



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Wednesday, August 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. July 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes

6. **PUBLIC HEARING** - Variance Application V-26-002 Gary Grevillius 29473 Shoreview Lane Breezy Point MN 56472. Lots 76, 77, 78 17th Addition to Breezy Point Estates. Construct addition to existing dwelling (legal non-conforming use) 43 ft. from OHW - 7.7 ft from ROW Shoreview Lane. Impervious Coverage 33%. Zone Medium Density Residential (R-2).

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION Board of Adjustment Variance-26-002

7. **REDEVELOPMENT PLAN REVIEW** - Brainerd HRA - Second Modification to Redevelopment Plan. Requesting to add 7 tax-forfeit parcels into the Redevelopment Plan (Parcels 10161782, 10161781, 10161644, 10161645, 10161859, 10161860, 10161861)

1 - Staff Review

2- HRA Plan Introduction/Review

OFFICIAL ACTION Board of Adjustment Res 26-10

8. **STAFF REPORTS**
9. **COMMISSIONER REPORTS**

10. ADJOURN

Planning Commission/Board of Adjustment Meeting Minutes July 14, 2026, 6:30 PM

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, July 14th, 2026, at 6:30 PM by Commission Marcy Weaver.

Planning Commissioners Marcy Weaver, Joe Ayers, Roger Theis, and Lee Brisbin were present. Teddy Zierden was noted as absent. Staff present included Planning and Zoning Administrator Anthony Moberg, Planner Jerry Bohnsack, City Clerk Deb Runksmeier, and City Administrator Allie Polsfuss.

Open Forum

No members of the public approached the podium, and the chair moved on to the next agenda item.

Approval Of Minutes

June 9th, 2026 Planning Commission / /Board of Adjustment Meeting Minutes

*Motion: Commissioner Ayers moved to approve the June 9th, 2026 Planning Commission Meeting Minutes. The motion was seconded by Commissioner Theis.
Motion carried 4-0.*

Public Hearing - Variance Application V-26-001 Amber Pass 8784 Breezy Point Drive Breezy Point MN 56472. Parcel 10210765.

Open Public Hearing

The chair opened the public hearing at 6:31 pm for Variance Application V-26-001.

Applicant Presentation

Amber Pass presented her request to construct a 20x20 glass sunroom addition to the rear of her existing dwelling at 8784 Breezy Point Drive. She explained she planned to move to the property within a year and that the addition would improve the aesthetics of the home both from the neighboring properties and from the adjacent golf course. She noted the variance was necessary due to the structure's existing nonconforming setback, and that shifting the addition would negatively impact mature trees on the property. She added that neighboring property owners had been consulted and were fully supportive. She also noted that a bump-out for a fireplace shown on the plans would be removed. To address impervious coverage concerns, she stated she would remove approximately 550 square feet of driveway and replace it with landscaping, reducing impervious coverage from 34.6% down to approximately 30%.

Staff Review

Staff reviewed Variance Application V-26-001. The property is zoned R-3 (Original Neighborhood) and the existing dwelling is a 40x28 single-story structure built in 1975, with

a previously approved 5-foot side yard setback variance. The proposed 20x20 addition would be placed 41 feet from the rear property line and 4.9 feet from the side property line. Staff noted that the applicable impervious coverage limit is 34%, and that with the proposed driveway removal, coverage would be brought down to 30%. Conditions suggested for approval included obtaining a building permit, confining surface water to the site, maintaining a 4.9-foot side yard setback consistent with the previously granted variance, and reducing impervious coverage to 30%.

Public Input

No members of the public came forward to provide input.

Close Public Hearing

The public hearing was closed at 6:43 pm, and the board moved to official action.

A motion was made by Commissioner Ayers and seconded by Commissioner Brisbin to approve Variance Application V-26-001 with the following conditions: (a) a building permit to be obtained and the building to conform to Minnesota State Building Code; (b) all surface water to be confined to the site; (c) the addition to be 4.9 feet from the side property line, consistent with the previously approved variance; and (d) impervious coverage to be reduced to 30%. Motion carried 4-0.

Public Hearing - Variance Application V-26-002 Gary Grevillius 29473 Shoreview Lane Breezy Point MN 56472. Lots 76, 77, 78 17th Addition to Breezy Point Estates.

Open Public Hearing

The chair opened the public hearing at 6:44 pm for Variance Application V-26-002.

Applicant Presentation

Regina Nelson appeared on behalf of property owners Gary and Jennifer Grevillius, explaining that the purpose of the addition was to create a handicap-accessible bedroom and bathroom on the main floor to accommodate Janet Grevilius's mobility needs, allowing the family to continue using the lake property. Will Iser, representing the landscaping aspects of the project, proposed replacing the existing concrete driveway and sidewalks with permeable pavers to help reduce impervious coverage. The applicants indicated they were willing to remove any impervious surfaces necessary to make the addition work, and noted that lot 76 would be kept in a natural state. They also stated that a hedge row was already planned to address a neighboring concern about wind and snowdrift. The architect, Kevin Anderson, had designed the addition with careful attention to accessibility requirements, including minimum clearances around a bed and a zero-entry shower.

Staff Review

Staff reviewed Variance Application V-26-002. The property, consisting of lots 76, 77, and 78 of the 17th Addition to Breezy Point Estates, is zoned R-2 (Medium Density Residential) and is a triangular-shaped lot on Pelican Lake. A variance for the original house, garage, and deck was approved in 1987, and a prior variance request for a 984 sq. ft. addition was denied in 2004. The existing dwelling is located less than 50 feet from the OHW and is considered a legal nonconforming use. The proposed addition totals 2,123 square feet, comprising a 416

sq. ft. garage, 248 sq. ft. porch, and 1,459 sq. ft. house addition. Proposed setbacks included 43 and 47 feet from the OHW and 7.7 feet from the Shoreview Lane right-of-way, against a required 30-foot setback — staff later noted this should be corrected to 50 feet given the property is served by sanitary sewer. The originally proposed impervious coverage was 33.1%, above the 25% limit. Staff also read into the record a written comment from neighbor Chuck Syverson of 29476 Shoreview Lane, who requested a vegetative buffer between the home expansion and Shoreview Lane, and raised concerns about stormwater runoff and significant snow drifting that had occurred since trees were removed from a neighboring lot.

Commissioners discussed the proximity of the addition to the right-of-way at 7.7 feet, noting safety, snow removal, and driveway length concerns. The triangular shape of the lot was acknowledged as a practical difficulty. Planning and Zoning advised that rather than redesigning the project themselves, the commission should table the application and request a revised plan from the applicant that addresses the right-of-way setback concerns.

Public Input

No members of the public came forward to provide input.

Close Public Hearing

The public hearing was closed at 7:04 pm.

A motion was made by Commissioner Brisbin and seconded by Commissioner Theis to table Variance Application V-26-002 and request a revised plan from the applicant addressing the commission's right-of-way setback concerns. Motion carried 4-0.

Public Hearing - Petition To Rezone 26-001 Holly Raiche 6799 County Road 11 Breezy Point MN 56472.

Open Public Hearing

The chair opened the public hearing at 7:19 pm for Petition to Rezone 26-001.

Applicant Presentation

Holly Raiche presented her request to rezone her 2.48-acre property at 6799 County Road 11 from Urban Reserve (UR) to Commercial (C). She explained that she had lived in the area for 24 years and that the surrounding area had become increasingly developed over time. She noted she had operated various businesses from her home over the years and currently operates a food trailer as an extension of a brick-and-mortar store in Baxter. She stated that properties across the road were already zoned commercial and that she felt her property was the last remaining holdout in an otherwise commercial and public corridor.

Staff Review

Staff noted that the comprehensive plan did not identify this area for near-term commercial development. Under its current Urban Reserve zoning, the land is intended for long-term urban growth while allowing low-density residential and agricultural uses in the interim. Staff also highlighted that a rezoning to commercial would open the property to the full range of commercial uses, not just a food truck, and that this broader implication needed to be considered. Commissioners noted that the property would constitute a spot zone, and one commissioner raised concerns about the lack of adequate transportation infrastructure along County Road 11, referencing the comprehensive plan's goal of directing commercial

development to areas served by adequate transportation. It was also noted that the area did not meet the plan's strategy of concentrating commercial development at identified nodes in already-commercial zones.

Public Input

Three members of the public spoke in opposition to the rezoning. Gary Mitchell of 6944 Nickel Road, whose land borders the applicant's property, stated that while Holly had been a good neighbor, he was opposed to the rezoning due to concerns about what could happen to the land if it were sold and a different commercial use was established. He also noted that the prospective new owner of his property was likewise opposed. Sarah Lovejoy of 7006 Nickel Road expressed concern about potential light and noise pollution from future commercial uses beyond the food truck, and stated that without a guarantee limiting use to the food truck, she could not support the rezoning. Kenzie Stish of 7036 Nicoll Road cited traffic safety concerns, noting that the County Road 11 corridor on that side was already difficult to navigate, and that allowing commercial development on the Urban Reserve side could necessitate road widening and turn lanes. She also emphasized the neighborhood's commitment to preserving the woodlands in the area.

Close Public Hearing

The public hearing was closed at 7:32 pm. Commissioners discussed the request, with the chair summarizing key concerns: the Urban Reserve zoning is fundamentally incompatible with commercial use; traffic and safety concerns along County Road 11 were a known concern; and the rezoning could not be limited to just a food truck — any future owner could operate any permitted commercial use. A motion was made to deny the petition to rezone and forward that recommendation to city council.

A motion was made by Commissioner Theis and seconded by Commissioner Brisbin to deny Petition to Rezone 26-001 and recommend denial to the city council. Motion carried 4-0.

Staff Reports

The new Planning and Zoning Administrator introduced themselves, having started on July 7th, and expressed enthusiasm for working with the city. Staff also reported that the city council had approved the license for the previously use-approved cannabis retail shop. Finally, staff reminded commissioners that candidate filing had begun that day.

Commissioner Reports

No commission reports were given.

Adjourn

The meeting was adjourned at 7:36 pm.



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 6, ItemA.

Prepared By: <i>Anthony Moberg, Planning and Zoning Administrator</i>	Meeting Date: <i>8/12/2026</i>	Item Name: <i>Variance Application V-26-002 Grevillius 29473 Shoreview Lane</i>
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Application: Variance V-26-002

Applicant: Gary Grevillius

Property Address: 29473 Shoreview Lane Breezy Point, MN 56472

Property ID: 10210794, 10210795, 10210796

Legal Desc: 17TH ADDITION TO BREEZY POINT ESTATES LOT 76, 77, 78

Zoning: (R-2) Medium Density Residential

Applicable Code: Section §153.007, §153.032, §153.044, §153.045, §153.120

Request

To construct 2,000 sq. ft. addition to existing dwelling (garage porch home addition)

Property

The subject property is located at 29473 Shoreview Lane on the east shore of Pelican Lake within Mousseau Bay. The property is accessed from Shoreview Lane and consists of three platted lots with a triangular configuration.

Variance to construct house, garage, and deck approved in 1987.

Variance to construct 984 sq. ft. addition 22' from OHW Denied in 2004.

Existing dwelling located less than 50 ft. from OHW considered legal non-conforming use.

Existing dwelling located 10 ft. side yard and 30 ft from ROW Shoreview Lane.

Existing impervious coverage 23.8%.

Proposed Setbacks

Side 10 ft.

OHW 43 ft.

ROW 20.7 ft. & 14.6 ft. & 17.7 ft.

Impervious Coverage 32.3%

153.032 Zoning of Property is R-2 Medium Residential

Side 10 ft.

OHW 30 ft.

ROW 30 ft.

Imperious Coverage 25%



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 6, ItemA.

VARIANCE. A legally permitted deviation as provided in M.S. § 462.357, Subd 6, as it may be amended from time to time, from the provision of this chapter as deemed necessary by the Board of Adjustment when the strict interpretation of the ordinance would create practical difficulty and be impractical because of circumstances, relating to lot size, shape, topography or other characteristics of the property, and when the deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance. Variances cannot create a land use not permitted in a zone.

Variance Review:

- Variance Review §153.120 E 1-5

(E) Variances shall be decided within a reasonable time with considerations for the following:

- (1) The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner;
- (2) The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
- (3) The land use created by the variance is permitted in the zoning district where the property is located;
- (4) The variance will not alter the essential character of the locality; and
- (5) The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

Findings:

1. The applicant stated the practical difficulty to be the need for handicap-accessible bedroom and bathroom on the main floor to accommodate mobility needs, allowing the family to continue using the lake property.
2. The subject property consists of three platted lots with a triangular configuration that limits the available building area.
3. The existing dwelling is a legal nonconforming structure located approximately 43 feet from the ordinary high-water mark.
4. The applicant proposes additions totaling approximately 2,000 square feet.
5. The proposed project would result in setback encroachments into the required road right-of-way setback and increase impervious surface coverage from 23.8% to 32.3%.
6. The proposed use remains residential, which is a permitted use within the R-2 Medium Density Residential District.
7. Increased impervious surface coverage may increase stormwater runoff unless appropriately mitigated.

Additional Considerations:

1. Whether the subject property and similarly situated properties on the cul-de-sac have reached or are approaching the practical limits of development given lot dimensions, setback constraints, shoreline



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Section 6, ItemA.

location, and existing development patterns.

If approved the following may be conditions of Approval.

- a) Building permits be obtained and building to conform to Minnesota State Building Code.
- b) Prior to the issuance of any building permits, an approved stormwater management plan must be submitted to the city.
- c) Impervious surface coverage to be reduced to 25% through the removal or conversion of impervious surfaces with revised impervious surface calculations submitted to the city upon completion of the project.
- d) The existing three lots shall be consolidated into a single lot, with the required consolidation documents submitted prior to the issuance of a building permit.
- e) A vegetative screening buffer shall be installed and maintained along the Shoreview Lane property frontage.
- f) Other.

Planning Commission/Board of Adjustment Direction

The Board may by resolution choose to approve, deny, or modify the requested variance. The resolution should clearly state the practical difficulty and reasons for approval, denial, or modification of the variance.



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

Received by City: 6/11/202 Section 6, Item A.
Application Number: V-26-002
Non-refundable Fee Paid: 250.00
Receipt #: 1.00849

Variance Application

Name of Applicant Gary Grevillius
Address 29473 Shoreview Lane Email: [REDACTED]
City, State, Zip Breezy Point, MN 56472
Phone [REDACTED] Alternate Phone _____

Physical Address / Location of Property Same

Legal Description of Property See attached info

Parcel ID Number See attached info Zoning District _____

Applicant is:

- ☒ Legal Owner of Property
☐ Contract Buyer
☐ Option Holder
☐ Agent
☐ Other _____

Title Holder of Property (if different than applicant):

Name Same
Address _____
City, State, ZIP _____
Phone _____

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

Our family has grown and they've been staying in hotels when they visit. We'd like to accommodate them in the future.

Signature of Owner, authorizing application

(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.

APPLICANTS, PLEASE NOTE: Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a practical difficulty as follows: "A practical difficulty exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances

unique to the property and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a practical difficulty as reasonable use of utilization of the property exists under the terms of the Ordinance."

The following questions must be answered.

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

Building: Add on living space and modify existing roofline.

Landscaping: Update accordingly.

Parking/Signs: No change. Building over a portion of the existing driveway.

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

Our plotted lot is uniquely shaped and when the zoning code is applied it interferes with the buildable area of the lot.

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

Other properties on this point are closer to the road than this addition would be. Set back to the lake is in line with the existing house and won't encroach any closer to the lake house.

4. How will **reasonable** use of the property be deprived if the variance is not granted?

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed.

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Considered buying a different property but we have sentimental attachments to the existing property.

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

No impact based on what's been built on this road in the last few years. We take good care of the property and will continue to do so.

7. Describe the 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?

Home will continue to be a single family home and we will improve the character and it will be consistent with other developments along the road. It will be an up north feeling cabin.

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

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

Definition of PRACTICAL DIFFICULTY: *The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.*

10. Please state the **practical difficulty** that exists with this property.

Existing home is too small for our family to enjoy. Owners are aging and would like to have the house handicap accessible. Our lot is uniquely shaped and when the zoning code is applied it interferes INSTRUCTIONS TO THE APPLICANT with the buildable area of the lot.

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

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. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.

Legal description of the site.

Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, 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).

Location of all structures and their square footage.

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.

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.

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.

Proposed drainage plan.

Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.

Soils data showing capability for building and on-site sewage treatment.

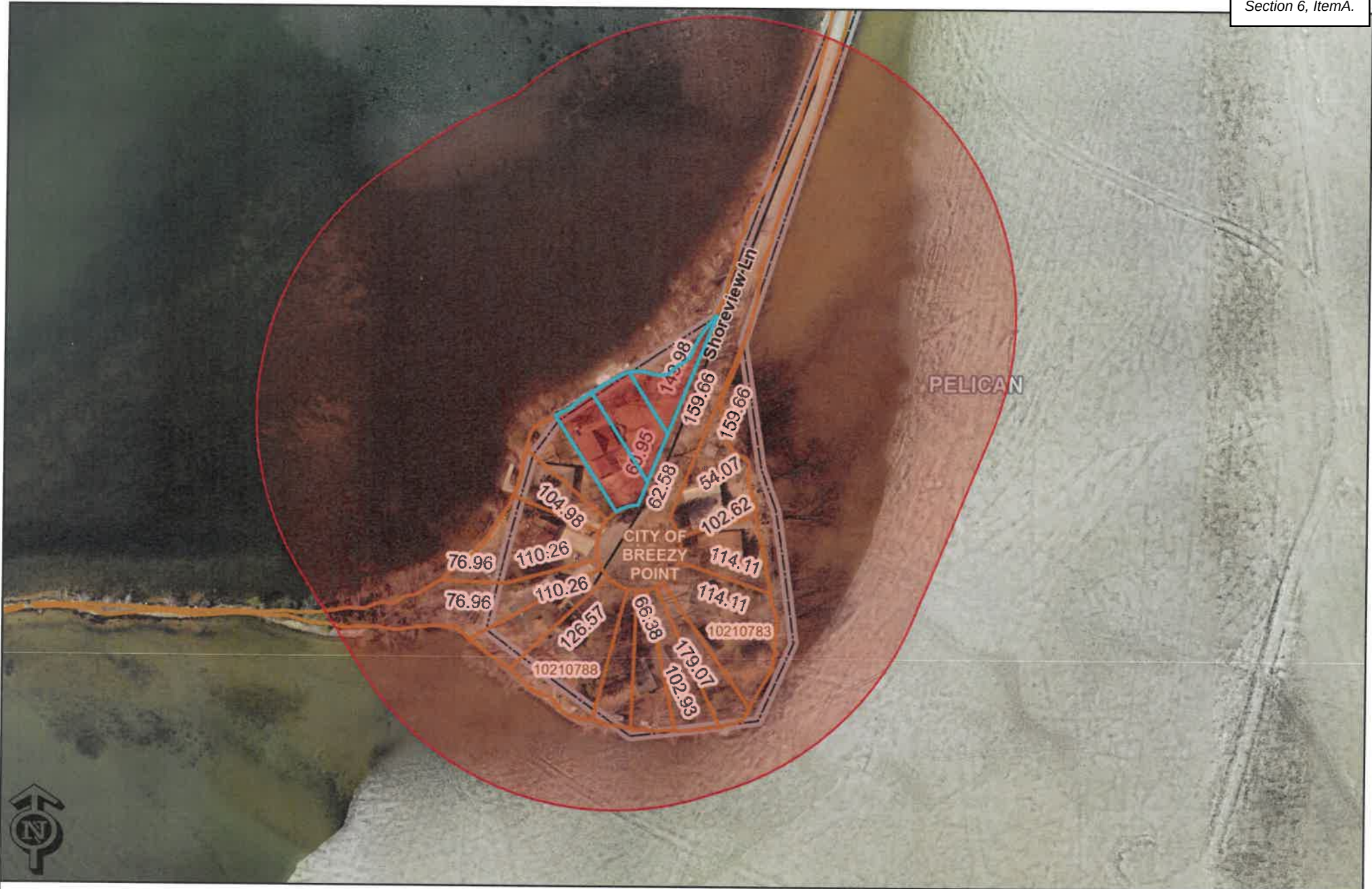
Existing iron pipe boundary monuments marked with proof of survey.

Approximate location of any proposed signs (if applicable).

4. Color scheme for all existing and proposed structures.

5. Outside storage proposal.

6. Elevation plans for all existing and proposed structures.

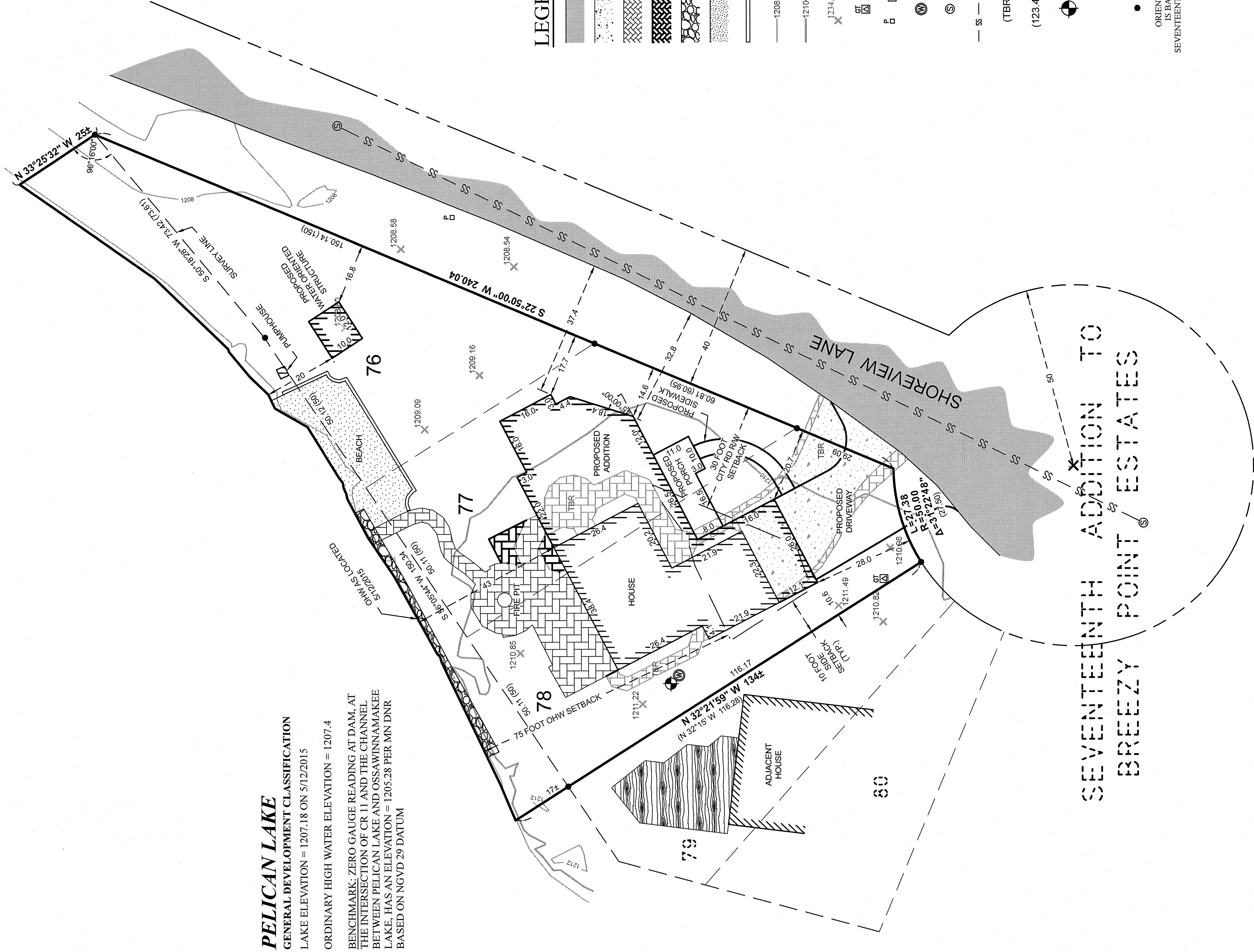


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

CERTIFICATE OF SURVEY

**LOTS 76, 77 & 78, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA**

TOTAL AREA = 17,403 SQ. FT. ± / 0.4 ACRES ±

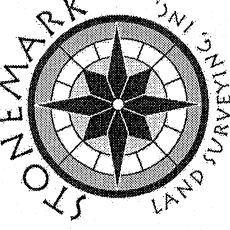


IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	1,502	17,403	8.6%
Pavers	1,776	17,403	10.2%
Concrete	858	17,403	4.9%
Pumphouse	7	17,403	0.0%
Total	4,143	17,403	23.6%

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Proposed Additions	3,502	17,403	20.1%
Proposed Pavers	1,110	17,403	6.3%
Proposed Water Control Structure	1,100	17,403	6.3%
Proposed Sidewalk	124	17,403	0.7%
Proposed Driveway	750	17,403	4.3%
Pumphouse	7	17,403	0.0%
Total	5,613	17,403	32.3%

NOTES:

1. Contour interval, as shown = 2 feet. Based on NGVD29 datum. Contours shown have been obtained from a 1:25,000 scale topographic map.
 2. Zoning for subject tract = Medium Density Residential (R-2).
 3. Parcel ID of subject parcel: 10210794, 10210795, and 10210796
 4. The E911 address of subject parcel: 29473 Shoreview Lane
 5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
 6. Subject property is connected to the City of Brezzy Point's sanitary sewer system.
 7. There are no bluffs within the surveyed property.
 8. 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 other facts that an accurate and current title search may disclose.

[illegible]

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

CERTIFICATE OF SURVEY

LOTS 76, 77 & 78, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 17,403 SQ. FT. ± / 0.4 ACRES ±

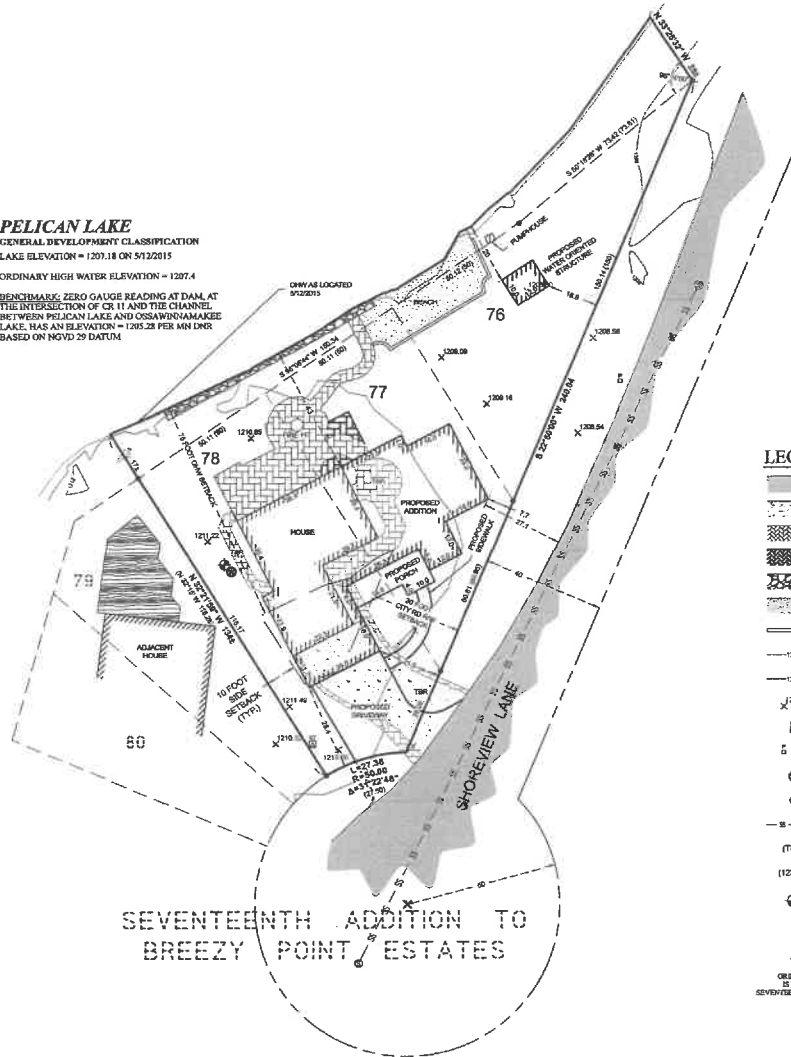
Section 6, Item A.

PELICAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1207.18 ON 5/12/2015

ORDINARY HIGH WATER ELEVATION = 1207.4

BENCHMARK: ZERO GAUGE READING AT DAM, AT THE INTERSECTION OF CR 11 AND THE CHANNEL BETWEEN PELICAN LAKE AND OSSAWANIMAN LAKE, HAS AN ELEVATION = 1205.28 PER MN DNR BASED ON NGVD 29 DATUM



LEGEND

- DENOTES EDGE OF EXISTING BITUMEN/ROCK
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF PROPOSED PAVING STONES
- DENOTES EDGE OF EXISTING ASPHALT
- DENOTES EDGE OF SAND
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING INTERMEDIATE CURB/ROADS
- DENOTES EXISTING INDEX CONTOURS
- X DENOTES SPOT ELEVATION (EXISTING GRADE)
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊕ DENOTES EXISTING PHONE/POSTAL & PHONE BOX
- ⊕ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SANITARY SLEWER MANHOLE
- DENOTES EXISTING SANITARY SEWER
- (TBR) DENOTES "TO BE REKEYED"
- (120.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊕ DENOTES BENCHMARK
- ⊕ DENOTES HIGH POINT OF WELL
- ⊕ BLEV = 1205.54
- ⊕ BASED ON NGVD 29 DATUM
- ⊕ DENOTES MEASUREMENT FOUND

ORIENTATION OF THIS MEASURING SYSTEM IS BASED ON THE RECORDED PLAT OF SEVENTEENTH ADDITION TO BREEZY POINT ESTATES

SEVENTEENTH ADDITION TO BREEZY POINT ESTATES

IMPERVIOUS CALCULATIONS

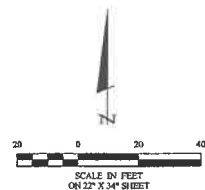
EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,022	17,403	5.8%
Pavement	1,778	17,403	10.2%
Concrete	868	17,403	4.9%
Pumphouse	7	17,403	0.0%
Total	4,675	17,403	26.9%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House & Proposed Addition	3,634	17,403	20.8%
Proposed Pavement	1,113	17,403	6.4%
Proposed Water Oriented Structure	120	17,403	0.7%
Proposed Sidewalk	122	17,403	0.7%
Proposed Driveway	750	17,403	4.3%
Pumphouse	7	17,403	0.0%
Total	6,766	17,403	38.9%

NOTES:

- Contour interval is shown = 2 feet. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 5/12/2015. Verified on 5/20/2016.
- Zoning for subject tract = Medium Density Residential (R-2)
- Parcel ID of subject parcel: 10210794, 10210795, and 10210796
- The 2011 address of subject parcel: 29473 Shoreview Lane
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Subject property is conveyed to the City of Breezy Point's sanitary sewer system.
- There are no easements 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 the existence of record, encumbrances, restrictive covenants, easements, or any other facts that an accurate and current title search may disclose.

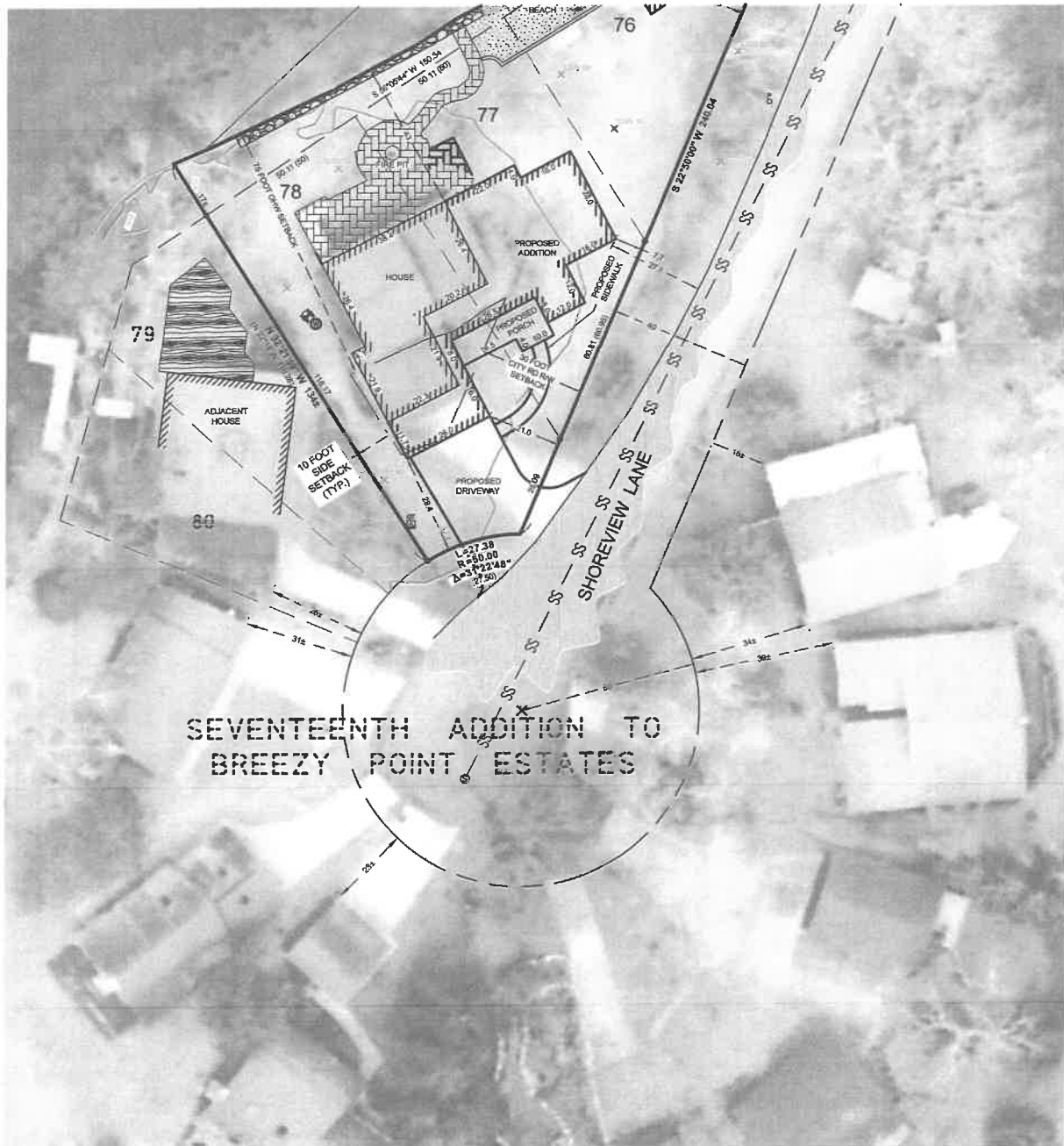


CERTIFICATE OF SURVEY Gary & Janet Grevillius 5290 Howard's Point Road Shorewood, MN 55331	PROJECT MANAGER: CMH	PROJECT No.: 15107-1	DATE: 5/18/2016	REVISIONS DATE: 5/18/2016 BY: CMH DESCRIPTION: ADDED PROPOSED LOCATIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
	FILE NAME: 15107-1.DWG	FILE NO.: BOOK: PL	SCALE: 1" = 20'	SIGNATURE: DATE:	I HAVE REVIEWED THIS SURVEY, PLAN, SPECIFICATION, OR REPORT AND I HAVE FOUND IT TO BE ACCURATE AND COMPLETE.

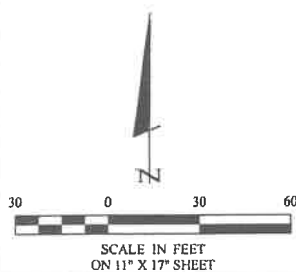
STONEMARK LAND SURVEYING, INC. 30206 Reardon Road Suite 1 P.O. Box 874 Poplar Lake, MN 56472 218-568-4940 www.stonemarksurvey.com

EXHIBIT

SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA



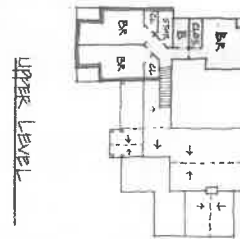
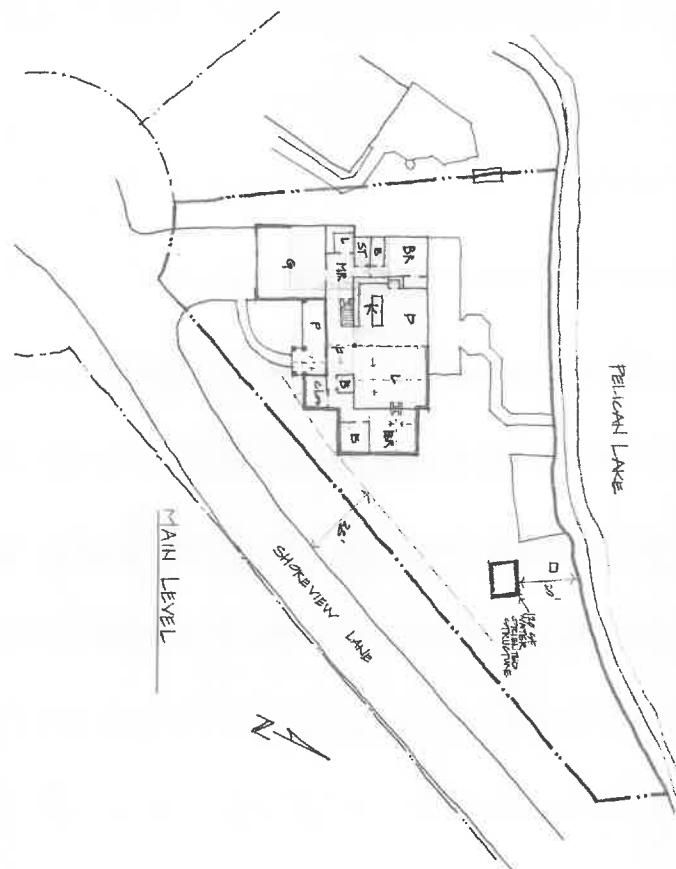
For survey reference information see Certificate of Survey drawing signed by
Cynthia M. Hidde on 5/18/2026. Stonemark File #15107-1



GARY & JANET GREVILLIUS
PROJECT #: 15107-1
DATE: 5/19/2026



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



PRELIMINARY



**GREVILLIUS
PELICAN LAKE HOME**

Date: 2/17/23
Project: 202323

Project: 202323

Kevin J. Anderson
Architect
300-555-5555
75 First Avenue SE
Little Rock, Arkansas 72201
American Institute of Architects Certified Interior Designer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional and Certified Interior Designer under the laws of the State of Missouri.
PRELIMINARY
Page: 1 of 1
Registration: CEM00000010



 Outlook

FW: Proposed Grevillius Pelican Lake Home Expansion-

From Deb Runksmeier <drunksmeier@cityofbreezypointmn.us>
Date Mon 7/27/2026 3:24 PM
To Anthony Moberg <amoberg@cityofbreezypointmn.us>

Did you get this?
 Deb

From: Charles Syverson [REDACTED]
Sent: Monday, July 27, 2026 3:22 PM
To: Jerry Bohnsack <jbohnsack@cityofbreezypointmn.us>
Cc: Deb Runksmeier <drunksmeier@cityofbreezypointmn.us>, [REDACTED]; [REDACTED]
Subject: Fwd: Proposed Grevillius Pelican Lake Home Expansion-

Mr. Bohnsack,

We appreciate you were able to highlight some of our concerns regarding the Grevillius project request for variances at the last City Planning and Zoning meeting. We were able to watch the recorded video of the meeting. We request that this email, and the two emails listed below be entered into the official record regarding this issue. To review, our concerns include: 1- drainage issues- maintaining 25% impervious conditions, addressing directional flow of runoff, and annual maintenance of the drainage pipe located on the end of our driveway; and 2- the addition of hedge/vegetation where most recently removed, and maintenance of hedge/vegetation as it currently is located- for setback/ROW issues and privacy and windbreak- as outlined below.

Also- Could you please share this email with each of the Planning and Zoning Committee members prior to the August 11th meeting? Thank you.

Sincerely,

Chuck Syverson
29476 ShoreviewLane
Cell: [REDACTED]
E-Mail: [REDACTED]

From: [REDACTED]
To: jbohnsack@cityofbreezypointmn.us
Cc: drunksmeier@cityofbreezypointmn.us, [REDACTED]; [REDACTED]

Sent: 7/8/2026 9:04:29 AM Central Daylight Time
Subject: Re: Proposed Grevillius Pelican Lake Home Expansion- Additional Comments relating to Item 2 Below

Mr. Bohnsack,

I would like to expand on Item 2 below-

The new roofline on the Grevillius expansion has the potential of exacerbating our stormwater collection problem if the downspouts on the new expansion are directed east in our direction similar to what their present garage downspout is now.

In fact, much of the entire cul-de-sac drains in our direction across the street into our side of the street before finding the existing drain to the lake by our driveway. During periods of heavy rain, the rather small diameter pipe and small slope going to the lake is overwhelmed even when the pipe is clean.

I will suggest that all of the drainage on the Grevillius property be directed to the west to alleviate the problem.

I recall when the Grevillius residence was built that the cul-de-sac drainage coming our way worsened and I should have communicated that to the city at that time.

Our residence was the first on the cul-de-sac and should be granted some serious consideration.

Thanks.

**Chuck Syverson
29476 Shoreview Lane
Cell: [REDACTED]
E-Mail: [REDACTED]**

In a message dated 7/7/2026 3:14:39 PM Central Daylight Time [REDACTED] writes:

| July 7, 2026

| Mr. Bohnsack,

Thank you for providing the proposed Grevillius Pelican Lake home expansion plan.

The proposed plan is a very significant expansion to the existing home and encroaches into the Shoreview Lane ROW. To minimize the impacts of the proposed plan I have the following comments.

1.) The City condition a potential plan approval such that the existing row of bushes on the Grevillius property (or comparable bushes in the future)

remains and be maintained along Shoreview Lane to retain the vegetative buffer between the home expansion and Shoreview Lane.

2.) We request the City reconfirm its obligation to maintain the stormwater drainage culvert (collecting drainage from the whole cul-de-sac with the culvert inlet near the edge of our driveway) on an annual basis.

Stormwater from the cul-de-sac currently ponds in our driveway close to the elevation of our front door during some storm events each year. The stormwater drainage culvert outlet into the lake needs to be maintained free flowing and sediment and vegetation removed near the outlet into the lake on an annual basis to prevent potential flooding of our home. The home expansion creates an increased impervious area and will generate additional stormwater runoff. In addition, an increased amount of sediment will likely enter the existing stormwater drainage culvert during construction. Both the increased stormwater and sediment may aggravate the current drainage concern.

3.) Over this last winter, we observed significant snow drifting (at times 2-3 feet) across Shoreview Lane. This is new since the owner removed the tress from the far lot. The City condition of an additional row of bushes or vegetative buffer is requested for this area.

I appreciate the City's consideration of our concerns.

Charles Syverson


29476 Shoreview Lane



CITY COUNCIL MEETING

AGENDA ITEM

Section 7, ItemA.

Prepared By:

Anthony Moberg, Planning and Zoning
Administrator

Meeting Date:

August 12th, 2026

Item Name:

HRA – Second Modification to the
Redevelopment Plan

BACKGROUND

The Housing and Redevelopment Authority in and for the County of Crow Wing (HRA) has submitted a Second Modification to Redevelopment Project No. 1 for review by the Planning Commission. The original Redevelopment Plan was approved in 2016 and subsequently modified in 2025. The current modification expands redevelopment activities to include certain tax-forfeited properties within the City of Breezy Point while maintaining the existing project boundaries throughout Crow Wing County.

OVERVIEW

The HRA utilizes Redevelopment Project No. 1 to acquire tax-forfeited properties from Crow Wing County and facilitate their transfer to private developers for residential development. The stated purpose of the program is to return underutilized properties to productive use, expand housing opportunities, increase the local tax base, and support economic development throughout the County. [\[CWC HRA Se...Point \(1\) | Word\]](#)

The Second Modification identifies several tax-forfeited lots within Breezy Point for inclusion in the redevelopment project:

- Lot 71, Fifteenth Addition to Breezy Point Estates (PID 10161782)
- Lot 72, Fifteenth Addition to Breezy Point Estates (PID 10161781)
- Lot 245, Fifteenth Addition to Breezy Point Estates (PID 10161645)
- Lot 246, Fifteenth Addition to Breezy Point Estates (PID 10161644)
- Lot 90, Eighth Addition to Breezy Point Estates (PID 10161861)
- Lot 91, Eighth Addition to Breezy Point Estates (PID 10161860)
- Lot 92, Eighth Addition to Breezy Point Estates (PID 10161859) [\[CWC HRA Se...Point \(1\) | Word\]](#)

The Planning Commission's review is limited to determining whether the Second Modified Redevelopment Plan is consistent with the general plan for development of the City of Breezy Point. Final consideration of the redevelopment plan will occur before the City Council.

STAFF RECOMMENDATION

Staff finds that the Second Modified Redevelopment Plan is generally consistent with the City's planning objectives of promoting residential development, returning vacant parcels to productive use, and supporting the long-term tax base and economic vitality of the community. Staff recommends that the Planning Commission recommend approval of the Second Modified Redevelopment Plan to the City Council.

REQUESTED PLANNING COMMISSION ACTION

- Adopt Resolution PC 26-10 recommending that the City Council find the Crow Wing County HRA Second Modified Redevelopment Plan consistent with the general plan for development of the City of Breezy Point.

SUPPORTING DOCUMENTS

Second Modification to Redevelopment Plan for Redevelopment Project No. 1
Planning Commission Resolution PC 26-10

SECOND MODIFICATION TO REDEVELOPMENT PLAN

FOR

REDEVELOPMENT PROJECT NO. 1

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE COUNTY OF CROW WING, MINNESOTA**

Original Redevelopment Plan adopted by the City of Brainerd on September 6, 2016
Original Redevelopment Plan adopted by the Authority on September 13, 2016
Modified Redevelopment Plan adopted by the City of Baxter on October 7, 2025
Modified Redevelopment Plan adopted by the Authority on October 14, 2025
Second Modified Redevelopment Plan adopted by the City of Breezy Point on September 1, 2026
Second Modified Redevelopment Plan adopted by the Authority on September 8, 2026

Drafted By:

KUTAK ROCK LLP (SEL)
60 South Sixth Street, Suite 3400
Minneapolis, Minnesota 55402
(612) 334-5000

I. DEFINITIONS

The terms defined below have, for purposes of this Redevelopment Plan, the meanings herein specified, unless the context specifically requires otherwise:

“Authority” means the Housing and Redevelopment Authority in and for the County of Crow Wing, Minnesota.

“Board” means the Board of Commissioners of the Authority.

“City” means, as the context requires, (a) the City of Baxter; (b) the City of Brainerd; or (c) the City of Breezy Point. “City” may also include another city within the County the geographic boundaries of which include tax-forfeited property to be sold by the Governing Body of the County to the Authority for redevelopment purposes authorized in the Redevelopment Plan.

“City of Baxter” means the City of Baxter, Minnesota

“City of Brainerd” means the City of Brainerd, Minnesota.

“City of Breezy Point” means the City of Breezy Point, Minnesota.

“County” means Crow Wing County, Minnesota.

“First Modification to Redevelopment Plan” means the Modification to Redevelopment Plan, as adopted by the Governing Body of the City of Baxter on October 7, 2025 and the Governing Body of the Authority on October 14, 2025.

“Governing Body” means the governing body of the Authority, the County, or a City, as the case may be.

“HRA Act” means Minnesota Statutes, Sections 469.001 to 469.047.

“Original Redevelopment Plan” means the Redevelopment Plan with respect to the Project, as adopted by the Governing Body of the City of Brainerd on September 6, 2016 and the Governing Body of the Authority on September 13, 2016.

“Project” means Redevelopment Project No. 1, the boundaries of which are coterminous with the geographic boundaries of the County and generally illustrated in the map attached hereto as EXHIBIT A.

“Project Area” means the area within the boundaries of the Project as shown in EXHIBIT A, and specifically includes (a) the tax-forfeited lots within the City of Brainerd, including but not limited to those described in EXHIBITS B and D attached hereto, as of the date of adoption of the Original Redevelopment Plan by the City of Brainerd and the Authority; (b) the tax-forfeited lots within the City of Baxter, including but not limited to those described in EXHIBITS C and D attached hereto, as of the date of adoption of the Redevelopment Plan by the City of Baxter and the Authority; and (c) the tax-forfeited lots within the City of Breezy Point, including but not limited to those described in EXHIBIT D attached hereto, as of the date of adoption of the Redevelopment Plan by the City of Breezy Point and the Authority. “Project Area” may also include any additional or future tax-forfeited lots within a City described in a future modification to the Redevelopment Plan and/or a purchase and redevelopment agreement entered into between the Authority and a private developer pursuant to the Redevelopment Plan, following a duly noticed public hearing regarding the sale of such lots as required by the HRA Act.

“Public Redevelopment Costs” means all legally permissible costs incurred or to be incurred by or on behalf of the Authority in carrying out the Redevelopment Plan, including but not limited to (a) the costs of any redevelopment activities consistent with the Redevelopment Plan as originally adopted or subsequently amended; (b) costs of administering the Project; and (c) debt service payments on any obligations issued to finance Public Redevelopment Costs authorized by the Redevelopment Plan.

“Redevelopment Plan” means the Original Redevelopment Plan, as modified by the First Modification to Redevelopment Plan, as further modified by the Second Modification to Redevelopment Plan, as adopted by the Governing Body of the City of Breezy Point on September 1, 2026 and the Governing Body of the Authority on September 8, 2026, and as it may be further, modified amended or supplemented from time to time.

“State” means the State of Minnesota.

II. AUTHORITY TO CREATE REDEVELOPMENT PROJECT AREA

The Authority was created pursuant to the HRA Act. Under the HRA Act, the Authority may exercise all the powers of a housing and redevelopment authority, including without limitation the power to establish redevelopment projects and to issue bonds in order to finance any Public Redevelopment Costs.

Pursuant to the HRA Act, the Authority may establish a redevelopment project and create a redevelopment plan for the purpose of approving plans for redevelopment within a particular area of the redevelopment project. One of the main purposes of a redevelopment project is to remove, prevent or reduce blight, blighting factors or the causes of blight. Blight is defined in several ways under the HRA Act. Blight is traditionally defined as buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. However, blight can also apply to vacant land, due to the following conditions: (a) unusual and difficult physical characteristics of the ground; (b) the existence of faulty planning characterized by the subdivision or sale of lots laid out in disregard of the contours or of irregular form and shape or of inadequate size; or (c) a combination of these or other conditions which have prevented normal development of the land by private enterprise and have resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare. A redevelopment project may be established for the purpose of eliminating these conditions on vacant land, in order to make the land useful and valuable for contributing to the public health, safety, and welfare.

III. STATEMENT OF NEED AND PUBLIC PURPOSE

The Authority finds that there is a need for redevelopment within the City and the Project Area to remedy blight and blighting conditions, prevent the spread of blight, promote the health, safety and welfare of City residents, and encourage related development and redevelopment in order to protect and improve the tax base and general economic vitality of the City and County as a whole.

In 2016, in connection with the approval of the Original Redevelopment Plan, the Authority identified that redevelopment of the Project Area, specifically the areas identified in EXHIBIT B consisting of the Brainerd Oaks, Serene Pines, and Dal Mar Estates housing subdivisions, was critical to the vitality and economic well-being of the Project Area and the County as a whole. These three housing subdivisions contain 113 tax forfeited lots that were held in trust for the State by the County. The County

attempted to sell these lots and return them to the tax rolls, but due to the State law requirement that they be sold for their estimated market value, and the County's policy that such value must include the cost of any previously levied and unpaid special assessments, private developers were unwilling to purchase them at the marketed price. Redevelopment of the Project Area pursuant to the Original Redevelopment Plan allowed the Authority to convey these lots to private developers and allowed private developers to acquire and build on these lots, which increased the tax base and general economic vitality of the City and County.

In 2025, in connection with the approval of the First Modification to Redevelopment Plan, the Authority identified that redevelopment of the Project Area, specifically the areas identified in EXHIBIT C consisting of certain tax-forfeited lots classified by the County as non-conservation property, is critical to the vitality and economic well-being of the Project Area and the County as a whole. As of the date of the First Modification to Redevelopment Plan, these tax-forfeited lots were held in trust for the State by the County. The County attempted to sell these lots and return them to the tax rolls, but due to the State law requirement that they be sold for their estimated market value, and the County's policy that such value must include the cost of any previously levied and unpaid special assessments, private developers were unwilling to purchase them at the marketed price. Redevelopment of the Project Area pursuant to the First Modification to Redevelopment Plan allowed the Authority to convey these lots to private developers and allowed private developers to acquire and build on these lots, which will increase the tax base and general economic vitality of the City and County.

Additionally, the Authority has identified that redevelopment of the Project Area, specifically the areas identified in EXHIBIT D consisting of certain tax-forfeited lots classified by the County as non-conservation property, is critical to the vitality and economic well-being of the Project Area and the County as a whole. These tax-forfeited lots are currently held in trust for the State by the County. The County has attempted to sell these lots and return them to the tax rolls, but due to the State law requirement that they be sold for their estimated market value, and the County's policy that such value must include the cost of any previously levied and unpaid special assessments, private developers have been unwilling to purchase them at the marketed price. Redevelopment of the Project Area pursuant to this Redevelopment Plan will allow the Authority to convey these lots to private developers and will allow private developers to acquire and build on these lots, which will increase the tax base and general economic vitality of the City and County.

The Authority finds that the Project Area consists of property which is currently unused or underused because of certain blighting conditions, primarily due to high costs of acquisition resulting in unmarketable property, currently deleterious land use, and the threat of emergent or increased blighting factors.

Redevelopment of the Project Area is critical to avoiding the emergence of blight due to these subdivisions remaining undeveloped and vacant. The Authority finds that the proposed redevelopment activities are essential to prevent further deterioration of the Project Area and the City and County as a whole, and that such efforts will also encourage the future economic development of the City and County by providing a range of owner-occupied workforce housing.

The Authority specifically finds that (a) the land within the Project Area would not be available for redevelopment without the public participation under this Redevelopment Plan; (b) the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) the Redevelopment Plan conforms to the general plan for the development of the City and County as a whole.

The Authority further finds that the Project is a “redevelopment project” within the meaning of Section 469.002, subdivision 14 of the HRA Act.

IV. STATEMENT OF OBJECTIVES

The Authority seeks to accomplish the following general objectives within the Project:

- A. Promote the prompt development and redevelopment of property within the Project Area in a manner consistent with the comprehensive plan of the respective City, which property is currently unused or underused.
- B. Promote the development and redevelopment of property within the Project Area to ensure the continued vitality and economic well-being of the Project Area and the respective City and County as a whole.
- C. Assist in development or redevelopment through land acquisition and conveyance, provision of public services, soil and terrain corrections or site improvements, all in cases deemed appropriate by the Authority.
- D. Employ any powers of the Authority under the HRA Act for the benefit of the Project in such cases and upon such terms as the Authority may deem appropriate.

V. PROJECT AREA

The Project boundaries are illustrated in the map attached hereto as EXHIBIT A. The tax-forfeited lots intended for redevelopment within the Project Area are described in EXHIBITS B, C, and D attached hereto. Additional tax-forfeited lots within the respective City may be added to EXHIBITS B, C, D, and any future exhibit to be attached to a future modification to the Redevelopment Plan and/or a purchase and redevelopment agreement entered into between the Authority and a private developer pursuant to the Redevelopment Plan, following a duly noticed public hearing regarding the sale of such lots as required by the HRA Act

VI. PROPERTY ACQUISITION

The Authority acquired from the County, and intends to continue to acquire from the County, the tax-forfeited lots in the Project Area within the City of Brainerd (set forth in EXHIBITS B and D attached hereto), in order to convey these lots to private developers for the construction of owner-occupied single-family housing, thereby promoting orderly development within the City of Brainerd of underutilized land intended for such housing.

The Authority acquired from the County, and intends to continue to acquire from the County, the tax-forfeited lots in the Project Area within the City of Baxter (set forth in EXHIBITS C and D attached hereto), in order to convey these lots to private developers for the construction of owner-occupied single-family and/or multifamily housing, thereby promoting orderly development within the City of Baxter of underutilized land intended for such housing.

The Authority will acquire from the County, and intends to continue to acquire from the County, the tax-forfeited lots in the Project Area within the City of Breezy Point (set forth in EXHIBIT D attached hereto), in order to convey these lots to private developers for the construction of owner-occupied single-family and/or multifamily housing, thereby promoting orderly development within the City of Breezy Point of underutilized land intended for such housing.

The Authority will acquire any property in the Project Area that the Authority may deem necessary or desirable to carry out the objectives of the Redevelopment Plan. The Authority will acquire marketable fee title to the property by quit claim deed.

VII. REDEVELOPMENT PROJECT FINANCING

The Authority may use revenues from any source available to it to pay any Public Redevelopment Costs.

The Authority has no current plan to issue general obligation or revenue bonds to finance the costs of infrastructure necessary to develop the Project Area, including streets, water, and sewer, as such infrastructure is already in place.

If applicable, the Authority intends to contribute to the respective City the net proceeds of the sale of each tax-forfeited lot in partial reimbursement of such City’s previous investment in necessary infrastructure. In such event, the respective City shall agree by resolution to waive its statutory right to reassess any such lot for the costs of the infrastructure.

EXHIBIT A
MAP OF PROJECT AREA



EXHIBIT B

**LEGAL DESCRIPTION OF TAX-FORFEITED LOTS IN CITY OF BRAINERD
(AS SET FORTH IN ORIGINAL REDEVELOPMENT PLAN)**

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2, Brainerd Oaks

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 14, Block 4, Brainerd Oaks

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block 5, Brainerd Oaks

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block 6, Brainerd Oaks

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Dalmar Estates

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Serene Pines

Lots 1, 2, 3, 4, 5, and 6, Block 2, Serene Pines

Lots 1, 2, 3, 4, 7, 8, and 9, Block 3, Serene Pines

Lots 1, 2, and 3, Block 4, Serene Pines

All in the County of Crow Wing, Minnesota.

EXHIBIT C

**LEGAL DESCRIPTION OF TAX-FORFEITED LOTS IN CITY OF BAXTER
(AS SET FORTH IN FIRST MODIFICATION TO REDEVELOPMENT PLAN)**

Lot 20, Block 1, Kirkwood (Parcel 40060832)

Lot 5, Block 1, First Addition to Kirkwood (Parcel 40060553)

Lot 3, Block 3, Ironwood Meadows (Parcel 40240629)

Lot 3, Block 3, Ironwood Meadows First Addition (Parcel 40240532)

Outlot A, Grand Strand (Parcel 40060573)

All in the County of Crow Wing, Minnesota.

EXHIBIT D

**LEGAL DESCRIPTION OF TAX-FORFEITED LOTS IN
CITIES OF BAXTER, BRAINERD, AND BREEZY POINT
(AS SET FORTH IN SECOND MODIFICATION TO REDEVELOPMENT PLAN)**

Legal Description	Parcel ID	City
Lot 2, Block 6, North Woods Estates of Baxter	40010569	Baxter
Lot 3, Block 6, North Woods Estates of Baxter	40010568	Baxter
Lot 9, Block 5, North Woods Estates of Baxter	40010584	Baxter
Lot 10, Block 5, North Woods Estates of Baxter	40010583	Baxter
Lot 15, Block 5, North Woods Estates of Baxter	40010578	Baxter
Lot 16, Block 5, North Woods Estates of Baxter	40010577	Baxter
Lot 8, Block 6, North Woods Estates of Baxter	40010563	Baxter
Lot 9, Block 6, North Woods Estates of Baxter	40010562	Baxter
Lot 10, Block 6, North Woods Estates of Baxter	40010561	Baxter
Lot 11, Block 6, North Woods Estates of Baxter	40010560	Baxter
Lot 1, Block 2, Phase 3 Aspen Ridge Townhomes	40080523	Baxter
Lot 2, Block 2, Phase 3 Aspen Ridge Townhomes	40080522	Baxter
Lot 3, Block 2, Phase 3 Aspen Ridge Townhomes	40080521	Baxter
Lot 4, Block 2, Phase 3 Aspen Ridge Townhomes	40080520	Baxter
Lot 11, Block 12, Kirkwood	40060820	Baxter
Lot 3, Block 2, Jasperwood East	40240522	Baxter
Lot 2, Block 2, Ironwood Meadows	40240636	Baxter
Lot 3, Block 2, Ironwood Meadows	40240635	Baxter
Lot 4, Block 2, Ironwood Meadows	40240634	Baxter
Lot 5, Block 2, Ironwood Meadows	40240633	Baxter
Lot 2, Block 3, Ironwood Meadows	40240630	Baxter
Lot 6, Block 3, Ironwood Meadows	40240626	Baxter
Lot 2, Block 1, Ironwood Meadows First Addition	40240549	Baxter
Lot 3, Block 1, Ironwood Meadows First Addition	40240548	Baxter
Lot 10, Block 1, Ironwood Meadows First Addition	40240541	Baxter
Lot 1, Block 2, Ironwood Meadows First Addition	40240536	Baxter
Lot 2, Block 2, Ironwood Meadows First Addition	40240535	Baxter
Lot 1, Block 3, Ironwood Meadows First Addition	40240534	Baxter
Lot 2, Block 3, Ironwood Meadows First Addition	40240533	Baxter
Lot 1, Block 3, Macdonald Acres	40010537	Baxter
Lot 16, Block 158, Town of Brainerd and the First Addition to the Town of Brainerd	41240898	Brainerd
Lot 1, Block 2, Woodland Park Addition to Brainerd	41360615	Brainerd
Lot 71, Fifteenth Addition to Breezy Point Estates	10161782	Breezy Point
Lot 72, Fifteenth Addition to Breezy Point Estates	10161781	Breezy Point
Lot 246, Fifteenth Addition to Breezy Point Estates	10161644	Breezy Point
Lot 245, Fifteenth Addition to Breezy Point Estates	10161645	Breezy Point
Lot 92, Eighth Addition to Breezy Point Estates	10161859	Breezy Point
Lot 91, Eighth Addition to Breezy Point Estates	10161860	Breezy Point
Lot 90, Eighth Addition to Breezy Point Estates	10161861	Breezy Point
[Not platted, need prior deed for legal (County website includes the following: PT OF SE1/4 OF SW1/4 SEC 6 DESC AS FOL: COMM AT SE COR OF SD SE1/4 THEN N 0D 10'28" E ASSM/BEAR ALG E LINE OF SD SE1/4 225FT TO POB THEN CONT N 0D 10'28" E ALG E LINE OF SD SE1/4 73FT THEN N 88D 44'23" W 265FT THEN S 0D 10'28" W 73FT THEN S 88D 44'23" E 265FT TO POB.)]	40060920	Baxter

All in the County of Crow Wing, Minnesota.

RESOLUTION PC 26-10
A RESOLUTION RECOMMENDING APPROVAL OF THE SECOND MODIFIED
REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO.1

WHEREAS, the Housing and Redevelopment Authority in and for the County of Crow Wing, Minnesota ("County Authority") established Redevelopment Project No. 1 pursuant to Minnesota Statutes §§469.001 through 469.047; and

WHEREAS, the County Authority has prepared a Second Modified Redevelopment Plan for Redevelopment Project No. 1 that would provide for redevelopment activities within Crow Wing County, including the City of Breezy Point; and

WHEREAS, the boundaries of Redevelopment Project No. 1 will not be expanded by the Second Modified Redevelopment Plan; and

WHEREAS, the Second Modified Redevelopment Plan was submitted to the Breezy Point Planning Commission for review and comment; and

WHEREAS, the Planning Commission reviewed the Second Modified Redevelopment Plan and compared the Plan with the general plan for development of the City of Breezy Point as a whole; and

WHEREAS, the Planning Commission considered the Second Modified Redevelopment Plan at its meeting of August 12, 2026.

Findings

1. The Second Modified Redevelopment Plan includes redevelopment activities within Crow Wing County, including the City of Breezy Point.
2. The boundaries of Redevelopment Project No. 1 are not proposed to be expanded.
3. The Planning Commission reviewed the Second Modified Redevelopment Plan for consistency with the general plan for development of the City of Breezy Point.
4. The Planning Commission finds the Second Modified Redevelopment Plan to be consistent with the general plan for the development of the City as a whole.

NOW THEREFORE BE IT RESOLVED by the Breezy Point Planning Commission that the Planning Commission hereby recommends that the City Council find the Second Modified Redevelopment Plan for Redevelopment Project No. 1 to be consistent with the general plan for development of the City of Breezy Point and approve the same

[Resolution continued on following page]

RESOLUTION PC 26-10
(Continued)

Adopted this 12th day of August, 2026.

CERTIFICATION

We hereby certify that the foregoing is a true and correct copy of Resolution PC 26-10, approved by the Breezy Point Planning Commission on August 12, 2026.

Marcy Weaver, Chairperson
Breezy Point Planning Commission / Board of Adjustment

Anthony Moberg, Planning and Zoning Administrator
City of Breezy Point

STATE OF Minnesota

County of Crow Wing

The foregoing instrument was acknowledged before me this ____ day of ____, 2026, by Marcy Weaver, Chairperson and Anthony Moberg, Planning and Zoning Administrator of the City of Breezy Point Planning Commission / Board of Adjustment.

Notarial Stamp or Seal

Signature of Person Taking Acknowledgement

This instrument was drafted by:
City of Breezy Point
Anthony Moberg, Planning and Zoning
Administrator
8319 County Road 11
Breezy Point, MN 56472

Return to:
City of Breezy Point
8319 County Road 11
Breezy Point, MN 56472





