 99% compliance in Todd County. The Soil and Water staff really take on the compliance of the buffer program, and our ordinance is there for the enforcement, if we need it. They have been able to achieve pretty much full compliance by just getting out there, working with people, getting them to plant the buffers or move fences, so it has never been an issue, at least in my time and have not heard of issues in the past. We have always had really strong compliance in Todd County already.

Ken stated it has a lot to do with your staff, being ahead of the game, he is sure.

Adam agreed by just continuing to stay in contact with the people and let them know what needs to be done and if there are any cost share projects we have incorporated into it or different things like that.

Jim, the other thing is if you don't make the fines big enough it doesn't mean anything.

Ken made the motion to table until we hear back from BWSR, seconded by Roger.

Roll call vote commenced as follows:

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

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Motion carried to table until December 3, 2026.

Adam stated he will get the letter from Darrell Bacon in the mail to the board members and the new DATA centers info.

Tim and Jim both felt letters should have a time limit like the public comment and Adam will look into it from a legal standpoint.

Ken motioned to adjourn and Lloyd seconded. Voice vote to adjourn the February Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourn 9:09 PM.

DRAFT

Received
AUG 17 2026
Todd County Planning & Zoning
Receipt #2026-0474

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

Accepted 8/18/2026 KLM

CONDITIONAL USE PERMIT APPLICATION

Applicant OAKS TREE SERVICE LLC SAMSON SJOGREN Mailing Address 10249 ALCOTT DR

Site Address ~~60000~~ 10247 ALCOTT DR - SAUK CENTRE MN 56378

Phone Number 3204295119 E-Mail Address sam@oakstreeservicellc.com

Property Owners Name & Address (if not applicant) _____

_____

Parcel ID(s) 03-003750D Township BIRCHDALE Lake/River Name SAUK 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 (X) 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 (X) no

Site accessed by: (X) 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** X **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

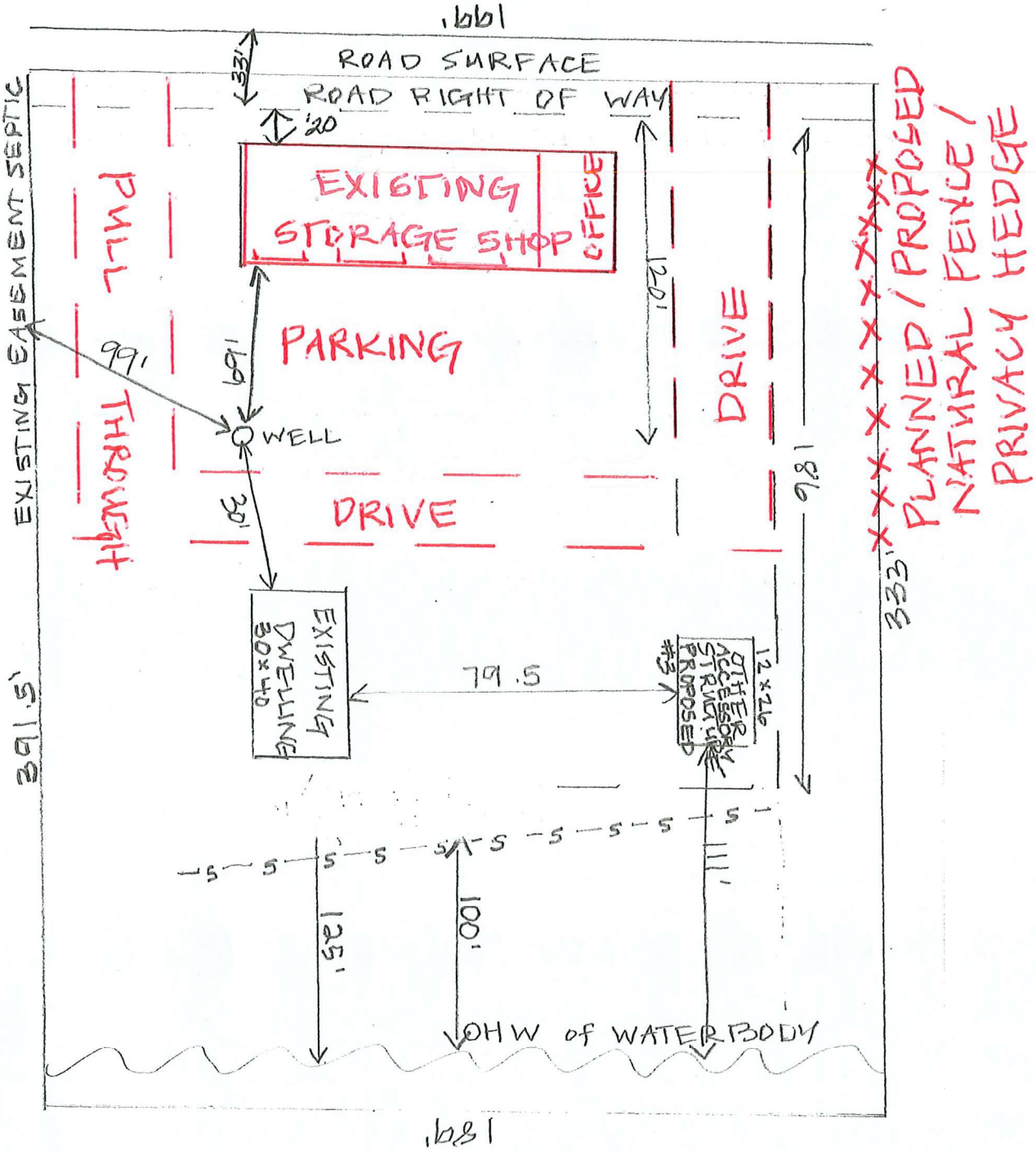
Fee: $600.00 or After-the-Fact Fee: $1,200.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

SAMSON SJOGREN		8-10-26
Applicant Name Printed	Signature	Date
PAESHA SJOGREN	Paesha Sjogren	8.10.26
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*).


199'
ROAD SURFACE
ROAD RIGHT OF WAY
33'
20'
EXISTING STORAGE SHOP
OFFICE
PARKING
DRIVE
PULL THROUGH
EXISTING EASEMENT SEPTIC
99'
169'
WELL
30'
120'
186'
333'
PLANNED / PROPOSED NATURAL FENCE / PRIVACY HEDGE
EXISTING DWELLING 30x40
79.5
OTHER ACCESSORY STRUCTURE PROPOSED #3
12x26
391.5'
125'
100'
111'
OHW of WATERBODY
189'

Site Map



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

1:1,652

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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

Received
NOV 10 2026
Todd County Planning & Zoning

Receipt #2026-0061

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

Accepted 11/10/2026
KLM

CONDITIONAL USE PERMIT APPLICATION

Applicant Daniel J Yoder Mailing Address 23806 170th St.
Site Address 23806 170th St Long Prairie MN. 56347
Phone Number 320-732-2044 E-Mail Address _____
Property Owners Name & Address (if not applicant) Levi J Yoder
24967 170th St. Long Prairie, MN. 56347
Parcel ID(s) 21-0021400 Township Round Prairie Lake/River Name _____
Zoning District *(circle one)*: (AF-1); AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) _____
(attach if necessary)
Current tax statement or other proof of ownership attached (X) yes ( ) no

Measurement of land involved: *Width* _____ *Length* _____ *Acres* .50

Septic System: Date installed 2013 Date of latest Compliance Inspection 9/29/2026
Is an upgrade needed: ( ) yes (X) no
Site accessed by: (X) public road ( ) easement
If easement, is the easement legally recorded? ( ) yes ( ) no

Detailed Explanation of Request:
CUP for finishing business (furniture)
Family employees
5 days a week Mon thru Fri 8:00 to 5:00

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** _____ **Date of the meeting:** 11 / 09 / 26

Mark Parker — Chairman
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: $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

Daniel J Yoder	Daniel J Yoder	10-10-26
Applicant Name Printed	Signature	Date
Property Owner Name Printed	Signature (If different than applicant)	Date

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

AUTHORIZED AGENT FORM

I hereby authorize Daniel J. Yoder **to act as my authorized agent for all public hearing(s) and legal relations with this application on property located at:**

Site address 23806 170th STREET, LONG PRAIRIE, MN 56347

Section # 19 **Township Name** Round Prairie

Parcel Number(s) 21-0021400

Property Owner(s) Name(s) (print) Levi J. Yoder

Property Owner(s) Signature(s) Levi J. Yoder **Date** 11-5-26

Authorized Agent(s) name(s) (print) Daniel J. Yoder

Authorized Agent(s) Signature(s) Daniel J Yoder **Date** 11-5-26

Authorized Agent Phone Number 320-732-2044

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.

See attached

Site Map



11/5/2026, 3:18:59 PM

1:2,067

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Road Network
TWP - GRAVEL
Driveways
Parcels
Township
Section
Quarter Quarter

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

Site Map



11/12/2026, 4:20:37 PM

Address

Road Network

TWP - GRAVEL

Driveways

Parcels

Township

Section

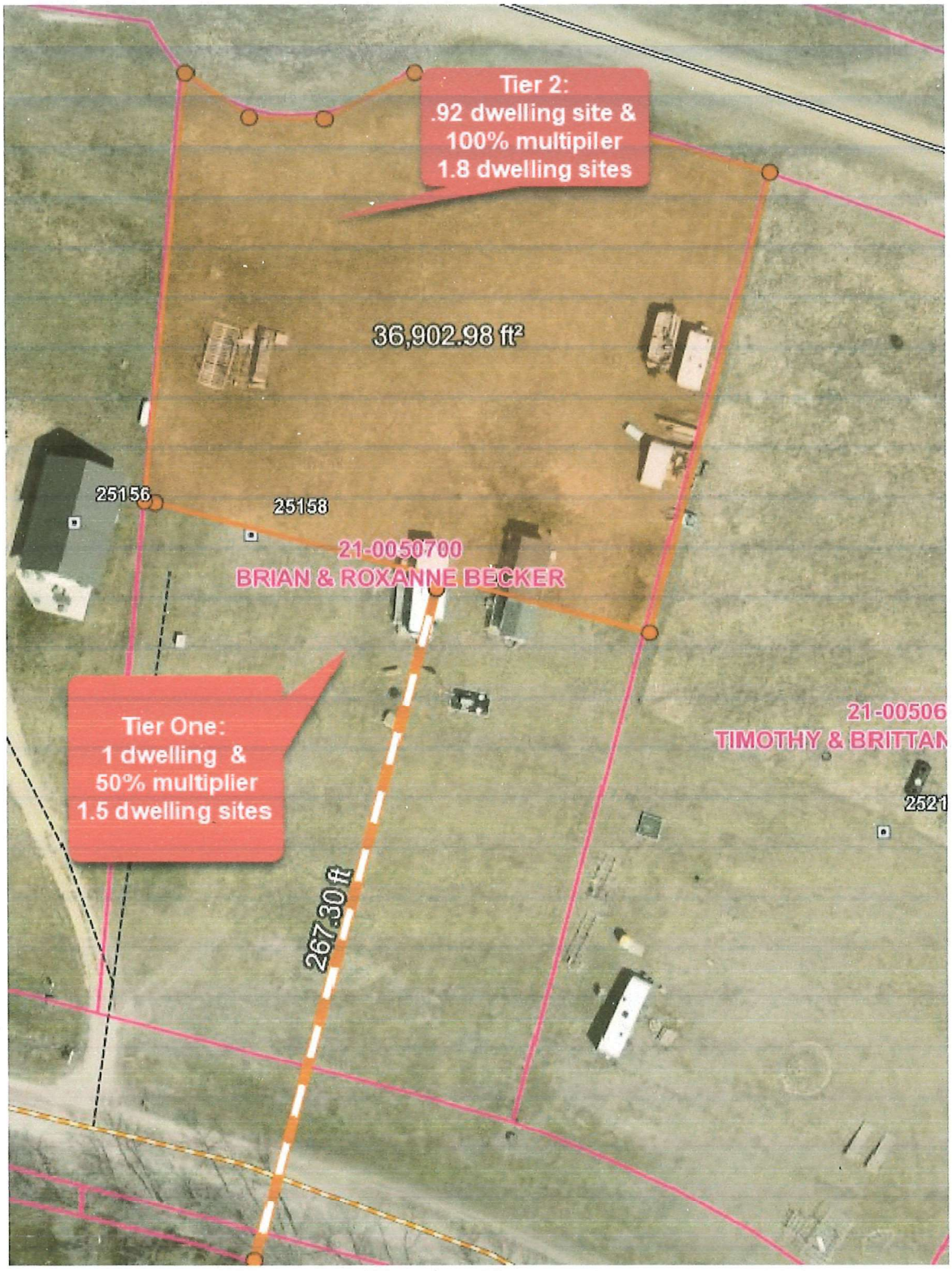
Quarter Quarter

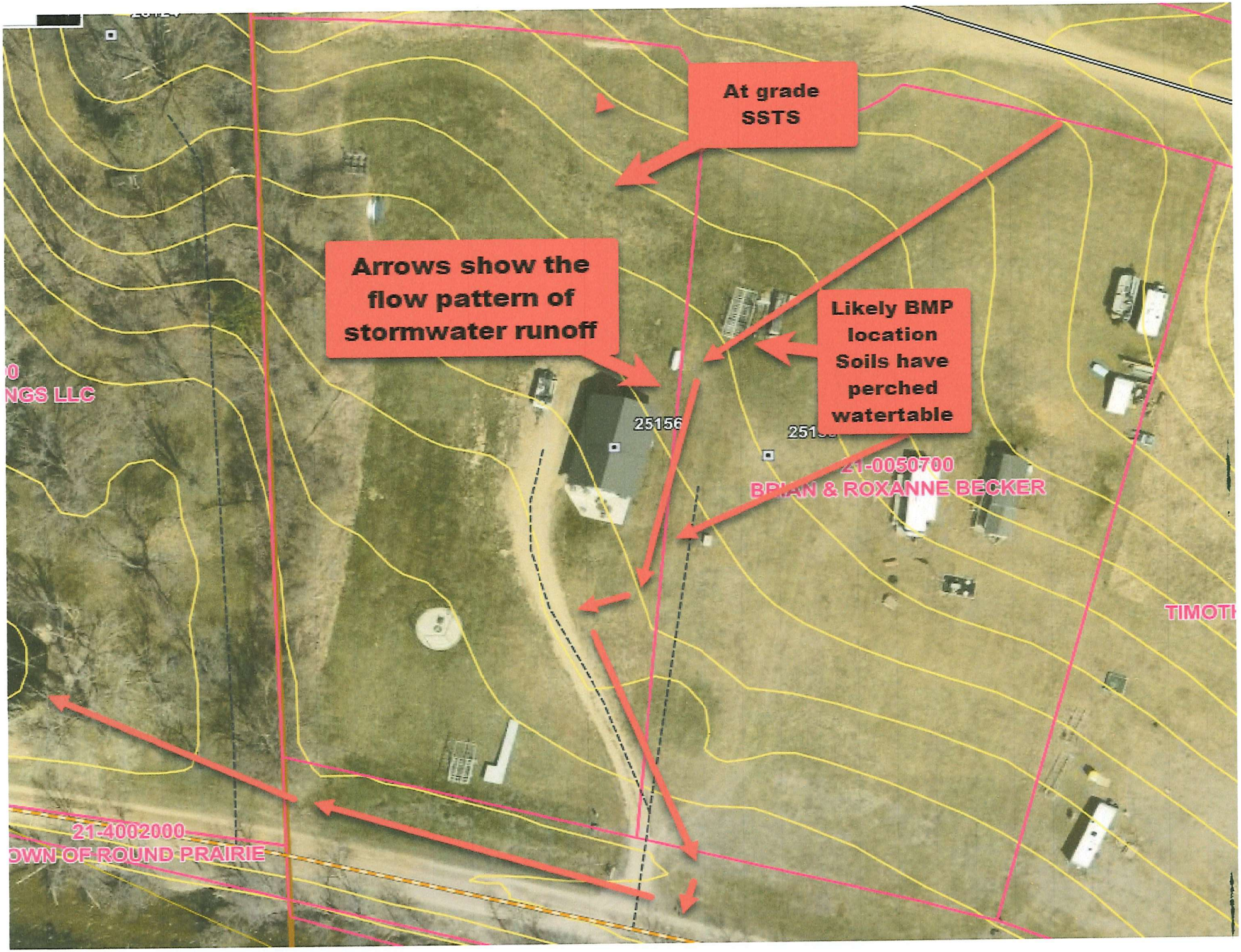
1:4,720

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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


Tier 2:
.92 dwelling site &
100% multipiler
1.8 dwelling sites
36,902.98 ft²
25156
25158
21-0050700
BRIAN & ROXANNE BECKER
Tier One:
1 dwelling &
50% multiplier
1.5 dwelling sites
21-00506
TIMOTHY & BRITTAN
2521
267.30 ft


At grade SSTS
Arrows show the flow pattern of stormwater runoff
Likely BMP location Soils have perched watertable
25156
21-0050700
BRIAN & ROXANNE BECKER
21-4002000
OWN OF ROUND PRAIRIE
NGS LLC

Conditional Use

Becker's Lot 4 Shores of Latimer

Summary

This application should be denied without review of the actual proposal because the Shores of Latimer plat is a residential plat with no intent of the use being modified to commercial use. Beckers have submitted an application based upon the assumption that a residential use can be easily changed to a commercial use within a residential subdivision. There has been no explanation as to why the use classification of Becker's lot should be changed to commercial use verses the existing approved and expected residential use. When Beckers purchased the lot they knew it was a residential lot and not a commercial lot. Any appropriate change in use classification from its original approved use must be justified. The other purchasers of lots in this residential plat expect the county to maintain the residential use classification for all the owners of lots. There needs to be a clear need for a change in the use classification otherwise the original approval is undermined and dismissed at the detriment of the other lot owners in the subdivision using the lots as originally approved.

- When a person buys a residential lot in a residential plat that buyer expects the use to remain residential. Any county changes that goes against those expectations must be reasonable and justified. The neighbors, the township, and the county must be shown to benefit from changes to previous county decisions.
- The only reason Beckers want to change the use from residential to commercial is to increase the use density to undermine the residential classification initially used by the county to limit the density to low to moderate use as described in the "Minnesota Administrative Rules--**6120.3200 CRITERIA FOR LAND USE ZONING DISTRICT DESIGNATION.**
- **Subp. 3. Land use district descriptions.**
  B. A residential district is primarily intended to allow low to medium density seasonal and year-round residential uses on lands suitable for such uses. It is also intended to prevent establishment of various commercial, industrial, and other uses in these areas that cause conflicts or problems for residential uses. Some

nonresidential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

Important clarifications that should be presented at the meeting

1. These questions address the changing of the use of the lot from residential to commercial:

Does the county recognize Shores of Latimer as a Shoreland Residential subdistrict even though the Ordinance does not specifically list any sub classifications in the Shoreland District?

Was the Shores of Latimer plat originally approved only for residential use?

Does a plat approval for residential use establish a subdistrict within the Shoreland District?

Can a planned unit development increase the use density within the Shoreland District?

Can a lot owner submit a residential planned unit development or a commercial planned unit development even though the lot is in a residential subdistrict?

Can the lot owner randomly select which one they choose to use or is there specific criteria that must be met by the lot owner before an application can be accepted?

Does the county screen the applications to see if the application has met certain criteria?

In this situation, a commercial use application is significantly different from a residential use application. Does the zoning office or the planning commission decide which application is appropriate? Is this first step decision usually made by the zoning official or is it passed on to the planning commission?

Should the planning commission as a first step determine which planned unit development is the most appropriate for this situation?

What would be the most significant criteria that would be used to determine whether Becker's lot can qualify for a change of use (commercial use verses its existing residential use)?

Does the original approved use (residential) usually trump changing the use unless there is a reasonable and justified benefit to the community to change that original use?

Would a significant increase in the use density (2 dwelling units to 8 dwelling units) under commercial use provide a benefit to the community or almost exclusively a benefit to the lot owner?

2. These questions address the density calculations of this proposal

The commercial use proposal is asking for a density increase from 2 dwelling units to 8 dwelling units and a residential planned unit development would only allow 4 or less total units.

Because Beckers are asking for a change in use; is it appropriate for them to justify this significant increase in density over a residential planned unit development?

Does the Becker application include any justifications for changing the use of the lot and the drastic increase in the density of usage?

Does the Becker application include any comparisons of commercial planned unit development compared to the more appropriate residential planned unit development?

At the time of purchase was Beckers aware that the approved density for Becker's lot was two dwelling units?

Is the existing use density based upon residential use of the lot?

Is the use density the most significant difference between a residential planned unit development and a commercial planned unit development?

Does the Minnesota Administrative Rules 6120.3800 use a different base density factor to determine the density for a residential planned unit development verses a commercial planned unit development?

If the use remains residential what would be the allowable density increase by using a residential planned unit development? (2 dwelling units increased to ____ dwelling units)

Does residential planned unit development density calculations have to qualify for a minimum number of 5 dwelling units before the plan can be considered?

Is Becker's proposal for a commercial planned unit development accurately claiming that the lot qualifies for 9 dwelling sites but are only asking for 8 dwelling sites?

Has the zoning office requested a DNR determination that the proposal is an accurate calculation of allowable density if the use of the lot is changed from residential to commercial use?

Does the density calculations assume there is no park model being located on the lot?

Can a park model be calculated the same as a travel trailer when determining the base density factor used to determine allowable dwelling sites?

Has the zoning office requested a determination as to whether it is appropriate to change the residential use of the lot to a commercial use of the lot?

Does changing the use classification of Becker's lot have to be approved before the commercial planned unit development can be approved?

Does the commission think that being able to compare the density difference between a residential plan unit development and a commercial plan unit development an appropriate consideration in deciding whether a change in use classification is justified?

Is it stated goal of the county in any of their long term zoning plans to increase the use density on any of the recreational classified lakes in Todd county?

Is there a stated goal in any of the zoning plans to protect recreational classified lakes from overuse and particularly impaired lakes from increased usage?

3. These questions address stormwater management issues for this lot:

If a lot owner proposes significant increases of impervious surfaces on the lot does the county expect that lot owner to address how the increased runoff is going to be managed?

Does the contour lines in the proposal show that the primary drainage from the dwelling sites will drain toward the neighbor's property?

Does Becker's proposal assume that all the increased runoff due to significant increase in impervious surfaces should be allowed to flow onto the neighbor's property based upon Minnesota's drainage law?

Has the zoning office researched Minnesota's runoff drainage laws and determined that Becker's are allowed to send increased stormwater runoff onto the neighboring property?

Does the planning commission expect the neighboring property to accept the increased runoff volume and accept the potential for drainage damage to the existing drainage path of the existing runoff?

Does the zoning office agree that a significant amount of this increased runoff will run along the neighbor's dwelling with the potential for erosion of the soil within 10' of the dwellings foundation?

Does Becker's proposal show where the stormwater drainage passes over the neighbor's property and eventually to the road ditch and then to Lake Latimer?

Does the planning commission consider stormwater runoff that eventually enters Lake Latimer a potential pollution source that will affect the impairment level of Lake Latimer?

Does Becker's proposal show or discuss the installation of any stormwater runoff BMP?

Is the planning commission aware of the very strong potential that Becker's lot has restrictive soil conditions that will greatly limit the design of an appropriate stormwater BMP (particularly an infiltration practice)?

Is the planning commission aware that the neighbor's SSTS (drainfield) is an at grade system due to the perched water table indicated by redox conditions in the soil?

Can a stormwater infiltration BMP be used where the perched water table (restrictive layer in the soil that greatly restricts vertical infiltration) is closer than 3' from the bottom of the infiltration BMP?

Does Becker's proposal present an analysis of soil conditions as it relates to runoff potential and BMP installation potential issues?

Does Becker's proposal adequately address stormwater issues that may influence the approval or disapproval of Becker's plan?

4. These questions address access road maintenance issues for this lot:

Is it appropriate for the zoning office and the planning commission to evaluate the access road to this proposed commercial use?

What type of road provides access to this proposal?

Is a dedicated easement for a public road mean that the road constructed within that easement is a public road?

Does the township have to accept and dedicate (takes over liability and maintenance) a road constructed within an easement before the road is actually a public road?

If the township does not maintain a road built within a public easement, who is responsible for the maintenance of that road?

Will the changing of Becker's lot to a commercial use increase the use of a nonpublic road?

Does Becker's proposal address how the increased traffic created affects the maintenance of the road and how is that maintenance paid for or performed?

Has the county required a road maintenance covenant for residential subdivisions when the township refuses to accept and dedicate the access road to the subdivision?

Is it appropriate for the county to address these issues even if the county is not the official road authority? Is the county a superior authority over the township road authority?

5. These questions address garbage removal issues for this lot:

Is the planning commission aware of the garbage issue that the neighboring short term rental property has exhibited since its start up?

Is it appropriate for a garbage container to remain on the township road shoulder all week long?

With the proposed commercial use of Becker's lot does the planning commission expect the garbage generated will be more than the short term rental property and the potential for garbage containers spending extended time on the shoulder of the township road?

Is it appropriate for the other residential property owners in the subdivision to expect garbage containers to be placed out of vision from the road other than the day when the garbage is picked up?

Becker's proposal does not address this nuisance issue, does the planning commission consider it an important issue to review?

6. These questions address vehicle parking issues for this lot:

Does Becker's proposal show vehicles being parked within the boundaries of each dwelling site?

Does the planning commission envision where all the vehicles with boat trailers, etc. going to be parked? Is it realistic that the vehicles will all be parked within the boundaries of the dwelling site?

Each vehicle represents pollution potential of stormwater runoff; Does the commercial use density cause excessive pollution potential verses the benefit of providing more people with access for the use of Lake Latimer?

Is increased use a benefit to the local community or to the county in general?

Should the proposal make a realistic assessment of where the vehicle parking will actually occur and how pollution potential can be managed?

7. These questions address open space definition and calculations

Does the planning commission have an shared vision of what should be considered open space?

Should the definition of open space as it applies to this proposal be discussed?

Should lawn area around a dwelling site be considered open space or is it appropriate to exclude a certain distance around a dwelling site as not meeting the intent of what open space represents?

The following is informational and intended to provide references to support decisions being made at the meeting.

Minnesota Stormwater Manual

Understanding and interpreting soils and soil boring reports for infiltration BMPs

Restrictive layers in soil profiles—A restrictive soil layer is one continuous layer of soil that impedes the movement of water through it. A restrictive layer will also impede air movement and root growth. Bedrock, frozen soils, dense soils, cemented soils, saturated soils, and a clay layer are examples of restrictive layers. A restrictive soil layer is capable of perching groundwater above the layer. This video provides an example of the impact of even thin layers of clay in soil.

Infiltration is limited by the least permeable or most restrictive layer in the soil profile. The Minnesota Construction Stormwater general permit prohibits infiltration in areas with less than three feet of separation distance from the bottom of the infiltration system to the elevation of the seasonally saturated soils or the top of bedrock. Other published guidance found on the California Environmental Protection Agency State Water Resources Control Board website recommends that any restrictive soil layer found within ten feet of the bottom of an infiltration BMP should be evaluated by a Professional Engineer (PE) and approved by the City Engineer.

If a restrictive layer is found within ten feet of the bottom of an infiltration BMP, the Project Engineer should evaluate whether the site is a good location for an infiltration BMP, or if another type of BMP would be more successful. Items to consider include depth to restrictive layer, restrictive layer thickness, classification of soils above and below the restrictive layer, density of soils above and below restrictive layer, depth of wet and/or saturated soils (groundwater), depth of seasonally high groundwater, area hydrology, and size of watershed draining to infiltration BMP. Additional considerations when considering a site for infiltration can be found here in the Minnesota Stormwater Manual:

Minnesota Administrative Rules

6120.2500 DEFINITIONS.

Subp. 3a. **Commercial planned unit developments.**

"Commercial planned unit developments" are typically uses that provide transient, short-term lodging spaces, rooms, or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are commercial planned unit developments.

- The Beckers may own the land and rent the sites, but the intent is not a business relationship between the landowner and the renter of the sites. Their intended use is much more a shared recreational residential use than that of a money making commercial business. Individual holding of a signal property for investment gain is not considered a commercial business by the IRS.
- True commercial use of the lot is a very inappropriate use to be allowed by the county.
    - Safety concerns is at the top of the list due to the only access to the lake is by way of crossing a township road. Not only is it increased crossing of the road, but it is the fact that there is no appropriate amount of safe access space between the lake and the road surface for any large congregation of users of the lake (8 family units using the same limited space is an appropriate safety concern for overall safety for the users of the road and the users of the lake). There is no ditch or protection for the lot owners from the users of the road.
    - The misuse of a commercial classification is being used to increase the allowed density which is misrepresenting the actual use. In the application Beckers

clearly state that the use is family and close friends. That does not represent transient commercial use of the lot. It represents residential use and the planned unit should be a residential planned unit development.

- The rights and expectations of the residential use by the neighboring lot owners should be respected by the board of commissioners and not be encroached upon by increasing the use density of Lake Latimer.

Subp. 3b. **Commercial use.**

"Commercial use" means the principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

- The Shoreland classification in the County Ordinance does not specify the two common subcategories of commercial and residential shoreland. Each application for a planned unit development must first identify why the development is considered residential use or commercial use. There is a very significant difference in the density calculations for the two different uses.
- There is clearly residential shoreland and commercial shoreland. The Shores of Latimer was approved as a residential plat with no intent of part of the plat being used for a commercial use.
- The Becker application clearly states in their application that the use is for their family and friends. Neither of these uses would be considered a commercial use.
- If Becker's lot is considered a commercial use then the proposed swimming pool would be a commercial use because it is used by dwelling site users in addition to the owner of the lot. That is not a private use but a shared semi-public use of the swimming pool. The installation of that pool would require a CU application and approval. Neighboring property owners would be greatly impacted by a swimming pool used by 8 family units and easily 16 or more people.
  - It is hard to justify expecting neighboring property owners in a shoreland residential plat to expect to be subjected to such a swimming pool.
- Lake Latimer clearly is not a lake oriented toward water oriented commercial uses. The current uses are residential, one short term vacation rental and agricultural.
  - The one vacation rental has capacity limitations (density) that match much closer to residential use than a commercial recreational park as proposed in this application.
  - It is not good planning to dishonor the residential use expectation of people purchasing property in a residential plat. There are no benefits to the other Lake Latimer residents and to Round Prairie residents in general to start to change a residential area into a commercial use area.

- Beckers are not using the lot to rent out recreational vehicles to transient users. Even if they may collect some money from the users for using the land, the users own the recreational vehicles and do not come and go from the site. The application clearly states that transient use is **not** an intended use of the development.

Subp. 13a.**Residential planned unit development.**

"Residential planned unit development" means a use where the nature of residency is nontransient and the major or primary focus of the development is not service-oriented. For example, residential apartments, manufactured home parks, time-share condominiums, townhouses, cooperatives, and full fee ownership residences would be considered as residential planned unit developments.

- Becker's lot is a residential use verses a commercial use. The main distinction is that the use is not by transient users but by intentional repeat use by the same group of users, not a group of transient users of the recreational vehicles.
- The Beckers are providing no services for the users of the lot. The users are going to be more like owners than transient users.
    - There should be a restriction that none of the users can have an ownership share in the lot. Any shared ownership by a significant number of the users would remove the commercial use classification and greatly reduce the density allowed.
    - Do not put the county in a situation where they have to police the actual use of the property in the future. The use is very borderline to qualify for commercial use and the long term status of the ownership of the property definitely affects the commercial verses residential use determination. It is inappropriate to put the policing of the use of this lot on the shoulders of the neighboring property owners when the county can avoid that problem by retaining a residential use of the lot instead of an inappropriate commercial use of the property.

Todd County Land Ordinance Definitions

Open Space, Common – a portion of a development site that is permanently set aside for public or private use and will not be further subdivided.

Park Model – for the purposes of this ordinance park model trailers shall be considered a residential dwelling and NOT a recreational vehicle (as here in defined). Park model trailers shall be considered any trailer over eight (8) feet six (6) inches in width, not including pop-outs, that cannot be towed by a pickup truck.

Parking Space – a suitably surfaced and permanently maintained area on privately owned property either within or outside of a building of sufficient size to store one standard automobile.

Surface Water-Oriented Commercial Use – the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities

Reasons to deny the density increase for Becker's lot

- ✓ Significant shoreland alteration work has been performed at their lot without obtaining a shoreland alteration permit from Todd County
  - This action shows their lack of concern for how their actions may affect their neighboring properties.
  - Increasing density of owners that do not show regard for their neighbors is a poor action.
- ✓ Dwelling density exceeding the Todd County Ordinance restriction of only one residential dwelling per each shoreland lot requires a conditional use permit which they blatantly ignored to obtain before beginning significant infrastructure installation for dwelling sites.

- ✓ **State Rules>Department of Natural Resources>Chapter 6120>Part 6120.3300** requires that dwelling unit densities exceeding those in the tables in subparts 2a and 2b can only be allowed if designed and approved as residential planned unit developments under part 6120.3800.
  - Lake Latimer's Recreational Shoreland District allows 1 dwelling unit per 40,000 S.F. of lot area
  - The illegally installed dwelling sites appear to be for 8 dwelling units within a 69,373 S.F. shoreland lot.
- ✓ State Rules>Department of Natural Resources>Chapter 6120.3800 requires a planned unit development to have a minimum of 5 dwelling sites and 50% of the total lot area must remain as open space.
  - The Becker lot has only 70,000 S.F., which leaves less than 37,000 S.F. for tier 2 where all of the dwelling units are proposed to be located.
  - With 8 dwelling units where would all the parking of vehicles be located

- Vehicles represent potential pollution and parking areas need to be considered impervious surfaces causing excessive runoff from their lot
- The lot has no designated stormwater management structures and Becker will be dealing with runoff by passing the runoff onto the neighbor's property.

✓ State Rules>Department of Natural Resources>Chapter 6120 allows density increases when using a planned unit development, but Becker's lot is drastically short of the needed square footage to qualify for 5 dwelling sites and the 50% open space requirement.

✓ Maybe the most important consideration is the unwanted and dangerous increase of activity at township road 204th street. The township has made minimal efforts to increase safety for the lot owners and that attitude will probably continue. 8 dwelling units will greatly increase the presence of children and the potential for a terrible traffic accident at the interface of the road and the people using lakeshore part of their property.

Document prepared by Darrell Bacon, one of the adjoining property owners.

Darrell Bacon

Darrell Bacon 11/4/2026

18756 US 71 320 429-5952
LONG PRAIRIE