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**CROW WING TOWNSHIP  
PLANNING AND ZONING COMMISSION**

**AGENDA**

**Tuesday September 2, 2025 6:00 PM**

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1. Call to Order
2. Roll Call
3. Additions or Deletions to Agenda
4. Public Hearing(s)
  - a. Rezone Application – 10872 Town Hall Street
  - b. Conditional Use Application – 8789 50<sup>th</sup> Avenue
5. Open Forum
6. Approval of Minutes
  - a. August 4, 2025
7. Old Business
  - a. Outstanding Complaints
8. New Business
9. Planning and Zoning Report
  - a. Brainerd Truck and Trailer
  - b. Previous SSTs Files
  - c. Permit Report
10. Town Board Correspondence
11. Adjournment

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

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## STAFF MEMO

<b>Department:</b> Zoning Administration	<b>Meeting Date:</b> September 2, 2025
<b>Agenda Section:</b> Public Hearing	<b>Item:</b> Rezone Application

**PREVIOUS PLANNING COMMISSION REVIEW OR ACTION:** Initial discussion with zoning administration of interest from the property owner in the possibility of rezoning current parcel and the potential of splitting the property into 10 acre lots. The property owner was in attendance and provided feedback to the Planning Commission's questions and comments.

**PREVIOUS TOWN BOARD REVIEW OR ACTION:** N/A

**COUNTY REVIEW AND IMPACTS:** N/A

**DNR REVIEW:** None.

**PROPOSED BUDGET/FISCAL IMPACT:** None.

**OPPORTUNITY COST IF RECOMMENDED:** Potential of increased individual parcels and future buildable space. Potential future tax revenue.

### BACKGROUND:

Applicant Information:	Michael Jensen
Current Zoning:	Agricultural/Forestry
Proposed Zoning:	RR - Rural Residential 10
Requested Plan:	Rezoning of Parcel 56100558
Location:	10872 Town Hall Street, Brainerd, MN 56401

Property owner Michael Jensen submitted an application for rezoning parcel 56100558 located at and/or near 10872 Town Hall Street, Brainerd, MN. If the proposed rezoning from Agriculture/Forestry to Rural Residential - 10 is approved, Mr. Jensen is looking to administratively subdivide one parcel into two.

**ATTACHMENTS:** Rezone application, public notices, ordinance document, and proposed survey documents.

**NOTICE OF PUBLIC HEARING  
CROW WING TOWNSHIP  
CROW WING COUNTY, MINNESOTA**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of Crow Wing Township will meet at 6:00 p.m. on Tuesday, September 2, 2025, located at 6930 Cuyuna Ave SW, Brainerd, MN, to conduct a public hearing. The purpose of the public hearing is to hear from zoning administration and anyone else interested and to thereafter make a recommendation to Crow Wing Township Town Board regarding a rezone application. Specifically, an application for changing the zoning from Agricultural/Forestry to Rural Residential – 10 located at 10872 Town Hall Street. Anyone desiring to be heard regarding the proposed application may speak during the public hearing or submit comments to Crow Wing Township. Additional information will be available approximately one week before the public hearing.

By: Crow Wing Township Zoning Administration

**CROW WING TOWNSHIP  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 2, 6:00 P.M. AT CROW WING TOWN HALL**

To Whom It May Concern:

A parcel under your ownership has been identified within the required notification area for a rezoning application request.

The following properties will be subject to a public hearing on **Tuesday, September 2, 2025**, at 6:00 p.m. or soon thereafter at the Crow Wing Town Hall (6930 Cuyuna Ave SW, Brainerd, MN 56401).

**Hearings:**

A rezoning application has been submitted for parcels located at 10872 Town Hall Street, Brainerd, MN 56401, proposed to be rezoned from Agricultural/Forestry District to Rural Residential - 10 District.

**PIN:** 56100558

**SUBJECT PROPERTY:**



**GIS Legal Description:**

NW1/4 OF NW1/4 EXCEPT THE E 660 FT THEREOF. TOGETHER WITH AN EASEMENT OF RECORD. SUBJECT TO AN EASEMENT OF RECORD.

All interested persons are invited to attend these hearings and be heard or send written comments to Crow Wing Town Hall or email [zoning@saehrco.com](mailto:zoning@saehrco.com). In addition, a staff report(s) will be made available at Town Hall, typically one week before the scheduled meeting.

By: Crow Wing Township Zoning Administration



HALL, THOMAS R & MARILYN  
11982 SCENIC RIVER DR  
BAXTER, MN 56425

WAGNILD, ALAN L & KATHLEEN A  
4741 BRENTWOOD DR  
BAXTER, MN 56425

GIBSON, ERIC & BILLIE  
11647 RIVER VISTA DR  
BAXTER, MN 56425

THOMPSON, DAVID I & ABIGAIL  
11978 SCENIC RIVER DR  
BAXTER MN 56425

LARSON, JORDAN & STACIE  
6593 PARKVIEW CIR  
BAXTER MN 56425

SCHLOEMER, JON F & MARY M  
11679 RIVER VISTA DR  
BAXTER, MN 56425

DAVIS, LYNN L TRUST AGREEMENT  
11972 SCENIC RIVER DR  
BAXTER MN 56425

NEUMANN, SEVERIN T & HEATHER R  
6589 PARKVIEW CIR  
BAXTER MN 56425

CHRISTENSEN, JAMES P & REBECCA L  
PO BOX 828  
NISSWA, MN 56468

STRUSS, GREGG A & JAYNE E  
6613 RIVERWOOD RD  
BAXTER, MN 56425

MURRAY, LINDA  
6820 MEDFORD RD  
BAXTER MN 56425

MORRIS, DONALD O  
11721 RIVER VISTA DR  
BAXTER MN 56425

CITY OF BAXTER  
13190 MEMORYWOOD DR  
BAXTER MN 56425

INGBERG, DEVLAN & ELISA DANIELLE AILIE  
11607 RIVER VISTA DR  
BAXTER MN 56425

RAISBECK, LARRY & LAURIE  
11749 RIVER VISTA DR  
BAXTER MN 56425

SCHMIDT, ALAN WAYNE & JOELLE  
11573 RIVER VISTA DR  
BAXTER, MN 56425

SCHULER FAMILY TRUST  
11595 RIVER VISTA DR  
BAXTER MN 56425

HAMLIN, FLOYD R  
4508 REDWOOD ST  
WINTER HAVEN FL 33880

WARD, JOHN E JR & SALLY  
11442 FORESTVIEW DR  
BAXTER MN 56425

BRADWAY, MICHAEL L & CONSTANCE H  
11568 RIVER VISTA DR  
BAXTER MN 56425

NAVIN, JOHN & CLARA  
11831 RIVER VISTA DR  
BAXTER MN 56425

ABEAR, RICHARD L & BEVERLY  
6584 PARK VIEW CIRCLE  
BAXTER, MN 56425

BESENFELDER, JAMES CHARLES  
11556 RIVER VISTA DR  
BAXTER MN 56425

FREEMAN, TYLER M & CARRIE E  
11847 RIVER VISTA DR  
BAXTER MN 56425

PERTTULA, THOMAS J & ELIZABETH B  
6590 PARKVIEW CIR  
BAXTER MN 56425

NORGON, ROBERT H & LORETTA A TRUST  
11472 FORESTVIEW DR  
BAXTER MN 56425

SELL, MATTHEW  
11865 RIVER VISTA DR  
BAXTER MN 56425

SCHUCKER, GAIL R  
6594 PARKVIEW CIR  
BAXTER, MN 56425

BOOMER, KALE M  
11635 RIVER VISTA DR  
BAXTER MN 56425

JOHNSON, CRAIG B  
11895 RIVER VISTA DR  
BAXTER, MN 56425

HULL, SAMUEL ABRAHAM & KERI ANN  
11586 RIVER VISTA DR  
BAXTER MN 56425

SELL, KATHY ANN  
11948 SCENIC RIVER DR  
BAXTER MN 56425

TABATT, ZACHARY R & JESSICA A  
11868 RIVER VISTA DR  
BAXTER MN 56425

CAMERON, COLE & REGINA  
11594 RIVER VISTA DR  
BAXTER MN 56425

GOODE, DONALD R TRUST  
7098 RIVER VISTA CT  
BAXTER MN 56425

MOLENAAR, GREGORY R & RUIRUI W  
1300 KILIAN BLVD SE  
SAINT CLOUD MN 56304

TETREAULT FAMILY TRUST  
11614 RIVER VISTA DR  
BAXTER MN 56425

SCHULTZ, RUSSEL M TRUST  
7093 RIVER VISTA CT  
BAXTER MN 56425

PASSI, ROBERT W & ELIZABETH TRUST  
11954 SCENIC RIVER DR  
BAXTER, MN 56425

ISSENDORF, ERIC & TRISHA  
7596 COUNTRY CREEK RD  
WAHPETON ND 58075

SNOOK, LEE C & RITA C FAMILY LIV TRUST  
7081 RIVER VISTA CT  
BAXTER MN 56425

KRIHA, GEORGE R & BONNIE  
11960 SCENIC RIVER DR  
BAXTER, MN 56425

SPREITER, BRIAN T & JANET M  
11632 RIVER VISTA DR  
BAXTER, MN 56425

KLEIN KORENTAYER FAMILY REV TRUST  
7041 RIVER VISTA CT  
BAXTER MN 56425

GRIFFIN, RAYMOND W & DEBRA J  
11766 RIVER VISTA DR  
BAXTER, MN 56425

CHRISTENSEN, DALE A & SHARON  
11656 RIVER VISTA DR  
BAXTER, MN 56425

GRIFFIN, RAY W & DEBRA J  
11766 RIVER VISTA DR  
BAXTER MN 56425

FELSKE, DAVID & DEBORAH  
PO BOX 123  
NISSWA MN 56468

EIDENSHINK, MICHAEL F & SONJA M  
11716 RIVER VISTA DR  
BAXTER MN 56425

KRONBECK, KEVIN & KAREN  
11806 RIVER VISTA DR  
BAXTER, MN 56425

SLIPY, JON J & APRIL J  
11809 RIVER VISTA DR  
BAXTER MN 56425

FRAKI, MICHAEL I & NADINE M  
11742 RIVER VISTA DR  
BAXTER, MN 56425

HENRY, PATRICK M & LUCILLE B TRUST  
4 BEEBE AVE  
MENDOTA HEIGHTS MN 55118

SCHIEFFER, DOUGLAS D 2021 FAMILY TRUST  
26456 WYLDEWOOD DR  
WEBSTER MN 55088

GROSS, BRETT A & LYNDA JO  
7036 RIVER VISTA CT  
BAXTER, MN 56425

RINKE, RANDY A & SHERYL A  
11838 RIVER VISTA DR  
BAXTER, MN 56425

STOKKE, TRAVIS M  
11221 TOWN HALL ST  
BRainerd MN 56401

ROSS, KARI D B & GRANT S  
7080 RIVER VISTA CT  
BAXTER MN 56425

EMSLANDER, DALE LEO & JESSIE TARA  
11850 RIVER VISTA DR  
BAXTER MN 56425-1436

JOHNSON, BRYCE  
11298 TOWN HALL ST  
BRainerd MN 56401

DANO, JOHN A  
6712 BARROWS AVE  
BRAINERD, MN 56401

ROFIDAL, SUSAN L  
6776 RIVER WAY  
BRAINERD, MN 56401

LINDER, DAVID & RITA  
937 135TH ST SW  
PILLAGER MN 56473

THOMPSON, THOMAS LEE  
323 WOODLAND HILLS LN  
BRAINERD MN 56401

POWERS, RANDY & BONITA C # 11008447  
6888 RIVER WAY  
BRAINERD MN 56401

THELEN-WHEELER LLC  
4376 MISSION RD  
NISSWA, MN 56468

O'NEAL, STACY L & MICHAEL A  
11293 TOWN HALL ST  
BRAINERD MN 56401

BIGLER, GREGORY L & VICTORIA  
6832 RIVER WAY  
BRAINERD, MN 56401

HELDT, MARCIE, LARSEN, JONATHAN,  
C/O MARCIE HELDT  
1423 S 7TH ST BRAINERD MN 56401

LARSON, HEATH A  
11259 TOWN HALL ST  
BRAINERD MN 56401

ANDERSON, MARY THERESA SURVIVORS TRUST  
130 BASINSIDE WAY  
ALAMEDA CA 94502

LAKE INFERIOR LLC  
C/O TIM ANDERSON  
2121 GRANT STREET BERKELEY, CA 94703

LARSON, HEATH A  
11259 TOWN HALL ST  
BRAINERD, MN 56401

KLEIN, JOSEPH R & BARBARA  
11149 TOWN HALL ST  
BRAINERD MN 56401

LUTHERAN SOCIAL SERVICES OF MN  
2485 COMO AVE  
ST PAUL MN 55108

REED, CARL W & LUANA  
11243 TOWN HALL ST  
BRAINERD, MN 56401

TOWNSHIP OF CROW WING  
11039 GREENWOOD ST  
BRAINERD MN 56401

BRANT, BENJAMIN &  
7269 HUNTER CIR  
BRAINERD MN 56401

QUANBECK, MARK & HEIDI AHL-QUANBECK  
729 SADDLE RIDGE RD  
BISMARCK ND 58503

JORDAN, TROY E & MOLLY DUSBABEK  
6976 CUYUNA AVE  
BRAINERD, MN 56401

COMEAU, RAYMOND L & MARLYS K  
7339 HUNTER CIR  
BRAINERD MN 56401

DEASON, STACY M TRUST  
11171 TOWN HALL RD  
BRAINERD MN 56401

DILLON, DALE A  
10224 TOWN HALL ST  
BRAINERD, MN 56401

PRASKA, DYLOM M & LINDSAY M  
7367 HUNTERS CIR  
BRAINERD, MN 56401

POTLATCH TRS MINNESOTA LLC  
ATTN TAX DEPT  
601 W 1ST AVE STE 1600 SPOKANE, WA 99201

RUCKDASCHEL, ELLIOTT  
499 55 SPRUCE RD  
MOTLEY MN 56466

DANILYUK, WILLIAM  
34043 SUNSET LOOP  
MOTLEY MN 56466

DOOLEY INVESTMENTS LLC  
12950 KNOLLWOOD DR  
BAXTER MN 56425

RUCKDASCHEL, BROCK ELLIOT & KALLIE DAWN  
6982 HOLMES AVE  
BRAINERD MN 56401

LINDQUIST, BROOKE ALYSE  
621 E ST NE  
BRAINERD MN 56401

DK INVESTMENTS LLC  
1107 6TH ST S  
BRAINERD, MN 56401

JENSEN, EULA F  
10385 BUSINESS 371  
BRAINERD MN 56401

PAESLER, KIMBERLY M  
7130 REMINGTON WAY  
BRAINERD, MN 56401

ZIEBELL, JANET R & DARON F  
10385 BUSINESS 371  
BRAINERD, MN 56401

STUDNISKI, JOSHUA R G  
2785 SLEEPY HOLLOW RD  
FORT RIPLEY MN 56449

DEGEN, MICHAEL S & JULIE L  
8595 DOROTHY AVE  
BRAINERD MN 56401

SJOSTRAND, WHITNEY  
108 BELLE RAE CIR  
BRAINERD MN 56401

JENSEN, ROXANNE I  
10872 TOWN HALL ST  
BRAINERD, MN 56401

O'NEIL, STEVEN D  
7215 REMINGTON WAY  
BRAINERD, MN 56401

JENSEN, DONOVAN LEON III  
10996 TOWN HALL ST  
BRAINERD, MN 56401

STUMVOLL, JENNELL M  
7129 REMINGTON WAY  
BRAINERD MN 56401

SAND-SHEQUEN, JENNIFER L &  
SHEQUEN, BRANDON J  
7391 SHEQUEN RD BRAINERD, MN 56401

PETRIE, RANDY J & JUDY L  
7093 REMINGTON WAY  
BRAINERD MN 56401

SAND, JOSHUA P & BRIANA  
7387 SHEQUEN DR  
BRAINERD MN 56401

RINGWELSKI, BRICE A & SHARI K  
11788 LARCH ST NW  
COON RAPIDS, MN 55448

SHAWN FLETCHER TRUCKING INC  
10545 BUSINESS 371  
BRAINERD, MN 56401

IMGRUND, JANENE M & DAVID J  
10320 TOWN HALL ST  
BRAINERD, MN 56401

10288 TOWNHALL LLC  
11198 BRAYTON RD  
BRAINERD MN 56401

**ORDINANCE NO. \_\_\_\_**

**CROW WING TOWNSHIP  
CROW WING COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING ARTICLE 4 OF THE CROW WING TOWNSHIP  
CODE, KNOWN AS THE AMENDMENTS TO ORDINANCE TEXT AND LAND USE  
DISTRICT, BY REZONING THE SUBJECT PROPERTY FROM  
AGRICULTURAL/FORESTRY DISTRICT (AGF) TO RURAL RESIDENTIAL – 10  
(RR-10)**

***THE CROW WING TOWNSHIP AND TOWN BOARD HEREBY ORDAINS THE  
FOLLOWING:***

**LOCATION: 5610058 (PARCEL ID)**

- Section 1.** The property identified as **56100558** of Crow Wing Township is hereby amended to rezone the following described parcels legally described in **Exhibit A** from Agricultural/Forestry to Rural Residential – 10.
- Section 2.** The Zoning Administrator is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.
- Section 3.** The Zoning Administrator is hereby directed to make the changes required by this Ordinance as part of the Crow Wing Township Official Code, Article 4, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The Zoning Administrator is further directed to make necessary corrections to any internal references that result from said process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.
- Section 4.** This Ordinance shall take effect and be in full force from and after its passage and publication. This ordinance shall be placed on file at the Crow Wing Township Town Hall for public review. Copies of the complete Ordinance and map are available online and at Crow Wing Township Town Hall for examination upon request.

**NOW, THEREFORE, BE IT RESOLVED**, by the Crow Wing Township Board approves the rezoning of the property identified as 56100558 from Agricultural/Forestry District to Rural Residential - 10.

**ORDINANCE NO. \_\_\_\_**

**ADOPTED BY** the Crow Wing Township Town Board this \_\_\_\_ day of September, 2025.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

**ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_, Clerk

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**SEAL:**

**THIS INSTRUMENT DRAFTED BY:**

Crow Wing Township  
6930 Cuyuna Ave SW  
Brainerd, MN 56401

**ORDINANCE NO. \_\_\_\_**

**EXHIBIT A  
LEGAL DESCRIPTIONS**

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 OF NW1/4)  
EXCEPT THE EAST 660 FEET THEREOF. TOGETHER WITH AN EASEMENT OF  
RECORD. SUBJECT TO AN EASEMENT OF RECORD.

## **ARTICLE 4--AMENDMENTS TO ORDINANCE TEXT, LAND USE DISTRICT BOUNDARIES, AND DESIGNATION OF SENSITIVE SHORELAND DISTRICTS**

### **4.1 INITIATION OF AMENDMENTS**

- A. **Initiation of text amendments.** An amendment to this Ordinance may be initiated by the Town Board or the Planning Commission/Board of Adjustment or any landowner of the Township upon individual application therefore.
- B. **Initiation of land use district reclassification amendments.** An amendment to the official land use district map may be initiated by the Town Board or the Planning Commission/Board of Adjustment or any landowner of the Township upon individual application therefore.
- C. **Fee waived.** Action to amend this Ordinance or the official land use district map, when initiated by the Town Board or the Planning Commission/Board of Adjustment, shall not require the payment of any fee otherwise required under this Ordinance.

### **4.2 APPLICATION AND HEARING**

- A. **Application.** Applications for ordinance text or land use district reclassification amendments shall be made to the Administrator.
- B. **Hearing.** The Planning Commission/Board of Adjustment shall hold at least one public hearing on the proposed ordinance text amendment or land use district classification change conducted pursuant to Minnesota Statutes, Section 462.357, subd. 3 and the adopted Planning Commission/Board of Adjustment rules of business.
- C. **Consideration of ordinance text amendments.** Amendments may be offered when the ordinance is under consideration. If amendments are made, the sections of the ordinance amended shall be read as amended before the question of its passage is taken. After review and taking public comment, the Planning Commission shall vote to approve, deny, or amend the ordinance or ordinance amendment(s) and forward their recommendations to the Town Board. Approval of the ordinance shall constitute the singular recommendation of the Planning Commission/Board of Adjustment to the Town Board on the ordinance.
- D. **Criteria for consideration of land use district reclassification.** In reviewing a land use district reclassification application, the Planning Commission/ Board of Adjustment shall find that:
  - 1. The reclassification is in accord with the comprehensive plan;
  - 2. The reclassification is warranted due to changed land use circumstances or a need for additional property in the proposed land use district;
  - 3. The subject property is suitable for development in general conformance with land use standards under the proposed land use district classification;
  - 4. The reclassification will not be detrimental to uses or property in the immediate vicinity of the subject property, and;
  - 5. The reclassification promotes the health, safety, and general welfare of the public.



**ORDINANCE NO. \_\_\_\_**

**CROW WING TOWNSHIP**

**AN ORDINANCE AMENDING THE ZONING MAP  
OF THE CROW WING TOWNSHIP CODE,  
KNOWN AS THE ZONING ORDINANCE,  
PROVIDING FOR THE PUBLICATION OF SAID  
ORDINANCE IN SUMMARY FORM**

THE CROW WING TOWNSHIP TOWN BOARD HEREBY ORDAINS THAT THE FOLLOWING SUMMARY ORDINANCE SHALL BE PUBLISHED IN LIEU OF THE FULL AMENDMENT, WHICH SHALL BE ON FILE AND AVAILABLE FOR VIEWING IN THE OFFICE OF THE TOWNSHIP CLERK:

**Section 1.** The official zoning map of the Crow wing Township Code is hereby amended and adopted per Ordinance No. \_\_\_\_ on file in the office of the Township Clerk. The map shall not be republished at this time.

**Section 2.** Location 56100558 of the Crow Wing Township is hereby rezoned per Ordinance No. \_\_\_\_.

**Section 3.** This Ordinance No. \_\_\_\_ shall be effective immediately upon its passage and publication in Summary Form.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Crow Wing Township Planning and Zoning Commission, Minnesota.

**CROW WING TOWNSHIP, MINNESOTA**

\_\_\_\_\_  
By: \_\_\_\_\_, Chairman

ATTEST:

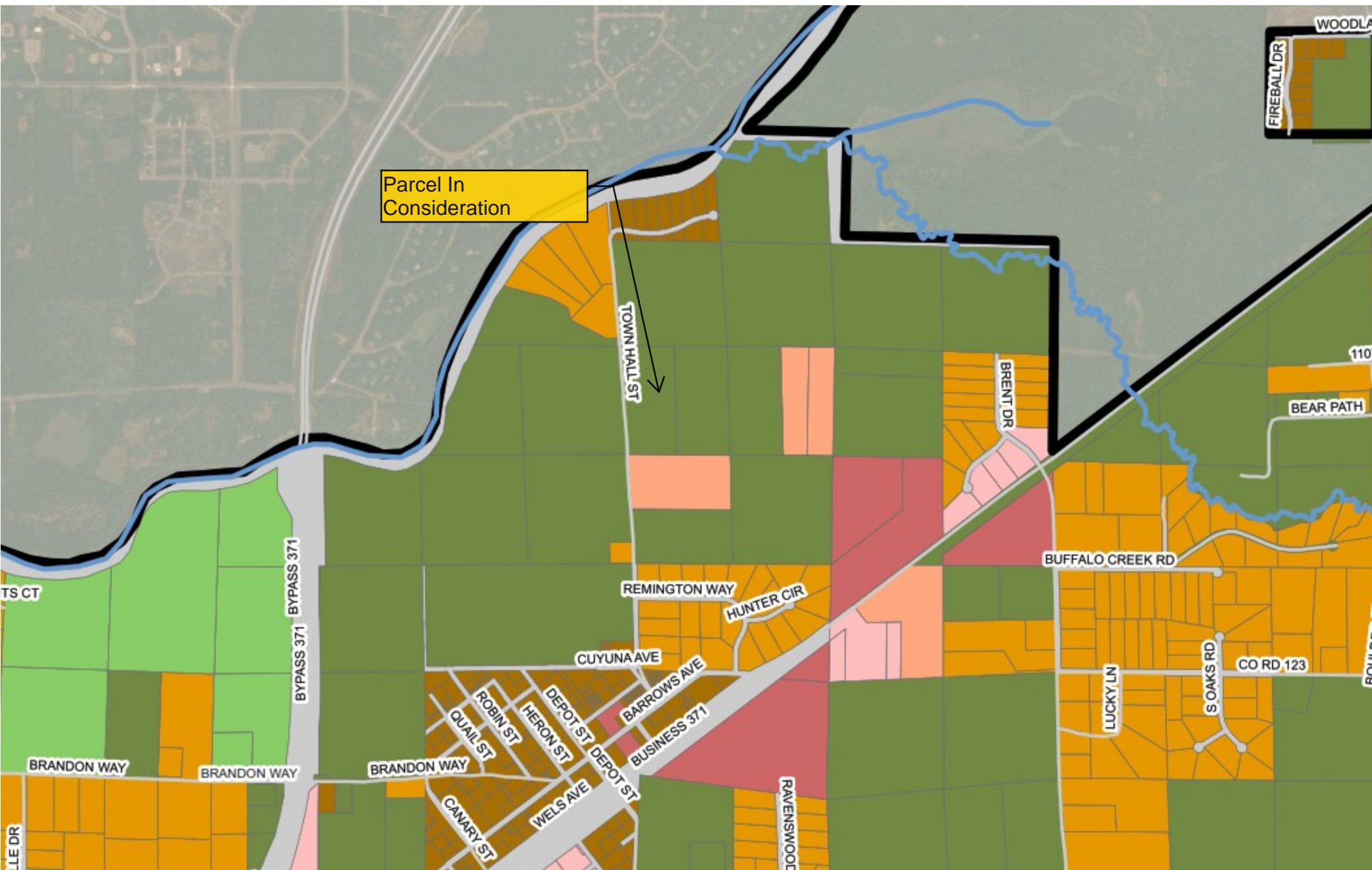
\_\_\_\_\_  
\_\_\_\_\_, Township Clerk

#### **4.3 DESIGNATION OF SENSITIVE SHORELAND DISTRICTS (SS)**

- A. The Town Board may assign SS district classification to the shoreland district adjacent to a bay of a lake, or to a clearly defined portion of the shoreline of a lake. The area considered for such classification must have a DNR Sensitive Lakeshore Survey Report based on the classification criteria and procedures set forth in the latest version of the Minnesota Department of Natural Resources document entitled “Minnesota’s Sensitive Lakeshore Identification Manual, A Conservation Strategy for Minnesota’s Lakeshores”.
- B. The reclassification of a shoreland district and/or water-oriented commercial district to a SS District may be initiated by:
  - 1. Verification from the Minnesota Department of Natural Resources, Division of Ecological and Water Resources that area(s) proposed to be reclassified are consistent with the classification criteria and procedures set forth in Article 4.3 A above.
  - 2. A duly approved motion by the Planning Commission sent to the Town Board for approval, along with substantiating data from the Department.
- C. Processing requests
  - 1. The Department shall examine the official land use district maps to assure that the area(s) proposed for reclassification corresponds to existing parcel lines and that no parcel is subjected to multiple districts. District and class boundaries shall be adjusted to best protect sensitive areas.
  - 2. Within 30 days of completion of the verification process, the Planning Commission/Board of Adjustment shall set a date for a public hearing.
  - 3. The public hearing shall be conducted pursuant to the adopted Planning Commission/Board of Adjustment rules of business.
- D. Planning Commission/Board of Adjustment Review
  - 1. Planning Commission/Board of Adjustment shall consider the following data and criteria when reviewing a SS district classification application:
    - a. The data listed in the DNR Sensitive Lakeshore Survey Report for the bay(s) or shoreline segment(s).
    - b. The potential benefits of reclassification for the enhancement of water quality, conservation of economic and natural environmental values of shorelands, and wise use of water and related land resources.;
    - c. The public hearing testimony;
    - d. The density and characteristics of existing development in the bay(s) or shoreline segment(s);







Parcel In  
Consideration

TOWN HALL ST

BRENT DR

BEAR PATH

BUFFALO CREEK RD

REMINGTON WAY

HUNTER CIR

CUYUNA AVE

BARROWS AVE

BUSINESS 371

LUCKY LN

S OAKS RD

CO RD 123

RAVENSWOOD

WELLS AVE

CANARY ST

QUAIL ST

ROBIN ST

HERON ST

DEPOT ST

DEPOT ST

BRANDON WAY

BRANDON WAY

BRANDON WAY

TS CT

LLE DR

FIREBALL DR

WOODLA



APP # \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \_\_\_\_\_  
(for office use only)

**CROW WING TOWNSHIP**  
**LOT SPLIT/SUBDIVISION/REZONING APPLICATION**

Name of Applicant Michael Jensen Phone 218-838-9158  
Property Address (E911#) 10872 Town Hall Street Local Phone Same  
Mailing Address N/A E-mail jensenmichael1635@gmail.com  
City, State, Zip Brainerd, MN 56401 (if different than above)

Applicant is:	Title Holder of Property <small>(if other than applicant)</small>
Legal Owner ( )	<u>Roxanne Jensen</u>
Contract Buyer ( )	(Name)
Option Holder ( )	<u>10872 Town Hall Street</u>
Agent ( )	(Address)
Other <u>Grandson</u>	<u>Brainerd, MN 56401</u>
	(City, State, Zip)

Signature of Owner, authorizing application (required): Roxanne Jensen  
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.)

Location of property involved in this request:  
10-044-031 NW 1/4 of NW 1/4 Except the E 660 FT Thereof  
Sec. 10, Twp. 10N, Range 10E

Property ID # 56100558, 5401022 00000009 Zoning District Agricultural/Forestry  
(8 digit # on tax statement)

Nature of request (select only one):

Preliminary Plat ( )

Final Plat ( )

Metes and Bounds ( )

Rezoning ☒

Proposed New Zoning District Rural Residential -10

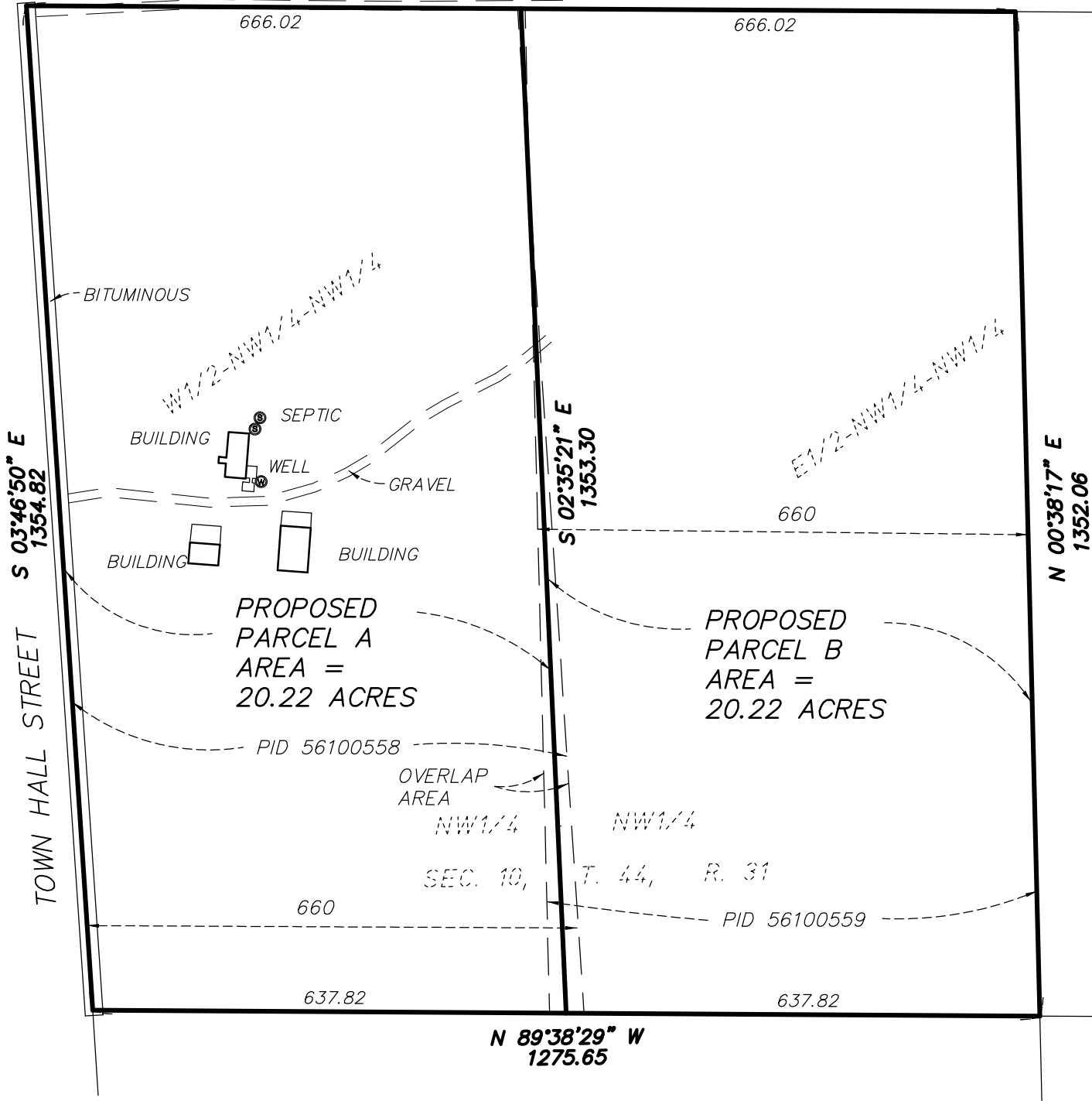
**Note:** Applicants may apply for Preliminary Plat and Final Plat at the same time, but they must be on separate applications. Preliminary Plat and Final Plat hearings will not be held at the same meeting. Effective date of Final Plat application will be the date of Preliminary Plat approval.

### CHECKLIST

- ☒ Completed application, signed by property owner, and fee
- ☒ Send application electronically to Zoning Administrator
- ☒ Sewer Compliance Inspection Report *Will email when it is received*
- ☐ All current Township charges paid
- ☐ Survey
- ☐ Site plan with the minimum information outlined in the Ordinance

# SKETCH OF DESCRIPTION

SHEQUEN DRIVE  
N 89°39'39" W  
1332.04



## PROPOSED PARCEL A

The West Half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota.

Subject to easements, reservations and restrictions of record.

## PROPOSED PARCEL B

The East Half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota.

Subject to easements, reservations and restrictions of record.

## GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Crow Wing County Coordinate System
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.

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.

Paul Herkenhoff

8-27-25

Paul Herkenhoff, R.L.S.  
License No. 45875

Date

REQUESTED BY:

JENSEN

Lakes Area  
SURVEYING  
LLC.

4962 COMMONS DR. UNIT E-2  
NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by:

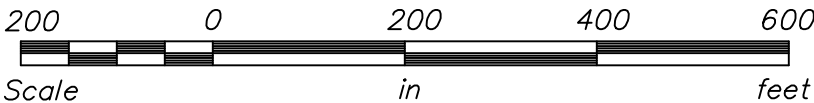
PDH

Date:

07/29/25

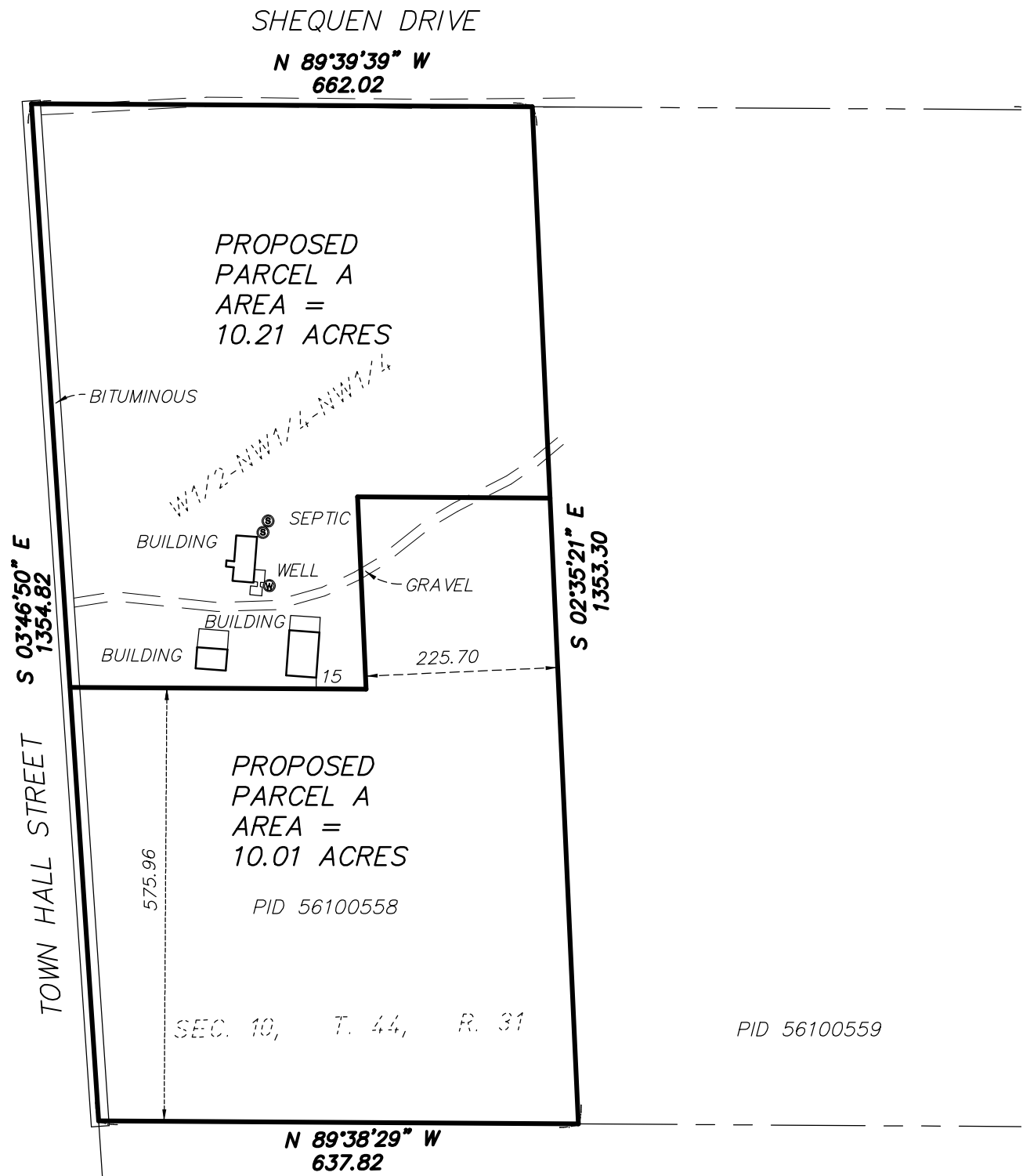
Job No:

25-220





# SKETCH OF DESCRIPTION



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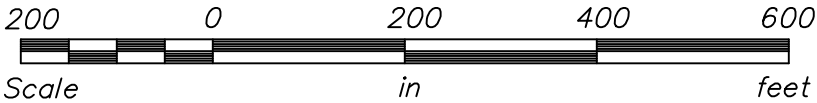
REQUESTED BY: **JENSEN**

*Lakes Area*  
**SURVEYING**  
LLC.

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NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by: PDH Date: 07/29/25 Job No: 25-220



**STAFF MEMO**  
**PLANNING COMMISSION**

<b>Department:</b> Zoning Administration	<b>Meeting Date:</b> September 2, 2025
<b>Agenda Section:</b> Public Hearing	<b>Item:</b> Conditional Use Permit

**PREVIOUS PLANNING COMMISSION REVIEW OR ACTION:** Preliminary discussion at previous planning commission meetings regarding the application.

**PREVIOUS TOWN BOARD REVIEW OR ACTION:** N/A

**COUNTY REVIEW AND IMPACTS:** N/A.

**PROPOSED BUDGET/FISCAL IMPACT:** N/A

**OPPORTUNITY COST IF RECOMMENDED:** N/A

**BACKGROUND:**

Applicant Information: Steve and Brenda Hardies  
Zoning: Agricultural / Forestry  
Application Request: Conditional Use Application for Dirt Moving  
Location: 8789 50<sup>th</sup> Avenue / PID 56190523

Applicants are seeking a conditional use permit to install a 11.5ft x 36ft park model structure as a primary residential summer residence. Property current has a compliant ssts system and well. Driveway access off 50<sup>th</sup> avenue was also previously installed.

**ATTACHMENTS:** Conditional Use Application, Site Plans, CUP Resolution, other supporting documents.

**NOTICE OF PUBLIC HEARING  
CROW WING TOWNSHIP  
CROW WING COUNTY, MINNESOTA**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of Crow Wing Township will meet at 6:00 p.m. on Tuesday, September 2, 2025, located at 6930 Cuyuna Avenue SW Brainerd, Minnesota, to conduct a public hearing. The purpose of the public hearing is to hear from zoning administration and anyone else interested and to thereafter make a recommendation to Crow Wing Township Town Board regarding a conditional use permit (CUP) application. Specifically, for a park model structure to be used as a single-family summer residence located at 8789 50<sup>th</sup> Avenue. Anyone desiring to be heard regarding the proposed application may speak during the public hearing or submit comments to Crow Wing Township. Additional information will be available approximately one week before the public hearing.

By: Crow Wing Township Zoning Administration

**CROW WING TOWNSHIP  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 2, 2025, 6:00 P.M. AT CROW WING TOWNSHIP TOWN HALL**

To Whom It May Concern:

A parcel under your ownership has been identified within the required notification area for conditional use application request.

The following properties will be subject to a public hearing on **Tuesday, September 2, 2025**, at 6:00 p.m. or soon thereafter at the Crow Wing Town Hall (6930 Cuyuna Avenue SW Brainerd, MN 56401).

**PID:** 56190523. (Physical Address: 8789 50<sup>th</sup> Avenue Brainerd, MN 56401)

**Hearing:**

A conditional use application has been submitted for a park model structure to be used as a single-family summer residence located at 8789 50<sup>th</sup> Avenue, Brainerd 56401.

**Subject property:**



**GIS LEGAL DESCRIPTION:**

PID: 56190523

NE1/4 OF NE1/4 SECTION 19, EXCEPT THE E. 990 FT OF N. 880 FT THEREOF.

All interested persons are invited to attend the hearing and be heard or send written comments to Crow Wing Township or email [zoning@saehrco.com](mailto:zoning@saehrco.com). In addition, a staff report will be made available at the Crow Wing Town Hall, typically one week before the scheduled meeting.

BY: Crow Wing Township Zoning Administration

AUSTIN, PAUL A  
9066 50TH AVE  
BRAINERD, MN 56401

POISSANT, STEPHEN & JANET TRUST  
9511 50TH AVE  
BRAINERD MN 56401

SMITH, THOMAS GORDON  
5507 SW 10TH AVE  
TOPEKA KS 66604

MAILHOT, DIANE LYNN  
2030 E LYDIA AVE # 227  
MAPLEWOOD MN 55109

HARDIES, STEVEN D & BRENDA J  
PO BOX 279  
QUARTZSITE AZ 85346

WOLVERT, ROSELLA  
8721 STATE HIGHWAY 371  
BRAINERD MN 56401

MOBERG, LEE A & LENY O  
9152 50TH AVE  
BRAINERD MN 56401

VOGEL, KEVEN F & KELLY J FAMILY TRUST  
8493 HIGHWAY 371  
BRAINERD MN 56401

COOPER, THOMAS M & BETH J  
5093 MARY ALLEN LN  
BRAINERD MN 56401

SCHOMMER, JOSEPH B & KATIE JO  
14759 19TH ST NE SUITE 101  
LITTLE FALLS, MN 56345

DEROSIER, PATRICK & MARLA  
2044 DEROSIER RD  
BRAINERD, MN 56401

BACHMAN, ANTHONY W & ERIN M  
5157 SWEET RD  
BRAINERD, MN 56401

EIDENSHINK, MICHAEL F & SONJA M  
9164 GOLDEN OAK DR  
BRAINERD MN 56401

PEDERSON, KEVIN &  
2836 PINE VIEW BLVD  
MOTLEY MN 56466

SIMONET, BRADEN P & CATHERINE R  
5243 SWEET RD  
BRAINERD, MN 56401

WOZNICK, DAN & ANITA  
9165 GOLDEN OAK DR  
BRAINERD MN 56401

SWANSON, DANIEL J & HELEN M  
4863 SWEET RD  
BRAINERD MN 56401

BATTALION HOLDINGS LLC  
1820 OLD HIGHWAY 8 NW  
NEW BRIGHTON MN 55112

VICORY, MARK N & LISA A  
9123 GOLDEN OAK DR  
BRAINERD MN 56401

KRUCHTEN, ROBERT  
8600 STATE HIGHWAY 371  
BRAINERD MN 56401

DAY, MICHAEL & SANDRA  
15056 RIDGEWAY DR  
FORT RIPLEY MN 56449

CAUGHEY, TONYA J TRUST  
9041 GOLDEN OAK DR  
BRAINERD MN 56401

AMENT, JEREMY  
8577 STATE HIGHWAY 371  
BRAINERD MN 56401

KOSEL, RONALD & TAMMY JO  
2014 25TH ST S  
SAINT CLOUD MN 56301

GONDRINGER, JACEN & VALINE THESING  
4879 RIVERWOOD CIR  
BRAINERD, MN 56401-2775

FLEISHER, JEFFREY M  
8633 STATE HIGHWAY 371  
BRAINERD MN 56401

SANDOZ, KIP & CYNTHIA  
8642 BIRCHWOOD HILLS RD  
NISSWA MN 56468

DEBUSK, WENDY L  
9117 50TH AVE  
BRAINERD MN 56401

MULHOLLAND, HAROLD T & LINDA M  
8653 STATE HIGHWAY 371  
BRAINERD MN 56401

MEHR, DAVE  
12354 SCENIC RIVER DR  
BAXTER MN 56425

PETERS, CINDY L REV TRUST  
395 4TH ST S  
NAPLES FL 34102

OWNED STORAGE 371 OWNERS ASSOCIATION  
1820 OLD HIGHWAY 8 NW FLR 3  
NEW BRIGHTON MN 55112

- B. Up to three members shall be subject to appointment each year.
- C. Each member of the Planning Commission/Board of Adjustment shall be appointed for a term of two years.
- D. Vacancies shall be filled through appointment by the Town Board for only the duration of the un-expired term.
- E. Nonperformance of duty or misconduct in office shall constitute grounds for dismissal by the Town Board. Nonperformance shall include attendance at less than 80 percent of regularly scheduled Planning Commission/Board of Adjustment meetings.

#### **6.4 OFFICERS/DUTIES**

- A. Officers of the Planning Commission/Board of Adjustment shall be a Chairperson, Vice-Chairperson and other officers as needed.
- B. Officers shall be elected by the Planning Commission/Board of Adjustment at the first regular meeting held in February.
- C. In the event of a resignation of an Officer, the Planning Commission/Board of Adjustment shall fill the vacancy.
- D. The Chairperson shall preside at all meetings.
- E. The Vice-Chairperson shall assume the responsibilities of the Chairperson when he/she is unable to serve.

#### **6.5 COMPENSATION AND MILEAGE**

- A. Planning Commission/Board of Adjustment members may receive per diem as allowed by the Town Board.
- B. Planning Commission/Board of Adjustment members will be reimbursed at the current Township rate for mileage to and from the meeting place.
- C. Planning Commission/Board of Adjustment members, when required to make on-site inspections relating to the function of the Commission or Board, may claim mileage expense and per diem.

#### **6.6 MEETINGS**

Meetings shall be scheduled and conducted according to the established Planning Commission/Board of Adjustment rules of business.

### **ARTICLE 7--CONDITIONAL USE PERMITS**

#### **7.1 CONDITIONAL USE PERMIT**

Land uses shown as Conditional Uses in the Land Use Tables in Article 10.3, shall be allowed only after a Conditional Use Permit application has been made to and approved by the Planning Commission/Board of Adjustment.

## **7.2 PUBLIC HEARING**

The Planning Commission/Board of Adjustment shall hold at least one public hearing on an application for a conditional use permit pursuant to Minnesota Statutes, Section 462.395, subd. 2 and its adopted rules of business.

## **7.3 DELAYED ACTION**

In considering the application for a Conditional Use, the Planning Commission/Board of Adjustment may adjourn the hearing to a future time and defer action or consideration until further information desired from the applicant is submitted. The applicant shall be formally notified of the information needed or reason for tabling the item. The provisions for action on an application shall be in compliance with Minnesota Statutes, Chapter 15.99 and Article 3.8 A. of this Ordinance.

## **7.4 DETERMINATION**

In considering an application, the Planning Commission/Board of Adjustment shall determine and make findings for approval or denial on:

- A. The impact of the proposed use on the health, safety, and general welfare of the occupants in the surrounding neighborhood;
- B. The ability of the proposed use to meet the standards of this ordinance.
- C. The ability of the proposed use to meet goals and policies adopted within the Comprehensive Plan;
- D. The effect of the proposed use on property values and future development of the land in the surrounding neighborhood;
- E. The effect of the proposed use on public utility, public services, roads and schools;
- F. The effects of the proposed use on the environment including its impact on groundwater, surface water and air quality;
- G. The adequacy of water supply, subsurface sewage treatment system facilities, erosion control and stormwater management are provided pursuant to applicable standards;

## **7.5 CONDITIONS MAY APPLY**

The Planning Commission/Board of Adjustment, in approving any such application, may impose additional conditions to the granting of the permit that shall fulfill the purposes of this ordinance. Such conditions may include, but are not limited to, the following:

- A. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.



- B. Special provisions for the location, use of structures, sewage treatment systems, water craft launching and docking areas and vehicle parking areas.
- C. Performance security as prescribed in Article 3.6 of this ordinance
- D. Provisions to insure that the conditional use will not be detrimental to the use and enjoyment of the environment or of other properties.
- E. Buffers between potentially conflicting uses or along shorelines.
- F. Designated length of time in which work must be completed.

## **7.6 SPECIAL REVIEW CRITERIA FOR FLOOD PLAIN CONDITIONAL USE PERMITS**

In reviewing Conditional Use applications in Floodplain areas, the Planning Commission/Board of Adjustment shall consider all relevant factors specified in other sections of these standards, and:

- A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
- B. The danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
- C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
- D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- E. The importance of the services provided by the proposed facility to the community.
- F. The requirements of the facility for a waterfront location.
- G. The availability of alternative locations not subject to flooding for the proposed use.
- H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- I. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
- J. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- K. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
- L. Such other factors which are relevant to the purposes of these standards.

## **7.7 CONDITIONAL USE PERMIT DECISION**

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment may approve, deny, or modify the

conditional use requested. The Planning Commission/Board of Adjustment shall prepare written findings of fact to support its decision. A copy of the decision and findings of fact shall be forwarded to the applicant. If the conditional use is approved, the Administrator shall cause a copy of the conditional use to be recorded with the land records for the subject property in the Office of the County Recorder.

#### **7.8 STATUS OF CONDITIONAL USE PERMIT**

Any use permitted under the terms of a conditional use permit shall be established and conducted in conformity with the terms and conditions designated in connection with the approval of the permit and all other applicable provisions of this Ordinance. A conditional use permit shall remain in effect so long as the conditions agreed upon are observed. Nothing in this Article shall prevent the Board from enacting this ordinance or any other ordinance to change the status of a conditional use.

#### **7.9 AMENDMENTS TO CONDITIONAL USE PERMITS**

Amendments to approved conditional use permits or requests for changes in conditions attached to conditional use permits shall be referred to the Planning Commission/Board of Adjustment and processed in the same manner as new conditional use permits.

#### **7.10 APPEALS OF PLANNING COMMISSION/BOARD OF ADJUSTMENT DECISION**

Acting in its capacity as the Planning Commission, all Planning Commission/Board of Adjustment decisions under this Article regarding conditional use permits, and their recommendations to the Town Board regarding plats, land use district map amendments, and ordinance text amendments shall be final, except that any aggrieved person or department, board, or commission of the Township or of the State of Minnesota may appeal any decision of the Planning Commission relative to a conditional use permit by writ of certiorari to the Minnesota Court of Appeals within 30 days of the Planning Commission's final decision.

#### **7.11 REVOCATION OF CONDITIONAL USE PERMIT**

The Planning Commission/Board of Adjustment may, subsequent to a public hearing, revoke a conditional use permit if any conditions imposed as part of granting the conditional use permit request, are violated.

### **ARTICLE 8 INTERIM USE PERMITS<sup>5</sup>**

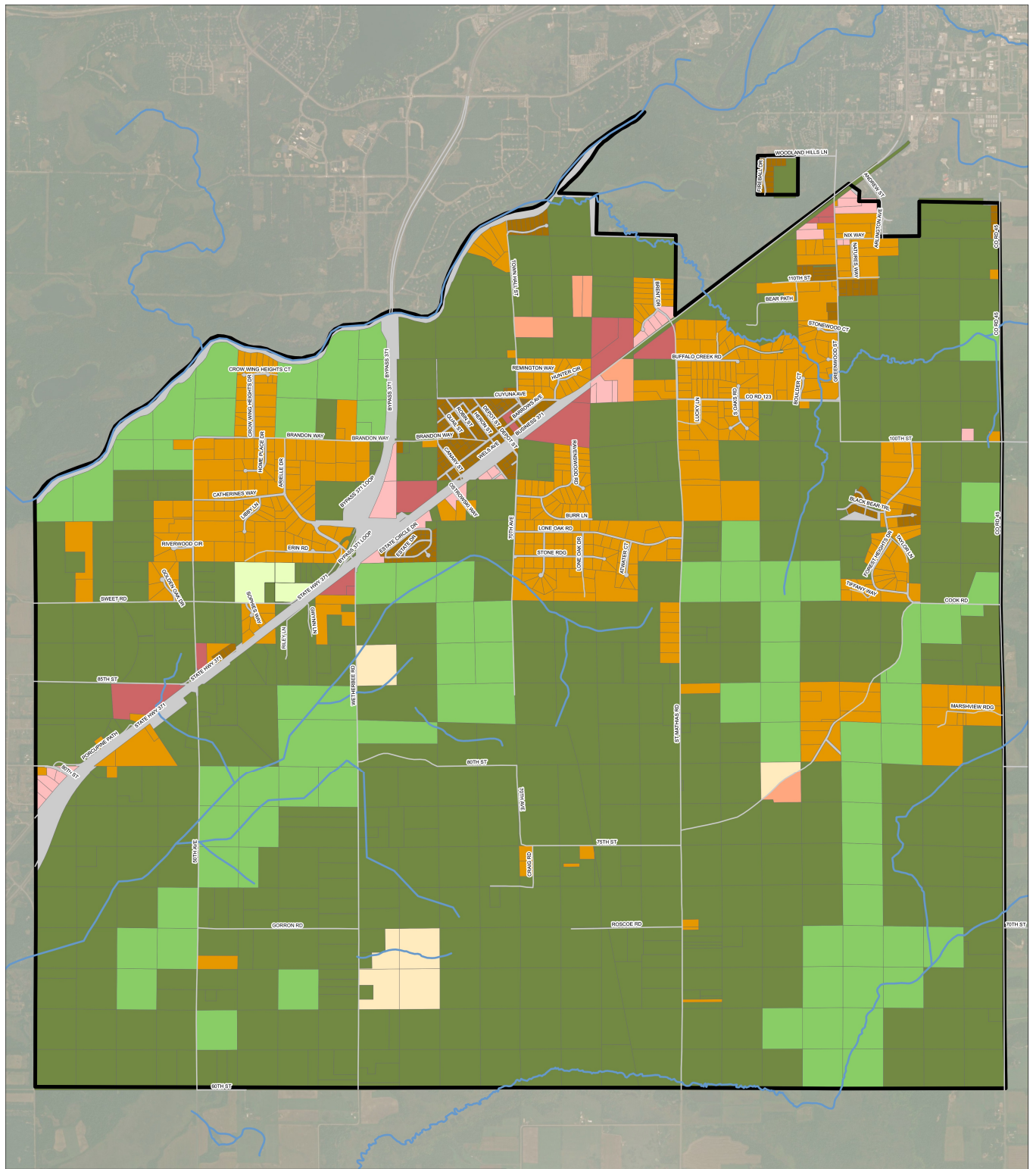
**8.1** Applications for interim uses as designated in the land use tables in Section 4.03 shall be processed in the same manner as conditional uses under Section 3.09.

**8.2** The Planning Commission/Board of Adjustment may approve an interim use of property if:

- a) The use conforms to the land use regulations;
- b) The date or event that will terminate the use can be identified with certainty;
- c) Permitting of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- d) The user agrees to all conditions that the Planning Commission/Board of Adjustment deems appropriate for permission of the use.

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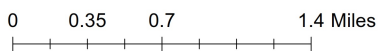
<sup>5</sup> Amended 9/10/18



# Crow Wing Township Zoning, 2021

## Zoning District

- Agricultural/Forestry
- Commercial 1
- Commercial 2
- Residential
- Rural Residential 2.5
- Rural Residential 5
- Rural Residential 10
- Rural Residential 20
- Public



Sources: Crow Wing Township, Esri & MN Geospatial Commons









## CROW WING TOWNSHIP - CONDITIONAL USE APPLICATION

Please read the conditional use application in its entirety before submitting the application. Applications must be submitted 30 days before the Planning Commission meeting. The full land use ordinance is available at Town Hall.

### **WHAT IS A CONDITIONAL USE PERMIT?**

A conditional use is a land use or development that would not be appropriate without restrictions, but may be allowed with or without restrictions of conditions as determined by the Planning Commission. The Planning and Zoning Commission must determine if the following requirements are met when reviewing a conditional use application:

1. The use or development is an appropriate conditional use in the land use zone.
2. The use or development, with conditions, conforms to the comprehensive land use plan.
3. The use with condition is compatible with the existing neighborhood.
4. The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the Township.

The Planning Commission must also consider the following questions when reviewing the conditional use application:

1. 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.
2. The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

3. The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
4. 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.
5. Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.
6. 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.
7. The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.
8. The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

#### **APPLICATION:**

- A. Applicant shall complete Conditional Use Application provided by Zoning Administrator and submit to Zoning Administrator 30 days prior to scheduling public hearing.
- B. Application shall be accompanied by nine (9) prints of site plan drawing complete with as a minimum the information from Conditional Use Checklist.
- C. Application shall be accompanied by application fee made payable to Crow Wing Township.

This fee does not cover the Land Use Permit, which must be filed separately, if necessary.

- D. The Planning Commission holds their monthly meeting on the first Monday of the month at 6:00 PM at Town Hall. Meetings are held as needed, so coordinate with the Zoning Administrator for placement on the agenda.

#### **REVIEW:**

- A. Planning and Zoning Administrator shall review the application for completeness and assign a reference number to application, plans, and any other attachments. Applicant shall be notified within ten days if additional information is required to complete the application.

B. After receipt of a completed Conditional Use Application and supporting documents, the Zoning Administrator shall schedule a public hearing date on the Planning Commission's agenda for the earliest possible opening. Applicant will be notified by mail of the date and time of the public hearing.

C. Zoning Administrator will prepare a Staff Report on the application.

D. The Township Fee Schedule is based on average processing and review costs for all applications. When costs exceed the original application fees, the applicant shall reimburse the Township for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the Township may need to obtain in reviewing permits. The Township may withhold final action on any application and/or hold the release of such permits until all fees are paid.

**ACTION:**

A. The Planning Commission shall hold a public hearing on the conditional use application.

B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Planning Commission shall make a decision on the application. The application can be approved, denied, or tabled in order to gather additional information.

C. Appeals of the Planning Commission decision are made to the Town Board.

**CROW WING TOWNSHIP - CONDITIONAL USE APPLICATION**

Name of Applicant Steven and Brenda Hardies

Property Address (E911#) 8789 50th Ave

Mailing Address PO Box 279  
(if different than above)

City, State, Zip Quartzsite, AZ 85346

Phone 928-916-7384 or 928-916-7299

E-mail shardies9@gmail.com



Applicant is: (Please check one)

Legal Owner ( ) Contract Buyer ( )

Option Holder (X) Agent ( )

Other \_\_\_\_\_

**TITLE HOLDER OF PROPERTY:** (if other than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Signature of Owner, authorizing application (required):

*Shirley D. Hardin Brenda J. Hardin*

(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.)

Property ID # (15 digit # on Tax Statement)

56190523

Zoning District Crow Wing Township

What are you proposing for the property? State nature of request in detail:

Summer residence, park model 36 X 11.5, 14 ft tall

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

Building: Park model 36 X 11.5, 14 ft tall

Landscaping: \_\_\_\_\_

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

APP # \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_  
(for office use only)

The applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects. Please complete all of the following questions:

(1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

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(2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

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(3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

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(4) Describe the impact on the character of the neighborhood in which the property is located.

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(5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

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(Reserved for Recorder)

**CROW WING TOWNSHIP  
PLANNING COMMISSION  
CONDITIONAL USE APPROVAL**

On the 2nd day of September 2025, following a public hearing conducted by the Crow Wing Township Planning Commission, Crow Wing Township hereby approved a conditional use permit request on behalf of applicant: **Steven D Hardies and Brenda J Hardies.**

In accordance with the provisions of Crow Wing Township Land Use Ordinance and pursuant to the requirements of Chapter 394 of the Minnesota Statutes the approved conditional use permit authorizes the above named to:

**Place a park model on the property to be used as a summer residence.**

on the following property located in Crow Wing Township, Crow Wing County:

Property Owner: Hardies, Steven D & Brenda J

Parcel Number: 56190523

Property Address: 8789 50<sup>th</sup> Avenue, Brainerd 56401

Legal Description: NE1/4 OF NE1/4 SECTION 19, EXCEPT THE E. 990 FT OF N. 880 FT THEREOF.

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 approximately 20.65 acres and adjacent to 50<sup>th</sup> Avenue.
2. The property is zoned Agricultural/Forestry.
3. The proposed use does not impact the health and safety of the property and surrounding properties.

4. The standards of the Crow Wing Township ordinance are being met through the conditional use process by following the requirements of Article 12 – Agricultural/Forestry District Standards.
5. The proposed use meets the following land use goal and policies listed in the Comprehensive Plan, including Goals 1, 2, and 7.
6. The proposed use will not impact nor prevent any potential future development in the surrounding area. This project will maintain the integrity of an open existing lot for future development.
7. The proposed use will not adversely impact the use of public utility, public services, roads and schools. The subject property is adjacent to and accessed by a township road.
8. The proposed use does not have adverse effects on groundwater, surface water, and air quality.
9. The proposed use currently has compliant access to an SSTS system and water supply.
10. The proposed use will meet all Crow Wing Township Zoning regulations and conditions outlined in this conditional use permit. Final approval and review of conditions will be given at time of land use permit.
11. This Conditional Use Permit is conditioned on the permittee being compliant at all times with all aspects of the Crow Wing Township zoning ordinance.

#### CONDITIONS OF APPROVAL

- 1.
- 2.
- 3.

I certify that the above is a true and correct statement based on the minutes and action by the Crow Wing Township Planning Commission meeting that was held on September 2, 2025.

\_\_\_\_\_  
Sue Kern  
City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brad Arnold  
Crow Wing Township Planning Commission  
Chairperson

\_\_\_\_\_  
Date

DRAFTED BY:  
Crow Wing Township, Zoning Administration  
6930 Cuyuna Avenue  
Brainerd, MN 56401

## **Crow Wing Township Planning Commission Meeting, August 4, 2025, 6:00 PM**

**Commission Members Present:** Chairman Brad Arnold, David Nelson (Vice Chair), Dan Lee, Jon Kolstad, Paul Stephany (Township Board Supervisor), Scott Saeher (Planning and Zoning Consultant) and Sue Kern (Township Clerk). Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

**Additions or Deletions:** Brad added topics for next month's public hearing topics.

**Public Hearings:** None.

**Open Forum:** None.

**Approval of Minutes:** David made a motion to approve the minutes of July 7, 2025, as written. Dan seconded the motion. No discussion. Passed 5-0.

The owners of 8789 50<sup>th</sup> Avenue were present, and the conditional use permit for placement of their Park Model was discussed. There will be a public hearing next month.

**Old Business: Outstanding Complaints:** The owners of **9507 Forest Heights** were sent a first notice violation letter. They were quick to respond. They are working on cleaning up their property. Inspection will take place on or about August 15<sup>th</sup>. The owners of **7026 Wels Avenue** were sent a first notice violation letter. There was no response, but the letter did not come back. There are multiple violations including the fence in the right of way, multiple vehicles, and miscellaneous junk. A second notice will be sent. There have been 4 new Citizen Complaint forms turned in for **6850 Wels Ave, 6818 Wels Ave, 7028 Barrows** and **7026 1<sup>st</sup> Street (Wels Ave)**. These properties were discussed at length. Some have been previous violators and others already on the violation list. Letters will be sent. Fines for properties in violation will be forthcoming.

**New Business: Meeting with County – Consolidation of Parcels:** Brief discussion ensued regarding the possibility of consolidation of lots.

**PZ Administrator's Report:** Scott gave his report including rezones, possible variances, a boundary adjustment, and nonconforming lots. Brad signed a Certificate of Compliance for **10876 Bear Path** approving the boundary line adjustment request. The township attorney may also review it. A nonconforming lot on 70<sup>th</sup> owned by a resident who is requesting a garage be built on it. Other out buildings may need to be removed, and setbacks are met, there were no concerns. No other action was taken. A permit-card sample was reviewed, and possible additional information will be added going forward. An additional rezone on Highway 371 was discussed.

There will be a Conditional Use Permit and CWC Land Use Ordinances at a Public Hearing on September 2<sup>nd</sup>.

**Town Board Correspondence:** None.

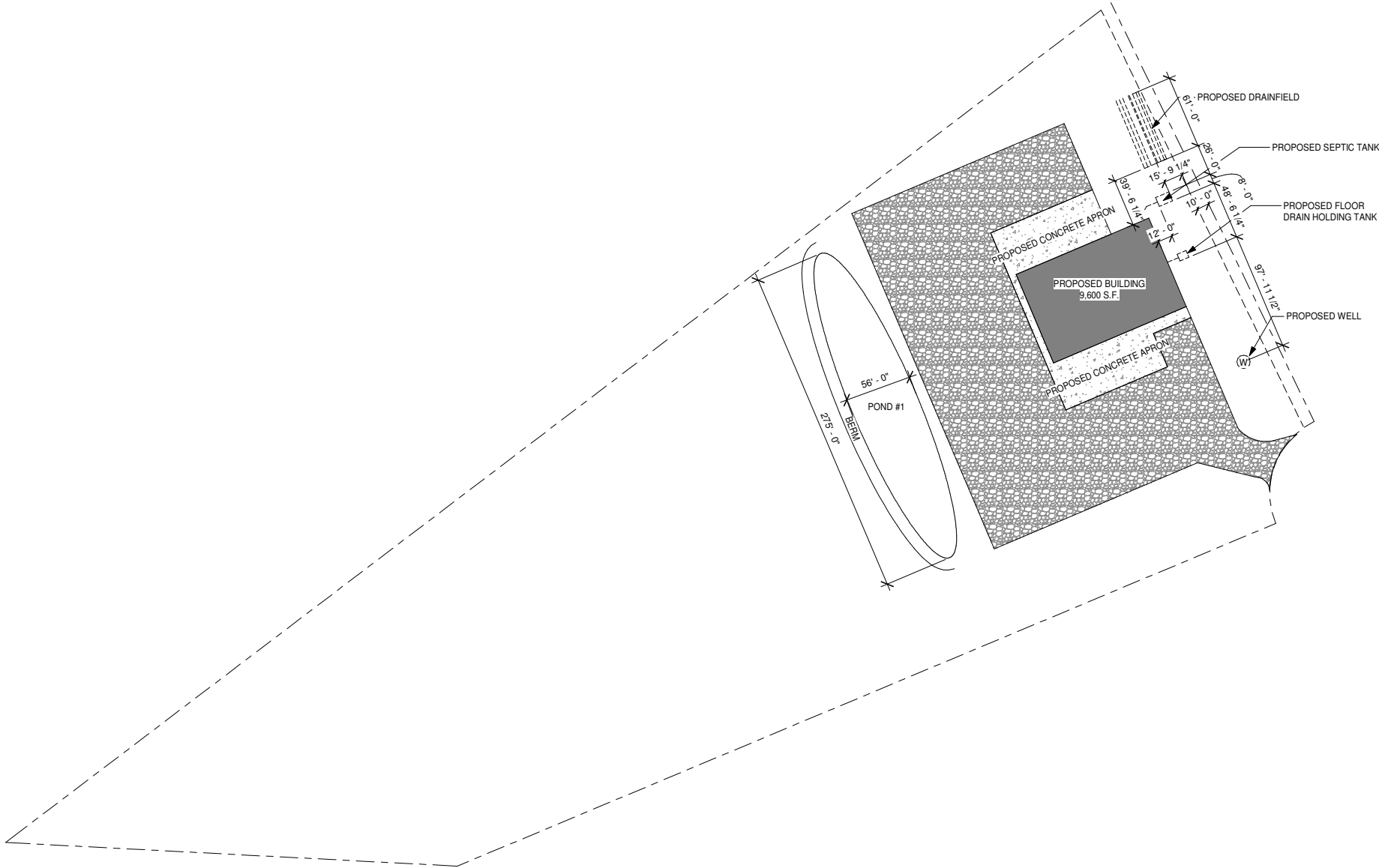
**Adjournment:** Being no further business, meeting adjourned at 7:34 pm.

STORMWATER TABLE				
TOTAL IMPERVIOUS			STORAGE VOLUME GAL / CU FT (= gal / 7.48)	
66,618	X	.623 / .083 GAL / CU FT	41,503 GAL	5,529 CU FT
66,618	X	0.0000366	= 2.44	PHOSPHOROUS REDUCTION W/ MANAGEMENT

BOTTOM SIZE (SQ FT) OF INFILTRATION AREA BY DEPTH					
3"	6"	9"	12"	15"	18"
22,116 (cu ft x 4)	11,058 (cu ft x 2)	7,354 (cu ft x 1.33)	5,529 (cu ft x 1)	4,423 (cu ft x .8)	3,704 (cu ft x .67)

RETAINAGE POND SIZING		
	AREA (SQ FT)	DEPTH
1	11,880	6"

IMPERVIOUS AREA TABLE		
ITEM	AREA (SQ. FT.)	IMPERVIOUS (%)
PROPERTY AREA	319,395	
PROPOSED AREAS		
PROPOSED BUILDING	9,600	3.0%
PROPOSED CONCRETE APRON	8,180	2.7%
PROPOSED DRIVEWAY	48,838	15.3%
TOTAL PROPOSED IMPERVIOUS	66,618	20.9%



REVISIONS

I hereby certify, that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

11360 BUSINESS 371  
BRAINERD MN 56401  
PHONE 218-829-8529  
FAX 218-829-5383  
hytecconstruction.com  
lic #BC-20050648

HYTEC

CONSTRUCTION

ARCHITECTURAL DIVISION

BRAINERD TRUCK & TRAILOR

ARCHITECTURAL SITE PLAN

PROJECT #

DATE:

8.4.25

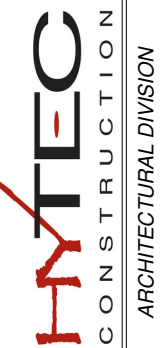
SHEET:

A0.1

REVISIONS		

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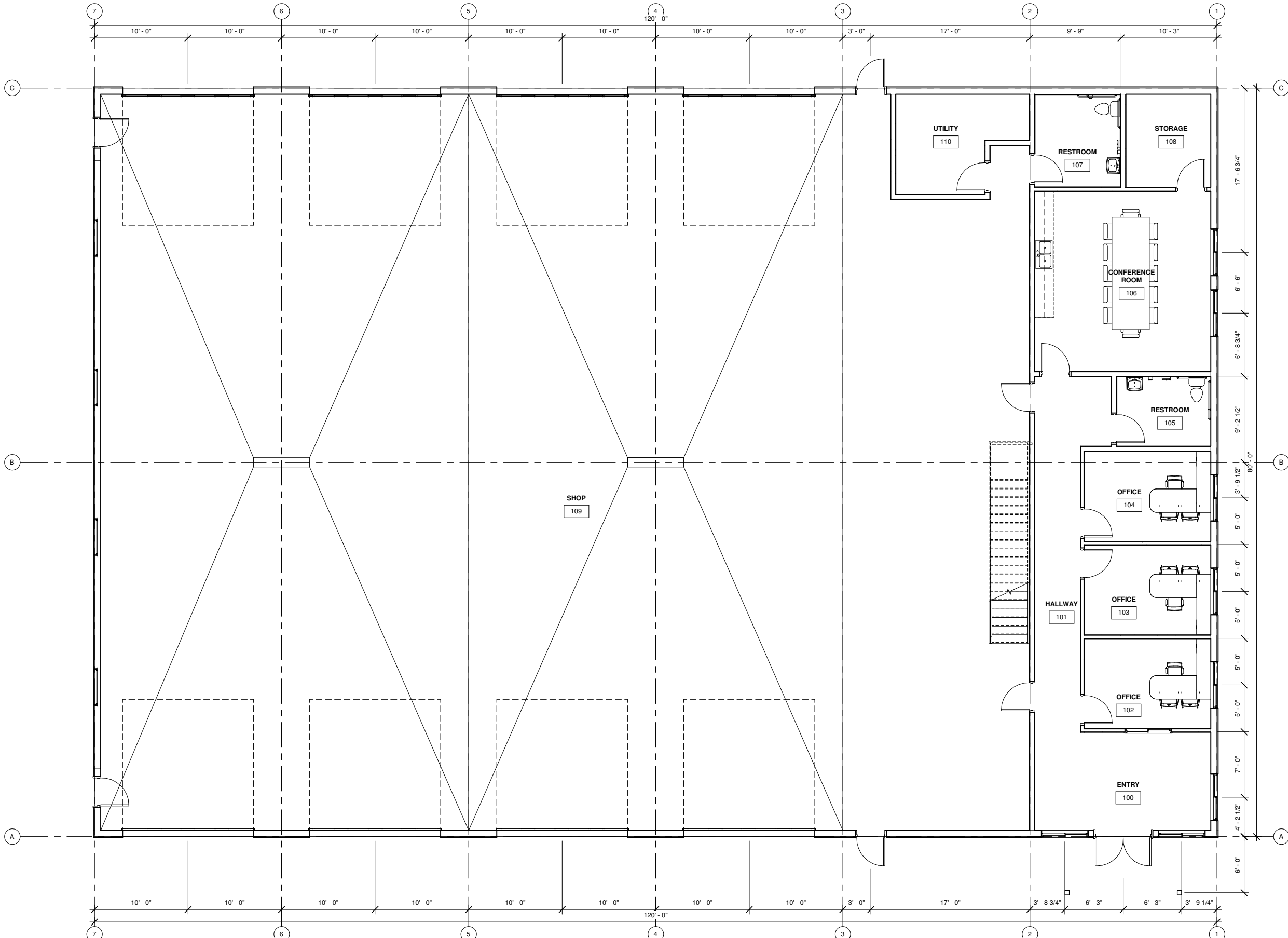
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BRAINERD MN 56401  
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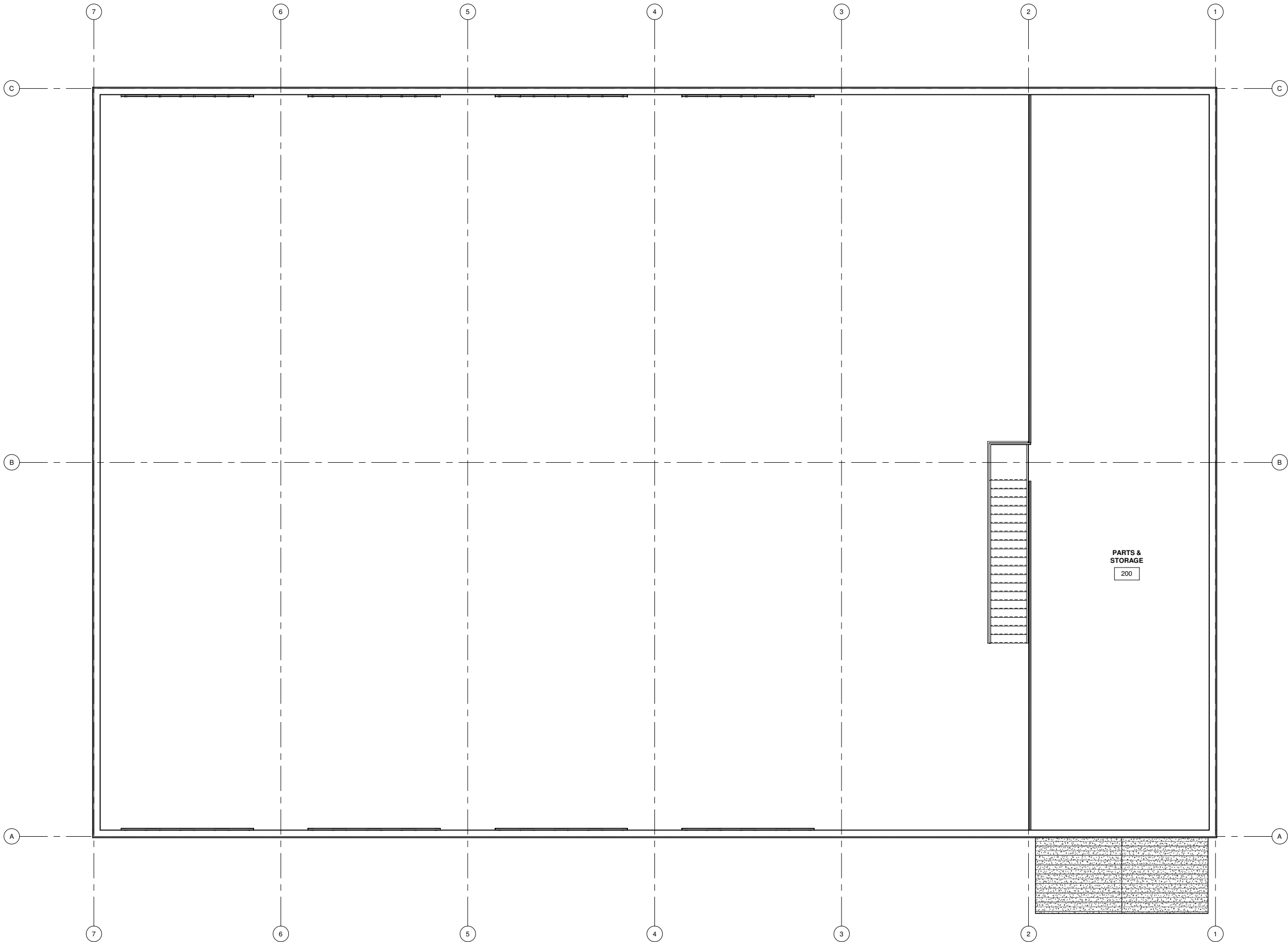


BRAINERD TRUCK & TRAILOR  
MAIN FLOOR PLAN

PROJECT #
DATE:
8.4.25
SHEET:

A1.1





1 UPPER LEVEL FLOOR PLAN  
A1.2 3/16" = 1'-0"

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BRAINERD TRUCK &  
TRAILOR  
UPPER LEVEL FLOOR PLAN

PROJECT #

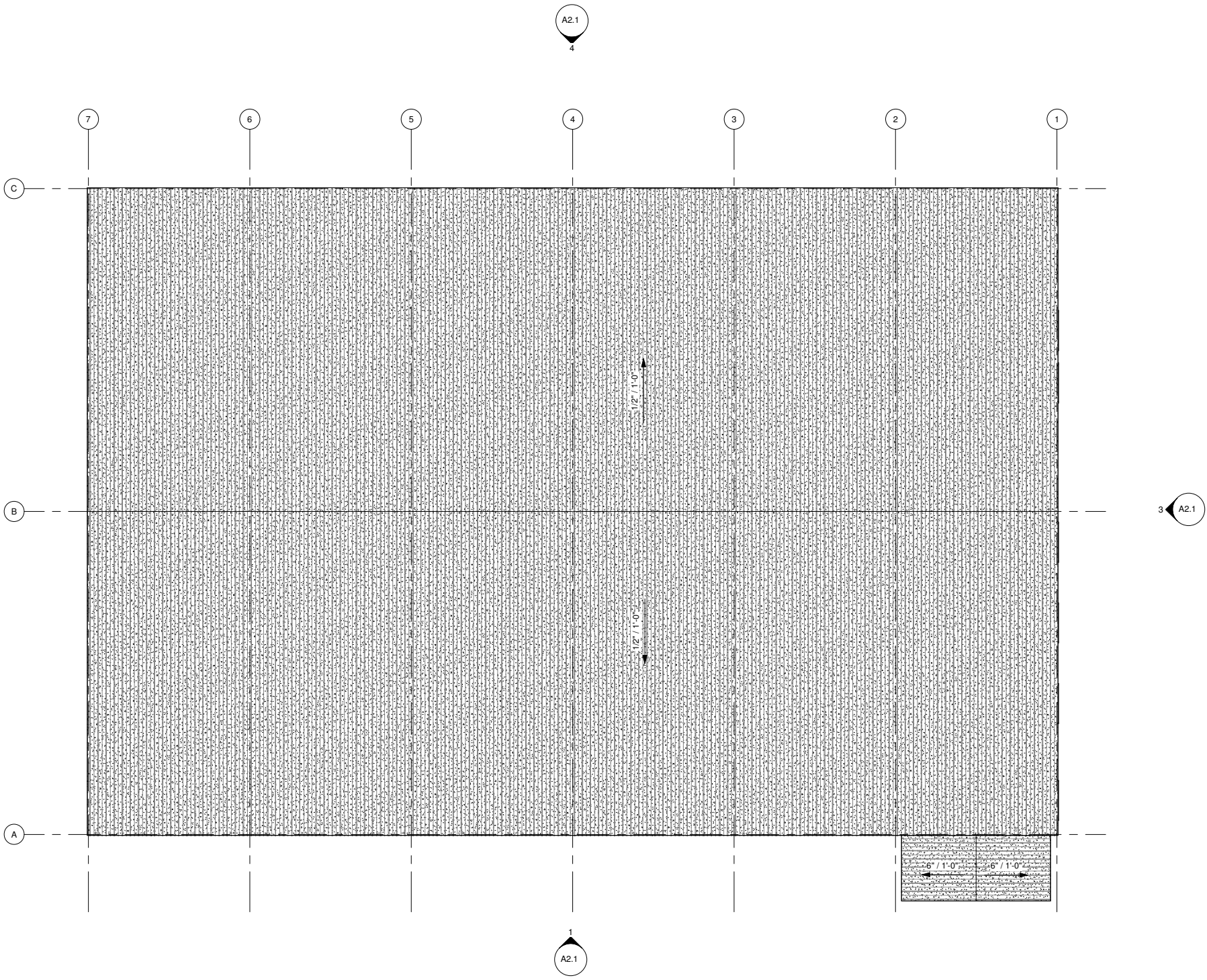
DATE:

8.4.25

SHEET:

A1.2





1 ROOF PLAN  
A1.3 1/8" = 1'-0"

REVISIONS


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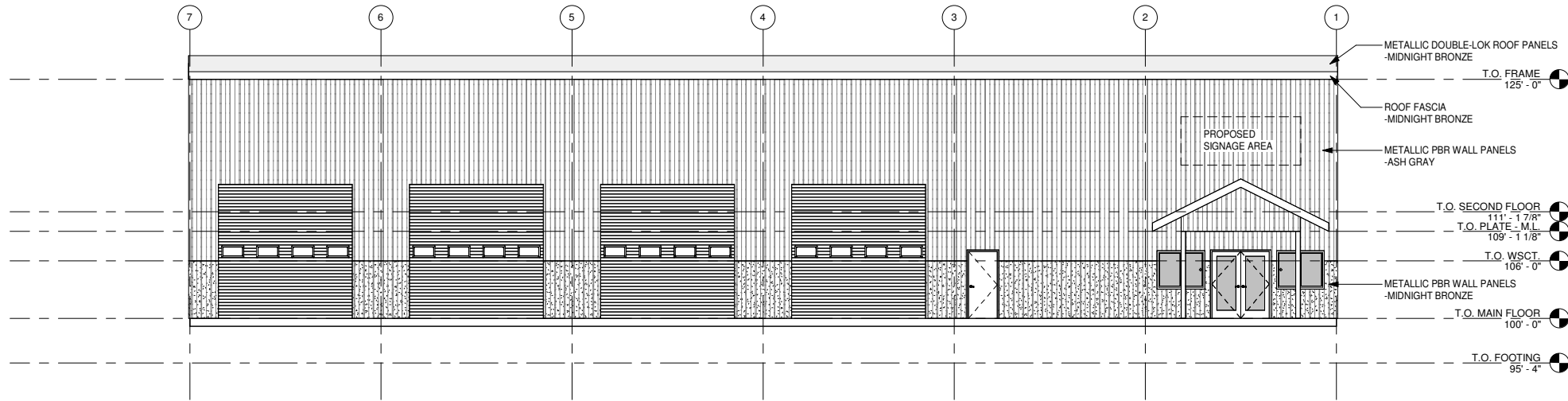
BRAINERD TRUCK & TRAILOR  
ROOF PLAN

PROJECT #

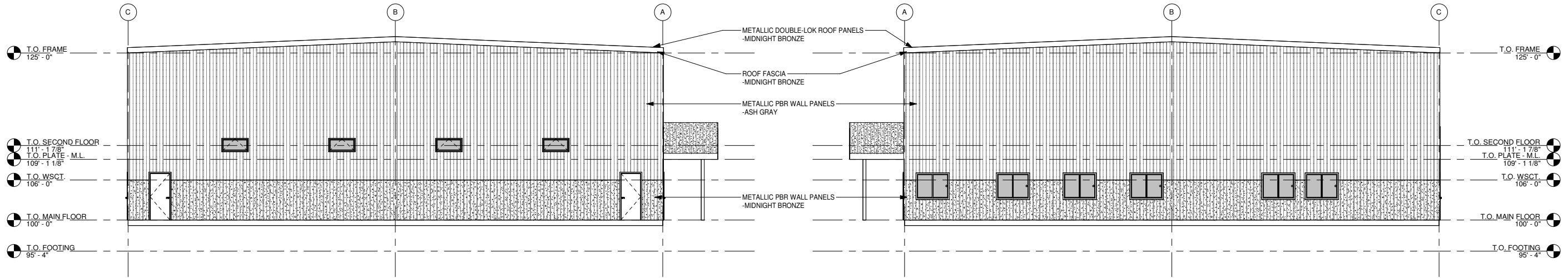
DATE:  
8.4.25

SHEET:

A1.3

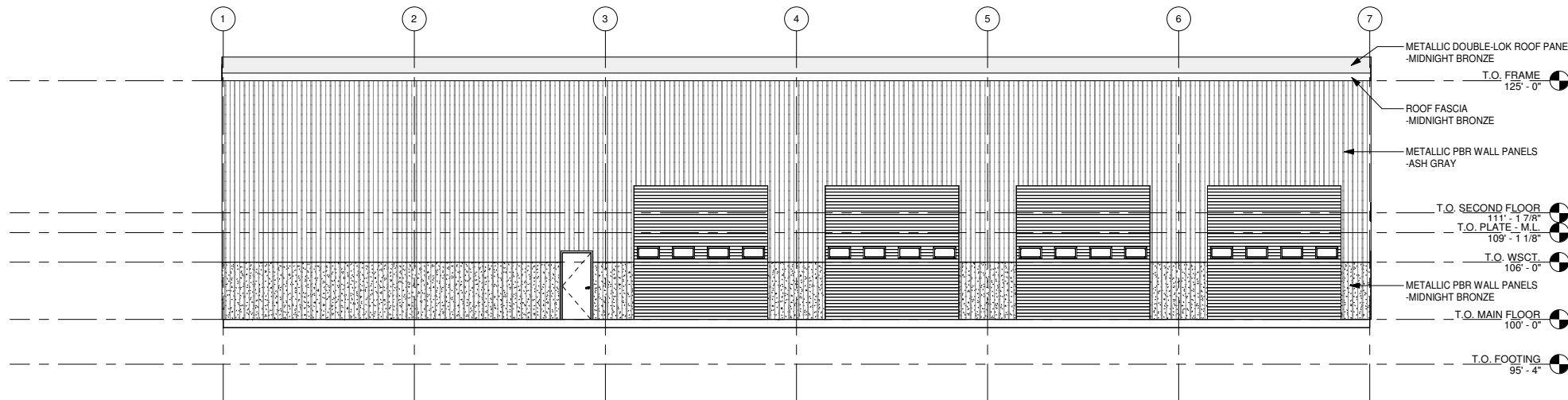


1 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"



2 WEST ELEVATION  
A2.1 1/8" = 1'-0"

3 EAST ELEVATION  
A2.1 1/8" = 1'-0"



4 NORTH ELEVATION  
A2.1 1/8" = 1'-0"

REVISIONS	

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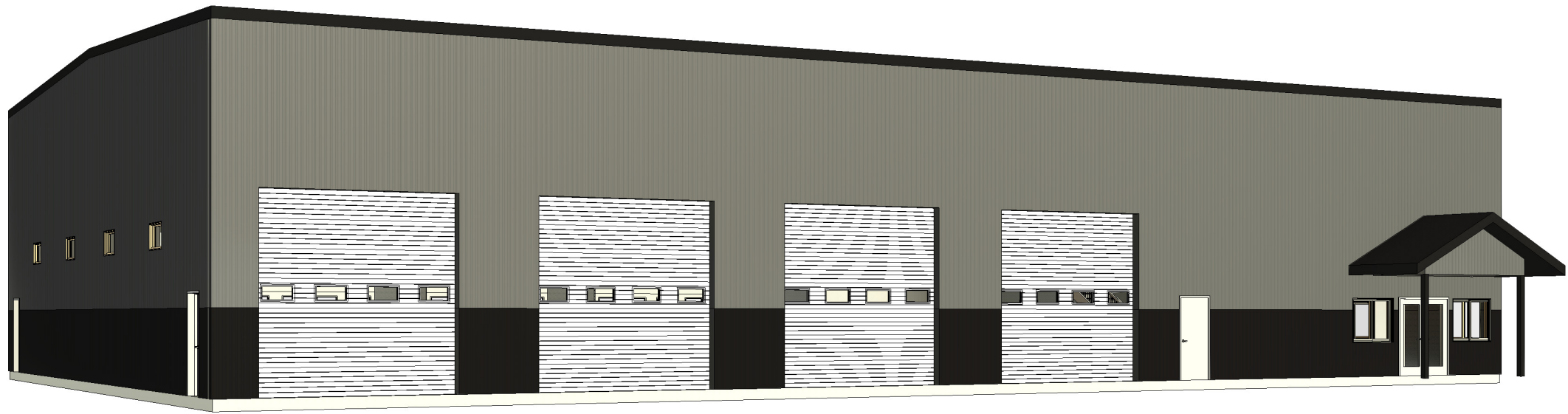
**HYTEC**  
CONSTRUCTION  
ARCHITECTURAL DIVISION

**BRAINERD TRUCK & TRAILOR**  
EXTERIOR ELEVATIONS

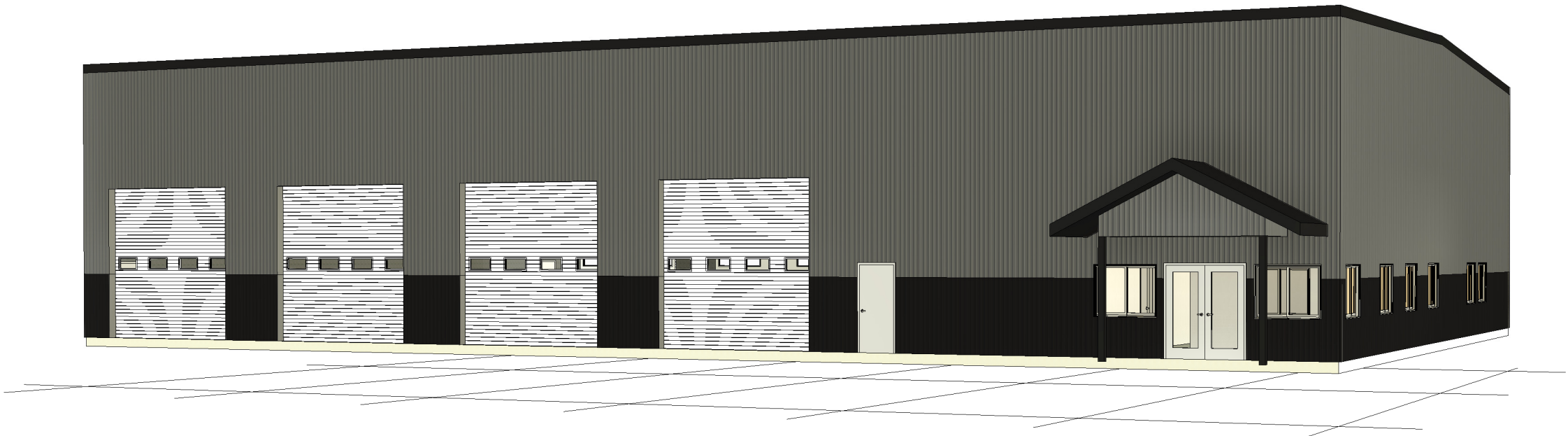
PROJECT #

DATE:  
8.4.25

SHEET:  
A2.1



1  
A2.3  
3D View 1



2  
A2.3  
3D View 2

REVISIONS		

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**HYTEC**  
CONSTRUCTION  
ARCHITECTURAL DIVISION

**BRAINERD TRUCK & TRAILOR**  
3D VIEWS

PROJECT #

DATE:  
8.4.25

SHEET:  
**A2.3**

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Permit #	Date Approved	PID #	Last Name	Address	Description	SSTS	Fee
P01-25		56100506	Danilyuk	7370 Hunter Circle	Two small cabins proposed and a future primary dwelling	X	\$250.00
P02-25	2/9/2025	56080510	Johnson	5796 Brandon Way	New Wireless Facilities 199' lattice Tower	X	\$400.00
P03-25	3/10/2025	56160503	Swenson	6305 Estate Circle Drive	To construct a 27x58 Manufactured home	X	\$500.00
P04-25	3/26/2025	56300515	Reikofski	7122 N Koering Road	To construct a 60' x 100' pole building	X	\$775.00
P05-25	3/25/2025	56080516	Tobin	10083 Crow Wing Heights Dr	To construct a 40x60 pole building	X	\$500.00
P06-25	3/26/2025	56150510	Burton	7801 Lone Oak Road	To construct a 30'x36' garage additon	N/A	\$100.00
P07-25	5/5/2025	56220515	Schermer	8597 St. Mathias Road	To construct a 32' x 66' House and Attached Garage	X	\$750.00
P08-25	5/9/2025	56150529	Thorson	9311 Lone Oak Circle	To construct a 24' x 24' detached garage	N/A	\$250.00
P09-25	5/22/2025	56110564	Booth	8605 County Road 123	To construct a new single family home	X	\$1,025.00
P10-25	5/9/2025	56230514	Morley	8230 St. Mathias Road	To construct a 26' x 32' pole garage	N/A	\$250.00
P11-25	5/26/2025	56170509	Winterowd	9858 Arielle Drive	To construct a 18' x 21' accessory shed	N/A	\$150.00
P12-25	6/13/2025	56350501	Koering	6834 St. Mathias Road	To conctruct a 24' x 36' slab AND 3,840 structure at 15' high	X	\$1,250.00
P13-25	7/17/2025	56030510	Deason	11191 Town Hall Street	CUP for 200 cubic yards for erosion repair on Mississippi	N/A	\$200.00
P14-25	6/25/2025	56300513	Litchy	7130 N Koering Road	80' x 42' x 20' High Building for Storage and Orchard	N/A	\$750.00
P15-25	7/7/2025	56120533	Johnson	9494 100th Street	To construct a 28' x 52' house	X	\$775.00
P16-25	7/10/2025	56190523	Hardies	8789 50th Avenue	To place a 11.5' x 35.5' park model strcuture on the property	X	\$250.00
P17-25	7/11/2025	56170505	Fuglseth	5435 Erin Road	To build a screen porch on existing concrete lab	X	\$150.00
P18-25	7/17/2025	56130518	Praught	TBD Black Bear Trail	To construct a 40' x 45' slab house with attached garage	X	\$500.00
P19-25	8/13/2025	56170530	Ribar	9626 Libby Lane	To construct a 12' x 16' 3-season porch addition	X	\$150.00
P20-25	8/19/2025	56020548	?	11057 Tabor Trl	To construct a 80' by 120' Pre-Engineered Metal Building with concrete foundation	X	\$1,250.00
P21-25	8/21/2025	56170594	Hanson	9668 50th Avenue	To construct a 40' x 68' accessory shed and 30' x 54 attached garage additon	X	\$500.00
P22-25							



### 2025 Compliance Inspections

PID	Address	First Name	Last Name	Commerical Name	Septic Inspector	License #	Date Received	Pass or Fail
56160540	6113 Estate Circle	Kathy	Caffrey	N/A	Maschler Septic Consultants	L2264	3/24/2025	Pass
56020510	11534 Fireball Drive	N/A	N/A	Tauges Trust	218 Septic	L4197	3/24/2025	Pass
56090626	6940 Holmes Avenue	Mike	Degen	N/A	Martin Joyce Septic Service, Inc.	L2129	4/1/2025	Pass
56110581	8133 Lucky Lane	Bernadel	Debee	N/A	Martin Joyce Septic Service, Inc.	L2129	3/28/2025	Pass
56170521	9555 Libby Lane	Joshua	Schueller	N/A	Martin Joyce Septic Service, Inc.	L2129	4/15/2025	Pass
56230514	8230 St. Mathias Road	June	Hunter	N/A	Martin Joyce Septic Service, Inc.	L2129	4/15/2025	Pass
56080516	10083 Crow Wing Hieghts Drive	Trevor	Tobin	N/A	Martin Joyce Septic Service, Inc.	L2129	4/24/2025	Pass
56230516	8446 St. Mathias Road	Loren	Patnode	N/A	Maschler Septic Consultants	L2264	5/9/2025	Pass
56170505	5435 Erin Road	Reed	Fuglseth	N/A	BT Services - Bob Bartel	L2088	9/17/2024	Pass
56290520	7651 Wetherbee Road	Weiss	Douglas	N/A	Martin Joyce Septic Service, Inc.	L2129	7/17/2025	Pass
56290521	7713 Wetherbee Road	Rogers	Jeffery & Virginia	N/A	Martin Joyce Septic Service, Inc.	L2129	7/17/2025	Pass
56100558	10872 Town Hall Street	Michael	Jensen	N/A	218 Septic	L4197	7/15/2025	Pass
56020533	11213 Greenwood Street	Llyod	Frank	N/A	218 Septic	L4197	7/22/2025	Fail
56130559	9413 Forest Heights Drive	Daniel	Tisdell	N/A	218 Septic	L4197	7/24/2025	Pass
56350515	6740 St. Mathias road	Tim	Koering	N/A	Maschler Septic Consultants	L2264	7/27/2025	Pass
56030511	11171 Town Hall Street	Cary & Stacy	Deason	N/A	Mark Wettlaufer	L2463	7/28/2025	Pass
56100549	10261 St. Mathias Road	Lee & Constance	Bachman	N/A	Martin Joyce Septic Service, Inc.	L2129	7/7/2025	Pass
56100548	10241 St. Mathias Road	Brian	Bachman	N/A	Martin Joyce Septic Service, Inc.	L2129	7/7/2025	Pass
56080501	10228 Crow Wing Heights Drive	Jodi	Cordes	N/A	Martin Joyce Septic Service, Inc.	L2129	8/4/2025	Pass
56170530	9626 Libby Lane	Lisa	Ribar	N/A	Maschler Septic Consultants	L2264	8/7/2025	Pass
56090667	6876 Wels Avenue	Ryan	Schonebauer	N/A	Maschler Septic Consultants	L2264	8/7/2025	Fail
56180805	9152 Atwater Court	Bruce & Erin	Kennedy	N/A	Martin Joyce Septic Service, Inc.	L2129	8/12/2025	Pass
56110611	10995 Greenwood Street	Carson	Moore	N/A	Martin Joyce Septic Service, Inc.	L2129	8/18/2025	Pass

Permit #	Date Approved	PID #	Last Name	Address	Description	Fee	Zoning District
CUP01-25	7/10/2025	56030510	Deason	11191 Town Hall Street	CUP for 200 cubic yards for erosion repair on Mississippi	\$600.00	RS
CUP02-25		56190523	Hardies	8789 50th Avenue	To move in an RV/Park Model for permeant summer residence	\$600.00	Ag

Rezoning

Permit #	Date Approved	PID #	Last Name	Address	Description	Current Zoning District	Proposed Zoning District
RZ01-25		56100558	Jensen	10872 Town Hall Street	Rezone to RR10 for future Adminstrative Subdivision	Ag/Forest	RR-10
RZ02-25							

## 2025 SSTs Installations

[illegible]



2025 Subdivisions

Permit #	Date Received	Date Approved	PID #	Last Name	Address	Description
SL01-25	7/14/2025	7/23/2025	56100549	Bachman	10241 St. Mathias Road	BLA of Two Parcels
SL02-25	7/25/2025	8/4/2025	56110606	Lively	10876 Bear Path	BLA of Two Parcels
SL03-25	7/2/2025	7/7/2025	56180507	Magness	XXXX 50th Avenue	Adminstrative Subdivision
SL04-25						