



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

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The following is the agenda for **Thursday, Aug 6, 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 July 2nd, 2026 Planning Commission meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Correspondence
 - Site Visit Review
 - Public comment
 - Board review with applicants, staff, and public

1. John U. Gingerich: Section 04, Iona Township

Site Address: 32404 185th Ave., Clarissa, MN 56440

PID: 13-0003502

1. Request for CUP for Temporary Family Housing in AF-1 Zoning District.

2. Tom Brichacek: Sections 21 and 22, Moran Township

Site Address: 40919 County 21, Browerville, MN 56438

PID: 19-0021700 & 19-0022300

1. Request for CUP to expand an existing cabinet business with an office and manufacturing space addition in AF-1 and AF-2 Zoning Districts.

3. Allied Dairy LLP: Sections 27 and 28, West Union Township

Site Address: 14244 Stearns Line Rd., Sauk Centre, MN 56378

PID: 27-0021000 & 27-0021601

1. Request for CUP to expand an existing feedlot from 1,471.7 animal units to 2,471.3 animal units in AF-1 Zoning District.

4. Yvonne Christensen: Section 36, Gordon Township

Site Address: 16777 Co. 4, Osakis, MN 56360

PID: 10-0033400

1. Request for CUP for Temporary Family Housing in AF-1 Zoning District.

5. John H. Kessler & Jessie A. Kessler Jacobson, “Kessler’s Bay Addition”: Section 22, Kandota Township

Site Address: 11264 US 71, Sauk Centre, MN 56378

PID: 14-0025200

1. Request to Create a two-lot Plat in Recreational Development Shoreland Zoning District.

6. Proposed Amendment to Section 9.04 Prohibited Structures, of the Todd County Planning and Zoning Ordinance.

Adjournment –

Next meeting: September 3rd, 2026

Planning Commission Meeting Minutes

July 2, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit completed by Adam Ossefoort and Andy Watland on 6/24/2026.

Meeting attended by board members: Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland, alternate George Sutton 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.

Ken 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 Ken.

George motioned to have the agenda approved as presented. Andy seconded, voice vote, no dissent heard. Motion carried.

Roger motioned to have June 4, 2026, meeting minutes approved. George seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: John U. Gingerich: Section 04, Iona Township, Site Address: 32404 185th Ave., Clarissa, MN 56440 PID: 13-0003502

1. Request CUP to operate a Sawmill for the construction of pallet lumber in AF-1 Zoning District.

John was present as the applicant, stated last fall he purchased the place. It has been running for about 8 years, but just now applying for the CUP.

On Site Visit Report by: Andy Watland, this report may be viewed in full, upon request at the Planning and Zoning office.

Staff Findings: Adam read through the new information that was added to the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

Proposed Conditions if approved:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. There shall be no loading or unloading of materials within the road right-of-way.
5. Obtain permitting for sawdust collection shed paid at 2x after the fact rates
6. Applicant shall abide by all other applicable federal, state, and local standards.

John confirmed the staff report was accurate.

Public comment:

Roger Fuller lives ¼ mile away to the South and stated he must respectfully disagree with the noise comment as there is a high-pitched whining noise all day long, that's annoying, but that's the way it is. Does not sound like the engine, more from the blower or something. Different from the old one. This is a high-pitched whining.

Correspondence received: None.

Board discussion:

George asked if there was a decibel level that is permissible or not?

Adam stated no, not in our ordinance and we also did not have a decibel reader when we were out there.

Andy stated the blower was running at the site visit, had trouble hearing 3-4 feet away, outside of the facility. Usually, it's the noise from the engine that is the issue, and you can route it through piping and direct the sound away, but this seemed more of a high-pitched howl. Did not move in both directions and know that noise can certainly be carried in different atmospheric pressures. There is concern about the noise but not sure enough to make a condition. He asked John what is that noise from?

John, it is the blower

George asked if there is a way to mitigate this? Could we think about a decibel max that respects the comfort of others? Not to eliminate the business but equip it for the comfort of others.

Adam, it may be difficult to limit the decibels, however, think of ways a condition could mitigate for noise reduction (trees etc.).

Ken, has experience with noise issues. He has seen a noise wall that absorbs sound waves where it looks like a book and would not be against tree plantings.

Andy, is the noise coming from the outlet or the inlet. Is it possible to put tubing or ducting on the inlet side?

John stated it blows into an open shed.

George, possibly close that up and use a door as a courtesy for the neighbors and avoid future complaints.

Andy, does that sound reasonable to enclose the building, maybe put in a vent pointed away from neighbors?

John stated he was alright with that.

Andy asked to add that as a condition.

Adam added to #5, enclosed on all sides while operating.

Roger Hendrickson asked if the engine has a muffler on it with a turbo charger?

John, yes.

Roger, the neighbor, stated that sounds fine.

George motioned to approve with the amended conditions, Roger seconded.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation of the sawmill shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. There shall be no loading or unloading of materials within the road right of way.
5. Obtain permitting for sawdust collection shed paid at 2x after the fact rates. The sawdust collection shed shall be enclosed on all sides for noise prevention.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on July 21st, 2026.

AGENDA ITEM 2: John U. Gingerich: Section 04, Iona Township, Site Address: 32404 185th Ave., Clarissa, MN 56440 PID: 13-0003502

1. Request CUP for Temporary Family Housing in AF-1 Zoning District.

John was present as the applicant. Stated they moved it in last fall, just as temporary housing until they can find another place for family of brother-in-law.

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

Section 9.17 – Temporary Family Housing

A. Temporary family housing may be allowed in the AF-1, AF-2, R-10 and R-2 districts with a conditional use permit. Temporary dwellings shall comply with the following standards:

- (i) Temporary family housing is for immediate family members only. Conditional use permits shall be issued for an individual and not the land.
- (ii) The dwelling size shall not exceed 1280 square feet, one story, or two bedrooms.
- (iii) The dwelling, site, or combination of shall not be subdivided, sold or used as rental property.
- (iv) All temporary family housing may be subject to a biennial review by the Planning & Zoning staff.

- (v) Temporary housing shall be removed from the property within 60 days of disuse.
- (vi) Temporary housing shall be required to hook up to a compliant septic system

Additional Notes:

- The property is located in AF1 Zoning.
- The temporary housing is proposed for a brother to the property owner.
- The structure has been constructed without permitting so the size and number of bedrooms has not been confirmed.
- The temporary housing is currently serviced by a noncompliant septic system.

Recommendation:

- A motion to table this item and request the applicant to provide plans to bring the septic system into compliance and provide evidence that the other requirements of Temporary Family Housing can be met.

John confirmed the staff report was accurate.

Correspondence received: None.

Public comment:

On Site Visit Report was reviewed by Andy: This report may be viewed in full, upon request, at the Planning and Zoning Office.

Board discussion:

George asked how this had come to our attention?

Adam explained we were notified there was an operating sawmill and when we looked into it, realized he is a new owner, and it was discovered there was never a CUP for the original existing sawmill that had been in operation for some time. He is in the process of getting all this corrected. They will also address the Temporary Family Housing. Not until the site visit last week with Andy had they discovered some of the other things that were going on.

George is someone living in the temporary housing presently?

John, yes.

George, if not approved, would they be out of a place to live?

Adam, yes, they would have to remove that, and they would have to arrange somewhere else to live, however, these are all things that can be resolved. A holding tank is an option, must meet the ten-foot setback as certified tank product and the design drawn up by a licensed designer, inspected by the County. It can definitely be accomplished. Adam asked the dimensions of the temporary house?

John stated 20' x 40'.

Adam, likely going to meet the standard.

George asked what does temporary mean?

Adam explained, once it is not being used for that purpose, it must be removed in 60 days.

George asked why not continue to use it?

Adam, there is no time limit on how long they can use it, just once it is not used for that purpose it must be removed. We do have language in our ordinance that this CUP issued to the individual not the land. Should be an “interim use”, not great language.

Andy, must be immediate family.

Adam, sometimes it is for an elderly family member, or disabled or in this case, temporary for a family until they can find their own land.

George, it is minimum investment to get the drainage resolved.

John, would a port-o- potty work?

Adam, fine, as long as there is a maintenance agreement to pump regularly. There are other options to treat the grey water, other than a holding tank and we can help explore those options.

Andy, if we table, we need something for solid waste in addition to grey water.

Adam and we will work with the applicant within the next month and hopefully be ready by the next meeting.

Roger, once no longer could it be abandoned as living quarters, repurpose as a workshop or whatever, etc.?

Adam, confirmed, it would then be an accessory use, and would need to be re-permitted as such.

George asked if they could move that fast? To be ready by next month?

Ken, asked about the CUP being issued to the individual.

Adam, this is a CUP issued to the land, but it should really be an “interim use” which we don’t have, so we could establish a definite end use, as it pertains to the individual. It is not good language in our ordinance.

George motioned to table, Andy seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
George Sutton	Yes
Roger Hendrickson	Yes

Lloyd Graves	Yes
Andy Watland	Yes
Ken Hovet	Yes

Motion carried. Ken noted the application will be tabled until next month.

AGENDA ITEM 3: Jacob C. Miller: Section 29, **Eagle Valley Township, Site Address:** 17913 344th Street, Clarissa MN 56440 **PID:** 07-0035800

1. Request for the Assembly and Export of delivered wood products in AF-1 Zoning District.

Jacob was present as the applicant, stated they don't own the business, working for the other guys, building tree stands.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. The operation shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Finished products shall be stored in a manner that meets all structural setbacks.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None

Public comment: None.

Board discussion:

Andy reviewed his site visit report. This report may be viewed, in full, upon request at the Planning and Zoning office.

Jacob agreed with the site visit and staff report.

George asked how did we hear about this ATF?

Adam, we received a complaint, followed up on it and worked with Jacob to follow the proper permitting process.

Adam asked Jacob if he was planning on any other projects other than the deer blinds?

Jacob, we would like to make raised garden boxes, as well.

Adam stated that is all the same general character.

Andy felt the conditions as written are sufficient.

Lloyd motioned to approve, George seconded with the proposed conditions.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. The operation shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Finished products shall be stored in a manner that meets all structural setbacks.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on July 21, 2026.

Ken called for a five-minute recess at 6:45. Reconvened at 6:49.

AGENDA ITEM 4: New Heights Dairy: Section 10, **Eagle Valley Township, Site Address:** 37674 Co. Hwy 11, Clarissa MN 56440 **PID:** 07-0008801

1. Request for an increase in animal units from 1997.4 to 2744 animal units in AF-1 Zoning District.

Brent was present as the applicant and explained his application. He had purchased this last year around April and he is looking to expand up to 2744 animal units with that the addition of another free style barn and manure storage pit about 19,492 gallons and refurbishing a bit of the old one as well.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Additional Notes:

As proposed, the manure storage structures will not meet the 300' setback to all property boundaries. A survey has been submitted for a property line adjustment to meet the setback requirements.

Recommendation:

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

Proposed Conditions:

1. Applicant must obtain NPDES permitting prior to issuance of land use permits.

2. Applicant must obtain MN DNR waters withdrawal permitting and provide verification of permitting to Todd County.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
5. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
6. Submittal of a property line adjustment application to meet all setback requirements and approval of said application prior to issuance of land use permits
7. Applicant shall maintain and adhere to updated Manure Management Plans, setback maps, soil sampling, and manure analysis, as required by MPCA Feedlot Rules. Manure management records shall be made available to Todd County upon request.
8. Applicant must abide by all other applicable federal, state, and local standards.
9. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Correspondence received: Yes, from Patrick and Jody Lunemann in support of the application. This letter may be viewed in full upon request at the Planning and Zoning office.

Andy reviewed his site visit report. This may be viewed in full upon request at the Planning and Zoning office.

Public comment:

Vern Dessotel: Question on the volume of water they will use. DNR says it's fine but in one year 37%, in another 5 years, how much? Could something be written in the DNR report if this starts lowering the water level for the people around, how will they compensate and how are you going to monitor the wells for everybody else in the area, that is his only concern? It took how many thousands of years for the water to get down there, and they are going to be pumping how many gallons per day? Would just like to see some protection for the water supply. Doesn't think he is out of line.

Adam responded, pending the approval of this, the 2744 animal units does create, essentially, a cap for them. One more animal unit, they must come back and get an amendment to the CUP or a new CUP. When it comes to the DNR permitting, they set how much water they can use in a year, and they must report every year how much water they use. DNR closely monitors the usage, and if they start to see impacts to the water table, they can make adjustments to not have it impact neighbors. It is very closely monitored, and in the Statute, domestic wells are #1 and they are protected. If they start to see that, they can make changes so it does not impact neighbors. The DNR is the authority of ground water usage and regulates the quantity, MPCA monitors the quality of the water.

Board discussion:

Roger, does the DNR know if the water draws down too far, is there more water down there that they can reach in that location? One other concern is how do you move the manure?

Brent, combination drag lines and semi tankers.

Roger, do you pump any directly from there into your drag lines or is it all hauled with semi's? If the roads get tore up, he would like to see a contract for any damage to roads from operation with the township or County. Brent agreed they will do all they can.

Roger, if we get a change in management, he would like to see condition to address that. Full loaded semi will tear up some roads. They have a township contract that works well and thinks one should be drawn up. The same as the Amish and some of the sawmills, the semi's don't wait for the road restrictions to be removed, they get in there before anyone can weigh it.

Andy, how did Pat remove manure before?

Brent, same.

George, are there mechanisms in place for any business that damages public property due to operations?

Adam, every township operates differently and we require applicants to go to the townships before they even apply with us and Brent did go to Eagle Valley township and did they have any comments for you?

Brent, they were 110% in support when he attended the meeting.

Adam, they get the public notice and there has been no correspondence from them to us.

Ken previous owner, Pat, has been transporting manure there for many years, right?

Brent, correct, same people, and he continues to work closely with Pat in orchestrating everything.

Ken, no record of damaged roads?

Brent, none he was aware of.

Andy, do you know how many months' worth of storage Pat had, or you have now?

Brent, more than likely, nine or ten months. He had a compost barn so there was some in a different form, too, and depends on rainfall.

George, like Roger suggested, it would have to be something written, if it is not in the ordinance to do that.

Adam, it become tough to enforce something like that, as we do not know who damaged the road. The intention of the condition is something that you can enforce and put things in there to make clear what the expectation is.

Ken, if we add a condition, it is like we are trying to fix something that isn't broke.

Andy, as far as destruction of road base, has that ever happened?

Brent, nothing major, we will buy a couple loads of gravel for the township or whatever is appropriate for the situation is what they have always done.

Andy asked Roger if he has any language?

Roger, no, but feels something has to be put in there. Do you own enough land for the manure?

Brent stated they plan to balance the efforts and try to focus in geographical areas at one time when putting the plan together, plenty of interest for land.

Andy the MPCA defines how many acres and regulates that.

Andy asked Brent to explain the reason and future plans. A phase to produce less manure needed to be spread, reclaim a lot of the water to reduce the usage of water. Maybe give the public some insight for down the line to help them understand where things are going.

Brent explained the importance of scale and any business is always important and he's been following all of these manure nutrient separation technologies for about a decade, and they are getting close to some better commercially viable to separate nutrients out of the manure, so you can have your phosphorous (most living) separated out of your manure and truck it to field that would need it. There are various degrees of systems that you could take all the way to potable water, some in the form of tea water, which could apply with heavier rain or irrigation if need be. But, with all these technologies they are awfully expensive, and we know that manure is the biggest headache in the dairy business, but, he thinks, in the future there will be a tipping point to utilize these technologies that are being worked on, and the business must be a certain size in order to justify the expense of that equipment. He will be using the roads less and more strategically, with his phosphorous being trucked away, farther whenever appropriate, have tea water or some other recycled type of product where he can utilize the drag line more often and stay off the roads more. It's not quite here now, but a couple of promising technology installations are being done in Wisconsin he is keeping his eye on. In the future, for this technology to be implemented the dairies must be a certain size and it is pretty exciting and will be a game changer when it gets to that point.

Roger, one thing about a bigger operation, you can do more than the smaller operations. You can analyze what you need and where more easily and better utilize what you have. He agreed with Brent.

Discussion on air quality exemption.

Kame Anez, from Anez consulting of Wilmar, stated the injection is all taking place within 24 hrs. When Brent gets ready, they will contact the Todd County feedlot officer beforehand and fill out whatever forms are needed, prior to the injection.

Adam, then we send a notification out (Sheriff's office and different folks) on what side it is coming from and where it's going, and basically it creates a window of when that exemption takes place. They are exempt from any air quality standards for a given period of time, while they get their manure application done. If they do not call it in, they do not get their exemption.

Member of the public asked what percentage of manure is injected?

Brent, all of the liquids are injected. There may be some “in season” applications on alfalfa where we do not want to be injecting.

Andy motioned to recommend approval with the proposed conditions, George seconded.

Proposed Conditions:

1. Applicant must obtain NPDES permitting prior to issuance of land use permits.
2. Applicant must obtain MN DNR waters withdrawal permitting and provide verification of permitting to Todd County.
3. Air quality exemption notices shall be provided to Todd County prior to all future manure application events.
4. Liquid manure storage structure shall have capacity for no less than 12 months storage. All manure storage shall be constructed prior to stocking of additional animal units.
5. In the event of a manure spill or other discharge, applicant must notify the County and the Minnesota Duty Officer immediately upon discovery of said discharge.
6. Submittal of a property line adjustment application to meet all setback requirements and approval of said application prior to issuance of land use permits
7. Applicant shall maintain and adhere to updated Manure Management Plans, setback maps, soil sampling, and manure analysis, as required by MPCA Feedlot Rules. Manure management records shall be made available to Todd County upon request.
8. Applicant must abide by all other applicable federal, state, and local standards.
9. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the CUP request will be presented to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 5: Andy & Ella Raber: Section 10, Iona Township, Site Address: 31570 County 11, Clarissa MN 56440 **PID:** 13-0009800

1. Request for Manufacturing and Retail of Outdoor Poly Furniture and Accessories in AF-2 Zoning District.

Andy Raber was present as the applicant. Stated he started making the poly furniture in an existing building, widened the driveway last year with retail display and had not thought to apply for a CUP to run a business, so that is why he is here today.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Submit permit fee for proposed outhouse and complete installation prior to issuance of any new land use permits.
2. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
3. Operation shall be conducted within a permitted structure.
4. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
5. Storage of finished products must be located outside of the road right-of-way.
6. There shall be no loading or unloading of materials within the road right-of-way.
7. Applicant shall abide by all other applicable federal, state, and local standards.

Raber stated he agreed with the staff report.

Correspondence received: None.

Andy touched on his site visit report. This report may be viewed, in full, upon request at the Planning and Zoning office.

Raber stated a big % is contracted out, and a little bit of it is sold on site.

Public comment: None.

Board discussion:

George, another entrepreneur, tripping over a local issue on regulations they were not aware of, is this common?

Adam stated we had an educational event to inform the public on the regulations; permits, CUP's and septic compliance in Browerville a few years ago and it was well attended. We may have to host another one, again.

George, it is commendable to have people starting businesses and it's terrific how you manage it and help guide people in, but it is people tripping over themselves because of not being aware on the front end of proper permits.

Andy stated he thought it was great, the furniture is very nice and thinks we should approve it.

Roger, likes to see the small places start up and do a good job at it, as they seem to be becoming extinct in our country.

Lloyd, where do you get the material?

Raber, material out of Chicago, but he designs, cuts, builds, assembles, not just order the kits.

Adam, the material comes in a sheet.

Ken stated it is HDPE: high density polyethelene.

George, how do you get rid of the waste?

Raber, would like to find a place to take the fluff. He planned to talk to the transfer station in Browerville. The solid pieces may be sold back to the company that will be utilized again and cover the freight at least. The shavings do accumulate into a tub of fluff.

Roger motioned to recommend approval with conditions, George seconded.

1. Submit permit fee for proposed outhouse and complete installation prior to issuance of any new land use permits.
2. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
3. Operation shall be conducted within a permitted structure.
4. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
5. Storage of finished products must be located outside of the road right-of-way.
6. There shall be no loading or unloading of materials within the road right-of-way.
7. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted the CUP request will be recommended for approval to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 6: Eli Bontrager: Section 13, **Eagle Valley Township, Site Address:** 36167 County 89, Browerville, MN, 56438 **PID:** 07-0012600

1. Request to Remanufacture Lumber in AF-1 Zoning District.

Eli was present as the applicant and stated he is here for a CUP for a business he is trying to get going off the ground. He buys low grade building material and makes it into pallet boards.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation shall be conducted within a permitted structure.

3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Andy went over his onsite report. This may be viewed in full, upon request, at the Planning and Zoning office.

Ken asked how close are we to the neighbor?

Eli, Kline Dairy is the closest. Eli confirmed the staff report was correct. He stated he does have a permit to put in another culvert to the south for another driveway.

Public comment: None.

Board discussion:

Andy asked about the addition.

Eli would like to add an addition and put fill onto the front so he has a hard surface so he can wheel the stuff in and out instead of using a skid loader.

Andy the expansion is where the dust comes out.

Eli, he wants to blow the dust into another room so he doesn't have to put it in wagons all of the time.

George motioned to approve with conditions as proposed, Roger seconded.

1. Hours of operation shall be restricted to 7:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation shall be conducted within a permitted structure.
3. Outdoor storage of products shall be allowed but shall be conducted in compliance with Section 9.01B of the Todd County Planning and Zoning Ordinance.
4. Storage of finished products must be located outside of the road right-of-way.
5. There shall be no loading or unloading of materials within the road right-of-way.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

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

Motion carried. Ken noted it will be recommended for approval to the County Board of Commissioners on July

21, 2026.

AGENDA ITEM 7: “Plat of Halves” Jeffrey A. Halverson: Section 18, Villard Township, Site Address: 281st Ave. Staples, MN 56479 **PID:** 25-0018601

1. Request to create a two-lot Plat in R-2 and Natural Environment Shoreland Zoning District.

Jeff was present as the applicant and stated his son would like to build a house on it, about 2 ½ acres.

Staff Findings: Adam reviewed the Staff Report. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Recommendation:

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

Proposed Conditions:

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

Public comment: None

Correspondence received: None.

Andy went over the staff report. This may be viewed in full upon request at the Planning and Zoning office.

Jeffrey confirmed the staff report was accurate.

Board discussion:

George asked if the son was going to build a house on the road end and you are going to retain the right to build on the lake end in the future if you chose to do so?

Jeff, no plans to build on the back half, they use it for hunting, nor interest in selling.

Roger asked there is no access to the road from the back half?

Adam, there is access as direct road frontage and showed the road frontage on the back lot.

George motioned to approve with the proposed conditions, Andy seconded.

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

Roll call vote commenced as follows:

Board member	Vote (yes or no)
George Sutton	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Andy Watland	Yes

Ken Hovet	Yes
-----------	-----

Motion carried. Ken noted the preliminary plat will be recommended for approval to the County Board of Commissioners on July 21, 2026.

AGENDA ITEM 8: Public Hearing on Comprehensive Plan

Adam stated he just wanted to give the public one last chance to comment or have any discussion before presenting it to the Commissioners.

Public comment: none

Board: None.

George Motion approve the Comp Plan as proposed, Lloyd 2nd.

Roll call vote commenced as follows:

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

Motion carried.

AGENDA ITEM 9: Public Hearing to Establish a Moratorium on DATA Centers

Adam explained: This is an interim ordinance to establish a moratorium. By adopting this ordinance, in the form of a resolution, it will prevent us from accepting any applications for DATA Centers for one full year from the time the Commissioners adopt the moratorium. In that year, County board, townships and staff gather information, review any studies and build an ordinance that would set standards for DATA centers, and it buys us time before accepting applications.

George, doesn't create any problems with any existing.

Adam, if it meets the definition, must wait for that time, before they can expand on it. Buys us a window of time to establish the controls we need.

Andy, there are a lot of buildings that have servers, storing data, so the concern is with a building the size of Walmart sucking up heat and water with a principal use to conduct data.

George asked who drafted this?

Adam, stated he himself drafted it.

George, the principal use of that is tricky language and we do not want to get into legal battles, but you feel this protects the County in the meantime?

Adam, it is an example of what other Counties have adopted, so far.

Ken, the only thing he can think of, that would conflict with this, is a telephone exchange building.

George agreed.

Roger, in some ways a DATA center is a high usage of electricity, with Minnesota Power and Light, as reliable as they are, not sure they would like to come toward this County.

Andy, what would the process look like to modify this in the future? It would not be hard to tweak, if we ran into trouble or concern?

Adam, we could have our legal folks look at this between now and the commissioners meeting. Your recommendation, potentially, is to adopt what is in front of you. It doesn't mean the commissioners can't edit it with their approval, if we accumulate any information we feel is necessary to change it.

Andy, he thought being little more broad and strict is wise, just like our Solar, that we may have to think about closing the loopholes, as opposed to tight and broad to begin with, so we don't go, "Oh we didn't think of that" and it's too late, they are already in.

George, limit it if it would require "X" amount of energy, but allow anything else reasonably.

Andy agreed that the big concern is the size of these DATA centers and the drain on the community. Are you thinking of some sort of size or use metric?

Ken stated he thinks we will find that when we get into the ordinance.

Adam, this is intended to be blanketed, it covers everything, we won't accept any applications.

Andy, and it is only good for a year.

George, if you did have something like this, it would be a "boon" as it would be a gigantic source of revenue for the County in the form of tax revenue.

Roger, would it?

George, it would also create certain demands, just like dairy farms and the water issue.

Andy, if I were a DATA center company, I am not sure I would want to be in Todd County to begin with. You would want some sort of existing infrastructure.

George, it's transmission, water and cheap dirt.

Ken, the power is easy to get, the water is easy to get, but it has to be huge access to the internet.

Andy wondered how close we are to that? We do have pretty high-speed fiber optic that has been brought in through grants from the state.

Adam, it creates heat, massive amounts of heat.

Andy stated you can't put hot water back into the environment, so the burden comes down to electric to cool it back down. Not sure what it does to taxes.

Ken, the County could use the revenue, however we shouldn't have to put up with a lot of aggravation to get it.

George, it's the scale of a thing that has never happened here.

Andy, what is this County's focus? Are we agriculture and recreation or industry? Stated the language in our Comprehensive plan alludes to that. We must look at our stand on the Solar. A little off track because we are just looking at the moratorium, but we can't say yes to the DATA centers and say no to Solar.

Ken, sure we can.

Andy, we need to have sound reasoning behind it.

Ken, bottom line is the Solar farm wanted to be on Prime Farmland, and it gave everybody a sour taste for it.

Discussion on size of DATA centers (a section of land) in SW Minnesota, ¼ for the DATA center buildings and the rest was for windmills and solar to power it.

George stated the scale of these things are massive, much larger in other areas, four to five times larger. He stated he thinks the Moratorium is fine the way it is. The biggest thing that would prevent this is our energy costs are so high. Electricity is expensive. Much more so than elsewhere.

Andy, there is wasteland that would be way more useful than prime farmland. No one is really against Solar as long as they are not taking our prime resource from the County.

Tim stated commissioners are saying the same thing, put a pause on it, do a ton of research, get more prepared, if were to happen, we would have some knowledge and be able to put something in place and not be caught off guard.

Andy, what is our one-year plan during the moratorium?

Adam, we use this year as a window of time to get an ordinance built, and if only takes nine months, we can

nullify this and just adopt the ordinance. Adam stated his intention is to start gathering information and presenting it to the board and we start doing the construction of the ordinance. Sometimes AMC will provide a model ordinance for us to use as a resource.

Andy, any training session from legal team? He stated Adam does a great job preparing stuff for us.

Roger agreed.

Adam stated we would pay for any training above and beyond our annual session, but he may communicate on a day-to-day basis over a zoom call at no charge and relay the information obtained to the board.

Gorge moved to recommend approval to the commissioners, Roger seconded.

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

Motion carried.

Andy motioned to adjourn and Roger seconded. Voice vote, no dissent heard. Motion carried and meeting adjourned at 8:18 PM.

Receipt: 2026-0236



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

CONDITIONAL USE PERMIT APPLICATION

Applicant John M. Dingert Mailing Address 32404 185th Ave Clarissa MN.
Site Address Same 56440
Phone Number Na E-Mail Address Na
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 13-0003502 Township Town Lake/River Name _____

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

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

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

Measurement of land involved: Width _____ Length _____ Acres 52.27

Septic System: Date installed 10-12-2022 Date of latest Compliance Inspection _____

Is an upgrade needed: () yes (X) no

Site accessed by: (X) public road () easement

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

Detailed Explanation of Request:

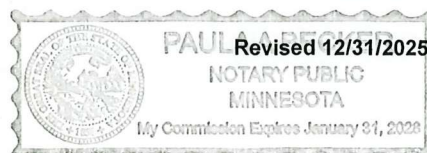
temp family housing
800 sq.ft, one story, one bedrooms

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

Yes X No _____ Date of the meeting: 4/13/2026

John M. Dingert
Optional Township Board Signature

Chairman
Board Position



Paula Becker
4.13.2026

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**

Will Not create an adverse affect

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

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

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

Only complete applications may be placed on an agenda

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

John U Gengerich
Applicant Name Printed

John U Gengerich
Signature

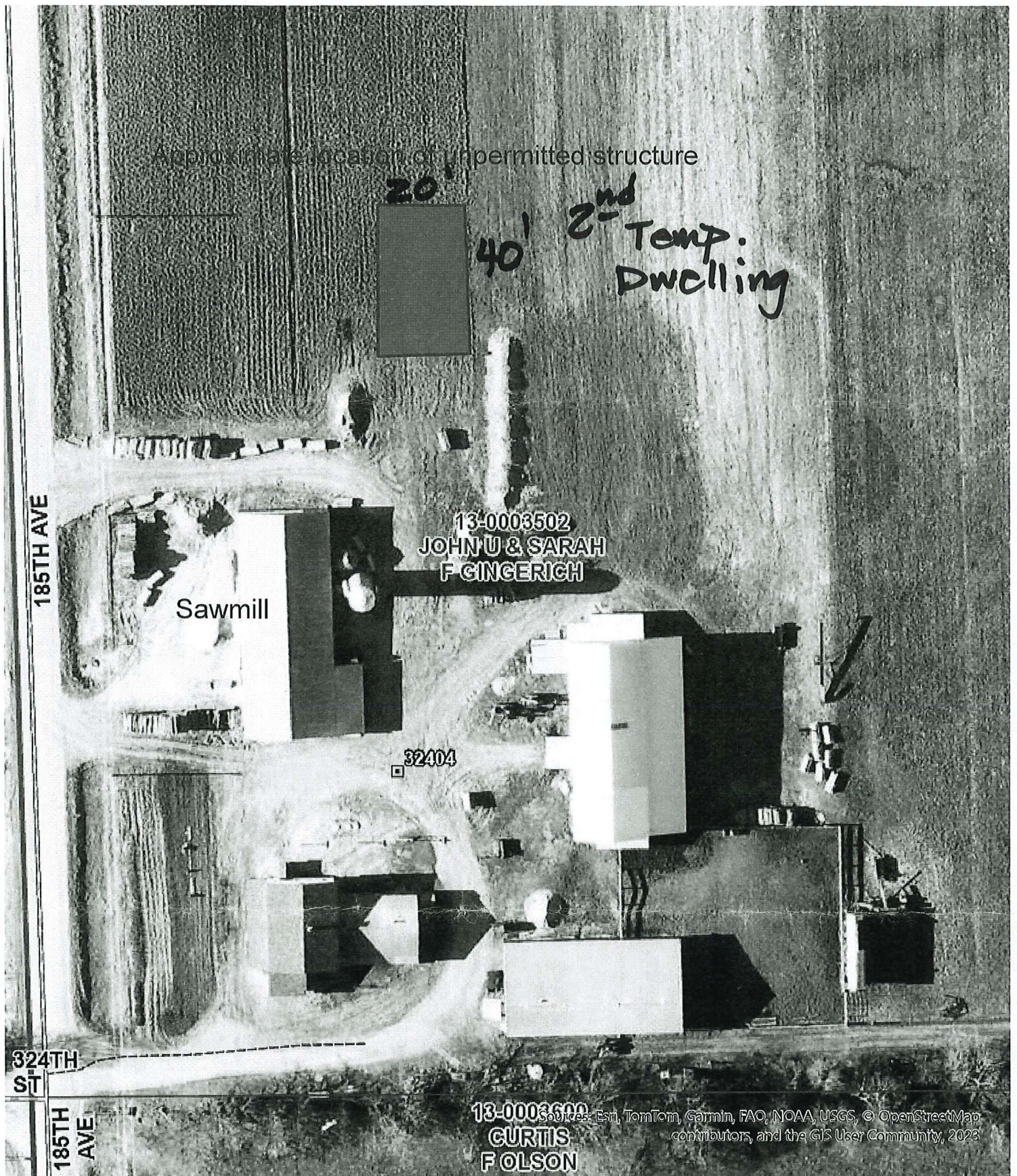
4-1-26
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

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

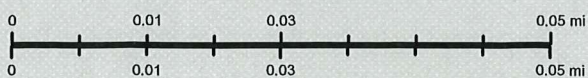


Todd County
MINNESOTA



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

GIS Site Map



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

Printed on:
Monday, March 9, 2026

Date 07-21-2025
Deed tax: \$1,303.50
Todd County Property Records &
Taxpayer Services
PID 13-0003502

KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return via PICK UP:
ALL STAR TITLE & ABSTRACT
103 2ND STREET S
LONG PRAIRIE, MN 56347

(Top 3 Inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

eCRV number: 1784856

DEED TAX DUE: \$ 1303.50

DATE: July 18, 2025
(month/day/year)

FOR VALUABLE CONSIDERATION, Aden M. Miller and Katie E. Miller, husband and wife
(insert name and marital status of each Grantor)

_____ ("Grantor"),
hereby conveys and warrants to John U. Gingerich and Sarah F. Gingerich, husband and wife as joint tenants and Allen F. Miller
(insert name of each Grantee)
and Annie C. Miller, husband and wife as joint tenants ("Grantee"), as

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

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

SEE ATTACHED EXHIBIT "A"

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

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

NONE

Check applicable box:

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

Grantor

Aden M. Miller
 (signature) Aden M. Miller

Katie E. Miller
 (signature) Katie E. Miller

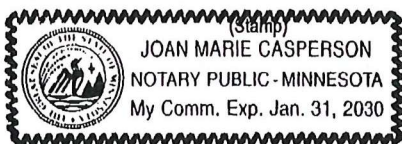
 (signature)

 (signature)

State of Minnesota, County of TODD

This instrument was acknowledged before me on July 18, 2025, by _____
 (month/day/year)

Aden M. Miller and Katie E. Miller, husband and wife
 (insert name and marital status of each Grantor)



Joan M Casperson
 (signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 (insert name and address)

All Star Title and Abstract Co., LLC
 103 2nd Street South
 Long Prairie, MN 56347
 Phone: 320-732-3111
 File Number: 25-4225

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

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

John U. Gingerich and Sarah F. Gingerich,
 Allen F. Miller and Annie C. Miller

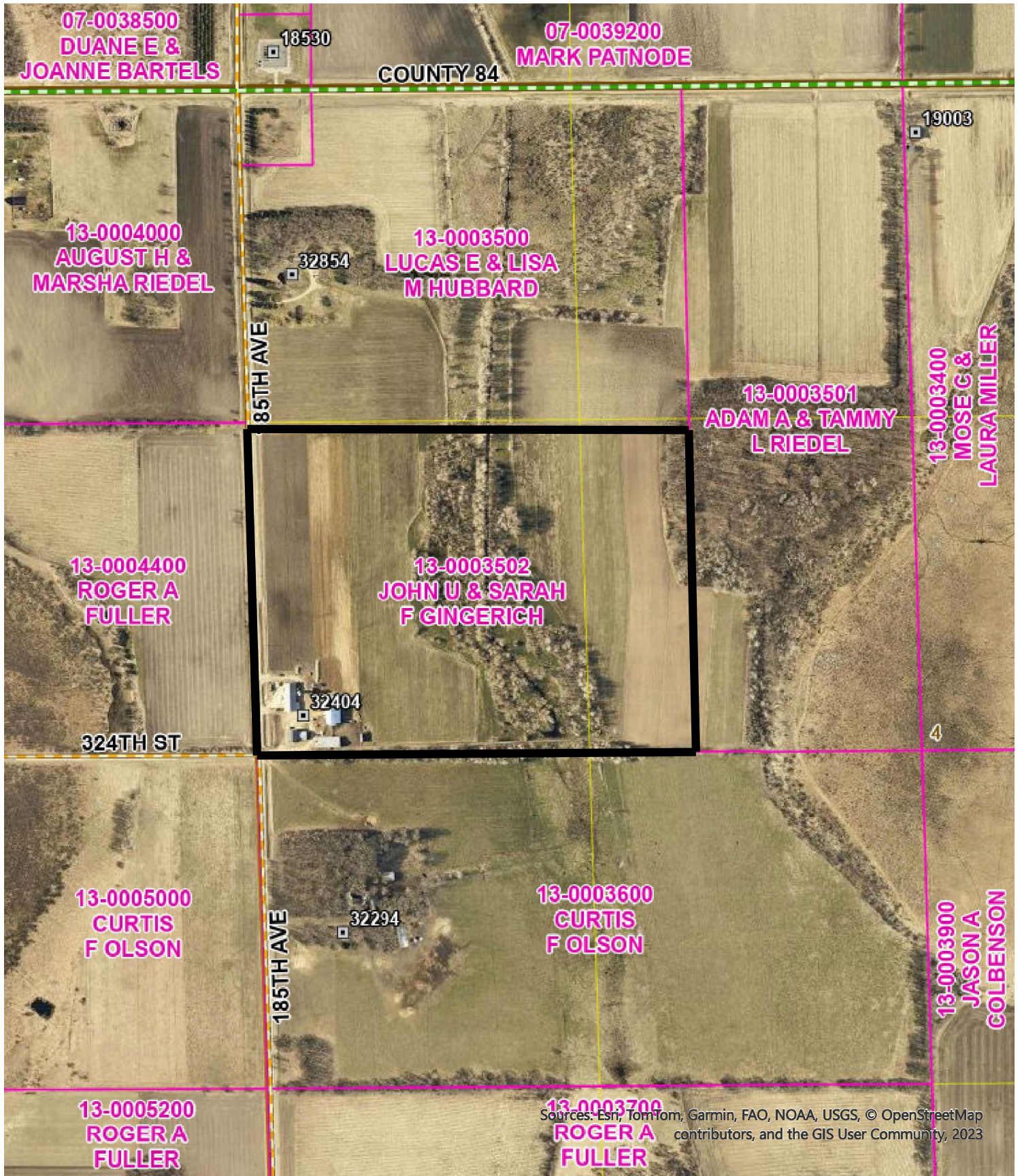
32404 185th Avenue
 Clarissa, MN 56440

EXHIBIT "A"

That part of the Northwest Quarter (NW1/4) of Section Four (4), Township One Hundred Thirty (130) North, Range Thirty-four(34) West of the Fifth P.M., Todd County, Minnesota, described as follows: Beginning at the Southwest corner of said NW ¼; thence North 01 degree, 19 minutes, 36 seconds West, (assumed bearing) along the West line of said NW ¼ a distance of 1307.28 feet, said point being 1351.47 feet Southerly of the Northwest corner of said NW ¼; thence South 89 degrees 47 minutes, 56 seconds East, a distance of 1774.44 feet; thence South 01 degree, 15 minutes, 18 seconds East a distance of 1307.33 feet to the South line of said NW ¼; thence North 89 degrees, 47 minutes, 46 seconds West along said South line, a distance of 1772.80 feet to the point of beginning.

Subject to Township Road easements and rights of way on record.

13-0003502



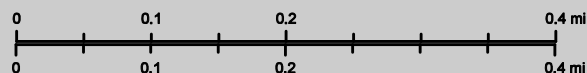
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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Printed on:
Tuesday, June 9, 2026



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

Phone Number [REDACTED]

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

19-0022300

Township Moran

Lake/River Name _____

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

Full and Current Legal Description(s) 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 / 8 / 26

[Signature]
Optional Township Board Signature

[Signature]
Chair of Moran
Board Position

CUP# 2026-014

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

No, no additional truck/vehicle traffic than what is currently present.

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

Yes, addition to current manufacturing plant

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

No, no properties are in sight of the addition

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

No, it will be built with finishes consistent with existing structures

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, no additional adverse affects than what is currently present.

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

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

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

Only complete applications may be placed on an agenda

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

Tom Brichacek
Applicant Name Printed
Aimee Brichacek

[Signature]
Signature Aimee Brichacek

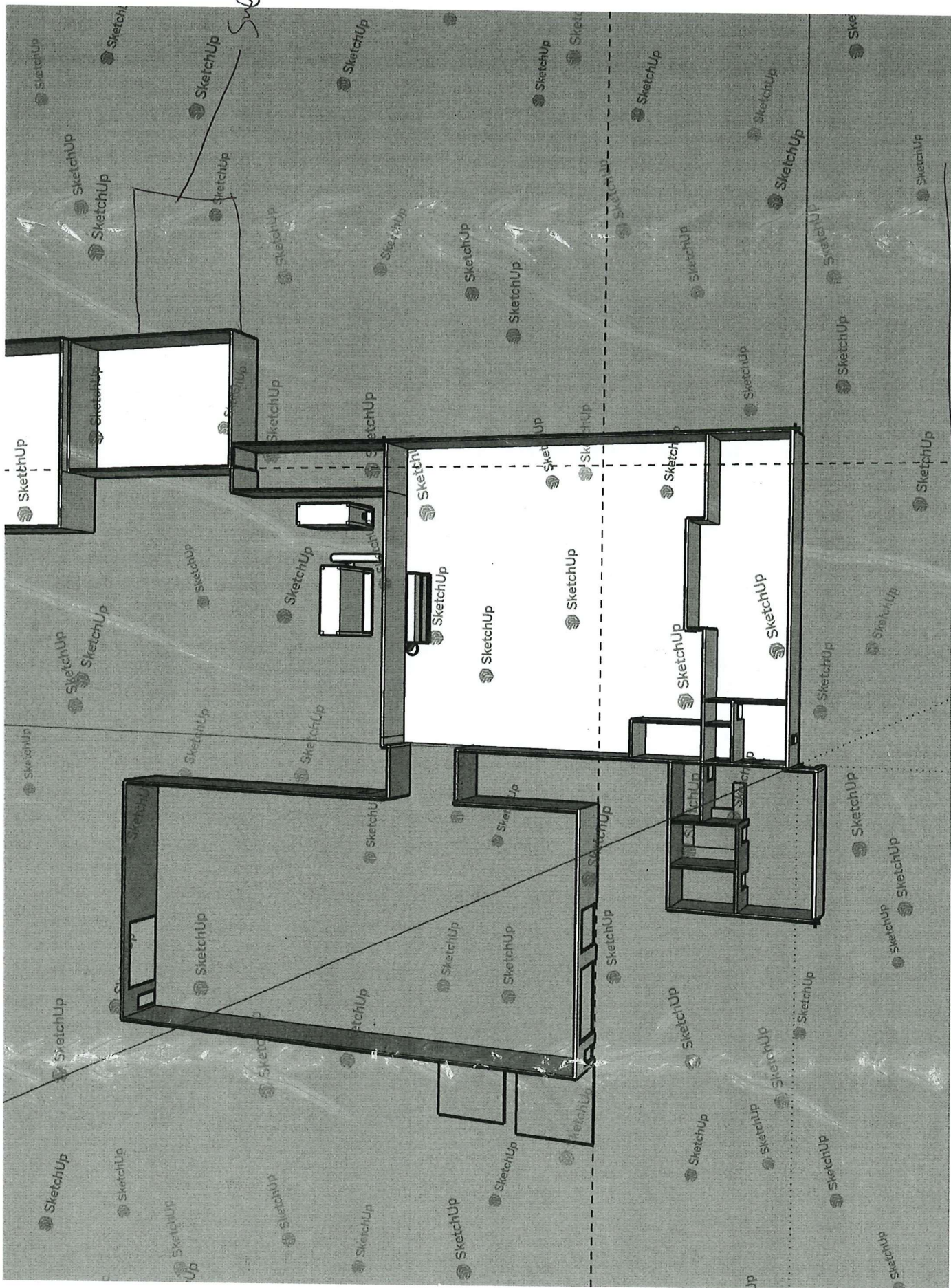
6-17-26
Date 6-17-26

Property Owner Name Printed

Signature (If different than applicant)

Date

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



Super

CR 21

EXHIBIT A

-Todd County-

Any and all interest in and to the following:

West Twenty (20) Acres of Southwest Quarter (SW $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), Twp. One Hundred Thirty-two (132) Range 33.

AND

The East 20 rods of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-one (21), 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.

07-01-2026 at 3:45 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return via MAIL:
TOM BRICHACEK
40919 COUNTY 21
BROWERVILLE, MN 56438

ADMINISTRATIVE SALE RESTRICTION AGREEMENT

STATE OF MINNESOTA COUNTY OF TODD

In The Matter of: Rickey & Marilyn Brichacek
Mailing Address: 40919 County Road 21
Browerville, MN 56438

Thomas & Aimee Brichacek
46197 Red Oak Road
Staples, MN 56479

Site Address: 40919 County Road 21

Parcel Numbers: 19-0022300 & 19-0021700

REQUEST: Thomas Brichacek has requested combining parcels 19-0022300 & 19-0021700 but were unable to complete the request due to a section line.

PIN: 19-0022300

West 20 acres of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 132, Range 33

PIN: 19-0021700

East 20 Rods of SE $\frac{1}{4}$, 20 acres Section 21, Township 132 Range 33

Record this document in: X abstract records torrens records

IT IS ORDERED that the Sale Restriction Agreement be (approved, ~~denied~~)
as upon the following conditions, changes or reasons:

As a result of the above request, the described combining of PID 19-0022300 & 19-0021700, will not permit the two parcels to be separated or sold separately, except in accordance with Todd County Planning and Zoning Ordinance. This will effectively eliminate the parcel property line between PID 19-0022300 & 19-0021700 for purposes of Todd County Planning and Zoning Ordinance and will allow land use permits on these combined parcels with no regard to meeting the setback from the property line adjoining the two parcels. The Administrative Sale Restriction Agreement is intended to mimic the result of a combining parcels which would have been approved but cannot because of other restrictions.

I, the undersigned applicant and landowner, understand the conditions, changes and reasons stated above.



Sale Restriction Applicant

6-17-26

Date



Sale Restriction Applicant

6-17-26

Date



Adam R. Ossefoort, Planning & Zoning Director

7/1/26

Date

Drafted by: Adam Ossefoort
Todd County Planning and Zoning



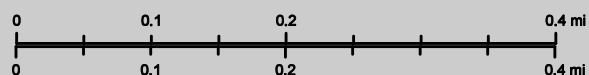
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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Printed on:
Tuesday, July 14, 2020



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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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

*Recpt. # 2026-0364
Pd. \$ 600.00*

CONDITIONAL USE PERMIT APPLICATION

Applicant Allied Dairy LLP Mailing Address 14579 170th St Watkins MN 55389

Site Address 14244 Stearns Line Rd Sauk Centre MN 56378

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) Allied Dairy LLP (address listed above) and
James & Rosalyn Miller 10023 137th Ave. Sauk Centre MN 56378

Parcel ID(s) 27-0021000 & 27-0021601 Township West Union Lake/River Name Sauk River

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

Full and Current Legal Description(s) T127N R35W Section 27 SW 1/4 & T127N R35W Section 28 SE 1/4 of the SE 1/4
(attach if necessary)

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

Measurement of land involved: Width 2,640/1,320 Length 2,640/2,640 Acres 160/80

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

Is an upgrade needed: () yes () no Inspection scheduled for 7/14

Site accessed by: (x) public road () easement

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

Detailed Explanation of Request:

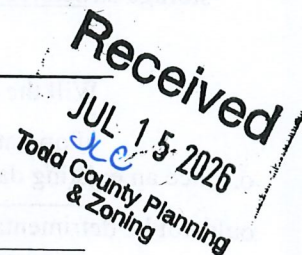
expansion to an existing dairy feedlot facility consisting of the addition of a free-stall total confinement barn, an earthen basin MSA, a concrete sand stacking area and a concrete sand lane LMSA. The site is currently permitted to hold 589 head of dairy cattle (>1,000 lbs.), 433 head of dairy heifers and 1,720 head of dairy calves, totaling 1471.7AU. As a result of the addition of a total confinement barn, the facility will have the capacity to house an additional 714 head of dairy cattle (>1,000 lbs.). Total animal capacity of the proposed site will be 1,303 head of dairy cattle (>1,000 lbs.), 433 head of dairy heifers and 1,720 head of dairy calves totaling 2,471.3 animal units.

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

Yes _____ No _____ Date of the meeting: ____/____/____ See attached document

Optional Township Board Signature _____

Board Position _____



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

No, the existing dry cow facility will have 2-3 loads/week of cattle being shipped in/out and 1-2 loads of feed being hauled in on existing roads. Manure hauling trips will be reduced with the construction of additional liquid and dry manure storage structures.

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

Yes, surrounding properties are predominantly used for row crop and animal agriculture. This project would be an expansion to an already existing feedlot facility. Manure generated from this existing facility is and will continue to be used for local crop nutrient needs.

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

No, the existing dairy facility is compatible with other nearby feedlot facilities in the area. The additional animals being proposed to the site would generate additional manure fertilizer for nearby crop fields increasing their soil fertility value.

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

No, since an existing dairy facility is established on this property, the addition of an animal housing barn and manure storage structures would not be detrimental and would blend in with the existing appearance and land use.

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, since an existing dairy facility is established on this property, the addition of an animal housing barn and manure storage structures would not be detrimental and would blend in with the existing appearance and land use. No expected changes in noise, odor, glare, hours of operation or unsightliness.

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

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

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

Only complete applications may be placed on an agenda

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

Steven Landwehr
Applicant Name Printed Allied Dairy LLP

[Signature]
Signature

7/10/2025
Date

Tim Miller POA
Property Owner Name Printed

[Signature]
Signature (If different than applicant)

7-9-26
Date

James & Rosalyn Miller (Tim Miller POA)

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

AUTHORIZED AGENT FORM

I hereby authorize Annie Vannurden (Allied Dairy LLP) to act as my
authorized agent for all public hearing(s) and legal relations with this application on
property located at:

Site address 14244 Stearns Line Rd Sauk Centre MN 56378

Section # 27 Township Name West Union

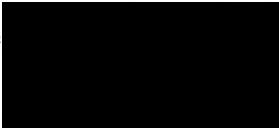
Parcel Number(s) 27-0021000 & 27-0021601

Property Owner(s) Name(s) (print) Steven Landwehr (Allied Dairy LLP)

Property Owner(s) Signature(s)  Date 7/10/2026

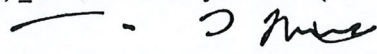
Authorized Agent(s) name(s) (print) Annie Vannurden (Allied Dairy LLP)

Authorized Agent(s) Signature(s) Annie Vannurden Date 7/10/2026

Authorized Agent Phone 

Authorized Agent Email 

Property Owner(s) Name(s) (print) James & Rosalyn Miller (Tim Miller POA)

Property Owner(s) Signature(s)  Date 7-9-26

Site Plan

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



Water Appropriation Permit

Pursuant to Minnesota Statutes, Chapter 103G, and on the basis of statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made part hereof by reference, **PERMISSION IS HEREBY GRANTED** to the applicant to perform actions as authorized below.

Project Name: Union Dairy - Calfland	County: Stearns, Todd	Watershed: Sauk River	Resource: Groundwater
Purpose of Permit: Livestock Watering		Authorized Action: Withdrawal of up to 9.0 million gallons of water per year for livestock watering.	
Permittee: ALLIED DAIRY, LLP CONTACT: SHEFFIELD, BRYAN 14579 170TH ST WATKINS, MN 55389 [REDACTED]		Authorized Agent: N/A	
To Appropriate From: Well Andy's Dry Cow: 6.0 inches diameter, 65.0 feet depth, 77 gpm, unique number 891756 Point(s) of Taking UTM zone 15N, 338645m east, 5070983m north NWNW of Section 34, T127N, R35W Well Andy's Dry Cow Old Well 2006: 5.0 inches diameter, 64.0 feet depth, 30 gpm, unique number 746730 Point(s) of Taking UTM zone 15N, 338644m east, 5071029m north SWSW of Section 27, T127N, R35W			
Issued Date: 02/06/2026	Effective Date: 02/06/2026	Expiration Date: Long-Term Appropriation	
Authorized Issuer: Mark Anderson	Title: Area Hydrologist	Email Address: [REDACTED]	Phone Number: [REDACTED]

This permit is granted **subject to** the following **CONDITIONS**:

LIMITATIONS: (a) Any violation of the terms and provisions of this permit and any appropriation of the waters of the state in excess of that authorized hereon shall constitute a violation of Minnesota Statutes, Chapter 103G. (b) This permit shall not be construed as establishing any priority of appropriation of waters of the state. (c) This permit is permissive only. No liability shall be imposed upon or incurred by the State of Minnesota or any of its employees, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person other than the state against the Permittee, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the state against the Permittee, for violation of or failure to comply with the provisions of the permit or applicable provisions of law. (d) In all cases where the doing by the Permittee

CONDITIONS *(Continued from previous page)*

of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding therewith, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights, and interests necessary therefore. (e) This permit shall not release the Permittee from any other permit requirements or liability or obligation imposed by Minnesota Statutes, Federal Law, or local ordinances relating thereto and shall remain in force subject to all conditions and limitations now or hereafter imposed by law. (f) Unless explicitly specified, this permit does not authorize any alterations of the beds or banks of any public (protected) waters or wetlands. A separate permit must be obtained from the Department of Natural Resources prior to any such alteration.

FLOW METER: The Permittee shall equip each installation for appropriating or using water with a flow meter, unless another method of measuring the quantity of water appropriated to within ten (10) percent of actual amount withdrawn is approved by the Department.

WATER USE REPORTING: Monthly records of the amount of water appropriated or used shall be recorded for each installation. Such readings and the total amount of water appropriated or used shall be reported annually to the Director of DNR Ecological and Water Resources, on or before February 15 of the following year, via the MNDNR Permitting and Reporting System (MPARS) at www.mndnr.gov/mpars/signin. Any processing fee required by law or rule shall be submitted with the records whether or not any water was appropriated during the year. Failure to report shall be sufficient cause for terminating the permit 30 days following written notice.

MODIFICATION: The Permittee must notify the Commissioner in writing of any proposed changes to the existing permit. This permit shall not be modified without first obtaining the written permission from the Commissioner.

TRANSFER OR ASSIGNMENT: Any transfer or assignment of rights, or sale of property involved hereunder shall be reported within 90 days thereafter to the Director of DNR Ecological and Water Resources. Such notice shall be made by the transferee (i.e., new owner) and shall state the intention to continue the appropriation as stated in the permit. This permit shall not be transferred or assigned except with the written consent of the Commissioner.

COMMISSIONER'S AUTHORITY: (a) The Commissioner may inspect any installation utilized for the appropriation or use of water. The Permittee shall grant access to the site at all reasonable times and shall supply such information concerning such installation as the Commissioner may require. (b) The Commissioner may, as he/she deems necessary, require the Permittee to install gages and/or observation wells to monitor the impact of the Permittee's appropriation on the water resource and require the Permittee to pay necessary costs of installation and maintenance. (c) The Commissioner may restrict, suspend, amend, or cancel this permit in accordance with applicable laws and rules for any cause for the protection of public interests, or for violation of the provisions of this permit.

PUBLIC RECORD: All data, facts, plans, maps, applications, annual water use reports, and any additional information submitted as part of this permit, and this permit itself are part of the public record and are available for public inspection at the offices of DNR Ecological and Water Resources. The information contained therein may be used by the Division as it deems necessary. The submission of false data, statements, reports, or any such additional information, at any time shall be deemed as just grounds for revocation of this permit.

MONITORING REQUIREMENTS: Minnesota Statutes 103G.282 authorizes the Department of Natural Resources to require permittees to install and maintain monitoring equipment to evaluate water resource impacts from permitted appropriations. You may be required to modify or install automated measuring devices and keep records for each installation. The frequency of measurements and other requirements will be based on quantity of water appropriated, source of water, potential connections to other water resources, nature of concern, and other relevant factors.

DROUGHT PLANNING: In accordance with M.S. 103G.293, all permits must be consistent with the drought response plan detailed in the Statewide Drought Plan at http://files.dnr.state.mn.us/natural_resources/climate/drought/drought_plan_matrix.pdf.

WELL SEALING: The permittee shall notify the Minnesota Department of Health prior to sealing, removing, covering, plugging or filling the well(s) from which the authorized appropriation was made. The well(s) must be sealed by a licensed well driller and in accordance with the procedures required under Minnesota Statutes 103I and Minnesota Rules 4725 as administered by the Minnesota Department of Health.

WATER USE CONFLICT: If notified by the DNR that a water use conflict is suspected and probable from your appropriation, based on confirmation of a formal well interference complaint or a preliminary hydrologic assessment, all

CONDITIONS *(Continued from previous page)*

appropriation authorized by this permit must cease immediately until the interference is resolved. The permittee may be required to obtain additional data to support the technical analysis, such as domestic well information within a radius of one and one-half miles of the production well. The permittee and impacted party may engage in a negotiated settlement process and there may be modifications made to this permit in support of conflict resolution.

WATER CONSERVATION: All practical and feasible water conservation methods and practices must be employed to promote sound water management and use the least amount of water necessary, such as reuse and recycling water, water-saving devices, and water storage.

DISCHARGE AUTHORIZATION: This permit is valid only in conjunction with all required discharge authorizations from local, state, or federal government units.

cc: Christine Hekkala-Kuhns, EWR District Manager
Felicia Znajda, Conservation Officers, Osakis
Caleb Silgjord, Conservation Officers, Sauk Centre
Jon Roeschlein, Watershed District, SAUK RIVER WD
Deja Anton, SWCD, Todd SWCD
Greg Berg, SWCD, Stearns SWCD
Adam Ossefoort, County, Todd
Michael Williams, County, Stearns
Dilan Christiansen, BWSR Wetland Specialists, Todd

STATEMENT OF PARTNERSHIP AUTHORITY

1. Name of Partnership:

Allied Dairy, L.L.P.

2. Street Address of Chief Executive Office and of one Office in the State of Minnesota:

14579 170th Street
Watkins, MN 55389

3. The names and mailing addresses of all Partners in the Partnership:

United Dairies, L.L.P.
14579 170th Street
Watkins, MN 55389

United Dairies Holdings, L.L.P.
14579 170th Street
Watkins, MN 55389

4. Names of Partners Authorized to Execute Instruments Transferring Real Estate Held in the Name of the Partnership:

Steven Landwehr

5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Steven Landwehr

6. The name of the person(s) authorized to execute purchase contracts or leases is:

Steven Landwehr

7. The name of the person(s) authorized to execute any and all loan documents or credit arrangements, including but not limited to loan agreements and/or promissory notes on behalf of the entity is:

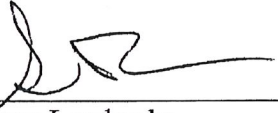
Steven Landwehr

[Signature page to follow]

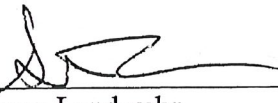
The foregoing Statement of Partnership Authority is hereby adopted by the Partnership pursuant to Minnesota Statutes Chapter 323A.

Dated effective this 1st day of February, 2024.

UNITED DAIRIES, L.L.P., Partner

By 
Steven Landwehr
Its Managing Partner

UNITED DAIRIES HOLDINGS, L.L.P., Partner

By 
Steven Landwehr
Its Managing Partner

THIS INSTRUMENT DRAFTED BY:

Rinke Noonan (SLB)
1015 W. St. Germain St., Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497


File No. 20482-0020



Work Item 1457172000022
Original File Number 2969351-2

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
02/27/2024 11:59 PM

Steve Simon

Steve Simon
Secretary of State

TOWNSHIP OF WEST UNION, MINNESOTA
CERTIFICATE OF COMPLIANCE

The undersigned, being the duly qualified and acting Chairman of the Township of West Union, Minnesota, does hereby certify that on the 24 day of June, 200²⁶ he/she did review a proposed document and application relating to the following described real estate located in the Township of West Union, Minnesota to-wit: Dairy Expansion to current feed lot, Manure Pit and dry cow Barn, Allied Dairy, LLP Union Dairy Todd, 14244 Stearns Line Rd Sauk Centre Mn 56378

Mailing
17579 170th St
Watkins, Mn
55389

The application submitted is in compliance with the Zoning Regulations of West Union Township in that the application:

Dated: 6, 4, 2026, 200

TOWNSHIP OF WEST UNION, MINNESOTA

By Keith Stilling - Chairman

July 15, 2026

VIA EMAIL

New Heights Dairy LLC
New Heights Dairy - Clarissa
3145 155th St NW
Rice, MN 56367-8705

RE: Complete NPDES Permit Application
State of Minnesota Feedlot Registration Number: 153-81164

The Minnesota Pollution Control Agency (MPCA) received your feedlot permit application on June 12, 2026. The MPCA has determined that the application is complete.

The permit you applied for requires a 30-day public notice. If not enclosed with this letter, you will receive a copy of the public notice document when the notice period begins. Our goal is to complete action on your permit application within 150 days of receipt.

This letter is not your permit. Do not commence construction, expansion, or modification until you receive notification of permit coverage.

If you have any questions, please contact Rhonda Adkins at [REDACTED] or by email at [REDACTED]

cc: Deja Anton, Todd County (electronic)
Eaven Parmer, Anez Inc (electronic)



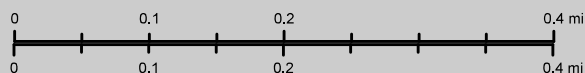
Todd County

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, July 14, 2026

Received

JUL 15 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

JLC
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 # 2026-0359

CONDITIONAL USE PERMIT APPLICATION

Applicant Yvonne Christensen Mailing Address 16777 Co. 4 Osakis

Site Address 16777 Co. 4 Osakis, MN 56340

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) Paul and Lucinda Christensen
(Same as above)

Parcel ID(s) 10-0033400 Township Gordon 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) E 455.32 Ft of N 537.67 Ft. of NW 4 NE 4 S. 60 Acres
(attach if necessary)

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

Measurement of land involved: Width _____ Length _____ Acres 5.62

Septic System: Date installed 2002 Date of latest Compliance Inspection 6/11/2026

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:

temporary family housing - to care for parents

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

Yes ☒ No _____ Date of the meeting: 6 / 9 / 26

Alden A. Johnson
Optional Township Board Signature

Chairman
Board Position

CUP# 2026-016

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

no. single person home at a residence I've already
been at for years.

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

yes. several newer buildings on neighboring properties.

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

no. new building would add value.

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

can't even be seen unless you drive all the way
on the property and it will be brand new.

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. just a single family home. not anything else.

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

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

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

Only complete applications may be placed on an agenda

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

Yvonne Christensen

Applicant Name Printed

Yvonne Christensen

Signature

7/13/26

Date

Paul Christensen

Property Owner Name Printed

Paul Christensen

Signature (If different than applicant)

7/13/26

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).



10-0021300
DONALD D &
CANDACE MAUS

10-0021200
DONALD D &
CANDACE MAUS

COUNTY 4

16777

10-0033400
PAUL D & LUCINDA
CHRISTENSEN

16891

10-0033200
DONALD D &
CANDACE MAUS

10-0033300
DONALD D &
CANDACE MAUS

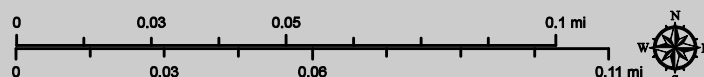
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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Printed on:
Wednesday, July 16, 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

Receipt # 2026-0372

\$1,000.00

SUBDIVISION APPLICATION

Property Owner: John H. Kessler and Jessie A. Kessler Jacobson

Mailing Address: 2411 E. 4th St. Duluth, MN. 55812

Developer (if not property owner): _____

Mailing Address: _____

Email: _____

Phone: _____

Received

JUL 16 2026

Todd County Planning
& Zoning

Parcel Number 14-0025200 Lake/River Name: Big Sauk Lake

Legal Description (attach if necessary): 14-0025201 Lot 1
14-0025202 Lot 2

Land is presently zoned RD Zone Requested or required RD

Total Amount of land involved: 3.7 Acres

Explain Proposal Here:

Divide Land in half For the 2 heirs of John W. and
Henrietta F. Kessler to SEPARATE FOR individual ownership.

Proposed Name of Subdivision: Kessler's Bay

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 X

(b) Is private sewer proposed? Yes X No _____

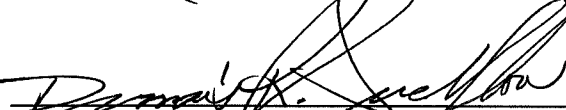
If yes, attach a written report provided by a licensed sewer designer stating that they have conducted soil borings on each proposed lot and that there are at least two soil treatment areas on each lot that can support a standard sewage treatment system (STS). Documentation of the soil borings may be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

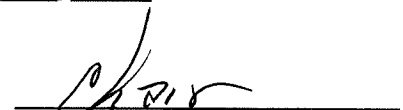
(c) Is private water supply proposed? Yes X No _____

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

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

Yes X No _____ Date of the meeting: _____/_____/_____


Optional Township Board Signature


Board Position

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

NA
Developer's Name Printed

Signature

Date

John H. Kessler
Property Owner Name Printed
Jessie A. Jacobson

Signature (If different than applicant)

Date

DATE

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.

PRELIMINARY PLAT:

KESSLER'S BAY ADDITION

©ENGELMEYER LAND SERVICES, LLC 2025

THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. EASEMENTS, SITE RESTRICTIONS AND OR ADJOINING CONFLICTS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR. CALL Gopher One BEFORE DIGGING. NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

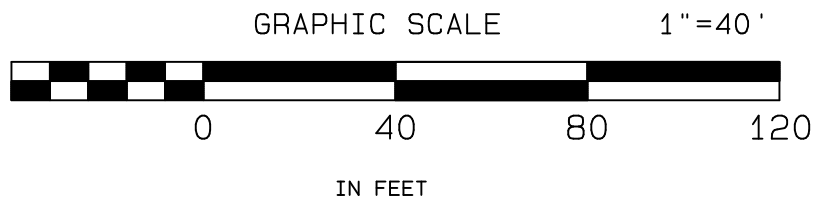
THE TRUE LOCATION OF THE EXISTING SEPTIC SYSTEM IS TO BE DETERMINED BY A LICENSED CONTRACTOR. THE LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE LOCATION. THE LOCATION INFORMATION WAS PROVIDED BY OTHERS AND A VISUAL ABOVE GROUND REVIEW.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOV'T LOT 2 OF SECTION 22-T127N-R34W AND IS ASSUMED TO BEAR NORTH 00 DEGREES 24 MINUTES 29 SECONDS WEST.

PLAT AREAS:
LOT 1, BLOCK 1 = 1.8 ACRES MORE OR LESS
LOT 2, BLOCK 1 = 1.85 ACRES MORE OR LESS
PUBLIC ROAD R/W = .05 ACRES MORE OR LESS
TOTAL PLAT = 3.7 ACRES MORE OR LESS

- ⊙ DENOTES COUNTY PLSS MONUMENT
- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES INPLACE IRON MONUMENT
- ✓ DENOTES BROKEN SCALE
- ▲ DENOTES FOUND P.K. NAIL
- (R) DENOTES RECORD DATA
- (M) DENOTES MEASURED

EXISTING LAND DESCRIPTION ON RECORD:
Provided by client.
The South Fourth (40) rods of that part Government Lot Two (2) of Section Twenty-two (22), Township One Hundred Twenty-seven (127), Range Thirty-four (34), lying and being in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of said Section, including all riparian rights thereto belonging, except the strip of land sold previously to the State of Minnesota for right-of-way for Trunk Highway #4, Fifty (50') feet in width and also less excepting the North 100 feet thereof.



BUILDABLE AREA:
(APPROX.)
LOT 1: 25,826 SQ.FT. +/-
(SQUARE FEET)
LOT 2: 30,434 SQ.FT. +/-

OWNERS AND DEVELOPERS:
JOHN KESSLER
JESSIE JACOBSON
PID: 14-0025200
PROPERTY ADDRESS:
11264 US 71,
SAUK CENTRE
56378

EXISTING CONDITIONS:
WOODS
GRASS
GRAVEL
BUILDINGS
WATER/SWAMP

EXISTING SOIL TYPE:
PER COUNTY GIS MAP

800C
121
33B

TODD COUNTY SETBACKS AND MINIMUM SHORELAND ORIDANCE STANDARD -
RD (RECREATIONAL DEVELOPMENT)

LOT AREA: 40,000 SQ FT
WATER FRONTAGE AND LOT WIDTH: 150 FT

STRUCTURE SETBACK FROM:

ORDINARY HIGH WATER LEVEL: 100 FT
SIDE PROPERTY LINE: 10 FT
REAR PROPERTY LINE: 20 FT
TOP OF BLUFF: 30 FT
FEDERAL OR STATE ROADS: 50 FT
COUNTY OR TWP ROADS:
WITH RIGHT OF WAY 66 FT OR GREATER: 20 FT
WITH RIGHT OF WAY LESS THAN 66 FT: 35 FT
SEWAGE TANKS: 10 FT
SEPTIC DRAINFIELD: 20 FT
WELL: 3 FT

PER TODD COUNTY SETBACK SHEET AND WEB SITE.

IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ZONING AND SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION OR IMPROVING YOUR PROPERTY.

EXISTING ZONING: SHORELAND

2 FOOT CONTOUR INTERVALS

APPROVED BY THE KANDOTA TOWNSHIP BOARD OF SUPERVISORS:

Chairperson

Date:

APPROVED BY THE KANDOTA TOWNSHIP PLANNING COMMISSION:

Chairperson

Date:

REVISED: 02-09-2026 ADDED BUILDABLE AREA AS REQUESTED BY TODD COUNTY.

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

DATE: MN. LICENSE NUMBER: 54838

Engelmeier Land Surveying

PREPARED FOR: JOHN KESSLER

PRELIMINARY PLAT

cc: KESSLER-24.PRO

Job No: 107-24

Date: 06-18-2025

P-3-3671 FB: NONE

41701 COUNTY ROAD 167
P.O. BOX 124, MELROSE, MN 56352

THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON 11-20-2024.

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL.



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

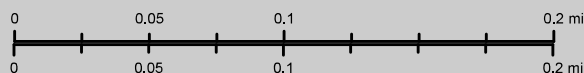
Todd County

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.

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