



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, May 12, 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.](#) April 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes

6. PUBLIC HEARING - Conditional Use Application C-26-004 Christopher Cullen 8156 County Road 11 Breezy Point, MN. Parcel 10161853. W1/2 OF LOT 97 PART OF LOT 97 SW CORNER OF LOT 97 THEN N'LY A DIST OF 200 FT ALG W'LY OF SD LOT 97 TO NW COR. EIGHTH ADDITION TO BREEZY POINT ESTATES. Construct two 100 ft x 10 ft mini storage units. Zone (C) Commercial.

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-26-004

[A.](#) CUP Application C-26-004

7. STAFF REPORTS

8. COMMISSIONER REPORTS

9. ADJOURN

**Breezy Point Planning Commission/
Board of Adjustment
April 14, 2026 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, April 14, 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, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden were present. Staff present included Planner Jerry Bohnsack and City Clerk Deb Runksmeier.

Open Forum

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

Approval Of Minutes March 10, 2026 Planning Commission Meeting / Board Of Adjustment Minutes

Motion made by Zierden, seconded by Brisbin, to approve the March 10, 2026 Planning Commission Meeting / Board of Adjustment Minutes. The motion passed 5-0.

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.

Open Public Hearing

The public hearing was opened at 6:32 pm for the conditional use application.

Applicant Presentation

Timothy Horvath of 31859 Harvest Road presented his application. He explained he was doing an addition to his current garage, which would have been straightforward, but he also wanted to build an accessory building at 40 by 40 feet. He clarified that his submitted plans showed a 6/12 pitch roof that would reach 22 feet in height, though the application stated up to 20 feet. He offered to lower the pitch to 5/12 to reach 20 feet 4 inches if necessary, but preferred the 6/12 pitch for snow runoff and to match his existing house.

Horvath explained that he recently married and they were combining households and belongings, necessitating the additional storage space. He planned to use gray metal siding to match his gray and white house with a black roof, and would position the building to maintain tree buffers between neighbors. He emphasized wanting to maintain an attractive appearance that wouldn't be detrimental to the neighborhood.

Commissioner Weaver noted that with 12-foot sidewalls, the height to the midpoint would be acceptable. Staff clarified that the maximum allowable height for accessory structures in residential districts is 20 feet to the midpoint of the roof, so the 6/12 pitch would be acceptable.

Horvath confirmed all setbacks and impervious coverage requirements were met, and that well and septic inspections were completed. He acknowledged the need to consolidate the lots and had delayed that process pending permit approval.

A commissioner asked about lighting plans. Horvath explained he would install one security light using a vintage sodium lot light from his grandfather's Studebaker dealership, plus carriage lights and walkway lighting between the house and new structure.

Staff Review

Planning and Zoning Administrator Bohnsack presented the staff review for conditional use application C-26-003 for Timothy Horvath at 31859 Harvest Road. The property consists of lots 29, 30, and 31 of block 21, White Birch 16, zoned R-2. The request was to construct a detached accessory structure up to 1600 square feet and 15-20 feet in height.

Staff noted the property currently has a dwelling with attached garage and the lots are proposed to be consolidated. The request is appropriate for R-2 zoning under section 153.044. Staff found the use conforms to the comprehensive land use plan and is compatible with the existing neighborhood.

Staff recommended seven conditions for approval: obtaining building permits, complying with setback requirements, using similar materials for siding and roofing, complying with state building code, limiting height to 20 feet, limiting accessory structure size to 1600 square feet, and consolidating the parcels.

A commissioner asked about the garage addition, and staff clarified it would be a standard building permit as an addition to the principal structure, not subject to accessory structure limitations.

Regarding materials, staff clarified that colors should be similar but the material didn't need to match exactly - metal siding would be acceptable if colors coordinated with the house.

Public Input

No members of the public came forward to provide input.

Close Public Hearing

The public hearing was closed at 6:45 pm

Official Action CUP-26-003

The commission discussed that all required findings were met and the suggested conditions were appropriate. A commissioner noted that conditions 1 through 7 covered all necessary requirements.

Motion made by Theis, seconded by Zierden, to approve the conditional use permit C-26-003 with conditions 1 through 7. The motion passed 5-0.

Eagle View Storage Final CIC Plat

Bohnsack explained this was follow-up to the previous meeting where the commission approved a conditional use permit to create a common interest community plat for storage units. This involves replanting four existing platted lots located near Eagle View School, adjacent to existing storage units. Staff noted the plat was essentially unchanged from the previous month's proposal and recommended final approval.

Motion To approve the Eagle View Storage final plat. Motion by Ayers, seconded by Theis. Motion carried 5-0.

Staff Reports

Bohnsack presented a concern about residents operating a food truck from their residential property across from the newly approved Eagle View Storage plat, east of Eagle View Elementary along County Road 11. The property owners had contacted staff asking how to properly operate their food truck business, which they run in Florida during winter and bring to Minnesota for summer festivals.

The issue was that sometimes they prepare food orders at their residence for customer pickup, which could constitute a commercial activity in an Urban Reserve Zone. Bohnsack suggested this might qualify as a home occupation but noted concerns about the traffic limitations (10 round trips per day) and the location being on County Road 11 near the elementary school and the new storage units.

Commissioners expressed concerns about traffic safety, noting the intersection's existing challenges and upcoming traffic from the new storage facility. They discussed that food trucks typically operate in commercially zoned areas, and allowing this could set a precedent for food trucks in all residential districts.

Discussion included whether food preparation could be considered "manufacturing" under home occupation rules, but commissioners remained concerned about traffic impacts on the residential area and County Road 11. Staff indicated they would advise the residents they could apply but would need to meet ordinance requirements, with traffic being a significant concern.

Commissioner Reports

No commissioner reports were presented.

Adjourn

The meeting was adjourned at 7:01 pm

City of Breezy Point
Notice of Public Hearing
Tuesday, May 12, 2026 6:30 p.m.
Breezy Point City Hall

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 May 12, 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-26-004 Christopher Cullen 8156 County Road 11 Breezy Point, MN. Parcel 10161853. W1/2 OF LOT 97 PART OF LOT 97 SW CORNER OF LOT 97 THEN N'LY A DIST OF 200 FT ALG W'LY OF SD LOT 97 TO NW COR. EIGHTH ADDITION TO BREEZY POINT ESTATES. Construct two 100 ft x 10 ft mini storage units. Zone (C) Commercial.

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

Section 6, Item A.

Received by City: 04/17/2026
Application Number: CUP-26-004
Non-refundable Fee Paid: 350.00
Receipt #: 1.00365



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 Christopher Cullen
Address 8156 County Rd 11 Email: Chris@justlistedwiththos.com
City, State, Zip Breezy Point, MN 56472
Phone 218 839-1222 Alternate Phone ---

Physical Address / Location of Property ---

Legal Description of Property W 1/2 of lot 97 Also Desc: PT of Lot 97
beg AT SW COR of SD of Lot 97 Then N'LY A Dist of
200 FT ALG W'LY Line of SD Lot 97 TO NW Cor
Parcel ID Number 10161853 Zoning District ---

Applicant is:

- Legal Owner of Property
- Contract Buyer
- Option Holder
- Agent
- Other

Title Holder of Property (if different than applicant):

Name Jon Lewis
Address 601 Maple ST
City, State, ZIP Lasbon ND 58054
Phone 701-730-1564

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

Build two 100' x 10' Mini Storage units - 10x10,
10x20, 5x10 units.

Signature of Owner, authorizing applicator Jon Lewis 04/17/26
(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) [Signature] 4-17-26
(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: Adding Mini Storage Buildings to back of lot
Landscaping: Drive way
Parking/Signs: For Rent / Mini Storage Rental Sign

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

No impact. Located next to Airport hangars / storage garages / sheds. Located in Commercial Area.

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?

Airport Road is almost all hangars on The East Side of the road. Existing use and utility.

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

No additional use of facilities.

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

No impact. Traffic and parking will not be altered on my property. The driveway will be on airport road which gives good access to City RD 11.

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?

Yes there is current public parking on Airport road. However, there will be sufficient parking within the storage lot

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.

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 May 12, 2026

Conditional Use Application C-26-004

Applicant: Christopher Cullen

Property Address: 8156 County Road 11, Breezy Point MN 56472

Property ID: 10161853

Legal Desc: W 1/2 OF LOT 97 PT OF LOT 97 SW COR OF SD LOT 97 THEN N'LY A DIST OF 200 FT ALG W'LY LINE OF SD LOT 97 TO NW COR.

City Code: 153.040, 153.044, 153.045

Conditional Use Request:

- Construct two (2) 100 ft. x 10 ft. mini storage units for Rental.

Applicant has submitted an application for a Conditional Use Permit to construct storage units for Rent. Property Zoned (C) Commercial. 153.040

The parcel currently hosts a real estate office with improved parking.

The current impervious coverage is 22.9%

The proposed impervious coverage is 45.9%

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 C and the request is appropriate under Section §153.040.

- (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, May 12, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application

153.040, C-24

Storage Units for Rental or Sale.

Storage Units for Rental is Appropriate Conditional Use in (C) Commercial Zone.

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

- 1) Applicant shall obtain Building Permit for Storage structures.
- 2) Applicant shall comply with all setback requirements.
- 3) Siding and Roofing of rental structures shall match real estate office.

- 4) Structures shall comply with state Building Code.
- 5) Surface water shall be collected and treated onsite.
- 6) Other.

CERTIFICATE OF SURVEY

**PART OF LOT 97, EIGHTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 28,806 SQ. FT. / 0.7 ACRES**

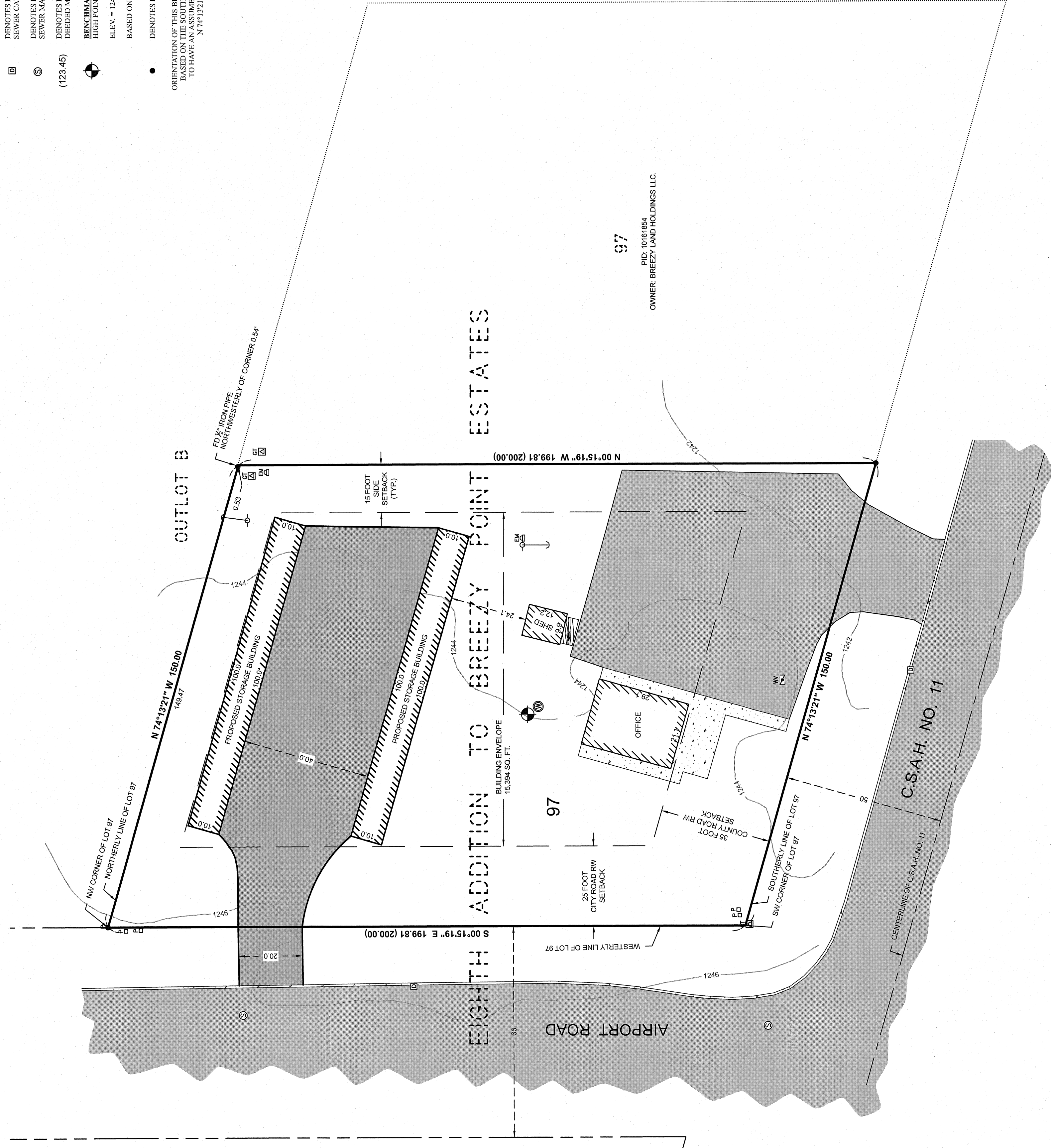
LEGEND

	DENOTES EDGE OF EXISTING BITUMINOUS
	DENOTES EDGE OF PROPOSED BITUMINOUS
	DENOTES EXISTING CONCRETE CURING
	DENOTES EDGE OF EXISTING CONCRETE
	DENOTES EXISTING INTERMEDIATE CONTOURS
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE
	DENOTES EXISTING ELECTRIC METER
	DENOTES EXISTING GROUND TRANSFORMER
	DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EXISTING WELL
	DENOTES EXISTING BUTTERFLY VALVE, CHECK VALVE, & GATE VALVE
	DENOTES EXISTING STORM SEWER CATCH BASIN
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES PLAT AND/OR DEEDED MEASURE
	BENCHMARK: HIGH POINT OF WELL
	ELEV. = 1246.54
	DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 97 TO HAVE AN ASSUMED BEARING OF N 74°13'21" W

LEGAL DESCRIPTION PER DOC. NO. 264914

That part of Lot Ninety-seven (97) in EIGHTH ADDITION TO BREEZY POINT ESTATES, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Crow Wing County, Minnesota, described as follows: Beginning at the Southwest corner of said Lot 97; thence Northerly a distance of 200 feet along the Westerly line of said Lot 97 to the Northwest corner thereof; thence Southeasterly along the Northerly line of said Lot 97 for a distance of 150 feet; thence Southerly parallel with the Westerly line of said Lot 97 a distance of 200 feet to the Southerly line of said Lot 97; thence Westerly along the Southerly line of said Lot 97 to the point of beginning. Except all minerals and mineral rights of record.



IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Bituminous	5,208	28,806	18.1%
Total	6,587	28,806	22.9%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Proposed Storage Buildings (2)	9,852	28,806	34.2%
Total	11,031	28,806	38.3%

NOTES:

- Zoning for subject tract = Commercial
- Parcel ID of subject parcel: 10161854
- The E911 address of subject parcel: 8156 County Road 11
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Subject property is connected to the City of Breezy Point's sanitary sewer system.
- There are no bluffs within the surveyed property.
- National Wetland Inventory Report shows no wetlands within subject 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.
- Contour interval as shown = 2 feet. Based on NAVD 88 datum. Contours shown have been digitized from the Crow Wing County GIS site.

SHEET 1 OF 1	CERTIFICATE OF SURVEY	PROJECT NO.:	DATE:	REVISIONS	BY
	Coldwell Banker Realty ATTN: Chris Cullen 8156 County Road 11 Breezy Point, MN 56472	22092-1	4/17/2026	DESCRIPTION	
		CHECKED	SCALE:		
		DRAWN BY:	HORIZ:		
		BOOK:	VERT:		
		PG.	NONE		

SCALE IN FEET
ON 22" X 34" SHEET

STONE MARK LAND SURVEY
30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

CERTIFICATE OF SURVEY

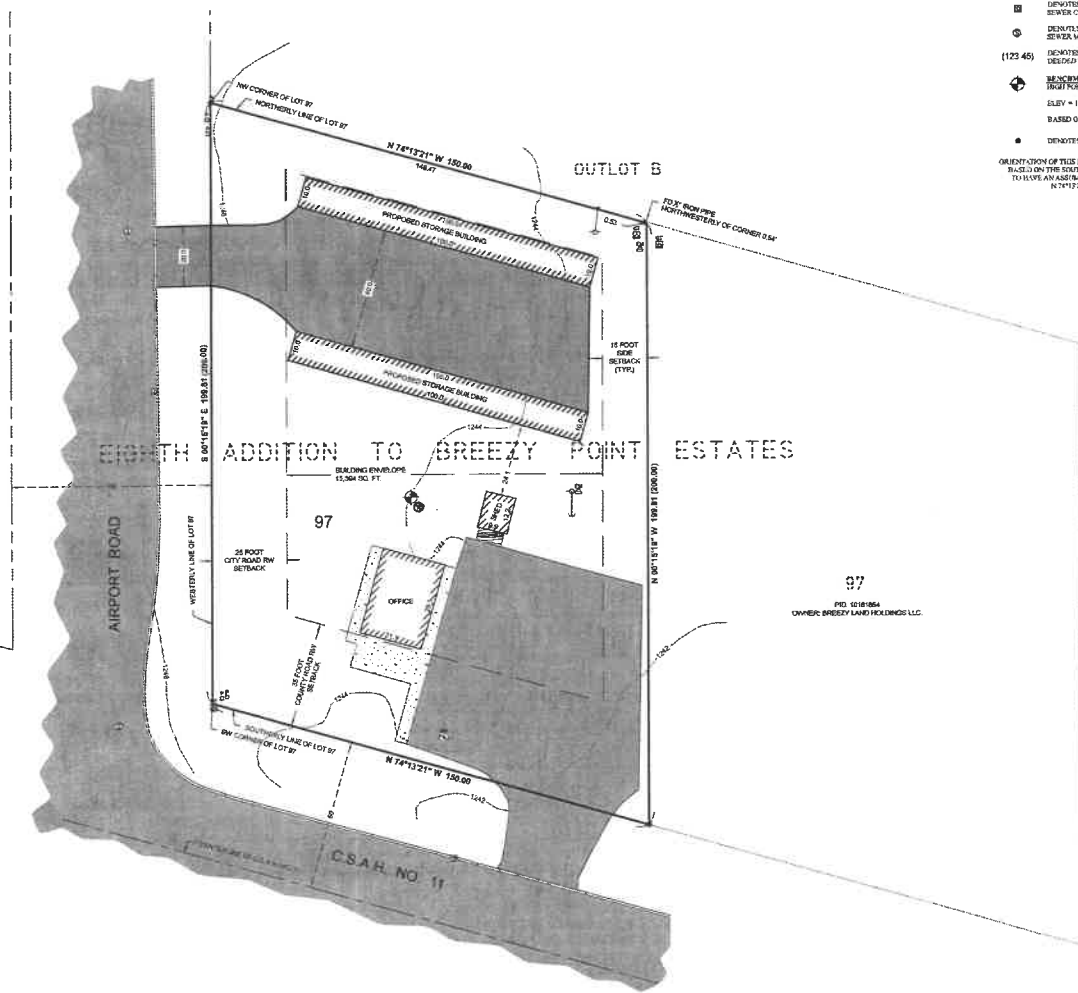
**PART OF LOT 97, EIGHTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 28,806 SQ. FT. / 0.7 ACRES**

LEGAL DESCRIPTION PER DOC. NO. 264914

The part of Lot Nearer-west (97) in EIGHTH ADDITION TO BREEZY POINT ESTATES, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Crow Wing County, Minnesota, described as follows: Beginning at the Southwest corner of said Lot 97; thence Northerly a distance of 200 feet along the Westerly line of said Lot 97 to the Northwest corner thereof thence Southeastery along the Northerly line of said Lot for a distance of 150 feet, thence Southerly parallel with the Westerly line of said Lot a distance of 200 feet to the Southerly line of said Lot 97; thence Westerly along the Southerly line of said Lot 97 to the point of beginning. Except all interests and mineral rights of record.

LEGEND

- DENOTES EDGE OF EXISTING SETBACKS
 - DENOTES EDGE OF PROPERTY SETBACKS
 - DENOTES EXISTING CONCRETE CURBING
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EXISTING INTERMEDIATE CONDUITS
 - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING GROUP TRANSFORMER
 - DENOTES EXISTING PHONE FEEDSTALK & FIBER BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING BUTTERFLY VALVE CHECK VALVE & GATE VALVE
 - DENOTES EXISTING STORM SEWER COVERT BASKET
 - DENOTES EXISTING SANITARY SEWER MANHOLE
 - DENOTES PLAT AND/OR DEED HEADINGS (123 45)
 - NON-NORMAL HIGH POINT OF SURVEY
 - SLEW = 134.34
 - BASED ON NAVD 83 DATUM
 - DENOTES MONUMENT FOUND
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 97 TO HAVE AN ASSIGNED BEARING OF N 74°12'21" W.



NOTES:

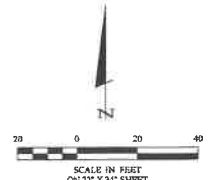
1. Zoning for subject tract = Commercial
2. Parcel ID of subject parcel: 10181853
3. The 811 address of subject parcel: 8156 County Road 11
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. Subject property is connected to the City of Breezy Point's sanitary sewer system.
6. There are no utilities within the surveyed property.
7. National Wetland Inventory Report shows no wetlands within subject property.
8. StoneMark Land Surveying, Inc. has made no investigation or independent search for encumbrances of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current site search may disclose.
9. Contour interval as shown is 2 feet. Based on NAVD 83 datum. Contours shown have been digitized from the Crow Wing County GIS file.

IMPERVIOUS CALCULATIONS

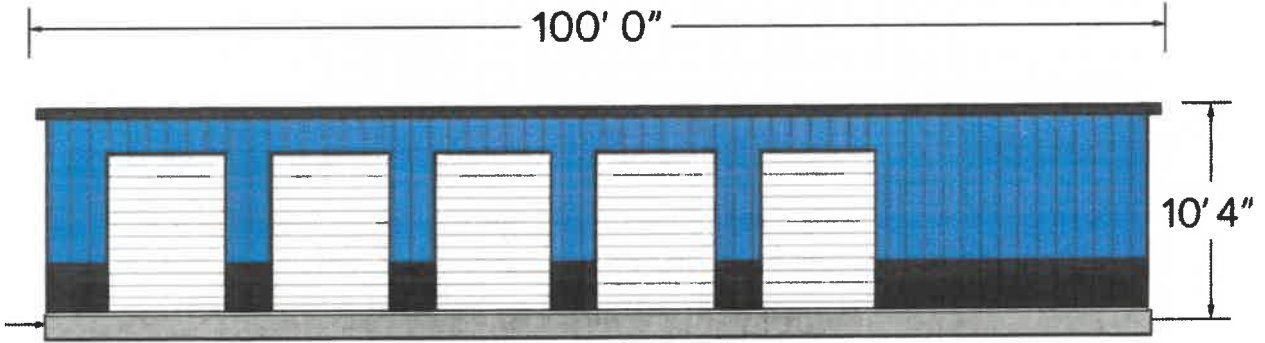
EXISTING	IMPERVIOUS AREA (SQ. FT.)	Net Area (SQ. FT.)	Percent Impervious (SQ. FT.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Bitumens	5,208	28,806	18.1%
Total	6,587	28,806	22.9%

IMPERVIOUS CALCULATIONS

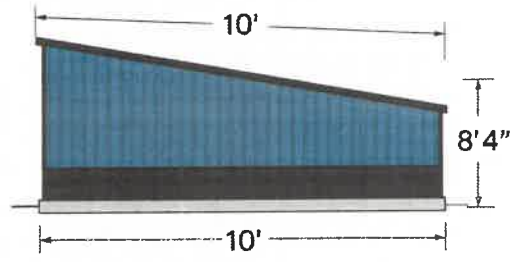
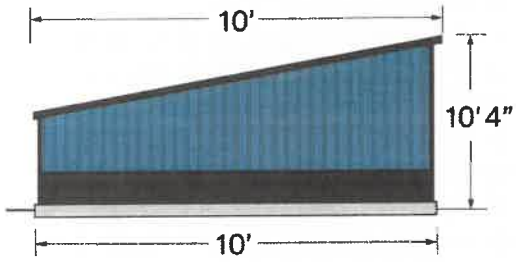
PROPOSED	IMPERVIOUS AREA (SQ. FT.)	Net Area (SQ. FT.)	Percent Impervious (SQ. FT.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	812	28,806	2.8%
Proposed Bitumens	9,862	28,806	34.2%
Proposed Storage Buildings (2)	2,000	28,806	6.9%
Total	13,241	28,806	45.9%

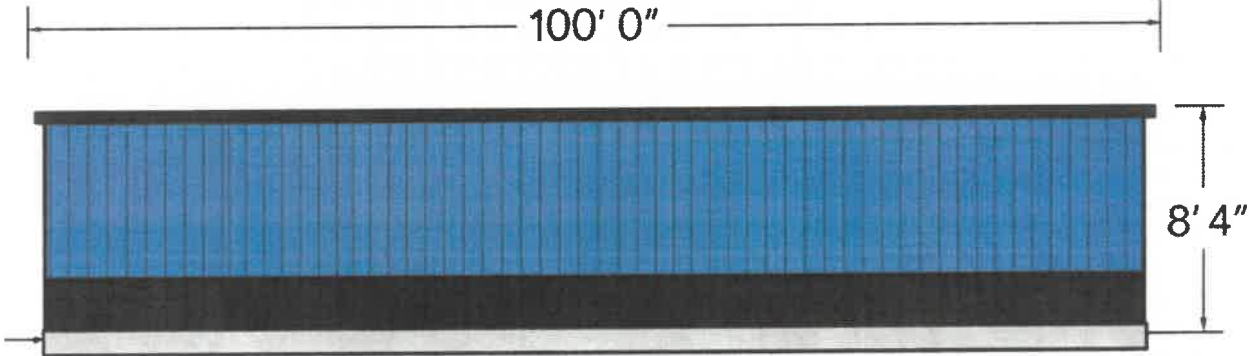


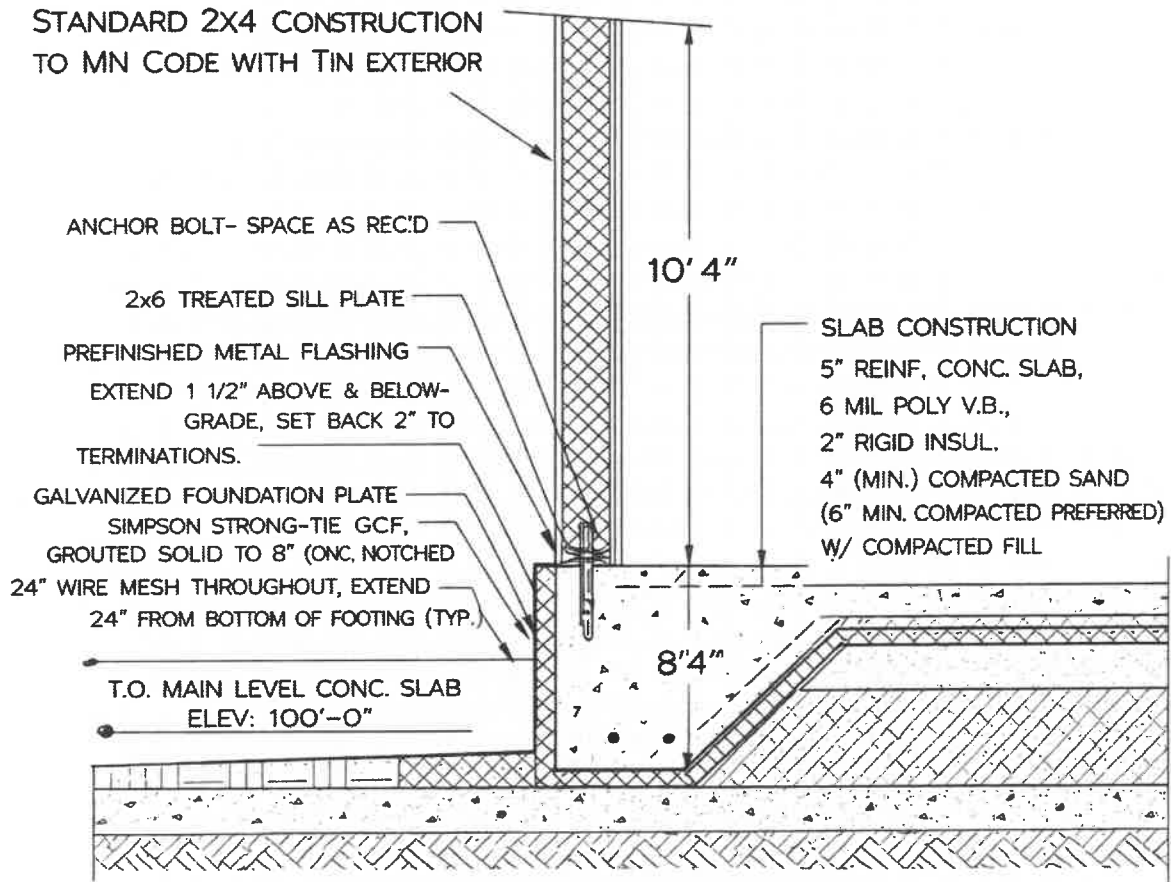
CERTIFICATE OF SURVEY	PROJECT MANAGER: CJRH	PROJECT No.: 23092-1	DATE: 4/1/2026	REVISIONS:	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Coldwell Banker Realty ATTN: Chris Cullen 8156 County Road 11 Breezy Point, MN 56472	DRAWN BY: ECL	FILE NAME: C23092-1.DWG	SCALE: HORIZ. 1" = 20'	DESCRIPTION:	 StoneMark LAND SURVEYING, INC. License No. 44881
		PRINTED BOOK:	YEAR: 2026	BY:	P. O. Box 874 Poplar Lakes, MN 56472 218-568-8949 www.stonemarksurvey.com



Side Elevations







02 CONCRETE FTG. DETAIL
SCALE: 3/4" = 1'-0"