



**Mission Township
Planning Commission Meeting Agenda
May 12, 2025 @ 6:00 PM**

Call to Order – Chair

Adoption of the Agenda (Consent)

Approval of Minutes (Motion)

(Action is to approve October 9, 2023, Regular Meeting minutes as presented).

Discussion/Action Items:

- 1. Consideration of Pelican Valley Preliminary Plat – Parcel 77060524 at 32786 County Road 3, Merrifield MN - based on report and recommendation from zoning administrator, including conducting a public hearing.** *(Action is to conduct a public hearing and by motion recommend approval/table/denial of the preliminary plat to the town board).*
- 2. Consideration of Ordinance 2025-01- An Ordinance amending the Mission Township Subdivision Ordinance regarding administrative subdivisions.** *(Action is to consider any amendments to the proposed ordinance and by motion recommend a final version to the town board for their adoption).*
- 3. Such other business as may properly come before the commission.**

Adjournment (Motion)

October 9, 2023 @ 6:30pm

Planning Commission Meeting Minutes

Present – Chair Jon Auge; Supervisors Jim Roach, Bob Steele; Residents Mary Gjerdahl and Rosalie Justison.

Zoom – was not conducted for this meeting.

Call to Order – J. Auge called the Planning Commission meeting to order @ 6:34pm.

Approval of Minutes – The minutes of the April 27, 2023, meeting were presented for approval. The chair proposed amending the minutes following 'the chair gave a quick summary of Ordinance 2023-02' to add the following sentences: The chair opened the public hearing. One resident spoke in favor of the ordinance. The chair then closed the public hearing. B. Steele made a **motion (1)** to approve the minutes as amended, seconded by J. Roach. Motion carried; all were in favor.

The commission considered the application of Mary Gjerdahl for a lot split of Parcel 77170552, located at 30549 E. Horseshoe Lake Road and titled Scott's Way. Rosalie Justison is the property owner of record. The applicant and the property owner explained their application and responded to questions from members of the commission.

Following discussion, J. Roach made a **motion (2)** to recommend adoption of Resolution 2023-18 approving the preliminary plat of Scott's Way to the town board, seconded by J. Auge. Motion carried; all were in favor.

Adjourn – There being no further business, B. Steele made a **motion (3)** to adjourn, seconded by J. Roach. Motion carried; all were in favor. The meeting was adjourned @ 6:45pm.

Respectfully submitted,

Jon Auge
Chair

STAFF MEMO: PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: May 12, 2025
Agenda Section: Public Hearing	Item: Pelican Valley Preliminary Plat

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: No previous action or review of the preliminary plat for Pelican Valley.

PREVOIUS TOWN BOARD REVIEW OR ACTION: N/A

COUNTY REVIEW AND IMPACTS: November 25, 2024, Mission Township members and zoning administration attended the Crow Wing County DRT meeting for this application.

PROPOSED BUDGET/FISCAL IMPACT: None.

OPPORTUNITY COST IF APPROVED: Increased individual parcels and future buildable space. Potential future tax revenue.

BACKGROUND:

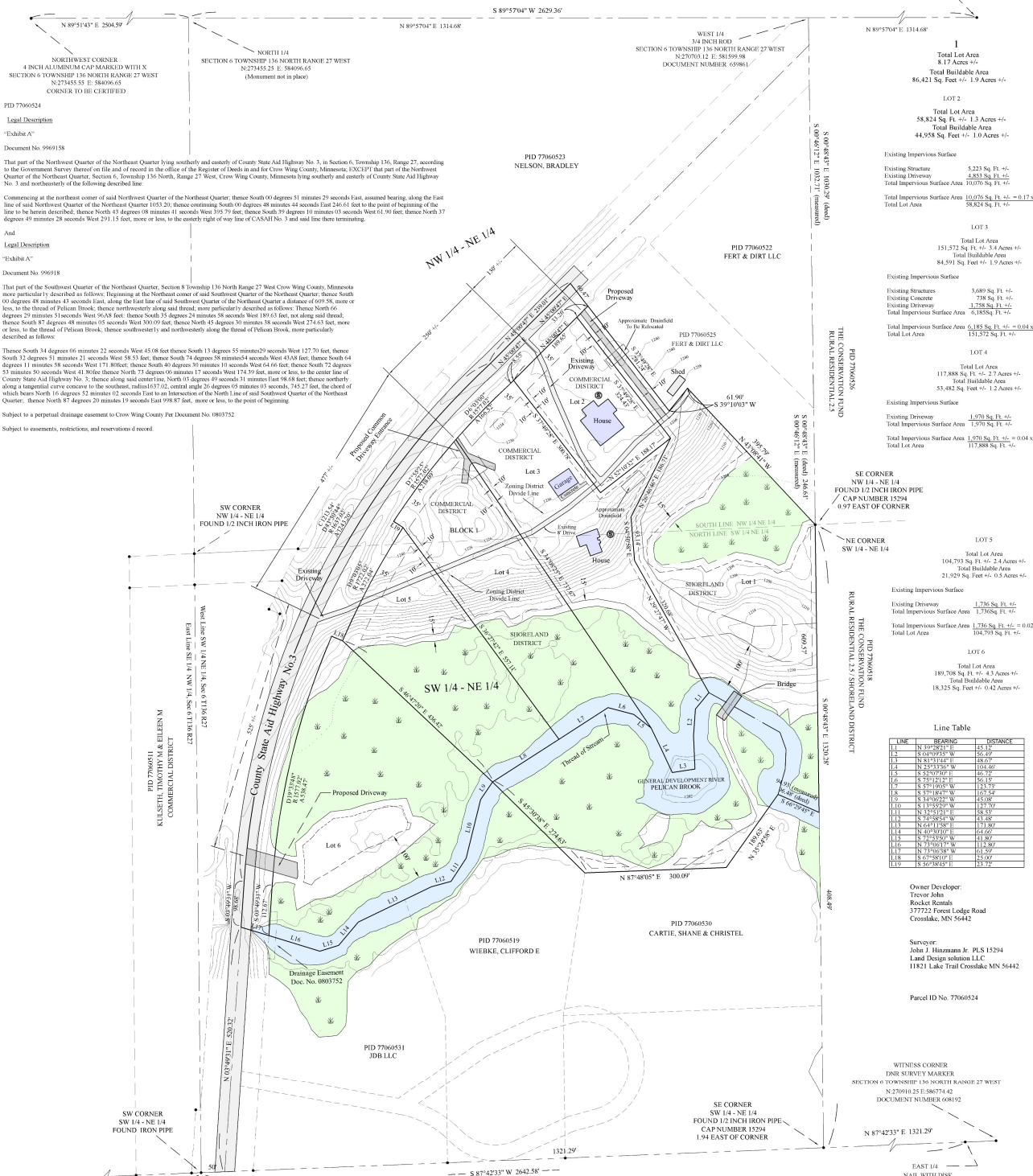
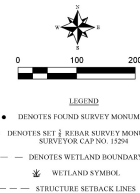
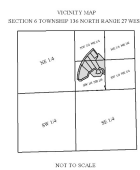
Applicant Information:	Rocket Rentals, LLC
Surveyor Information:	Land Design Solutions, LLC
Current Zoning:	Shoreland District
Requested Plan:	Plat a total 6 Lots
Location:	77060524 – 32786 County Road 3

Rocket Rentals, LLC applied for a preliminary plat (Pelican Valley) near the address of 32786 County Road 3. The proposal includes platting a 22.27-acre parcel into 6 individual parcels. After staff review, the application meets the expectations of Town Ordinance with no additional comments or proposed changes.

ATTACHMENTS: Resolution, Application, Survey Documents, and other Supporting Documents.

PLANNING COMMISSION ACTIONS REQUESTED: Review and provide recommendations for Mission Town Board.

Preliminary Plat of PELICAN VALLEY
PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4
SECTION 6 TOWNSHIP 136 NORTH RANGE 27 WEST
CROW WING COUNTY, MINNESOTA



LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

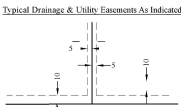
LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

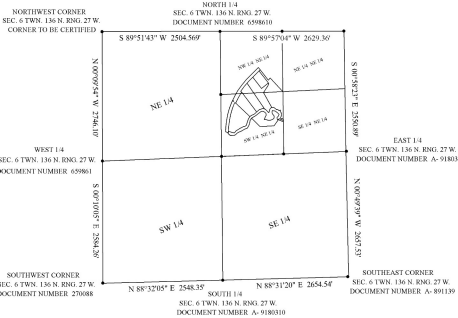
LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

LINE	BEARING	DISTANCE
1	N 89°51'43" E	2504.59'
2	S 89°57'04" W	2629.36'
3	N 89°57'04" E	1314.08'
4	S 89°57'04" W	2629.36'
5	N 89°51'43" E	2504.59'
6	S 89°57'04" W	2629.36'
7	N 89°57'04" E	1314.08'
8	S 89°57'04" W	2629.36'
9	N 89°51'43" E	2504.59'
10	S 89°57'04" W	2629.36'
11	N 89°57'04" E	1314.08'
12	S 89°57'04" W	2629.36'
13	N 89°51'43" E	2504.59'
14	S 89°57'04" W	2629.36'
15	N 89°57'04" E	1314.08'
16	S 89°57'04" W	2629.36'
17	N 89°51'43" E	2504.59'
18	S 89°57'04" W	2629.36'
19	N 89°57'04" E	1314.08'
20	S 89°57'04" W	2629.36'

Current Zoning is Shoreland & Commercial District
Shoreland
Minimum Lot Area 30,000 Sq. Ft.
Minimum Width at Lakeshore & Building Setback 100'
Minimum Buildable Area 12,000 Sq. Ft.
Commercial
Minimum Lot Area 40,000 Sq. Ft.
Minimum Width 100'
Minimum Buildable Area 15,000 Sq. Ft.



Structure Setbacks:
a) River Setback 100'
b) Side yard Setback 10'
c) County Highway ROW 33'
d) Wetland 15'



- Notes:
- No bluffs are contained on property
 - No historical sites are known to be contained on property
 - FEMA Zone A. Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.
 - Existing Zoning: Shoreland District
 - Wetlands were delineated by Brinks/Wetland Services Certified Wetland Delineation No. 1031
 - Contour Intervals 2' obtained from MN TOPO LIDAR NGVD 1929 DATUM
 - Current & Proposed Access is from County Road No. 3
 - Vegetation and topographic alterations will comply with current ordinance requirements on Lots 1 through 6 Block 1. No roadway construction is planned for the development
 - Utilities will be serviced by individual wells and septic systems
 - Lot 1 BIR 1 is serviced by the existing septic system and well
 - Existing soils indicate predominantly Sandy Loam, Loam Sand and Sand soils as indicated in the soil suitability reports
 - No endangered, threatened, rare or critical species, both flora and fauna have been observed on site, or reported by the Minnesota Department of Natural Resources
 - Ample domestic water is available in the area as indicated by the Crow Wing County Aquifer Mapping. The area indicates water aquifer depths ranging from 50' to greater than 75' in depth.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHLINE OF SECTION 7 TOWNSHIP 136 NORTH RANGE 27 WEST TO HAVE AN ASSUMED BEARING OF SOUTH 89 DEGREES 57 MINUTES 14 SECONDS WEST



APPLICATION FOR PLAT

Name of Proposed Plat: PELICAN VALLEY

☒ Preliminary Plat

Total Acreage: 22.27

Total Number of Lots: 6

Application Information:

Name(s): Rocket Rentals LLC (Trevor John)

Name(s): _____

Address: 37772 Forest Lodge Road City: Crosslake State: MN Zip Code: 56442

Phone Number: 218-831-4748 Email: Trevor@lakeslawncare.net

Property Owner Information (if different from above):

Surveyor Information:

Name(s): Kevin McCormick Owner PLS WI-ND

Company Name: Land Design Solutions LLC

Address: 11821 Lake Trail City: Crosslake State: MN Zip Code: 56442

Phone Number: 218-820-0854 Email: kevin@landdesignsolution.net

Other Information:



Existing Parcel ID Number: 77060524

Property Physical Address: 32786 County Road 3

Is the proposed plat located on or near shoreland? Yes ☒ No ☐

Are there any possible wetlands? Yes ☒ No ☐

If there are wetlands, have they been delineated? Yes ☒ No ☐

Does the plat include a public right-of-way? Yes ☒ No ☐

Does the plat border public land? Yes ☐ No ☒

Please explain your request: Plat Consiting of 6 lots. No road constructionis required
all lots will access from CNT Rod No. 3. Property use is intended for residential
home sites. All wetlands have been delineated by Brinks Wetland Services
All proposed driveways meet or exceed min. distance requirments of the
Crow Wing County Highway Department

Acknowledgment:

I hereby certify that I have read, examined, and understand this application and that the information submitted herein and attached hereto is true, accurate, and correctly state my intentions.

Applicant's Signature: *Kevin T. McCormick* Date: 04/01/2025

Print Name: Kevin T. McCormick

*By signing this application as the property owner, I authorize the applicant to submit all required documentation on my behalf.

Owner's Signatur *Trevor John* electronically signed 04/01/25 88:14 am Date: 04/01/2025

Print Name: Trevor John

Township Use Only

Zoning Staff Signature: *[Signature]* Date Received: 4/1/25

15. Wetlands

Permit # _____

Crow Wing County

326 Laurel St.

Brainerd, MN 56401

Applicant & Property Information

Please enter parcel # or
other info to search by:

Chosen Parcels:

Parcel ID#	Parcel Address	Lake	Parcel Owner	Acres	Township	Section	Zoning District	Associated Parcels
770061300A00009		PELICAN BROOK	JOHN, ROGER E 32786 COUNTY ROAD 3 CROSSLAKE, MN 56442 56442	35	MISSION TOWNSHIP	S: 6 T: 136N R: 27W	<<MULTIPLE>>	

Are you the property
owner? No

Contact information for
person submitting:

Name:

Ben Meister

Phone:

(218) 851 - 5005

Email Address:

benmeister45@gmail.com

Mailing Address:

8718 Center DriveBreezy Point MN 56472**Project Specifics**

Please select from the
following dropdown: Delineation Review

Project Description: Mitch, Here is the wetland location map for the one we looked at yesterday. Thanks again for meeting me out there on short notice! Ben

Is this a wetland delineation
review? Yes

Date of Request: 08/27/2014

Please indicate the date of
the field work / site visit? 08/26/2014

Please attach any supporting
documents: File 1:  Wetland_Location_Map_1.pdf

How can we assist?

Please indicate the nature of
your request: Submittal Only

How would you like us to
contact you? Please Email Me

Terms**Terms & Conditions**

The applicant or authorized agent agrees that the application, site plan, and other attachments submitted herewith and which are approved by Crow Wing County are true and accurate. The applicant or authorized agent agrees that, in making application for a wetland approval, the property owner grants permission to Crow Wing County, at reasonable times, to enter the property to determine compliance of the application with applicable local, County or State ordinances or statutes. It is the applicant's sole responsibility to contact other local, County or State agencies to ensure the applicant has complied with all relevant local, County or State ordinances or statutes. WCA approvals are good for 5 years.

Invoice 08/27/2014

Charge	Cost	Quantity	Total
Grand Total			
Total (Unpaid)			\$0.00

Approvals

Approval	Signature
Applicant	Ben K. Meister - 08/27/2014 1:40 PM 67f768c6df5a38a0cfb51fdf7780bccd c9a8de0a0aea43bc4def03c918fad537
#1 Water Protection Specialist (Application Reviewed)	Mitch Brinks - 08/28/2014 8:49 AM 1cb31c989fa1eba6a109b2176433cf3c f6e2028356fe69c156b501c389fb218b
#2 Water Protection Specialist (Approved)	Mitch Brinks - 08/28/2014 8:49 AM f63f89e8b537c9ad2bc5471de6ac4c08 b512b6560b74a22627cf158c407583cf

Powered by

NOTICE OF PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission of Mission Township, Crow Wing County, Minnesota will hold a regular meeting on Monday, May 12, 2025, at 6:00 PM, at the Mission Town Hall for the purpose of conducting a public hearing on a Preliminary Plat for Pelican Valley and Ordinance 2025-01, an ordinance amending the Mission Township Subdivision Ordinance regarding administrative subdivisions, and to conduct such other business as may properly come before the Commission.

Dated this 15th day of April 2025
Jon Auge, Planning Commission Chair

**MISSION TOWNSHIP
NOTICE OF PUBLIC HEARING
May 12, 2025, 6:00 P.M. AT MISSION TOWN HALL**

To Whom It May Concern:

A parcel under your ownership has been identified within the required notification area for a preliminary plat application request received within Mission Township.

The following properties will be subject to a public hearing on **Monday, May 12, 2025**, at 6:00 p.m. or soon thereafter at Mission Town Hall (29474 County Road 3, Merrifield, MN 56465).

PUBLIC HEARING:

An application for a preliminary plat for the parcel located at 32786 County Road 3, Merrifield, MN

PID: 77060524

SUBJECT PROPERTY:



LEGAL DESCRIPTION:

PART OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ SECTION 6 TOWNSHIP 136 NORTH RANGE 27 WEST CROW WING COUNTY, MINNESOTA

All interested persons are invited to attend the hearing and be heard or send written comments to Mission Town Hall or by email to missionclerk@gmail.com. Submit written comments by 4:00PM on Thursday May 8th. In addition, a staff report will be made available at Town Hall, typically one week before the scheduled meeting.

BY: Mission Township Zoning Administration

WMO PROPERTIES LLC
42047 NORTH 105TH ST
SCOTTSDALE AZ 85262

FERT & DIRT LLC
37772 FOREST LODGE RD
CROSSLAKE MN 56442

HINKLE, TODD A TRUST
13063 DANUBE LANE
ROSEMOUNT MN 55068

UTENDORFER, ROBERT S
REVOCABLE TRUST
24894 445TH AVE
ARLINGTON MN 55307

ROCKET RENTALS LLC
37772 FOREST LODGE RD
CROSSLAKE MN 56442

WHITE FAMILY REVOCABLE LIVING
TRUST
PO BOX 753
CROSSLAKE MN 56442

JOHNSON, ANTHONY
13150 FAWN LAKE RD NW
CROSSLAKE MN 56442

CICCARELLI CONSTRUCTION INC
17687 234TH AVE NW
BIG LAKE MN 55309

SCHMITT, DALE L REVOCABLE
LIVING TRUST
33893 WINNAMAKEE SHORES RD
PEQUOT LAKES MN 56472

THE CONSERVATION FUND
1655 FORT MEYER DR N
ARLINGTON VA 22209-3199

RUM RIVER MANAGEMENT LLC
4550 MAIN ST
MINNEAPOLIS MN 55421

SHERVA, TODD & DEBORAH TRUST
AGREEMENT
9755 OSSAWINNAMAKEE RD
PEQUOT LAKES MN 56472

ROBERTS, ERIC WIM TRUST
AGREEMENT
12644 ANCHOR POINT RD PO BOX
348

NELSON GREEN ACRES LLC
13112 ANCHOR POINT RD
CROSSLAKE MN 56442

BUZZ BAIT LLC
32253 CHOCTAW CIR
BREEZY POINT MN 56472

JDB LLC
12680 PARADISE BROOK
CROSBY MN 56441

TUXEDO PROPERTY HOLDINGS LLC
8255 PALOMINO DR
APPLE VALLEY MN 55124

AUTH, KIMBERLY J REVOCABLE
TRUST
1 RED FOREST HTS
NORTH OAKS MN 55127-2608

KARLSON, MATTHEW R &
PO BOX 321
CROSSLAKE MN 56442

HOLDEN, CYNTHIA L
13034 FAWN LAKE RD
CROSSLAKE MN 56442

NICKMAN, JAMES D & JEAN G
REVOCABLE TRUS
1156 HUDSON TRL
LINO LAKES MN 55038

PAULUS, MICHAEL
2191 RED OAK DR SW
BRAINERD MN 56401

RUM RIVER MANAGEMENT LLC
13421 ISLAND VIEW LN
CROSSLAKE MN 56442

OLSON, SCOTT H TRUST &
11242 LANDING RD
EDEN PRAIRIE MN 55347

LL INVESTMENTS LLC
PO BOX 800
PEQUOT LAKES MN 56472

WILLIAMS, STEVEN & TERRI ANN
12957 FAWN LAKE RD
CROSSLAKE MN 56442

NELSON, BRADLEY B
13112 ANCHOR POINT RD
CROSSLAKE MN 56442

GLASER, CRYSTAL
33230 INDUSTRIAL RD
CROSSLAKE MN 56442

SCHMITT, TIMOTHY & JOHNSON-
SCHMITT, PAM
102 2ND ST SE
CROSBY MN 56441

CARTIE, SHANE & CHRISTEL
12710 PARADISE BRK
CROSBY MN 56441

BOWMAN, SERENA
810 NW 7TH ST
BRAINERD MN 56401

GALLAWAY, SCOTT & DOREEN
36080 JOHNNIE ST
CROSSLAKE, MN 56442

BIRKELAND LARSON PARTNERSHIP
LLP
PO BOX 929
CROSSLAKE, MN 56442
LANGERAK, ROBERT A & DONNA M
19166 99TH PL N
CORCORAN MN 55374

FYLE, LARRY ANTHONY & WENDY
MARIE
P O BOX 633
NISSWA, MN 56468

ANDOLSHEK, RICHARD
527 RIVER ST
MINNEAPOLIS, MN 55401

FLEMMER, MICHAEL A
32335 COUNTY ROAD 3
CROSSLAKE MN 56442

EGGENA, DEAN A & JUDY
P O BOX 400
CROSSLAKE MN 56442

EGGENA, TROY ALLAN
13014 FAWN LAKE RD
CROSSLAKE MN 56442

TIDD, PHILIP A & LINDA A
12698 COUNTY ROAD 11
PEQUOT LAKES, MN 56472

HOLDEN, CYNTHIA L
PO BOX 34
CROSSLAKE MN 56442

FISCHER, BRUCE E IRREVOCABLE
LIVING
37265 TWIN BAY DR
CROSSLAKE MN 56442

HINKLE, TODD A REV TRUST
CREATED
13063 DANUBE LN
ROSEMOUNT, MN 55068
BADOWICZ, CHRISTOPHER M
33249 INDUSTRIAL RD
CROSSLAKE, MN 56442

PREM, TIMOTHY J & LAUREL C
34250 SUNRISE BLVD
CROSSLAKE, MN 56442

NATIONAL PROPANE, LP, C/O
Amerigas Eagle Propane LP
P O BOX 798
VALLEY FORGE, PA 19482-9908

GALLAWAY, JAMES M TRUST 1/2 INT
&
13204 FAWN LAKE RD
CROSSLAKE MN 56442

HOLDEN, CYNTHIA L
P O BOX 34
CROSSLAKE, MN 56442

STATE OF MINNESOTA DNR-REAL
ESTATE MGMT
500 LAFAYETTE RD BOX 45
SAINT PAUL MN 55155

WITTWER, TYLER
32459 COUNTY ROAD 3
CROSSLAKE, MN 56442

ZUTTER, MARSHALL K & ANGELA R
12606 FAWN LAKE RD
CROSSLAKE, MN 56442

PLE SUNRISE ISLAND PROPERTY
LLC
2217 STONE CREEK DR
CHANHASSEN, MN 55317
PELLER, DAVID J & ANNETTE
16659 ISOSCELES AVE S
LAKEVILLE, MN 55044

CROSSLAKE CONSTRUCTION
DEMOLITION
PO BOX 400
CROSSLAKE, MN 56442

GALLAWAY, MATTHEW J
13148 FAWN LAKE RD
CROSSLAKE MN 56442

TAPPE, SCOTT C & APRIL S
12700 FAWN LAKE RD
CROSSLAKE, MN 56442

WIEBKE, CLIFFORD E
PO BOX 121
CROSSLAKE MN 56442

KULSETH, TIMOTHY M & EILEEN M
32577 COUNTY ROAD 3
CROSSLAKE, MN 56442



**MISSION TOWNSHIP
CROW WING COUNTY, MINNESOTA
Resolution No. 2025-06**

**RESOLUTION APPROVING THE PRELIMINARY
PLAT OF PELICAN VALLEY**

WHEREAS, Rocket Rentals, LLC (“**Applicant**”) submitted an application to Mission Township (“**Town**”) for preliminary approval of a plat to be located on property within the Town that is legally described in the attached Exhibit A (“**Property**”);

WHEREAS, the Applicant proposes to create six single lots, without creating any new streets, parks, or other public ways, as part of the plat to be called “Pelican Valley” (“**Subdivision**”);

WHEREAS, a copy of the plat for the proposed Subdivision to be located on the Property is attached hereto as Exhibit B;

WHEREAS, Crow Wing County (“**County**”) is ultimately responsible under the County’s subdivision regulations for processing and acting on Applicant’s request for preliminary plat approval and then final plat approval for the Subdivision, however, pursuant to the Mission Township Subdivision Ordinance (“**Town Ordinance**”) and Minnesota Statutes, section 505.09, the County is prohibited from approving a plat within the Town unless the Town Board first approves the plat and the laying of streets and other public ways shown on it;

WHEREAS, under Section 8 of the Town Ordinance, the Applicant must apply to the Town for preliminary plat approval for the Subdivision before seeking preliminary approval from the County;

WHEREAS, under Section 8(c) of the Town Ordinance, the Town Board is to review an application for approval of a preliminary plat at a regular meeting, with the Applicant expected to attend to answer questions from the Town Board, and the Town Board may condition its approval of the preliminary plat; and

WHEREAS, the Town Board considered the Applicant’s request for preliminary plat approval at its May 12, 2023 meeting and hereby finds and determines as follows:

- a. ☐ The proposed Subdivision uses the conventional development design, not the conservation development design, and so is consistent with the Town Ordinance.
- b. ☐ The proposed Subdivision does not create any new infrastructure for which the Town may be responsible.
- c. ☐ The lots being established as part of the Subdivision have access to a public road, though any new accesses to be constructed must first receive approval from the affected road authority.

- d. ☐ The County is responsible for determining compliance of the Subdivision with the County's subdivision regulations and with any other County zoning regulations which may apply.
- e. ☐ The Town Board determines the Subdivision is consistent with the Town Ordinance and the public interests.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board that it hereby approves the preliminary plat of the Subdivision, subject to compliance with all of the following conditions:

- 1. ☐ The Applicant is solely responsible for seeking and obtaining all approvals for the proposed Subdivision from the County and for complying with all other applicable federal, state, and local, laws, rules, regulations, and ordinances and for obtaining any permits or permissions which may be required.
- 2. ☐ The Applicant is not required to enter into a development agreement with the Town regarding the proposed Subdivision.
- 3. ☐ The Applicant is responsible to provide for Town approval on the final plat registered with Crow Wing County and the Town Chairperson and Clerk are authorized to execute the final plat on the Town's behalf once the County issues its final approval for the Subdivision.

Adopted this 12th day of May 2025.

BY THE TOWN BOARD

Jon Auge, Chair

Attest: _____
Naomi Scott, Clerk

EXHIBIT A
Legal Description of PID 77060524

Document No. 9969158

That part of the Northwest Quarter of the Northeast Quarter lying southerly and easterly of County State Aid Highway No. 3, in Section 6, Township 136, Range 27, according to the Government Survey thereof on file and of record in the office of the Register of Deeds in and for Crow Wing County, Minnesota; EXCEPT that part of the Northwest Quarter of the Northeast Quarter, Section 6, Township 136 North, Range 27 West, Crow Wing County, Minnesota lying southerly and easterly of County State Aid Highway No. 3 and northeasterly of the following described line:

Commencing at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 51 minutes 29 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northeast Quarter 1053.20; thence continuing South 00 degrees 48 minutes 44 seconds East 246.61 feet to the point of beginning of the line to be herein described; thence North 43 degrees 08 minutes 41 seconds West 395.79 feet; thence South 39 degrees 10 minutes 03 seconds West 61.90 feet; thence North 37 degrees 49 minutes 28 seconds West 291.15 feet, more or less, to the easterly right of way line of CSAH No. 3 and said line there terminating.

AND

Document No. 996918

That part of the Southwest Quarter of the Northeast Quarter, Section 8 Township 136 North Range 27 West Crow Wing County, Minnesota more particularly described as follows; Beginning at the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 48 minutes 43 seconds East, along the East line of said Southwest Quarter of the Northeast Quarter a distance of 609.58, more or less, to the thread of Pelican Brook; thence northwesterly along said thread; more particularly described as follows: Thence North 66 degrees 29 minutes 51 seconds West 96.48 feet; thence South 35 degrees 24 minutes 58 seconds West 189.63 feet, not along said thread; thence South 87 degrees 48 minutes 05 seconds West 300.09 feet; thence North 45 degrees 30 minutes 38 seconds West 274.63 feet, more or less, to the thread of Pelican Brook; thence southwesterly and northwesterly along the thread of Pelican Brook, more particularly described as follows:

Thence South 34 degrees 06 minutes 22 seconds West 45.08 feet thence South 13 degrees 55 minutes 29 seconds West 127.70 feet, thence South 32 degrees 51 minutes 21 seconds West 58.53 feet; thence South 74 degrees 58 minutes 54 seconds West 43.48 feet; thence South 64 degrees 11 minutes 58 seconds West 171.80 feet; thence South 40 degrees 30 minutes 10 seconds West 64.66 feet; thence South 72 degrees 53 minutes 50 seconds West 41.80 feet thence North 73 degrees 06 minutes 17 seconds West 174.39 feet, more or less, to the center line of County State Aid Highway No. 3; thence along said centerline, North 03 degrees 49 seconds 31 minutes East 98.68 feet; thence northerly along a tangential curve concave to the southeast, radius 1637.02,

central angle 26 degrees 05 minutes 03 seconds, 745.27 feet, the chord of which bears North 16 degrees 52 minutes 02 seconds East to an Intersection of the North Line of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 20 minutes 19 seconds East 998.87 feet, more or less, to the point of beginning.

Subject to a perpetual drainage easement to Crow Wing County Per Document No. 0803752

Subject to easements, restrictions, and reservations d record.

Preliminary Plat of the Subdivision

