



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 address: toddplan.zone@co.todd.mn.us

The following is the agenda for **Thursday, May 28th, 2026 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st 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. 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 30, 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. **Brian & Tamara Grafsgaard:** Section 20, Kandota Township, Fairy Lake
Site Address: 11377 Admiral Lane, Sauk Centre, MN 56378
PID: 14-0037400
 1. Request to reduce the lake setback from 150' to 106' for the replacement of cabin and to expand/convert from three season to four season in Natural Environment Shoreland Zoning District.
 2. **Ron & Sherri Schreckenghaust:** Section 22, Turtle Creek Township, Big Lake
Site Address: 35812 Northern Drive, Cushing, MN 56443
PID: 24-0020800
 1. Request to reduce the lake setback from 100' to 50' for the construction of existing cabin addition in Recreational Development Shoreland Zoning District.
 3. **Michael & Elizabeth Taylor:** Sections 24, Birchdale Township, Long Lake
Site Address: 11680 Bluebird Dr., Sauk Centre, MN 56378
PID: 03-0033300
 1. Request to reduce the lake setback from 150' to 89' for proposed 850 sq. ft. addition in Natural Environment Shoreland Zoning District.
 4. **Larry & Carol Broermann:** Section 09, Gordon Township, Lake Osakis
Site Address: 19000 Eastwood Dr., Osakis, MN 56360
PID: 10-0061900

1. Request to increase the allowed 15% roof surface coverage for impervious to 16% for proposed dwelling construction in General Development Shoreland Zoning District.

5. James Zagaros: Sections 03 & 04, Burnhamville Township, Mons Lake

Site Address: 20741 Flower Trail, Burtrum, MN 56318

PID: 06-0063200

1. Request to reduce the lake setback from 150' to 55' for proposed dwelling addition in Natural Environment Shoreland Zoning District.

Adjournment.

Next meeting: **June 25th, 2026**

Minutes of the Todd County Board of Adjustment Meeting

April 30, 2026

Completed by: Sue Bertrand P&Z Staff

Site visit completed by Adam Ossefoort and Bill Berscheit on 4/16/2026

Meeting attended by board members: Chair Russ VanDenhuevel, Vice Chair Bill Berscheit, Mike Soukup, Danny Payton, and Planning Commission Liaison Ken Hovet.

Staff members: Adam Ossefoort and Sue Bertrand

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

Russ called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. Each board member introduced themselves and Russ explained the process for those attending.

Dan motioned to have the agenda approved. Mike seconded, voice vote with no dissent heard, motion carried.

Ken motioned to have April 23, 2026, BOA meeting minutes approved. Mike seconded, voice vote with no dissent heard, motion carried.

Introduction of the meeting process and etiquette by Russ.

AGENDA ITEM 1: Parker Kretsch – PID 11-0042500 – Grey Eagle Township

Request(s):

1. Request to reduce the required 100' setback from OHWL to 93' to allow for the construction of a deck attached to the existing cabin.

Parker Kretsch was present as the applicant.

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

Proposed Condition(s):

1. Establishment of a X' vegetative buffer (no mow zone) along the lake frontage.
2. Applicants shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District

Parker confirmed the staff report was accurate.

Bill Berscheit reviewed his site visit report for the board. This report may be viewed, in full, upon request at the Planning & Zoning office.

Correspondence received: None

Public comment: None

Board discussion:

Russ asked to see the existing deck which Adam showed on the overhead. Asked how much of the deck will be encroaching on the 100' setback?

Discussion determined not the entire proposed deck, approximately, one third.

Bill stated two points; 1. It is a minimal request 2. You could have deck on the North end and narrow to a walkway 3' wide and still be able to join up with the South decking, without a variance.

Dan drew attention to the lack of vegetation along the lake. The pea-rock along the lake and to the boathouse is not vegetation and asked the length of that area.

Parker stated approximately 2.5' by the stairs and 6' towards the boat house end, for approximately 40'.

Sean Becker, next door neighbor, stated didn't think it was relevant as the previous owner did all that.

Parker stated he believed she had all the proper permits.

Adam confirmed, all permitted.

Parker stated everything we see was done by the previous owner, who only had the property for about two years.

Ken asked if that was pea rock and if there was anything under it?

Parker and Adam, yes pea rock with fabric underneath.

Mike asked how long Parker has owned the property.

Parker, since last January.

Parker drew attention to the photo showing erosion. Stated grass has already been planted and is now growing since the photo was taken.

Russ asked what had caused the erosion.

Parker stated she had the fire pit there and supposed with the activity around there, on a slope with the sand, vegetation doesn't grow grass well, and it got run down. Parker stated he planted fescue which has a better root system and withstands more sand and drought. Does not see it being a problem anymore, as it is very intact. He mentioned with the West wind and the waves crashing in, it is very intact and it had not moved. He has also moved that fire pit back and planted grass there. He does not see that as being a problem again, at

all. He felt the vegetation is very solid, right down to the rock shoreline and all pretty good and intact. He stated with proposed deck, it wouldn't impact very much but felt the suggested walkway would cause more impact. He plans to put on gutters so it runs to where water can be captured. He would put river rock all the way around the proposed deck and cabin and eventually plant shrubs around the cabin to help contain the run-off. The root system will help keep the ground intact.

Dan asked Bill about screening from the lake.

Bill, adequate, but could use more. Did not know if it would make 50%. Asked Parker if the access to the deck on the lakeside will have steps.

Parker, there are two sliding glass doors, which now is a safety hazard with a two-foot drop. His proposed deck will stairs to the North and East, no stairs to the lake.

Mike pointed out this cabin was built at the time it falls under present building codes. Building purposely put there before Parker owned it, underneath the present building code, is that an issue? It looks like it was purposely put where it is at. Looks like a small amount of deviation from the setback.

Adam brought up the old drawing from the 2008 permit and there was more discussion on setbacks and the intensions of the sliding glass doors too close to the setbacks.

Ken would have no trouble granting his variance request if we could take care of the erosion on the bank and address that shoreline. We need a no mow zone and buffer zone.

Bill 100% agreed with Ken. Not a bad job holding it in place, but there is potential for disaster. Asked what is in it for the lake and the public and the County? Variance goes with property. Securing this property for eternity, so in the request of the Variance, we may apply conditions that provide a "win" for all.

Dan brought up no-mow zone, from the height of the stairs going down.

Russ asked how far that would be?

Parker stated about thirty feet.

More discussion on the lakeshore slope.

Parker stated basically it is all intact except where the trees were. He offered to work with the board on improving the erosion, and what the public would want to be able to build the deck. He stated his cabin is probably back the farthest along that whole side of the lake. Very well kept and maintained and his intentions are to do what he has do to be environmentally friendly to the lake. Big Birch is a clean admirable lake. They want to maintain that and enjoy that.

Ken, let's address the erosion by the woods to become no mow zone with deep rooted bushes planted for that area.

Russ, to the North side of steps.

Bill suggested the South of the lot 10', North side of the lot 35'.

Danny no mow is at least 4" with deeper roots for stronger structure. Basically, don't mow it.

Parker, what species?

Adam stated we could help with that (outside of the meeting).

Bill obviously there were more trees before, what would Parker be willing to plant for trees?

Parker, whatever you suggest.

Danny, 50% leaf on screening and explained the reasoning.

Adam added details to the conditions.

Russ asked if Parker was okay with the amended conditions.

Parker agreed.

Ken asked about ideas for the rain from the gutters.

Discussion on river rock and depth around the base of the cabin.

Adam added a 4th condition.

Parker agreed to minimum of three inches of river rock on the lake side.

Dan motioned to approve with conditions, Bill seconded.

Conditions: (4).

1. Establishment of a 10' vegetative buffer (no mow zone) south of the lake access path.
Establishment of a 35' vegetative buffer (no mow zone) north of the lake access path. The area north of the path shall include planting of woody vegetation.
2. Property owner shall maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
3. Placement of a minimum of 3" of rock under the deck on the lake side.
4. Applicants shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	Yes

Danny Peyton	Yes
Bill Berscheit	Yes
Ken Hovet	Yes
Russ VanDenhuevel	Yes

Motion carried.

Mike motioned to adjourn and Bill seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:45 PM.

DRAFT

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 150' SETBACK FROM OHW TO 206' TO REBUILD SEASONAL CABIN DUE TO EXISTING FOUNDATION FAILURE AND EXPAND/CONVERT TO YEAR-ROUND CABIN TO PREVENT FROZEN PIPES AND PROVIDE MORE SPACE FOR GROWING FAMILY. CABIN IS CURRENTLY 208' FROM OHW.

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.**

EXISTING CABIN BUILT IN 1961 HAS STRUCTURAL ISSUES, INCL. FAILURE OF MONOSLAB FOUNDATION. REQUIRES COMPLETE REBUILD + NEW FOUNDATION, WHICH PROVIDES OPPORTUNITY TO MODESTLY EXPAND + CONVERT TO YEAR-ROUND HOUSE. EXISTING CABIN IS 20' FROM DRAINFIELD (EAST) + W/IN 3' OF BUNKHOUSE (NW). ONLY OPTIONS ARE TO EXPAND SOUTH + WEST (TOWARD LAKE) TO NOT ENCRDACH ON DRAIN FIELD OR BUNKHOUSE. EXISTING PORCH WILL BE REPLACED (SOUTH) "SQUARING OFF" + EXTENDING CABIN TO ACCOMMODATE NEW UTILITY ROOM + EXPAND BATHROOM. ALSO PROPOSING TO EXTEND 2' TOWARD LAKE TO PROVIDE MORE LIVING AREA + MAKE MORE COMFORTABLE FROM GROWING FAMILY/ GRANDKIDS.

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

SKETCH DRAWING

SEE ATTACHED

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.

BREAN GRAFSGAARD
Applicant Name Printed

Brean Grafsgaard
Signature

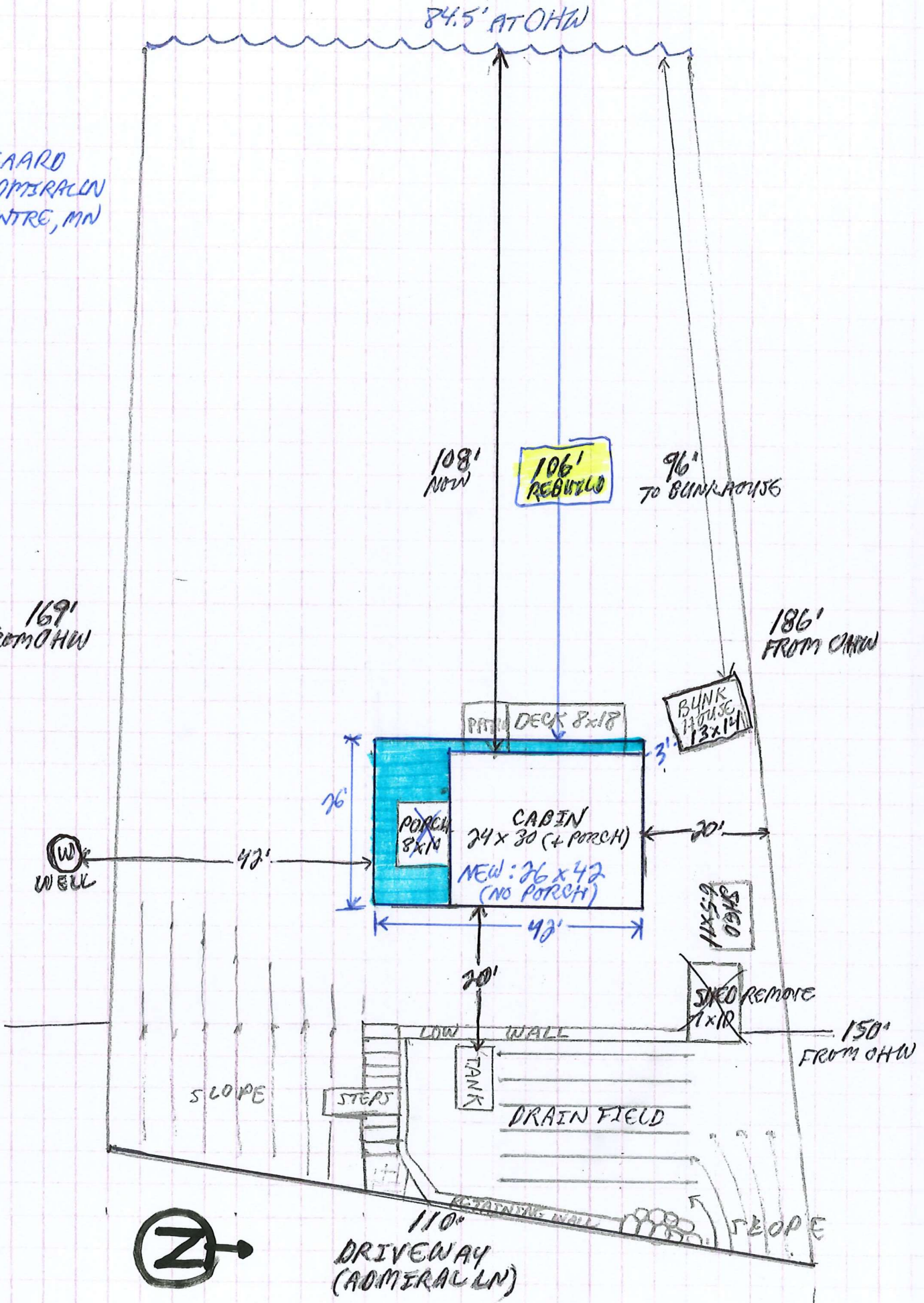
3/28/2016
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

GRAFSGAARD
11377 ADMIRAL LN
JAYK CENTRE, MN



IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name BRIAN + TAMARA GRAFSGAARD Site Address 11377 ADMIRAL LN
 Phone [REDACTED] City SAYK CENTRE State MN Zip 56378
 Mailing Address 5645 OAKVIEW LN Parcel Number 14 - 0037400
MINNETONKA, MN 55345 Lake/River Name FAIRY LAKE

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: 19,674 sq ft

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

	Existing		Proposed
1. CABIN:	14 x 30' = 720 SQ FT	CABIN:	26 x 42' = 1,092 SQ FT
2. CABIN PORCH:	8 x 10' = 80 SQ FT	—	—
3. BUNKHOUSE:	13 x 14' = 182 SQ FT	BUNKHOUSE:	13 x 14' = 182 SQ FT
4. SHED (PORTABLE):	6.5 x 22' = ~77 SQ FT	SHED (PORTABLE):	6.5 x 22' = ~77 SQ FT
5. SHED:	7 x 10' = 70 SQ FT	—	—
6.			
7.	(5.7%) 1,274 SQ FT		(6.8%) 1,346 SQ FT
8.			NET: + 222 SQ FT

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. DECK (PORTABLE):	8 x 18 = 144 SQ FT	SAME	
2. PATIO:	8 x 12 = 96 SQ FT		
3. STEPS (10):	2 x 3 = 60 SQ FT		
4. LANDINGS (2):	6 x 7 = 84 SQ FT		
5.			
6.	(2.0%) 384 SQ FT		(2.0%) 384 SQ FT
7.			Total: 8.7% 1730 SQ FT
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
REMOVE SHED	7x10 = 70 SQ FT	(B)

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.

RAIN GUTTERS TO DIVERT + PROMOTE ABSORPTION OF RUNOFF

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.

To the following described Real Estate situated in Todd County, Minnesota.

CAPTION

Lot Eleven (11) of Perkinson's Second Subdivision of a portion of Government Lot Three (3), of Section Twenty (20), Township One Hundred Twenty Seven (127) North, of Range Thirty-four (34) West, of the Fifth Principal Meridian.

LEGAL DESCRIPTION

COMPILED BY:

Home Town Abstract & Title, L.L.C.

221 Lake Street South, P.O. Box 150

Long Prairie, MN 56347

Web Site: htabstract.com

Phone (320) 732-9036

Fax (320) 732-9038

+ -

11377 ADMIRAL LN X Q

Show search results for 11377 ...

Layer List



60ft

-94.978 45.796 Degrees

Zoom In

Find address or place



Fairy
77015400

18681

14-0037500
ROSALIND
K GILBERT

11377

14-0037400
BRIAN L & TAMARA
K GRAFSGAARD

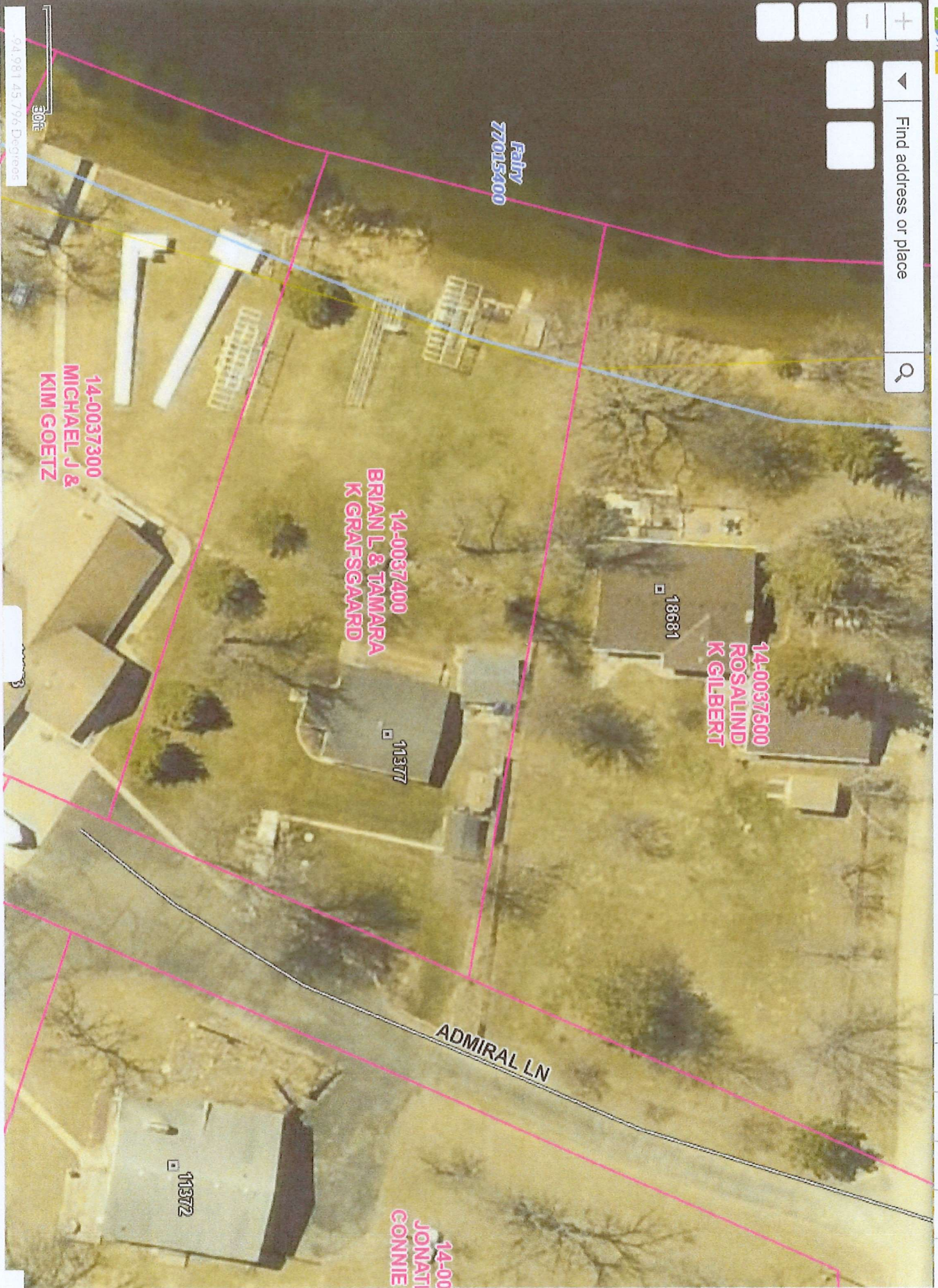
14-0037300
MICHAEL J &
KIM GOETZ

ADMIRAL LN

11372

14-00
JONATHAN
CONNIE

30ft
94.981 45.796 Degrees



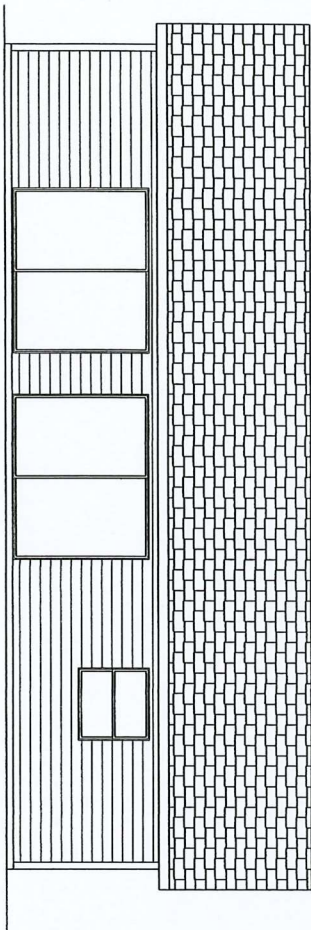
11377 Admiral Ln Aerial View



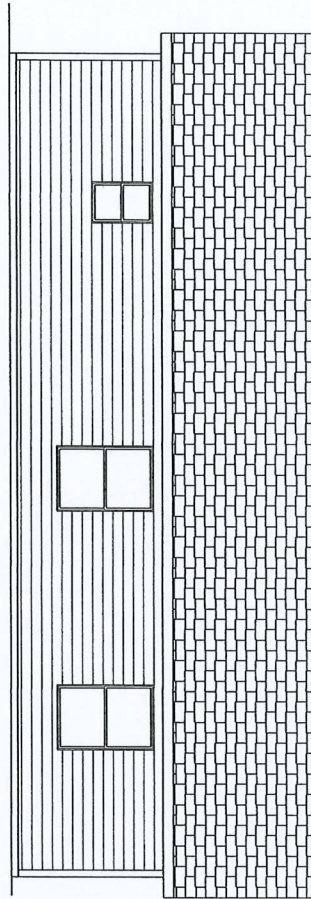
Aerial View of Existing Cabin with Porch



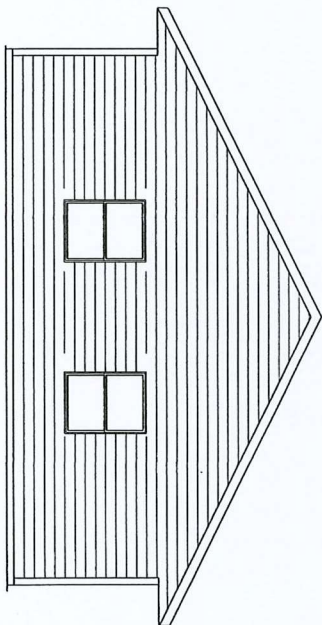
Grafsgaard | 11377 Admiral Ln | Sauk Centre, MN



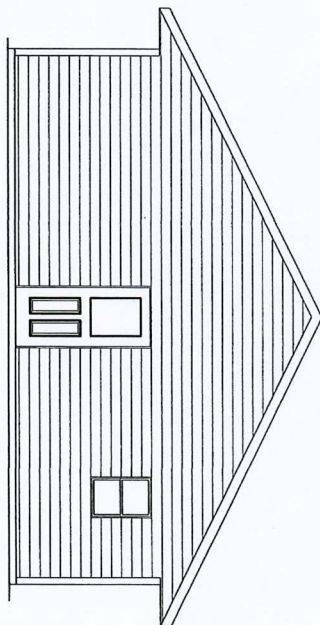
LAKE SIDE ELEVATION



ROAD SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION

ELEVATIONS

SCALE: 1/4"=1'-0"

The plans furnished were prepared by qualified draftsperson who are not registered architects or professional engineers and are for informational purposes only. The selection of correct materials is the responsibility of each contractor, the owner or user of these plans.



KRAEMER LUMBER CO.
MELROSE SAUK CENTRE
 P: 320-256-4275 F: 320-352-5255
 F: 320-256-4411 F: 320-352-6288

Client: Brian & Tammy Grafsgaard

DRAWN BY: VH

REVISIONS:

SCALE: 1/8"=1'-0"

DATE: 2-25-26

PAGE 1 OF 1



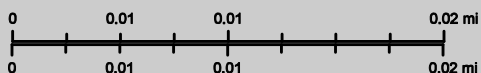
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

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:
Monday, March 30, 2020



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855 •

Received

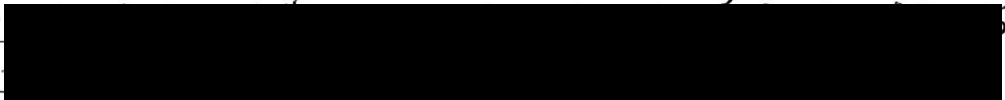
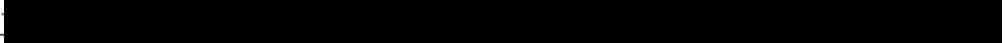
APR 10 2026

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 4/10/2026
KLM

Appeal for a Variance

Applicant Ron & Sherri Schreckenghaust
Mailing Address 12626 223rd CT NW Trate Creek Township
Site Address 35812 Northern Drive Cushing MN 56443
Phone Number Ron 
E-Mail Address 
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 24-0020800

Section: 22 Township 131 32 2

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

Shoreland (Lake or River Name): 247 feet BIG LAKE

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

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

Septic System: Date installed 9/29/2003 Date of Compliance Inspection 3/11/2026

Is a new system needed: ___ yes 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 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 No ___ Date of the meeting: 2/2/26

Robert Bryman
Optional Township Board Signature

Chairman
Board Position

Receipt # 2026-0108

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.) Reduce the high water set back to 50 feet. Current structure is 35 feet

2.) 75 feet set back would be in the middle of the driveway blocking neighbors access.

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.**

Current cabin is one bedroom - our growing family is requiring more bedrooms and overall living space.

We are also looking ahead and hoping this will be our year-round living.

We have also considered adding a basement but with the lot and water tables, that was not an option.

* See page 2 for floor plan

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

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

April 26th

SKETCH DRAWING

See attached

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.

Sherri Schreckenghast

Applicant Name Printed

Sherry Schreckenghast

Signature

4/6/24

Date

Property Owner Name Printed

Signature (if different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Ron + Sherri Schreckenghaver Site Address 35812 Northern Drive
 Phone [REDACTED] City Cushing Creek State MN Zip 56443
 Mailing Address 12626 223rd Ct NW Parcel Number 24 - 0020800
EIK River MN 55330 Lake/River Name Big Lake

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: 119,790 sq ft 51,509 per GIS

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

Existing	Proposed
1. <u>621 sq feet Roof</u>	<u>740 addition - 1371 sq feet total</u>
2. <u>216 sq ft shed</u>	
3. <u>24 sq ft shed</u>	
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. <u>120 sqft deck</u>	
2.	
3.	
4.	
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.

Adding gutters as part of addition

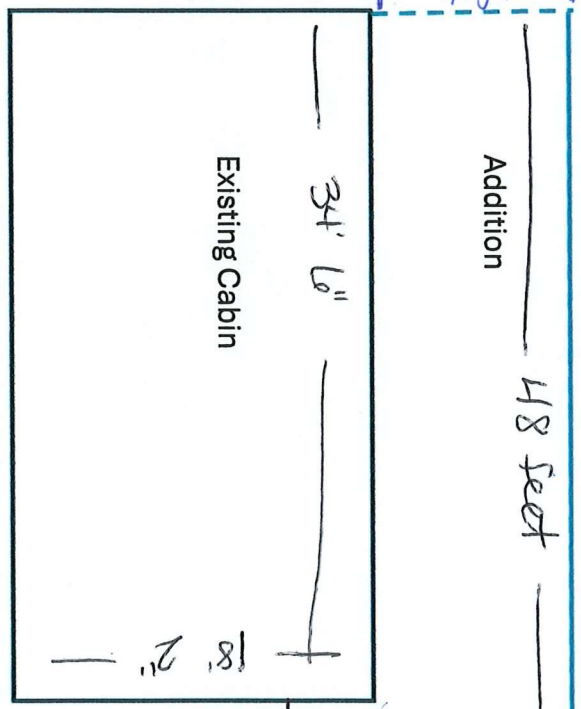
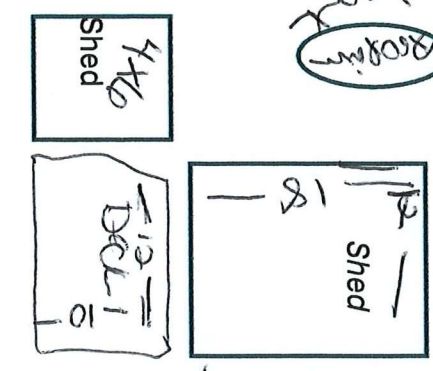
VEGETATION BMP's

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.

①

Wet Lands
Road Side 246 feet

Driveway with Easement



37 feet
Cabin to water

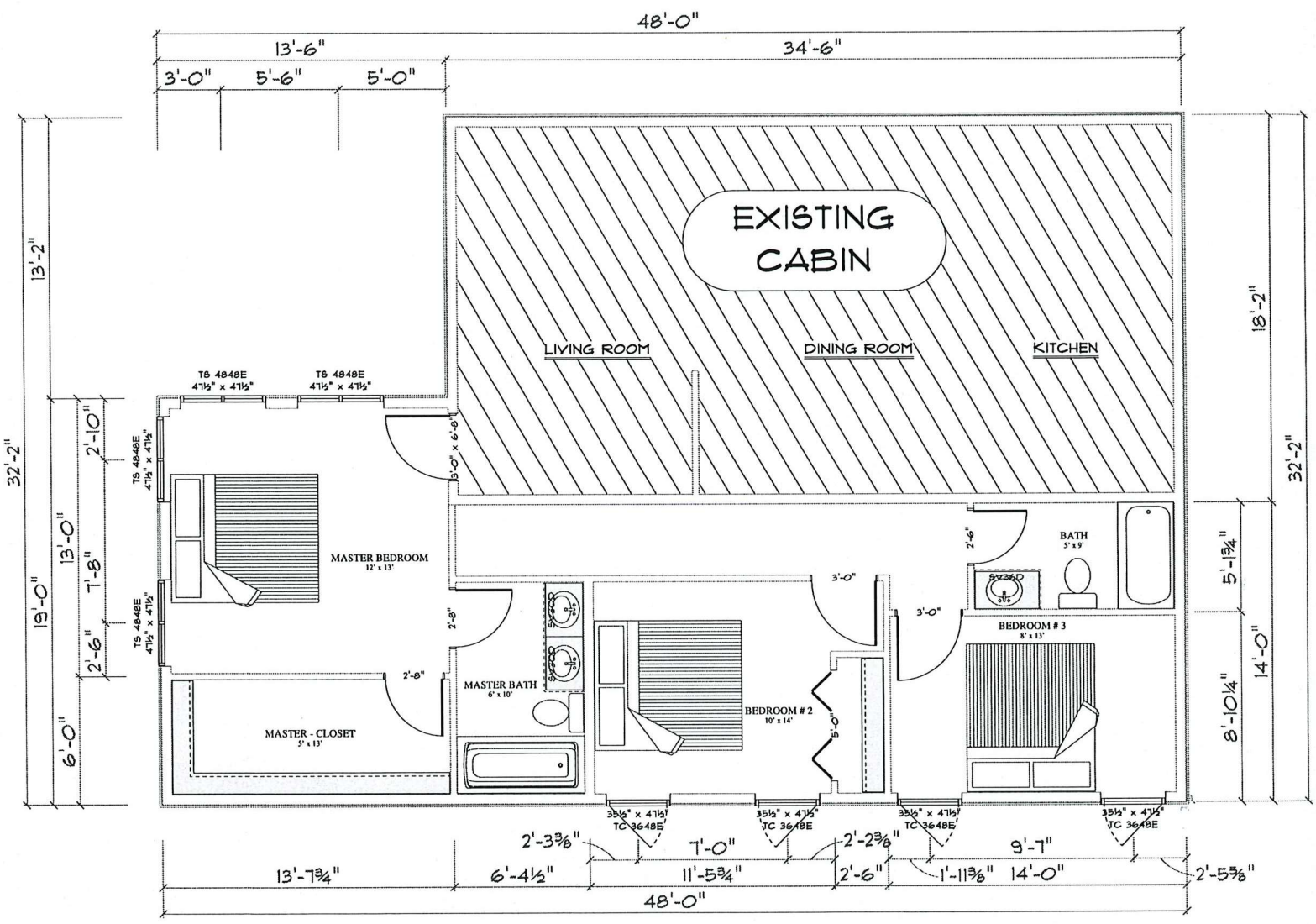
57 ft
addition to water

North end 154 feet

Lake 247 feet

South end 260 feet

2



Full & Current Legal Description

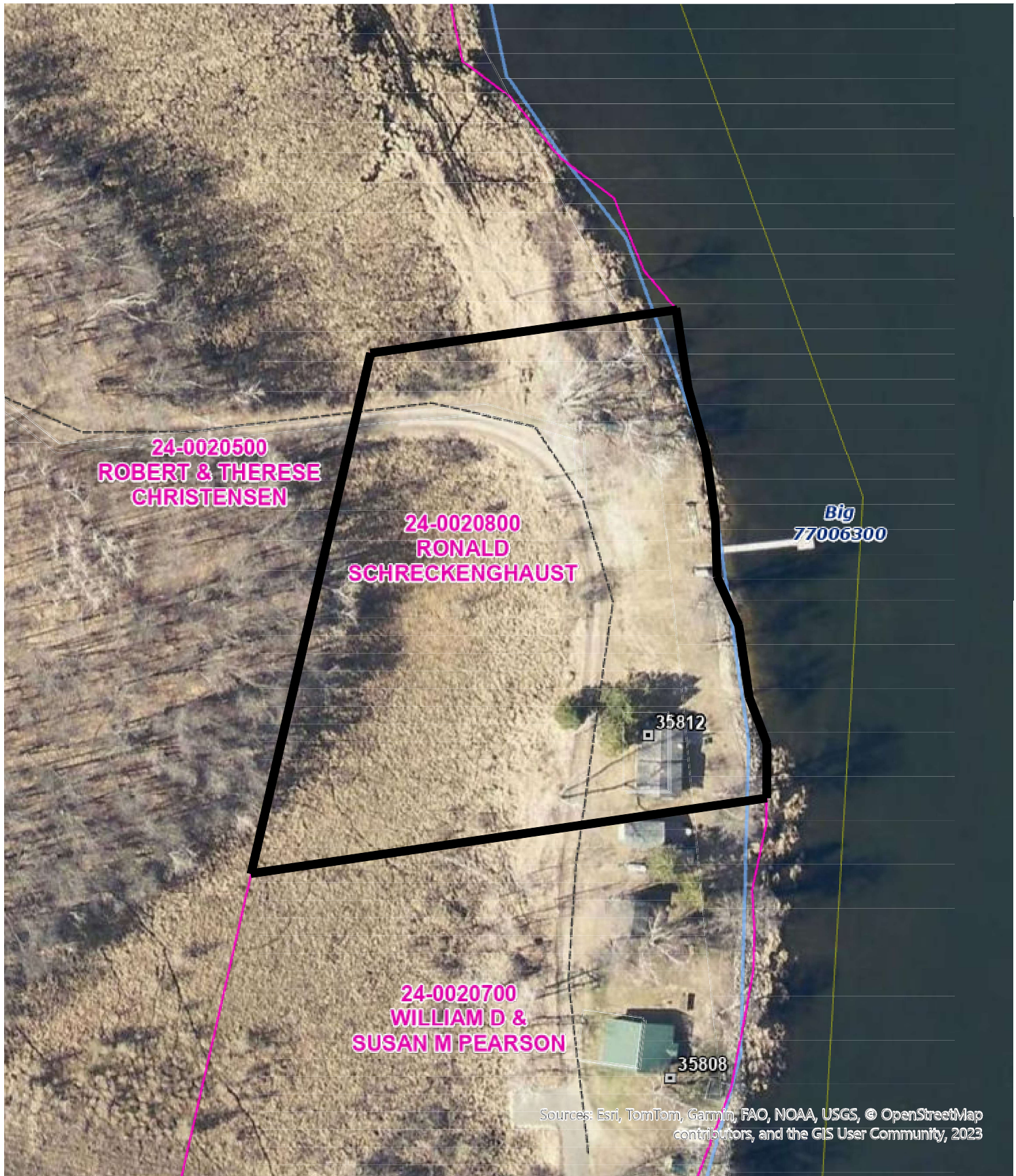
Buyer: Ron Schreckengaust Sherri Schreckengaust

Property Address: 35812 Northern Dr, Turtle Creek Twp, MN 56443

County: Todd



Legal: That portion of Government Lot 2, Section 22, Township 131 North, Range 32 West of the 5th Principal Meridian, described as follows: From the meander corner Number 21 on the north shore of Big Lake, thence South 38° 50' West 503 feet, thence South 10° 50' East 600 feet to the point of beginning; thence South 79° 10' West, 105 feet; thence South 10° 27' West, 266 feet; thence North 79° 10' East to the mean high water line of Big Lake, 105 feet, more or less; thence Northerly along the mean high water line of Big Lake to the point of beginning, a distance of 266 feet, more or less.



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

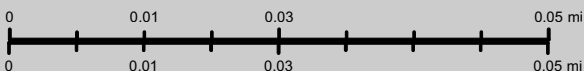
Todd County

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:
 Monday, April 20, 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855

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

Received
APR 29 2026

Accepted 5/6/26
KLM

Appeal for a Variance

Applicant Michael & Elizabeth TAYLOR

Mailing Address 1120 So. 2nd ST #1006 MINNEAPOLIS, MN 55415

Site Address 11650 Bluebird Drive Snacks Centre, MN 56378

Cell Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 03-0033300

Section: 24 Township Birchdale

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): LONG LAKE (HIGGINS)

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

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

Septic System: Date installed 9/8/1994 Date of Compliance Inspection 4-23-2024

Is a new system needed: ___ yes ___ 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

Variances Requested:

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

Lot width ___ Lot area ___ Lake or River setback 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 ___ No ___ Date of the meeting 5/26/26

Optional Township Board Signature

Board Position

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.) WE ARE SEEKING TO BUILD AN ADDITION TO THE CABIN TO ADD BEDROOM, STORAGE AND GARAGE SPACE REDUCING THE SETBACK FROM 150 FT TO 89 FT ADDING 850 SQ FT

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.

The topography of the lot is quite hilly with the buildable area mostly in the setback (150 ft) due to it being a peninsula. Building elsewhere would require fill with no guarantee of erosion control due to the topography. SEE ELEVATION MAP. Exhibit "D"

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

Have you flagged your lot? (Y) (N) To Be Flagged by May 18, 2026

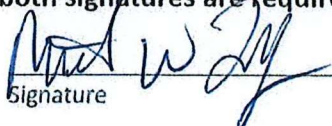
SKETCH DRAWING

SEE Exhibits "A", "B", "C"

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.

Michael Taylor
Applicant Name Printed


Signature

4/29/26
Date

Michael TAYLOR
Property Owner Name Printed

Signature (If different than applicant)

4/29/26
Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Michael and Elizabeth Taylor Site Address 11680 Bluebird Dr.
 Phone [REDACTED] City Sauk Centre State MN Zip 56378
 Mailing Address 1120 So. 2nd St. #1006 Parcel Number 03-0033300
Minneapolis, MN 55415 Lake River Name Long Lake (Higgins)

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: 5 acres sq ft

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

Existing	Proposed
1. CABIN - DIMENSIONS ATTACHED	ADDITION - DIMENSIONS ATTACHED
2. 1565 SQ FT	850 SQ FT
3. STORAGE SHED 12x20 = 240 SQ FT	
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. DECK 512 SQ FT	NO CHANGE
2. GRAVEL DRIVEWAY	
3.	
4.	
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
LAKESIDE SHED	12 x 20 = 240 sqft	15 FT FROM LAKE

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

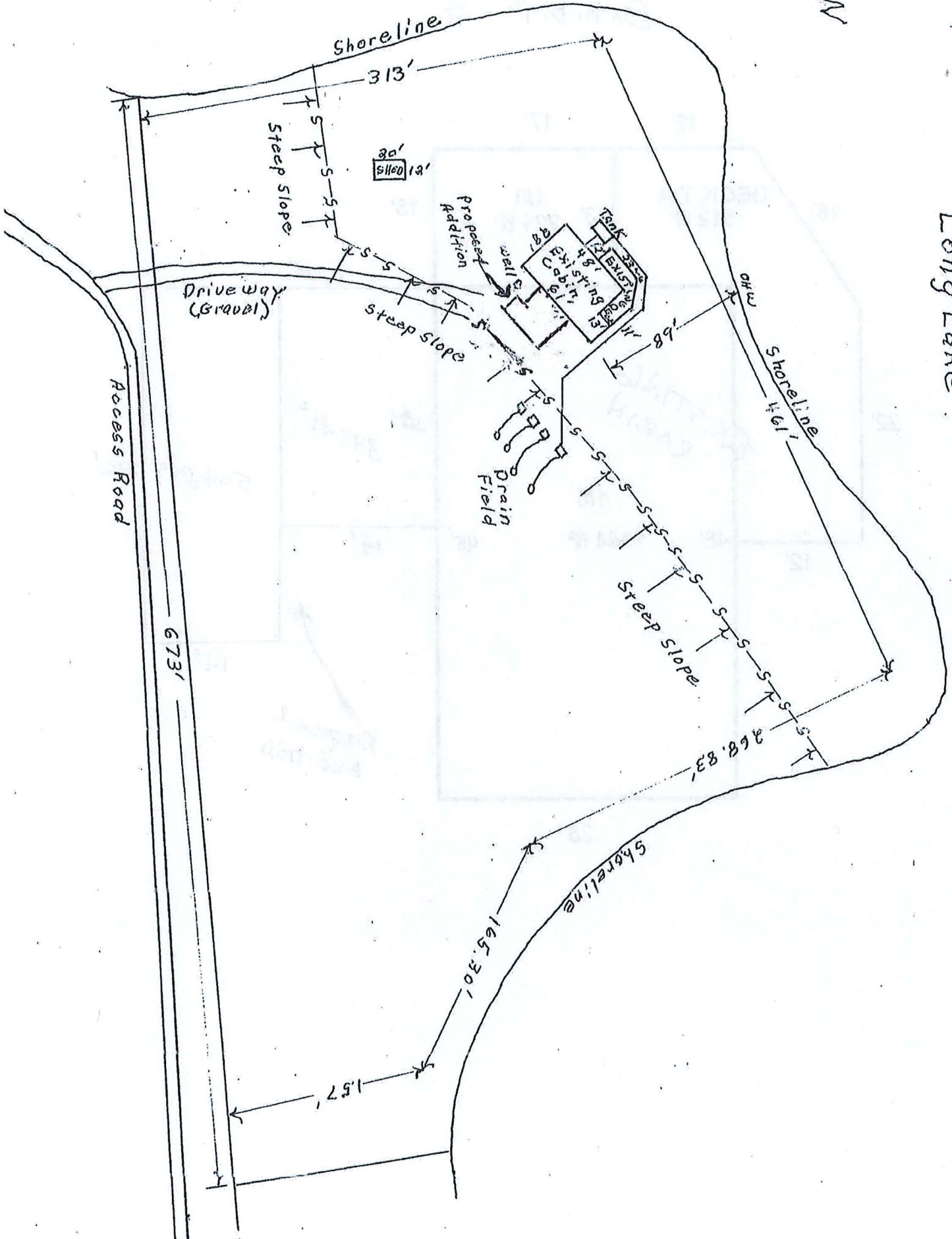
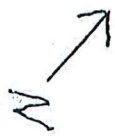
List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

WE HAVE CONNECTED WITH JOSH VOTUBA, RIPARIAN RESOURCE CONSERVATIONIST. HE WILL HELP US WITH A PLANNED NATIVE VEGETATION STRIP ALONG THE SHORELINE TO MITIGATE ANY PESTICIDE AND FUTURE RUNOFF.

VEGETATION BMP's

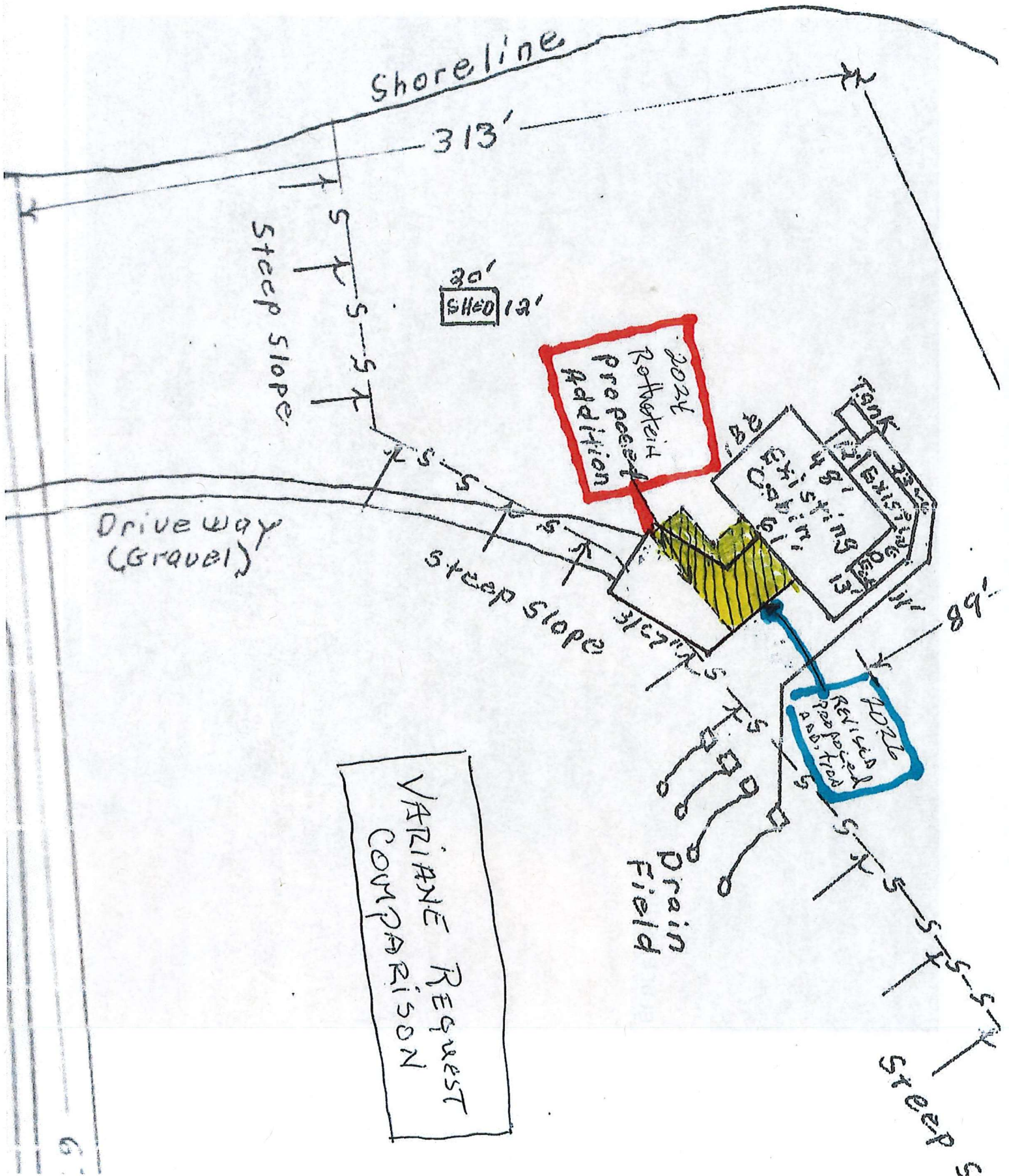
Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site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

Exhibit A



Long Lake

Exhibit "C"



VARIANCE REQUEST
COMPARISON

Exhibit "D"



TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 260096/eCRV1856528

Date 03-24-2026
Deed tax: \$1,534.50
Todd County Property Records &
Taxpayer Services
PID 03-0033300

Document #: A550552

ELECTRONICALLY RECORDED ON
03-24-2026 at 9:58 AM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return to:
HomeServices of America, Inc
6800 France Ave S Ste 610
Edina, MN 55435-2015

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

e-CRV No.: 1856528

DEED TAX DUE: \$1,534.50

DATE: 3/20/2026

FOR VALUABLE CONSIDERATION, Michael Rothstein and Janice Rothstein, a married couple ("**Grantor**"), hereby conveys and warrants to Michael Taylor and Elizabeth Taylor ("**Grantee**"), as

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

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

Legal description attached hereto and made a part hereof marked Exhibit "A"

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: _____).
- 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.

Grantor

Michael Rothstein
Michael Rothstein

Janice Rothstein
Janice Rothstein

State of Minnesota
County of Stearns

This instrument was acknowledged before me on 3/19/2026, by Michael Rothstein and Janice Rothstein, a married couple.

(Seal, if any)

[Signature]
(signature of notarial officer)

Title (and Rank): Close

My commission expires: 1/31/2030
(month/day/year)



THIS INSTRUMENT WAS DRAFTED BY:
Edina Realty Title, Inc.
6800 France Ave S, Suite 200
Edina, MN 55435

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT SHOULD BE SENT TO:
Michael Taylor and Elizabeth Taylor
1120 So 2nd St, 1006
Minneapolis, MN 55415

EXHIBIT "A"

All that part of Government Lot One (1) in Section Twenty-four (24), Township One Hundred Twenty-seven (127), Range Thirty-four (34), described as follows: Commencing at the East Quarter corner of Section 24, Township 127 North, Range 34 West; thence West (assumed bearing) on the South line of Government Lot 1 a distance of 496.30 feet; thence North $04^{\circ} 37' 30''$ West a distance of 893.53 feet for point of beginning; thence continue N $04^{\circ} 37' 30''$ West a distance of 673 feet, more or less, to the shoreline of Long Lake; thence Easterly, Southerly and Southwesterly on said shoreline to a line drawn through the point of beginning, the bearing of which is N $76^{\circ} 23'$ East; thence South $76^{\circ} 23'$ West on said line, 157 feet, more or less to the point of beginning. Together with an easement 33 feet in width, for the purpose of ingress and egress to the above mentioned tract, on the county road on the North line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ across the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the said Government Lot 1, to the above mentioned tract, to be situated at a position as directed by the first parties.



03-0033700
PAUL R & BONNILEE
M WALKER

03-0033300
MICHAEL & JANICE
ROTHSTEIN

Long (Main Basin)
77014901

03-0033201
JANNA S & ROBERT
C FLOERKE

BEUERIKU DR

11680

03-0033400
JOHN & MEGAN

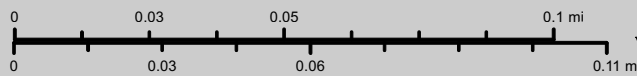
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

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, May 6, 2026



Receipt # 2026-0153
 Accepted 5/6/2026
 KLM

Appeal for a Variance

Applicant Larry and Carol Beruermann
 Mailing Address 709 120th Ave NE. Blaine mn. 55434
 Site Address 19000 Eastwood Dr. Osakis mn. 56360
 Phone Number _____ Cell Number _____
 E-Mail Address _____
 Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 10-0061900

Section: 9 Township GORDAN

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

Shoreland (Lake or River Name): Osakis General Development

Full and Current Legal Description(s): Lot 6, Block two, second addition to land end subdivision
 (attach if necessary)

Do you own land adjacent to this parcel(s) Yes No 9-128-35

Septic System: Date installed 07/11/2025 Date of Compliance Inspection _____

Is a new system needed: yes 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 _____ 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 No Date of the meeting 5/12/2026

Optional Township Board Signature _____ Board Position _____

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 increase the current home/garage plan to include:
- 2.) 1) a 4-foot length addition to garage between the house & garage to accommodate a 3-foot service door on the garage front (112 S.F.)
- 3.) 2) a 12x14, three-season porch on the back of house
- 4.) (see attached plan)

****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.**

A normal building lot is 40,000 S.F.; Ours is 25,475 S.F. We currently have a 1500 S.F. pole barn on the property and plan on building our house/garage to get us to our maximum allowed for the 25% roof coverage which is 2,320 S.F.

* Allowing the 112 S.F. addition of the garage makes it possible to add a service door on the front for ease of entering in the winter without having to open the big doors. Also, we are ordering a door to access the porch.

* The 168 S.F. addition of the 3-season porch allows more living space on a small floor plan and incorporating this at the build blends the exterior aesthetic which increases the taxable value.

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

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

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
None		

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.

Gutters on area of home where needed to channel water so it flows into sloped backyard area adjacent to woods and field. The yard will be sodded / planted with grass after the build is complete.

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.

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Larry and Carol Broermann Site Address 1900 Eastwood Dr.
 Phone [REDACTED] City Osakis State MN Zip 56360
 Mailing Address 709 120TH. AVE. NE. Parcel Number 10 - 00061900
Blaine MN. 55434 Lake/River Name Osakis

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: 25,475 sq ft

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

Existing	Proposed
1. Pole barn 30' x 50'	House, garage, and 3 season porch build
2. 1,500 sq. ft.	
3.	2,600 sq. ft.
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. Cement apron on pole shed	Driveway to pole barn as per plat
2. 270 sq. ft.	
3.	2,250 sq. ft.
4.	
5.	
6.	
7.	
8.	

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

SKETCH DRAWING

* see attached

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.

Larry Broerhman
Applicant Name Printed

Larry Broerhman
Signature

04/24/26
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

Sue Bertrand

From: [REDACTED]
Sent: Monday, May 4, 2026 9:20 AM
To: Sue Bertrand
Subject: Re: Water drainage sketch from your husband

TODD COUNTY SECURITY NOTICE :

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

Hi Sue,
Please add following language to variance application and let Adam know.

"Request to increase 15% roof coverage allowance for impervious to 16% for proposed dwelling construction."

Thanks,
Carol and Larry Broermann

On Thu, Apr 30, 2026 at 10:34 PM Joint Broermann <clbroermann@gmail.com> wrote:
Sue,
Thanks so much for all your help. I hope your husband is on the mend after his fall.

It will be nice seeing a friendly face on the 28th. I've always been on the side of taking the minutes. A little nervous about doing the presentation.

Have a great day and weekend.

Carol

On Thu, Apr 30, 2026 at 12:44 PM Sue Bertrand <Sue.Bertrand@co.todd.mn.us> wrote:

Hello!

Please see attached!

See you on May 28, 2026!

Sue Bertrand

Planning and Zoning Specialist

Todd County

215 1st Ave. S. #103

Long Prairie, MN 56347

Sue.bertrand@toddcountrymn.gov

www.Toddcountrymn.gov

320-732-4420

Building Relationships Since 1958

KRAEMER LUMBER CO., INC.

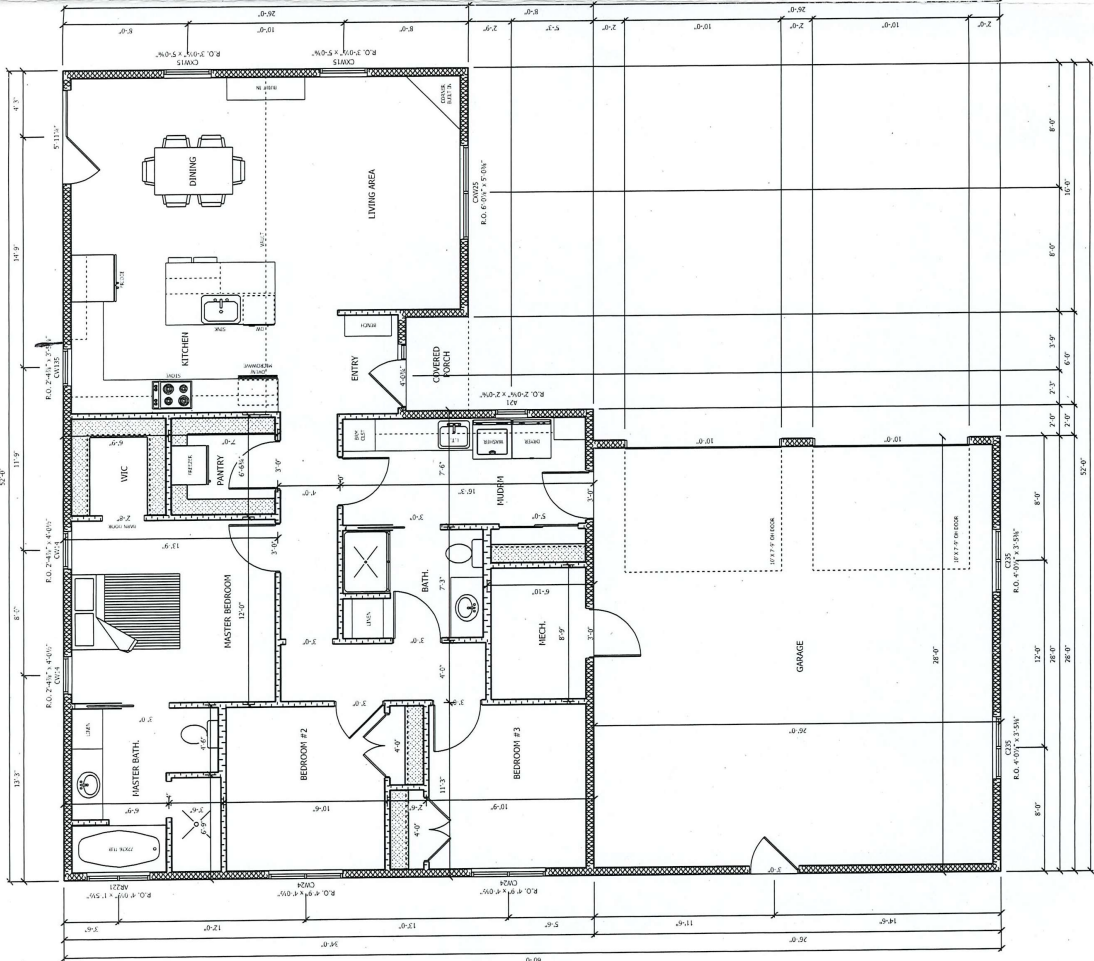
CLIENT: LARRY & CAROL BROERMANN

DATE: 3/17/2026 SCALE: 1/4" = 1'-0" DRAWN BY: KATELYNN TOBYAN

The plans furnished were prepared by one of Kraemer Lumber's experienced professional architects/engineers. Kraemer Lumber expressly disclaims any liability if errors have been made.

Revised: 4/10/26

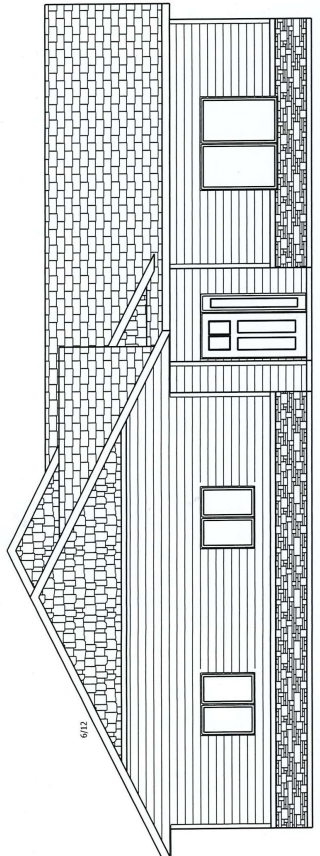
Current Plan



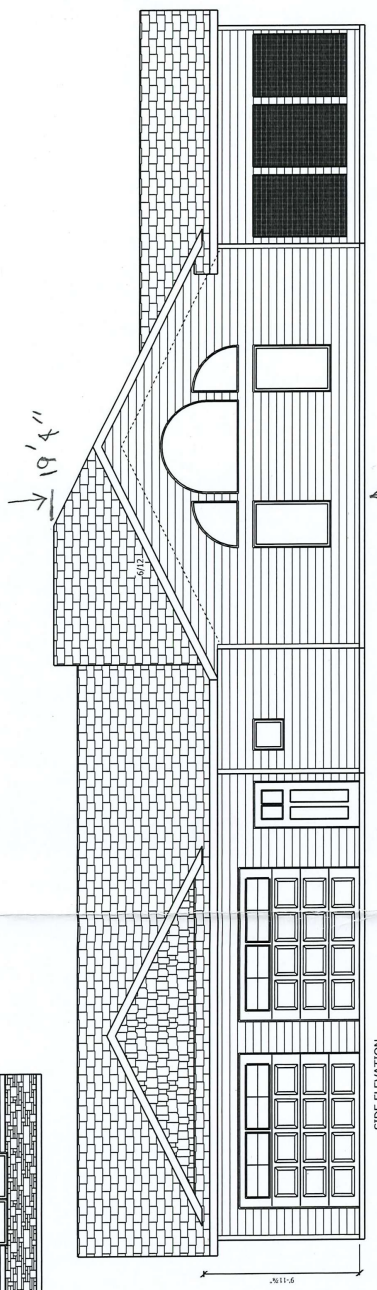
MAIN FLOOR PLAN
 HOUSE: 1568 SF
 COV. ENTRY: 24 SF
 GARAGE: 726 SF
 TOTAL: 2320 SF

Building Relationships Since 1958

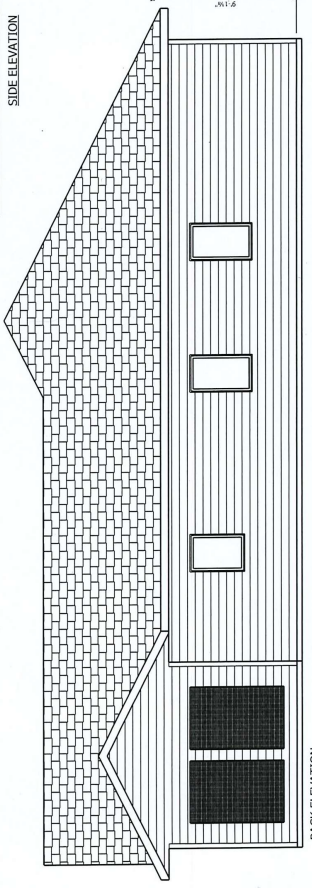
Side elevations views including proposed variances.



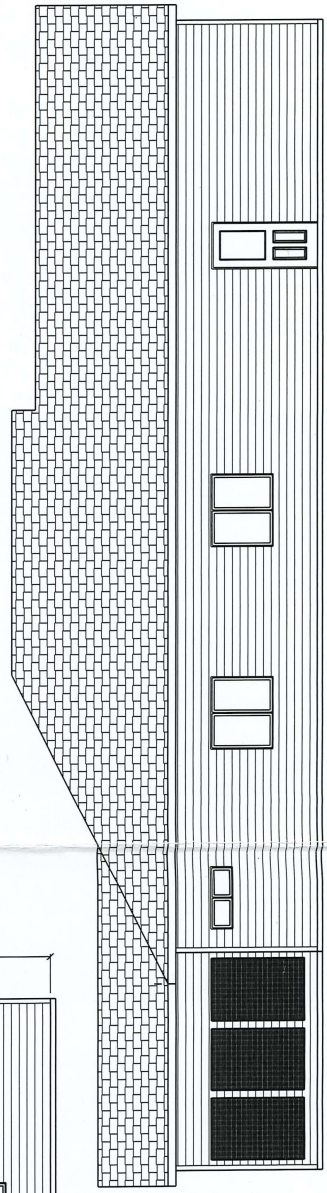
FRONT ELEVATION



SIDE ELEVATION

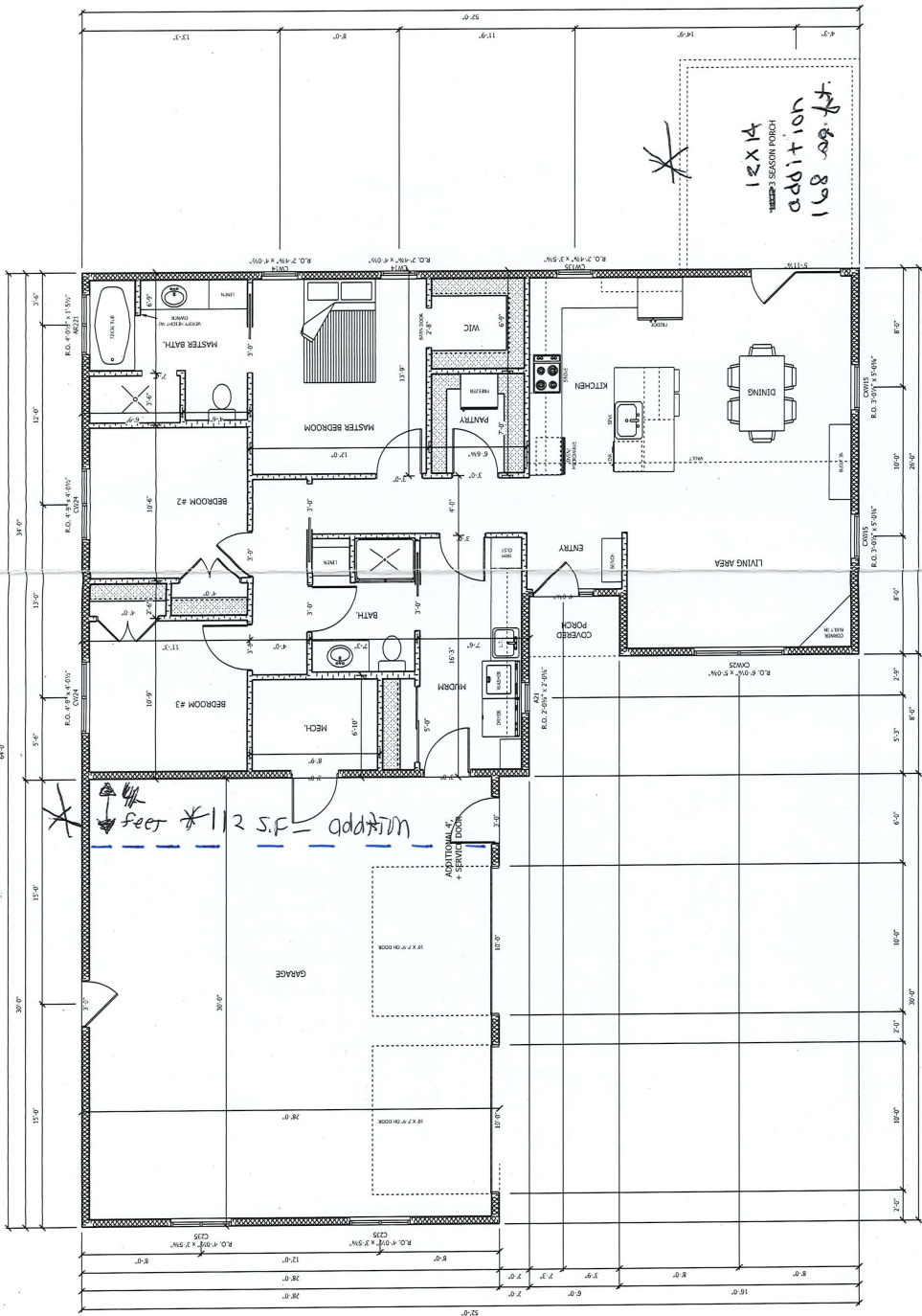


BACK ELEVATION



SIDE ELEVATION

HOUSE PLAN WITH VARIANCE PROPOSALS *

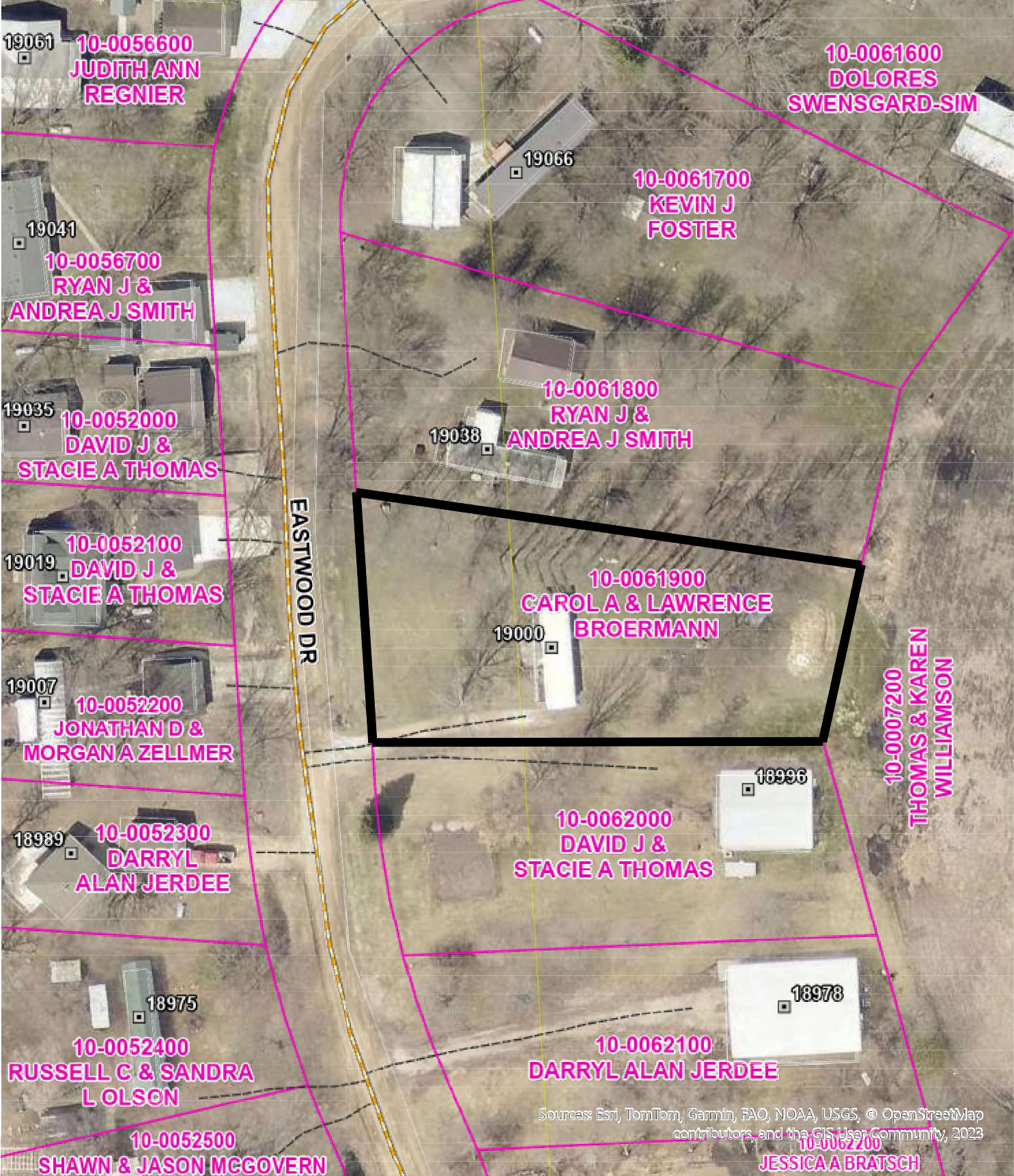


MAIN FLOOR PLAN
 HOUSE: 1568 SF
 COV. ENTRY: 24 SF
 GARAGE: 728 SF
 +112 SF FOR ADDITIONAL GRG
 +168 SF FOR NEW SCREEN PORCH
TOTAL:

Building Relationships Since 1958

KRAEMER LUMBER CO., INC.
 CLIENT: LARRY & CAROL BROERMANN
 DATE: 4/17/2026 SCALE: 1/4" = 1'-0"
 DRAWN BY: KATELYNN TOENYAN
 MELROSE: 320-256-4275 | SAUK CENTRE: 320-352-2255

The plans furnished were prepared by one of our professional architects/interior designers who are not responsible for any errors or omissions. Professional architects/interior designers who are not responsible for any errors or omissions.

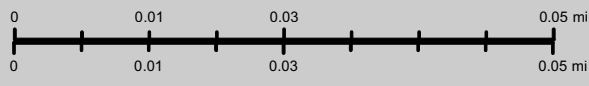


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



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

GIS Site Map



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Printed on:
 Wednesday, May 6, 2026



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

#2026-0177

Appeal for a Variance

Accepted 5/6/2026
KLM

Applicant James Zagars

Mailing Address 12031 Hex St NW Coon Rapids MN 55448

Site Address 20741 Flower Trail

Phone Num

E-Mail Add

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 06-0063200

Section: 3 Township Burnhamville

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

Shoreland (Lake or River Name): Mons Lake (NES)

Full and Current Legal Description(s): Barber's Subdivision Block 1 Lot 16
(attach if necessary)

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

Septic System: Date installed 4/10/2000 Date of Compliance Inspection 3/19/20

Is a new system needed: ___ yes ___ 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 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 No ___ Date of the meeting 4/28/2026

Mike Bensedet

Optional Township Board Signature

Chairman

Board Position

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.) Reduce 150' OTHW SET BACK to 55' For proposed dwelling Addition

2.)

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.**

Setbacks overlap

Looking for A set of stairs to go into lower level

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

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

AUTHORIZED AGENT FORM

I hereby authorize Doug Prokott Building Remodeling LLC to act as my authorized agent for all public hearing(s) and legal relations with this application on property located at:

Site address 20441 Flower Trail, Burnham, MN, 56301

Section # 3 Township Name Burnhamville

Parcel Number(s) 06-0063200

Property Owner(s) name (print) James ZACAROS

Property Owner(s) Signature(s) [Signature] Date 3-26-26

Authorized Agent(s) name (print) Doug Prokott

Authorized Agent(s) Signature(s) [Signature] Date 3-26-26

Authorized Agent Phone Number [Redacted]

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name James Zagaros Site Address 20741 Flower trail
 Phone [REDACTED] City Burtrum State MN Zip 56318
 Mailing Address 12031 11ex St NW Parcel Number _____
Coon Rapids MN 55448 Lake/River Name _____

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: 11,063 sq ft

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

	Existing	Proposed
1.	<u>720 House</u>	<u>144 House</u>
2.		
3.		
4.		
5.		<u>7.8 %</u>
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.	<u>216 Deck</u>	
2.		
3.		
4.		<u>9.8 %</u>
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.

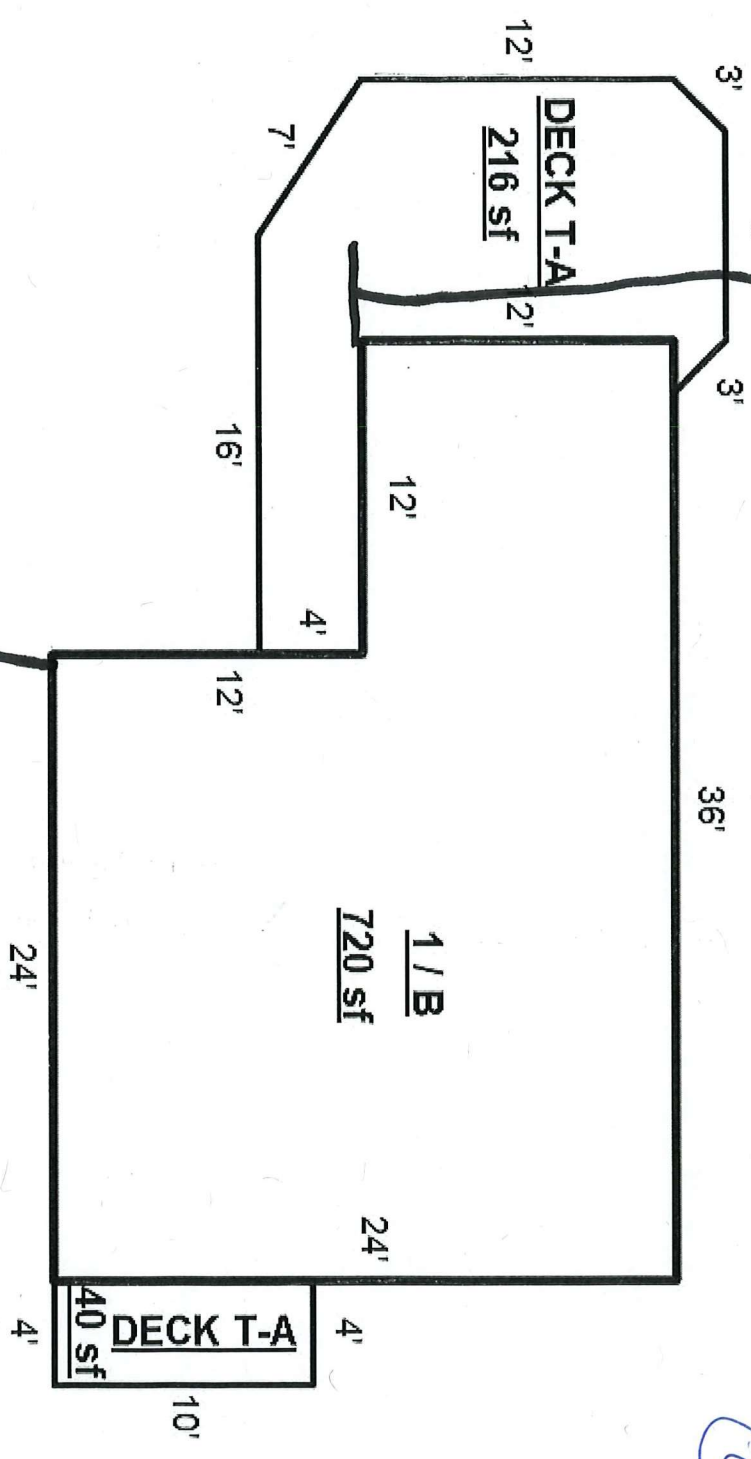
*Tie into existing drain tile if available
if not Add drain tile on 12'x12' Addition*

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.

Hwy

55'



W/O ROAD

30'



NONS
77002200

20741

06-0063200
JAMES A & SHERYL
M ZAGAROS

55'

30'

06-0063300
JEFFREY
GEORGE MJOS

FLOWER TRL

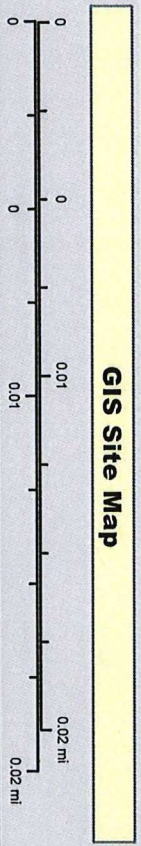
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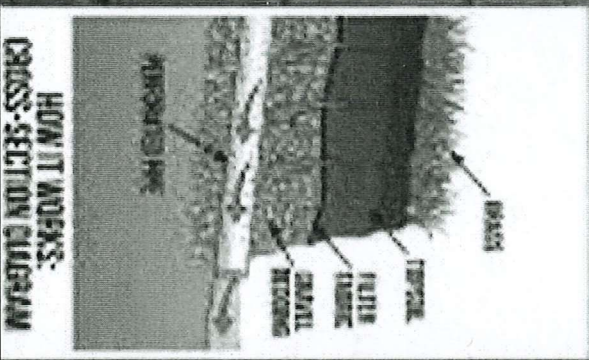
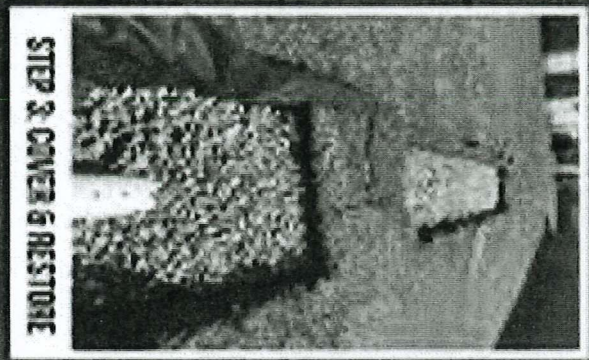
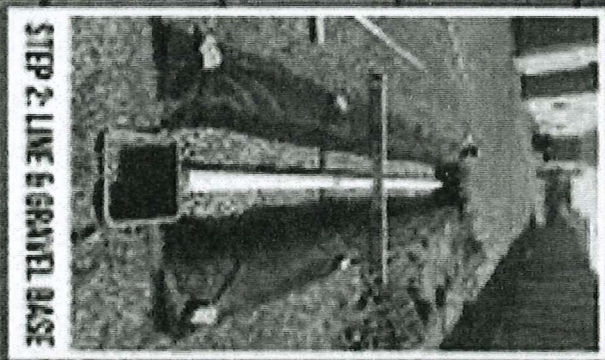
Printed on Monday, March 9, 2023



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Proposed French Drain
tied into existing
storm water mgt plan

FRENCH DRAIN INSTALLATION GUIDE



FRENCH DRAIN INSTALLATION



EXISTING STORM WATER MANAGEMENT PLAN



Minnesota Native Landscapes
8740 77th Street NE
Otsego, MN 55362

INVOICE

CUSTOMER NAME
Sheryl Zagaros 12031 iLex St NW Coon Rapids MN 55448

PROJECT NAME
Zagaros Residence

BILLING DATE	INVOICE #
7/11/2012	8125

TERMS	DUE DATE
Net 30	8/10/2012

VENDOR #	P.O. NO.

QTY	UNITS	ITEM	DESCRIPTION	UNIT PRICE	EXTENTION
1.0	LS	Spraying	Herbicide Treatment	200.00	200.00
20.0	SY	Erosion Blanket/...	C125BN	10.00	200.00
0.2	PLSLb	Nurse/Cover Crop	Common Oats	10.00	2.00
1.0	PLSLb	Native Grass Seed	Transitional	100.00	100.00
15.0	EA	Herbaceous Plants	Transitional shade grass plugs	3.00	45.00
15.0	EA	Herbaceous Plants	Transitional grass plugs	3.00	45.00
1.0	PLSLb	Wildflower seed	Transitional wildflower seed	300.00	300.00
25.0	EA	Herbaceous Plants	Transitional wildflower species	3.00	75.00
15.0	EA	Herbaceous Plants	Transitional wildflower shade species	3.00	45.00
3.0	EA	Trees & Shrubs	Native vines	25.00	75.00
1.0	LS	Erosion Blanket/...	Credit for materials misquoted price-per Tony	-156.60	-156.60
				6.875%	0.00

pd on check at 9940 8/12 7/30/12

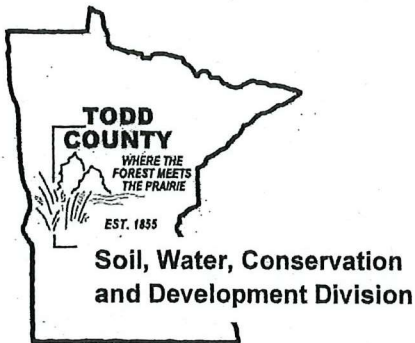
**Now accepting credit cards.
Call today!**

Thank you for your business. Please place the invoice number on your check	Total	\$930.40
---	--------------	----------

Any amount unpaid beyond 30 days, will incur a 1.5% per month finance charge.

763-295-0010 • Fax # 763-295-0025 • www.mnativelandscapes.com • any@MNL.corp.com

Using ecological services to enhance your environment...



Todd County SWCDD
Main Street Government Center
347 Central Ave Suite 2
Long Prairie, MN 56347
www.co.todd.mn.us
Phone: 320-732-2644-Conservation
Phone: 320-732-4420-Development
Fax: 320-732-4803

March 13, 2012

James Zagaros
12031 Illex Street NW
Coon Rapids, MN 55448

Dear Mr. Zagaros:

The Todd SWCD Board has approved your request for Swan River Headwater Clean Water Fund cost sharing for the Shoreline practice. The cost share amount from the SWCD has been approved in an amount not to exceed a total of \$1,762.80.

Paid receipts must support all items of cost for which reimbursement will be claimed.

This letter of approval remains in effect unless canceled by mutual agreement except if the installation of practices covered by this contract have not been started by August 1, 2012; this contract will automatically terminate on that date. Your practice must be installed by October 1, 2012 unless the contract is amended by mutual consent to reschedule the work and funding.

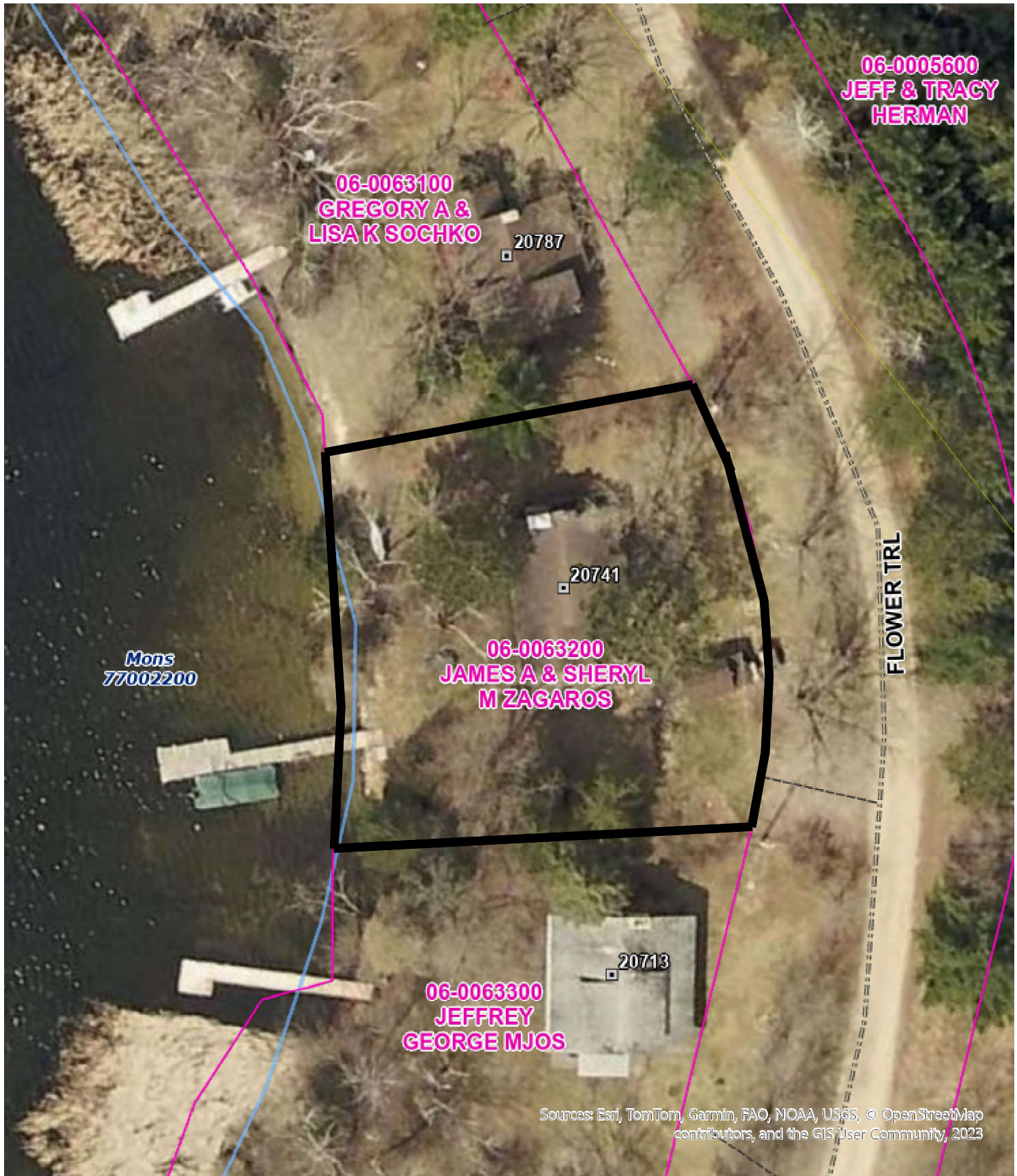
When your practice is completed, please furnish the SWCD with all receipts to insure prompt payment to you. No payments will be made until the entire project is completed and inspected.

State law requires that you maintain this practice for at least ten (10) years. If you have any questions, please call our office at (320) 732-2644.

Sincerely,

Kenny Pesta

Kenny Pesta
SWCD Board Chairman



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

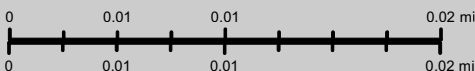
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