

The following is the agenda for **Thursday, August 27, 2026 at 6:00 pm** 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 July 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. **Mike Kloos:** Section 29, Grey Eagle Township, Big Birch Lake
Site Address: 10491 Co Rd 47, Grey eagle, MN 56336
PID: 11-0060800
 1. Request to reduce the 100' OHW setback to 46' for the addition of a two-foot cantilever in Recreational Development Shoreland Zoning District.
 2. **Tamara Marlene Odland:** Section 33, Ward Township, Horseshoe Lake
Site Address: 33928 251st Ave., Browerville, MN 56438
PID: 26-0038700
 1. Request to reduce the 150' lake setback to 131' for a garage addition in Natural Environment Shoreland Zoning District.
 3. **Tom Brichacek:** Section 22, Moran Township
Site Address: 40919 County 21, Browerville, MN 56438
PID: 19-0022300 & 19-0021700
 1. Request to reduce the Road Right-of-Way setback from 35' to 20' for the placement of additional office space in AF-2 Zoning District.
 4. **Dennis Waldvogel:** Section 25, Birchdale Township, Big Birch Lake
Site Address: 10736 Angler Trail, Grey Eagle, MN 56336
PID: 03-0059200
 1. Request to reduce the Road Right-of-Way setback from 20' to 10' for the replacement of the garage.

2. Request to increase the allowed height for a non-conforming accessory structure from 18' to 25' for the replacement of the garage.
3. Request to increase the allowed roof surface coverage from 15% of the total lot size to 19.18% for the garage replacement all in Recreational Development Shoreland Zoning District.

5. Jason Arnzen, St Rosa Lumber: Section 25, Birchdale Township, Big Birch Lake

Property Owners: Nate and Allie Schmidt

Site Address: 10714 Anger Trail, Grey Eagle, MN 56336

PID: 03-0058700

1. Request to reduce the OHW lake setback from 100' to 70.29'
2. Request to increase the roofed impervious surface area from 15% to 25.4%
3. Request to increase the total impervious surface coverage from 25% to 27.9% all for the dwelling replacement in Recreational Development Shoreland Zoning District.

Adjournment.

Next meeting: **September 24th, 2026**

Minutes of the Todd County Board of Adjustment Meeting

July 23rd, 2026

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Ken Hovet on July 7, 2026.

Meeting attended by board members: Chair, Russ VanDenheuvel, Vice Chair Bill Berscheit, Mike Soukup, alternate Rick Johnson 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.

Ken motioned to approve the agenda and Bill, seconded. voice vote, no dissent heard. Motion carried.

Rick motioned to have the June 25th BOA meeting minutes approved. Mike seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Mike Pogreba – PID 24-0032000 – Turtle Creek Township

Request(s):

1. Request to reduce the lake setback from 150' to 113' for a ten-foot addition to existing home.

Mike Pogreba and Adam Becker were present as the applicants.

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. Applicant shall maintain no less than 50% vegetative screening as viewed from the lake during leaf on conditions.
2. Submittal of an erosion control plan to address existing erosion around the building site.
3. Applicant shall maintain now less than a 20' vegetated buffer (no mow zone) along the lake frontage of the property.
4. Applicant shall abide by all other applicable federal, state, and local standards.

Mike confirmed the staff report was accurate.

Site visit report was given by Ken. This report may be viewed in full upon request at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ asked how old the residence is?

Mike explained he was born and raised on the adjoining farm in 1967 but the house was there many years before that. There was a partial fire so the existing residence on the foundation was removed, guessing 30 years ago and an Alexander home was brought in and placed on the exact foundation. The residence has been here nearly 100 years.

Russ, when was the addition built?

Mike explained last fall, and when they became aware they had made a mistake, they came to the County. Where he is from, they don't have minimum standards and no permits and didn't realize he needed a permit. He had hired a licensed contractor to do the work, assuming all was good.

Bill, how deep is the no-mow zone?

Ken a good 20' but it varies, has cattails and a very woody, excellent edge.

Bill, in regard to the erosion, it is best to begin where it starts at the driveway and moving down. Have you done any homework and have a plan to deal with that?

Mike explained the driveway has run off on both sides, with construction in the recent months and he not being there to maintain it. He can dress that up and get the water to run off the sides instead of rolling straight down entire driveway and across the concrete and into the yard. Has a load of topsoil coming tomorrow to get that seeded right away. The topography has not changed due to the addition, it is the disturbance that needs to be corrected, and he has plans to do that.

Bill, very good answer, when we grant a variance, it goes with the property not with the landowner and stated if the traffic increases significantly, we will probably be back in an erosion situation again. Suggested a water bar that will last a lifetime. We need to address erosion on the rest of the lot, as well.

Rick agreed with Bill and all conditions suggested are needed. All suggested conditions are needed. #2 he assumes you can either come up with a plan or hire a professional that is reviewed and approved. He relies on the staff as they are the professionals. Asked Adam if that is alright to state submission and approval as part of the condition?

Adam, yes, he can adjust the condition to be more specific.

Bill wanted to see the driveway included in the conditions.

Rick asked if the erosion on the driveway is all new because of the construction?

Mike stated the driveway coming in has historically been grassy, however, there has been concrete and construction trucks, and it does need to be addressed, but he is comfortable with restoring it back to what it was and correcting all that.

Russ asked if the driveway was grass and now cement?

Mike stated there has always been concrete between the house and garage, but the driveway has always been a sandy grass drive.

Adam stated site visit was after significant rain and after construction disturbance.

Mike added there were trees broke in half during the storms in recent months.

Bill made the motion to grant at 133' not the 113' listed earlier, with all conditions posted by staff. An erosion control plan in place that runs with the property and stays with the property.

Ken seconded, with a correction to #3 "maintain no less than..."

Adam corrected.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukep	Yes
Bill Berscheit	Yes
Ken Hovet	Yes
Rick Johnson	Yes
Russ VanDenheuvel	Yes

Motion carried.

AGENDA ITEM 2: Bruce & Jackie Hegg – PID: 03-0015400 – Birchdale Township

Request(s):

1. Request to reduce the 150' lake setback to 93' for a dwelling replacement and expansion.

Bruce and Jackie were present as the applicants.

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. Applicant shall maintain no less than 50% vegetative screening as viewed from the lake during leaf on conditions.
2. Applicant shall maintain now less than a 20' vegetated buffer (no mow zone) along the lake frontage of the property.
3. All erosion controls shall be installed and reviewed by County staff prior to the start of construction.
4. Submittal of a stormwater management plan to address stormwater from the proposed structure prior to land use permitting.
5. Applicant shall abide by all other applicable federal, state, and local standards.

Bruce confirmed the staff report was accurate. The fire presented a total loss of the house even though it does not look like it. The entire center is in the basement, as a total loss. Left with the clothes on his and his wife's back.

Ken reviewed his site visit report. This report may be viewed in full upon request at the Planning and Zoning office. Stated he felt there was a better place to put the house.

Bruce stated his placement of the house is within reason of the sewer, water and the electricity and if he went back farther, he would be in his other buildings. Pointed out 150' mark on the overhead and nearby buildings.

Correspondence received: None.

Public comment: None'

Board discussion:

Bruce explained that he is actually 10' further back from the lake than the burned house was and mentioned how far the water has come up (over 12') since it used to be two lakes and the setback used to be 100'.

Russ mentioned he was familiar with the lake. No matter what, the house will be torn down and start fresh.

Bruce, the house will disappear, no matter what, yes.

Bill stated the burden of proof is 100% on the applicant. You need to convince the board the need for a variance. If moved back and it is fairly close to the white garage, explain what the problem would be.

Bruce stated he would not be able to get into the garage.

Bill, so offset a little, and asked to see the aerial.

Bruce explained on the overhead where the septic and electrical are.

Ken asked what size house are you building?

Jackie stated 46' x 34'.

Ken, what if you turned the house 90 degrees?

Bruce, he could, it doesn't help him much. He will be removing a 10' deck.

More discussion on placement.

Russ, always 150' setback?

Adam, no, originally General Development, then Recreational, then NES.

Ken, we need to get to the minimum variance.

Bill, if we take the emotion out of this and start from the garage and the shed side. How much room do we need? Rotate 90 degrees if that is achievable and start moving to the lake we may come up with as far back

from the lake as we can get. Have not put maximum effort into achieving that point. Nobody but the applicants can do that. We, as a board, see more space.

Russ, on the new house, will it have a garage?

Bruce, no, and no basement.

Russ so it can go closer to the driveway.

Bruce, it could be, and he explained elevations, and pointed out the power lines to deal with and the junction box.

More discussion on the placement.

Bruce stated Kevin and Mark Anderson measured the distance from the lake.

Mike Soukup stated still trying to grasp rotating the house to gain, and we are the advocate for the lake and if we can get 12' out of it, that would be a good start.

Bruce has been a good steward in the past, could probably rotate it to be further back.

Russ, can you see the lake from the house?

Jackie, no, other than one window.

Russ, do you use the lake?

Bruce, he used to but not lately. He stated he grew up there, since he was 10 or 11 years old. If there had been no fire, he wouldn't be here.

Adam reminded all, they could still go exact for exact replacement.

Discussion on size of the house.

Russ how much of a drop to the lake?

Bruce about 15' to 20'.

Jackie stated the lake was lower 40 years ago.

Russ, we do have practical difficulty with the house fire, but agrees with the board, we have more room to move back.

Rick, for the board, applicant and the record, you can get a dimensional variance however it must be a property practical difficulty. He doesn't see that. The reason you are here is you lost your home due to the fire. Feels sorry for him and anyone who has had to deal with that. You can replace exact for exact and do not need a variance. What tugs on him, is if you read the spirit and intent of these regulations and why they were written, when you have a non-conforming structure (doesn't meet the 150'), it's legal and that's what you had, it did at one time meet the setback when it was 100', but the regulation is written to let you replace it, improve it, remodel it, but no expansions. It is very clear, if you read the Todd County Regulations and the State regulations, it is very clear: No expansions. It doesn't matter what you had before, if you are starting over with an expansion, you must meet today's rules and regulations, and that is why you are here. Like Russ said earlier, we are a Quasi Judicial Board, and we act in the capacity of a judge, and in order for us to give you a variance from the Todd County Ordinances, there are seven criteria you have to meet and we, as a Quasi Judicial Board, have to deny it, if you do not meet all seven. Looking at the seven criteria, Rick stated, to him, the applicants are not meeting several of them. It will be extremely difficult for him to grant this because of it. Having 56 acres is actually working against you. He is not convinced you cannot put your new home somewhere on that 56 acres and not meet the 150' setback. He also understands all he has heard from them as a practical difficulty is, "There's a building there, there's a power line here...". We, also, as board members can have you move those things as part of our process. That is one of the criteria questions: Is the need for the variance unique to the property, not created by the land owner? All he has heard tonight is how you are squeezed between all of this infrastructure that was created by the property owner and in the past, that is where they wanted it. It is not unique to the property and that fails the criteria question. Another one is: The variance request cannot be based on economic cost alone and all he has heard tonight is: you need the variance because my building is there, my septic is here. Is it not true, those are economic considerations?

Bruce, I am not made out of money.

Rick stated he understands that, but he is only acting in his capacity and asked Bruce if he could state for the record, why you need the variance, other than economic reasons?

Bruce, basically not.

Rick, that is criteria #6, "Does the need for the variance involve more than economic considerations?" If we comply with the County Ordinances, he would have to say no on that question. We have taken economic reasons into consideration before, but the big hang up is you are asking for 133' and you have already stated you could probably tweak another 12' away from the lake. We all believe you can tweak more.

Bruce, give me a number.

Rick, this is not a negotiation process. We need to vote on 133'.

Bill corrected stating he is asking for 93'.

Rick, even more. Have you complied with the criteria that is in the County ordinances? That is what we need to vote on, to give you the variance. There are five board members, and he is just one of them, but he is not feeling it.

Russ suggested you could ask to table this application and see if you can come up with a minimum distance for the setback measurement, after hearing how the board stands now.

Rick stated you may find you can remove a building and not need a variance. You would only need the land use permit and not need to come back or replace exact for exact and not need to come back. Wanted to be clear to the applicants on how he stands.

Mike agreed, if we vote on something tonight and it gets denied, it is final, if you decide to table it and come back in a month, you haven't lost your application fee, just sharpen your pencils and give it another try.

Adam stated we can assist Bruce with that. We will schedule a time to meet with them and come up with the minimum necessary, based on the criteria and help zero that in. We can line that up.

Bruce stated he would like to table it.

Bill motioned to accept the request to table the application until next month, Mike seconded, voice vote, no dissent heard, motion carried.

Ken motioned to adjourn and Bill seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 7:03 PM.



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

Appeal for a Variance

Applicant Mike Kloos
Mailing Address 9640 Co Rd 43 Chaska, MN 55318
Site Address 10491 Co Rd 47 Grey Eagle, MN 56336



Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 11-0060800

Section: _____ 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): _____
(attach if necessary)

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

Septic System: Date installed _____ Date of Compliance Inspection 8-19-2024

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 07 / 06 / 26

Met them before the meeting

Optional Township Board Signature

Board Position

Received
JUL 14 2026
Todd County Planning
& Zoning

Accepted
7/21/2026
KLM

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 current Lakeside setback of existing deck to allow a 2ft cantiliver flooring
a and rail width addition only to the deck. The existing height and length would remain the same

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.**

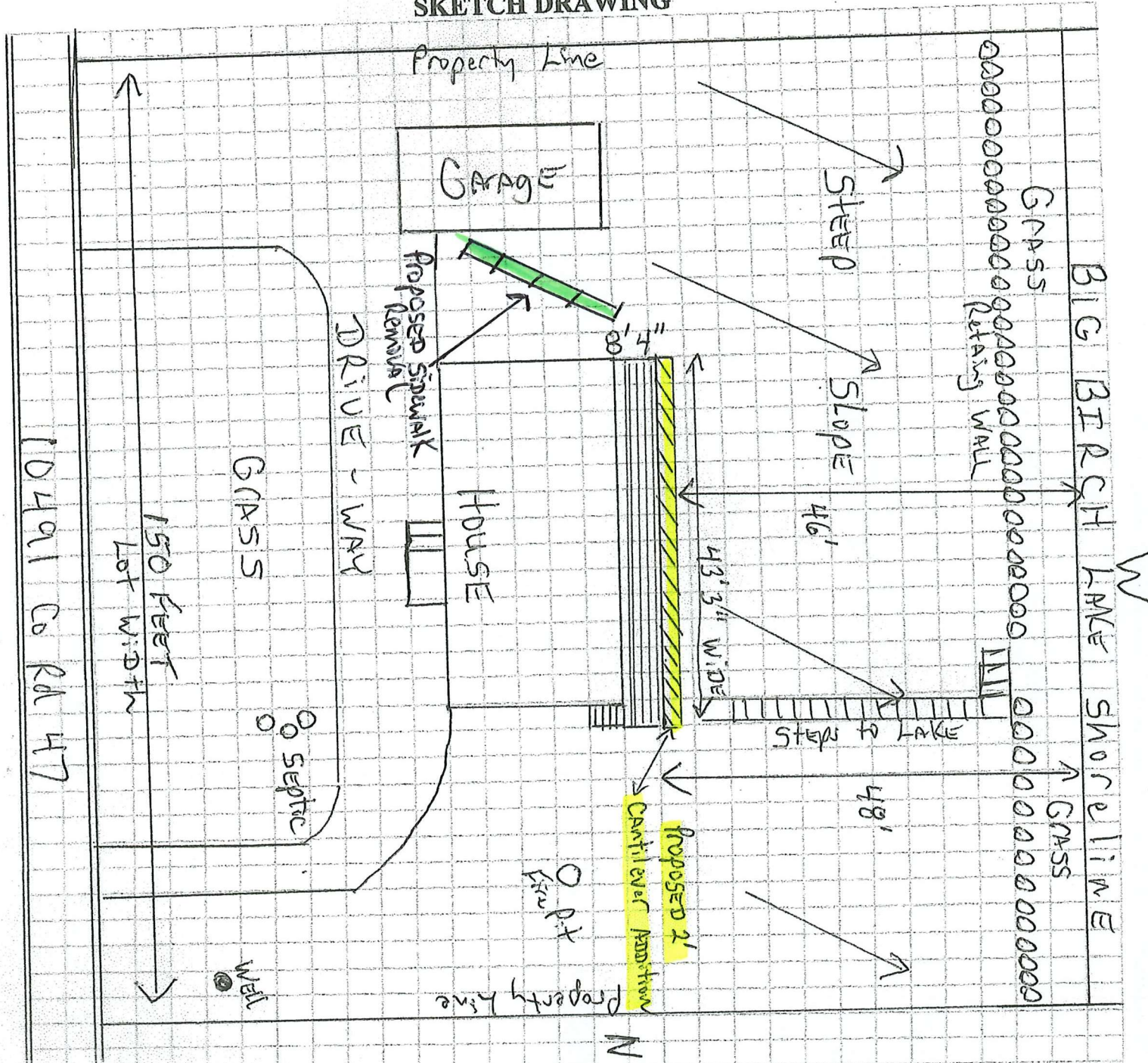
* The current deck is just over 8 feet wide. We have a standard oblong patio table that seats 4 people. When 4 people are seated, no one can get by to access the remaining 15 feet of deck on either side. Someone on the side of the table has to stand up, push their chair in and step aside to allow the guest to get by. We cannot use the umbrella that comes with the table, because when it's raised, it hits the sofa. I have owned this property 14 years. It was purchased as it currently is. I have painted the deck railings 3 times. No paint can match the sun's west-facing rays. The new materials would all be maintenance free and should last my lifetime

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

Have you flagged your lot? (Y) ☒ N

57

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.

MIKE KLOOS
Applicant Name Printed

[Signature]
Signature

6-15-26
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Mike Kloos Site Address 10491 Co Rd 47
 Phone [REDACTED] City Grey Eagle State MN Zip 56336
 Mailing Address 9640 Co Rd 43 Chaska, MN 55318 Parcel Number 11 0060800
 Lake/River Name Big Birch 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: 16,571 sq ft

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

Existing	Proposed
1. House - 1,564 sq ft	
2. Garage - 631 sq ft	
3.	
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. Driveway - 1,473	
2. Deck - 345 sq ft	Add 86 sq ft to the width of the deck
3. Side walks and stairs to lake - 1,950	If needed, I could remove the sidewalk on the map from the garage to the south side of the home and fill with gravel.
4.	This would reduce the impervious surface by 81sq ft
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		
Type text here sidewalk to south	3' x 27' = 81sq ft	Type text here (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.

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.



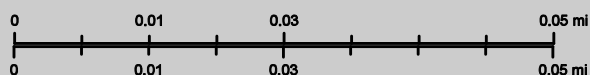
Todd County

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:
Tuesday, August 4, 2020



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received

AUG 03 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

Receipt 2026-0424

Appeal for a Variance

*Accepted 8/3/2026
LW*

Applicant Tamara Marlene Odland

Mailing Address 33928 251st Ave Browerville, MN - 56438

Site Address Same

Phone Number _____ Cell Number [REDACTED]

E-Mail Address _____

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 26-0038700

Section: 33 Township Ward

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

Shoreland (Lake or River Name): Horseshoe Nes

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 Aug 9th 1976 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

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 8/18/2026

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 reduce the 150' setback to 131' on NES Lake, for a garage addition.
- 2.) 24' x 30'
- 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.**

Area platted ^{prior} 1970, setbacks leave only 17'-20' buildable area

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

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 later 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.

Tamara Odland

Applicant Name Printed

Tamara Odland

Signature

8-3-2026

Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Tamara Odland

Site Address 33928 251st Ave

City Browerville State MN Zip 56438

Mailing Address 33928 251st Ave

Parcel Number 26 - 0038700

Browerville, MN 56438

Lake/River Name Herbhouse

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: 42,184 sq ft

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

Existing		Proposed	
1.	House 1120 sqft	Garage	720 sqft
2.	Garage 528 sqft		
3.	Pole Building 1440 sqft		
4.	Octagon shed 72 sqft		(9.2%)
5.			
6.	3160 = 7.5%		
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.	Driveway to garage 1192 sqft		
2.		7109 sqft = 16.9%	
3.	Driveway to pole shed 1269 sqft		
4.			
5.	Deck 250 sqft		
6.			
7.	Patio/Fire pit 518 sqft		
8.	6389 = 15.1%		

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		
Driveway to garage	720	A/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.

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.

Todd County Planning & Zoning Board of Adjustment

Criteria Questions for Findings of Fact

Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

The criteria for the granting of a variance are set forth in Section 5.03 of the Todd County Planning and Zoning Ordinance. Additionally, Minnesota Statute 394.27, Subd. 7 identifies that all the criteria must be met before the granting of a variance. A variance may only be granted where the strict enforcement of the county zoning controls results in a practical difficulty. Variances will only be granted when the Board of Adjustments answers a majority "Yes" to each of the seven questions set forth below.

The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?

Yes (☒) No ()

Reasons?

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes () No ()

Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No ()

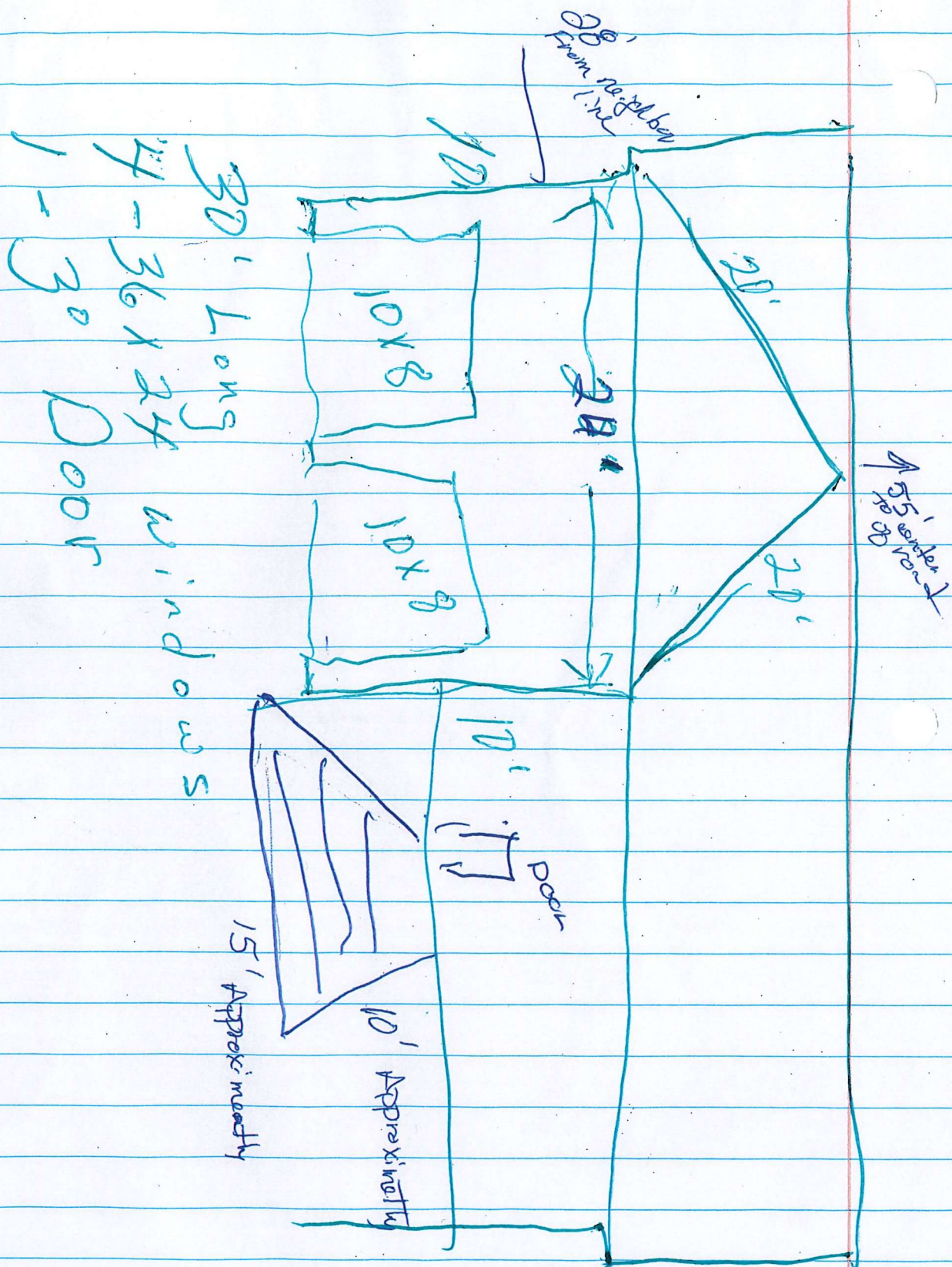
Reasons?

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes () No ()

Reasons?

(Continued)



Kevin

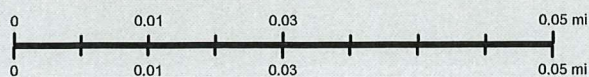


Todd County
MINNESOTA



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:
Tuesday, June 2, 2020

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 160357 ecrv 516720
Date 06-17-2016
Deed tax: \$594.00
Denise Gaida - Todd County Auditor/Treasurer
Cheryl Perish - Todd County Recorder
PID 26-0038700

Document #: A499531

ELECTRONICALLY RECORDED ON
06-17-2016 at 11:03 AM

CHERYL PERISH
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$96.00

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2013)

eCRV number: 516720

DEED TAX DUE: \$ 594.00

DATE: June 16, 2016
(month/day/year)

FOR VALUABLE CONSIDERATION, Peter S. Bauer and Janice E. Bauer, husband and wife, as joint tenants
(insert name and marital status of each Grantor)

hereby conveys and warrants to Tamara Marlene Odland
(insert name of each Grantee)

(“Grantor”), real property
in Todd County, Minnesota, legally described as follows:

Lots 5 and 6, Block 1, Dorosh's Subdivision; according to the recorded plat thereof on file in the office of the Todd County Recorder.

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:
Easements, restrictions, and reservations of record, if any.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property. 1014094
- ☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: 1014094.)
- ☐ 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

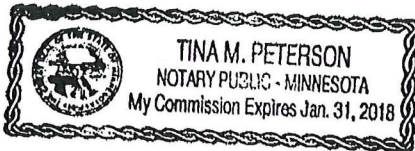
Peter S. Bauer
(signature) Peter S. Bauer

Janice E. Bauer
(signature) Janice E. Bauer

State of Minnesota, County of PopeThis instrument was acknowledged before me on 6-16-16, by _____
(month/day/year)Peter S. Bauer and Janice E. Bauer, husband and wife, Grantors

(insert name and marital status of each Grantor)

(Stamp)

(signature of notary) Tina M. Peterson

Title (and Rank): _____

My commission expires: _____
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)Minnewaska Abstract & Title, LLC
103 West Minnesota Avenue
Glenwood MN 56334
320-334-3114TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Tamara Marlene Odland
33928 251st Avenue
Browerville MN 56438

26-0038700-Odland Site Map





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

Appeal for a Variance

Applicant Tom Brichacek

Mailing Address 40919 County 21, Browerville, MN 56438

Site Address 40919 County 21, Browerville, MN 56438

*Accepted 8/3/2026
KLM*

Property Owners Name & Address (if not applicant)

BRICHACEK FAMILY REVOCABLE LIVING TRUST dated January 19, 2023 -

46197 Red Oak Road, Staples, MN 56479

Parcel Number(s) 19-0022300 & 19-0021700

Section: 21 & 22 Township Moran

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

Shoreland (Lake or River Name):

West 20 Acres of SW 1/4 of SW 1/4 Section 22, Township 132, Range 33

Full and Current Legal Description(s): East 20 Rods of SE 1/4 20 Acres Section 21, Township 132, Range 33

(attach if necessary)

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

Septic System: Date installed 2008 Date of Compliance Inspection June 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

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 7 / 7 / 26

SEE CUP PAPERWORK

Optional Township Board Signature

Board Position

*Transferred from CUP
Updated 1/5/2026
Pd #600⁰⁰ #2026-0345*

*Reviewed
8/3/26
PO*

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 right of way setback from 35' to 20' for placement of additional office space

2.) New addition would be aligned with front of existing shop structure

3.) This setback is on top of the road right of way setback of 60' from the center line of the road. Total setback requested is 80' in lieu of 95'

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.

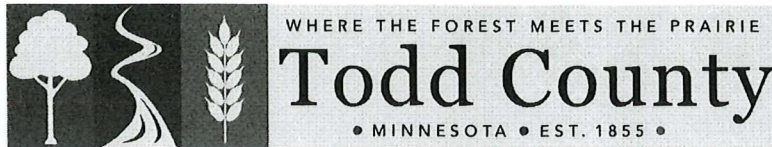
The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

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

If the existing road setback requirements were applied, the proposed office addition would be inaccessible from the existing shop due to the current building layout. Access would only be possible through the electrical room, which would require relocating five electrical service panels (both single-phase and three-phase) to an undetermined location. This would involve substantial remodeling costs and significant disruption to ongoing operations.

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

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



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

Receipt # 2026-0345

CONDITIONAL USE PERMIT APPLICATION

Applicant Tom Brichacek Mailing Address 40919 County 21 Browerville, MN
Site Address 40919 County 21 Browerville, MN 56438

Property Owners Name & Address (if not applicant) _____

BRICHACEK / THOMAS A & AIMEE F TRUSTEES 46197 Red Oak Road, Staples MN 56479

Parcel ID(s) 19-0021700 Township Moran Lake/River Name _____
19-0022300

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

Full and Current Legal Description(s) W 20 AC OF SW4 SW4 20.00 ACRES
E 20 RDS OF SE4 20.00 ACRES
(attach if necessary)

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

Received
JUL 15 2026
JLC 7/15/26
Todd County Planning
& Zoning

Measurement of land involved: Width _____ Length _____ Acres 40 acres

Septic System: Date installed 2008 Date of latest Compliance Inspection 6/2026

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:

Office and manufacturing space addition
to existing business

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

Yes ☒ No _____ Date of the meeting: 7/18/26

[Signature]
Optional Township Board Signature

[Signature]
Chair of Moran
Board Position

CUP# 2026-014

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.

Tom Brichacek
 Applicant Name Printed

Signature

7/31/2026
 Date

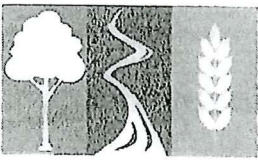
Property Owner Name Printed
 Appeal for Variance

Signature (If different than applicant)

Date

Brichacek Site Map





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

Receipt # 2026-0416

Appeal for a Variance

Applicant Dennis Waldvogel

Mailing Address 10736 Angler Trail, Grey Eagle, MN 56336

Site Address Same

Accepted 8/3/2026

KLM

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 03-0059200

Section: _____ Township Birchdale

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): Lot-12 BLK-2 HARCORA LODGE (25-127-33)

(attach if necessary)

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

Septic System: Date installed _____ Date of Compliance Inspection 06-30-2026

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

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 07 / 28 / 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.) Based on survey, the NE corner of the proposed garage encroaches about 10 feet of the 20 foot road setback. However, the actual edge of the traveled road placement, would place the NE corner of the proposed garage at approximately 45 feet from the southernly edge of the actual current traveled road.
- 2.) This variance is requested to remove an existing 24 ft x 24 ft detached garage that is dilapidated from years of flooding from road run off. A new detached garage will be constructed measuring 36 ft by 32 ft with a height of 25 feet. The proposed structure will be used as a residential accessory building serving the existing residence. The second floor is for storage.
- 3.) Existing total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces existing garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger building footprint elsewhere on the lot.
- 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.**

Due to the surrounding topography and the hill located across the roadway, the proposed structure will not obstruct neighboring views. The proposed garage is compatible with surrounding properties and the residential character of the Big Birch Lake Area.

The proposed garage is an accessory structure, serving an existing residence and will not increase traffic, utility demand, or public service requirements. There will be no commercial activity, excessive noise, odors or glare.

The proposed structure will replace an old dilapidated garage and will maintain and improve the appearance and value of the property.

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

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.

Dennis Waldvogel

Applicant Name Printed

Dennis Waldvogel

Property Owner Name Printed

Dennis Waldvogel
Signature

7-29-26
Date

Signature (If different than applicant)

Date

Appeal for Variance

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Dennis Waldvogel Site Address 10736 Angler Trail
 [REDACTED] City Grey Eagle State MN Zip 56336
 Mailing Address 10736 Angler Trail, Parcel Number 03-05 9200
Grey Eagle, MN 56336 Lake/River Name Big Birch 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: 14,639 sq ft

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

Existing	Proposed
1. Existing House 1656 sq ft	No change 1656 sq ft
2. Existing Garage 576 sq ft	Proposed Garage 1152 sq ft
3.	
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. Concrete Apron 240 sq ft	Proposed 430 sq ft
2. Patio and sidewalks estimated at 200 sq ft	No change 200 sq ft
3.	
4.	
5.	
6.	
7.	
8.	

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

**Existing total impervious coverage is 18.4%. Proposed total impervious coverage would be 23.49% which is approximately 3 percentage points more AND is still under the 25% total.

**Existing total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces existing garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger building footprint elsewhere on the lot.

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		
Existing Garage	24ftx24ft= 576 sq ft	A. Outside Shoreland building setback		
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.

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.

Todd County Planning & Zoning Board of Adjustment

Criteria Questions for Findings of Fact

Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

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The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?

Yes (☒) No ()

Reasons?

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes () No ()

Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes (☒) No ()

Reasons?

The existing residence is relatively small and lacks adequate storage space. Construction of the second-story storage area is the most practical solution to meet storage needs while minimizing additional lot coverage. Building upwards reduces the need for a larger building footprint. Current garage structure is dilapidated, not functional and needs to be torn down.

(Continued)

5. Will the variance maintain the essential character of the locality?

Yes (☒) No ()

Reasons?

The garage will be constructed using quality residential materials and designed to complement the existing residents and surrounding neighborhood. The garage will be used for residential storage and vehicle parking.

6. Does the need for the variance involve more than just economic considerations?

Yes () No (☒)

Reasons?

See question 7

7. Have safety and environmental concerns been adequately addressed?

Yes (☒) No ()

Reasons?

Due to the way the township road was constructed, storm-water runoff currently flows toward the existing garage and pools around and in the structure, causing flooding and water intrusion. The new garage foundation will be raised approximately one block higher than the existing foundation and site grading improvements will be completed to improve drainage and reduce flooding concerns.

The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. (Mitigating impervious surface with storm water management, deep rooted vegetative buffers, rain gardens, etc.)

GOV'T LOT 7

APPROX. SAND LOCATION AS REQUESTED BY CLIENT
IS THE CLIENT'S RESPONSIBILITY TO REPAIR LOTS AND SETBACK REQUIREMENTS
RELATIVE TO CONSTRUCTION OF IMPROVING THIS REQUEST.

OWN: ORIGINAL HIGH WATER ELEVATION

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: DAVID A. ENGELMEYER MIN LICENSE NUMBER 54535
DATE 06-19-2026

Engelmeyer Land Surveying

PREPARED FOR: DENNIS WALDOVCEL

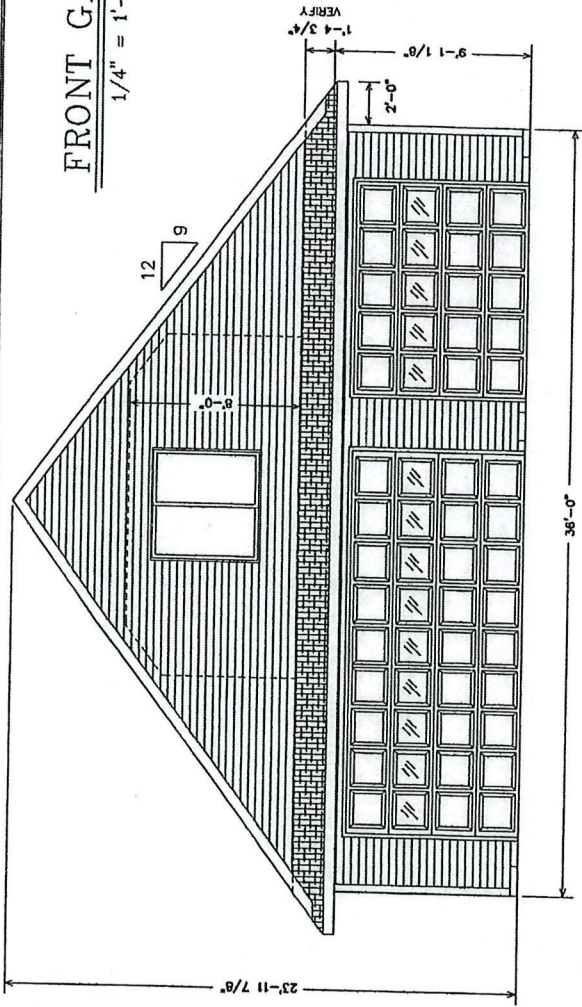
SEC: MELVOSEL DEINIS25 PRG	Date: 06-19-2026	P-3-3711	FB: 196-47
----------------------------	------------------	----------	------------

THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON 10-27-2025.

The location of the existing cable route is to be determined by ground surveying methods. The location of the new cable will be determined by aerial photography and ground surveying. The location of the new cable will be determined by aerial photography and ground surveying.

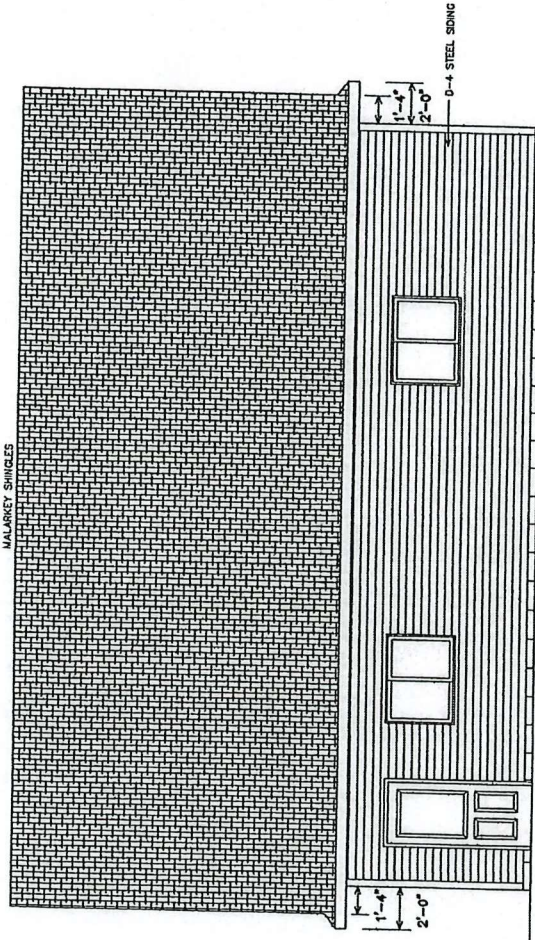
FRONT GABLE VIEW

1/4" = 1'-0" SCALE



LEFT EAVE VIEW

1/4" = 1'-0" SCALE



PLEASE VERIFY
THAT THESE PLANS ARE NOT FOR
CONSTRUCTION

THESE PLANS FURNISHED BY ST. ROSA LUMBER INC. WERE PREPARED BY ONE OF OUR
EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS
PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY
DISCLAIMS ANY LIABILITY FOR ANY ERRORS OR OMISSIONS.

**ST. ROSA
LUMBER INC.**
28000 COUNTY ROAD 13, FREDERICK, MD 21701
(301) 681-2281 OR (800) 541-1151

DATE
04/20/21

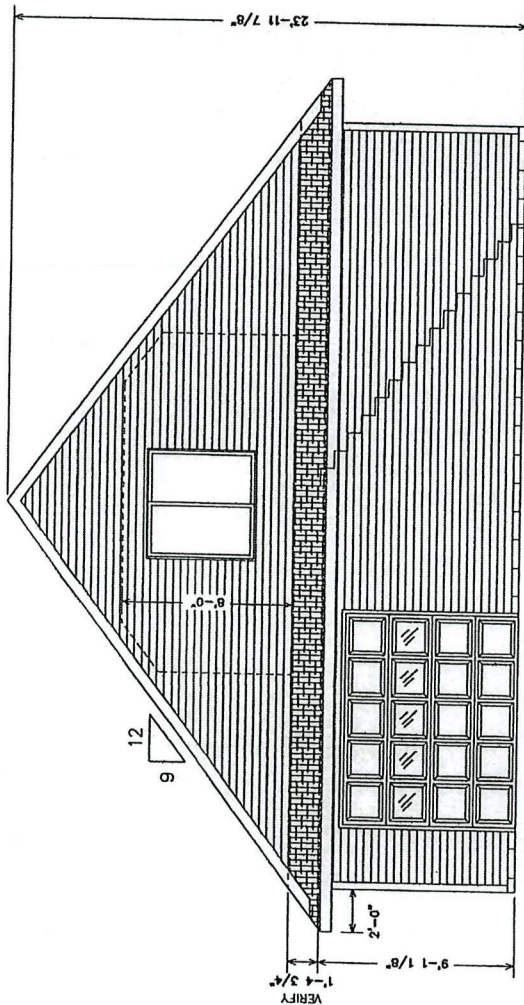
PROJECT NAME
DENNIS WALVOGEL

SCALE
1/4" = 1'-0"

DRAWN BY
JOSH H.

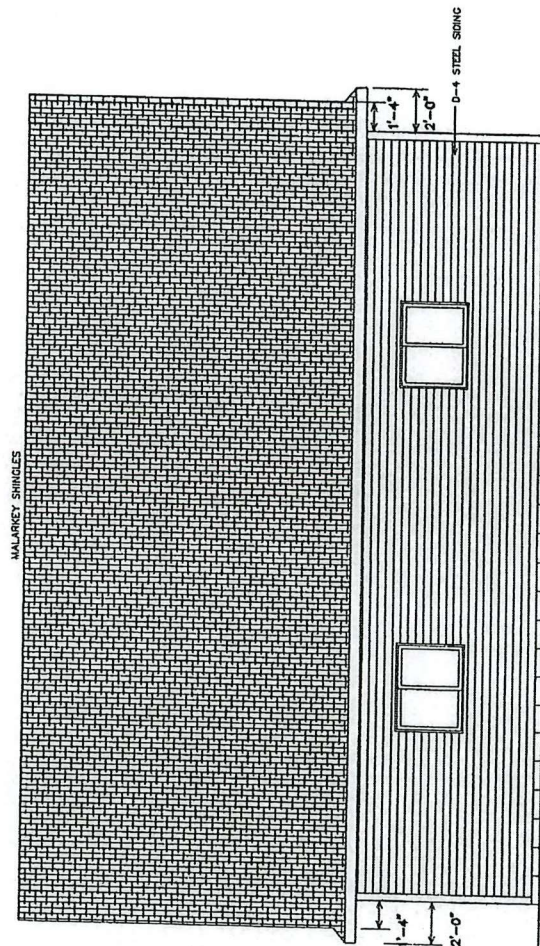
SHEET NO.
1296

A-4



REAR GABLE VIEW

1/4" = 1'-0" SCALE



RIGHT EAVE VIEW

1/4" = 1'-0" SCALE

PERMANENT TO BE USED FOR CONSTRUCTION

THESE PLANS, PREPARED BY ST. ROSA LUMBER INC., ARE PREPARED BY ONE OF OUR
EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS
PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY
DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

ST. ROSA LUMBER INC.
20333 COUNTY ROAD 17, PRESERVE, WA 98337
(360) 836-2354 OR 1-800-278-1751

DATE: 04/20/24

PROJECT NAME:

DENNIS WALVOGEL

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

DRAWN BY: JOSH H.

SS. FT. 1214

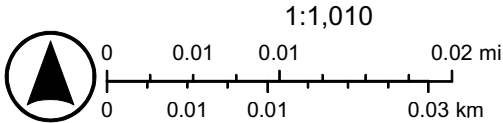
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Site Map

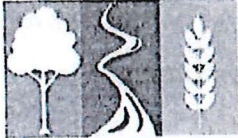


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- | | |
|----------------|--------------------|
| ▣ Address | ▣ Public Waterbody |
| Road Network | |
| — TWP - GRAVEL | ▣ Township |
| --- Driveways | ▣ Section |
| ▣ Parcels | ▣ Quarter Quarter |



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



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received

AUG 03 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 8/4/2026
Kun

Appeal for a Variance

Applicant Jason Arzen

Mailing Address 29033 Cord 17 Fillmore, MN

Site Address 10714 Angler Trail Gray Eagle, MN

Property Owners Name & Address (if not applicant) Nate & Allie Schandt

Parcel Number(s) 03-00-58700

Section: 25 Township Birchdale

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

Shoreland (Lake or River Name): Shoreland - Big Bear Lake

Full and Current Legal Description(s): Harcora Lodge Lot 7 Block 2

(attach if necessary) 25-127-33

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

Septic System: Date installed Holding Tank only 1996 Date of Compliance Inspection 1

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 7/28/26

[Signature]

Optional Township Board Signature

[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.) Requesting to build a new dwelling the same distance from the lake as existing dwelling. Does not meet 100' setback.
 - 2.) Requesting to cover more impervious surface than the allowed 25%, but less than existing impervious.
 - 3.) Requesting to cover more than 15% with roof structures.
-
- 4.) Request to reduce OHWL setback to 70.29 feet and to increase the roofed impervious surface area to 25.4% and total impervious surface area to 27.9% impervious surface.

****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 existing lake setback requirements do not allow a new dwelling to be built on this property. The lot is not large enough to meet existing requirements for impervious surface + roof coverage. Can't reduce the square footage due to county height restrictions + obstruction of neighbors view. This proposal would remove a deck that is in the shore impact zone.

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

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 later 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.

Jason Arzen
Applicant Name Printed

Nate & Allie Schmidt

Property Owner Name Printed

Signature

Signature (If different than applicant)

Date

Date

7-28-26

7/28/26

Updated 1/5/2026

AUTHORIZED AGENT FORM

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

Site address 10714 Angler Trail Grey Eagle, MN

Section # 25 Township Name Birchdale

Parcel Number(s) Sec. 25 T127 N R33W / 03-00-58700

Property Owner(s) name (print) Nate + Allie Schmidt

Property Owner(s) Signature(s) N-S Schmidt ASD Date 7/28/26

Authorized Agent(s) name (print) Jason Arnzen

Authorized Agent(s) Signature(s) Jason Arnzen Date 7-28-26

Authorized Agent Phone Number [REDACTED]

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Jason Arnzen Site Address 10714 Angler Trail
 [REDACTED] City Grey Eagle State MN Zip 56336
 Mailing Address 29033 Co Rd 17 Parcel Number 03 - 00 - 58700
Freeport, MN 56331 Lake/River Name Big Birch 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: 14,128 sq ft

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

Existing	Proposed
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

On Survey

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.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

On Survey

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		
Deck	10' x 68' = 680 ^{sq ft}	C - within impact zone		
Concrete / pavers	988 ^{sq ft}	B - Between shore impact zone + building setback		
Misc. landscaping	14 ^{sq ft}	B - Between shore impact zone + building setback		
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 be installed on all 4 sides of new home.
Lot is flat + should have no concerns with erosion.

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.

Grass to be planted in all areas of impervious removal.

**ST. ROSA
LUMBER INC.**
Build with the Best!

29303 COUNTY ROAD 17 FRIEPORT, MN 55331
(320) 836-2384 OR 1-888-276-1751

DISCLAIMER:
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PROJECT NAME: SCHMIDT, NATE & ALLIE
SITE ADDRESS: 10714 ANGELER TRAIL
GREY EAGLE, MN
CONTACT INFORMATION: 651-472-2546
ALLIEREINKE@GMAIL.COM

PRELIMINARY - NOT FOR CONSTRUCTION

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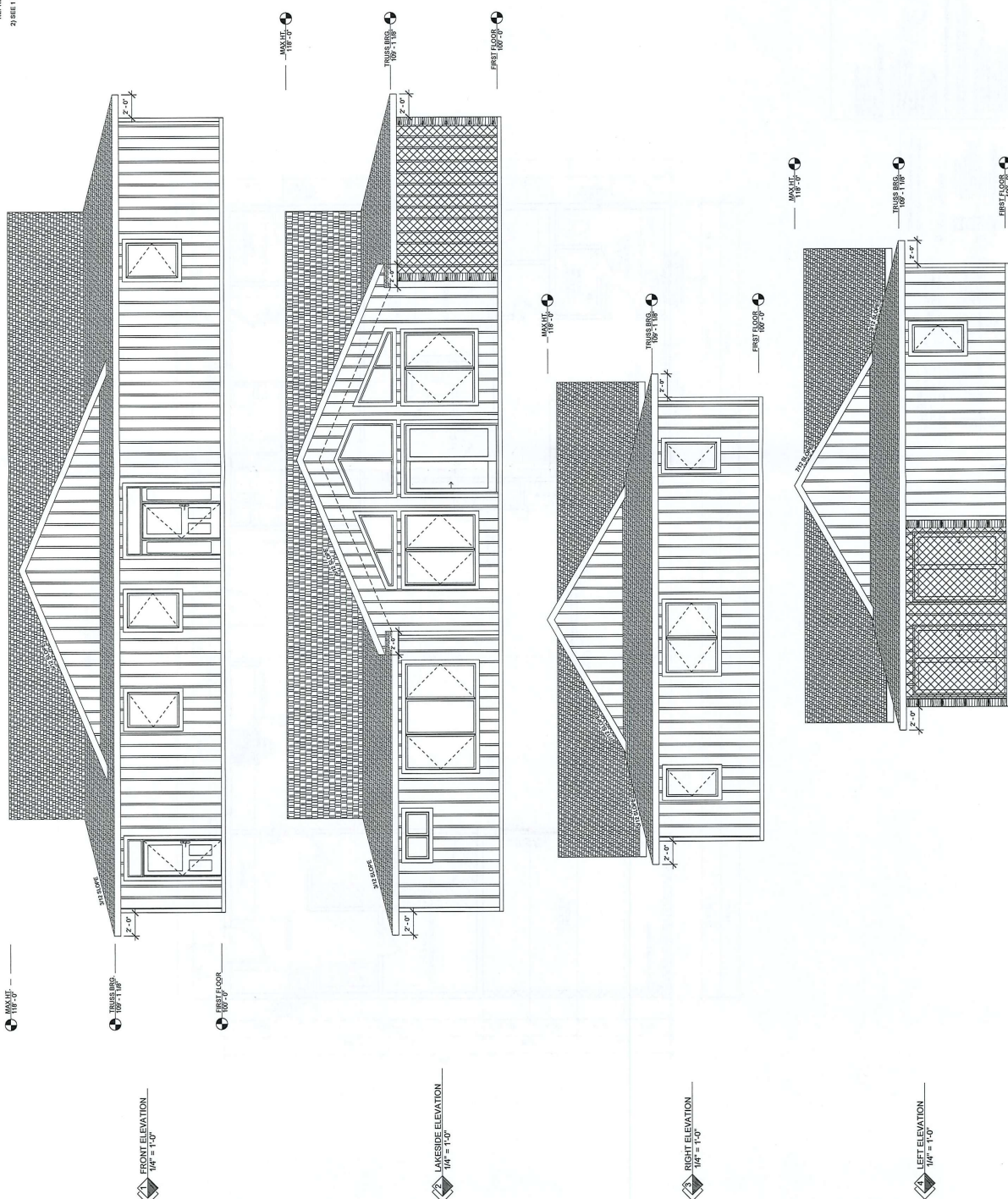
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DATE	07/31/2026
DRAWN BY:	ELLIE SAND
SHEET NAME:	

ELEVATIONS

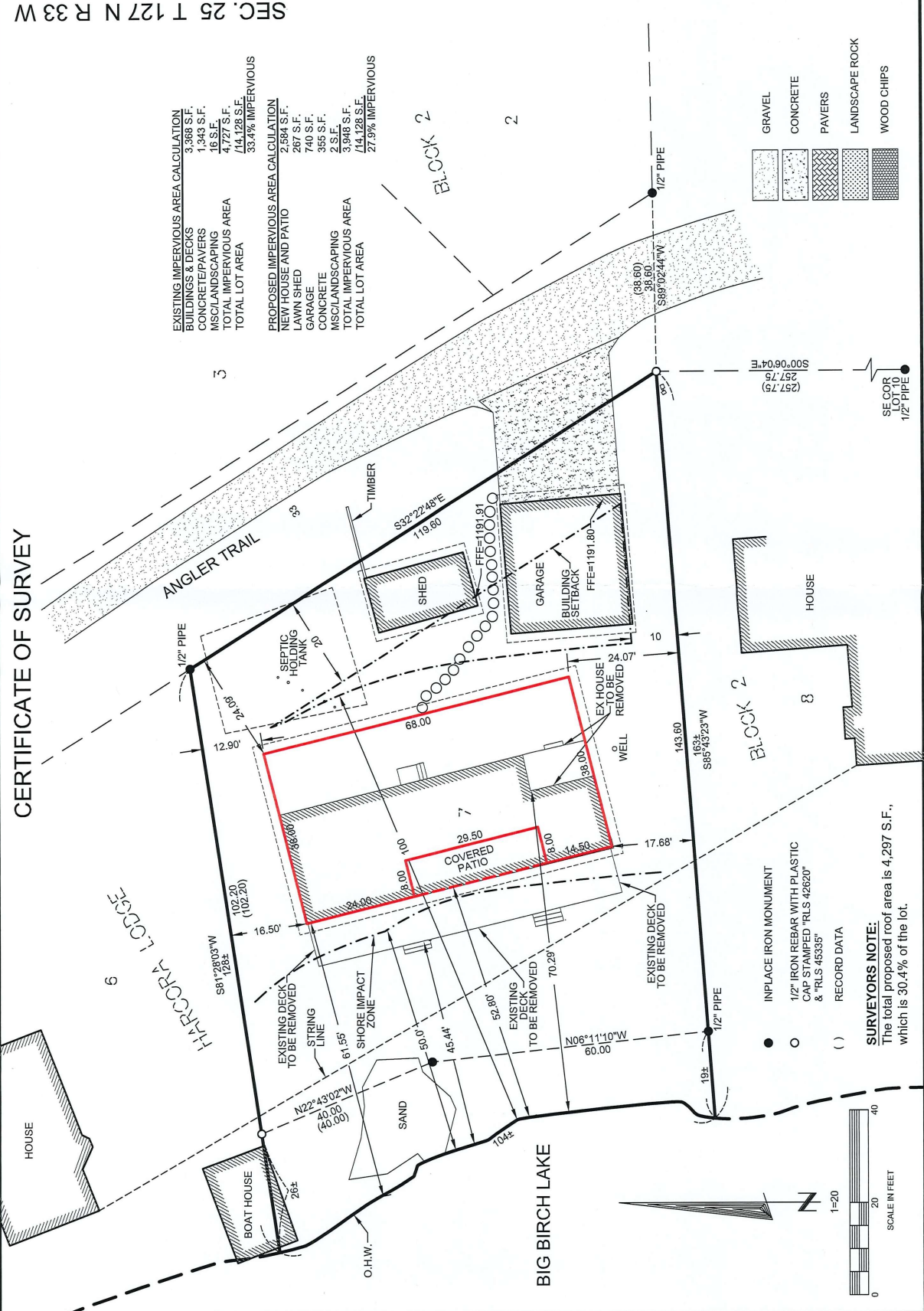
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PRELIMINARY
THESE PLANS ARE NOT TO
BE USED FOR CONSTRUCTION



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
 Date: July 31st, 2026
 License No. 42620



Site Map



8/5/2026, 1:13:33 PM

