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, November 05, 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 regarding 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 October 1, 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 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.

2. **Oaks Tree Service LLC, Samson Sjogren:** Section 26, Birchdale Township, Sauk Lake
   Site Address: 10247 Alcott Drive, Sauk Centre, MN 56378
   PID: 03-0037500
   1. Request for CUP to operate Service Business from the site in Recreational Development Shoreland Zoning District.

3. **Emery C. Miller:** Section 06, Iona Township
   Site Address: 32422 165th Avenue, Eagle Bend MN 56446
   PID: 13-0006100
   1. Request for CUP to operate the Wholesale Production of Sheds and Chicken Coops in AF-1 Zoning District.

4. **Brian & Roxanne Becker, Beckers Retreat, PUD:** Section 04, Round Prairie Township
   Site Address: 25158 204th St., Long Prairie, MN 56347
   PID: 21-0050700

1. Request for CUP for a 1.64 acre Proposed Planned Unit Development in Recreational Development Shoreland Zoning District.

5. **Raymond Birkholtz:** Section 27, Villard Township
   Site Address: 31336 Spruce Road, Motley, MN 56466
   PID: 25-0028300
   1. Request for CUP for Temporary Family Housing in AF-2 Zoning District.

6. **Samuel Yoder:** Section 09, Germania Township
   Site Address: 43908 County Road 11, Bertha, MN 56437
   PID: 09-0005900
   1. Request for CUP for Retail Greenhouse for selling flowers and vegetables in AF-2 Zoning District.

7. **Atlee Hershberger:** Section 13, Little Sauk Township
   Site Address: 22397 190th Street, Long Prairie, MN 56347
   PID: 17-0011302
   1. Request for CUP for Cabinet Making Business/Retail in AF-1 Zoning District.

8. **Henry Gingrich, Eastwood Estates Plat Two:** Section 09, Gordon Township
   Site Address: 19941 139th Avenue, Osakis, MN 56360
   PID: 10-0006401
   1. Request for 3.39-acre one lot Plat in General Development Shoreland Zoning District.

9. **Paul Hershberger:** Section 08, Little Sauk Township
   Site Address: 18701 County Road 93, Long Prairie, MN 56347
   PID: 17-0005500
   1. Request for CUP for Retail Lumber Yard with proposed 48' x 84' addition to existing structure in AF-1 Zoning District.

10. **Chrissie B. Miller:** Section 25, Wykeham Township
    Site Address: 15690 344th Street, Eagle Bend, MN 56446
    PID: 28-0021901 & 28-0021900
    1. Request to Rezone the SW ¼ of the NW ¼ of Section 25, Township 131, Range 35 from R-10 to AF-1 Zoning District.

11. **Proposed Amendment to Section 9.22, Riparian Protection, of the Todd County Planning and Zoning Ordinance.**

12. **Proposed Amendment to the Todd County Planning and Zoning Ordinance to create Section 9.24 – Data Centers.**

Adjournment – **Next meeting: December 3, 2026**

Planning Commission Meeting Minutes

October 1, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visits completed by Adam Ossefoort and Lloyd Graves 9/22/2026 on the Oaks Tree and Miller Sites

Meeting attended by board members: Chairman Jim Pratt, Vice Chair Ken Hovet, Roger Hendrickson, Lloyd Graves, 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.

Roger motioned to have the agenda approved as printed. Lloyd seconded, voice vote, no dissent heard. Motion carried.

Ken motioned to have September 3rd, 2026, meeting minutes approved. Andy seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: 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.

Kessler's have requested to table until next month, and we have a time extension in writing on record.

Motion to table until November by Ken, seconded by Roger.

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.

AGENDA ITEM 2: Oaks Tree Service LLC, Samson Sjogren: Section 26, **Birchdale Township, Site Address:** 10247 Alcott Drive, Sauk Centre, MN 56378 **PID:** 03-0037500

1. Request for CUP to operate Service Business from the site in Recreational Development Shoreland Zoning District.

Sam and Melissa Sjogren were present as the applicants.

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

Planning & Zoning Office.

A site visit was completed on 9/22/2026. During the site visit, violations were discovered that would need correction prior to approval of any permits.

The staff recommendation was motion to table this application and allow the property owner to make corrective actions prior to making any decisions related to this application.

Correspondence received: Yes, from Birchdale township, and from Bruce Fisher, 10221 Alcott Drive, Sauk Centre, MN 56378. These letters may be viewed in full, upon request, at the Planning and Zoning Office.

Public comment:

Gene Walter, 10333 Alcott Drive, because he lives three properties from applicant, the traffic and dumping debris on neighboring property, hauling gravel out of the property and do they have permission? If they have permits for the gravel being brought to the property? Concerned about the debris turning into a dump, and the neighbors end up having to clean it up and not sure the property owner knows what is happening with the dumping. He asked to deny application.

Ed Vohnoutka, four lots north of Conditional Use Permit site, bought a lot there 30 some years ago, lived his whole life in the city, retired, and wants to retire in a nice quiet place. Does not want a commercial enterprise, with heavy equipment. They lease the property across the road from Ed, they dump all their stuff over there, and agreed with Gene, she does not know what is going on. He built a 2nd home on his property, went through all the right things to do so and these people put up buildings left and right and use them left and right, do anything they want and with the increased traffic, it is not his idea of a lake home, plus what it could do to the property values. Two or three years down the road when he wants to sell, who will not want to buy if there is this business right down the road?

Michelle Sjogren, 10249, right next door, she told Jean they do have permission for dumping, they lease 40 acres and there is a gravel pit on the north end and she does know they dump up there. She stated she does think that they have legitimate concerns because of the increase of traffic because of the pavement that has happened this year. There has been a lot of heavy equipment, and she is even wiped out from the noise and added they enjoy their lake shore property too. Their intentions are not to bother the neighbors, but with the construction of the shed and all the problems with the noise, trucks and hauling in dirt, putting in a driveway and making sure all is taken care of. There really has been no complaining prior to this, and the business has been on this property for three years. With the construction going on, it is drawing attention to the business. Other than personal things that have happened that do not have anything to do with the business, but she lives right next door and approved of the application and the business. Once construction is complete the noise level will go down and she is sure he will abide by the boards' requirements.

Board discussion:
Lloyd was on the site visit and stated you have a nice building there, but there is a lot of impervious surface going on.

DRAFT

Sam stated they did put down a lot of granite for the safety and wellbeing of the construction workers, so they did not have to work in the mud, and they do plan on getting rid of that after construction is done.

Ken, what is the building for?

Sam, both personal and business. He has pontoons, 4-wheelers, a skid loader, all personal, and also his business equipment that goes in and out.

Ken, how long before done?

Sam, it needs to be done by April.

Ken, this land you are dumping stumps and stuff, the leased land, eventually do what with it? Because eventually it will be full.

Sam, we have obtained burning permits to burn in the past and it is an old gravel pit.

Ken, no chipping on site?

Sam, no.

Ken, how many employees?

Sam, depends on the time of year, 5 to 6 total during the busy season.

Ken, so 3, 4 extra trucks on site?

Sam, yes, but some just take their trucks home from the job site.

Andy, business has been operational for a few years? Just not without this building. It looks done on the outside, what is left?

Sam, the steel, more concrete, and garage doors, and finish the aprons.

Andy, are there rules for impervious?

Adam, yes, and that is the nature of his notes in reference to the violations. Max impervious is 25% and this lot is in the 39% to 40% area impervious now. He and Sam had talked prior to tonight's meeting and we would need that corrected before we could grant anything tonight. Pretty flat, more of a slope up towards the lake.

Andy, so Soil and Water had no comment or the DNR?
Adam, correct, we did not receive any comments than what was read.

Ken, did I hear you say the township road was recently paved?

DRAFT

Melissa, yes they put new pavement down.

Ken, was paved, just needed new.

Melissa, yes.

Andy, if we table do we need extra time?

Adam, we can extend beyond that the October 60-day mark, timing wise, we are in good shape.

Jim, so, do you do tree trimming and removal, including stumps, trees and everything and haul everything away?

Sam, yes, multiple lease sites or agreements, for piles of branches. One by Big Birch Lake, Alexandria, one closer to home, one by Osakis, a lot of places where we bring that stuff.

Jim, so the stumps are the only thing going in that gravel pit?

Sam, some of them, yes.

Ken, so does any of that ever get turned into firewood?

Sam, does not unless it is personal.

Jim, what do you do with the logs?

Sam, some agreements they let us dump everything if we give them the logs.

Lloyd, if logs are good for lumber, do they get saved?

Sam, if we have a surplus of logs, sometimes they will sell to Amish or whoever.

Andy, no materials other than your equipment on the site? No operations being conducted? No saws, chippers or anything for the business, just storage and a mailing address for the business?

Sam, right.

Across the street where you have materials, any operation going on over there?

Sam, just a skid loader moving piles or brush. Have no reason for running saws.

Ken, operate five days a week? No Saturdays or Sundays?

Sam, five days a week, unless there is a storm and stuff needs to be done on a weekend.

DRAFT

Larry Bebus, Birchdale township, met FYI about this, and his concern is they just spent over one million to repair the Alcott Drive all summer and if you are going to be driving on this. Will there be logs and heavy equipment? One of the biggest complaints on Alcott over the years are too many trucks, heavy duty machinery and semi's ruining on the road. What's going to happen in the future, with your equipment on there, is the Township liable or are you going to be liable for fixing the road?

Melissa, she agrees, quite a few people who own semi's that live on this road, and if you have other semis, are they liable?

Larry, yes, in some cases, they are liable and have to help maintain it.

Melissa, if people are driving on the County road, who fixes that?

Larry the township maintains Alcott, and it is a township road. What is going to happen down the road with the heavy equipment?

Roger, he's sure there are farmers going with trucks every day. What is your heaviest piece of equipment?

Sam, 13,000-pound mini excavator.

Roger, tandem or single axle truck?

Sam, single.

Roger and Jim stated farmers are 40,000 lbs. to 80,000 lbs. and sometimes over 100,000.

Roger, would there be something that insurance would be responsible for if the road gets destroyed and you can prove it? In his township they have trucks all the time, and the guy had just asked if the road needed fixing, if so, call your contractor, fix it and send me a bill. Big businesses sometimes do that.

Andy, is this something that needs to be in writing?

Adam, yes, we would establish a condition that would require some sort of road agreement between the applicant and the township, and they provide evidence that this has been met for our CUP purposes. Typically, that agreement would need to be in place as a condition.

Andy, if we table, it is for corrective actions and give the township time to come up with this?

Adam, we cannot grant anything when there are violations and this extra time will be used for corrective action. He and Sam can work on it outside the meeting, and if Sam is not ready yet, we can table it again, outside this meeting, and if he is ready to go next month, we can have it on the agenda.

Andy, it is for their advantage to extend this, because the alternative is denial.

DRAFT

Adam, allowing time to get those things corrected.

Tim asked Adam to reach out to County Engineer, Loren, just to pick his brain about impact to the road and maybe get County guidance?

Jim, agreed, then asked Sam if the trailer behind the truck was single axel?

Sam, one ton truck (not a dual) with a tandem axel trailer.

Jim, so three axels.

Sam, yes.

Ken motioned to table for one month and Andy seconded.

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. Adam reminded we do not re-notice the adjacent, it is tabled until November 5th, 6:00 PM in this room.

AGENDA ITEM 3: Adam Miller -Section 29, **Staples Township, Site Address:** 23285 464th Street Staples, MN 56479 **PID:** 22-0026402

1. Request for CUP operate a Truss Business in AF-2 Zoning District

Adam Miller and Emanuel Yoder were present as the applicants.

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

Recommendation:
A motion to recommend approval to the County Board of Commissioners.
Proposed Conditions:

1. There shall be no loading/unloading of materials within the public roadway.
2. Off-street parking shall be provided for all business traffic.
3. Storage of supplies and finished products shall be stored meeting all setback requirements.
4. Land use permits shall be required for all future construction.
5. Applicant must abide by all other applicable federal, state, and local standards.

DRAFT

Correspondence received: None

Public comment: None

Board discussion:

On Site Visit Report was reviewed by Lloyd: stated it looked and sounded good, and he is okay with the request.

Ken, neighbor to the east?

Miller, correct, a hunting cabin, about two months, not all year round.

Roger, not too much noise or dust or anything else going on as it is in the middle of an entire 40.

Lloyd, no heavy machinery?

Miller, outside there will be trucks to haul trusses, setting up an I beam system, hoist to load, but may be a loader to unload lumber to put in the building.

Jim, most work inside the building?

Miller, yes.

Jim, so not much noise.

Andy, how often do trucks come in?

Emanuel, depends on how fast we are working; 2 to 3 times a week for trusses.

Andy, straight trucks or semis?

Miller, mostly with a Dooley truck with truss trailer that goes above the truck.

Lloyd, depends on how many orders they get.

Andy adequate access for loading and the road consideration.

Roger, township okayed it?

Adam, never heard from township after Miller attended.

Miller, put approaches in, not like it's downhill, put 15" culverts in.

Ken motioned to approve, Lloyd seconded as presented.

1. There shall be no loading/unloading of materials within the public roadway.
2. Off-street parking shall be provided for all business traffic.
3. Storage of supplies and finished products shall be stored meeting all setback requirements.
4. Land use permits shall be required for all future construction.

DRAFT

5. 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 October 20th, 2026.

4. AGENDA ITEM 4: Proposed Amendment to Section 9.22, Riparian Protection, of the Todd County Planning and Zoning Ordinance.

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

Board discussion:

Adam pointed highlights from the model ordinance. Pieced together what he thought the board's direction would be and added that after the model for review and discussion.

Jim, what do we have now for enforcement?

Adam, the ordinance as a whole criminal or administrative penalty. Suggestive option three which leaves each option on the table for both.

Jim and Ken, agree that was the best, and keep options open.

Adam, on whether to include public drainage systems where the County is not the drainage authority or excludes and he suggested "excludes" to match our existing ordinance language.

Jim, that is what he was thinking as well.

Adam, page 41 of staff report is generally what the ordinance would look like. In the enforcement section, page 44 the Enforcement part we have the criminal part in there and the Administrative Penalty Order in there. Pointed out the fees as penalty, $0, $200.00 and $500.00 same as ordinance and repeat offenders same as existing etc. and can adjust those accordingly. Add the definitions to our definition section. Next steps, review and in the meantime, Adam will submit this draft to BWSR and make any edits they recommend and recommendations of Planning Commission, make edits, needs final tune up with the yellow highlights matching ordinance sections, minor. By November or December maybe forward it to the commissioners or if not ready, just keep moving forward with this as we have until June.

DRAFT

Andy, give an example of public drainage ditch where the County is the drainage authority compared to the public is the drainage authority.

Tim explained when the County cleans the ditch it can be an assessment.

Andy, so County is accountable, and ditches in existence that are man-made, the cost is on that individual.

Jim, 2 or 3 landowners get together and create their own ditch sometimes as a private ditch.

Tim, the County may have guidance, but you are responsible for the costs. Nancy Uhlenkamp is our County Ditch and Ag inspector who comes to the commissioners with those who are maintaining their own and states they are assuming all costs and responsibilities.

Andy option 2, County is not going to monitor or care or have anything to do with a personal ditch that does not comply?

Adam between now and November he will talk to Nancy to provide some comments and provide a map that may be helpful.

Andy surprise they have the options, not pushing for more restrictions for water, but does the State law cover public drainage system that the County is not the authority?

Adam, the rule has been written where the responsibility may be passed on to the County to adopt locally for some ditches, cannot think of public ditches not under County authority.

Andy, "should I really participate when I don't understand 100% what is being said? Maybe next time".

Adam stated he will get our ditch person to provide some comments or come in and talk a bit.

Jim, there are probably other parts of the state that have more public ditches that are not County ditches.

Roger, had one right in the middle of the township and back in 1908, dug through ¼ mile through a guys field, some 15' deep, put cement pipe, 48" set end to end not connected, big hole, many meetings at the town hall, one guy questioned it, had to be fixed, new plastic from where the DNR had put in a steel line with a dam gate on it years ago, all the way to the next lake and the old cement pipe could not be crushed, only left. Nancy was there a few times, got it done.

Roger, DNR does control a lot of this buffer stuff.

Adam corrected, actually BWSR.

Andy, time restraint?

Adam, June of next year, maybe get done by January or December, maybe even by November.

Jim, need a motion to table.

DRAFT

Ken motioned to table, Roger seconded.
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. We look at it again next month and hopefully have some answers.

5. Proposed Amendment to the Todd County Planning and Zoning Ordinance to create Section 9.24 – Data Centers.

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

Board discussion:

Adam, added the people from Great River Energy are a good resource to get them here, if they come together, it would be the same night, with the intention to educate. They mentioned what the permitting process from their perspective looks like, electrical rate impacts and infrastructure needs as topics.

Adam, it will be open to the public to come here. May be a special meeting. We would have to submit to Long Prairie Leader by next week, then they distribute to Staples, Ind News Harold, Osakis, Long Prairie and Clarissa. Tom says he has two guys (keep in mind supportive of DATA centers) Lucas, CEO of Giant. If we want to bring him in and Chet Boden with Dept. of Employment and Economic Development for the State and he could reach out to him too.

Ken, what does Giant do?

Adam, GiantVoices.com, out of Duluth, consultants, and continue to get in touch with Elise.

Adam, on U of M toolkit, there is a webinar on 6:00 PM October 14th, need to register. If want the link, you can for one hour. Focused mostly on SE, MN.

Ken asked for the link.

Adam will send to everyone. Work with Jeff and Tom and reach out with Elise, send link for Webinar and reach out to the other two gentlemen. Well-rounded knowledge base with all. Hope with AMC makes a model, but for now we are starting from scratch.

Jim, anyone talk to any other counties?

Adam, yes, there are a couple ahead of us as the moratorium was ahead of us. Structure like solar ordinance, set size, performance standards and the very large, we could not allow and define what that is, as an example.

Andy, not constrained quite as much.

Roger, heard any cannabis applications in the townships?

Adam, Bruce twp. has cannabis outdoor cultivation granted.

Roger, Steve Voss on the Kesslers? Should be grandfathered in.

Adam is communicating to the Kesslers the options offered.

Roger digging to the South taking out pine trees, off the right of way, last week he noticed.

Ken motioned to table the DATA Center ordinance, Roger seconded until November.
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.

Ken motioned to adjourn and Roger seconded. Voice vote to adjourn the October Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourn 7:25 PM.

DRAFT

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

Email [redacted]

Developer (if not property owner): _____

Mailing Address: _____

Email: _____ Phone: _____

Received
JUL 16 2026
JC
Todd County Planning & Zoning

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

Legal Description (attach if necessary): 14-0025201 Lot1
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 Recorders 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

COPY

(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 <u>each proposed lot</u> and that there are at least <u>two</u> 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.

Developer's Name Printed	Signature	Date
NA		
Property Owner Name Printed	Signature (if different than applicant)	Date
John H. Kessler		7/10/26
Jessie A. Jacobson		7/10/2026 DATE

<u>Attachments – Must be included to be accepted at the Planning & Zoning Office:</u>

(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

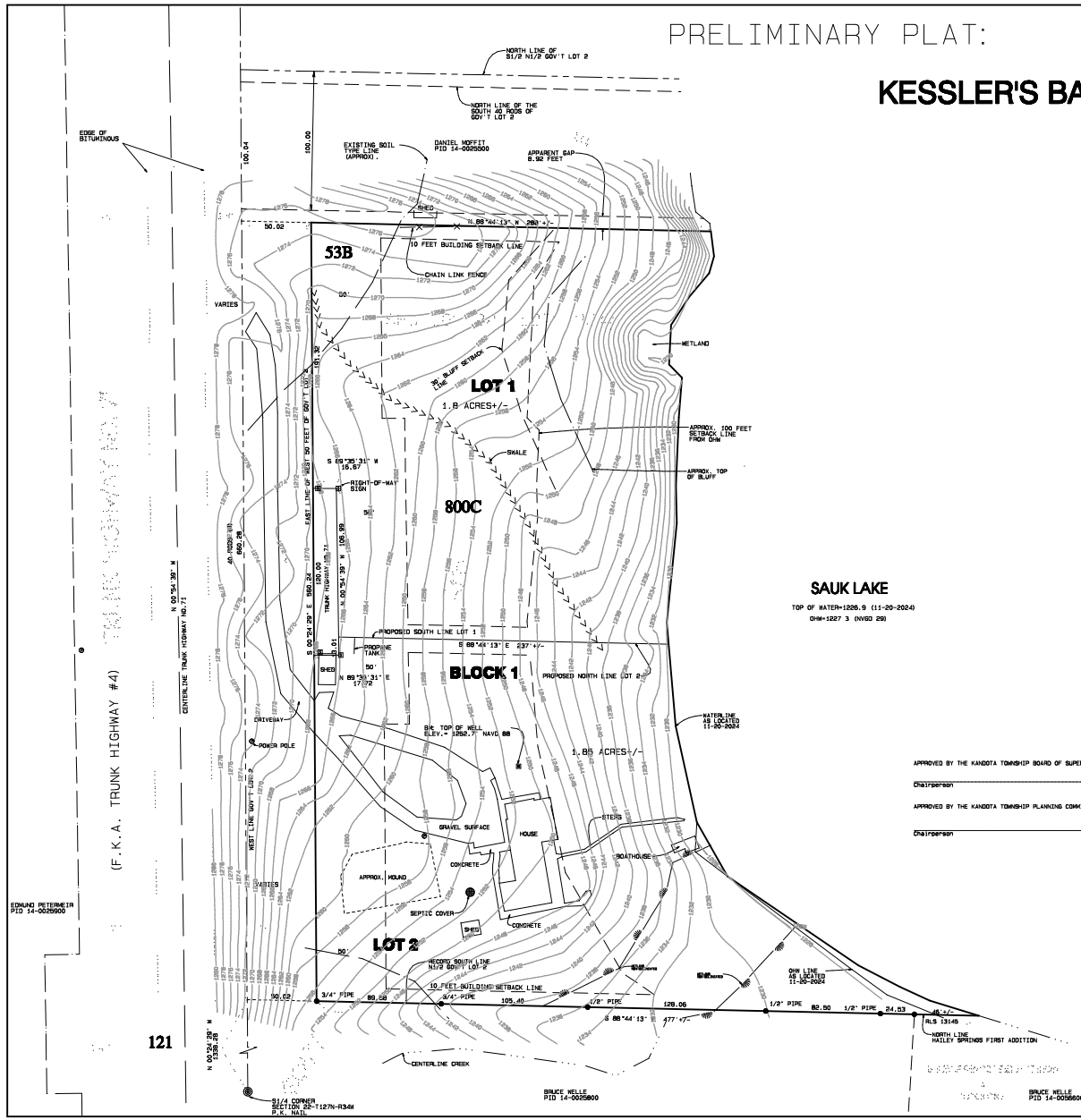
(3) Statement from a Licensed Septic Designer – locations on each proposed lot for placement of two standard soil treatment system.

(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



OHWL-ORDINARY HIGH WATER LINE

©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 CERTIFIED AND MADE IT. ITEMS OF PROFESSIONAL INTEREST TO THE SURVEYOR INCLUDE, BUT ARE NOT LIMITED TO, EASEMENTS, 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 23-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

GRAPHIC SCALE 1"=40'
0 40 80 120
IN FEET

BUILDABLE AREA: (APPROX.)
LOT 1: 25,885 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

- 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 Forty (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, sixty (60') feet in width and also less excepting the North 100 feet thereof.

TODD COUNTY SETBACKS AND MINIMUM SHORELAND ORDINANCE 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: 02-06-2026 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 ON MINNESOTA.

SIGNATURE: _____
DAVID A. ENGELMEYER

DATE: _____ MN. LICENSE NUMBER: 54838

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

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

Engelmeyer 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 157
P.O. BOX 154, MELROSE, MN 56352
PHONE: (320) 256-7298 or (320) 836-2291
FAX: (320) 836-2454
email: engelsur@meltel.net
www.engelmeyerlandsurveying.com



Todd County
MINNESOTA

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

GIS Site Map

0 0.05 0.1 0.2 mi

N W E S

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:
Friday, July 17, 2026

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

Received
AUG 17 2026
Todd County Planning & Zoning

Receipt #2026-0474

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

Accepted 8/18/2026
KLM

CONDITIONAL USE PERMIT APPLICATION

Applicant DAKS TREE SERVICE LLC SAMSON SJOGREN Mailing Address 10249 ALCOTT DR

Site Address 10247 ALCOTT DR - SAUK CENTRE MN 56378

Phone Number [redacted]

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 03-0037500 Township BIRCHDALE Lake/River Name SAUK LAKE (RDS)

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 (X) no - PROPERTY PURCHASED SPRING 2026

Measurement of land involved: *Width* _____ *Length* _____ *Acres* _____

Septic System: Date installed NA 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:

CONTINUE TO OPERATE SERVICE BUSINESS FROM THE SITE ADDRESS.

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes _____ **No** X **Date of the meeting:** ____/____/____

Optional Township Board Signature **Board Position**

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

NO, OAKS TREE SERVICE LLC WILL CONTINUE TO OPERATE AS WE HAVE OVER THE LAST 2 YEARS

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

OAKS IS A ON SITE SERVICE BUSINESS, BUSINESS OFFICE IS NOT OPEN TO CUSTOMERS.

Could the use significantly depreciate near-by properties? **Explain** WE USE TO STORE EQUIPMENT AND MAINTAIN EQUIPMENT. NEWLY CONSTRUCTED SHOP ADDS VALUE & PLACEMENT ADDS PRIVACY.

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

YES, APPEARANCE FITS WELL WITH OTHER STRUCTURES IN THE AREA.

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, THE USE WILL CONTINUE AS STORAGE OF VEHICLES & EQUIPMENT.

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

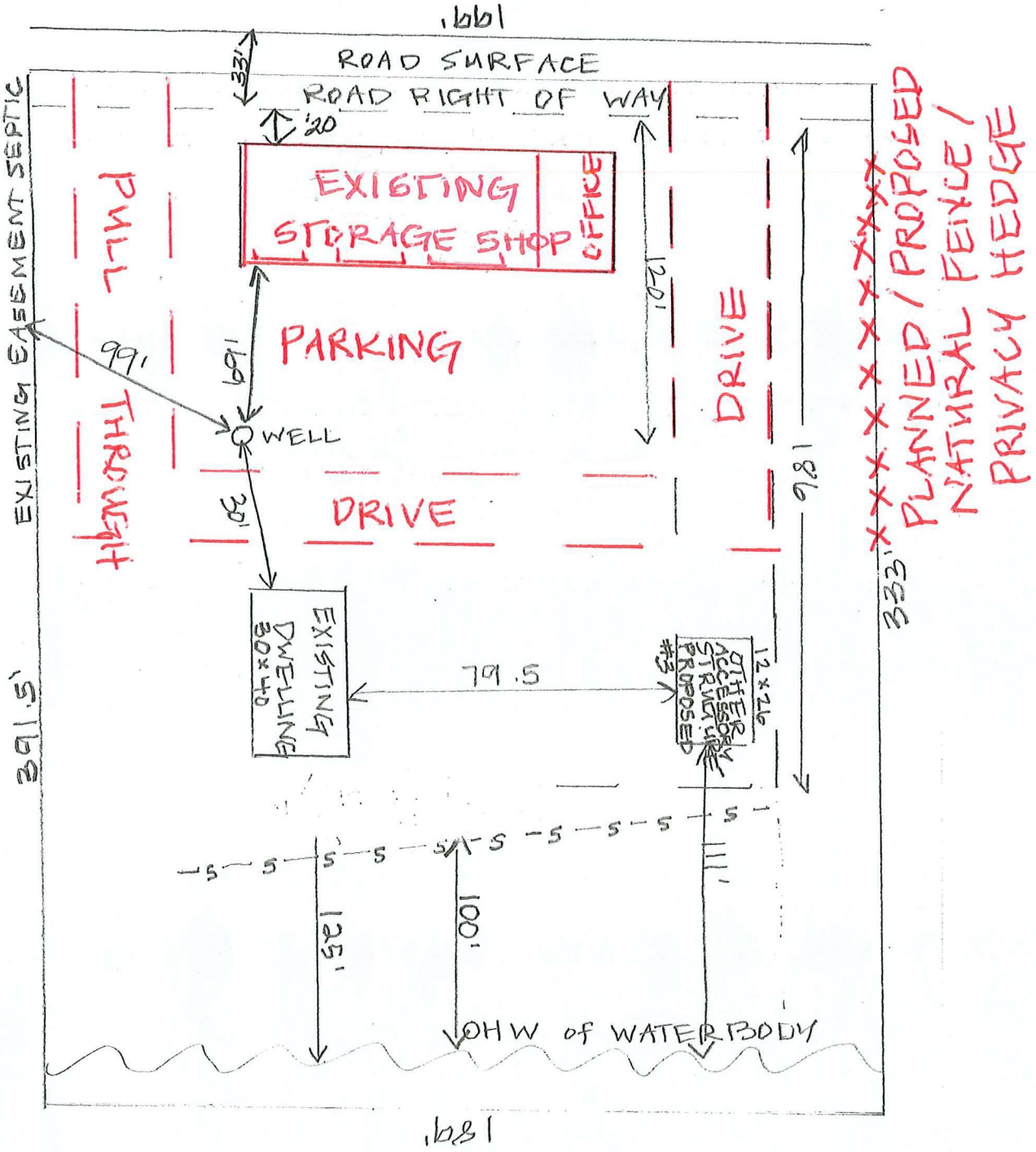
Fee: $600.00 or After-the-Fact Fee: $1,200.00 payable to "Todd County"

Only complete applications may be placed on an agenda

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

SAMSON SJOGREN		8-10-26
Applicant Name Printed	Signature	Date
PAESHA SJOGREN	Paesha Sjogren	8.10.26
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*).


1661'
ROAD SURFACE
ROAD RIGHT OF WAY
33'
20'
EXISTING STORAGE SHOP
OFFICE
PULL THROUGH
EXISTING EASEMENT SEPTIC
99'
169'
PARKING
WELL
120'
DRIVE
DRIVE
198'
30'
EXISTING DWELLING 30x40
79.5
OTHER ACCESSORY STRUCTURE PROPOSED #3
12x26
391.5'
333'
PLANNED / PROPOSED NATURAL FENCE / PRIVACY HEDGE
5 5 5 5 5 5 5 5 5 5 5 5
125'
100'
111'
OHW of WATER BODY
1681'

Site Map



8/25/2026, 3:29:49 PM

1:1,652

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

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 #2026-0554

Received
SEP 29 2026
Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Emory C Miller Mailing Address 32422 165th Ave-
Site Address Eagle Bend MN 56446
Phone Number _____ E-Mail Address _____
Property Owners Name & Address (if not applicant) Same

Parcel ID(s) 13-0006100 Township Iona 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) see attached EXHIBIT A
(attach if necessary)
Current tax statement or other proof of ownership attached ( ) yes ( ) no

Measurement of land involved: *Width* _____ *Length* _____ *Acres* 1

Septic System: Date installed 9-26-23 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:
request a CUP for 40X42 addition to farm shed to build Chicken coops & portable Sheds Wholesale family employees only
ATF

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** _____ **Date of the meeting:** 9/14/2026

April Brown — Chairman
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: $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*

Emery miller	Emery Miller	9-22-26
Applicant Name Printed	Signature	Date
~~Kara~~ Elizabeth miller	Elizabeth Miller	9 22 26
Property Owner Name Printed	Signature (if different than applicant)	Date

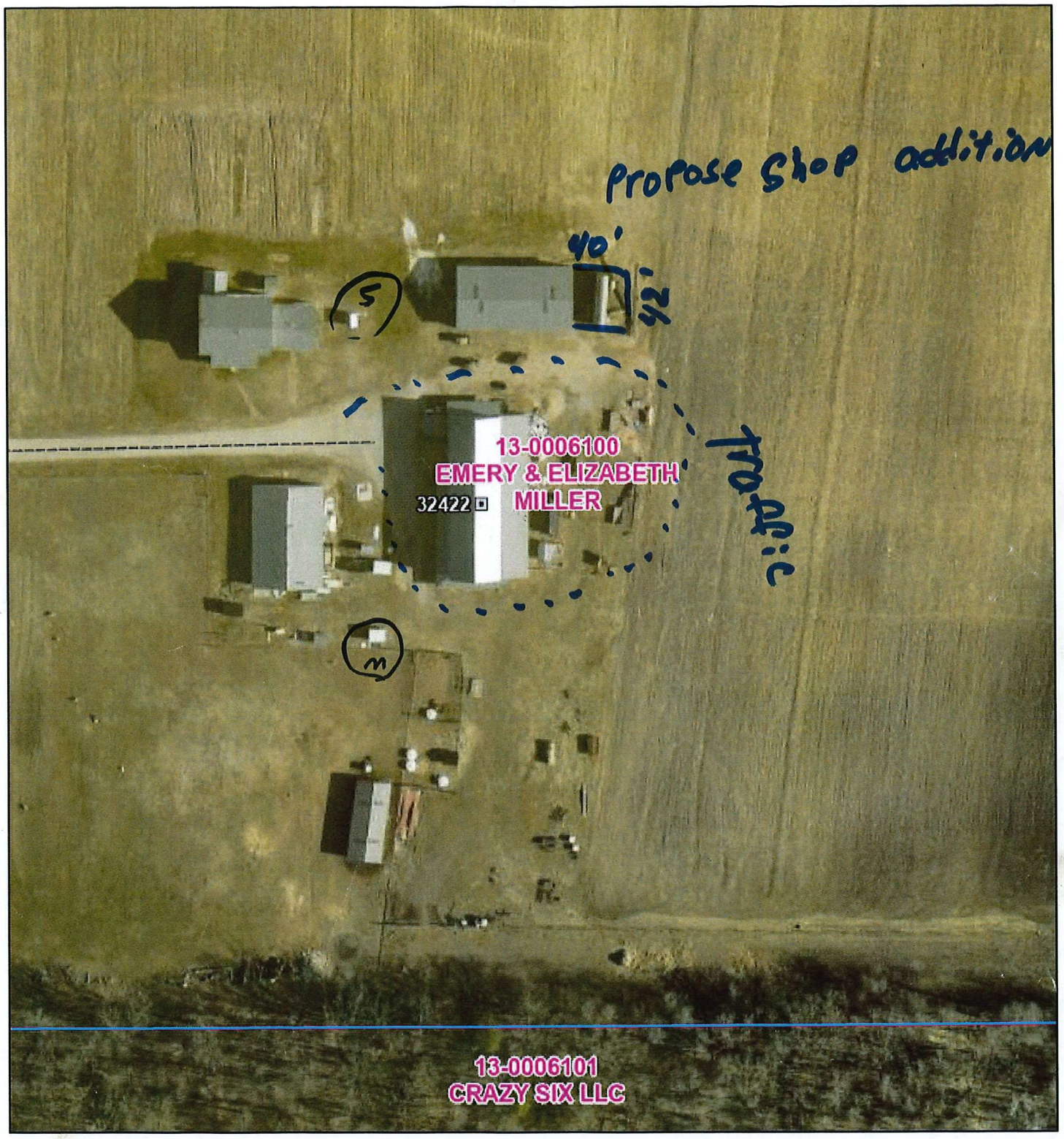
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (*Section 5.05(N) of the County Zoning Ordinance*).

Site Plan

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

* see attached

Site Map



9/9/2026, 12:14:22 PM

Address
Driveways
Parcels
Township
Section
Quarter Quarter

1:1,706

0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

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

EXHIBIT A

The NW 1/4 SW 1/4, Section 6, Township 130 N, Range 34 W of the 5th p.m. EXCEPT the South 330 feet thereof.

Site Map



10/6/2026, 3:34:05 PM

1:3,147

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

- Address
- Road Network
  - TWP - GRAVEL
  - Driveways
- Parcels
- Township
- Section
- Quarter Quarter

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

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

Revised 9/22/26

CONDITIONAL USE PERMIT APPLICATION

Applicant Roxanne & Brian Becker Mailing Address 29295 Grosbeak Rd

Site Address 25158 204th St Long Prairie MN 56347

Phone Numb [redacted]

Property Owners Name & Address (if not applicant) _____

_____

Parcel ID(s) 21005700 Township Round Lake/River Name Latimer

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

Full and Current Legal Description(s) Lot 4 Block 2 & Lot 4 Block 3 Shore of Latimer
(attach if necessary)

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

Measurement of land involved: *Width* _____ *Length* _____ *Acres* 1.640

Septic System: Date installed 9-9-21 Date of latest Compliance Inspection _____

Is an upgrade needed: ( ) yes (✓) no

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

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

Detailed Explanation of Request:

My family and I purchased this property for recreational use. We all live and work in Todd County, with our occupations ranging from farming to carpentry. This property is important to us as a place where our family can spend time together, enjoy the outdoors, and create lasting memories. We hope to maintain & enjoy this property as a part of our family for many years to come

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** ~~X~~ **Date of the meeting:** 9/14/26

Mark Dunk — **Optional Township Board Signature**

Chairman — **Board Position**

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

No, would be normal vehicle traffic

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

Yes, property to the West is a Air B&B. Properties to the East - all have campers on them

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

No, are surrounding areas being used for recreational use

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

No, It will not have an adverse effect on neighboring properties

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, other properties are being used in the same way- for recreation

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

Brian Becker		9-7-26
Applicant Name Printed	Signature	Date
Roxanne Becker	Roxanne Becker	09/07/26
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*).

Site Plan

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

See Attached

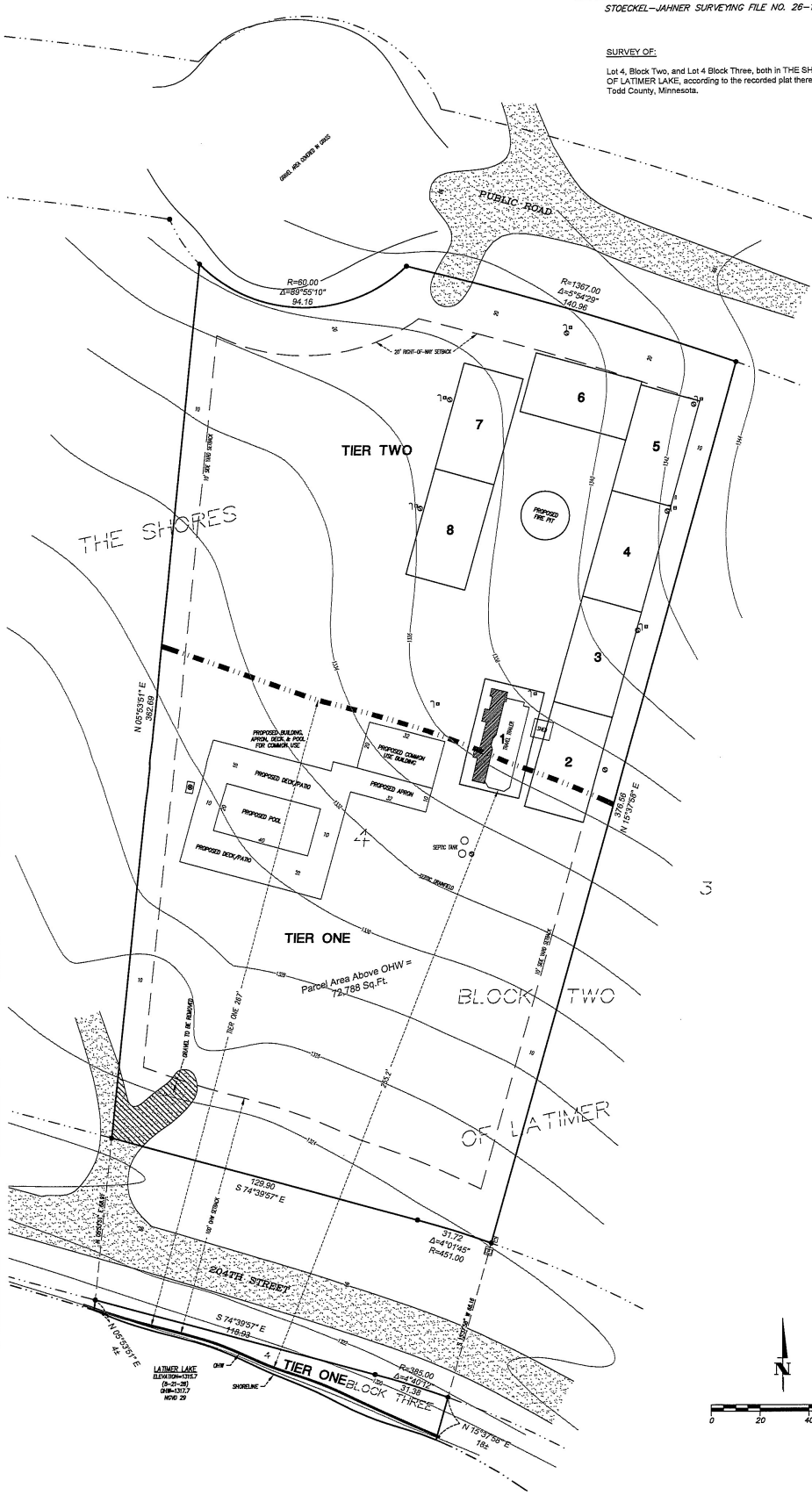
PROPOSED PLANNED UNIT DEVELOPMENT, DENSITY STUDY, IMPERVIOUS SURFACE STUDY & OPEN-SPACE CALCULATIONS OF

BECKERS RETREAT

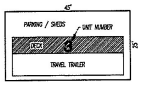
STOECKEL–JAHNER SURVEYING FILE NO. 26–17790

SURVEY OF:

Lot 4, Block Two, and Lot 4 Block Three, both in THE SHORES OF LATIMER LAKE, according to the recorded plat thereof, Todd County, Minnesota.



TYPICAL UNIT



PROPOSED IMPERVIOUS CALCULATIONS

TOTAL PARCEL AREA ABOVE OHW	72,788± Sq.Ft.
PROPOSED IMPERVIOUS AREAS	
UNITS 1-8 (25x45 = 1,125 Sq.Ft.) 1125 X 8 = 9000	9,000 Sq.Ft.
EX. SHED	60 Sq.Ft.
GRAVEL	163 Sq.Ft.
BUILDING & APRON	950 Sq.Ft.
POOL & DECK	3,160 Sq.Ft.
FIRE PIT	314 Sq.Ft.
TOTAL IMPERVIOUS AREA	16,157 Sq.Ft.±

16,157 / 72,788 = 0.222 OR

22.2% ± PROPOSED IMPERVIOUS OVERALL

PROPOSED OPEN SPACE CALCULATIONS

Total Open Space Breakdown

Total Open Space	63,565 Sq.Ft.
Total area	72,788 Sq.Ft.

63,565 / 72,788 = 0.873 or

87.3% TOTAL OPEN SPACE PROPOSED

DENSITY CALCULATIONS

Tier One Base Density

Average Inside Living Area = 400 (recreational camping area)

1 (Partial) proposed unit in Tier One

400 = (0.028) floor area ratio from chart
36,092 suitable area tier one
36,092 (0.028) = 1010.58 total floor area allowed
1010.58 / 400 = 2.53 or

2.53 units allowed in Tier One

50% multiplier - 2.53 (1.5) = 3.80 or

3 units allowed in Tier One

Tier Two Base Density

Average Inside Living Area = 400 (recreational camping area)

1 (Partial) proposed unit in Tier One

400 = (0.028) floor area ratio from chart
36,696 suitable area tier one
36,696 (0.028) = 1027.49 total floor area allowed
1027.49 / 400 = 2.57 or

2.57 units allowed in Tier Two

+ 0.80 units from Tier One = 3.37

100% multiplier - 3.37 (2) = 6.74 or

6 units allowed in Tier Two (rounded down from 5.14)

9 total units allowed

LEGEND

- FOUND IRON MONUMENT
- ELECTRIC POWER
- ELECTRIC METER
- WELL
- SEPTIC RISER
- ELECTRIC PLUG-IN
- WELL
- WATER SPIGOT
- STEPS & DECKS
- GRAVEL SURFACE
- 1402 LIDAR CONTOUR

SURVEYORS NOTES:

1) A Title Commitment and/or Title Opinion were not provided for the benefit of this survey. Easements may exist which are not shown herein.

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.

LS-44493
License No.

10-01-2026
Date

STOECKEL JAHNER LAND SURVEYING
...a division of JSD

PREPARED FOR: BRIAN BECKER

1206 3rd Avenue East, Alexandria, MN 56308
Phone 320-763-6855
mark@mnsurveying.com tyler@mnsurveying.com

SEC, TWP, RNG:	04-128-33
DATE:	08-28-26
DRAWN BY:	DLS
CHECKED BY:	MFJ
FILE NUMBER:	26-17790

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

Receipt #2026-0605
Received
OCT 13 2026
Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Raymond Birkholtz Mailing Address 31336 Spruce Rd Motley
Site Address 31336 Spruce Rd Motley, MN 56466
Phone Number [redacted]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 25-0028300 Township Villard Lake/River Name None
Zoning District *(circle one)*: AF-1; (AF2); R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) SW¼ of SW¼ Section 27, TWP 133, Range 32
(attach if necessary)

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

Measurement of land involved: *Width* 1,320 ft *Length* 1,320 ft *Acres* 40.00

Septic System: Date installed Oct. 2019 Date of latest Compliance Inspection 10/09/2026
Is an upgrade needed: ( ) yes ( ) no
Site accessed by: (X) public road ( ) easement
If easement, is the easement legally recorded? ( ) yes ( ) no

Detailed Explanation of Request:
The project involves converting an existing insulated and finished shop measuring 22'x26' and adding an addition measuring 14'x26' for at total of 936 sq ft The purposed housing is intended exclusively for my daughter and grandson. The structure has a compliant septic system.

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** _____ **Date of the meeting:** 10/11/2026

Shawn Jordahl — Supervisor
Optional Township Board Signature **Board Position**

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

No. It is a residential building with the intent of 1 adult and child to occupy it

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

Yes, there are several properties in the area in Villard Township with two houses in one yard.

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

No. There wouldn't be any additional traffic as my daughter and grandson already reside with me

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

Yes, the structure is approximately 1/8 mile from the township road and will be finished to match 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, the structure is approximatey 1/8 mile from the township road and visibilty is very limited.

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

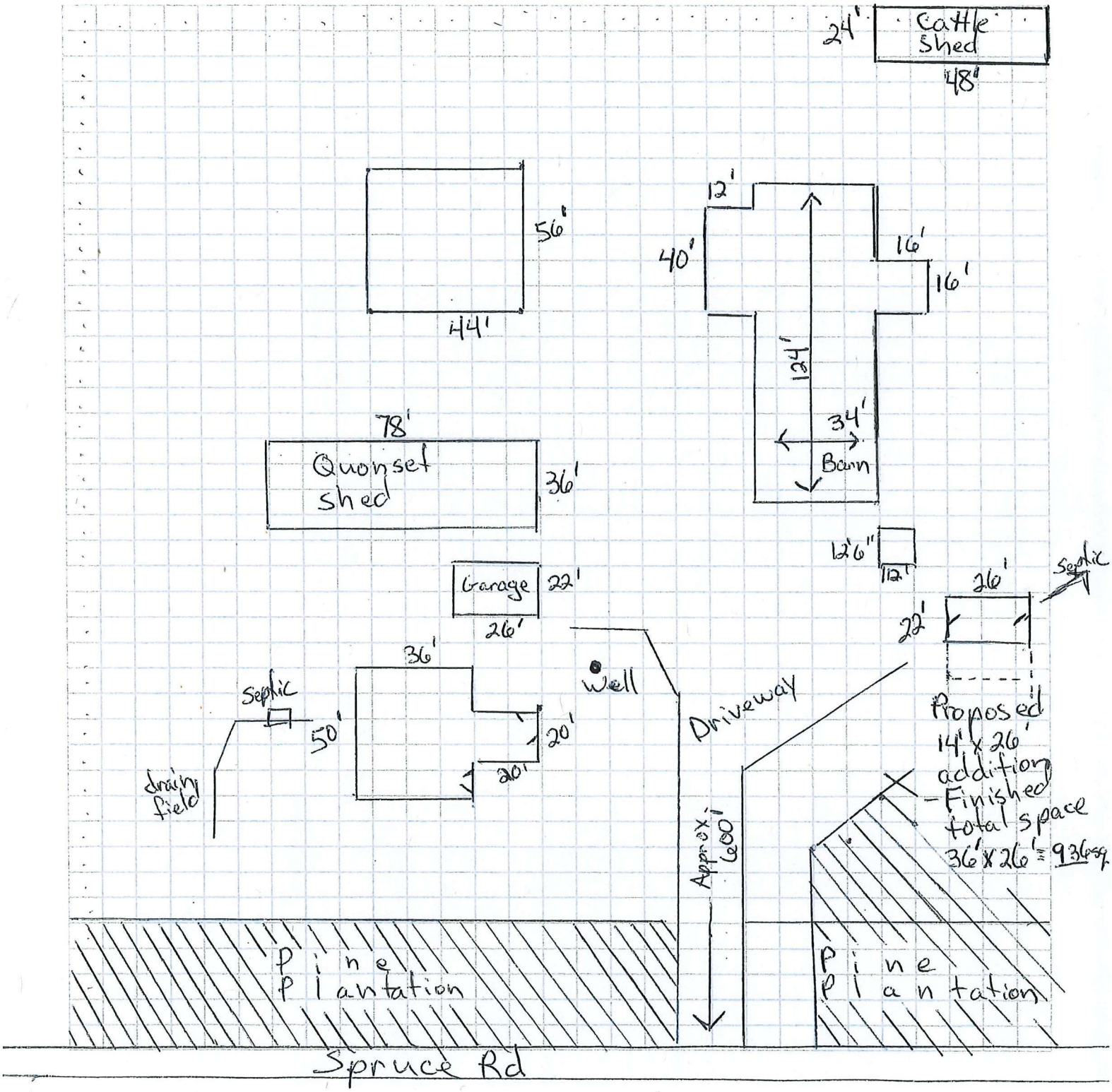
A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS

Raymond Birkholtz	Raymond Birkholtz	10/11/2026
Applicant Name Printed	Signature	Date
Stacy Birkholtz	Stacy Birkholtz	10/11/2026
Property Owner Name Printed	Signature (If different than applicant)	Date

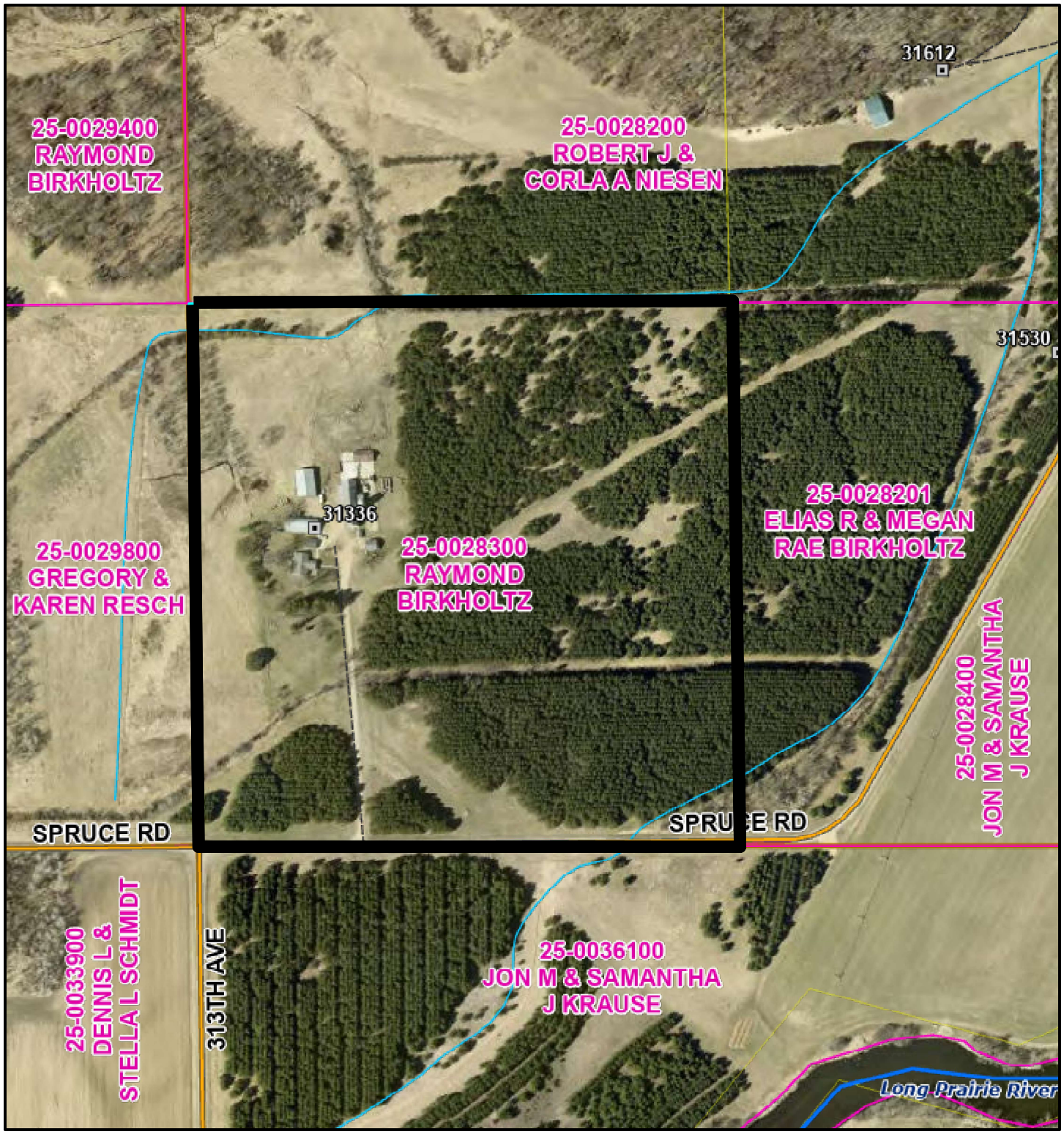
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (*Section 5.05(N) of the County Zoning Ordinance*).

Site Plan

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



Site Map



10/13/2026, 11:14:10 AM

1:5,959

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Address

Road Network

TWP - PAVED

Driveways

Parcels

Public Stream

DNR River And Stream

Centerline (River)

Stream (Intermittent, Perennial, Unknown)

Township

Section

Quarter Quarter

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

WHERE THE FOREST MEETS THE PR
Todd County
• MINNESOTA • EST. 1855 •

Received
OCT 14 2026
Todd County Planning & Zoning

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Samuel Yoder Mailing Address Same as site address

Site Address 43908 Co. Rd. 11 Bertha, MN 56437

Phone Number [redacted] E-Mail Address _____

Property Owners Name & Address (if not applicant) Same as applicant

Parcel ID(s) 09-000590 Township Germania 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) Sect-09 TWP-132 Rang34-NE4-NW4 EX N11 ac @ N363
(attach if necessary)

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

Measurement of land involved: *Width* _____ *Length* _____ *Acres* 29

Septic System: Date installed 8-14-1979 Date of latest Compliance Inspection 10-1-2026

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:

Retail Greenhouse for selling flower and Vegetable plants.
open Monday tru Sat. May 1 June
green house size 30'X96' with ~~20X20~~ 32'X20' entry

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** _____ **Date of the meeting:** 10/13/26

_____ Chairperson
Optional Township Board Signature **Board Position**

CUP#2026-023

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**

yes

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: $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*

Samuel Yoder	Samuel H Yoder	10-3-26
Applicant Name Printed	Signature	Date
Samuel Yoder Margaret Yoder	Margaret Yoder	10-3-26
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*).

AUTHORIZED AGENT FORM

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

Site address 43908 Co. 11 Bertha, MN 56437

Section # 09 **Township Name** Germania

Parcel Number(s) 09-0005900

Property Owner(s) Name(s) (print) Samuel and Margaret Yoder

Property Owner(s) Signature(s) Saml Yoder Margaret Yoder **Date** 10-6-26

Authorized Agent(s) name(s) (print) Henry A Yoder

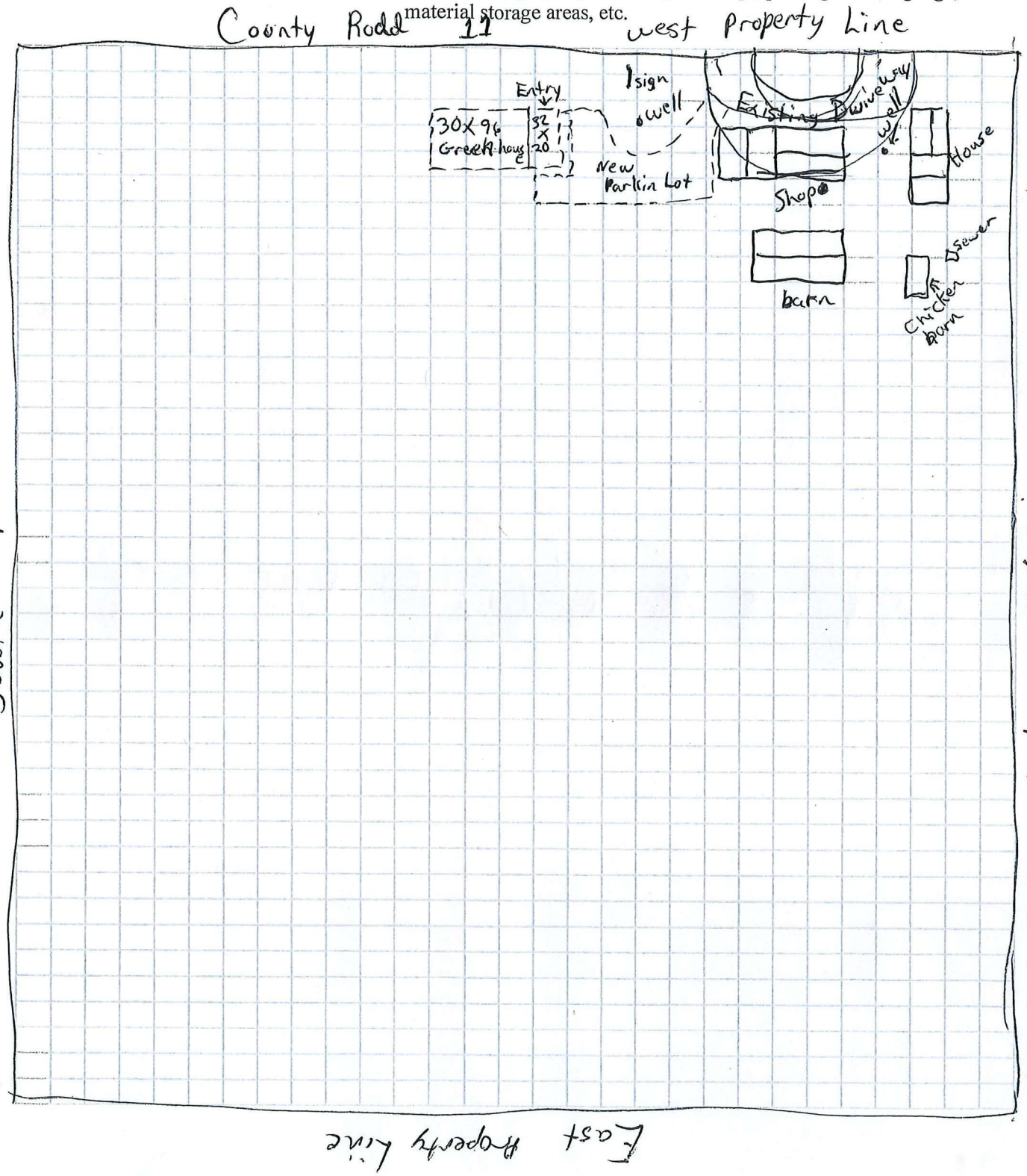
Authorized Agent(s) Signature(s) Henry A Yoder **Date** 10-6-26

Authorized Agent Phone Number [redacted]

Authorized Agent Email N.A.

Site Plan

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



Site Map



10/9/2026, 10:30:43 AM

1:5,959

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Address

Road Network

CSAH - PAVED

Driveways

Parcels

DNR River And Stream

Stream (Intermittent, Perennial, Unknown)

Township

Section

Quarter Quarter

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

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

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 #2026-0541

Received
OCT 14 2026
JLC
Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Allee Hershberger Mailing Address 22397 190th Long Prairie MN-56347

Site Address Same

Phone Number [redacted] E-Mail Address _____

Property Owners Name & Address (if not applicant) Same

Parcel ID(s) 17-001302 Township Little Sauk 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) See attached
(attach if necessary)

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

Measurement of land involved: *Width* _____ *Length* _____ *Acres* 1/2

Septic System: Date installed Design to Be installed Date of latest Compliance Inspection _____

Is an upgrade needed: ( ) yes ( ) no

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

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

Detailed Explanation of Request:

ATF-Request CUP for cabinet making business/retail

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes X **No** _____ **Date of the meeting:** 9/14/26

Amy Friedrichs — clerk
Optional Township Board Signature — **Board Position**

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

NO light Traffic

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: $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*

Eli Hershberger	[signature]	10-14-26
Applicant Name Printed	Signature	Date
Susan R. Hershberger	Susan R. Hershberger	
Atlee Hershberger	[signature]	9-11-26
Property Owner Name Printed	Signature (If different than applicant)	Date

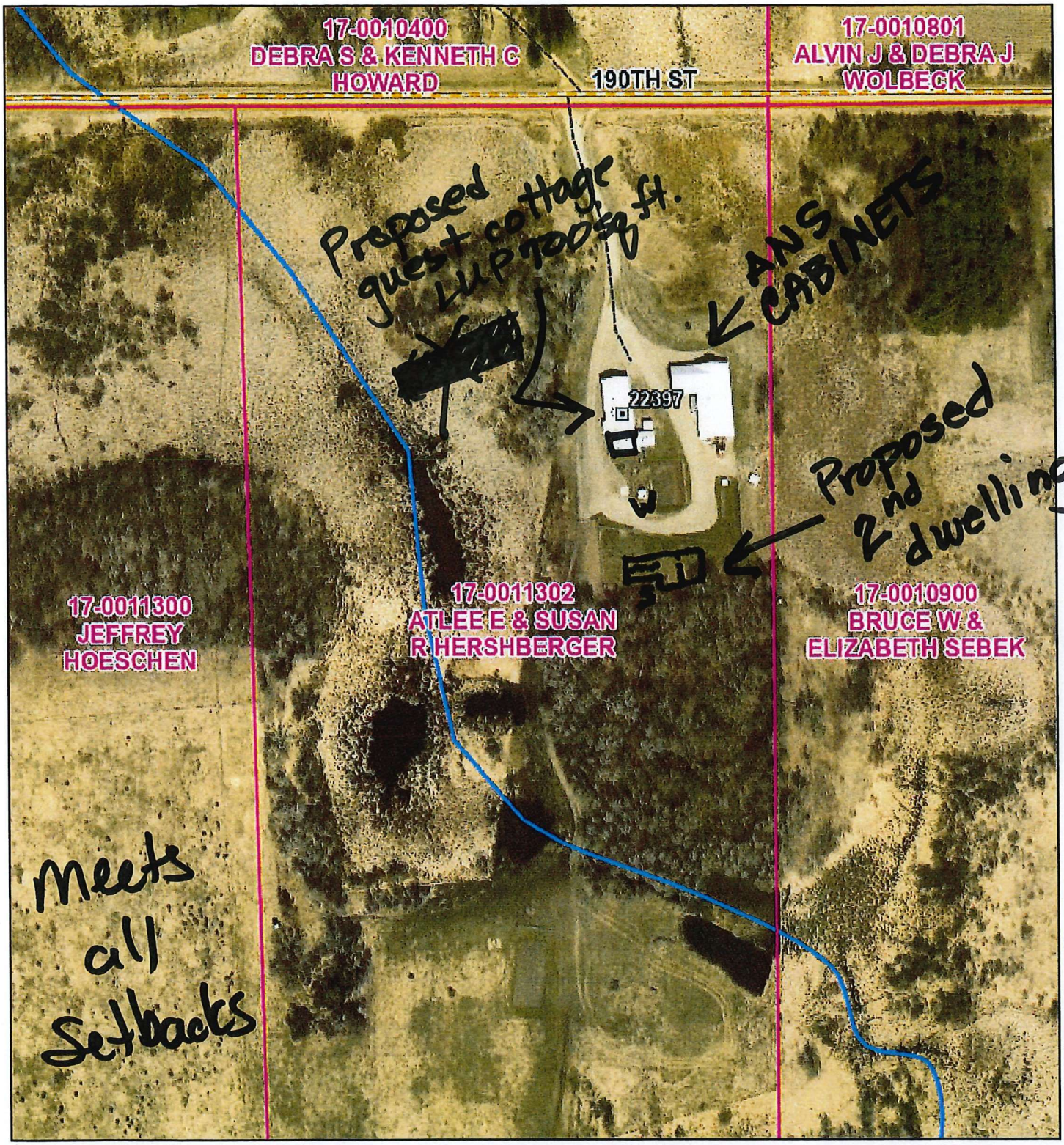
A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (*Section 5.05(N) of the County Zoning Ordinance*).

Site Plan

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

* see attached

Site Map



9/14/2026, 8:31:00 AM

1:3,013

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

- Address
- Road Network
  - TWP - GRAVEL
  - Driveways
  - Parcels
  - Public Stream
- DNR River And Stream
  - Stream (Intermittent, Perennial, Unknown)
  - Township
  - Section
  - Quarter Quarter

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

Site Map



10/13/2026, 11:32:57 AM

1:11,285

Road Network
- TWP - GRAVEL
- Parcels
- Public Stream

DNR River And Stream
- Stream (Intermittent, Perennial, Unknown)
- Township
- Section Number
- Section

0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

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

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

Received
OCT 12 2026
Todd County Planning & Zoning

SUBDIVISION APPLICATION

Property Owner: Henry Gingerich

Mailing Address: 19941 139th Ave Osakis MN 56360

Email: [redacted]

Developer (if not property owner): _____

Mailing Address: _____

Email: _____ Phone: _____

Parcel Number 10-080640 1 Lake/River Name: Osakis Lake

Legal Description (attach if necessary):

_____

_____

Land is presently zoned Shoreland-GD Zone Requested or required _____

Total Amount of land involved: 3.39 Acres

Explain Proposal Here:

_____

_____

Proposed Name of Subdivision: Eastwood Estates Plat Two

Yes ✓ No ~~✓~~ Contacted the Recorders 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 N

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

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 X

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:** 9/8/26

Allen M Johnson — Optional Township Board Signature

Chairman — Board Position

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

Developer's Name Printed	Signature	Date
Henry Gingerich	Henry Gingerich	10-9-26
Property Owner Name Printed	Signature (If different than applicant)	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

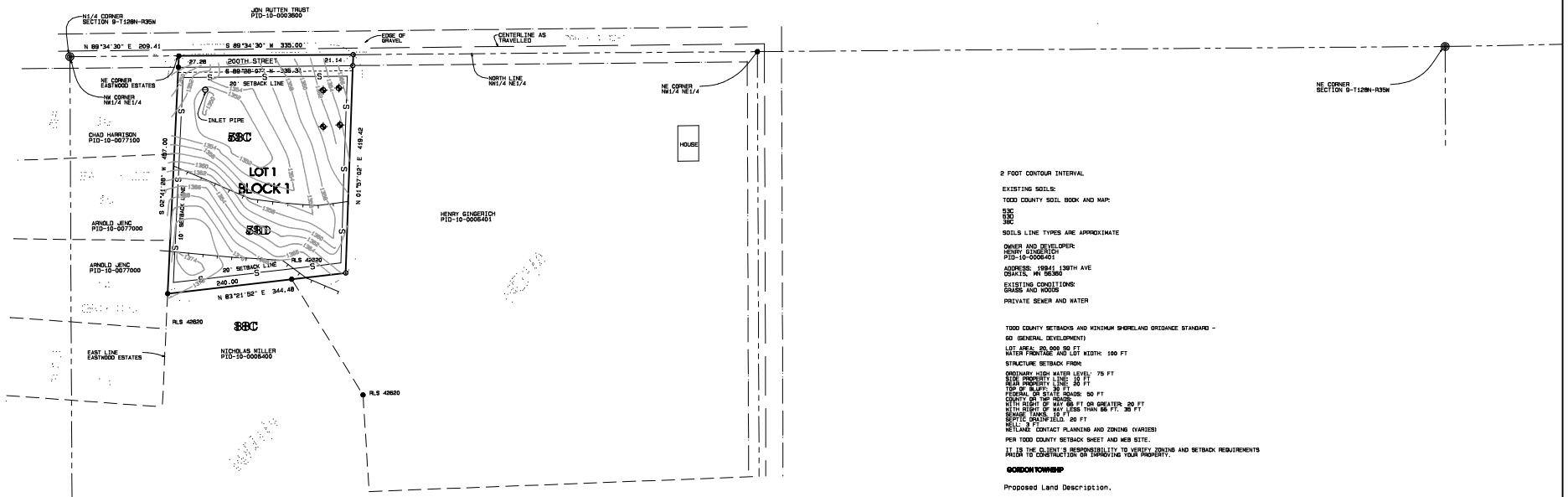
(3) Statement from a Licensed Septic Designer – locations on each proposed lot for placement of two standard soil treatment system.

(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: EASTWOOD ESTATES PLAT TWO

©ENGELMEYER LAND SERVICES, LLC 2026



2 FOOT CONTOUR INTERVAL

EXISTING SOILS:

TODD COUNTY SOIL BOOK AND MAP:

55C
55D
38C

SOILS LINE TYPES ARE APPROXIMATE

OWNER AND DEVELOPER:
HENRY GINGERICH
PID-10-0006401

ADDRESS: 19941 139TH AVE
OSAKIS, MN 56360

EXISTING CONDITIONS:
GRASS AND WOODS

PRIVATE SEWER AND WATER

TODD COUNTY SETBACKS AND MINIMUM SHORELAND ORDINANCE STANDARD -

GD (GENERAL DEVELOPMENT)

LOT AREA: 20,000 SQ FT
WATER FRONTAGE AND LOT WIDTH: 100 FT

STRUCTURE SETBACK FROM:

ORDINARY HIGH WATER LEVEL: 75 FT
SIDE PROPERTY LINE: 10 FT
REAR PROPERTY LINE: 30 FT
TOP OF BLUFF: 30 FT
FEDERAL OR STATE ROADS: 50 FT
COUNTY RIGHT OF WAY: 20 FT
WITH RIGHT OF WAY 86 FT OR GREATER: 20 FT
WITH RIGHT OF WAY LESS THAN 86 FT: 30 FT
SEWAGE TANKS: 10 FT
SEPTIC DRAINFIELD: 20 FT
WELL: 3 FT
WETLANDS: CONTACT PLANNING AND ZONING (VARIES)

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.

GORDON TOWNSHIP

Proposed Land Description.

PRELIMINARY PLAT:

That part of the Northwest Quarter of the Northeast Quarter, Section 9, Township 128 North, Range 35 West, Todd County, Minnesota, described as follows:

Beginning at the northeast corner of EASTWOOD ESTATES, according to the recorded plat thereof;

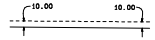
thence South 02°41'28" West, assumed bearing, along the east line of said EASTWOOD ESTATES, 457.00 feet;

thence North 83°21'52" East, 344.48 feet;

thence North 01°57'02" East, 419.42 feet to the north line of said Northwest Quarter of the Northeast Quarter;

thence South 89°34'30" West, along said north line, 335.00 feet to the Point of Beginning.

The tract contains 3.39 acres more or less and is subject to easements, reservations or restrictions of record, if any.

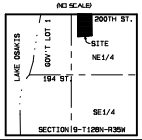


DRAINAGE AND UTILITY EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9-T128N-R35W AND IS ASSUMED TO BEAR NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST.





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 SIGNED THIS DRAWING. UNAUTHORIZED USE OF THIS DRAWING SHALL VOID ALL LIABILITY TO THE SURVEYOR. RESTRICTIONS AND OR ADJOINING CONFLICTS MAY EXIST THAT EFFECT 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.

2.74+/- ACRES BUILDABLE AREA

PLAT AREAS:
LOT 1, BLOCK 1 = 3.23 ACRES MORE OR LESS
PUBLIC ROAD R/W = 0.16 ACRES MORE OR LESS
TOTAL PLAT = 3.39 ACRES MORE OR LESS

GRAPHIC SCALE 1"=100'

0 100 200 300

LEGEND

- DENOTES COUNTY PLSS MONUMENT
- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES 1/2 INCH IRON MONUMENT FOUND THIS SURVEY, UNLESS NOTED.
- DENOTES BROKEN SCALE
- DENOTES FOUND P.K. NAIL
- (R) DENOTES RECORD DATA
- (M) DENOTES MEASURED
- S DENOTES SETBACK LINE-SEE NOTE
- DENOTES SOIL BORING
- APPROXIMATE SOIL TYPE LINE PER COUNTY MAPS.

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

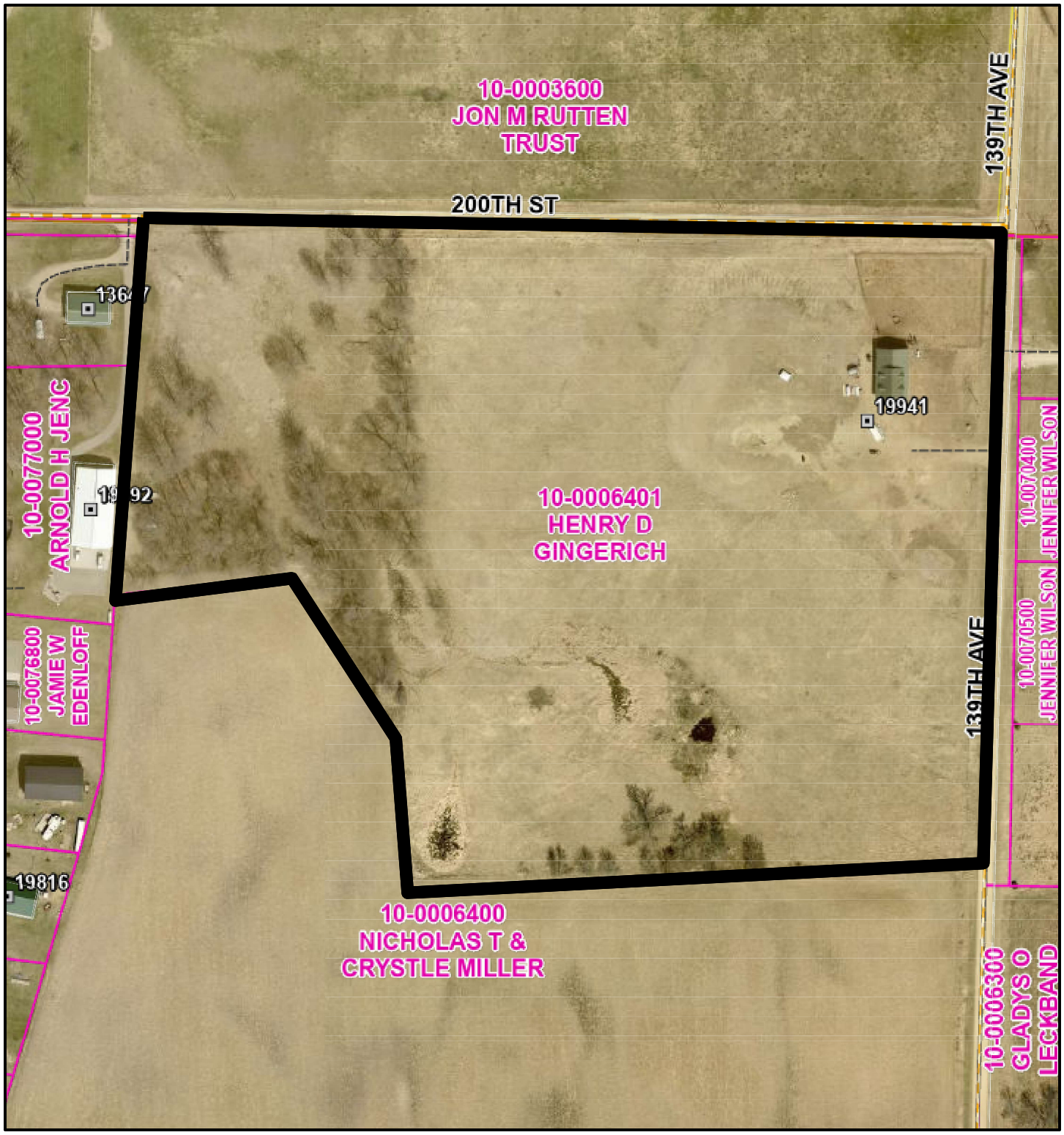
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____
DAVID A. ENGELMEYER

DATE: 10-02-2026 MN. LICENSE NUMBER: 54838

Engelmeyer Land Surveying
PREPARED FOR: HENRY GINGERICH
PRELIMINARY PLAT
cc: GINGERICH HENRY PP ROT.PRO | Job No: 69-25
Date: 10-02-2026 | P-3-3796PP FB: WORKSHEET
41701 COUNTY ROAD 167
P.O. BOX 124, MELROSE, MN 56352
PHONE: (320) 256-7298 or (320) 836-2291
FAX: (320) 836-2454
email: engelsur@melrosetel.net
www.engelmeyerlandsurveying.com

Site Map



10/13/2026, 12:52:38 PM

1:3,147

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

- Address
- Road Network
  - TWP - GRAVEL
  - Driveways
- Parcels
- Township
- Section
- Quarter Quarter

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

WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855

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
OCT 13 2026
KC
Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Paul A Hershberger Mailing Address 24584 CR 11 Long Prairie 56347

Site Address 18701 CR 93 Long Prairie MN 56347

Phone Number [redacted] E-Mail Address none

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 17-0005500 Township Little Sauk Lake/River Name _____

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

Boss Creek

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* 1.17

Septic System: Date installed 2012 Date of latest Compliance Inspection 10-5-2026

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:

CUP For Lumber Yard Retail
Hours of oper. 6 AM to 6 PM Mon - Fri
Constru- another Driveway
~~Cont~~ Proposed Construction 48X84 Addition

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes _____ No _____ Date of the meeting: ____/____/____

Optional Township Board Signature **Board Position**

receipt#2026-0607

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

None

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

Yes

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

none

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

No Adverse effect kept neat

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
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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*

Paul A. Hershberger	Paul A Hershberger	10-12-2026
Applicant Name Printed	Signature	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*).

Site Plan

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

* see attached

Site Map



10/12/2026, 2:47:45 PM

1:2,297

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Address

Road Network

COUNTY ROAD - GRAVEL

Driveways

Parcels

Township

Section

Quarter Quarter

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

Received
OCT 13 2026
Todd County Planning & Zoning

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# 2026-0612

APPLICATION FOR REZONING

Applicant Chrissie B. Miller Mailing Address 15690 344th St Eagle Bend Mn. 56446

Site Address Same

Phone Number _____ E-Mail Address _____

Property Owners Name & Address (if not applicant) _____

28-002190 0

Parcel ID(s) 28-002190 1 Township Wykeham

Land is currently zoned: AF-1 / AF-2 / R-2 / (R-10) / Comm. / LM-I / Shoreland

If Shoreland list Lake/ River: _____

Zone requested: (AF-1) / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

Full and Current Legal Description(s) attached

Current tax statement or other proof of ownership attached? _____ Yes _____ No

Reason for Rezoning Request Accomadate Animal Units

SW1/4 of the NW1/4 of Section 25

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

Yes X **No** _____ **Date of the meeting:** 10/12/26

Kim Ehrman John Tuchtenhagen

Supervisor Supervisor

Optional Township Board Signature | Board Position

******Aerial photo or survey showing land to be rezoned must be attached. ******

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

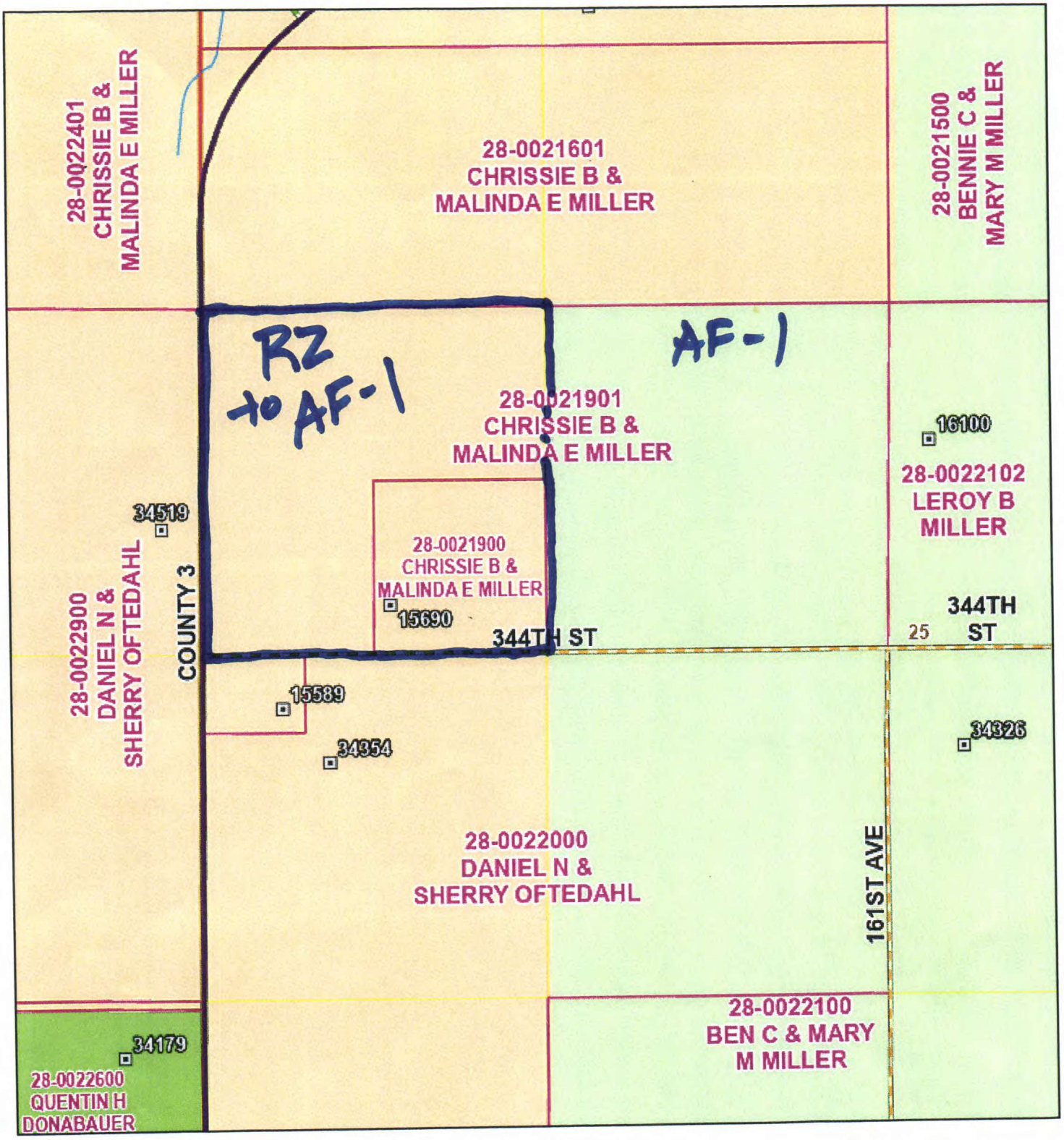
Chrissie B Miller | Chrissie B. Miller | 10-13-26

Applicant Name Printed | Signature | Date

Malinda E. Miller
Property Owner Name Printed

Malinda E. Miller 10-13-26
Signature (If different than applicant) Date

Site Map



10/2/2026, 4:14:40 PM

1:9,269

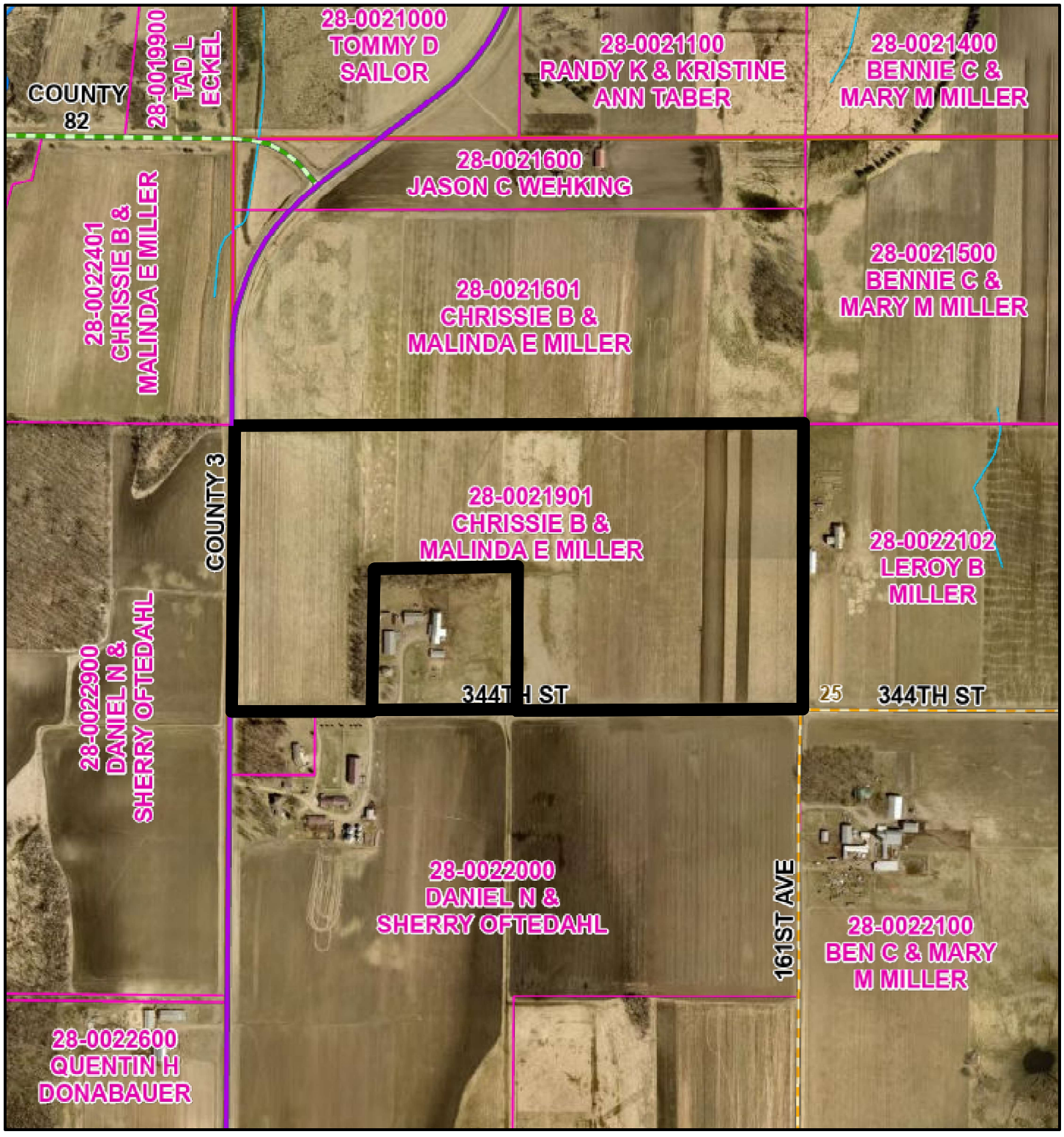
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

- Address
- Road Network
  - CSAH - PAVED
  - COUNTY ROAD - GRAVEL
  - TWP - GRAVEL
  - Driveways
  - Parcels
- DNR River And Stream
  - Stream (Intermittent, Perennial, Unknown)
- Township
- Section Number
- Section
- Quarter Quarter
- Zoning
  - (AF-1) Agriculture/Forestry - 1
  - (AF-2) Agriculture/Forestry - 2
  - (R-10) Residential - 10

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

Site Map



10/15/2026, 12:35:05 PM

1:11,285

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Road Network
- CSAH - PAVED
- COUNTY ROAD - GRAVEL
- TWP - GRAVEL
- Parcels
- Public Stream

DNR River And Stream
- Stream (Intermittent, Perennial, Unknown)
- Township
- Section Number
- Section

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