

The following is the agenda for **Thursday, April 30, 2026 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1<sup>st</sup> Ave South, Suite 301, Long Prairie.

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

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or [toddplan.zone@co.todd.mn.us](mailto: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 Board of Adjustment Members and process review
- Approval of agenda
- Approval of April 23rd, 2026, Board of Adjustments meeting minutes
- The applicant is introduced
  - Staff report
  - Applicant confirms if staff report accurately represents the request
  - Site Visit Review
  - Public comment
  - Board review with applicant, staff, and public

**1. Parker & Heidi Kretsch:** Section 29, Grey Eagle Township, Big Birch Lake

**Site Address:** 10563 Co. Rd. 47, Grey Eagle, MN 56336

**PID:** 11-0042500

1. Request to reduce the lake setback from 100' to 93' for the construction of a deck attached to an existing cabin in Recreational Development Shoreland Zoning District.

**Adjournment.**

Next meeting: **May 28, 2026**



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855 •

Received APR 07 2026 Todd County Planning & Zoning

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

Accepted 4/9/2026 KLM

Appeal for a Variance

Applicant Parker Kretsch + Heidi Kretsch
Mailing Address 106 Lilac Ave Aurora, SD 57002
Site Address 10563 Co Rd 47 Grey Eagle, MN 56336
Phone Number [Redacted]
E-Mail Address [Redacted]
Property Owners Name & Address (if not applicant)

Parcel Number(s) 11-0042500

Section: 29 Township Grey Eagle

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Big Birch Lake

Full and Current Legal Description(s): Attached (attach if necessary)

Do you own land adjacent to this parcel(s) Yes X No

Septic System: Date installed 6/9/2009 Date of Compliance Inspection 10/2/23

Is a new system needed: yes X no STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variations Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width Lot area Lake or River setback X Bluff setback
Road right-of-way setback Side Yard setback Buildable area
Impervious surface coverage Building/Structure Height Other

Did you meet with the Township Board to present the Application for Variance?

Yes X No Date of the meeting 4 / 6 / 26

Optional Township Board Signature

Board Position

EXHIBIT 'A'

A.P.N. 11-0042500

Legal Description

That part of Government Lot Number 2 of Section 29, Township 127, Range 32, Todd County, Minnesota described as follows: Commencing at the northeast Corner of Lot 1 of Nestlebrush Subdivision, according to the recorded plat there of on file and of record in the office of the County Recorder, Todd County, Minnesota; thence on an assumed bearing of North  $89^{\circ}57'56''$  West along the north line of said Lot 1; said line being also the south line of said Government Lot No. 2; a distance of 126.88 feet; thence North  $01^{\circ}16'33''$  East 70.00 feet to the point of beginning of the land to be described; thence South  $89^{\circ}57'56''$  East, parallel with the south line of said Government Lot No. 2, 170.92 feet to the northwesterly right of way line of County Road Number 47; said point being on an 863.51 foot radius curve concaved to the southeast; thence northeasterly along said right of way line, along said curve, said curve having a central angle of  $05^{\circ}16'19''$  and an arc length of 79.45 feet; thence North  $48^{\circ}10'00''$  West; along said right of way line, 20.00 feet; thence North  $41^{\circ}50'00''$  East along said right of way line, 54.69 feet to the north line of the South 185.00 feet of said Government Lot No. 2; thence North  $89^{\circ}57'56''$  West along said line parallel with said south line, 331 feet more or less to the lakeshore of Big Birch Lake; thence southerly along said lakeshore 115 feet, more or less, to its intersection with a line which bears North  $89^{\circ}57'56''$  West from the point of beginning; thence South  $89^{\circ}57'56''$  East along said line 25 feet, more or less, to the point of beginning.

**LIST YOUR VARIANCE REQUEST(s)** and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

1.) Request to reduce the required 100-foot shoreline setback from OHWL to approximately 93 feet to allow for the construction of a deck attached to the existing cabin.

3.)

4.)

**\*\*State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

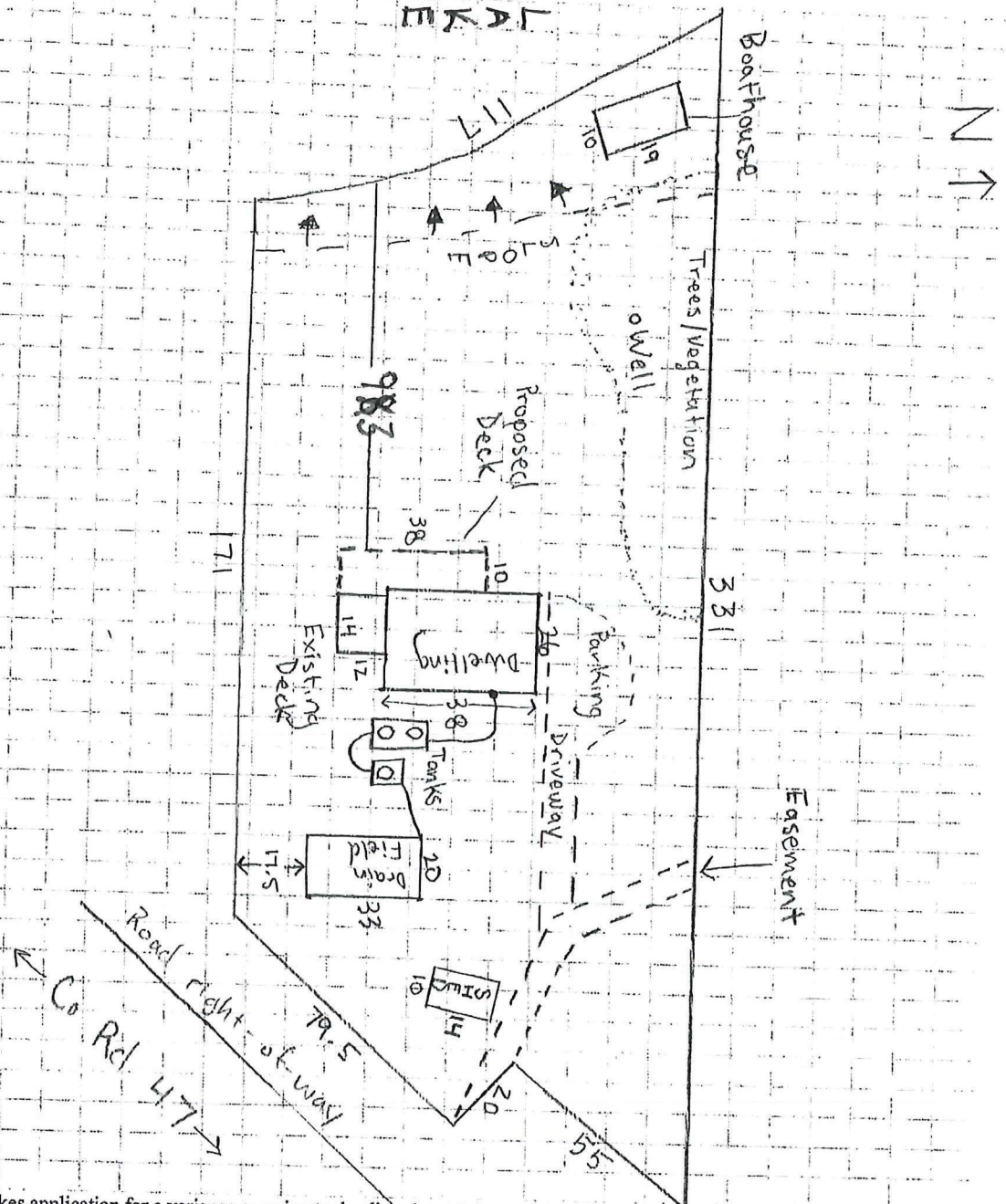
**EXPLAIN YOUR PRACTICAL DIFFICULTIES\*\* or reason why you need your request approved.**

At the cabins location as I purchased it, it would only allow for a 3-foot deck to be added. Three feet does not allow for reasonable functionality of a typical lake home deck. In order to fully appreciate the beauty of the natural resources surrounding the property/cabin, a 10-foot deck should be built pending approval. Ten feet (7-foot variance) is minimal, and BMP's for impervious surfaces will be implemented.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y)(N)

# SKETCH DRAWING



The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

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

Parker Kretsch  
Applicant Name Printed

Parker Kretsch  
Signature

4/1/26  
Date

\_\_\_\_\_  
Property Owner Name Printed

\_\_\_\_\_  
Signature (If different than applicant)

\_\_\_\_\_  
Date

Appeal for Variance

# IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

## APPLICANT INFORMATION

Name Parker Kretsch Site Address 10563 Co Rd 47  
 Phone [REDACTED] City Grey Eagle State MN Zip 56336  
 Mailing Address 106 Lilac Ave Parcel Number 11 - 0042500  
Aurora, SD 57002 Lake/River Name Big Birch

**IMPERVIOUS SURFACE:** is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

## LOT/STRUCTURE DIMENSIONS

Total lot area: 25265 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

	Existing		Proposed
1. Cabin	26 x 38	988	
2. shed	10 x 14	140	
3. Boat house	10 x 19	190	
4.			
5.			
6.			
7.			
8.			

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

	Existing		Proposed
1. Stairs	36 x 3	108	Deck $(10 \times 38) + (12 \times 1.5) = 398$
2. Driveway	140 x 12	1680	
3. Deck	12 x 14	168	
4. Parking	12 x 16	192	
5.			
6.			
7.			
8.			

**Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)**

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

We will manage rain water through the use of gutters and downspouts discharging to natural pervious areas to promote infiltration. The proposed deck will be constructed with minimal ground disturbance. The existing site grade will be maintained to prevent runoff toward the lake.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

Any disturbed areas caused by construction that are still able to receive sunlight will get reseeded with grass. Under the deck we will layer rock to main the integrity of the surface. Also, shrubs will be planted along the deck to absorb any excess moisture and further hold and maintain the pervious surface.

TODD COUNTY, MINNESOTA  
No Delinquent Taxes  
Transfer Entered  
Certificate of Real estate value received 260050/eCRV1845068

Date 02-03-2026  
Deed tax: \$1,732.50  
Todd County Property Records &  
Taxpayer Services  
PID 11-0042500

Document #: A549873

02-03-2026 at 10:37 AM  
KIMBERLY BOSL  
TODD COUNTY RECORDER  
Long Prairie, MN  
Fee Amount: \$100.00

**Return via MAIL:**

F & BANK  
101 N. MARSHALL AVE  
PO BOX 126  
SPRINGFIELD, MN 56007

(Top 3 inches reserved for recording data)

**WARRANTY DEED  
Individual(s) to Individual(s)**

**Minnesota Uniform Conveyancing Blanks  
Form 10.1.1 (2018)**

eCRV number: 1845068

DEED TAX DUE: \$ 1,732.50

DATE: January 28, 2026  
(month/day/year)

FOR VALUABLE CONSIDERATION, Cheri Citrowske, fka Cheri Gagne, a single person

(insert name and marital status of each Grantor)

\_\_\_\_\_  
("Grantor"),

hereby conveys and warrants to Parker Kretsch and Heidi Kretsch

(insert name of each Grantee)

\_\_\_\_\_  
("Grantee"), as

(Check only one box.)  tenants in common,  
 joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked,  
this conveyance is made to the named Grantees as tenants in common.)

real property in Todd County, Minnesota, legally described as follows:

*See Exhibit "A" Attached Hereto and Made a Part Hereof.*

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: 1095884).
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

  
Cheri Citrowske, fka Cheri Gagne

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on 26th day of January, 2026, by Cheri Citrowske, fka Cheri Gagne, a single person.

  
Signature of notarial officer

\_\_\_\_\_  
Title and Rank

My Commission Expires:



THIS INSTRUMENT WAS DRAFTED BY:  
Edgewater Title Group, LLC  
3601 Minnesota Dr  
Suite #870  
Bloomington, MN 55435

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:  
Parker Kretsch and Heidi Kretsch  
106 Lilac Ave  
Aurora, SD 57002

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of Government Lot Number 2 of Section 29, Township 127, Range 32, Todd County, Minnesota described as follows: Commencing at the northeast Corner of Lot 1 of Nestlebrush Subdivision, according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota; thence on an assumed bearing of North 89 degrees 57 minutes 56 seconds West along the north line of said Lot 1; said line being also the south line of said Government Lot No. 2; a distance of 126.88 feet; thence North 01 degrees 16 minutes 33 seconds East 70.00 feet to the point of beginning of the land to be described; thence South 89 degrees 57 minutes 56 seconds East, parallel with the south line of said Government Lot No. 2, 170.92 feet to the northwesterly right of way line of County Road Number 47; said point being on an 863.51 foot radius curve concaved to the southeast; thence northeasterly along said right of way line, along said curve, said curve having a central angle of 05 degrees 16 minutes 19 seconds and an arc length of 79.45 feet; thence North 48 degrees 10 minutes 00 seconds West; along said right of way line, 20.00 feet; thence North 41 degrees 50 minutes 00 seconds East along said right of way line, 54.69 feet to the north line of the South 185.00 feet of said Government Lot No. 2; thence North 89 degrees 57 minutes 56 seconds West along said line parallel with said south line, 331 feet more or less to the lakeshore of Big Birch Lake; thence southerly along said lakeshore 115 feet, more or less, to its intersection with a line which bears North 89 degrees 57 minutes 56 seconds West from the point of beginning; thence South 89 degrees 57 minutes 56 seconds East along said line 25 feet, more or less, to the point of beginning, Todd County, Minnesota.

**GREY EAGLE TOWNSHIP BOARD**

212 East State Street

Grey Eagle, MN 56336

Date: April 6<sup>th</sup>, 2026

**To Whom It May Concern:**

On this 6<sup>th</sup> day of April, 2026, information regarding a variance request filed with the **Todd County Planning and Zoning Department** provided by Grey Eagle Township residents, **Parker Kretsch and Heidi Kretsch** were presented to the board for review and discussion.

The subject of the variance request involves the property located at:

**10563 Co Rd 47, Grey Eagle, Mn 56336**


The request as described is for:

**A minimal variance appeal of 7 feet for the addition of a deck on an existing cabin.**

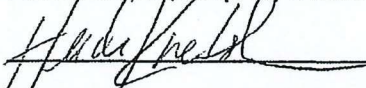
This letter serves solely as an acknowledgment that the property owners presented to the Township Board for the purpose of discussion only. **The Grey Eagle Township Board holds no authority, assumes no responsibility, and accepts no liability** in regard to the approval, denial, or enforcement of this or any other variance request. The requirement for presentation was made by **Todd County Planning and Zoning**, and not by the Township Board.

This record is provided at the request of the County as part of its variance application process.


**Signatures:**



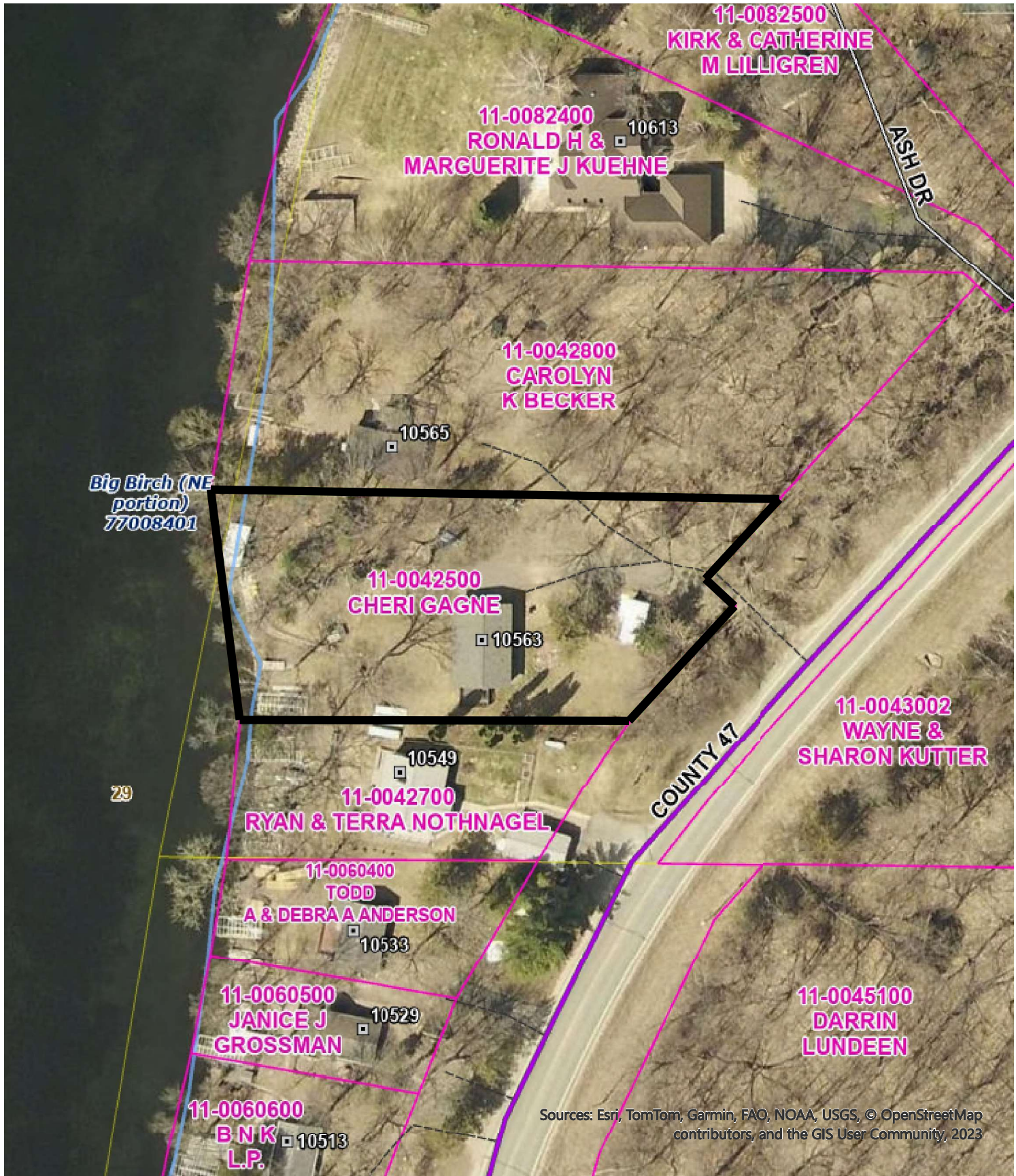
Parker Kretsch, Property Owner



Heidi Kretsch, Property Owner

 4-6-26

Chairperson, Grey Eagle Township Board, Michael A. Rohe



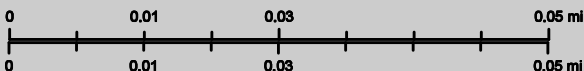
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County  
MINNESOTA



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

**GIS Site Map**



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

Printed on:  
Wednesday, April 8, 2020