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# CITY OF EMILY

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## PLANNING COMMISSION/BOARD OF ADJUSTMENT

### AGENDA

Tuesday August 1, 2023, 6:00 pm

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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions or Deletions to Agenda
5. Open Forum
6. Public Hearings
  - a. Conditional Use Permit Application 23-40 to allow for the construction and operation of 4 commercial storage unit buildings within the Commercial Transition/ Light Industrial zoning district. Owner/Applicant: Emily Ace Storage LLC
  - b. Modification to an existing Conditional Use Permit to construct and operate a commercial storage unit. Original approval was July, 2021. The requested modification is to deviate from the previously approved landscaping plans and timeline conditioned on initial approval. Owner/Applicant: Redd's Storage LLC
7. Approval of Minutes
  - a. July 5, 2023, regular meeting
8. New Business
  - a. Larsen Variance Discussion
  - b. Septic Fee Increase
  - c. Boundary Line Adjustment Fee Discussion
9. Old Business
10. Subcommittee Discussion Update (Notes in Packet)
11. P&Z Administrator's Report
12. Adjourn

This agenda is not exclusive. Other businesses may be discussed as deemed necessary.



39811 State Highway 6  
PO Box 68  
Emily, MN 56447  
218-763-2480  
zoning@emily.net

## CITY OF EMILY NOTICE OF PUBLIC HEARINGS

**TO WHOM IT MAY CONCERN:** The following will be the subject of a public hearing at the City of Emily Planning Commission/Board of Adjustment meeting on Tuesday, August 1, 2023, beginning at 6:00 P.M at Emily City Hall.

Conditional Use Permit Application 23-40 to allow for the construction and operation of 4 commercial storage unit buildings within the Commercial Transition/ Light Industrial zoning district. The subject property is located at 40109 Sawmill Rd (PID 21270736) Owner/Applicant: Emily Ace Storage LLC

Modification to an existing Conditional Use Permit 02-21 to construct and operate a commercial storage unit. Original approval was July, 2021. The requested modification is to deviate from the previously approved landscaping plans and timeline conditioned on initial approval. The subject property is located at 43823 State Highway 6 (PID 21090613) Owner/Applicant: Redd's Storage LLC

The meeting packets will be available online approximately one week prior to the meeting or upon request. Packets can be accessed on the City of Emily Website by hovering over the "departments" tab>hovering over the "Planning and Zoning" tab>hovering over the "documents" tab>selecting "Planning Commission Packets". If you wish to provide written comments, please email to [zoning@emily.net](mailto:zoning@emily.net) or mail to PO Box 68, Emily, MN 56447. A staff report will be available at city hall typically one week before the scheduled meeting.

Brittney Cotner, Zoning Administrator  
City of Emily

## STAFF REPORT

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**Application:** Conditional Use Permit Application 23-40

**Property Owner/Applicant:** Emily Ace Storage LLC

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**Background Information:** The applicant is proposing to construct and operate 4 commercial storage unit buildings on the property located at 40109 Sawmill Rd (PID 21270736). The subject property is 1.67-acres and is located in the “Commercial Transition/ Light Industrial” zoning district. The subject property does not have any existing structures. The 4 storage unit structures are all that is being proposed. No driving surface will be placed due to maximum impervious coverage levels being met by the structures.



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**Applicable Ordinances:**

**§ 152.039 COMMERCIAL TRANSITION/LIGHT INDUSTRIAL (CT).**

*(B) Lot and use requirements (CT).*

Buildable lot area	20,000
Building height - feet, maximum	25
Impervious surface - percent, maximum	25%
Lot width- feet, minimum	100
Setback, between buildings - feet, minimum	10
Setback, parking from lot line - feet, minimum	10
Setback, right-of-way, city road- feet, minimum	30
Setback, right-of-way, county or state road, feet, minimum	30
Setback, side next to residential district - feet, minimum	30
Setback, side yard - feet, minimum	30
Setback, rear - feet, minimum	30
Setback, sign - feet, minimum	1
Setback, wetland - feet, minimum	75

**§ 152.155 CONDITIONAL USE PERMITS.**

(E) The Planning and Zoning Commission shall decide the issue with consideration to the following:

(1) The following must be met:

(a) The use or development is an appropriate conditional use in the land use zone;

(b) The use or development, with conditions, conforms to the comprehensive land use plan;

- (c) The use with condition is compatible with the existing neighborhood;
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city; and
- (e) For conventional subdivisions, the property contains physical constraints which make it unable to be developed by the conservation subdivision method.

(2) The following must be considered.

(a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.

(b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

(c) The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

(d) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an indifference with traffic on surrounding public thoroughfares.

(e) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.

(f) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.

(g) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.

(h) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

**APPENDIX A: TABLE OF USES**

<b>TABLE OF USES</b>	
<b>Use</b>	<b>Commercial Transition/Light Industrial</b>
Mini Storage Facility, Self Serve	C

**Findings of Fact.** Staff provides the following findings of fact for consideration:

- 1) The subject property is located at 40109 Sawmill Rd (PIN 21270736).
- 2) The conditional use permit request is to construct and operate a mini storage unit facility.
- 3) The proposed use, with conditions, conforms to the comprehensive plan. The intended use of the property is for commercial purposes within the Commercial Transition/Light Industrial zoning district.
- 4) The proposed use, with conditions, is compatible with the existing neighborhood of commercial growth.
- 5) The subject property is located off of Sawmill Rd where commercial growth has existed and is expected to continue.
- 6) The proposed use with not be injurious to the public health, safety, welfare, decency, order, comfort convenience, appearance, or prosperity of the city.
- 7) The proposed use will not impede the orderly development and improvement of surrounding property for uses predominant in the area (commercial).

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**Planning Commission Direction:** The Planning Commission can approve or deny the conditional use permit request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact shall be cited.

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**Staff recommendation:** Staff recommends the application be approved with the following conditions:

1. Any addition to impervious coverage must remain under the allowed amount for the zoning district.
2. The lighting for the business and signage must be downcast.
3. No habitable structures are part of this request and approval. A SSTS and Well may be installed but not used for a dwelling unit on the property.

NO water  
NO septic  
NO electric

Address  
has been  
applied for

CK# 4085

CITY OF EMILY  
CONDITIONAL USE PERMIT APPLICATION

APP #	2340
Date	6/12/2023
Fee	500 +
<small>(for office use only)</small>	
46-70 CWC	

Name of Applicant Emily Ace Storage LLC Phone 612-282-0812

Property Address (E911#) XXXX SAWMILL RD  
~~PSD 2102733001A0009~~ Local Phone 763-286-1391

Mailing Address 707 5th St South E-mail DAN@ERIKSONASPH.com

City, State, Zip Princeton MN 55371  
(if different than above)

Applicant is:		Title Holder of Property : <small>(if other than applicant)</small>
Legal Owner	<input checked="" type="checkbox"/>	_____
Contract Buyer	<input type="checkbox"/>	(Name)
Option Holder	<input type="checkbox"/>	_____
Agent	<input type="checkbox"/>	(Address)
Other	_____	_____
		(City, State, Zip)

Signature of Owner, authorizing application (required): Dan  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): Dan  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (8 digit # on Tax Statement) ~~2102733001A0009~~ 21270736

Zoning District CT, Lake Name (if applicable) N/A.

Commercial Transition / Light Industrial  
What are you proposing for the property? State nature of request in detail:  
STORAGE UNITS

What changes (if any) are you proposing to make to this site?

Building: 4-135'x40' STORAGE BLDGS concrete Slab on GRADE

Landscaping: 50% Screen to the Road + Neighboring property + Trees

Parking/Signs: \_\_\_\_\_

**Impervious Surface Calculation for Your Lot**

Name: Emily Ace Storage Address: 1707 5<sup>th</sup> St SW, Princeton MN 55371

Structure or Impervious Surface	Dimensions	Total sq. ft.
1 Existing or Proposed Dwelling	4-135x40	17920 sq ft
2 Proposed Dwelling Addition		
3 Existing Accessory Structure		
4 Existing Accessory Structure		
5 Proposed Accessory Structure		
6 Sidewalks		
7 Deck with Impervious Below		
8 Deck with Impervious Below		
9 Patio(s)		
10 Driveways and Parking Areas		
11		
12		
13		

Total Impervious Surface (A) = 17920

Existing Lot Dimensions:

375 x 195 = 73124 sq. ft. (B)

Impervious coverage (A divided by B times 100)

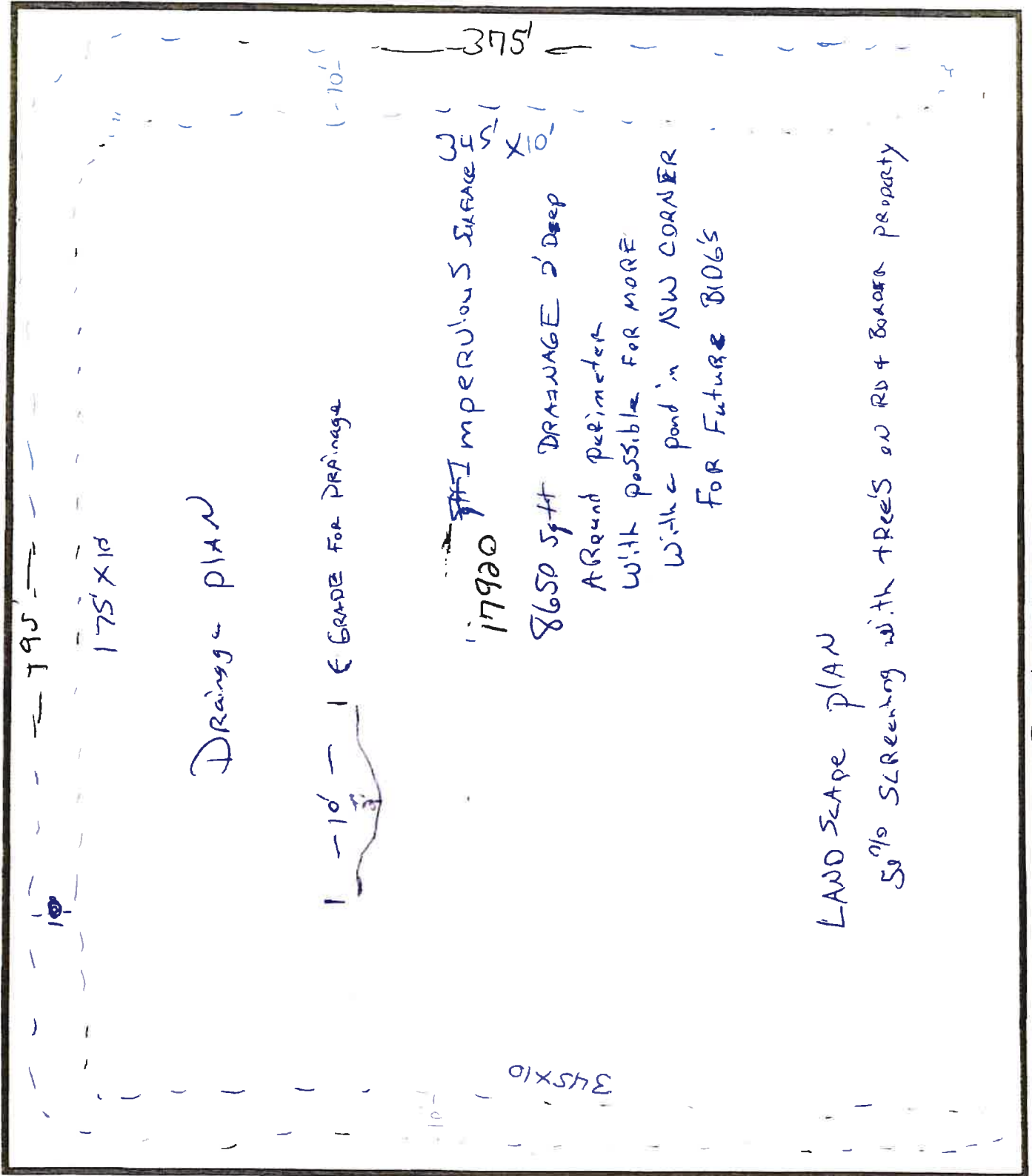
(A) 17920 ÷ (B) 73124 x 100 = 24.5 percent



# Site Plan



Include: Property lines, water features, existing and proposed structures, septic systems, wells and roads.



Road

CONDITIONAL USE PERMIT APPLICATION CHECKLIST

- Completed application, including signature of property owner
- Fee (\$500 application fee payable to the City of Emily+ \$46.00 recording fee payable to Crow Wing County)
- NA Sewer Compliance Inspection Report (if SSTS)
- All current City charges paid
- No outstanding violations
- Site Plan – (on 8-1/2 x 11 paper preferred) as close to scale as possible, with the following information, as a minimum (unless waived by the P&Z Administrator)\*:
- Legal Description of Site (can be located on most property tax statements)
- Size of parcel and dimensions
- All existing structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake OHW level) and each other
- All proposed structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake OHW level) and each other
- NA Location on the parcel of existing and proposed sewage treatment systems (SSTS) and wells and their distance from property lines, structures and each other
- Existing and/or proposed square footage of the driveway (gravel and/or paved), access roads, parking, sidewalks
- Proposed landscaping and screening plans (required)
- Proposed Drainage Plan (required)
- Location of the subject property (a copy of the tax map can be used)
- Name of record owner/title holder of property
- Approximate location of existing and proposed water courses, wooded areas, and other significant physical features
- NA Approximate location of any proposed signs

*\* Under certain circumstances, the Planning Commission may require a professionally prepared property survey, stormwater management plan, and/or landscaping plan.*

CITY OF EMILY PLANNING AND ZONING OFFICE CONTACT INFORMATION

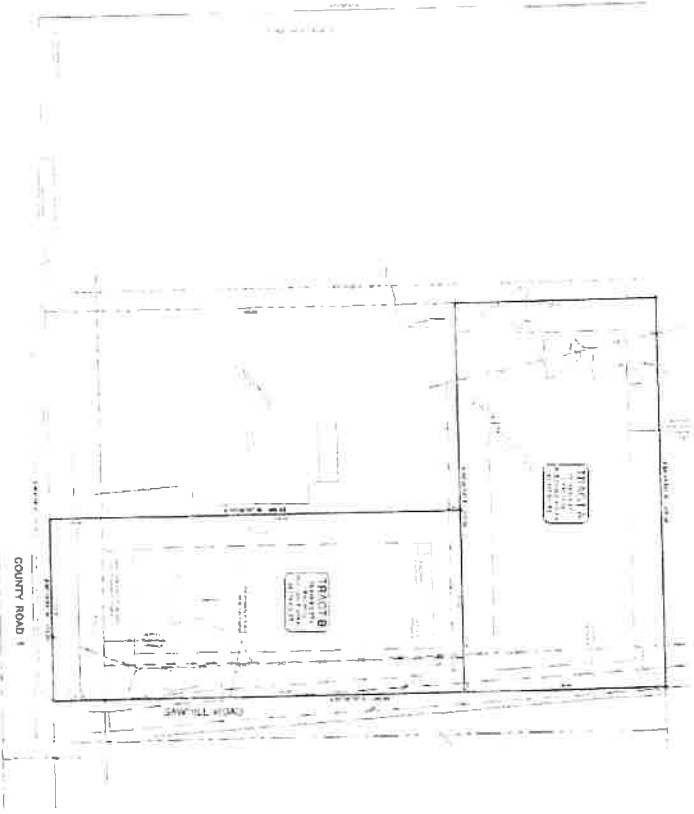
Planning and Zoning Administrator: Brittney Cotner  
P. O. Box 68  
Emily, MN 56447

Phone: (218) 763-2480 (Emily Office)  
(218) 541-5294 (cell)

Fax: (218) 763-2481

Email: [zoning@emily.net](mailto:zoning@emily.net)  
[brittney.cotner@sourcewell-mn.gov](mailto:brittney.cotner@sourcewell-mn.gov)

**CERTIFICATE OF SURVEY**  
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,  
 SECTION 21, TOWNSHIP 128 NORTH, RANGE 26 WEST,  
 CROW WING COUNTY, MINNESOTA  
 TOTAL AREA - 143.112 ACRES



**TRACT A**  
 70.000 ACRES

**TRACT B**  
 73.112 ACRES

COUNTY ROAD 1

*As shown on the attached plan*

**LEGEND**

**TRACT A**  
 This tract is bounded on the north by the north line of the southwest quarter of the southwest quarter of section 21, township 128 north, range 26 west, Crow Wing county, Minnesota, containing 70.000 acres, more or less, as shown on the attached plan. The area of this tract is 70.000 acres, more or less, as shown on the attached plan. The area of this tract is 70.000 acres, more or less, as shown on the attached plan.

**NOTES**  
 The survey was made by the undersigned on the 15th day of June, 1911, and the same is hereby certified to be correct and true to the original survey.



Surveyor	John J. ...
Recorder	...
County	Crow Wing
Section	21
Township	128 North
Range	26 West
County	Crow Wing
State	Minnesota



CITY OF EMILY  
BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

August 1, 2023  
6:00 P.M.

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, August 1, 2023, beginning at 6:00 P.M at Emily City Hall.

**Hearing:** Conditional Use Permit Application 23-40 to allow for the construction and operation of storage unit business within the Commercial Transition/ Light Industrial zoning district

**Property Owners/Applicants:** Emily Ace Storage LLC

**Property Description:** The subject property is located at 40109 Sawmill Rd (PID 21270736)

A map identifying the subject property is on the reverse side of this notice.

**Purpose:** The request is to allow for the construction and operation of 4 commercial storage unit buildings within the Commercial Transition/ Light Industrial zoning district

**Property Owners Please Note:** Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

All interested persons are invited to attend these hearings and be heard or send written comments to the City of Emily, PO Box 68, Emily MN 56447 or directly to the Zoning Administrator, Brittney Cotner, at [zoning@emily.net](mailto:zoning@emily.net).

Additional information regarding the request including the application form, maps, drawings and other pertinent information is available at city hall. The staff report regarding the request will be available approximately one week before the meeting. Meeting packets can be accessed on the City of Emily Website by hovering over the "departments" tab>hovering over the "Planning and Zoning" tab>hovering over the "documents" tab>selecting "Planning Commission Packets".

Brittney Cotner, Zoning Administrator

The subject property is located at 40109 Sawmill Rd (PID 21270736)



ATWATER, TROY C & LAURIE  
16836 WEST EAGLE LAKE RD  
FIFTY LAKES MN 56448

BRANNAN, VIRGINIA L TRUST  
20878 COUNTY ROAD 1  
EMILY MN 56447

E M BROTHER LLC  
PO BOX 252  
EMILY MN 56447

EMILY ACE STORAGE LLC  
707 5TH ST S  
PRINCETON MN 55371

ERICKSON, JENNIFER L  
707 5TH ST S  
PRINCETON MN 55371

GENZ, LUKE M & AMANDA K  
PO BOX 308  
EMILY MN 56447

INCOMMERICAL NET LEASE DST 6  
117 N JEFFERSON ST STE 303  
CHICAGO IL 60661

JMKS PROPERTIES LLC  
PO BOX 346  
MERRIFIELD, MN 56465

## STAFF REPORT

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**Application:** Modification to Previously approved Conditional Use Permit Application 02-21

**Property Owner/Applicant:** Red's Storage LLC

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**Background Information:** The applicant is proposing to modify their previously approved Conditional Use Permit from 2021 construct and operate commercial storage unit building on the property located at 43823 State Highway 6 (PID 21090613). The subject property is just over 10-acres and is located in the "Highway Mixed Use" zoning district. The subject property does not have any existing structures; however, the building pad has been poured.



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**Applicable Ordinances:**

**§ 152.042 HIGHWAY MIXED-USE (HMU).**

(B) *Lot and use requirements (HMU).*

Buildable lot area	1 acre
Building height - feet, maximum	25
Impervious surface - percent, maximum	25%
Lot width- feet, minimum	100
Setback, between buildings - feet, minimum	10
Setback, parking from lot line - feet, minimum	10
Setback, right-of-way, city road- feet, minimum	30
Setback, right-of-way, county or state road, feet, minimum	30
Setback, side next to residential district - feet, minimum	30
Setback, side yard - feet, minimum	30
Setback, rear - feet, minimum	30
Setback, sign - feet, minimum	1
Setback, wetland - feet, minimum	75

**§ 152.155 CONDITIONAL USE PERMITS.**

(E) The Planning and Zoning Commission shall decide the issue with consideration to the following:

(1) The following must be met:

(a) The use or development is an appropriate conditional use in the land use zone;

(b) The use or development, with conditions, conforms to the comprehensive land use plan;



- (c) The use with condition is compatible with the existing neighborhood;
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city; and
- (e) For conventional subdivisions, the property contains physical constraints which make it unable to be developed by the conservation subdivision method.

(2) The following must be considered.

(a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.

(b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

(c) The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

(d) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an indifference with traffic on surrounding public thoroughfares.

(e) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.

(f) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.

(g) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.

(h) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

**APPENDIX A: TABLE OF USES**

<b>TABLE OF USES</b>	
<i>Use</i>	<i>Highway Mixed Use</i>
Mini Storage Facility, Self Serve	C

## EXISTING FOF AND CONDITIONS

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**Findings of Fact.** Staff provides the following findings of fact for consideration:

- 1) The subject property is located at 43823 State Highway 6. PIN 21090613.
- 2) The conditional use permit request is to construct and operate a 32 unit commercial storage facility which is an allowed use (Mini Storage Facility, Self-Serve) with a conditional use permit in the Highway Mixed Use Zone. The proposed commercial storage building is 40' x 150' (6,000 sf).
- 3) The proposed use, with conditions, conforms to the comprehensive plan. The intended use of the property is for commercial purposes.
- 4) The proposed use, with conditions, is compatible with the existing neighborhood. The subject property is located adjacent to State Highway 6 and is in the vicinity of other commercial businesses.
- 5) The proposed use will not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.
- 6) The proposed use will not impede the orderly development and improvement of surrounding vacant property for uses predominant in the area (residential and commercial).
- 7) The conditional use, with conditions, will prevent pollution of ground and surface waters including sedimentation and control of nutrients.

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**Planning Commission Direction:** The Planning Commission can approve or deny the conditional use permit request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact shall be cited.

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**Staff recommendation:** Staff recommends the application be approved with the following conditions:

- 1) The storage facility shall be burnished slate gray and rustic red in color (as proposed by the applicant) or other color combination approved by the planning commission.
- 2) All onsite lighting shall be directed downward and shielded so the light source is not visible from adjacent properties.
- 3) Two rows of evergreen trees shall be planted along the north, south, and east property lines per plans submitted. There shall be no less and 114 (6'-8' planted height) trees planted. The trees shall be planted within two months after the concrete slab is poured for the proposed building. Once (if) a tree has determined to have died by the zoning administrator, it shall be replaced within

one month.

- 4) There shall be no exterior storage of materials, equipment, boats, trailers, vehicles or other items on the subject property.
- 5) The Conditional Use Permit shall automatically void if all required trees are not planted within two months after the concrete slab is poured for the proposed building.

## PROPOSED FOF AND CONDITIONS

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**Findings of Fact.** Staff provides the following findings of fact for consideration:

- 1) The subject property is located at 43823 State Highway 6. PIN 21090613.
- 2) The conditional use permit request is to construct and operate a 32 unit commercial storage facility which is an allowed use (Mini Storage Facility, Self-Serve) with a conditional use permit in the Highway Mixed Use Zone. The proposed commercial storage building is 40' x 150' (6,000 sf).
- 3) The proposed use, with conditions, conforms to the comprehensive plan. The intended use of the property is for commercial purposes.
- 4) The proposed use, with conditions, is compatible with the existing neighborhood. The subject property is located adjacent to State Highway 6 and is in the vicinity of other commercial businesses.
- 5) The proposed use will not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.
- 6) The proposed use will not impede the orderly development and improvement of surrounding vacant property for uses predominant in the area (residential and commercial).
- 7) The conditional use, with conditions, will prevent pollution of ground and surface waters including sedimentation and control of nutrients.

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**Planning Commission Direction:** The Planning Commission can approve or deny the conditional use permit request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact shall be cited.

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**Staff recommendation:** Staff recommends the following conditions if the Planning Commission wishes to approve the request. The changes from the existing conditions are highlighted:

- 1) The storage facility shall be burnished slate gray and rustic red in color (as proposed by the applicant) or other color combination approved by the planning commission.
- 2) All onsite lighting shall be directed downward and shielded so the light source is not visible from adjacent properties.
- 3) Two rows of evergreen trees shall be planted along the north, south, and east property lines per plans submitted. There shall be no less than 86 (4'-5' planted height) trees planted. The trees shall be planted within three months of the modified CUP approval. Once (if) a tree has determined to have died by the zoning administrator, it shall be replaced within one month.

- 4) There shall be no exterior storage of materials, equipment, boats, trailers, vehicles or other items on the subject property.
- 5) The Conditional Use Permit shall automatically void if all required trees are not planted within three months of the modified CUP being approved.

**From:** Denise Gorsuch <[denise.gorsuch@gmail.com](mailto:denise.gorsuch@gmail.com)>  
**Sent:** Tuesday, June 27, 2023 12:04 PM  
**To:** Brittney Cotner <[Brittney.Cotner@sourcewell-mn.gov](mailto:Brittney.Cotner@sourcewell-mn.gov)>  
**Subject:** Landscape plan revision request

**EXTERNAL**

Good Morning!

Here is a brief explanation of what has happened since we found out the concrete was going to be poured in June. We learned that the landscaper we had help us with the initial drawing for the landscape plan is no longer in business and shared a lot of false information about evergreen trees and how they can be planted. He had made it sound like we could plant any size at any time of the year and everything would work out just fine. We have now learned that is not the case.

We got in touch with Chanda Gebhardt who has been in the business for many years and between her knowledge and the knowledge of the tree farmers and vendor contacts she has, we are asking for a bit of a change in plans.

We are asking that instead of the 114 evergreens, that amount be lowered to 86. The recommended spacing to plant in the original plan will not allow the trees the room to grow that they need and will just kill each other off. That is not the long term goal that anyone is wanting. With reducing the amount to 86 trees, it gives us the recommended spacing to plant, which is 18' on center. We are also asking that instead of 6'-8' height, they be 4'-5' in one row and 3'-4' in the other. Trees of 6'-8' will stall out from growing the first two years after being planted, where the recommended size thrive immediately. Availability is extremely limited on trees of that size and we wouldn't be able to get any until next season. The trees we are requesting to use are available now and can start being planted right away. We only have a small window to get these trees ordered before they're gone.

Please see the attached letter of recommendation from Chanda at Fairview Gardens, along with the fact sheet for the Black Hills Spruce that there is current availability for as well as the revised site plan.

If we're not able to get on July's agenda, pushing it to the August 1st agenda, we would need more time to plant as the original plan would only give us until August 21st.

In summary, we are asking for the following:

- The number of trees be reduced to 86 to allow for proper tree spacing
- The size of trees to be reduced to 4'-5' in one row and 3'-4' in the other
- More time to plant if we cannot make it on July's agenda

We are sticking to the plan as best we can, we just need a couple of adjustments to insure we have long term success with these trees. We want them to look their best for years to come and if we overplant, it's going to look terrible 1,2 or 5 years down the road.

Thank you for your time and consideration.

Denise Gorsuch, REALTOR®

RE/MAX Results

612-269-3490

<https://redsrealty.com/>

Hey!

Just letting you know that the availability of trees is changing everyday! Numbers are dwindling very quickly! So we should make a plan on securing this big quantity. I have 3 suppliers and they are all saying the same thing. I know they will hold them for us for 30 days but will need payment to hold them. Please keep me posted. I would hate to have you miss out on the containerized trees.

If for some reason we can't secure them soon, we may have to pre order for spring of 2024. We have such a short season and growers are opportunistic when it's selling time. Meaning they will off load them as quickly as they can!

Hope to hear from you soon!

Chanda Gebhardt

Here is the email regarding tree availability.

Denise Gorsuch, REALTOR®  
RE/MAX Results  
612-269-3490  
<https://redsrealty.com/>



GARY GRIFFIN  
CROW WING, MINNESOTA  
County Recorder  
Deputy: sarahh

(Reserved for Recorder)

**CITY OF EMILY  
CITY COUNCIL  
CONDITIONAL USE PERMIT**

On this 13th day of July 2021, following a public hearing conducted by the Emily Planning Commission on July 6, 2021, the City of Emily hereby approved a conditional use permit on behalf of: **Red's Storage LLC**

In accordance with the provisions of the City of Emily Land Use Ordinance and pursuant to the requirements of Chapter 462 of the Minnesota Statutes the approved conditional use permit authorizes the above named to: construct and operate a 40' x 150' commercial storage facility on the following property located in the City of Emily, Crow Wing County:

Legal Description: THAT PART OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 138, RANGE 26, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 991.05 FEET TO THE POINT OF COMMENCEMENT OF THE TRACT TO BE DESCRIBED HEREIN; THENCE WESTERLY ON A STRAIGHT LINE A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 19, CLEARWATER BEACH; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 19, CLEARWATER BEACH, TO THE INTERSECTION OF A LINE THAT BEARS S 90 DEGREES 00 MINUTES 00 SECONDS WEST WHICH LIES 660.7 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 1; THENCE EASTERLY ALONG A LINE THAT BEARS S 90 DEGREES 00 MINUTES 00 SECONDS WEST AND RUNS PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 1, 1257.89 FEET, MORE OR LESS, TO THE EAST LINE OF GOVERNMENT LOT 1; THENCE SOUTH ALONG THE EAST LINE OF GOVERNMENT LOT 1 TO THE POINT OF COMMENCEMENT OF THE TRACT.

Section 9- Twsp 138 -Rng 26.

Parcel Identification Number: 21090613 or 210091101F00009

Address: 43823 State Hwy 6, Emily, MN

The approval was made based on the following findings of fact and with the following conditions of approval:

**FINDINGS OF FACT:**

- 1) The subject property is located at 43823 State Highway 6. PIN 21090613.
- 2) The conditional use permit request is to construct and operate a 32 unit commercial storage facility which is an allowed use (Mini Storage Facility, Self-Serve) with a conditional use permit in the Highway Mixed Use Zone. The proposed commercial storage building is 40' x 150' (6,000 sf).
- 3) The proposed use, with conditions, conforms to the comprehensive plan. The intended use of the property is for commercial purposes.
- 4) The proposed use, with conditions, is compatible with the existing neighborhood. The subject property is located adjacent to State Highway 6 and is in the vicinity of other commercial businesses.
- 5) The proposed use with not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.
- 6) The proposed use will not impede the orderly development and improvement of surrounding vacant property for uses predominant in the area (residential and commercial).
- 7) The conditional use, with conditions, will prevent pollution of ground and surface waters including sedimentation and control of nutrients.

**CONDITIONS OF APPROVAL:**

- 1) The storage facility shall be burnished slate gray and rustic red in color (as proposed by the applicant) or other color combination approved by the planning commission.
- 2) All onsite lighting shall be directed downward and shielded so the light source is not visible from adjacent properties.
- 3) Two rows of evergreen trees shall be planted along the north, south, and east property lines per plans submitted. There shall be no less and 114 (6'-8' planted height) trees planted. The trees shall be planted within two months after the concrete slab is poured for the proposed building. Once (if) a tree has determined to have died by the zoning administrator, it shall be replaced within one month.
- 4) There shall be no exterior storage of materials, equipment, boats, trailers, vehicles or other items on the subject property.
- 5) The Conditional Use Permit shall automatically void if all required trees are not planted within two months after the concrete slab is poured for the proposed building.

The City of Emily Zoning Administrator is herewith directed to issue the appropriate permits pursuant to this Variance.

The applicant shall act on the approved use within 12 months, or the permit becomes void.

I certify that the above is a true and correct statement based on the approved minutes of the Emily City Council meeting held on July 13, 2021, and on record at Emily City Hall, 39811 State Highway 6, Emily, MN 56447.



Cari Johnson  
City Clerk

8-18-2021  
Date

Stamp

Drafted By:

Justin Burslie, Planning & Zoning Specialist  
Sourcewell  
P.O. Box 219  
Staples, MN 56479



CITY OF EMILY  
BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

August 1, 2023  
6:00 P.M.

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, August 1, 2023, beginning at 6:00 P.M at Emily City Hall.

**Hearing:** Modification to an existing Conditional Use Permit 02-21 to construct and operate a commercial storage unit.

**Property Owners/Applicants:** Red's Storage LLC

**Property Description:** The subject property is located at 43823 State Highway 6 (PID 21090613)

A map identifying the subject property is on the reverse side of this notice.

**Purpose:** The request is to consider modification to an existing Conditional Use Permit 02-21 to construct and operate a commercial storage unit. Original approval was July, 2021. The requested modification is to deviate from the previously approved landscaping plans and timeline conditioned on initial approval

**Property Owners Please Note:** Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

All interested persons are invited to attend these hearings and be heard or send written comments to the City of Emily, PO Box 68, Emily MN 56447 or directly to the Zoning Administrator, Brittney Cotner, at [zoning@emily.net](mailto:zoning@emily.net).

Additional information regarding the request including the application form, maps, drawings, and other pertinent information is available at city hall. The staff report regarding the request will be available approximately one week before the meeting. Meeting packets can be accessed on the City of Emily Website by hovering over the "departments" tab>hovering over the "Planning and Zoning" tab>hovering over the "documents" tab>selecting "Planning Commission Packets".

Brittney Cotner, Zoning Administrator

The subject property is located at 43823 State Highway 6 (PID 21090613)



BASTA, MICHAEL & SUSAN  
1404 HUBBARD AVE  
SAINT PAUL MN 55104

PETERS, DURWOOD D & MARY E  
1305 PARK LANE  
HASTINGS MN 55033

CAPRA, FREDERIC & JANET TRUST &  
KATHLEEN LATCHAM  
14036 UNDERCLIFT ST NW  
ANDOVER MN 55304

POKORNY, JAMES P  
20663 CLEARWATER DR  
EMILY MN 56447

DAVIS, MICKEL J & JANE M  
43864 STATE HWY 6  
EMILY MN 56447

RED'S STORAGE LLC  
43823 STATE 6 NE  
EMILY MN 56447

EMILY CABIN I, LLC  
4909 ASPASIA LANE  
EDINA MN 55435

SMITH, REGINALD L & KAREN J  
20621 CLEARWATER DR  
EMILY, MN 56447

FAUL, DANIEL A & KRISTIN K  
9852 COUNTY ROAD 23 SE  
BECKER MN 55308

SMITH, W HAYDEN & AUDREY B  
614 HARRY DAVIS LN  
MINNEAPOLIS, MN 55411

FINDLAY, KEITH A & KATHLEEN R  
43958 STATE HIGHWAY 6  
EMILY MN 56447

ST MARTIN, JAMES G & KRISTI S  
9082 SUNNYVALE DR  
CHANHASSEN, MN 55317

GORSUCH, BEVERLY & DENISE  
20529 CLEARWATER DR  
EMILY MN 56447

UECKER, NATHAN L  
640 SUNSET LN  
MENDOTA HEIGHTS MN 55118

GRAUNKE, JOHN  
9349 13TH ST NE  
ST MICHAEL, MN 55376

WALDROP, JAMES DEE & KATHY JANE  
43725 STATE HWY 6  
EMILY, MN 56447

MENSING, DALE D & LINDA A  
PO BOX 345  
LESTER PRAIRIE, MN 55354

MOE, DAVID R & JOANN J  
43818 STATE HIGHWAY 6  
EMILY MN 56447

1 **MINUTES**2 **EMILY PLANNING COMMISSION/BOARD OF ADJUSTMENT**3 **REGULAR MEETING**4 **July 5, 2023**

5

6 **1. CALL TO ORDER**

7 The meeting was called to order by Commissioner Johnson at 6:00 pm.

8 Pledge of allegiance was recited.

9

10 **ROLL CALL**11 **PRESENT:** Dave Johnson (Chairperson), Bill Spiess, Lynn Bartel, Denise Vukelich, and Faye  
12 Hughes. Patrick Rheaume was absent.13 **Council:** Greg Koch (Liaison), Gary Hanson14 **Staff:** Brittney Cotner, Zoning Administrator (Sourcewell) and Sue Fahrendorff, Planning &  
15 Zoning Clerk16 **Public:** Nicholas Usherwood and Kirk Soldner

17

18 **2. ADDITIONS OR DELETIONS TO AGENDA**

19

20 None

21

22 **3. OPEN FORUM**

23

24 **4.** None

25

26 **5. PUBLIC HEARINGS**

27

28 a. Conditional Use Permit Application 23-21 to allow for an automobile repair business  
29 within the Highway Mixed Use Zoning District. Owner/Applicant: Nicholas Usherwood.

30

31 Cotner provided a brief background:

32 The applicant is proposing to operate an automobile repair business on the property  
33 located at 42524 State Highway 6. The subject property is 14.27-acres and is located in  
34 the "Highway Mixed Use" Zone. The subject property has hosted this use in the past. The  
35 need for a CUP came after the use stopped for a couple of years therefore removing in the  
36 grandfathered status. The HMU district allows for both "Automobile Sales and Repair".37 There is no proposed construction on the property at this time. The business will take place  
38 within the existing buildings.

39

40 **Findings of Fact.** Staff provides the following findings of fact for consideration:

- 41 1) The subject property is located at 42524 State Highway 6 (PIN 21150526).
- 42 2) The conditional use permit request is to operate an automobile repair business.
- 43 3) The proposed use, with conditions, conforms to the comprehensive plan. The intended use of the  
44 property is for commercial purposes within the Highway Mixed use zoning district.
- 45 4) The proposed use, with conditions, is compatible with the existing neighborhood and has existed  
46 on this property historically without a Conditional Use Permit.
- 5) The subject property is located adjacent to State Highway 6 where commercial growth is expected.

MINUTES

Emily Planning Commission

July 5, 2023

- 47 6) The proposed use with not be injurious to the public health, safety, welfare, decency, order,  
 48 comfort convenience, appearance, or prosperity of the city.  
 49 7) The proposed use will not impede the orderly development and improvement of surrounding  
 50 vacant property for uses predominant in the area (residential and commercial).  
 51

52 Mr. Usherwood stated his business will be focused on light manufacturing/machining of sport  
 53 equipment accessories. He will not be working on automobiles, only ATV, SXS and  
 54 snowmobiles.

55 Kirk Soldner stated he is a neighbor of Mr. Usherwood and has lived in the area for many years.  
 56 Mr. Soldner asked for more explanation of what a CUP entails and if there are any consequences  
 57 if the use changes from the original CUP. He wants to make sure that the operation of the business  
 58 complies with state law regarding pollution, trash removal, spillage, and water preservation etc.

59 Cotner stated a Conditional Use Permit is a permit with specific conditions determined by the  
 60 Planning Commission. The business will need to comply with state law regarding chemicals,  
 61 pollution, etc. and it will be enforced by the State of MN. Commissioner Johnson stated that  
 62 once a CUP has been granted, it stays with the property even when ownership transfers. If  
 63 the use changes within the zoning district, the Planning Commission would need to review the  
 64 CUP.

65 Commissioner Hughes asked Mr. Usherwood to explain what type of parts he will be machining.  
 66 Mr. Usherwood stated he will be making custom accessory parts for ATV, SXS, and snowmobiles  
 67 along with minor repairs as needed.

68 Commissioner Spiess asked why the CUP refers to automobile repair, when there will be no  
 69 repairing work done on automobiles. Cotner state it is because our ordinance does not have an  
 70 allowed use for machining. Cotner recommends the Planning Commission edit the Finding of  
 71 Fact #2 from automobile repair to machining of accessories.

72 Commissioner Hughes asked Mr. Usherwood how he plans to store the vehicles. Mr. Usherwood  
 73 stated he will be storing all customer vehicles inside his storage sheds.

74 Commissioner Bartel asked if there will be any employees at his business. Mr. Usherwood stated  
 75 at this time it would only be him and his wife.

76 Commissioner Johnson stated that HWY 6 has a lot of traffic going north from Emily and the  
 77 visual impact should not be impaired. Mr. Usherwood stated he has planted trees in the open area  
 78 facing HWY 6 and will plant more if needed. Commissioner Johnson asked Mr. Usherwood if he  
 79 intends to sell equipment or vehicles on his property. Mr. Usherwood stated he has allowed  
 80 friends to sell their equipment on his property and intends to continue doing so. Mr. Usherwood  
 81 stated he does not intend to start a retail sales business, only machining of sport equipment  
 82 accessories. Commissioner Johnson stated equipment that is for sale on his property should be  
 83 parked in a tidy manor. Cotner stated there could be conditions placed on the CUP limiting the  
 84 number of vehicles or equipment for sale at one time. Commissioner Bartel stated she has  
 85 concerns about the number of items for sale and also the people pulling on and off from HWY 6  
 86 to look at these items. She was concerned that it could cause traffic disruptions on the busy  
 87 highway, however stated as taxpayers, people should be allowed to sell items from their own  
 88 property. Commissioner Vukelich stated she doesn't have any issues with selling equipment on

#### MINUTES

Emily Planning Commission  
 July 5, 2023



89 the property. Commissioner Johnson stated he would like to see a limit of three items and have  
90 the equipment parked in a tidy manor.

91 Council Member Hanson stated that lighting and noise issues have already been addressed in the  
92 ordinances, so no further conditions would need to be added to the CUP.

93

94 **MOTION BY COMMISSIONER SPIESS TO GRANT THE CONDITIONAL USE**  
95 **PERMIT WITH THE 7 FINDING OF FACTS WITH THE CORRECTION OF #2 TO BE**  
96 **CHANGED TO MACHINING OF ACCESSORIES; CUSTOMER EQUIPMENT TO BE**  
97 **STORED INSIDE OR BE FULLY SCREENED FROM ROAD AND A MAXIMUM OF 3**  
98 **UNITS FOR SALE AT ANY ONE TIME AND KEPT IN A TIDY MANOR. SECONDED**  
99 **BY COMMISSIONER VUKELICH. ALL VOTED IN FAVOR 5-0. MOTION CARRIED.**

100

101

## 6. APPROVAL OF MINUTES

102

103

- a. June 6, 2023, regular meeting.

104

105

**MOTION BY COMMISSIONER SPIESS TO APPROVE JUNE 6, 2023 MINUTES AS**  
106 **PRESENTED. SECONDED BY COMMISSIONER VUKELICH. ALL VOTED IN**  
107 **FAVOR 5-0. MOTION CARRIED.**

108

109

## 7. NEW BUSINESS

110

111

- a. Fee Schedule discussion on Permit Extension requests.

112

113

Cotner stated the Permit Extension request was discussed at last month's meeting,  
114 but now it's officially on the agenda to be considered for a recommendation to city  
115 council. Cotner recommended a flat \$25.00, \$50.00 or \$100.00 Permit Extension fee  
116 for any requests that requires Planning Commission approval.

117

118

**MOTION BY COMMISSIONER SPIESS TO RECOMMEND THE CITY COUNCIL**  
119 **CONSIDER A \$50.00 PERMIT EXTENTSION FEE FOR EXTENTION REQUESTS**  
120 **THAT MUST GO BEFORE THE PLANNING COMMISSION. SECONDED BY**  
121 **COMMISSIONER BARTEL. ALL VOTED IN FAVOR 5-0. MOTION CARRIED.**

122

123

124

125

## 8. OLD BUSINESS

126

127

None

128

129

## 9. SUBCOMMITTEE DISCUSSION UPDATE

130

131

Commissioner Johnson provided an update from the Land Use Ordinance Subcommittee  
132 Meeting that was held earlier that afternoon. Commissioner Johnson stated the subcommittee  
133 continued to move through Appendix A: Table of Uses specifically for Highway Mixed Use.

134

135

MINUTES

Emily Planning Commission

July 5, 2023

136 **10. P & Z ADMINISTRATOR'S REPORT**

137

138 Cotner stated there will be a webinar regarding Cannabis Law on July 25, 2023 for any  
139 Planning Commissioners interested in attending. The webinar will be available for viewing in  
140 the council chambers.

141 Cotner stated there has been a significant increase in permit applications and questions. She  
142 noted it's typical for this time of year.

143

144 **11. ADJOURNMENT**

145

146 **MOTION BY COMMISSIONER VUKELICH TO ADJOURN THE MEETING,**  
147 **SECONDED BY COMMISSIONER BARTEL . ALL VOTED IN FAVOR 5-0. MOTION**  
148 **CARRIED**

149

150 The meeting adjourned at 6:46 pm.

151

152 Respectfully submitted,

153

154

155

156

157 Sue Fahrendorff,

158 Zoning Clerk



Will the project/activity affect DNR public waters, DNR public waters wetlands or wetlands within the shoreland protection zone?  Yes  No If yes, DNR representative is a member of the TEP.

**Signatures**

<input type="checkbox"/> LGU TEP Member:	Agree with Findings & Recommendations: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signature:	Date:
<input type="checkbox"/> SWCD TEP Member:	Agree with Findings & Recommendations: <input type="checkbox"/> Yes <input type="checkbox"/> No
Signature:	Date:
<input type="checkbox"/> BWSR TEP Member:	Agree with Findings & Recommendations: <input type="checkbox"/> Yes <input type="checkbox"/> No
Signature:	Date:
<input type="checkbox"/> DNR TEP Member:	Agree with Findings & Recommendations: <input type="checkbox"/> Yes <input type="checkbox"/> No
Signature:	Date:

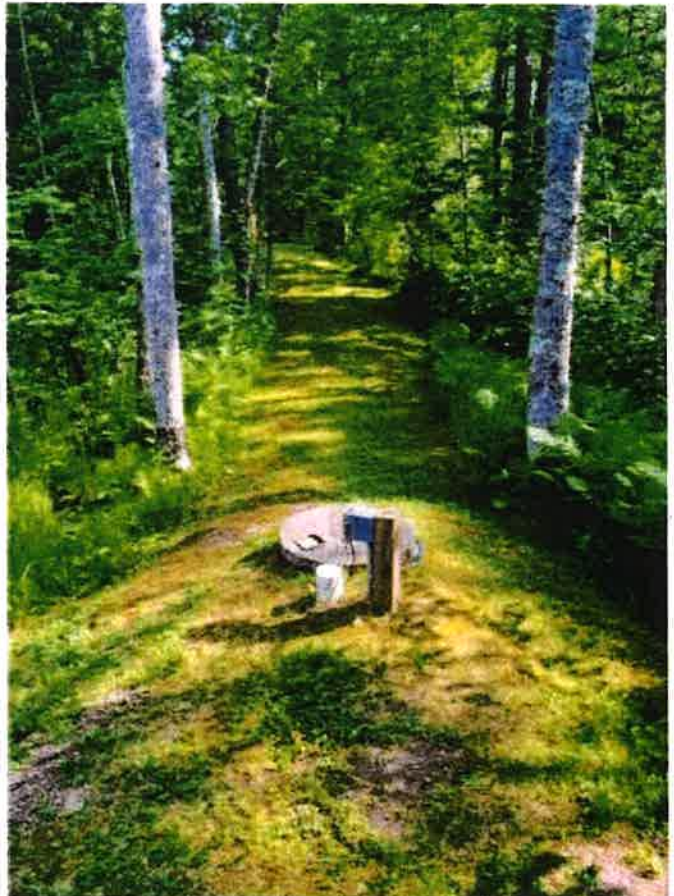


Larsen WCA Map

PID: 21250522

Date: 7/5/2023 Time: 11:33 AM

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.





RECEIVED  
JAN 12 2023

BY: .....

To whom it may concern.

I have enjoyed working with everyone in Crow Wing Co. Planning and Zoning, along with all the other cities and Townships I serve in Crow Wing County. I believe this is my sixth year in Crow wing Co. Since I've been here I've received one raise 2 years ago. I started at \$150 per inspection and am now at \$165. With inflation at 7% in 2021 and 8% in 2022, I am suggesting a \$10 increase to \$175. Fuel is not part of the listed inflation, but is one of my major costs. Your consideration to increase my inspection from \$165 to \$175, is appreciated. Enjoy the slow time of the year! See you all in the spring.

Sincerely - 

Greg Kossan  
10851 65<sup>th</sup> ave sw  
Motely MN 54456



Ordinance and Description	Fee	per ___ unit	Reference
<b>152 LAND USE AND SUBDIVISIONS (Continued)</b>			
Retaining Wall	\$60		152.018
Stairway	\$60		152.018
Lot Splits - <i>Boundary line Adjustment</i>	\$150		152.018
Variance	\$500	Fee includes public and mailed notices and other preparation. All other costs will be billed to applicant. Does not include permit fees.	152.018, 152.156
Conditional Use Permit	\$500	Fee includes public and mailed notices and other preparation. All other costs will be billed to applicant. Does not include permit fees.	152.018, 152.155
Interim Use Permit	\$500		152.018, 152.157
Zoning Map Change/Zoning Ordinance Amendment	\$500	Fee includes public and mailed notices and other preparation. All other costs will be billed to applicant. Does not include permit fees.	152.018
Preliminary Plat Approval	\$500	Six lots or fewer	152.018, 152.159
Preliminary Plat Approval	\$1000 plus \$200 per lot escrow	More than six lots. All preliminary plat applications shall be accompanied by cash placed in escrow. The escrow amount placed with the City shall be \$1,000 plus \$200 per lot for each proposed lot within the subdivision. The escrow amount shall be used to cover the City's costs in reviewing and processing the application. Itemized accounting of the funds used from the escrow account shall be provided to the applicant. If at any point the escrow amount falls below \$1,000, the applicant shall be notified and given 20 days to replenish the account to the original amount. Failure to replenish the account shall result in suspension of the application review and processing. All remaining escrow shall be returned to the applicant within 30 days of final action on the subdivision by the City.	152.018, 152.159

## Land Use ordinance (LUO) subcommittee Meeting Notes

**Date:** July 5, 2023

**Attended:** Dave Johnson, Bill Spiess, Greg Koch, Gary Hanson, Brittney Cotner and Sue Fahrendorff

- Brittney received a call from the Wigwam Motel regarding minutes posted in the Northland Press. The Wigwam was concerned that there would be more emphases on requiring a CUP along the HWY 6 corridor. Brittney invited them come to open forum at the Planning Commission meeting.
- Continued review of Appendix A Matrix for Highway Mixed Use. We picked up where we had left off from the June meeting (Home Occupation Type I) and made it to Park Model Trailer Use.
- Home Occupancy Discussion I-IV. Discussion to change III & IV to Conditional Use Permit.
- Extractive Use should have ordinance number referenced, not just E. Brittney suggested making Extractive Use and Sand/Gravel as one use.
- Tabled topic of Chicken & Animals. Brittney suggested the subcommittee revisit Animal Husbandry particularly regarding Animal Domestic, Animal Farm & Animal Wild Ordinance 152.076.

# 2023 Permits--Emily Planning and Zoning

<u>NUMBER</u>	<u>Recd</u>	<u>Appvrd</u>	<u>RE CODE</u>	<u>LAST</u>	<u>FIRST</u>	<u>ADDRESS</u>	<u>TYPE</u>	<u>DESCRIPTION</u>	<u>FEE</u>	<u>DISTRICT</u>	<u>Project Completed Y/N</u>
23-01	1/3/2023	1/3/2023	21040581	Wes Hanson Builders/Kosiak	Rhonda Kosiak	20048 Roosevelt Ridge	Land Use	42'X28' (1,176 SqFt) Addition to existing accessory structure pole shed	\$250.00	RP	
23-02	1/30/2023	1/31/2022	21030519	Proctor	Todd	21438 Evening Star Lane	After-The-Fact Land Use	Construct 10'X16' (160 SqFt) Accessory Structure shed 36" wide stairs from existing deck to ground level for access	\$750.00	RP	1/31/2022
23-03	2/2/2023	2/7/2022	21260620	Rheaume	Patrick & Jacqueline	40900 Yellow Birch Lane	Land Use	Installing a new holding tank in existing septic system	\$60.00	SR	NA
23-04	2/22/2023	5/23/2023	21170518	Kurmwiede	Kevin & Valetta	42865 Minnie Lake Drive	SSTS	Construct New 28'X64' (1,792 SqFt) Modular home and 24'X30' (720 sqft) Accessory Structure garage	\$250.00	NR	
23-05	2/22/2023	3/7/2023	21170518	Kurmwiede	Kevin & Valetta	42865 Minnie Lake Drive	Land Use	Install 14.85 KW DC solar system on flush mount roof racking	\$75.00	SR	Yes- SF 4/24/2023 per email notification
23-06	2/27/2023	3/7/2023	21080521	Real Solar		19573 Blue Lake Rd	Land Use-Solar Panels	Construct a 60'X104' ( 6,240 SqFt) pole shed	\$400.00	SR	
23-07	2/27/2023	2/28/2023	21080517	Angell	Stacey	43876 Roosevelt Dr	Land Use	Construct a 11'X24' (264 SqFt) shed	\$150.00	RP	
23-08	2/27/2023	2/28/2023	21030519	Proctor	Todd	21438 Evening Star Lane	Land Use	Annual Camper Permit	\$25.00	RP	
23-09	2/27/2023	2/28/2023	21030519	Proctor	Todd	21438 Evening Star Lane	Land Use- Camper				

<u>NUMBER</u>	<u>Recd</u>	<u>Appvrd</u>	<u>RE CODE</u>	<u>LAST</u>	<u>FIRST</u>	<u>ADDRESS</u>	<u>TYPE</u>	<u>DESCRIPTION</u>	<u>FEE</u>	<u>DISTRICT</u>	<u>Project Completed Y/N</u>
23-10	3/13/2023	4/4/2023	21270656	Emily Wesleyan Church	Kris Balvin	40141 State HWY 6	Outdoor Market Permit	Outdoor Market Permit Construct a 10'X16' (160 SqFt) deck to existing home	\$75.00	DM	Project Completed Y/N
23-11	3/15/2023	3/22/2023	21090670	Gorsuch	Beverly	20529 Clearwater Dr	Land Use	Construct a 45'X48' (2,160 SqFt) Accessory Structure	\$75.00	NR	Project Completed Y/N
23-12	3/20/2023	3/22/2023	21250526	Adamscheck	Jeff	23252 South Shore Dr	Land Use	Construct a 20X29 (580 SqFt) 3 season dwelling with 20X6(120 SqFt) Porch	\$400.00	SR	Project Completed Y/N
23-13	4/3/2023	4/11/2023	21060502	Sundstrom	Kari & Eeva	44865 Preserve Pt	Land Use	Install-roof-mounted-solar-system-44-panelsl-2-inverters-16-28 KW	\$250.00	SR	Project Completed Y/N
23-14	4/11/2023	Denied-6/6/2023	21080576	Solar-Permits-Trevor Southards	Timothy-Gillespie	18774 Crooked Creek Rd	Land-Use-Solar-Panels	After-The-Fact Permit 8'X10' and 10'X16' Accessory Structure	75-Need to Pay	SR	Project Completed Y/N
23-15	4/24/2023	6/27/2027	21080567	Patnode	Loren	19590 Blue Lake Rd	Land Use	Construct a 16'X24' (384 SqFt) Accessory Structure	\$1,500.00	SR	Project Completed Y/N
23-16	4/26/2023	5/2/2023	21030558	Mallery	leonard	44924 S Smokey Hollow Rd	Land Use	Construct a 24X35 (840 SqFt) Accessory structure ( garage) AND 24X25 (600 SqFt) secondary dwelling with deck	\$400.00	NR	Project Completed Y/N
23-17	5/9/2023	5/9/2023	21220582	Huff	Crystal	21343 Mill Rd	Land Use			NR	Project Completed Y/N

23-18	05/16/23	5/16/2023	21040541	Worley	Scott & Paula	20741 Levitt Ln	Land Use	Construct a 16'X12' Arctic Entry attached to existing home	\$150.00	SR
23-19	5/16/2023	5/16/2023	21330616	Istvanovich	John & Jessica	20125 City Rd 1	Land Use	Construct a 8'X32' (256 SqFt) accessory structure( chicken coop/run) and 14'X16' ( 224 SqFt) free standing deck	\$150.00	RP
23-20	5/16/2023	5/16/2023	21270610	Stern	Jon & Karen	XXXX Bloomquist Dr	Land Use	New Dwelling 25'X56' (1,400 SqFt) with 23'X24' (552 SqFt) attached garage.	\$450.00	DMU
23-21	5/17/2023	7/5/2023	21150526	Usherwood Dylan-Burge-Beaucheambers-	Nicolas	42524 St HWY 6	Conditional Use Permit	Small business use: Machine shop & repair shop	500 Plus \$46.00 to CWC	HMU
23-22	5/22/2023	Denied- 5/23/2023	21220529	Beaucheambers-LLC	Dawn Korinek	40948 Poplar	Land-Use-Permit	Install a 254 SqFt- Paver-Patio-with 20- FT-boulder edgin	\$150.00	SR
23-23	5/22/2023	5/23/2023	21190569	Keller	Dean & Barb	17875 Emerald Dr	Land Use Permit	Construct a 30'X40' (1,200 SqFt) garage	\$250.00	SR
23-24	5/23/2023	5/23/2023	21060533	Sorg	Robert	18526 Woodlake Blvd	Land Use Permit	New Dwelling Construction 40'X30' (1,200 SqFt)	\$450.00	SR
23-25	5/23/2023	5/23/2023	21060533	Sorg	Robert	18526 Woodlake Blvd	SSTS Permit	Install a Type 1 Mound Design SSTS System. 300 GPD, 1,500 gallons 2 compartment tank	\$250.00	SR
23-26	5/23/2023	5/23/2023	21220504	Edmonds	James	41122 Poplar Dr	Land Use Permit	Construct a 36'X56' (2,016 SqFt) Accessory Structure	\$400.00	SR
23-27	5/30/2023	5/30/2023	21170528	Gerlach	Ryan	43251 Minnie Lake Dr	Land Use Permit	construct a 76'X32' (2,432 SqFt) Dwelling	\$550.00	SR
23-28	5/30/2023	5/30/2023	21170528	Gerlach	Ryan	43251 Minnie Lake Dr	SSTS	Install a Type 1 Trench/Pressure Bed design, 750 GPD, 2250 Gallons 1 tank	\$250.00	SR

<u>NUMBER</u>	<u>Recd</u>	<u>Appvrd</u>	<u>RE CODE</u>	<u>LAST</u>	<u>FIRST</u>	<u>ADDRESS</u>	<u>TYPE</u>	<u>DESCRIPTION</u>	<u>FEE</u>	<u>DISTRICT</u>	<u>Project Completed Y/N</u>
23-29	6/30/2023	NA-Caess Cty	21060584	Wilhelm	Billy	47960 Wood-Lake Blvd	Annual Camper-Permit	Place a RV-Fishhouse on lot. Porta Potty on site	Did not pay Fee	SR	Cass County
23-30	6/5/2023	6/6/2023	21230550	Linhof	Samuel	22084 County Rd 1	Land Use Permit	Construct a 12'X43' (516 SqFt) Deck attached to dwelling	\$150.00	SR	
23-31	6/5/2023	6/6/2023	21250528	Nolby	Brent	23248 South Shore Dr	Land Use Permit	Construct a 44'X30' (1,320 SqFt) Accessory Structure	\$400.00	SR	
23-32	6/6/2023	6/6/2023	21210514	Kelly	Shaun	40883 State Hwy 6	Land Use Permit	Construct a 12'X32' (384 SqFt) Accessory Structure with Class 5 Gravel Driveway	\$150.00	FR	
23-33	6/6/2023	6/6/2023	21030505	Blackwell	Tim	21310 Evening Star Lane	Camper Permit-Permanent	Permanent camper permit with connection to existing septic system	\$200.00	RP	
23-34	6/6/2023	6/6/2023	21300505	Pendzimas	William	40206 Marshview Dr	SSTS Permit	Install a Type 1 Trench/Seepage Bed design system; 300 GPD; 1,500 Gallon 2 compartment tank	\$250.00	SR	
23-35	6/6/2023	6/6/2023	21300505	Pendzimas	William	40206 Marshview Dr	Land Use Permit	New construction Dwelling 35'X24' (840 SqFt) with 13'X24 (312 SqFt) Attached Garage	\$450.00	SR	
23-36	6/7/2023	6/13/2023	21220583	Holcomb	Jeffrey	21321 Mill Rd	SSTS Permit	Install a Type 1 Trench/Pressure Bed design 450 GPD, 1,500 gallon 1 compartment tank. Adding an effluent filter to outlet and 500 gallon lift tank & alarm	\$250.00	NR	

23-37	6/7/2023	6/13/2023	21060586 & 21060585	Schmoll	Tom & Karen	10 Woodlakes Tr NE-fifty Lakes	Land Use Permit	Construct a 30'X30'(900 SqFt) addition to existing pole shed structure	\$250.00	SR	
23-38	6/8/2023	6/27/2023	21080576	Gillespie	Timothy Gillespie	18774 Crooked Creek Rd	Land Use Permit	Install roof mounted solar system 44 panesl, 2 inverters, 16.28 KW	\$75.00	SR	
23-39	6/12/2023	6/13/2023	21220583	Holcomb	Jeffrey	21321 Mill Rd	Land Use Permit	New construction Dwelling 74'X28' (2,072 SqFt) with a 30'X40' (1,200 SqFt) Accessory Structure pole shed	\$550.00	NR	
23-40	6/12/2023		21270736	Emily Ace Storage LLC	Dan Erickson	XXXX Sawmill Rd	CUP	Construct 4 135'X40' Storage Buildings	\$500.00	CT	
23-41	6/12/2023	6/13/2023	21270736	Emily Ace Storage LLC	Dan Erickson	XXXX Sawmill Rd	Land Use Permit	6' Fence around perimeter of lot (195'X375')	\$60.00	CT	
23-42	6/12/2023	6/13/2023	21300504	RZ Plumbing	Tom Andersen	XXXX Marshview Dr	Land Use Permit	New Construction Dwelling 32'X52' (1,664 SqFt) with attached garage and covered porch	\$450.00	SR	
23-43	6/12/2023	6/13/2023	21300504	RZ Plumbing	Tom Andersen	XXXX Marshview Dr	SSTS Permit	Install Type 1, Trench/Pressure Bed Design: 300 GPD, 1,500 gallon tank with 2 compartments	\$250.00	SR	
23-44	6/13/2023	6/13/2023	21220550	Hummel	Kevin & Cindy	41336 Poplar Dr	Land Use Permit	Construct a 12'X18' (216 SqFt) dwelling addition and 20'X24 (480 SqFt) Accessory Structure addition	\$250.00	SR	
23-45	6/20/2023	6/27/2023	21270581	Happy Ours LLC	Randall Provart	40411 Pinewood Dr	Land Use Permit	Construct a 25'X30' (750 SqFt) Accessory Structure	\$250.00	SR	
23-46	6/20/2023	6/27/2023	21270581	Happy Ours LLC	Randall Provart	40411 Pinewood Dr	SSTS	Install a Type I, 300 GPD, 1,500 gallon tank	\$250.00	SR	

23-47	6/26/2023	7/20/2023	21060531	Gothmann	Ronald & Renee	18550 Woodlake Blvd	SSTS	Remove existing Tank and Install a Type 1, 600 GPD Mound Septic System with 2 tank combo	\$250.00	SR	
23-48	6/27/2023	6/27/2023	21270561	Trenn	Robert & Karen	40321 Pinewood Dr	SSTS	Install a Type 1, 450 GPD, 1,500 Gallon, 1 tank; 2 compartment Trench/Pressure Bed System	\$250.00	SR	
23-49	7/5/2023	7/5/2023	21080565 & 21080566	Hanson	Mary T.	19604 Blue Lake Rd	Land Use Permit	Temporary tubular frame carport-Through August 2023	\$75.00	SR	
23-50	7/6/2023	7/11/2023	21250582	Anderson	George & Kelly	XXXX N. Shore Dr	Land Use Permit	Construct New Dwelling (64'X40' (2,560 SqFt) and detached accessory structure 64'X40' (2,560 SqFt)	\$950.00	NR	
23-51	7/9/2023	7/11/2023	21250582	Anderson	George & Kelly	XXXX N. Shore Dr	SSTS	Install a Type 1, 300 GPD, 1,500 gallon tank Mound Design system	\$250.00	NR	
23-52	7/12/2023	7/17/2023	21270740	EM Brothers, LLC	Leah Heggerston	40138 Sawmill Rd	Land Use Permit	Fence Annual Camper Permit	\$60.00	CT/LI	
23-53	7/10/2023	7/17/2023	21260571	Ronayne	Brian	40107 E. Emily Dr.	Camper Land Use Permit	Construct a 24'X40' Dwelling Addition to existing garage w/ 12'X12' 3 Season Porch	\$25.00	SR	
23-54	7/18/2023	7/25/2023	21170539	Nordahl	Dave	19345 Blue Lane E	Land Use Permit	Construct a 24'X36' (864 SqFt) Accessory Structure	\$400.00	NR	
23-55	7/20/2023	7/25/2023	21170526	Lindstrom	Duane	43167 Minnie Lake Dr	Land Use Permit	Construct a 24'X36' (864 SqFt) Accessory Structure	\$150.00	SR	