



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, April 14, 2026 at 6:30 PM

City Hall 8319 Co. Rd. 11 Breezy Point, MN 56472

(218) 562-4441 | Office Hours 8:00 a.m. - 4:00 p.m. | cityadmin@cityofbreezypointmn.us

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. OPEN FORUM

5. APPROVAL OF MINUTES

[A.](#) March 10, 2026 Planning Commission / Board of Adjustment Minutes

6. PUBLIC HEARING - Conditional Use Application C-26-003 Timothy Horvath to Construct Accessory Structure up to 1600 sq. ft. and up to 20 ft. in height. 31859 Harvest Road. Lots 29, 30, 31 Block 21 Whitebirch 16. Parcels 10080648 & 10080649. R-2 Zone.

1- Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 -Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-26-003

[A.](#) CUP Application C-26-003

7. CONSIDER APPROVAL FINAL CIC PLAT EAGLE VIEW STORAGE

[A.](#) Eagle View Storage Final Plat

8. STAFF REPORTS

9. COMMISSIONER REPORTS

10. ADJOURN

**Breezy Point Planning Commission/
Board of Adjustment
March 10, 2026 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, March 10, 2026, at 6:30 PM by Commission Marcy Weaver.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Joe Ayers, Teddy Zierden and Marcy Weaver were present. Lee Brisbin and Roger Theis were absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and City Council member Michael Moroni.

Open Forum

No one from the public came forward to speak during the open forum.

Approval Of Minutes January 13, 2026 Planning Commission Meeting / Board Of Adjustment Minutes

Motion made by Zierden, seconded by Ayers, to approve the January 13, 2026 Planning Commission Meeting / Board of Adjustment Minutes. The motion passed 3-0.

Conditional Use Application C-26-002 Whitebirch Inc. To create Planned Unit Development (PUD) Common Interest Community Storage Unit Complex. Lots 1, 2, 3, & 4 Block 2 of 3rd Addition to Wildwood Hills. Parcels 10070676, 10070677, 10070678, 10070679

Open Public Hearing

The public hearing was opened at 6:33 pm.

Applicant Presentation

David Landecker, representing Whitebirch Inc., presented the application. He explained that the hearing was to ensure all proper procedures were followed regarding the Conditional Use Application for a Common Interest Community storage unit complex.

There are four lots zoned Commercial adjacent to Wildwood Court, and the applicant is proposing to convert them into a six-unit storage facility to be individually owned and operated.

Landecker noted there is adequate parking for the proposed use. Access will be from Wildwood Court, municipal sewer is available for the development, and stormwater runoff

has been addressed. Additionally, there will be a private well and water system to serve each unit. The proposed buildings are adequately sized to accommodate individual storage.

Weaver asked about signage for the units. Landecker stated there may be temporary “for sale” signage; however, any permanent signage will be the responsibility of the owner of each unit. If the owner does not comply with existing code, they would need to come before the Commission for approval.

Weaver asked questions regarding the septic system. Landecker stated there will be a small restroom area in each unit with a shower, toilet, and sink. Owners can decide whether they want water service.

Weaver asked if there are any requirements or conditions regarding the types of owners of the units. Landecker stated he was not aware of any, but the use must comply with the zoning district.

Ayers asked if the bylaws allow outside storage. Landecker stated the bylaws do not allow outside storage, and the intent of the units is for storage to remain under cover.

Staff Review

City Planner Jerry Bohnsack reviewed Conditional Use Application C-26-002. The property is zoned Commercial, and the request is consistent with City Code. Staff recommended approval with the conditions proposed in the staff memo.

Public Input

Monica Voss of 6884 County Road 11 expressed concerns regarding:

- School safety and County Road 11 traffic plans to address the use
- Security of the units
- Responsibility of garbage hauling

Weaver stated that the County Road speed limit would need to be addressed at the County level.

Bohnsack explained the recent traffic study performed by Eagle View Elementary in coordination with Crow Wing County, the City of Pequot Lakes, and the City of Breezy Point. The study reviewed safety concerns and traffic impacts during school pick-up and drop-off hours. Both short-term and long-term solutions were discussed.

Moroni asked for clarification regarding the process for the six potential businesses.

Bohnsack stated the property is zoned for commercial use. As long as a business conforms to the commercial land use code, it would be permitted. Any commercial activity that does not conform would require a Conditional Use Permit.

Landecker stated the intent of the units is for storage use. He also clarified the facility is not intended to be gated, and traffic impacts should be minimal.

Zierden asked about site lighting. Landecker confirmed there will be lighting on the buildings themselves.

Warren Voss, 6884 County Road 11, expressed concerns regarding:

- Sewer capacity
- Coordination with the school regarding traffic plans

Bohnsack stated the development will utilize the existing roadway and will not create an additional entrance or roadway, limiting ingress and egress to one access point.

Close Public Hearing

The public hearing was closed at 7:07 pm.

Official Action C-26-002

The Commission discussed the findings and the suggested conditions for approval. No concerns were raised about the application meeting the required findings.

Motion made by Commissioner Ayers, seconded by Commissioner Zierden, to approve the conditional use permit application C-26-002 with the conditions as stated in the packet. The motion passed 3-0.

Preliminary Plat Subdivision Application Whitebirch Inc. Lots 1, 2, 3, & 4 Block 2 of 3RD Addition to Wildwood Hills. Parcels 10070676, 10070677, 10070678, 10070679.

Open Public Hearing

The public hearing was opened 7:12 pm.

Applicant Presentation

David Landecker, representing Whitebirch Inc., presented the application. He explained that the hearing was the next step in the process for re-subdividing four existing Commercial-zoned lots to create a Common Interest Community Plat for six storage units. The document outlines ownership rights, identifies lots, common space, and utilities in accordance with the zoning code.

Staff Review

Bohnsack reviewed the Subdivision Application and the process.

Public Input

No members of the public approached the podium to speak.

Close Public Hearing

The public hearing was closed 7:15 pm.

Official Action V-25-003

The Commission discussed the findings, noting that this is the next step in the process. If recommended, the approval will go to the City Council.

Motion made by Zierden, seconded by Ayers, to recommend approval the Preliminary Plat request. The motion passed 3-0.

Commission input 9057 Sunset Strip

Bohnsack stated the City received an application for a building permit at 9057 Sunset Strip for an interior remodel, fireplace, deck, and porch. The dwelling at 9057 Sunset Strip was constructed in 1985. The lot contains a bluff, and approximately 50% of the dwelling and the entire deck are within the 30-foot bluff setback.

Staff approved part of the permit but did not approve the portion of the application related to the proposed porch beneath the existing deck. The applicant is proposing to enclose that space and create a three-season porch.

Staff's opinion is that this would be an enhancement of a legal nonconforming use and requested the Commission's input.

Weaver, Zierden, and Ayers stated they agree it appears to be an expansion of a legal nonconforming use, changing the use of the space, enhancing indoor use, and adding square footage.

Staff will follow up with the property owner.

Staff Reports

- Administrator Polsfuss will follow up with the Commission on the Council's decision to adjust their pay. This will likely happen in the summer.
- The Planning and Zoning Administrator position has been posted, and Administrator Polsfuss will update the Commission as the process progresses.

The meeting was Adjourned at 7:24 PM.

Submitted By, Allie Polsfuss
City Administrator Clerk

City of Breezy Point
Notice of Public Hearing
Tuesday, April 14, 2026 6:30 p.m.
Breezy Point City Hall

Section 6, Item A.

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on April 14, 2026 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

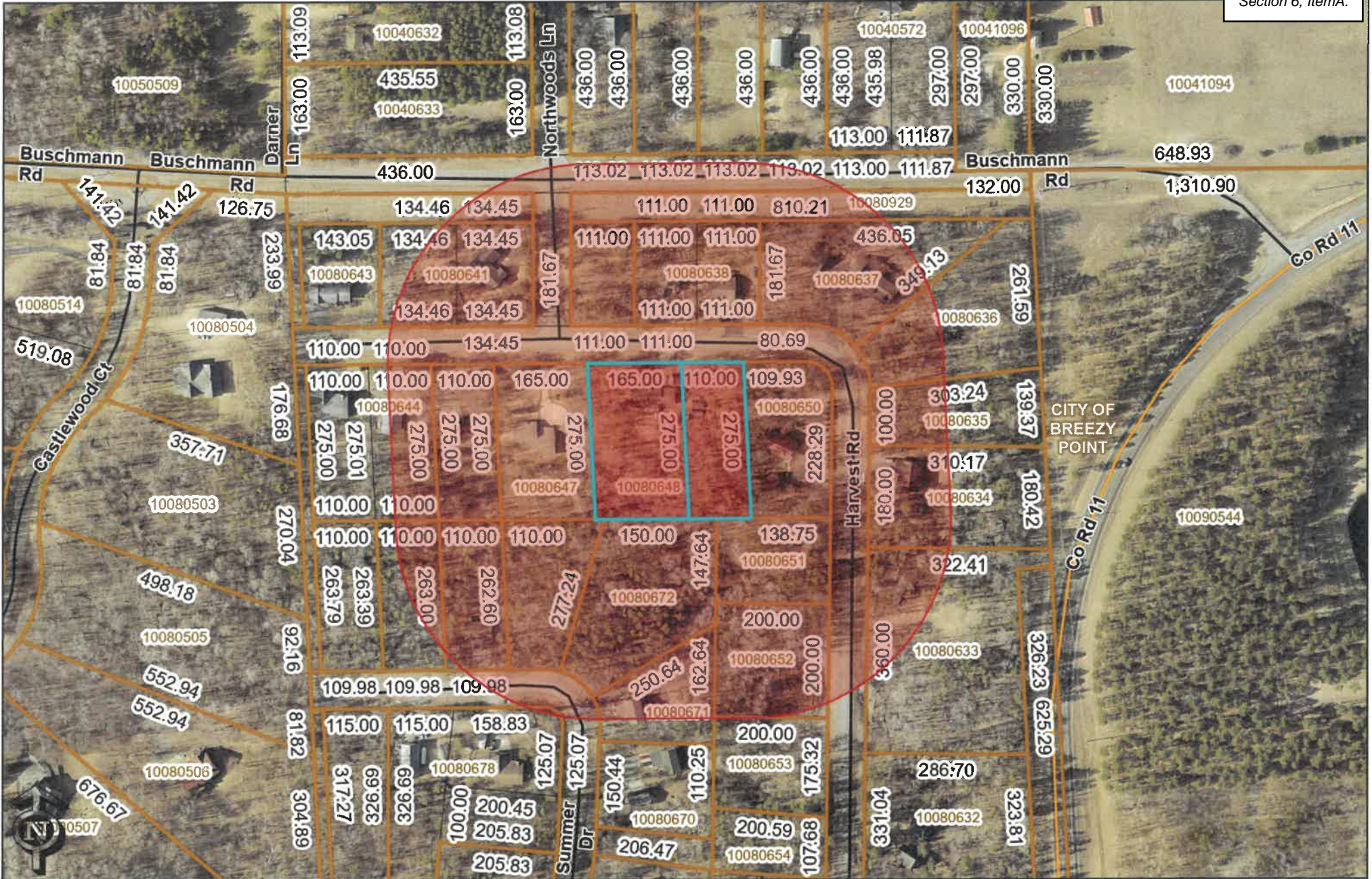
Conditional Use Application C-26-003 Timothy Horvath 31859 Harvest Road Breezy Point, MN. Parcels 10080648 and 10080649. Lots 29, 30, & 31 of Block 21 Whitebirch 16. To construct 1600 sq. ft. accessory building 18 feet height. Zone R-2 Medium Density Residential.

A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us

Echo Journal April 1, 2026



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

Received by City: C-26-003
Application Number: 3-2-2026
Non-refundable Fee Paid: 250.00
Receipt #: 1,0184



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Conditional Use Application

Name of Applicant Timothy S. Horvath
Address 31859 Harvest Rd. Email: thorvath@tds.net
City, State, Zip Breezy Point MN. 56472
Phone 218-831-1759 Alternate Phone _____

Physical Address / Location of Property 31859 Harvest Rd.
Breezy Point MN. 56472

Legal Description of Property Lot 29, Block 21 / Lot 30, Block 21
Lot 31, Block 21 all in White Birch Sixteen

Parcel ID Number 10080648 + 10080649 Zoning District R-2

- Applicant is:
- Legal Owner of Property
 - Contract Buyer
 - Option Holder
 - Agent
 - Other _____

Title Holder of Property (if different than applicant):

Name _____

Address _____

City, State, ZIP _____

Phone _____

State the nature of your request in detail. What are you proposing for your property?
Create more garage + storage space

Signature of Owner, authorizing application Timothy S. Horvath
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) _____
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Expand existing garage + add a free standing garage
Landscaping:
Parking/Signs:

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

The impact would be positive because I will be able to store everything inside of the structures

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

On Harvest Road alone there are 4 properties with auxiliary garages which provides a cleaner and more organized appearance to the neighborhood

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

There will be no impact and no additional required

5. Describe the impact on the character of the neighborhood in which the property is located.

No impact what we are proposing is in line with the current look of the neighborhood

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

None

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

None

8. Please include any other comments pertinent to this request.

This project will allow me eliminate my less attractive temporary storage structures

INSTRUCTIONS TO THE APPLICANT

Completed applications, with all submittal requirements, must be submitted to the Planning & Zoning Department no fewer than 25 days prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information must be submitted:

- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of April 14, 2026

Conditional Use Application C-26-003

Applicant: Timothy Horvath

Property Address: 31859 Harvest Road, Breezy Point MN 56472

Property ID: 10080648, 10080649

Legal Desc: Lots 29, 30, & 31 Block 21, Whitebirch Sixteen

Zoned: R-2

City Code: 153.032 Medium Density Residential R-2

Conditional Use Request:

- Construct a detached accessory structure up to 1600 sq. ft. 15-20' in height

Applicant has submitted an application for a Conditional Use Permit to construct detached accessory structure up to 1600 sq. ft. and up to 20 ft. in height. Property is zoned R-2

The existing property is two parcels made up by three platted lots. The property currently hosts a dwelling with attached garage. The lots are proposed to be consolidated.

Findings

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

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

The property is zoned R-2 and the request is appropriate under Section §153.044.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.
- (c) The use with conditions is compatible with the existing neighborhood.
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

- (a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;
- (b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;
- (c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The use does not require any additional public infrastructure.

(d) The conditional use will promote and preserve the Northwoods character of the community;

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

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

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

The use is in keeping with the residential character of the neighborhood creating nominal additional parking or loading requirements.

(g) 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;

The proposed use is in keeping with the residential character of the neighborhood. No commercial use of the property is proposed as a condition of the CUP.

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

Not Applicable

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

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, April 14, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Building Code compliance

153.032, C-1

Accessory Structure cumulative up to 1600 sq ft on parcels less than 2 acres.

153.032, C-3

Accessory Structure height in excess of 15 to 20 feet in height.

Accessory Structure is an appropriate Conditional Use in R-2 Zone.

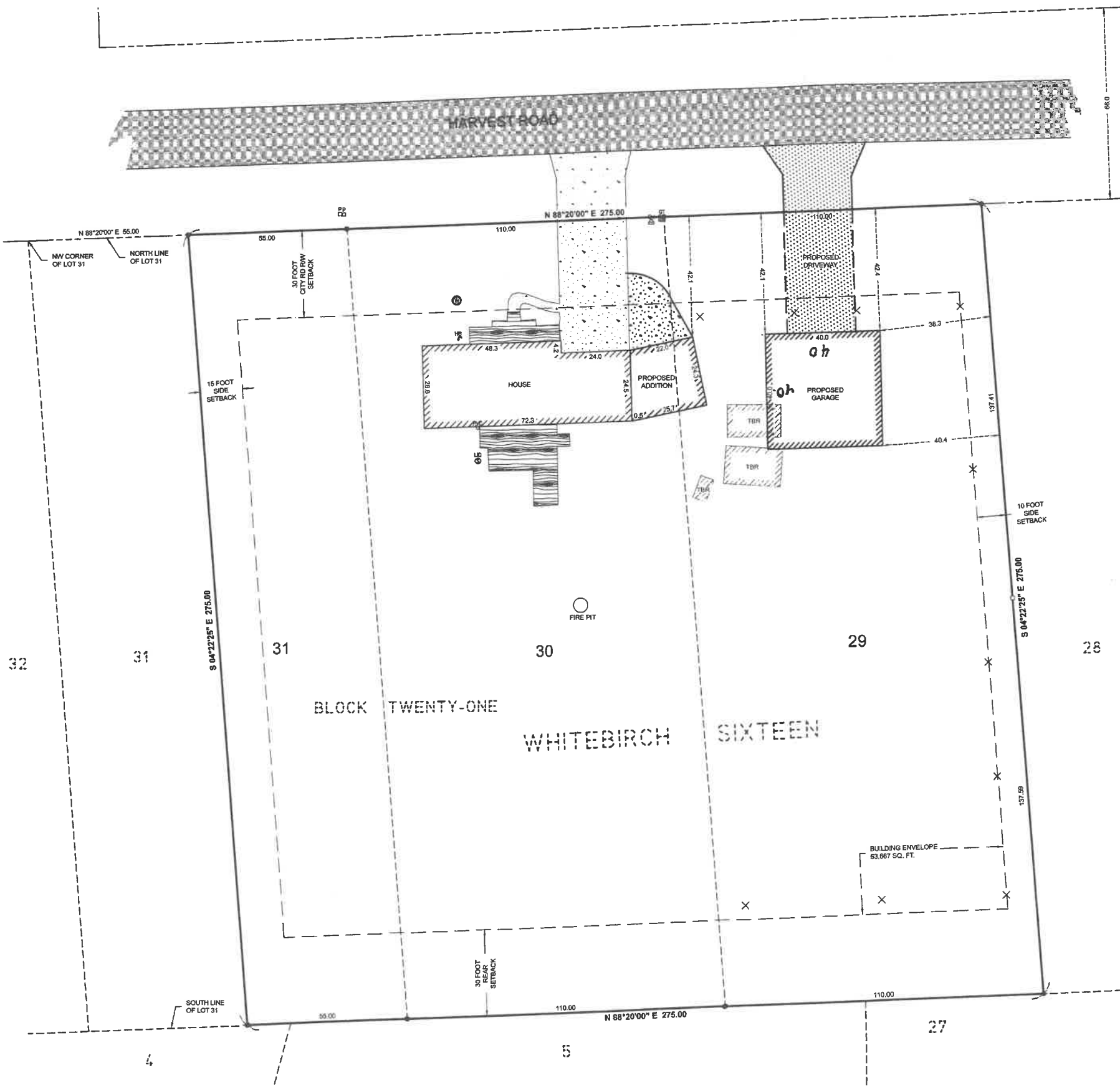
The following may be appropriate conditions for approval of C.U.P.

- 1) Applicant shall obtain Building Permit for Principal and Accessory structure.
- 2) Applicant shall comply with all setback requirements.

- 3) Siding and Roofing of principal structure and accessory structure shall be of similar material.
- 4) All structures shall comply with state building code.
- 5) Height accessory structure shall not exceed 20 feet.
- 6) Accessory structure shall not exceed 1600 sq. ft.
- 7) Parcels to be consolidated.

CERTIFICATE OF SURVEY

LOTS 29, 30 & PART OF LOT 31, ALL IN BLOCK 21, WHITEBIRCH SIXTEEN SECTION 8, TOWNSHIP 136 NORTH, RANGE 28 WEST, CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA. TOTAL AREA = 75,541 SQ.FT. / 1.7 ACRES



LEGAL DESCRIPTION PER DOCUMENT NUMBER T-239901

Lot 29, Block 21, Whitebirch Sixteen Except all minerals and mineral rights of record, together with all hereditaments and appurtenances belonging thereto.

LEGAL DESCRIPTION PER DOCUMENT NUMBER 0206976

Lot Thirty (30), Block Twenty-one (21), Whitebirch Sixteen AND That part of Lot 31, Block Twenty-One, Whitebirch Sixteen, Crow Wing County, Minnesota according to the record plat thereof which lies east of the following described line; Commencing at the northwest corner of said Lot 31; thence North 88 degrees 20 minutes 00 seconds East 55.00 feet, assumed bearing, along the north line of said Lot 31 to the point of beginning of the line to be described; thence South 04 degrees 22 minutes 25 seconds East 275.00 feet to the south line of said Lot 31, and said line there terminating.

Except all minerals and mineral rights of record.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Subject to reservations, restrictions and easements of record, if any.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF PROPOSED CONCRETE
 - DENOTES EDGE OF PROPOSED GRAVEL
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING PHONE PEDIESTAL & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING HOSE BIB
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - DENOTES SET LATH
 - DENOTES TO BE REMOVED
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF WHITEBIRCH SIXTEEN

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,877	75,541	2.6%
2 Shelters & Chicken Coop	510	75,541	0.7%
Concrete	1,170	75,541	1.5%
Decks	747	75,541	1.0%
Total	4,404	75,541	5.8%

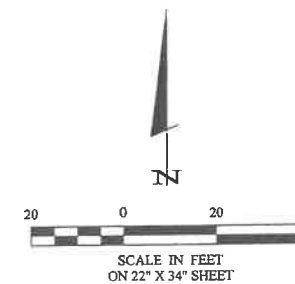
IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House and Proposed Addition	2,652	75,541	3.5%
Proposed Concrete	388	75,541	0.5%
Proposed Driveway	1,013	75,541	1.3%
Proposed Garage	1,600	75,541	2.1%
Decks	747	75,541	1.0%
Total	6,400	75,541	8.6%

1.73 acres

NOTES:

- Zoning for subject tract = "Medium Density Residential (R-2)" unsewered.
- Parcel IDs of subject parcel: 10080648 & 10080649.
- The E911 address of subject parcel: 31859 Harvest Road.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- There are no bluffs within surveyed property.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- National Wetland Inventory Report shows no wetlands within subject property.



30206 Rasmusen Rd
Suite 1
P.O. Box 874
Pogot Lakes, MN 564
218-568-4940
www.stonemarksurvey.com

STONEMARK LAND SURVEYING, INC.

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

DATE: 7/20/2025
BY: CMH
CHECKED BY: CMH
PROJECT NO.: 25080
FILE NAME: C25080.dwg
FIELD BOOK: BOOK
BOOK NO.: NONE
SCALE: 1"=20'
DATE: 7/20/2025
SCALE: 1"=20'
DATE: 7/20/2025
SCALE: 1"=20'

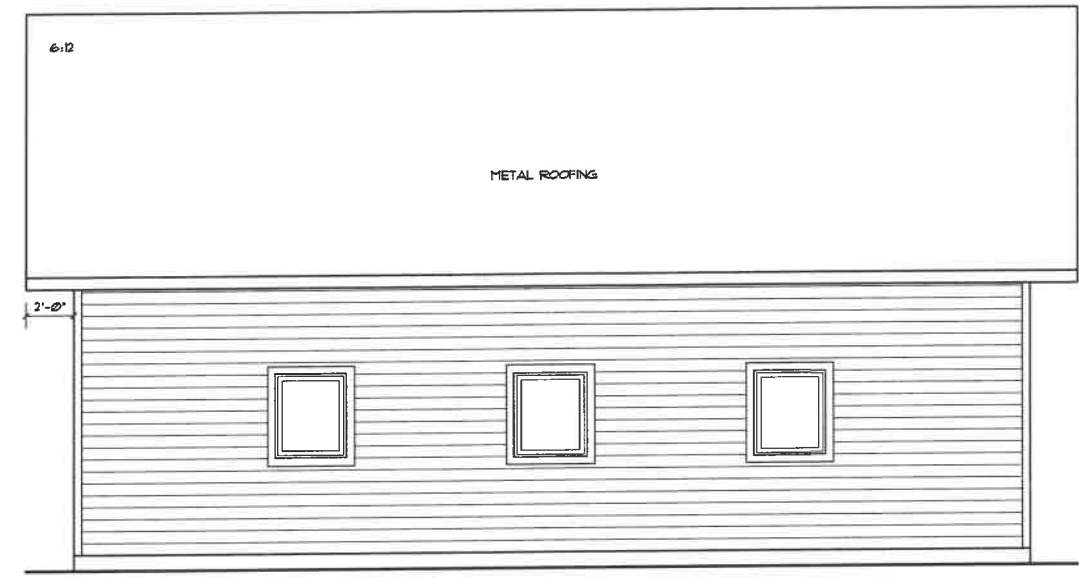
CERTIFICATE OF SURVEY

Tim Horvath
P.O. Box 492
Crosslake, MN 56442

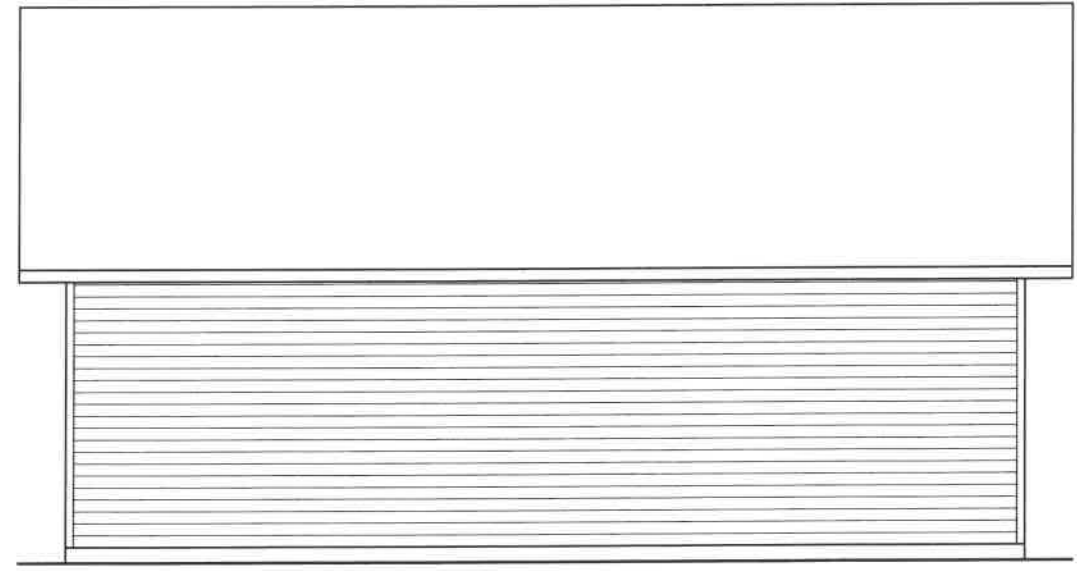
SHEET 1 of 1



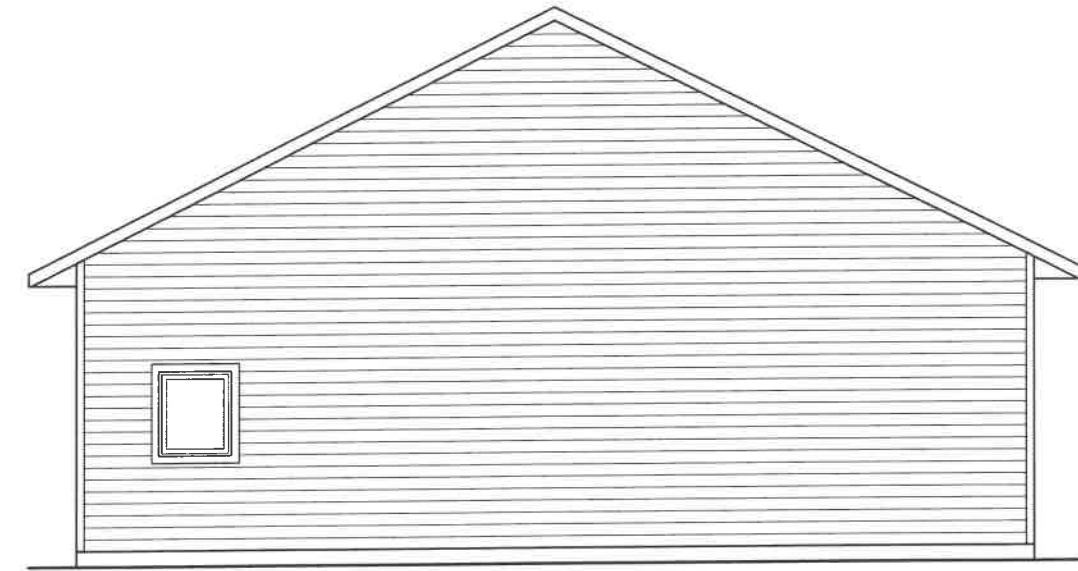
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DISCLAIMER OF WARRANTIES

The plans furnished hereon were prepared upon request by draftsmen who are not registered architects or professional engineers and are for INFORMATION PURPOSES ONLY. The Design Team makes NO WARRANTIES WHATSOEVER EITHER EXPRESSED OR IMPLIED as to merchantability or fitness for a particular purpose and places any user(s) on notice that reliance upon said plans shall be at the sole risk of the user(s). The selection of correct structural materials and the application of architectural principals is a precise art, the responsibility for which rests with the builder, the owner, or the user of these plans.



St. Cloud, MN 56503
187 8th Avenue North, Phone: (320) 252-1017
www.thedesignteam.biz

TIM HORVATH
HORVATH SHOP
31859 HARVEST RD. PEQUOT LAKES, MN

ELEVATIONS

JOB NUMBER: 38925001			
FILE NUMBER: 3892500120			
DATE:	DRAWN:	CHECKED:	
10/12/23	AL	TP	
REVISION:	DATE:	BY:	
10/15/23	AL		
REVISION:			
REVISION:			
REVISION:			

ELEVATIONS

TO: Planning Commission

FROM: Jerry Bohnsack

RE: Final Plat – Eagle View Storage

Meeting of April 14, 2026

This is the Final Plat of 4 existing commercial lots to Common Interest Community Plat made of 7 lots. 6 building lots and 1 common area lot.

Eagle View Storage

Preliminary Plat approved by Planning Commission March 10, 2026.

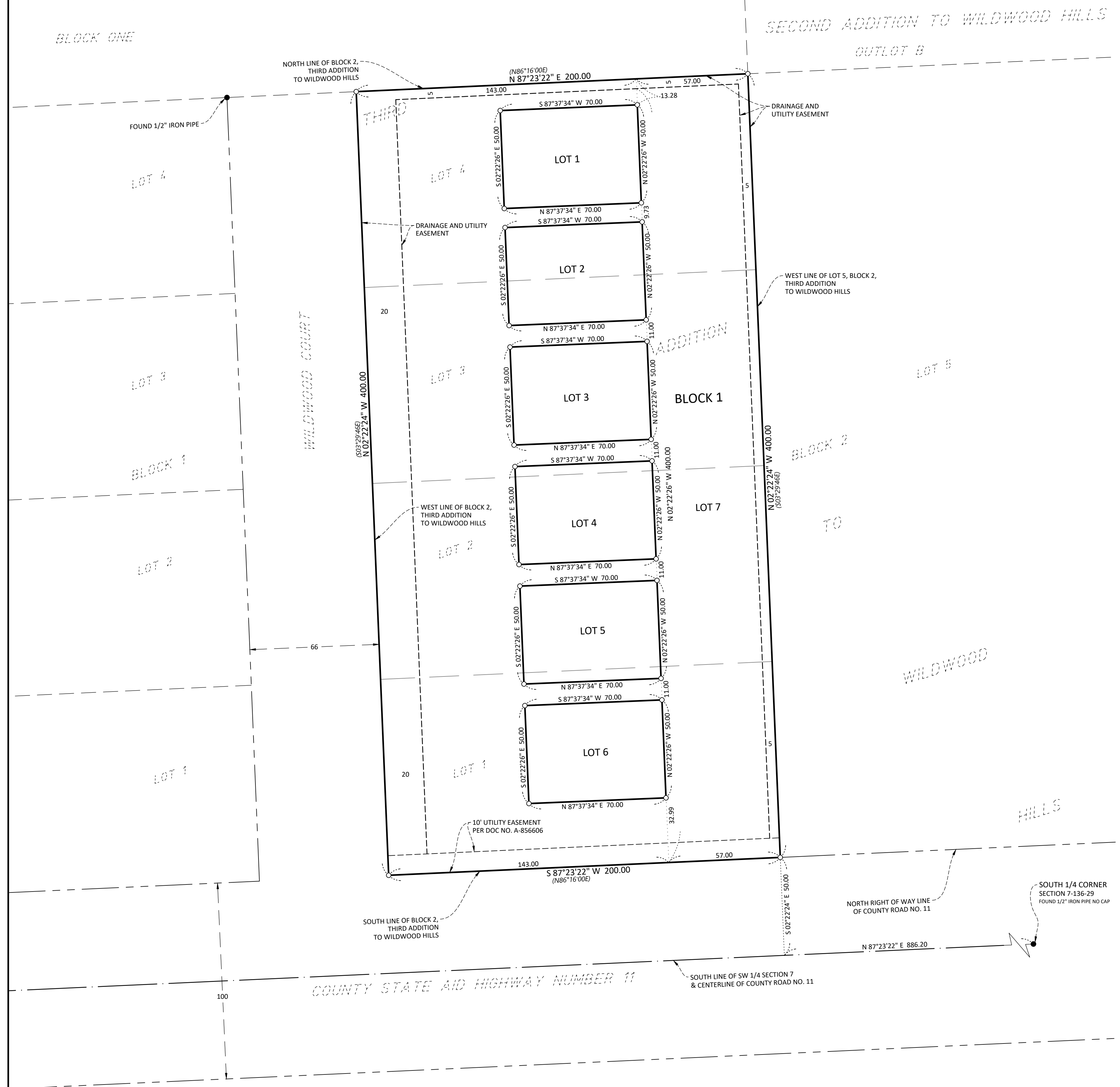
Preliminary Plat approved by City Council April 6, 2026.

Final Plat – for Planning Commission Consideration April 14, 2026.

Recommended Approval.

EAGLE VIEW STORAGE

COMMON INTEREST COMMUNITY NUMBER 1038
A PLANNED COMMUNITY BREEZY POINT STORAGE PARK



KNOW ALL PERSONS BY THESE PRESENTS: That Whitebirch, Inc., a Minnesota Corporation, fee owners and proprietors, of the following described property situated in the County of Crow Wing, State of Minnesota, to-wit:
Lots 1, 2, 3, and 4, Block 2 THIRD ADDITION TO WILDWOOD HILLS, according to the plat thereof, Crow Wing County, Minnesota

Said parcel containing 1.836 acres, more or less, and is subject to easements, restrictions, and reservations of record.
Have caused the same to be surveyed and platted as EAGLE VIEW STORAGE and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Whitebirch, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer on this ____ day of _____, 20__.

FEE OWNER:
WHITEBIRCH, INC.

David Spizzo, President

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by David Spizzo, President of Whitebirch, Inc., a Minnesota Corporation, on behalf of the corporation.

(Notary Signature) Notary Public _____ COUNTY, STATE OF _____

(Notary Printed Name) My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, Matthew M. Bomstad hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3 as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Matthew M. Bomstad, Licensed Land Surveyor
Minnesota License Number 57991

State of Minnesota, County of _____

This foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Matthew M. Bomstad, Licensed Land Surveyor, Minnesota License No. 57991.

(Notary Signature) Notary Public _____ County, STATE OF MINNESOTA

(Notary Printed Name) My Commission Expires _____

DEPARTMENT OF AUDITOR-TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

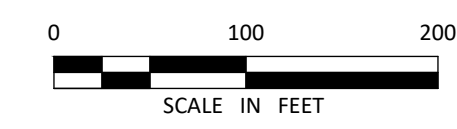
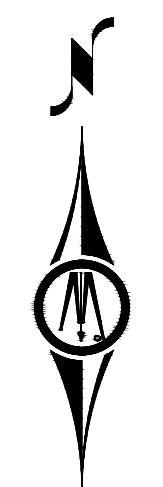
Gary Griffin, Land Services Director for Crow Wing County, Minnesota

CITY COUNCIL, CITY OF BREEZY POINT, MINNESOTA

This plat of EAGLE VIEW STORAGE was approved and accepted by the City Council of the City of Breezy Point, Minnesota, at a regular meeting held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Todd Roggenkamp, Mayor

Allie Polsfuss, City Administrator

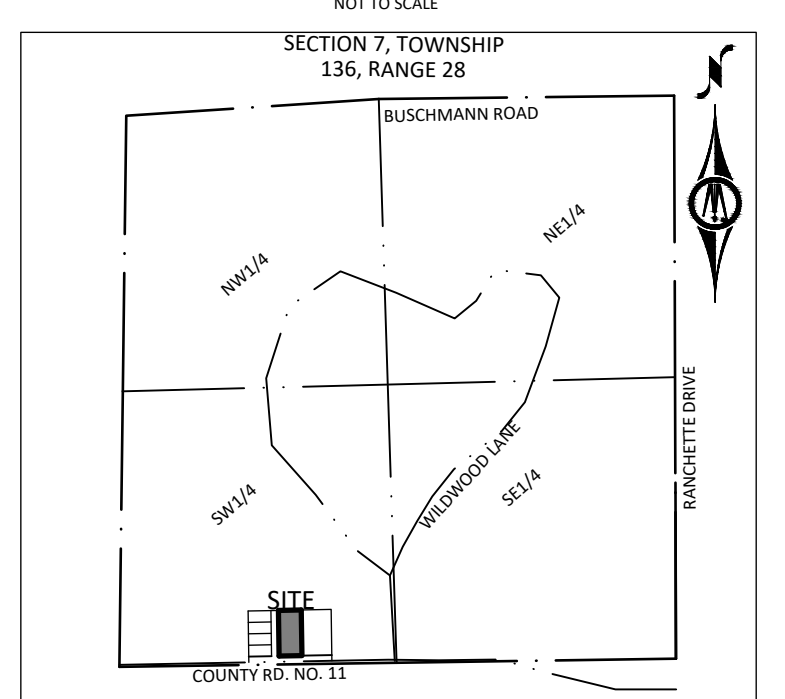


LEGEND

- DENOTES 1/2 INCH X 18 INCH IRON PIPE SET AND MARKED NO. 57991
- DENOTES MONUMENT FOUND
- (xxx) UNDERLYING PLAT MEASUREMENTS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF BLOCK 2, THIRD ADDITION TO WILDWOOD HILLS, TO HAVE AN ASSUMED BEARING OF N 02°22'24" W.

VICINITY MAP





March 26, 2026

City of Breezy Point
8319 County Road 11
Breezy Point, MN

RE: Plat Review
Eagle View Storage
Bolton and Menk

City of Breezy Point:

I have reviewed the proposed final plat of **EAGLE VIEW STORAGE** for mathematical accuracy and compliance with the most current Minnesota Platting Statutes, Chapter 505, as well as the *Manual of Guidelines for Platting in Minnesota*, a joint publication of the Minnesota Society of Professional Surveyors (MSPS) and the Minnesota Association of County Surveyors (MACS).

The plat dedication—including the legal description, dedication statements, owner signatures, and other required approving signatures—corresponds appropriately with the plat drawing and the information provided. This independent review does **not** include a title examination to verify the accuracy of the plat boundary description or to confirm ownership of the property being platted.

A field inspection to verify the placement of required boundary markers, plat corners, and lot corners has not been performed. Based on the materials provided and the conditions noted above, I find the plat to be in conformance with the applicable statutes, regulations, and referenced publications.

I hereby certify that this report was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Sincerely,

Wind River Surveying, Inc.

Zachary L. Zetah
Professional Land Surveyor
License No. 52694