
CROW WING TOWNSHIP
PLANNING AND ZONING COMMISSION

AGENDA

Monday June 2, 2025 6:00 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to Agenda
4. Public Hearing(s)
5. Open Forum
6. Approval of Minutes
 - a. May 5, 2025
7. Old Business
 - a. Outstanding Complaints and Recent Activity
 - b. Crow Wing County Ordinance Updates
 - i. Inoperable Vehicles
 - c. Signage Discussion
8. New Business
 - a. Application for Subdivision
 - b. Zoning Districts
9. Planning and Zoning Report
10. Town Board Correspondence
11. Adjournment

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

Crow Wing Township Planning Commission Meeting, May 5, 2025, 6:00 PM

Commission Members Present: Vice Chair David Nelson, Dan Lee, Jon Kolstad, Paul Stephany (Township Board Supervisor), Scott Saehr (Planning and Zoning Consultant) and Sue Kern (Township Clerk). Brad Arnold (Chairman) was not present. David called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

Additions or Deletion: None.

Public Hearings: None.

Open Forum: The owner from parcel #56190522 off Sweet Road was present and wanted to divide 5 acres off his 21-acre parcel off the corner section to sell to a family member to live on. The need for possible variance, lot split/subdivision was discussed. The property is zoned Agriculture. The owner was encouraged to read the ordinance and the six questions regarding getting a possible variance. No action was taken.

Approval of Minutes: Dan made a motion to accept the April 7, 2025, meeting minutes as written. Jon seconded the motion. No discussion. Passed 4-0.

Old Business: Outstanding Complaints: There has been activity on the **Jackson property** and arrests have been made. A letter may be sent. The owner of the **7370 Hunter Circle property** is working through the process procedures. The **Deason Property** was discussed regarding soil erosion control and trees on the shoreland. Scott is expecting a conditional use permit sometime this summer or fall regarding the soil erosion repair. No action was taken on any of these properties.

New Business: Crow Wing County Ordinance Updates regarding inoperable vehicles: The Township may be adopting the county's ordinance. Tonight's discussion was on inoperable vehicles. The County defines an inoperable vehicle as one that cannot move on its own and is without a license and registration. The numbers of inoperable vehicles per lot size was discussed. If the language is adopted that the County has, Crow Wing Township will have multiple properties in violation, but it was stated that many of those properties are already in violation of the ordinance. Violations are dealt with by complaint driven. No action was taken.

Signage Discussion: There is a proposed sign application on 8776 State Highway 371. The resident wants to put a sign in that goes over a driveway. There are two size options for the sign. Dimensions were discussed along with zoning, setbacks and the ordinance code requirements. No action was taken.

P&Z Administrator's Report: Permits are slower compared to last year, but they picked up at the end of April with multiple inquiries and questions on lot splitting/subdivision requests.

Town Board Correspondence: None.

Adjournment: Being no further business, meeting adjourned at 7:12 pm.



PRESS RELEASE

FOR IMMEDIATE RELEASE
Date: April 1, 2025

Contact: Chris Pence
Phone: (218) 824-1010

CROW WING COUNTY SEEKS PUBLIC COMMENT ON LAND USE ORDINANCE REVISIONS

The Crow Wing County Land Services Department is requesting public comment on proposed revisions to the County Land Use Ordinance. The ordinance revisions and supporting information can be viewed on the County website at www.crowwing.gov/214/Ordinance-Policy. Written comments on the proposed changes will be accepted until April 30, 2025, and may be submitted to the Land Services Department at landservices@crowwing.us or mailed to 322 Laurel Street, Suite 15 Brainerd, MN 56401, attn.: "Ordinance".

These are the Articles in the Land Use Ordinance that are being revised and are listed below:

- Article 3 – Administration
- Article 6 – Planning Commission/Board of Adjustment
- Article 7- Conditional/Interim Use Permits
- Article 10- Land Use Classification List
- Article 12 – Agricultural/Forestry District Standards
- Article 14- Rural Residential District Standards
- Article 16 – Commercial and Commercial/Industrial District Standards
- Article 17- Commercial Storage Facilities
- Article 23 – Adult Uses and Sexually-Oriented Businesses
- Article 29 – Extractive Use
- Article 32 – Parking and Off-Street Loading Area
- Article 37- Subsurface Sewage Treatment Systems Technical Standards and Criteria
- Article 40 – Signs
- Article 45 – Junk/Salvage
- Article 46 – Definitions

The Land Services Department is committed to providing excellent customer service while helping landowners make wise choices that protect Crow Wing County's extraordinary natural resources. Citizens are encouraged to contact the Land Services Office at (218) 824-1010 or landservices@crowwing.gov to discuss land use activities. Crow Wing County information and resources can be found at www.crowwing.gov.

Land Services Department

322 Laurel Street, Suite 15
Brainerd, MN 56401

Office: (218) 824-1010
Fax: (218) 824-1126
www.crowwing.us

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.



MEMO

TO: County Board of Commissioners
FR: Gary Griffin, Land Services Director
Chris Pence, Environmental Services Manager
DT: April 1, 2025
RE: Land Use Ordinance Updates

Article 3.2 2 B & E – Clarify that interim use application requirements

Article 3.5 B – Clarify that interim uses are subject to civil and criminal enforcement

Article 3.6 - Clarify that performance security can apply to interim use permits

Article 3.9 – Clarify administrative fees can apply to interim use permits

Article 6.1 A 2 – Clarify the PCBOA makes final decisions on interim use permits

Article 6.3 A – Change that a PCBOA member must be appointed by each Commissioner

Article 7.11 – Clarify that an interim use permit can be revoked by the PCBOA

Article 10.2 – Include interim uses in the land use district definitions

Article 10.3 – Add interim uses

Article 10.3 E – Change adult use from conditional use to interim use in land use tables

Article 10.3 E – Change event center from conditional use permit to interim use permit in land use tables

Article 10.3 F – Change Commercial and Industrial Land Use District headings in land use tables

Article 12.1 – Remove outdated comprehensive plan reference and include interim use permits

Article 12.3 – Delete regulation of agricultural uses on steep slopes

Article 12.3 – Add Inoperable Motor Vehicle Requirements

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Article 12.4 -Delete notification of agricultural production areas adjacent to new dwellings

Article 14.1 A-C – Add conditional/interim uses

Article 14.4 – Add Inoperable Motor Vehicles Requirements

Article 16 - Update C1/C2 and C/LI C/HI

Article 16.10 - Add Inoperable Motor Vehicles Requirements

Article 17.1 A 10 – Clarify that commercial storage buildings may not be used as a residential dwelling

Article 17.1 B 1 – Change property line setback to 100-feet for residential property and 10 feet for commercial

Article 23 – Change adult use from conditional use to interim use

Article 29 – Change extractive use from CUP to IUP

Article 32.2 – Update C1/C2

Article 37.1 – Remove reference to State Statute 471.82

Article 40 – Update the land use districts related to sign permits

Article 45.1 – Update Land Services has authority to enforce ordinance

Article 45.2 – Update where the ordinance has jurisdiction

Article 45.4 – Update Commercial and Commercial-Industrial Land Use Districts

Article 45.5 – Update that Land Services as the ability to perform inspections

Article 45.6 – Update requirements and regulations

Article 46 – Definitions

- Commercial 1 and Commercial 2 – Combine into Commercial
- Commercial/Industrial -Add
- Industrial District Commercial Light – Delete
- Industrial Use, Light - Delete
- Industrial District, Commercial Heavy – Delete
- Inoperable Motor Vehicle – Add
- Junk Salvage Yard – Modify
- Suitable area – New definition

STAFF MEMO: PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: 6/2/25
Agenda Section: Old Business	Item: Signage

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: Discussion with Planning Commission at the May meeting. Commission provided initial feedback and requested applicant to provide additional information and/or attend the June meeting.

TOWN BOARD REVIEW AND/OR ACTION: N/A.

PROPOSED BUDGET/FISCAL IMPACT: N/A.

OPPORTUNITY COST IF APPROVED: N/A.

BACKGROUND:

Zoning administration has received a request for a commercial identification sign located at 8776 State Highway 371. The sign is proposed to be over an easement/driveway visible from the State Highway. Requesting discussion on allowable use and requirements per the Township's ordinance.

ATTACHMENTS: Current Township ordinance requirements.

LAND USE PERMIT APPLICATION

Name of Applicant RAINI KOHL Phone 218-851-2013
Property Address (E911#) 8776 STATE Hwy 371 Local Phone _____
Mailing Address 8776 STATE Hwy 371 Email 218SEPTIC@QMAIL.COM
City, State, Zip BRD, MN, 56401

Applicant is:
Legal Owner (☐)
Contract Buyer (☐)
Option Holder (☐)
Agent (☐)
Other SON

Title Holder of Property: (if not applicant)
KELLY & PAULA KOHL
(Name)
8776 STATE Hwy 371
(Address)
BRD, MN, 56401
(City, State, Zip)

Signature of Owner, authorizing application (required): [Signature] 3-24-25
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

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

Property Parcel ID (15 Digit # on Tax Statement) 56200517

Zoning District CROW-WING TWP

Will an address assignment (E911#) be needed? NO

State nature of request in detail: (What are you proposing for the property? If a new structure, indicate height and foundation type.)

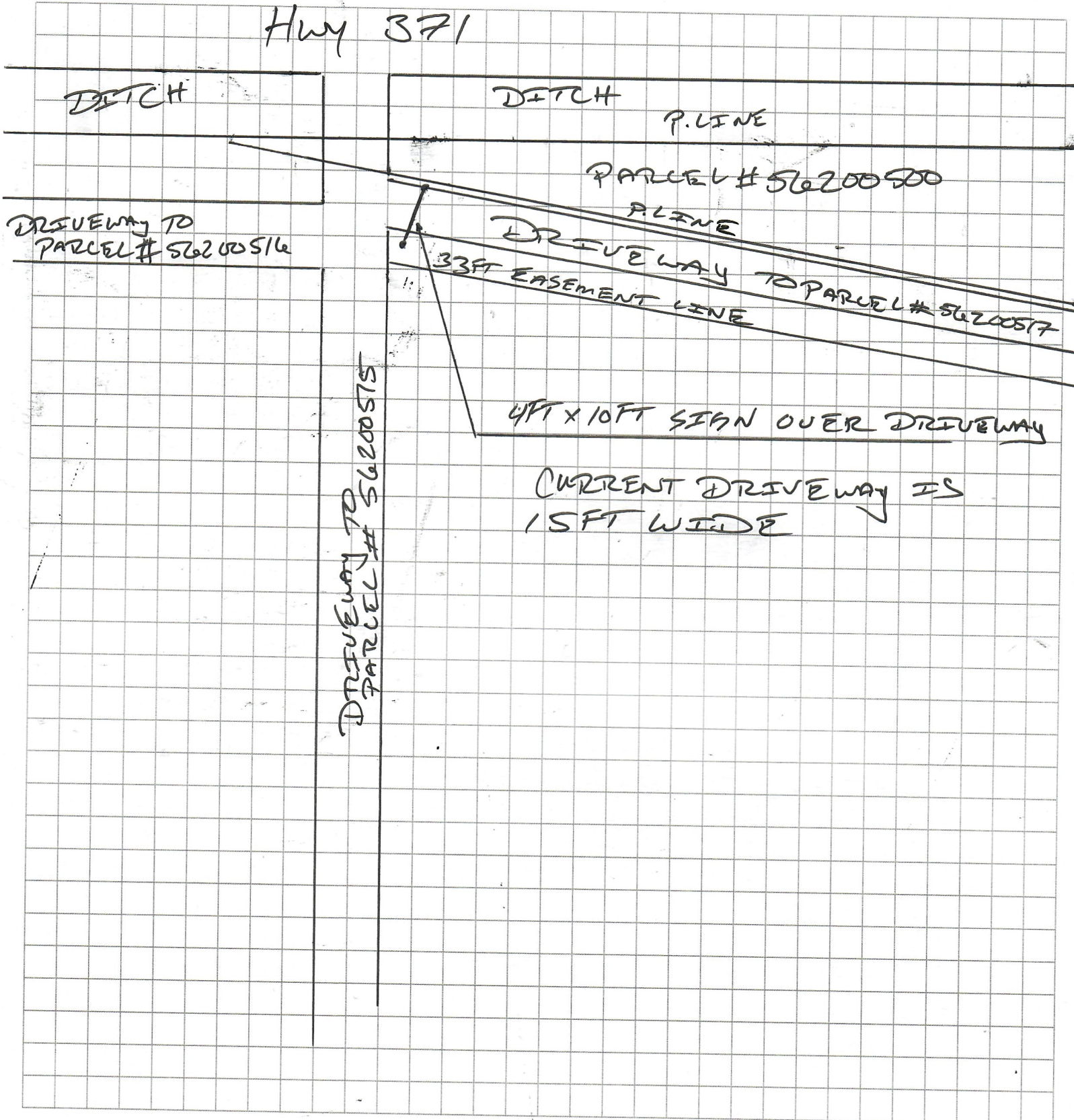
4 FT X 10 FT SIGN FOR BUSINESS
10 FT OFF OF THE GROUND WITHIN
OUR 33 FT WIDE EASEMENT OFF OF
HWY 371

Approved by the Zoning Administrator: _____ Date: _____



PARCEL #	56200517
DATE	3/24/25

LICENSE - L4197



16 FT

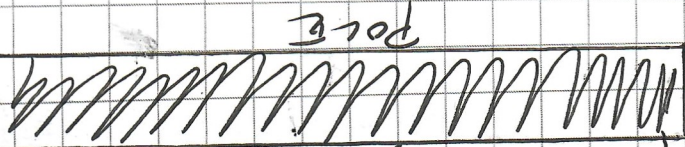
4 FT

- DESIGN
- INSPECT
- SITE EVALUATION
- WATER TESTING



- SEPTIC INSTALLATION
- SEWER REPAIR/SERVICE
- PUMP/ALARM REPLACEMENT
- EXCAVATING

**KOHL'S
CONCEPTS**
218-821-9111

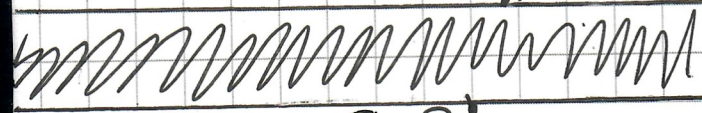


POLE

14 FT

CAN DRIVE

UNDER



POLE

14 FT

LICENSE-14197

DATE	3/24/25
PARCEL #	5620577





PARCEL #

56200517

DATE

3/24/25

LICENSE - L4197

Hwy 371

DITCH

DITCH

P. LINE

PARCEL # 56200500

P. LINE

DRIVEWAY TO
PARCEL # 56200516

DRIVEWAY TO

33FT EASEMENT LINE TO PARCEL # 56200517

4FT x 16FT SIGN OVER DRIVEWAY

CURRENT DRIVEWAY IS
15FT WIDE

NORTH POLE WILL
BE 50FT FROM ROW

DRIVEWAY TO
PARCEL # 56200515

39.2 APPLICABILITY AND PERMITS

- A.** The standards in this section shall apply to all activities that impact wetlands by draining or filling in the unincorporated areas of Crow Wing Township and in incorporated areas by written agreement. The Minnesota Wetland Conservation Act requires that persons proposing to impact wetlands by draining or filling have demonstrated that the activity impacting a wetland has complied with all of the following principles in descending order or priority:
1. Avoid direct or indirect impacts to the wetland that may destroy or diminish the wetland;
 2. Minimize the impact to the wetland by limiting the degree or magnitude of the wetland activity and its implementation;
 3. Rectify the impact by repairing, rehabilitating, or restoring the affected wetland;
 4. Reduces or eliminates the impact to the wetland over time by preservation and maintenance operations, and;
 5. Replaces unavoidable impacts to the wetland by restoring or, if wetland restoration opportunities are not reasonably available, creating substitute wetland areas having equal or greater public value.
- B.** Crow Wing Township, in fulfillment of its responsibilities as the local government unit, shall make exemption, no-loss, replacement plan, and banking determinations and decisions, as well as making other determinations specified by the Wetland Conservation Act and the Wetland Conservation Act Rules.
- C.** In addition to the requirements of the Minnesota Wetland Conservation Act, activities that impact wetlands under the jurisdiction of this Article may also require permits under Article 28 of this Ordinance

ARTICLE 40—SIGNS

The standards in this Article shall apply to signs in all land use districts where signs are allowed.

40.1 PURPOSE AND INTENT

- A Purpose.** The purpose of this section is to establish reasonable regulations for the design, construction, installation and maintenance of all exterior signs in areas under the jurisdiction of this ordinance in order to:
1. Balance the right of individuals to identify their businesses and convey messages with the community rights against unregulated billboard or sign construction or placement;
 2. Further the objectives of the comprehensive plan;
 3. Protect the public health, safety and welfare;
 4. Reduce traffic hazards;

5. Facilitate the creation of an aesthetically pleasing and harmonious community and preserve the characteristics of the commercial, rural and residential character of the community;
6. Protect property values; and
7. Promote economic development.

40.2 PROHIBITED SIGNS

After the adoption of this ordinance:

- A. Traffic safety.** No sign shall be erected or maintained which purports to be or resembles an official traffic control device, sign or signal, or railroad sign or signal, or which hides from view or interferes in any material degree with the effectiveness of any traffic control device, sign or signal, or railroad sign or signal, or which obstructs or interferes with the drivers' view of approaching, merging or intersecting traffic on a public or private road for a distance of at least 500 feet, not including private residential name plate signs;
- B. Prohibited words.** No sign shall be erected or maintained which prominently displays the word "stop" or "danger";
- C. Signs in right-of-way restricted.** No sign shall be erected or maintained on any right-of-way, except as otherwise provided by law or allowed by the Commissioner of the Department of Transportation, Commissioner of the Department of Natural Resources, as outlined in Minnesota Statutes, County Highway Department or local Township Board;
- D. Landowner consent required.** No sign shall be erected or maintained on private land without the consent of the owner or person with legal authority thereof;
- E. Flashing or moving lights prohibited.** No sign shall be erected or maintained which has distracting flashing or moving lights that create a traffic hazard;
- F. Maintenance and safety required.** No sign shall be erected or maintained that is structurally unsafe, in disrepair, or is abandoned.

40.3 RURAL RESIDENTIAL AND AGRICULTURE FORESTRY DISTRICTS

A Sign standards. The following standards shall apply within these districts:

1. The following signs shall be prohibited:
 - a. Off Premise Sign
 - b. Illuminated Sign
 - c. V-Sign
 - d. Changing Message Sign
 - e. Inflatable Sign
2. The following signs will be allowed without a permit:
 - a. Government Sign
 - b. Real Estate Sign
 - c. Incidental Sign
 - d. Rummage or Garage Sale Sign

- e. Political Sign
 - f. Home Occupation Sign
3. The following signs shall require a permit within residential land use districts:
- a. Area Identification Sign
 - b. Business Identification Sign

40.4 SHORELAND DISTRICT

A Sign standards. The following standards shall apply within these districts:

1. The following signs shall be prohibited:
 - a. Off Premise Sign
 - b. Illuminated Sign
 - c. V-Sign
 - d. Changing Message Sign
 - e. Inflatable Sign
2. The following signs shall be allowed without the need for permit:
 - a. Government Sign
 - b. Real Estate Sign
 - c. Incidental Sign
 - d. Rummage or Garage Sale Sign
 - e. Political Sign
 - f. Window Sign
 - g. Home Occupation Sign
 - h. Nameplate Sign
 - i. Construction Sign
 - j. Area Identification Sign
3. The following signs shall require a permit:
 - a. Business Identification Sign

40.5 COMMERCIAL/INDUSTRIAL

A For the purpose of this section the following land use districts shall be defined as commercial/industrial districts:

1. Waterfront Commercial
2. Commercial 1
3. Commercial 2
4. Commercial/Light Industrial
5. Commercial/Heavy Industrial

B The following standards shall apply within these districts:

1. The following signs shall be prohibited within commercial/industrial land use districts:
 - a. None
2. The following signs will be allowed without a permit within commercial/industrial land use districts:
 - a. Government Sign
 - b. Real Estate Sign
 - c. Incidental Sign
 - d. Rummage or Garage Sale Sign
 - e. Home Occupation Sign
 - f. Political Sign
 - g. Nameplate Sign
 - h. Window Sign
 - i. Inflatable Signs
3. **Construction permit required.** The following signs shall require a permit within commercial/industrial land use districts:
 - a. Area Identification Sign
 - b. Illuminated Sign
 - c. Construction Sign
 - d. Business Identification Sign
 - e. Wall Sign
 - f. Changing Message Sign

40.6 ON-SITE SIGN GENERAL PROVISIONS

A Setbacks. The following setbacks shall be required:

1. **Side lot.** No sign shall be placed closer than 15 feet from side lot lines in all districts;
2. **Public waters setbacks.** All signs shall meet structure setbacks from the Ordinary High Water Level of public waters.
3. **Right of way setbacks.** No sign shall be placed within road right-of-way or easement. In areas designated by an approved comprehensive plan as having future frontage roads, setbacks shall be a minimum of 50 feet from existing road right-of-way;
4. **Wetlands protected.** No sign shall be placed within a Type 3, 4 and 5 wetland;
5. **Residential uses protected.** A Changing Message or Illuminated Sign shall not be located closer than 100 feet from any private single family residence

B Size. Signs shall meet the following size limitations.

1. **Size to frontage ratio.** On Commercially zoned property, the total of all exterior advertising area on the property shall not exceed one square foot per lineal foot of frontage along the public roadway not to exceed 1000 square feet per frontage, including off premise sign area.
2. **Commercial sign size limit.** No single free standing commercial sign shall exceed 200 square feet in area per face.

3. **Residential sign size limit.** On residentially zoned property, the total of all sign area shall not exceed 16 square feet per lot.
4. **Identification signs.** The size for area identification signs shall not exceed 32 square feet.
5. **Wall signs.** A wall sign shall not exceed 25 percent of the square footage of the wall of the building facing the public roadway on commercially zoned property.

C Height Standards. Signs shall not exceed the following height limits:

1. **Height above existing grade.** No sign within Rural Residential and Shoreland Districts shall exceed 10 feet in height above the existing grade;
2. **Commercial height above existing grade.** No free standing on-site advertising sign in commercial/industrial land use districts shall exceed 25 feet above the existing grade;
3. **Height above structure.** No sign attached to structures in commercial/industrial land use districts shall project more 25 feet above the finished grade or 10 feet above the height of the structure to which it is than attached, whichever is less;

D Number of Signs. The number of signs on any lot shall be limited as described below.

1. **Commercial zones.** A commercially zoned parcel of land shall not be allowed more than two free standing signs advertising the business or operation on that parcel, not including legally existing off-premise signs.
2. **Residential zones.** No more than two residential identification signs shall be allowed per residential lot.
3. **Identification signs per entrance.** The number of area identification signs shall not exceed one per entrance into the development.

E Non-conforming signs. All signs not meeting the provisions of this ordinance amendment shall be considered non-conforming signs and shall be subject to the provision of Article 5 of this ordinance.

F Political Signs. The placement and maintenance of political signs used during a campaign shall be regulated by the provisions in Minnesota State Statutes.

G Window Signs. The placement of window signs within a structure or building shall be permitted in all land use districts without a permit.

H Signs for watercraft. Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:

1. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or safety messages may be placed in or on public waters by a public authority or under a permit issued by the County Sheriff.

2. Other informational or public service signs within public or government zones shall be allowed within the shore impact zone provided the primary use is not commercial in nature and no sign shall not exceed 32 square feet in area; and
 3. Signs in waterfront commercial zones may be placed, when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten feet above the ground and must not exceed 32 square feet in size. If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters.
- I Inflatable Signs.** Inflatable signs shall be allowed on commercially zoned property for a period not to exceed 72 continuous hours. No inflatable sign shall be allowed for more than one 72 hour period in any 30 day period. The use of inflatable signs not attached to structures or the ground shall meet all Federal Aviation Administration regulations pertaining to height and flight patterns.

40.7 OFF-PREMISE SIGN GENERAL PROVISIONS

Policy: On July 25, 1995, the Crow Wing County Board placed a limit on the number of off-premise advertising signs that would be allowed along local and state highways. That number shall not exceed the number of such devices that existed, were approved by the zoning authority or were pending review at 2:00 p.m. on July 25, 1995. Only in the event that an existing off-premise advertising sign is removed within the county, shall another off-site advertising sign be allowed to replace it or be erected. The Department shall maintain a current record of all legally existing off-premise advertising signs located within the county.

- A District Locations.** An off-premise sign shall be located only in districts listed in Article 10.3.
- B Size Limitations.** No off-premise sign shall exceed 350 square feet per direction of visibility. No stacked signs shall be allowed.
- C Changing Messages.** Nothing in this amendment shall be construed to limit the ability of off-premise sign owners/leasers to change the sign messages or alter the facing of an off-premise sign. This provision shall also apply to all legally existing non-conforming signs.
- D Separation Requirements.** Separation From Off-Premise and On-site Advertising Signs/Road Setbacks
1. No off-premise sign or billboard shall be located closer than 600 feet to any other off-premise sign or billboard;
 2. All off-premise signs or billboards shall meet setbacks from the Ordinary High Water Level of public waters;
 3. No off-premise sign shall be placed within road right-of-way or easement. In areas designated by an approved comprehensive plan as having future frontage roads, setbacks shall be a minimum of 50 feet from existing road right-of-way;
 4. No off premise sign shall be erected or constructed within 300 feet of an intersection or two public roadways;

5. No off-premise sign shall be placed within a Type 3, 4 and 5 wetland;
 6. No off-premise sign shall be located closer than 500 feet from park/playground, school building or church building or private residence.
- E Height Restrictions.** No billboard shall be constructed so as to exceed 35 feet in height from existing road grade, not including temporary sign extensions.

ARTICLE 41--STORMWATER MANAGEMENT

41.1 PURPOSE AND INTENT

- A. The purpose of this part is to protect surface waters and private property from damage resulting from storm water runoff and erosion, ensure the annual storm water runoff rates and volumes from post-development site conditions mimic the annual runoff rates and volumes from predevelopment site conditions, ensure site development minimizes the generation of storm water and maximizes storm water treatment and infiltration, and protect water quality from nutrients, pathogens, toxins, debris, and thermal stress.
- B. The Department shall evaluate the storm water management needs of each lot in doing all reviews, approvals, and permit issuances.
- C. Treated storm water runoff shall use existing natural drainage ways and vegetated soil surfaces to convey, store, further filter, and retain storm water runoff before discharge to public waters. Preference shall be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

41.2 IMPERVIOUS SURFACE STANDARDS

- A. Shoreland District--Shoreland Protection Zone. Impervious surface coverage shall not exceed the limits as set forth in Table 41.1:
 1. On lots with total impervious surface coverage that does not exceed 15% , a stormwater management plan shall not be required for permit approval except as required under Article 41.3, and the following:
 - a. The Department shall consider proper stormwater management and recommend to applicants best management practices as set forth in the Minnesota Stormwater Manual.
 2. On lots with total impervious surface coverage that exceeds 15% but does not exceed 20%, a stormwater management plan shall be prepared by the applicant or their designated agent pursuant to the stormwater management plan design guide and worksheet provided by the Department and be submitted to the Department for approval prior to issuance of a permit and shall be effectively implemented, subject to the provisions of Article 41.3, and the following:
 - a. Permit holders or their designated agent shall notify the Department within 24 hours after implementation of the approved stormwater management plan.
 - b. The Department shall conduct an on-site inspection of stormwater management system to ensure compliance with the approved stormwater management plan.

STAFF MEMO: PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: 6/2/25
Agenda Section: New Business	Item: Subdivision

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: Discussion with Planning Commission Chair.

TOWN BOARD REVIEW AND/OR ACTION: N/A.

PROPOSED BUDGET/FISCAL IMPACT: N/A.

OPPORTUNITY COST IF APPROVED: N/A.

BACKGROUND:

Steve Lively submitted an application to subdivide a parcel located near Bear Path and 110th Street. The applicant provided materials from 20+ years ago that show the request. There are 3 parcels included with the previous survey, which are identified as A, B, and C. Parcel A does not show to be recorded.

ATTACHMENTS: Current Township ordinance requirements.

APP # _____
Date _____
Fee _____
(for office use only)

CROW WING TOWNSHIP
LOT SPLIT/SUBDIVISION/REZONING APPLICATION

Name of Applicant Steve Lively + Karen Phone 218-831-4041
Property Address (E911#) 10876 Bear Path Local Phone same
Mailing Address same E-mail Kylively@gmail.com
City, State, Zip Brainerd, MN 56401 (if different than above)

Applicant is:

Legal Owner ☒
Contract Buyer ☐
Option Holder ☐
Agent ☐
Other _____

Title Holder of Property (if other than applicant)

(Name) (same)

(Address)

(City, State, Zip)

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

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

Location of property involved in this request:
NE 1/4 of Section 11, Township 44, Range 31 West
Crow Wing County, MN - see attached

Property ID # 56110607 Zoning District _____
(8 digit # on tax statement)

Nature of request (select only one):

Preliminary Plat ☒

Final Plat ☐

Metes and Bounds ☐

Rezoning ☐ Proposed New Zoning District _____

Note: Applicants may apply for Preliminary Plat and Final Plat at the same time, but they must be on separate applications. Preliminary Plat and Final Plat hearings will not be held at the same meeting. Effective date of Final Plat application will be the date of Preliminary Plat approval.

REVISED: JANUARY, 2023

11-44-31

CENTRAL MINNESOTA SURVEYING, INC.

411 LAUREL STREET, BRAINERD, MN 56401 (218) 829-1751

985915

TOWNSHIP ROAD
(33rd ST. S.W.)

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 11, TOWNSHIP 44, RANGE 31, CROW WING COUNTY, MINNESOTA

FOR: MORRIS OLSON
1560 33RD STREET S.W.
BRAINERD, MN 56401



DESCRIPTION OF PARCEL TO BE DEEDED FROM LIVELY

That part of the north 146.09 feet of the Northwest Quarter of the Northeast Quarter of Section 11, Township 44, Range 31, Crow Wing County, Minnesota which lies southerly of the north 10 acres of said Northwest Quarter of the Northeast Quarter. Except the east 66 feet and the west 100 feet of said Northwest Quarter of the Northeast Quarter.

DESCRIPTION OF PARCEL TO BE DEEDED FROM REED

That part of the west 100 feet of the north 146.09 feet of the Northwest Quarter of the Northeast Quarter of Section 11, Township 44, Range 31, Crow Wing County, Minnesota which lies southerly of the north 10 acres of said Northwest Quarter of the Northeast Quarter.

Steve
218-831-4041
New description

SCALE: 1 INCH = 100 FT.

• DENOTES: FOUND IRON MONUMENT
○ DENOTES: 1/2 INCH IRON PIPE SET AND CAPPED PLS 17253
THE ORIENTATION OF THE BEARING SHOWN
IS BASED ON THE COUNTY COORDINATE SYSTEM

I HEREBY CERTIFY THAT THIS SURVEY 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.

Rene Lively
BRUCE DRIVIA REG. NO. 17253 DATE: 1/2/99

BR 44, PG 7-8 JOB NO. 985915

626

CENTRAL MINNESOTA SURVEYING, INC.

411 LAUREL STREET, BRAINERD, MN 56401 (218) 829-1751

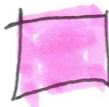

985975

TOWNSHIP ROAD
(33rd ST. S.W.)

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 11, TOWNSHIP 44, RANGE 31, CROW WING COUNTY, MINNESOTA

FOR: MORRIS OLSON
1500 33RD STREET S.W.
BRAINERD, MN 56401



 Parcel A
 Parcels B, C
Sold

DESCRIPTION OF PARCEL TO BE DEEDED FROM LIVELY

That part of the north 346.09 feet of the Northwest Quarter of the Northeast Quarter of Section 11, Township 44, Range 31, Crow Wing County, Minnesota which lies southerly of the north 10 acres of said Northwest Quarter of the Northeast Quarter Except the east 66 feet and the west 100 feet of said Northwest Quarter of the Northeast Quarter

DESCRIPTION OF PARCEL TO BE DEEDED FROM REED

That part of the west 100 feet of the north 346.09 feet of the Northwest Quarter of the Northeast Quarter of Section 11, Township 44, Range 31, Crow Wing County, Minnesota which lies southerly of the north 10 acres of said Northwest Quarter of the Northeast Quarter

[illegible][illegible]

[illegible][illegible]

2025 Compliance Inspections

[illegible]