



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, January 8th, 2026 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

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

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or **toddplan.zone@co.todd.mn.us**. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of the December 4th, 2025 Planning Commission meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Correspondence
 - Site Visit Review
 - Public comment
 - Board review with applicant, staff, and public

1. Reorganization of the Board and Review Business Rules:

2. Donniel Robinson: Section 28, Moran Township

Site Address: 40324 County Rd., 21, Browerville, MN 56438

PID: 19-0029102.

1. Request to build a 60' x 120' building to grow Cannabis indoors as a licensed microbusiness, according to Statue, in AF-2 Zoning District.

3. Richelle Taylor: Section 11, Birchdale Township, Fuller Lake

Site Address: 27740 County 98, Grey Eagle, MN 56336

PID: 03-0008202

1. Request to keep the Property as a Retreat, home will be rented to Youth Groups, Weddings, Clubs, and Churches. Request to amend condition #5 of CUP #20080512696 to increase the occupancy from 14 to 22 people in Natural Environment Shoreland Zoning District.

4. First Creek Addition Plat, Robert & Judith Berscheid: Section 24, Birchdale Township, Little Birch Lake

Site Address: 28449 County 2, Grey Eagle, MN 56336

PID: 03-0019400

1. Request to create a 6.47-acre, six lot plat in AF-1 and Recreational Development Shoreland.

Adjournment –

Next meeting: February 5th, 2026

Planning Commission Meeting Minutes
December 4th, 2025
Completed by: Sue Bertrand, P&Z Staff

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

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

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

Introduction of the staff and board members by Jim.

Ken motioned to have the November 6, 2025 meeting minutes approved as written. Lloyd seconded. Voice vote, no dissent heard. Motion carried.

Roger motioned to approve the agenda with items #1 (Robinson) & #3 (Taylor) tabled until January 8, 2026. Lloyd seconded. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Donniel Robinson-Section 28, Moran Township, Site Address: 40324 County Rd 21, Browerville, MN 56438, PID: 19-00291021.

1. Request to build a 60'x120' building to grow cannabis indoors as a licensed microbusiness, according to Statute, in AF2 Zoning.

Written request to table, by Donniel Robinson, until January 8, 2026.

AGENDA ITEM 2: Off Grid Recovery Community Inc.-Section 18, Bartlett Township, Site Address: 48650 County Road 23, Verndale, MN 56481 PID: 01-0018200

1. Request a CUP to operate an onsite thrift store located in AF-1 Zoning District.

Jason Adams and Kathryn Craft were present as the applicants.

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

Proposed updated conditions:

1. Business signage shall not be placed within the road right of way.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Report visit completed for Adams site by Adam Ossefoort and Ken Hovet 9/24/2025.

Jim stated running a thrift store is a pretty straight forward application.

Tim mentioned to recap from last time, get this CUP in order and in good standing before we add any other additional CUP's on that site. This is the process that we go through.

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

1. Business signage shall not be placed within the road right of way.
2. Off-street parking shall be provided for all business traffic.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 16th, 2025.

AGENDA ITEM 3: Richelle Taylor-Section 11, Birchdale Township,

Site Address: 27740 County 98, Grey Eagle, MN 56336 **PID:** 03-0008202

1. Request to keep the Property as a Retreat, home will be rented to Youth Groups, Weddings, Clubs, and Churches. Request to amend condition #5 of CUP #20080512696 to increase the occupancy from 14 to 22 people in Natural Environment Shoreland Zoning District.

Written request to table, by Richelle Taylor, until January 8, 2026.

AGENDA ITEM 4: Ryan Schroeder-Section 30, Burleene Township,

Site Address: 28329 115th Ave., Carlos, MN 56319 **PID:** 05-0022000

1. Request a CUP for Powersports Repair Business and Motor Vehicle Dealer License to buy and sell more than 5 motor vehicles per year with signage outside of ROW in AF-1 Zoning District.

Ryan Schroeder and Ginger Rechtzigel were present as the applicants.

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

Proposed conditions:

1. Off-street parking shall be provided for all business traffic.
2. Business signage shall not be placed within the road right of way.

3. All vehicles, parts, and supplies must be stored in a manner that does not create public nuisance characteristics.
4. All fluids and other hazardous wastes must be properly stored in and approved container and disposed of in a manner that is compliant with federal, state, and local regulations.
5. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

On Site Report visit for Schroeder completed by Adam Ossefoort and Lloyd Graves on 12/2/2025.

Lloyd stated he didn't see anything wrong with it, but was wondering about screening along the road, except for the driveway area, if there should be some or not. It all depends on how neat you keep things lined up.

Ryan asked for clarification on what screening all includes and stated fencing along the road may create more of an eyesore.

Lloyd stated he did not mean a fence, just, like a couple rows of trees.

Ryan stated in the front left corner, by the green houses on the one side of the driveway, they look kind of spindly in the winter, but the whole length of the east side of the property, there is a row of cherry trees or bushes, during bloom, some are bigger than others. On the other side of the driveway he has similar trees that go all the way south.

Jim, so, basically you have screening started.

Ryan, yes, they do, they just look like twigs this time of year, the length of the yard, along the road.

Ken, one row or two?

Ryan single rows of cherry trees, closest to the driveway. Closer to the house, sixty to seventy-foot pine trees and also boxelder and low bushes. Not a hedgerow, but is starting to close up.

Andy, what kind of vehicles would be parked there that we should be concerned about screening?

Ryan, stated they would be looking at some ATV's, some side by sides and passenger vehicles. With a dealer's license, he doesn't necessarily intend to run a full-scale car lot, but, with the restrictive conditions through the state of MN, he wants to make sure he is compliant there, too. Potentially, some customer power sports stuff. The motor vehicles are more "time fillers" for him. Something he could do a few here or there, but not nine or ten cars stacked up.

Lloyd, you are not going to be a dealer for ATV's or anything?

Ryan, not his intentions at this time, to bring in a branded affiliation, but believes it falls under the same motor vehicle license. Nothing more than buy and sell some and repairs.

Andy, you are not looking to be a dealer for somebody just buying and selling used.

Ryan, yes. If the business evolves to that point, it would most likely wind up in town somewhere.

Ken, boat motors?

Ryan, not his interest to do any marine stuff.

Ken, power sports and motor vehicles two different things?

Ryan, considered the same.

Ken, with the motor vehicle dealer license, are you planning on doing repair? Or just buy and sell?

Ryan, not "for hire" repair. For instance, if he would sell a car and it comes back with an issue, he would do his own repairs, not go into contract with another party to do the repairs, on his behalf. State requires either/ or.

Ken stated, the reason he asks, is, if you are going to repair cars, it seems after so long, they turn into junk yards and we don't want another junk yard.

Ryan, we do not want one either. It is a shared property and he doesn't care to mow around that stuff. Stated they try do get it out of there when they are done with stuff.

Ken asked for a condition to prohibit storing of non-running vehicles, would he be okay with that?

Ryan wants to be careful with that, as for a time there may be a non-running vehicle parked that is being worked on. That broad statement may hinder business, but maybe rephrase it to long-term non-running.

Ken, a time limit of a week or so? He just wants to avoid the junk yard thing.

Ryan that would depend on his personal back log. Understands where Ken is going with it. Just wants to avoid over restrictive.

Jim limit on a number of vehicles there?

Ryan, there are three people living there, so three personal vehicles and he will need space for side by sides, ATV's, snowmobiles, power sports and that is different from cars and trucks, as well. Open to suggestions.

Ginger stated she did not want it to become a junkyard.

Ryan stated there will be times when a vehicle is non-running on the property. There is another building to store non-running vehicles, but that depends on the time of year with farm machinery too.

Roger stated what about non-licensed, instead of non-running? Current license?

Ryan, may not have current tabs, if he buys vehicles that have been non-running for two years and not licensed.

Lloyd, cars would belong to you and you want to sell them.

Ryan, right. He doesn't plan on opening a retail automotive repair facility. There is only one of him and does not intend to stack up fifteen customer cars at one time. Only intends to retail the small stuff ATV's, snowmobiles. Ultimately revolves around diagnostic consulting, and the repair of vehicles. This is just another avenue, not a primary avenue of business.

Ginger stated he has worked for Arctic Cat.

Ryan confirmed Arctic Cat corporate for 10 years at a service department. Did technical assistance, and did service schools in technical training for dealers.

Ginger, he and three other people did diagnostics for the entire U.S.

Ryan, US, Japan, Canada. Basically, specialized diagnostics is his primary business, but some on-site retail, repair is secondary to that.

Andy, how do add language that makes sense and is fair.

Adam pointed back in 2020 had an application and pointed out #3 condition related to the number of vehicles, and gave an example of one they had granted in the past.

Ryan agreed to limit the automotive vehicles only, is fair and makes it easier.

Ken stated he would like to see a limit of six, other than personal/business owned vehicles. Would not include daily drivers, what you own and are licensed to you would not be counted.

Ryan, not opposed to that, and it would definitely work for him.

Ryan when they sit, they go backwards.

Roger where he takes his vehicle, he gets at them right away, and gets paid but there are some where they get fixed and there is no-one to pay the bill and pick it up, so there they sit.

Ryan, with automotive he doesn't intend to do retail work, only service dealer owned or vehicles for resale or potentially sold vehicles with an issue.

Jim asked if he would be good with six?

Ryan, as far as the automotive, he would be good with that, and it does not create a hindrance for him, yes.

Jim added, if something would change down the road, you could always come back and get the CUP amended.

Adam pointed out #4 condition, he just added:

Ryan agreed it was fair.

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

Proposed amended Conditions:

1. Off-street parking shall be provided for all business traffic.
2. Business signage shall not be placed within the road right of way.
3. All vehicles, parts, and supplies must be stored in a manner that does not create public nuisance characteristics.
4. No more than six (6) automotive vehicles shall be on the site at any time. This includes vehicles for sale and being worked on.
5. All fluids and other hazardous wastes must be properly stored in an approved container and disposed of in a manner that is compliant with federal, state, and local regulations.
6. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 16th, 2025.

Ryan just wanted to clarify, once the commissioners' final approval he will get some sort of document?

Adam assured, yes, that states it is approved and at that point he will be able to sign Ryan's form from the State.

Roger motioned to adjourn and Lloyd seconded. Voice vote, no dissention heard, Motion carried and meeting adjourned at 6:36 PM.

Todd County Planning Commission

Rules of Business

Proposed for 2026

Purpose

Provide assistance to the Todd County Board and Planning Director in the administration of the Todd County Ordinance, adoption and execution of the comprehensive plan, and review of proposed ordinances. The Planning Commission is a recommending board that gathers and weighs evidence pertaining to each case before recommending granting or denial of landowner requests to the Board of Commissioners.

Process

Application for conditional use permits, subdivisions, etc. are submitted to the county Planning and Zoning staff and placed on the Planning Commission agenda if all criteria for a case are met by the established deadline date. Once presented with a case the Planning Commission shall review, hold public hearings, and make recommendations to the county board on all applications for zoning amendments, subdivisions, and conditional use permits using the criteria and procedures set forth in the Todd County Ordinance.

1. Regular Meetings: The Planning Commission Board (PC) shall hold regular meetings, unless otherwise determined, on the first Thursday of each month, at the Todd County Boardroom, Upper Level of Historic Courthouse, 215 1st Avenue South, Long Prairie, MN 56347. Meetings shall commence at 6:00 PM and continue until all applications on the agenda have been heard. The Planning Commission meeting is considered a public hearing with public notice, recording of minutes, etc.

2. Field Inspections: Field inspections to review applications shall be conducted prior to the meeting. Field inspections will involve at least one staff and one PC member although additional staff, members, or other officials may be included based on interest in the case. Additional field inspection days may be added depending on the number of applications received and/or the complexity of the case. No decisions are made on field inspections. PC members visiting the site must attend the PC meeting at which the case is discussed to receive per diem/mileage for the inspection.

3. Special Meetings: The Chair or three members may call special meetings. Such meetings shall be called within ten (10) days advance notice to all available members, and to the public in the official newspaper. Notice shall specify: (1) the specific item or items to be considered at the special meeting, and (2) the date, time and place of the meeting. Special meetings of the Planning Commission shall be held in the Todd County Boardroom, Upper Level of Historic Courthouse, 215 1st Avenue South, Long Prairie, MN 56347, unless otherwise determined. All special meetings shall be limited to the specific item or items set forth in the notice.

All costs associated with a special meeting requested shall be paid by the applicant. Costs include application, public notice, notices to adjoining properties, per diem, mileages and staff hours.

4. Presiding Officer – Roll Call: The Chair, or in the Chair's absence, the Vice-Chair shall call the meetings to order and begin the meeting at the appointed time. The Chair or Vice-Chair calling the meeting to order shall be the Presiding Officer for the balance of the meeting.

5. Quorum: A simple majority of the members shall constitute a quorum for the transaction of business. The Presiding Officer is a member and shall have the right to vote on all matters coming before it, but shall have no veto power.

6. Minutes: The Todd County Planning and Zoning Office staff shall prepare written copies of the minutes of the preceding meeting and distribute them to its members no later than the start of its current session. Audio

taping of the meeting may be made for reference by the Planning and Zoning Director. The approved minutes, any audio tape of the meeting, staff findings, letters submitted, and other materials submitted shall be the official record of meetings. All are used to determine the outcome of a case. A copy of the minutes shall be available in the Planning and Zoning Office. Upon the appearance of a quorum at a meeting, the Presiding Officer shall inquire of the members whether they wish to approve, disapprove or amend the minutes of the previous meeting as prepared by Planning and Zoning staff. Any mistake or omission in the minutes may then be corrected. Minutes from meetings will be placed on the Todd County web site quarterly.

7. Order of Business: The Presiding Officer shall preserve order and decorum. Planning and Zoning staff shall act as a parliamentarian and the Presiding Officer shall decide questions of order, subject to an appeal to the members. Staff shall prepare a written agenda in advance of all meetings in order of presentation which they deem best or as directed by the Planning Commission Chair. Staff shall release the proposed agenda and release the information packet to PC members no later than 10 days immediately preceding the meeting. A person requesting that an application be placed on the agenda shall furnish sufficient information and detail so as to enable the Planning Commission to rule on the application in accordance with County Ordinances, and enable Planning and Zoning staff to enter the item on the meeting agenda in a summary adequate to alert the public as to the nature of the matter to be discussed. If, in the opinion of the Planning and Zoning Director, such information and detail is not provided, the Director may refuse to place the application on the agenda or request that the application be tabled for a future meeting. The Planning Commission by majority vote may amend the agenda proposed by staff.

8. Applicant Representation: The applicant or their representative shall attend the meeting to represent their application or the application will be tabled until the next regular meeting. County staff or Planning Commission member shall not represent an applicant.

9. Citizen and Public Comments:

9a. Citizen and Public Comment at Meetings: Receiving comments from the public is an important function of the Planning Commission. Except as regulated by State Statute or Rule, citizen comment will be heard on all topics on the agenda. Each speaker will be afforded up to three minutes to present oral arguments. This time limit may be extended at the discretion of the Presiding Officer. Large groups are encouraged to select a single speaker to present their oral argument.

9b. Citizen and Public Comments Outside the Planning Commission Meeting: Comments from citizens regarding specific cases need to be submitted to the Planning and Zoning office (in writing) or at the scheduled meeting to be considered part of the official “body of evidence” pertaining to a case and thereby used by Planning Commission members for decision making. News articles and one-on-one discussions with citizens may be useful to prompt Planning Commission members to ask the appropriate questions at the case hearing but should not be used as the basis to propose passage or denial of a case.

10. Recognition by the Presiding Officer: Every Planning Commission member or member of the public shall respectfully address the Presiding Officer by the appellation “Mr. Chairman” or “Madame Chair”, and shall not speak further until recognized by the Presiding Officer. Once a member of the audience has been recognized by the Presiding Officer as requesting to address the Planning Commission, the Presiding Officer shall require the individual to identify themselves by stating their name and address.

11. Designation by Presiding Officer: When two or more members request to speak, the Presiding Officer shall designate who is first to speak, but in all cases the member who shall first address the chair shall speak first.

12. Presentment of Petitions and Communication: Petitions and communications on the agenda may be presented by a member of the Planning Commission or by Planning and Zoning staff.

13. Conflict of Interest: If a Planning Commission member has a conflict of interest in a case they shall proclaim such as soon as the conflict becomes known or before the case is presented at the meeting. The member with the conflict shall then excuse themselves from the discussion of the case. If there is a question as to whether a particular issue is sufficient to disqualify a regular member from voting then it shall be decided by majority vote of all members except the one member being challenged.

14. Voting: When a question is put by the Presiding Officer, every member present shall vote unless the Planning Commission, for special reason, shall excuse a member prior to the calling of the roll or a legal conflict of interest prohibits a member from voting. Unless a member requests, all items will be decided by voice vote. A member may request a roll call vote at any time prior to the commencement of other business.

15. General Public Hearing Notice Requirements: The Administrator shall publish written notice of all Planning Commission hearings in the legal newspaper for Todd County and posted notice on the County website, not less than ten (10) days prior to the hearing date. The published notice shall state the purpose, time, date and place of the hearing, a brief summary of the nature of all applications. In addition to published notification, the following shall receive individual written notices of these public hearings:

1. Planning Commission;
2. The Town Board in the Township – where the property is located;
3. Minnesota Department of Transportation – if proposal abuts any federal or state highway;
4. Commissioner of Natural Resources – if the proposed application is located in any Shoreland District or any Flood Plain District;
5. Watershed District Office – if the proposed application is located within a watershed district;
6. Lake Associations – if the proposed application is located on a lake having an association that has filed a letter with the Administrator requesting such information;
7. Individual landowners who have requested such notification;
8. Property Owners Notice per MN State Statute 394.26.

16. Public Correspondence: It is required that all public correspondence must include name, mailing address, and be received 48 hours prior to the date and time of the hearing to be accepted.

17. Absent Member: Every member that anticipates being absent from a meeting shall notify Planning and Zoning staff so that alternates can be contacted. Members are expected to attend 75% or more meetings over a 12 month period (this allows 3 absences in one year).

18. Meeting Procedures

Pre-Meeting Meetings are scheduled to deliberate variance requests for Todd County lands. Cases result from applications being developed and submitted by applicants. Staff review a case for completeness and can place the case on hold until further information is obtained. Public notice is made to meet state requirements.

Presenting a Case

- 1) The applicant is introduced,
- 2) staff report,
- 3a) the applicant is then asked if the staff report accurately represents the request,
- 3b) if applicant does not agree capture relevant points in minutes

- 4) public comment,
- 5) Board Q/A of the applicant, staff, and possible of citizens,
- 6) Board decision.

Concluding Hearing of a Case This is done by motion and vote with a variety of options.

Place case on hold. As a case is deliberated it may become apparent that insufficient evidence is present to either determine the case or to set conditions. Such a case can be placed on hold indefinitely by the landowner or for 60 days by the board during which time the landowner must produce the information requested. The case can be denied if no or insufficient information is provided. When putting a case on hold it is important to specify exactly what the applicant needs to bring back to staff prior to the case being put on the next available agenda. Put in form of motion.

If the original case is substantially altered or additional variances requested the case should be re-advertised and brought to a future meeting.

Deny the request. State the reasons for denial (use answers from board case questions)

Approve the Request. With or without conditions. Be sure these are clear.

Another Option is to make a motion for staff to develop reasons for denial, or conditions, and present at the next meeting. This might be a good process for a very detailed and controversial case. The board would pick up the motion first thing at the next meeting with a review of reasons and a motion.

19. Committees: Planning Commission members may serve on committees to study a land use issue or work on portions of the Todd County Land Use Ordinance as directed by the Board of Commissioners. Proposals for work to be completed should be brought to the full Board of Commissioners for approval by the Administrator prior to commencing the work.

20. Suspension or Amendment of Rules: No rule shall be suspended, altered or rescinded except upon affirmation vote of four members, unless notice of such change shall have been given at a previous meeting in which case only a majority shall be required.

21. Agenda is Public: Any member of the public or the news media requesting copies of any regular or special meeting agenda shall be provided the same pursuant to Minnesota Statutes, Chapter 471.705 1c (b).

22. Annual review of Rules of Business: Planning Commission shall, at least annually, review and adopt necessary amendments to these Rules of Business.

23. Planning Commission members (as per current ordinance):

23a. The Planning Commission shall consist of six regular members. Of the six members, one shall be a liaison from the Board of Commissioners and of the remaining five, there shall be one residing in each of the five commissioner districts. At least two members shall be residents of the portion of the county outside the corporate limits of municipalities. No more than one voting member of the commission shall be an officer or employee of the county. No voting member of the commission shall have received, during the two years prior to appointment, any substantial portion of income from business operations involving the development of land within the county for urban and urban related purposes.

23b. All members of the Planning Commission shall be appointed by the Board of Commissioners, including alternate members. The members of the Planning Commission shall be appointed by the Board of Commissioners consistent with the following provisions:

The liaison from the Board of Commissioners shall be appointed by the County Board Chair, as an ex-officio or non-voting member, and serve a two (2) year term. There shall be no limit to the number of terms a liaison from the Board of Commissioners may serve.

23c. For the remaining five (5) members of the Planning Commission, each County Commissioner shall nominate a person residing in their district to be appointed to the Planning Commission. Alternate members shall be nominated by the Commissioner in the district of representation. The Board of Commissioners must approve the nomination and appoint the nominee by a majority vote.

23d. Members of the Planning Commission shall be appointed for four year terms. Terms for each member of the Planning Commission shall begin at the mid-point of their respective County Commissioner's regular term and run until the mid-point of the next term. Alternate members shall be appointed for four (4) year terms. The Director shall keep a schedule of regular terms for members. There shall be no limit to the number of terms a member may serve.

23e. Vacancies in the Planning Commission due to resignation, death, serious illness, or removal of a member for cause as provided in this ordinance shall be filled for the unexpired duration of the regular term. The removal of any member for non-performance, misconduct, or malfeasance in office shall be the responsibility of the Board of Commissioners. Causes for removal may include, but not limited to, a repeated failure of the member to attend meetings, repeated attendance at meetings for such a short length of time as to render the member's services of little value to the county, or a change in residency status that would cause the makeup of the Planning Commission to be inconsistent with this ordinance.

24. Paid Compensation: the members of the Planning Commission may be paid compensation in an amount determined by the County Board and may be paid their necessary expenses in attending meetings of the board and in conduct of the business of the board.

25. Training is necessary to keep Planning Commission members informed and educated on land use case handling. Members are strongly encouraged to participate in at least one training event per term.

SCANNED



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

AUG 11 2025

Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Donniel Robinson Mailing Address 1044 16th Ave S, St. Cloud
Site Address 40324 County Rd 21, Browerville, MN 56438 MN 56301
Phone Number 320-828-4031 E-Mail Address donniel@buzzingbeefarmMN.com
Property Owners Name & Address (if not applicant) Brian and Donniel Robinson
1044 16th Ave So., St. Cloud MN 56301
Parcel ID(s) 19-0029102 Township Moran Lake/River Name N/A
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

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

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

Measurement of land involved: Width _____ Length _____ Acres 20

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

Is an upgrade needed: () yes () no

Proposed - Currently have an estimate from MarEyes Excavating.

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

This request is to build a pole building (60'x120') on our agricultural land for the purpose of growing Cannabis indoors. I have received preliminary license approval from the office of Cannabis Management for ownership of a microbusiness as defined in statute. Full licensure will be provided upon inspection and approval of the building by the OCM.
Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes ☒ No _____ Date of the meeting: 8/5/25

[Signature]
Optional Township Board Signature

[Signature]
Board Position

CUP # 2025-021

Receipt # 2025-0450

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

No. The business will be my husband, myself, and 3-5 employees (mostly seasonal). Our electrical use will be elevated

Is the requested use compatible with the surrounding properties? **Explain** but not excessive. This has been discussed with Todd/Waden

Yes, this is an agricultural business in an electric, agricultural area (AF-2).

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

No. We will improve the property by adding utilities and an agricultural building. We will also improve the tax base in the County, township, and town.

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

properties? **Explain**

The structure will NOT have an adverse affect on near by properties. It will be a standard pole building. We do not expect to have signage as this is a growing site.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of

operation, or general unsightliness? **Explain**

Hours of operation are expected to be 8AM to approximately 6pm. No excessive noise or odor is expected.

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

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

beyond a typical agricultural venture.

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

Donniel Robinson
Applicant Name Printed

Donniel Robinson
Signature

7-15-25
Date

Brian Robinson and Donniel Robinson
Property Owner Name Printed

[Signature]
Signature (If different than applicant)

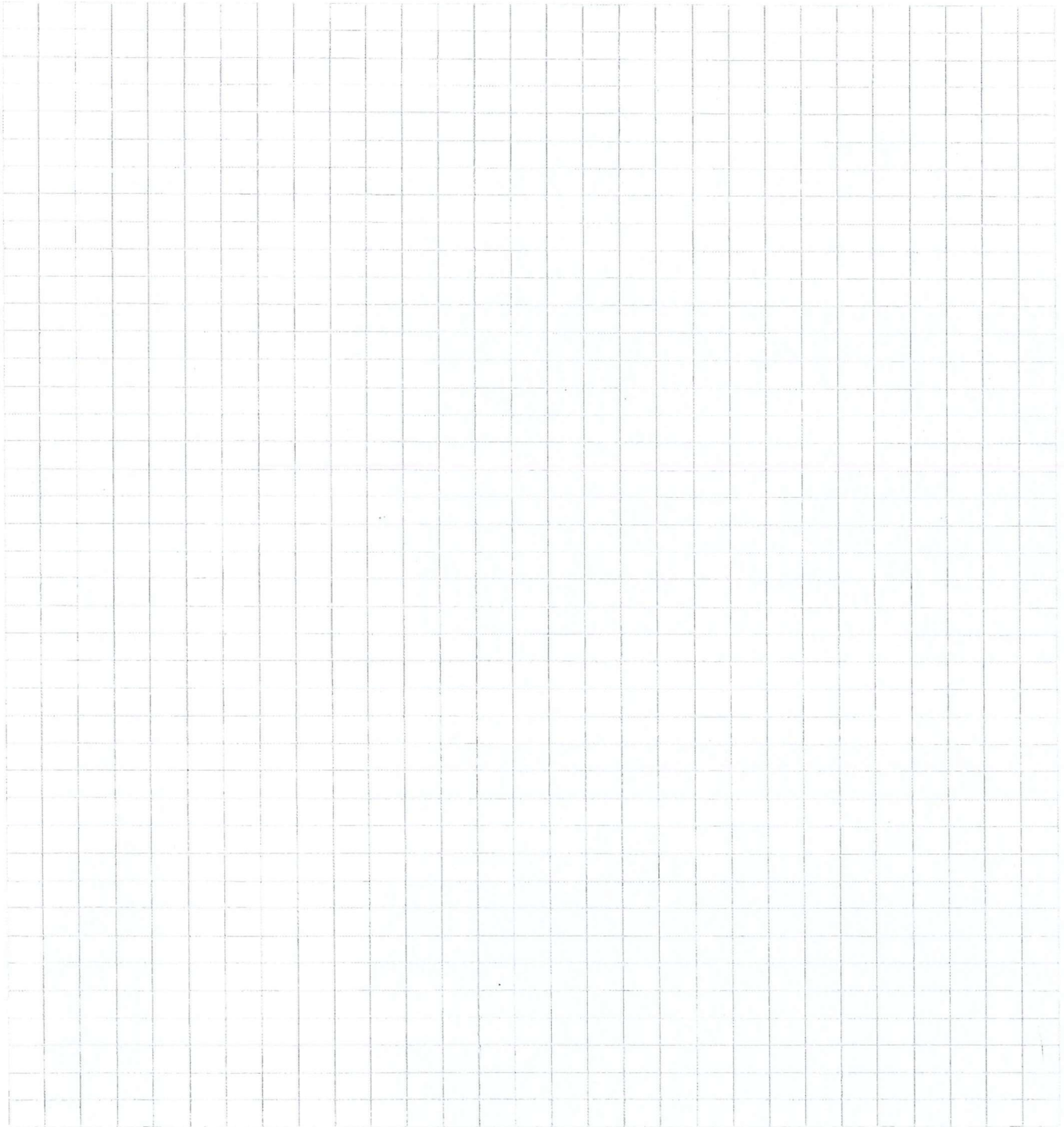
7-15-25
Date

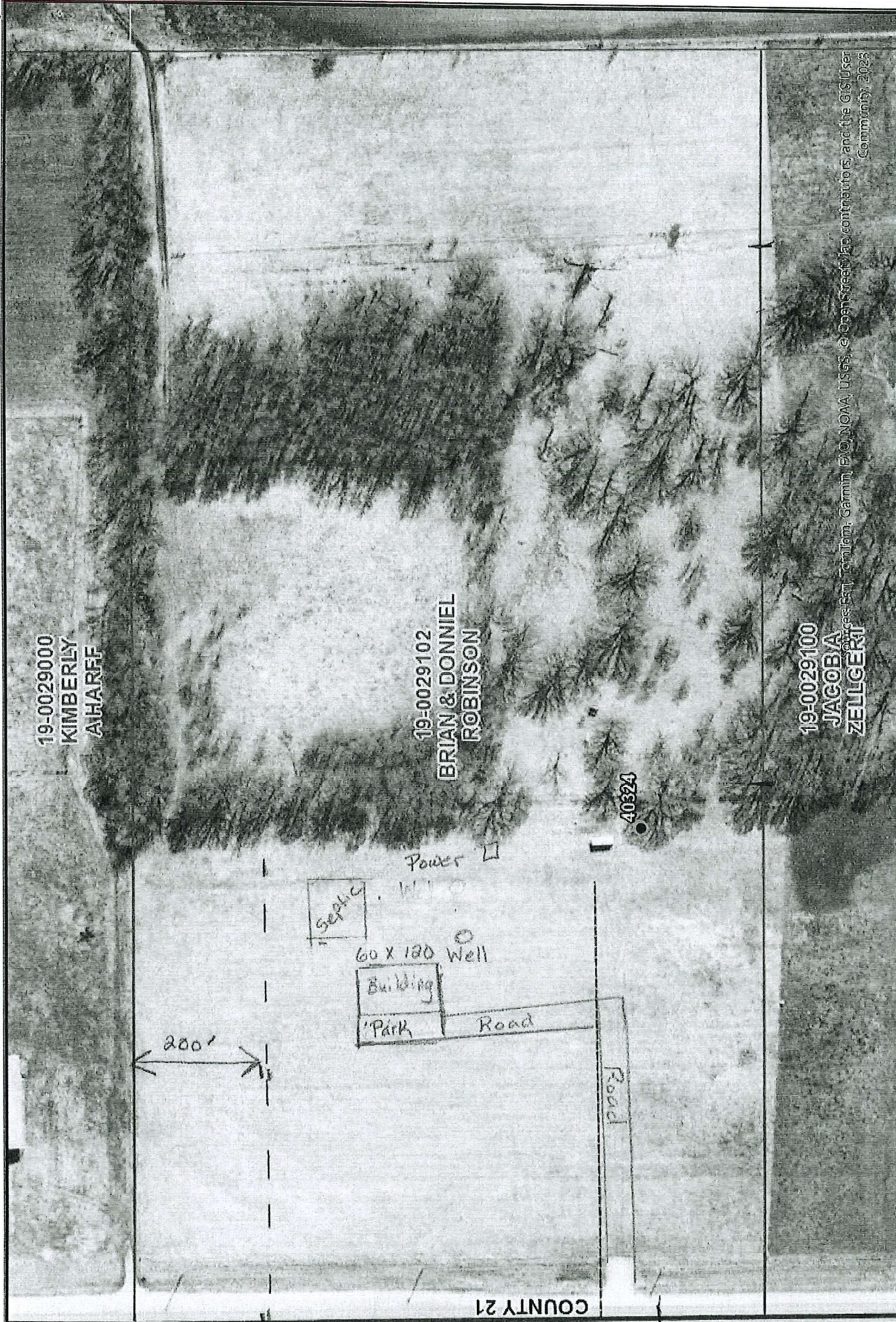
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

See attached

Site Plan

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





19-0029000
KIMBERLY
AHARREFF

19-0029102
BRIAN & DONNIEL
ROBINSON

19-0029100
JACOB A
ZELLGERT

200'

Seplic

Power

60 X 120 Well

Building

Park

Road

Road

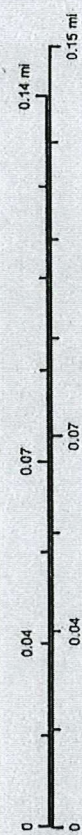
40324

COUNTY 21

The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information possible. However, the information is not a warranty 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.



GIS Site Map



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



5365 1.88 inches per 100 feet

Printed on Monday, July 14, 2025

334687

TODD COUNTY, MINNESOTA

✓ No Delinquent Taxes
 ✓ Transfer Entered
 Certificate of Real Estate value () received (X) not required
 CRV #
 Date 5-1-14 Deed Tax Amount \$ 1.65

Denise Guida - Todd County Auditor/Treasurer
 Cheryl Perish - Todd County Recorder

OFFICE OF THE COUNTY RECORDER
 TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: May 01, 2014 11:15 AM

Cheryl Perish, County Recorder

Well Certificate () Received

Received from ALL STAR TITLE & ABSTRACT

Returned To: ALL STAR TITLE & ABSTRACT
 616 LAKE STREET SOUTH
 LONG PRAIRIE, MN 56347

Fee: \$46.00

Purchased C4H from
 Norman Rogers who
 sold remaining principal
 to First National Bank.
 See attach bill.

ASSIGNMENT OF CONTRACT FOR DEED and QUIT CLAIM DEED - by Individual

STATE DEED TAX DUE HEREON: \$1.65 DATE: April 29, 2014.

FOR VALUABLE CONSIDERATION, Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife, Grantors, hereby sell, assign and transfer unto First National Acceptance Company, Grantees, the Grantors' interest in that certain Contract for Deed dated December 6, 2011, made by Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife, as Sellers, and Brian Robinson and Donniel Robinson, husband and wife, as Purchasers, recorded and or filed in the office of the County Recorder in and for the County of Todd, State of Minnesota, on the 6th day of December, 2011, as Document # 476364, for the sale and conveyance of real property in said County of Todd and State of Minnesota, described as follows, to-wit:

The North Half of the Northwest Quarter of the Southwest Quarter (N 1/2 NW 1/4 SW 1/4), Section Twenty-Eight (28), Township One Hundred Thirty-Two (132) North, Range Thirty-Three (33) West of the Fifth P.M., according to the United States Government Survey thereof, Todd County, Minnesota.

Grantee hereby assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract for Deed. Grantor hereby covenants that there remains unpaid under the Contract for Deed the Principal sum of \$37,305.56 with interest thereon from May 1, 2014, and that Grantor has good right to sell, transfer and assign the Contract for Deed. In addition, Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.

TOTAL CONSIDERATION FOR THIS TRANSACTION IS \$500 OR LESS, together with all hereditaments and appurtenances belonging thereto.

Norman L. Rogers
 *Norman L. Rogers

Xiaolan Li
 *Xiaolan Li a/k/a Xiadlan Li

STATE OF MINNESOTA

COUNTY OF Todd

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by Norman L. Rogers and Xiaolan Li, a/k/a Xiadlan Li, husband and wife.



Joan M Casperson
 Notary Public, Todd County, MN
 My Commission Expires: 1-31-15

Drafted By:
 Shellie Clark
 First National Acceptance Company
 P.O. Box 980
 East Lansing, MI 48826

Please return and send tax statements to:
 First National Acceptance Company
 P.O. Box 980
 East Lansing, MI 48826

334687

TODD COUNTY AUD. / TREAS.
215 1ST AVE. S., SUITE 201
LONG PRAIRIE, MN 56347
320-732-4469
www.co.todd.mn.us

2025
PROPERTY TAX
STATEMENT
MORAN

TC 542 5

Property ID Number: 19-0029102
Property Description: SECT-28 TWP-132 RANG-33
N2 NW4 SW4 20.00 ACRES

40324 COUNTY 21

BRIAN & DONNIEL ROBINSON
1044 16TH AVE S
ST CLOUD MN 56301

18879-T

ACRES 20.00

Values and Classification		
Taxes Payable Year 2024		
		20
Step 1	Estimated Market Value:	54,200 51.0
	Homestead Exclusion:	
	Taxable Market Value:	54,200 51.0
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HS RUVCL NON-HSTI RUVCL NON-H
	Sent in March 2024	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	352.
	Sent in November 2024	
Step	Property Tax Statement	
3	First half Taxes:	175.0
	Second half Taxes:	175.0
	Total Taxes Due in 2025	350.0

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.
Read the back of this statement to find out how to apply

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE ☐
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits	465.82	424.
	4. A. Agricultural and rural land tax credits00	.0
	B. Other credits to reduce your property tax	83.82	74.
	5. Property taxes after credits	382.00	350.0
Property Tax by Jurisdiction	6. County	244.13	222.7
	7. City or Town	73.62	73.0
	8. State General Tax00	.0
	9. School District: 2170 A. Voter approved levies00	.0
	B. Other local levies	63.80	53.7
	10. Special Taxing Districts: A. REGION V45	.4
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	382.00	350.0
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		382.00	350.0

Taxes Payable Year: 2024		2025
<input type="checkbox"/>		
		.00
		465.82
		424.
		.0
		74.
		350.0
		222.7
		73.0
		.0
		.0
		53.7
		.4
		350.0
		382.00
		350.0

2nd Half 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
Pay Stub MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0029102 RCPT# 13607
AGRI NON-HSTD

1st Half 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
Pay Stub MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

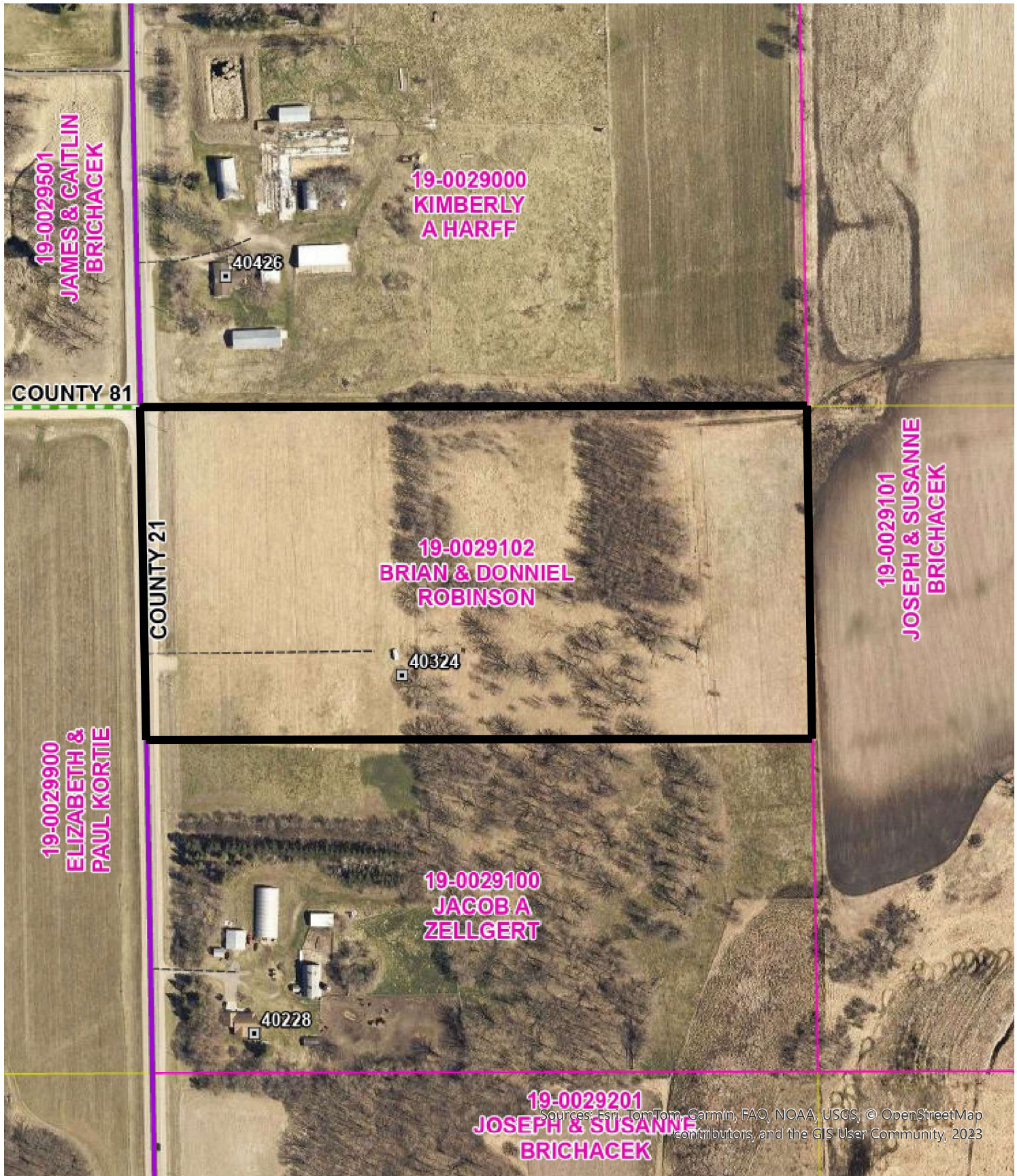
PRCL# 19-0029102 RCPT# 13607
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 15, 2025		MAY 15, 2025		175.0	
2ND HALF TAX		175.00		175.0	
PENALTY					
TOTAL				TOTAL	
NO RECEIPT SENT UNLESS REQUESTED. OUR CANCELLED CHECK IS YOUR RECEIPT		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.			

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER, ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

BRIAN & DONNIEL ROBINSON 18879-T
1044 16TH AVE S
ST CLOUD MN 56301

BRIAN & DONNIEL ROBINSON 18879-T
1044 16TH AVE S
ST CLOUD MN 56301

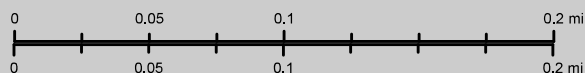


Todd County
MINNESOTA



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:
Thursday, August 7, 2025



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

*Reviewed
11/5/25
AO*

Received

NOV 05 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Richelle Taylor Mailing Address 11316 POLK ST. NE BLAINE MN 55434
Site Address 27740 COUNTY 98 GREY EAGLE, MN 56336
Phone Number 612.964.0143 E-Mail Address richellerealty612@gmail.com
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 03-0008202 Township BIRCHDALE Lake/River Name FULLER LAKE
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland (NES)

Full and Current Legal Description(s) W2 SW4 & LOT 1 N & W OF ROAD (56.81 ACRES TWP 127N RANG 33W SECTION 11
(attach if necessary) ** EXHIBIT "A"

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

Measurement of land involved: Width _____ Length _____ Acres 56.81 ACRES

Septic System: Date installed _____ Date of latest Compliance Inspection 5.10.2023

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

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

Detailed Explanation of Request:

Keeping the property as a retreat, home will be rented to youth groups, weddings, clubs, churches ect.

Would like to increase the occupancy from 14 to 22 people.

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

Yes ☒ No _____ Date of the meeting: 10 / 28 / 2025

see attached township confirmation email

Optional Township Board Signature

Board Position

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

no

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

yes

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

no

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

no

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

no

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

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

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

Richelle Taylor
Applicant Name Printed

DocuSigned by:
Richelle Taylor
Signature

11/4/2025
Date

Richelle Taylor
Property Owner Name Printed

Signature (If different than applicant)

11/4/2025
Date

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

Sue Bertrand

From: Richelle Taylor <richellerealty612@gmail.com>
Sent: Friday, October 31, 2025 3:24 PM
To: Jackie Bauer
Cc: Sue Bertrand
Subject: Re: Agenda Item for October 28 — Richelle Taylor / Cup Application

SCANNED

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.

Thank you Jackie. I sent her a copy of the agenda as well.

By the way, it was nice to meet you.

Thank you for the warm invite to the meeting 🤗

Richelle Taylor -612.964.0143

Professional Real Estate Consultants

RE/MAX Results

Our children are watching us live and what we are shouts louder than anything we can say.

-Wilfred Peterson

On Fri, Oct 31, 2025, 2:54 PM <jackiebauer@arvig.net> wrote:

Hi Sue,

Richelle was at our Birchdale Township Meeting on Tuesday evening (October 28th) and presented to them regarding her CUP application. Birchdale Township Board, by consensus voiced their support for Richelle's application.

I can try to get our Board Chair, Jim Carstens to sign a form if you want him to. Otherwise, does this email suffice that Richelle did attend our October Board Meeting?

Jackie Bauer

Clerk - Birchdale Township

On Fri Oct 31 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:

----- Original Message -----

Follow-Up on CUP Meeting Attendance Confirmation

Hi Jackie,

I hope you're doing well. I wanted to follow up regarding the township meeting I attended for the CUP application. Sue from

Business Record Details »

Minnesota Business Name
RJM Holdings LLC

Business Type
Limited Liability Company (Domestic)

MN Statute
322C

File Number
1173990300024

Home Jurisdiction
Minnesota

Filing Date
8/31/2020

Status
Active / In Good Standing

Renewal Due Date
12/31/2026

Registered Office Address
8560 Edinburgh Centre Dr.
Brooklyn Park, MN 55443
USA

Registered Agent(s)
(Optional) Currently No Agent

Principal Executive Office Address
8560 EDINBURGH CENTER DR
BROOKLYN PARK, MN 55443-3723
United States

Manager
Richelle Taylor
8560 EDINBURGH CENTER DR
BROOKLYN PARK, MN 55443-3723
United States

Filing History

Filing History

Select the item(s) you would like to order: Order Selected Copies

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	8/31/2020	Original Filing - Limited Liability Company (Domestic) (Business Name: RJM Holdings LLC)	

	Filing Date	Filing	Effective Date
<input type="checkbox"/>	2/6/2023	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	8/4/2023	Annual Reinstatement - Limited Liability Company (Domestic)	
<input type="checkbox"/>	1/14/2025	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	1/28/2025	Annual Reinstatement - Limited Liability Company (Domestic)	

© 2025 Office of the Minnesota Secretary
of State - Terms & Conditions

The Office of the Secretary of State is an
equal opportunity employer

☒ Subscribe for email updates!
Vulnerability Disclosure

EXHIBIT 'A'

All that part of the Southwest Quarter (SW 1/4 and Government Lot 1) of Section Eleven (11), in Township One Hundred Twenty-seven (127) North, Range Thirty-three (33) West of the Fifth P.M., according to the United States Government Survey thereof, which is located North and West of the existing State Aid Road which now runs diagonally through the Southwest Quarter (SW 1/4) of Section 11, from the Southwest corner thereof to the Northeast corner thereof, now on file and of record in the office of the County Recorder in and for Todd County, Minnesota.
LESS AND EXCEPT:

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) lying North and West of the road, all in Section 11, Township 127 North, Range 33 West.

4 OFFICE OF COUNTY RECORDER
TODD COUNTY MINNESOTA

I hereby certify that
this instrument # 457178

was filed/recorded in this office
for record on the 21st day of
May 2008 at 1 am/pm

Cheryl Perish, County Recorder

by: Cheryl Perish
Chief Deputy

Chg 40- recording fee
well certificate
deed tax/mtg reg tax
TCo Env + Land Res.

CONDITIONAL USE PROCEEDINGS

STATE OF MINNESOTA
COUNTY OF TODD

In The Matter of: Sheila Burski (Little Rock Properties LLC)
3369 Old Stone Way NE
Sauk Rapids MN 56379

Property Address: 27740 County 98

REQUEST: Conditional Use Permit for spiritual retreat. Home would be rented to groups such as youth, churches, clubs, quilters, scrapbooking retreats, environmental groups, etc. A Conditional Use Permit is required for Commercial Services in Shoreland Districts.

The above entitled matter was heard before the Todd County Planning Commission on the 8th, day of May 2008, on a petition for Conditional Use pursuant to the Todd County Zoning Ordinance, for the following described property - Parcel Number 03-0008202
W2 SW4 & Lot 1 N & W of Road (56.81 acres) Twp 127N, Rang 33W, Section 11, Birchdale Township

Record this document in: X Abstract records Torrens records.

IT IS ORDERED that the Conditional Use be (granted ~~denied~~) C-20080512696 as upon the following conditions, changes or reasons:

Approval of the request for application as presented with the following conditions: 1) That the following notice to current and future land owners of the parcel be recorded as part of this approval "This site is located in an agricultural district, and consequently there will be from time to time, sights, sounds and smells associated with the operation of farming. No lot owner shall bring action of Law against any farming operation because of such farming activities, as long as such farming activity complies with state, federal, EPA or Todd County Ordinances."

2) The chicken barn must be cleaned out and a 2nd entrance installed. 3) The two sheds next to Fuller Lake are to be torn down and removed from the property. 4) The cistern down by

Fuller Lake is to be cleaned out, crushed and backfilled. 5) The maximum number of occupants is limited to 14 people. 6) There will be a four-month review of this Conditional Use Permit.


Todd County Board of Commissioners
Randy Neumann, Chairperson

Dated: May 20, 2008

**STATE OF MINNESOTA
COUNTY OF TODD**

**OFFICE OF
TODD COUNTY ENVIRONMENT & LAND RESOURCE MANAGEMENT**

I, Andrew Dahlgren Environment & Land Resource Management Administrator for the County of Todd, with and in said County, do hereby certify that I have compared the foregoing copy and order (granted) ~~denying~~ a Conditional Use with the correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Long Prairie, Minnesota, in the County of Todd on May 20, 2008 .

 ADMINISTRATOR
TODD COUNTY ENVIRONMENT & LAND RESOURCE MANAGEMENT OFFICE

Drafted by: Becky Letcher
Planning Commission Secretary

This form mailed to Applicant _____

Activities granted by a Conditional Use Permit expire and are considered invalid unless they are substantially completed within thirty-six months of the date the conditional use permit is granted by the Board of Commissioners. Section 530(O) Todd County Ordinance.

Sue Bertrand

From: Richelle Taylor <richellerealty612@gmail.com>
Sent: Friday, October 31, 2025 3:24 PM
To: Jackie Bauer
Cc: Sue Bertrand
Subject: Re: Agenda Item for October 28 — Richelle Taylor / Cup Application

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.

Thank you Jackie. I sent her a copy of the agenda as well.

By the way, it was nice to meet you.

Thank you for the warm invite to the meeting 😊

Richelle Taylor -612.964.0143

Professional Real Estate Consultants

RE/MAX Results

Our children are watching us live and what we are shouts louder than anything we can say.

-Wilfred Peterson

On Fri, Oct 31, 2025, 2:54 PM <jackiebauer@arvig.net> wrote:

Hi Sue,

Richelle was at our Birchdale Township Meeting on Tuesday evening (October 28th) and presented to them regarding her CUP application. Birchdale Township Board, by consensus voiced their support for Richelle's application.

I can try to get our Board Chair, Jim Carstens to sign a form if you want him to. Otherwise, does this email suffice that Richelle did attend our October Board Meeting?

Jackie Bauer

Clerk - Birchdale Township

On Fri Oct 31 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:

----- Original Message -----

Follow-Up on CUP Meeting Attendance Confirmation

Hi Jackie,

I hope you're doing well. I wanted to follow up regarding the township meeting I attended for the CUP application. Sue from

Planning and Zoning mentioned that there was a paper that needed to be signed by someone to confirm my attendance.

Could you please let me know what that document is or who I should contact to have it signed? I just want to make sure everything is in order so the application process continues smoothly.

Thank you for your help and guidance.

Warm regards,
Richelle Taylor

On Mon, Oct 13, 2025 at 11:49 AM <jackiebauer@arvig.net> wrote:
Hi America,

Thank you. I also received a voice mail regarding this. Yes, we will put you on the Birchdale Township Agenda for Tuesday, October 28th at 7:30 PM. I will make sure to add you early on in the meeting.

The address for the town hall is: 11343 Almond Drive, Grey Eagle, MN 56336.

Please let me know if you have any questions.

Thank you,
Jackie Bauer
Clerk - Birchdale Township

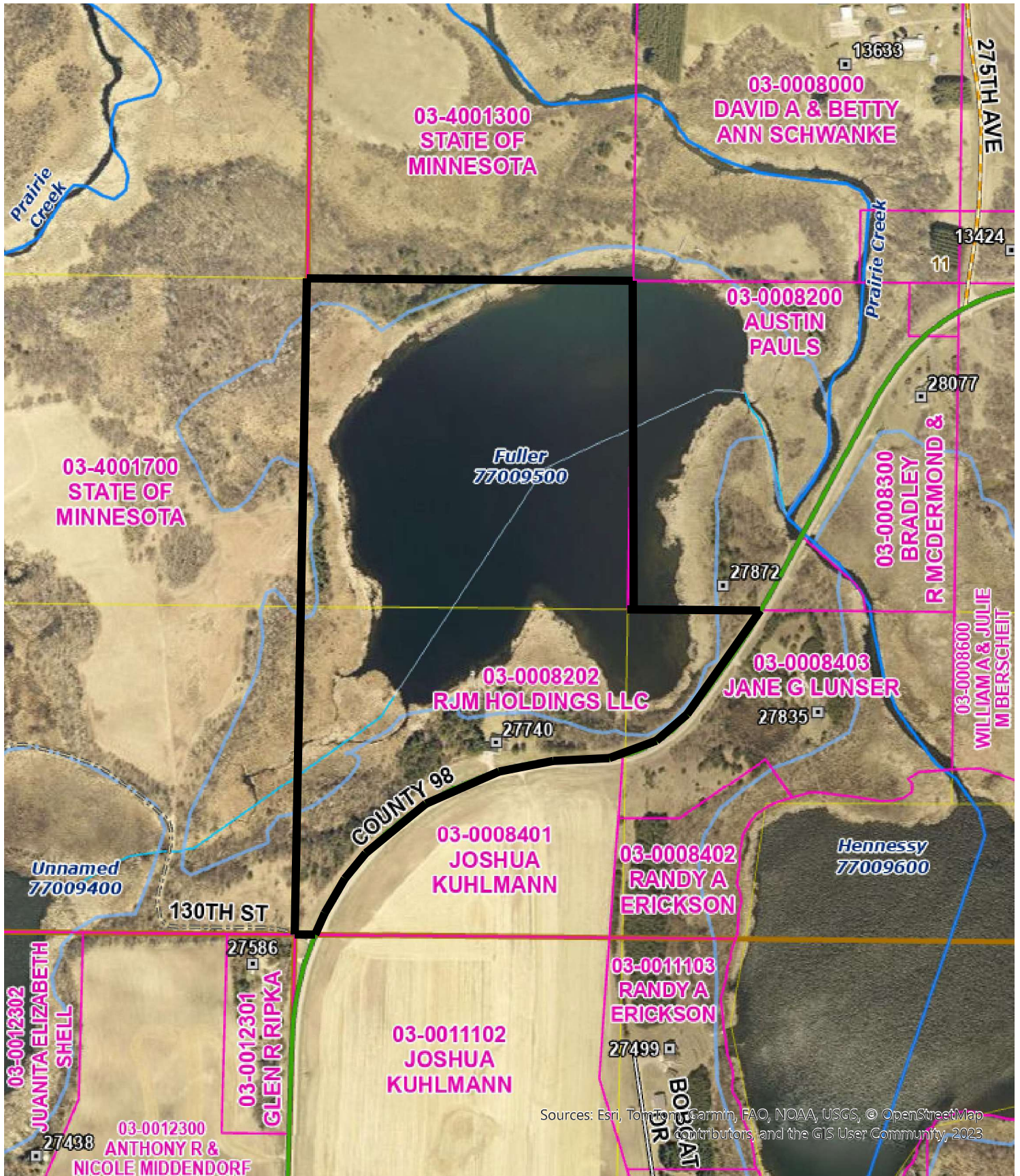
On Mon Oct 13 2025 Richelle Taylor <richellerealty612@gmail.com> wrote:
----- Original Message -----

Hi Jackie,

I'd like to be placed on the agenda for meeting on **Tuesday, October 28. Richelle Taylor Cup application**

Also, just for reference, Fuller Life Retreat Center is located at:
27740 County Rd. 98, Grey Eagle, MN 56336

Let me know if you need any additional materials ahead of the meeting.



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

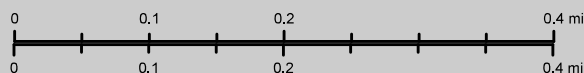
Todd County

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:
Thursday, November 13, 2025

SCANNED



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 # 2025-0712

SUBDIVISION APPLICATION

Property Owner: Robert and Judith Berscheid

Mailing Address: 28449 Co. 2.

Email: berternie@maltel.net Phone: 320-285-7375

Received

DEC 12 2025

JLC
Todd County Planning
& Zoning

Developer (if not property owner): _____

Mailing Address: _____

Email: _____ Phone: _____

Parcel Number 03-0019400 Lake/River Name: Little Birch Lake

Legal Description (attach if necessary):

Land is presently zoned Shoreland^{AF1} Zone Requested or required _____

Total Amount of land involved: 6.47 Acres

Explain Proposal Here:

sub divide six lots

Proposed Name of Subdivision: First Creek Addition

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

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

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

(b) Is private sewer proposed? Yes ☒ No ☐

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

(c) Is private water supply proposed? Yes ☒ No ☐

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

3. Did you meet with the Township Board to present the Preliminary Plat?

Yes ☒ No ☐ Date of the meeting: 10 / 28 / 25

Arnell E. Berscheid
Optional Township Board Signature

Sup
Board Position

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

Developer's Name Printed

Signature

Date

Robert Berscheid

Robert J. Berscheid

12/10/25

Property Owner Name Printed

Signature (If different than applicant)

Date

Judith A. Berscheid

Judith A. Berscheid

12-10-25

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

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

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

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

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

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

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

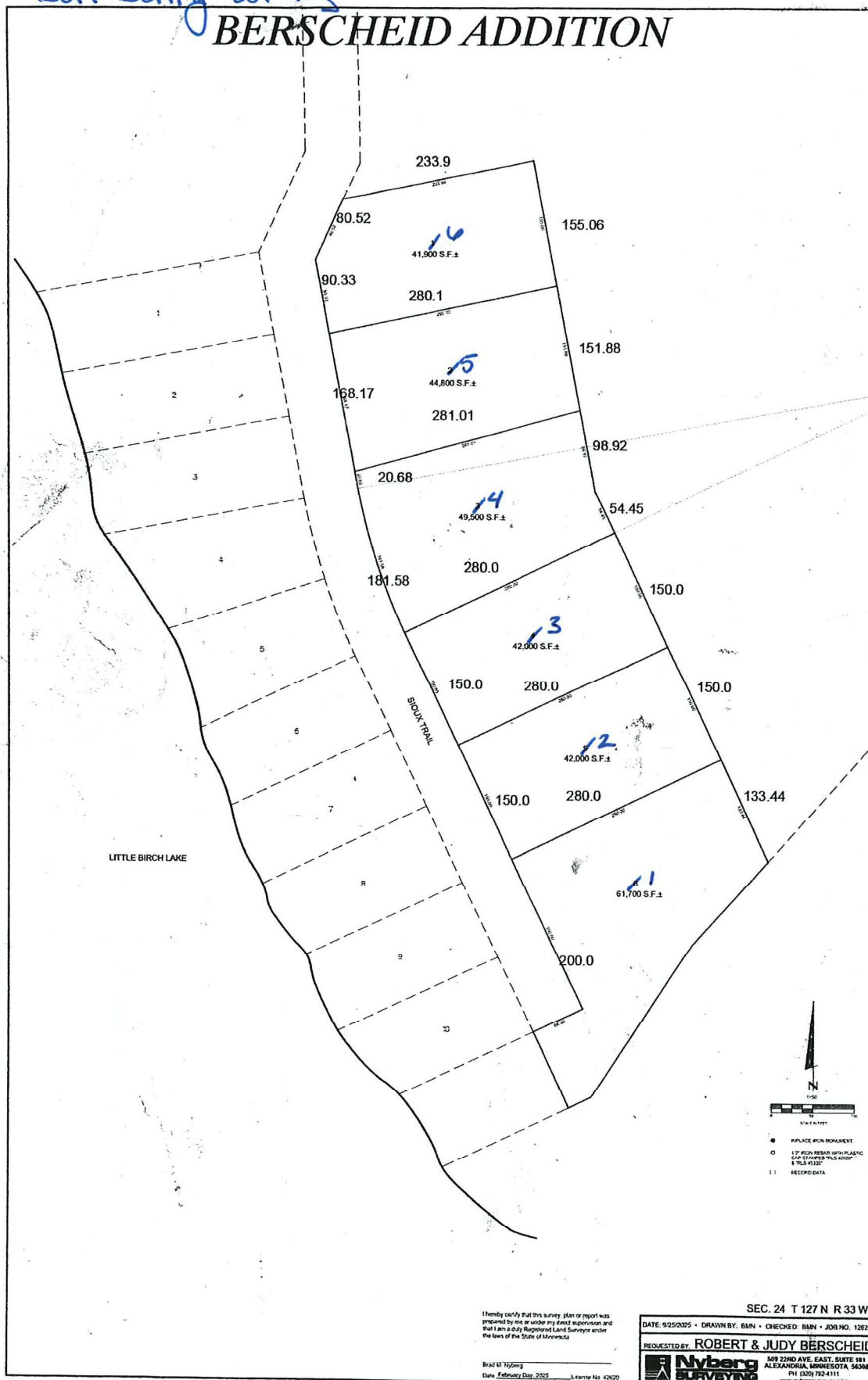
(2) Plats over 4 lots are \$1000 plus \$200 per lot

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

Soil Boring Lot #'s

BERSCHIED ADDITION

SCANNED



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.

Eric M. Nyberg
Date February 28, 2025 License No. 42620

SEC. 24 T 127 N R 33 W

DATE: 9/25/2025 • DRAWN BY: BMN • CHECKED: BMN • JOB NO. 12622

REQUESTED BY: ROBERT & JUDY BERSCHIED

Nyberg
SURVEYING
509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH (509) 762-4111
www.nybergsurveying.com

SCANNED

WETLANDS
NONE



 **Nyberg**
SURVEYING

509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

SEC. 24 T 127 N R 33 W

Abstract of Title

"This Abstract of title is a history of the record title of the property described therein and does not represent that the title is good and marketable."

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

STUB ABSTRACT AMENDED CAPTION "A"

Government Lot Two (2) and Three (3), also the North Half of the Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$), and also the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty-four (24), Township One Hundred Twenty-seven (127) North, Range Thirty-three (33) West of the Fifth Principal Meridian, according to the United States Government Survey thereof, **EXCEPT** the following described tracts, to-wit:

1. That part platted as Longview Addition.
2. That part sold to the State of Minnesota described as follows, to-wit: All that part of Government Lots 2 and 3 and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 24, Twp. 127N, R. 33W of the 5th P.M., bounded by the water's edge of Little Birch Lake and the following described lines: Commencing at the Southeast Corner of said Section 24; thence N89°59'W 2035.88 feet on and along the South line of said Section and to the point of beginning; thence N89°59'W 545 feet, more or less, on and along said South Section line to the water's edge of Little Birch Lake and there terminating; and from the point of beginning; thence N05°35'E 500.00 feet; thence N 22°24'E 249.88 feet; thence N10°37'W 272.94 feet; thence N51°47' E 172.49 feet; thence N15°09'W 340.35 feet; thence S89°54'W 255.91 feet; thence S77°02'W 260.10 feet; thence S42°06'W 408.71 feet; thence S33°36'30"W 207.04 feet; thence S64°37'W 195 feet, more or less to the water's edge of Little Birch Lake and there terminating.
3. Commencing at the Southeast Corner of Lot 10 of Longview Addition, Birchdale Township, Todd County, MN, according to the Plat thereof on file and of record in the Office of the County Recorder, Todd County, MN; thence S25°24'30"E a distance of 100 feet; thence S64°35'30"W a distance of 195 feet, more or less to the water's edge; thence Northwesterly along the water's edge of Little Birch Lake to the Southwest Corner of said Lot 10; thence N64°35'30"E a distance of 243 feet, more or less to the beginning, being a part of Sec. 24, Twp. 127N, R. 33W of the 5th P.M.
4. That part of Government Lot 2 of Sec. 24, Twp. 127N. R. 33W of the 5th P.M., described as follows: Beginning at the Northwest Corner of Government Lot 2; thence Easterly along the North line thereof a distance of 374 feet; thence deflect to the right (as measured from East to South) 88°30', for a distance of 363.00 feet; thence deflect to the right 66°25' for a distance of 216 feet, more or less, to the lake shore of Little Birch Lake; thence Northwesterly along said lake shore to the West line of said Government Lot No. 2; thence Northerly along said West line to the Northwest Corner thereof, and to the point of beginning.

COMPILED BY:

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

Additional Soil Observation Logs

Project ID:

SCANNED

Client/ Address: <u>BERSCHIED</u>		Legal Description/ GPS: <u>Lot #1 - From South</u>	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe <input type="checkbox"/> Slope shape			
Vegetation: <u>GRASS</u>	Soil survey map units	Slope %	Elevation:
Weather Conditions/Time of Day:		Date	
Observation #/Location: <u>1st PIT Lot #1</u>		Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-12	S		10 Yr 2/1
12-25	S		10 Yr 3/3
25-54	SCL		10 Yr 4/4
54			7.5 Yr 5/8
Comments			

Observation #/Location: <u>2nd PIT Lot #1</u>		Observation Type: <u>PIT</u>	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-8	S		10 Yr 2/1
8-14	S		10 Yr 3/3
14-21	S		10 Yr 4/4
21-59	SL		10 Yr 5/4
59-67	SCL		10 Yr 5/1
67			7.5 Yr 5/8
Comments			

Additional Soil Observation Logs



ON-SITE
SEWAGE
TREATMENT
PROGRAM

Project ID:

Client/ Address: BERSCHIED		Legal Description/ GPS:		Lot # 2	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter					
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe					
Vegetation		Soil survey map units		Slope shape	
Weather Conditions/Time of Day:				Elevation:	
Observation #/Location: PIT # 1 - Lot # 2		Observation Type:		Date	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)
0-11	S		10 YR 2/1		
11-18	S		10 YR 3/3		
18-50	COARSE S		10 YR 4/4		
50-84	S		10 YR 5/4		
Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit					
Structure: <input type="checkbox"/> Shape <input type="checkbox"/> Grade <input type="checkbox"/> Consistence					
Comments					

Observation #/Location: PIT # 2 Lot # 2		Observation Type:		Date	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)
0-9	S		10 YR 3/1		
9-18	S		10 YR 3/3		
18-47	COARSE S		10 YR 3/4		
47-84	S		10 YR 5/4		
Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit					
Structure: <input type="checkbox"/> Shape <input type="checkbox"/> Grade <input type="checkbox"/> Consistence					
Comments					

Additional Soil Observation Logs



UNIVERSITY OF MINNESOTA
ON-SITE
SEWAGE
TREATMENT
PROGRAM

Project ID:

Client/ Address: <u>BERSCHIED</u>		Legal Description/ GPS: <u>Lot #3</u>	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe			
Vegetation	Soil survey map units	Slope %	Elevation:
Weather Conditions/Time of Day:			
Observation #/Location: <u>Pit #1 Lot #3</u>		Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-10	S		10 YR 2/1
10-15	S		10 YR 3/3
15-47	SL		10 YR 3/4
47-84	S		10 YR 4/4
Redox Kind(s)			
Indicator(s)			
Shape		Consistence	
Comments			

Observation #/Location: <u>Pit #2 Lot #3</u>		Observation Type: <u>Pit</u>	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-14	S		10 YR 2/1
14-19	SL		10 YR 3/4
19-45	S		10 YR 4/4
45-84	S		10 YR 5/4
Redox Kind(s)			
Indicator(s)			
Shape		Consistence	
Comments			

Additional Soil Observation Logs

Project ID:

Client/ Address: <u>BERSCHIED</u>		Legal Description/ GPS: <u>Lot #4</u>	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe			
Vegetation	Soil survey map units	Slope%	Elevation:
Weather Conditions/Time of Day:			
Observation #/Location: <u>PIT #1 Lot #4</u>		Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. %	Indicator(s)
0-10	SL	10YR 2/1	Shape
10-47	S	10YR 3/4	Grade
47-58	S	10YR 4/4	Consistence
58-84	S	10YR 5/4	
Comments			

Observation #/Location: <u>PIT #2 Lot #4</u>		Observation Type: <u>PIT</u>	
Depth (in)	Texture	Rock Frag. %	Indicator(s)
0-9	SL	10YR 2/1	Shape
9-27	S	10YR 3/3	Grade
27-57	S	10YR 4/4	Consistence
57-84	S	10YR 5/4	
Comments			

Additional Soil Observation Logs

ONSITE
SEWAGE
TREATMENT
PROGRAM

Project ID:

Client/ Address: BERSCHEN		Legal Description/ GPS: Lot # 5	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe			
Vegetation	Soil survey map units	Slope%	Elevation:
Weather Conditions/Time of Day:		Date	
Observation #/Location: PIT #1 Lot # 5		Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-11	SL		10YR 2/1
11-35	S		10YR 3/3
35-65	S		10YR 4/4
6-84	S		10YR 5/4
Redox Kind(s)			
Indicator(s)			
Shape		Consistence	
Comments			

Observation #/Location: PIT #2 Lot # 5		Observation Type: PIT	
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)
0-12	SL		10YR 2/1
12-33	S		10YR 3/3
33-59	S		10YR 4/4
59-84	S		10YR 5/4
Redox Kind(s)			
Indicator(s)			
Shape		Consistence	
Comments			

Additional Soil Observation Logs

Project ID: **BERSCHIED**



Client/ Address: BERSCHIED		Legal Description/ GPS: Lot #6	
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope shape			
Vegetation	Soil survey map units	Slope %	Elevation:
Weather Conditions/Time of Day:			
Observation #/Location: PIT #1 Lot #6		Observation Type: <input type="checkbox"/> Auger <input type="checkbox"/> Probe <input checked="" type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. %	Indicator(s)
0-12	SL	10YR 2/1	Shape
12-35	SL	10YR 3/3	Grade
35-55	S	10YR 3/3	Consistence
55-70	S	10YR 4/4	
70-84	S	10YR 5/4	
Comments			

Observation #/Location: PIT #2 Lot #6		Observation Type: PIT	
Depth (in)	Texture	Rock Frag. %	Indicator(s)
0-13	SL	10YR 3/1	Shape
13-30	SL	10YR 3/3	Grade
30-53	S	10YR 3/3	Consistence
53-65	S	10YR 4/4	
65-84	S	10YR 5/4	
Comments			

Wetland Statement -

Brad Nyberg

From: Darren Hungness <Darren.Hungness@interstateeng.com>
Sent: Tuesday, November 18, 2025 12:26 PM
To: Brad Nyberg
Subject: First Creek Addition-Todd County

SCANNED

Brad,

I reviewed several aerial photos, the National Wetland Inventory (NWI), the Web Soil Survey, and elevation data in regards to the wetland potential on the First Creek Addition plat in Todd County.

No wetland signatures were noted on the aerial photos, the NWI does not indicate any wetlands in the project area, the soils are all non-hydric (non-wetland soils), and the elevation data also does not indicate potential wetlands in the area of the plat.

Let me know if you have additional questions.

Thanks,
Darren

Darren Hungness

Project Manager
Interstate Engineering

p: (320) 763.5784 c: (320) 760.7436

a: 509 East 22nd Avenue, Suite 102, Alexandria, MN 56308

w: interstateeng.com



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

SCANNED

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

Compliance Inspection Winter Agreement Form

PURPOSE:

Due to seasonal conditions, a Winter Agreement Form may be submitted to the Planning and Zoning Office in lieu of a compliance inspection for property transfers and permit application between the dates of November 15th and April 15th that ensures a compliance inspection will be **completed by June 1, 2026**.

INSTRUCTIONS:

Property transfers and the application for permits requiring compliance inspections: Prior to the property transfer or the issuance of a permit, submit the completed form, including the required signatures, to the Planning and Zoning Office for review. A **paid receipt** from a MN licensed compliance inspector **must** be included.

Reason for this Winter Agreement (mark all that apply): ☒ **Permit Application**
☐ **Property Transfer**

Landowner-please print

Name:	Bert & Judy Berscheid	Phone #:	320-241-1648
Mailing Address:	28449 County 2 Grey Eagle	State: MN	Zip: 56336
Site Address or PIN:	03-0019400	State:	Zip:

Purchaser (for transfers only)-please print

Name:		Phone #:	
Mailing Address:		State:	Zip:

☐ Compliance Inspector's paid receipt is attached* ***required for approval**

It is understood by all parties that the septic system(s) located on parcel # 03 -- 0019400 must have undergone a compliance inspection by June 1, 2026.

It is the responsibility of the land owner to ensure a compliance inspection is completed on the septic system(s) by a MN licensed compliance inspector by the above deadline. By signing this document all parties understand that failure to meet the deadline will be considered a violation of the Todd County Ordinance by the land owner and will be processed as such. In order for this Winter Agreement to be accepted in lieu of a compliance inspection, all portions of this form must be completed and a paid receipt included.

Landowner Signature:

Bert J. Berscheid

DATE

12/12/25

Purchaser Signature:

DATE

Planning and Zoning Signature:

[Signature]

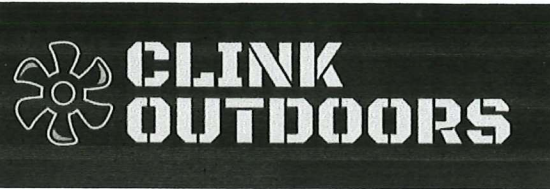
DATE

12/12/25

INVOICE

Clink Septic Solutions
42915 County Road 17
Sauk Centre, MN 56378-8247

clinkoutdoors@gmail.com
+1 (320) 249-7609
www.clinkoutdoors.com



Bill to

Bert & Judy Berscheid
28449 County 2
Grey Eagle, MN

Ship to

Bert & Judy Berscheid
28449 County 2
Grey Eagle, MN

Invoice details

Invoice no.: 2378
Terms: Net 30
Invoice date: 12/11/2025
Due date: 01/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1		Septic Inspection	Septic system inspection to be completed by June 1, 2026 for Todd County Permit application. Agreed to winter inspection agreement with Todd County to have completed in the spring. Pumping charge of tank will be paid by homeowner at the time of inspection.	1	\$400.00	\$400.00

Total **\$400.00**

Ways to pay



Contact Clink Outdoors LLC to pay.
3% Convenience fee to be applied to credit card payments.

[View and pay](#)



Payment receipt

You paid \$400.00

to Clink Septic Solutions on 12/12/2025

Invoice no.	2378
Invoice amount	\$400.00
Total	\$400.00

Status	Paid
Payment method	Credit Card
Authorization ID	MV0026742504

Thank you

Clink Septic Solutions

+1 3202497609

www.clinkoutdoors.com | clinkoutdoors@gmail.com
42915 County Road 17, Sauk Centre, MN 56378-8247

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

FIRST CREEK ADDITION

PRELIMINARY PLAT OF
FIRST CREEK ADDITION

DATE OF PREPARATION
NOVEMBER 24TH, 2025

ZONING
RDS

PROPOSED USE OF PARCELS
RESIDENTIAL

OWNER
ROBERT & JUDITH BERSCHIED
28449 COUNTY 2
GREY EAGLE, MN 56336
PH# (320) 267-4454

SURVEYOR
BRAD M. NYBERG
NYBERG SURVEYING INC.
509 22ND AVE. E, SUITE 101
ALEXANDRIA, MN 56308
PH# (320) 762-4111

SOIL TYPES
341B ARVILLA SANDY LOAM 2-8% SLOPES
341C KANDOTA SANDY LOAM 6-12% SLOPES

SOIL TESTS DONE BY
KEMPER EXCAVATING
315 1ST ST NW
MELROSE, MN 56352
PH# (320) 250-0988

VEGETATION
GRASSLAND & TILLABLE

PARCEL NUMBER
034019400

TOWNSHIP
BIRCHDALE

TOTAL PLATTED AREA
6.6 ACRES ±

WATER SUPPLY
PRIVATE INDIVIDUAL WELLS

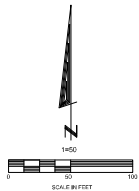
SEWER
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

PROPERTY ADDRESS
28449 COUNTY 2
GREY EAGLE, MN 56336
PH# (320) 267-4454

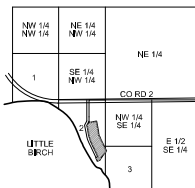
COVENANTS
NONE AT THIS TIME

LEGAL DESCRIPTION (FROM TAX STATEMENT)
6.6 ACRES LYING WITHIN GOV. LOTS 2 AND 3 AND
THE NW 1/4 SE 1/4 OF SEC. 24, T127N, R33W

WETLANDS
NONE



- IN PLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP, STAMPED "PLS 42620" & "PLS 43352"
- () RECORD DATA



SEC. 24 T 127 N R 33 W
VICINITY MAP
NO SCALE

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: November 24th, 2025 License No. 42620

SEC. 24 T 127 N R 33 W

DATE: 11/24/2025 • DRAWN BY: BMN • CHECKED: BMN • JOB NO. 12622

REQUESTED BY: **ROBERT & JUDY BERSCHIED**



509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH# (320) 762-4111
www.nybergsurveying.com

Jamie Christenson

From: Brad Nyberg <brad@nybergsurveying.com>
Sent: Tuesday, November 25, 2025 12:58 PM
To: Jamie Christenson
Subject: FW: First Creek Addition-Todd County

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.

Jamie-

Here is a note from Darren Hungness in regards to the wetlands. The Berscheid's can't make it until next week to pick up the copies of the preliminary plat.

Thanks,

Brad

From: Darren Hungness <Darren.Hungness@interstateeng.com>
Sent: Tuesday, November 18, 2025 12:26 PM
To: Brad Nyberg <brad@nybergsurveying.com>
Subject: First Creek Addition-Todd County

Brad,

I reviewed several aerial photos, the National Wetland Inventory (NWI), the Web Soil Survey, and elevation data in regards to the wetland potential on the First Creek Addition plat in Todd County.

No wetland signatures were noted on the aerial photos, the NWI does not indicate any wetlands in the project area, the soils are all non-hydric (non-wetland soils), and the elevation data also does not indicate potential wetlands in the area of the plat.

Let me know if you have additional questions.

Thanks,
Darren

Darren Hungness

Project Manager
Interstate Engineering

p: (320) 763.5784 **c:** (320) 760.7436

a: 509 East 22nd Avenue, Suite 102, Alexandria, MN 56308

w: interstateeng.com

Jamie Christenson

From: jackiebauer@arvig.net
Sent: Tuesday, November 25, 2025 3:25 PM
To: Jamie Christenson; Adam Ossefoort
Subject: RE: First Creek Addition - Review

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.

Yes, they did come to the October meeting. My bad....(: (oh and the Board supported it).

Jackie

On Tue Nov 25 2025 Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us> wrote:

----- Original Message -----

Robert and Judith Berscheid

From:

jackiebauer@arvig.net <jackiebauer@arvig.net>

Sent: Tuesday, November 25, 2025 3:08 PM

To: Jamie Christenson <Jamie.Christenson@co.todd.mn.us>; Adam Ossefoort
<Adam.Ossefoort@co.todd.mn.us>

Subject: RE: First Creek Addition - Review

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.

Oh, maybe they were - what were the names of the owners?

I am thinking they maybe did come last month. Sorry....

Jackie

On Tue Nov 25 2025 Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us> wrote:

----- Original Message -----

Yes, they would be required to attend a township meeting. We have not received the application yet so they should be reaching out to you soon. I actually thought they had already been to the township.

From:

jackiebauer@arvig.net <jackiebauer@arvig.net>

Sent:

Tuesday, November 25, 2025 1:12 PM

To:

Jamie Christenson <Jamie.Christenson@co.todd.mn.us>; Adam Ossefoort
<Adam.Ossefoort@co.todd.mn.us>

Subject:

Re: First Creek Addition - Review

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 Jamie and Adam,

Will the owners have to attend our Township Meeting before going in front of P & Z for this request?

Jackie Bauer
Clerk - Birchdale Township

On Tue Nov 25 2025 Jamie Christenson
<Jamie.Christenson@co.todd.mn.us> wrote:

----- Original Message -----

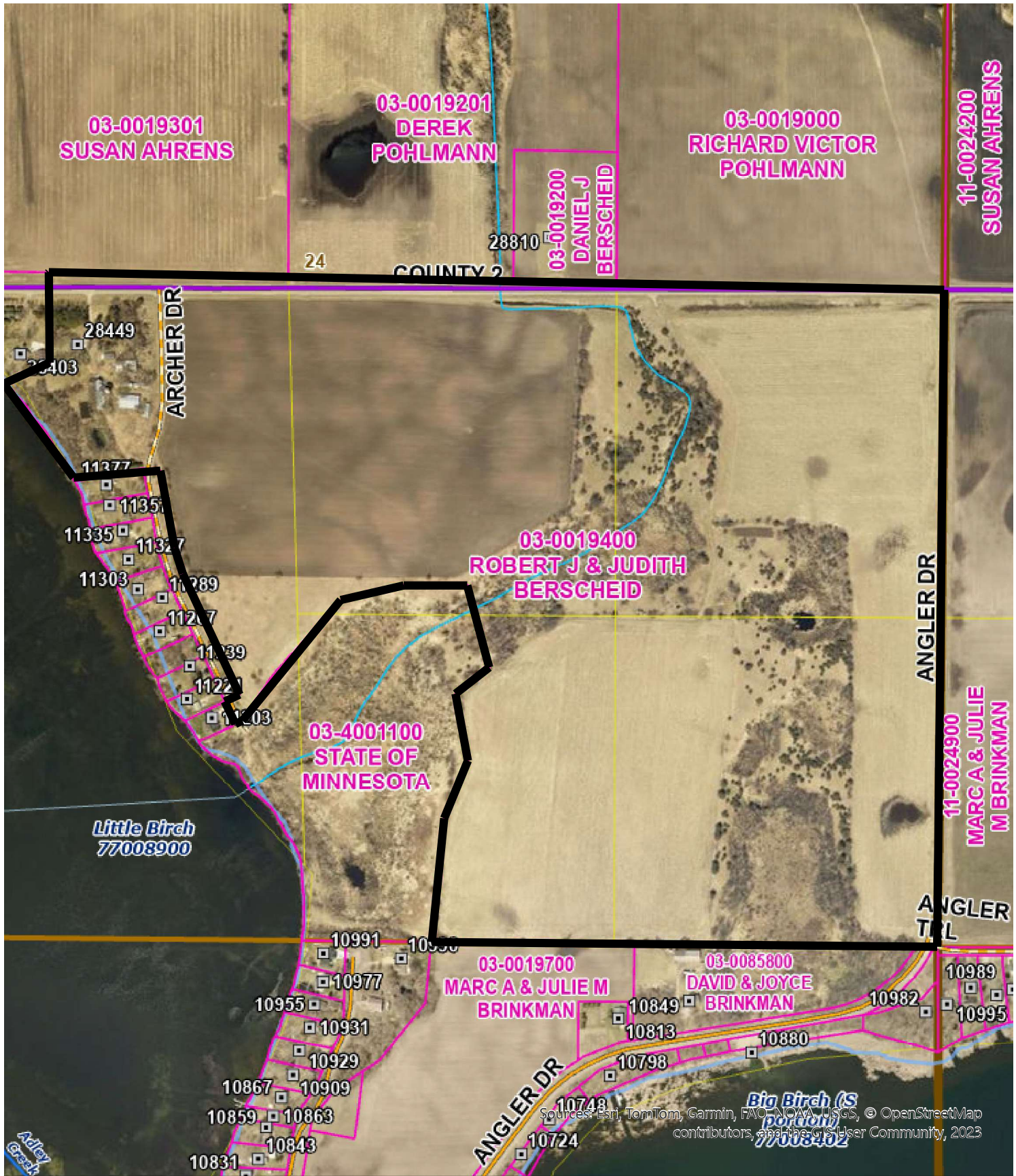
Hello everyone,

Attached is the preliminary drawing of the subdivision on parcel 03-0019400. They are looking at splitting off six lots at the south end of Archer Drive. Please review the proposal and provide any comments back by end of the day December 5th.

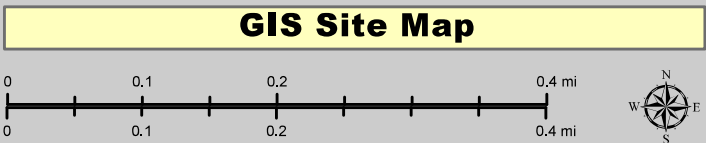
If an onsite visit is needed, we can schedule one. Feel free to visit the site on your own time.

Thank you,
Jamie Christenson
Land Use Planner
Todd County
215 1st Ave S #103
Long Prairie, MN 56347
320-732-4420

Jamie.Christenson@co.todd.mn.us
www.co.todd.mn.us



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



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, December 15, 2025