



**Mission Township, Crow Wing County, Minnesota  
Planning Commission Meeting Agenda  
December 08, 2025 – 6:00 PM – Mission Town Hall**

**1. Call to Order and Roll Call**

**2. Approval of the Agenda**

**3. Approval of Minutes – Minutes of July 14, 2025 (motion & vote).**

**4. Action Items:**

**4.1 Ordinance 2025-03-An Ordinance amending the Mission Township Subdivision Ordinance regarding Administrative Subdivisions – Public Hearing & Action** (Action is to conduct a public hearing, consider any amendments to the proposed ordinance, and by motion make a recommendation on adoption to the Town Board).

**4.2 Preliminary Plat for “Turtle Bay” with 2 total lots – Parcel 77010540 – Public Hearing & Action** (Action is to conduct a public hearing, consider any conditions for the preliminary plat, and by motion make a recommendation on approval to the Town Board).

**5. Such other business as may properly come before the Planning Commission**

**6. Adjournment (motion & vote)**

July 14, 2025 @ 6:00pm

**Mission Township Planning Commission Meeting Minutes**

**Present** – Chair Jon Auge; Commission members Bob Steele and Erik Lee; and Clerk Naomi Scott.

**Zoom** – No one attending.

**Call to Order** – J. Auge called the June 9, 2025, Mission Township Planning Commission Meeting to order @ 6:00pm.

**Adoption of the Agenda** – Adopted as presented.

**Approval of June 9<sup>th</sup>, 2025, Minutes** - B Steele made a **motion (1)** to approve the June 9<sup>th</sup>, 2025, minutes, E Lee seconded. Voice vote with all commissioners voting aye. Motion passed.

**Discussion/Action Items:**

**1. Consideration of Ordinance 2025-01- An Ordinance amending the Mission Township Subdivision Ordinance regarding administrative subdivisions. (Action is to conduct a public hearing, consider any amendments to the proposed ordinance, and by motion make a recommendation on adoption of the ordinance to the Town Board)**

The Chair opened the public hearing at 6:01 PM. Since no one was present to offer public testimony, the Chair closed the public hearing at 6:01 PM.

E Lee made a **motion (2)** to recommend adoption of the ordinance to the Town Board, B Steele seconded. Voice vote with all commissioners voting aye. Motion passed.

**2. Consideration of Ordinance 2025-02 – An Ordinance regulating Driveway Accesses on Town Roads. (Action is to conduct a public hearing, consider any amendments to the proposed ordinance, and by motion make a recommendation on adoption of the ordinance to the Town Board)**

The Chair opened the public hearing at 6:03 PM. Since no one was present to offer public testimony, the Chair closed the public hearing at 6:03 PM.

B Steele made a **motion (3)** to recommend adoption of the ordinance to the Town Board, E Lee seconded. Voice vote with all commissioners voting aye. Motion passed.

**3. Such other business as may properly come before the commission.** None

**Adjournment** - J Auge made a **motion (4)** to adjourn the July 14<sup>th</sup>, 2025, Mission Township Planning Commission meeting at 6:06 pm, second by B Steele. Voice vote with all commissioners voting aye. Motion carried and the meeting was adjourned.

Respectfully Submitted,

Naomi Scott  
Clerk

Jon Auge  
Chair

\*\*\*\*\*Planning Commission minutes are unapproved until the next PC meeting\*\*\*\*\*



**MISSION TOWNSHIP  
CROW WING COUNTY, MINNESOTA**  
Ordinance Number: 2025-03

**AN ORDINANCE AMENDING THE MISSION TOWNSHIP SUBDIVISION  
ORDINANCE REGARDING ADMINISTRATIVE SUBDIVISIONS**

The Board of Supervisors of the Town of Mission ordains:

**Article I. Administrative Subdivisions.** Section 7 of the Mission Township Subdivision Ordinance is amended as follows:

**Section 7. Administrative Subdivisions.** No more than a total of three lots containing less than 10 acres may be established through the Administrative Subdivision process ~~within a five year period~~. The total number of allowed lots includes any remaining portion of the property, meaning that no more than two additional lots may be created if the entire property is not being subdivided. No further subdivision of the property shall occur except by plat preapproved by the Town Board in accordance with the Development Process and Standards of this Ordinance. Any subdivision of property in the shoreland district shall be platted if it results in one or more new riparian lots.

**Article II. Effective Date.** This Ordinance shall take effect and be in full force on the first day of publication after its passage.

**Article III. Incorporate Amendments.** The Town Attorney is authorized and directed to incorporate the amendment made by this Ordinance into the Mission Township Subdivision Ordinance. The numbering shall be updated, and other non-substantive changes shall be made as may be needed. The updated subdivision ordinance shall constitute the official Mission Township Subdivision Ordinance.

Adopted this 8th day of December 2025.

**BY THE TOWN BOARD**

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Jon Auge, Chair

Attest: \_\_\_\_\_  
Naomi Scott, Clerk

Double underlined material is being added, and the ~~stricken~~ material is being deleted.

**STAFF MEMO: PLANNING COMMISSION**

<b>Department:</b> Zoning Administration	<b>Meeting Date:</b> December 8, 2025
<b>Agenda Section:</b> Public Hearing	<b>Item:</b> Turtle Bay Preliminary Plat

**PREVIOUS PLANNING COMMISSION REVIEW OR ACTION:** Initial discussion and awareness of an upcoming submittal, but no previous action or review of the preliminary plat for Turtle Bay.

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

**COUNTY REVIEW AND IMPACTS:** Process will need to be completed with Crow Wing County.

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

**OPPORTUNITY COST IF APPROVED:** Additional riparian parcel providing potential future building opportunities and increased tax revenue.

**BACKGROUND:**

Applicant Information: Raymond M and Mary Kay Zabilla  
Surveyor Information: Stonemark Land Surveying, Inc.  
Current Zoning: Shoreland District  
Requested Plan: Plat a total 2 Lots (Lots 1 and 2, Block 1)  
Location: 77010540 – 18224 Turtle Bay Trail, Crosby, MN

Raymond and Mary Kay Zabilla applied for a preliminary plat (Turtle Bay) at the address of 18224 Turtle Bay Trail. The proposal includes platting a 5.48-acre parcel into 2 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.



## APPLICATION FOR PLAT APPROVAL

**Name of Proposed Plat:** Turtle Bay

X-Preliminary Plat

Total Acreage: \_\_\_\_\_ 5.48 \_\_\_\_\_

Total Number of Lots: \_\_\_\_\_ 2 \_\_\_\_\_

### **Application Information:**

Name(s): Raymond M & Mary Kay Zabilla

Address: 18224 Turtle Bay Trl      City: Crosby      State: MN Zip Code: 56441

Phone Number: 651-270-2014 (Ray) 651-271-2016 (Mary) Email: [mkzabilla@bitsolutions.com](mailto:mkzabilla@bitsolutions.com)

### **Property Owner Information (if different from above):**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

### **Surveyor Information:**

Name(s): Pat Trottier

Company Name: Stonemark Land Surveying, Inc

Address: 30206 Rassmussen Rd      City: Pequot Lakes      State: MN      Zip Code: 56441

Phone Number: 218-562-4940      Email: [Pat@stonemarksurvey.com](mailto:Pat@stonemarksurvey.com)

**Other Information:**

Existing Parcel ID Number: 77010540

Property Physical Address: 18224 Turtle Bay Trl, Crosby, MN

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: We are requesting to plat our lot into 2 parcels. No road construction is required. The property is intended for residential use. There are no wetlands on the property.

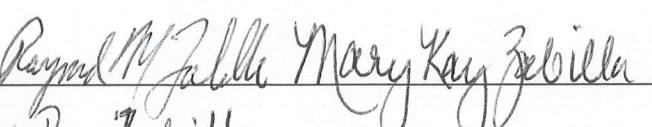
**Acknowledgment:**

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:  Date: 11-10-2025

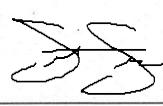
Print Name: Mary & Ray Zabilla

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

Owner's Signature:  Date: 11-10-2025

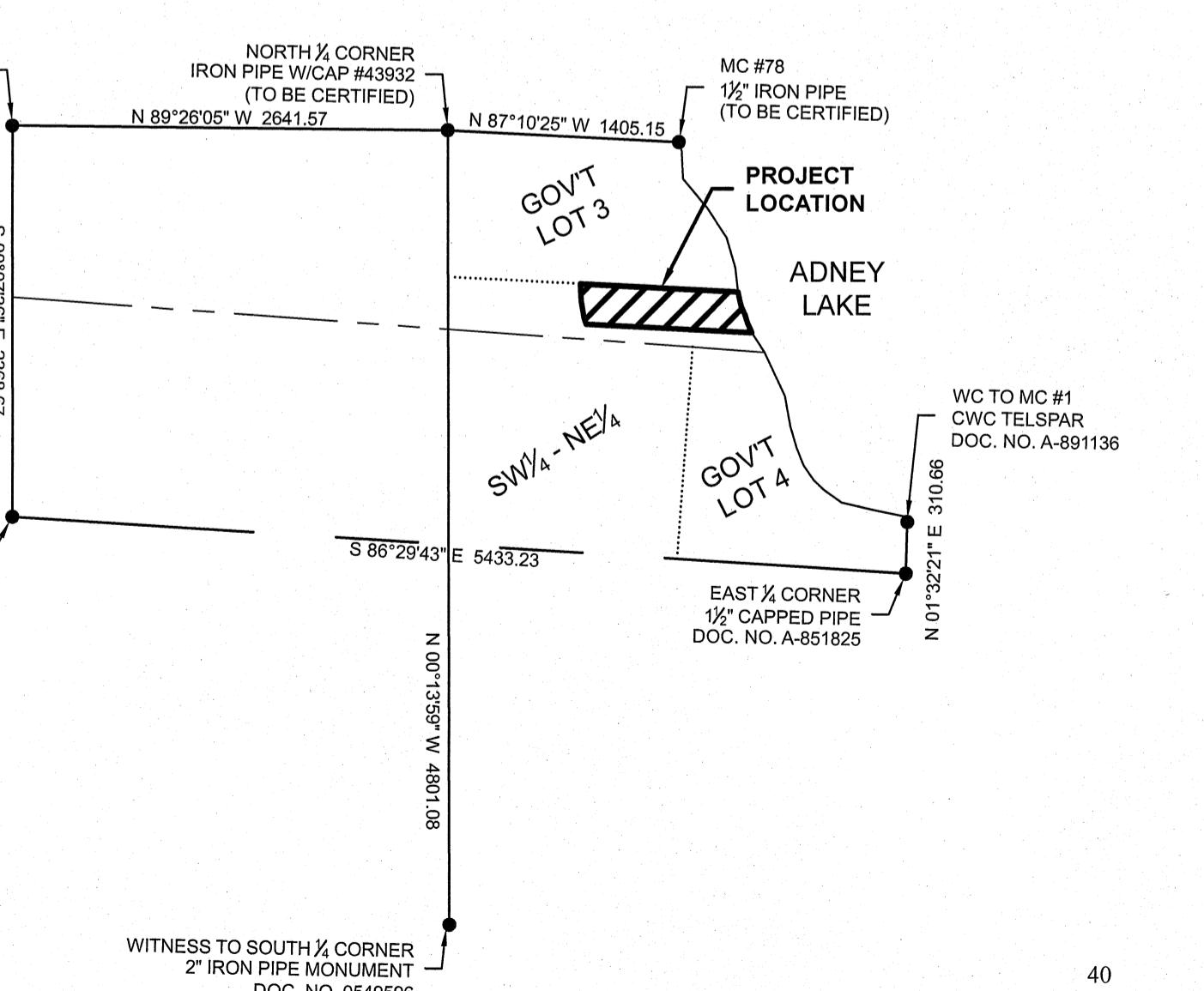
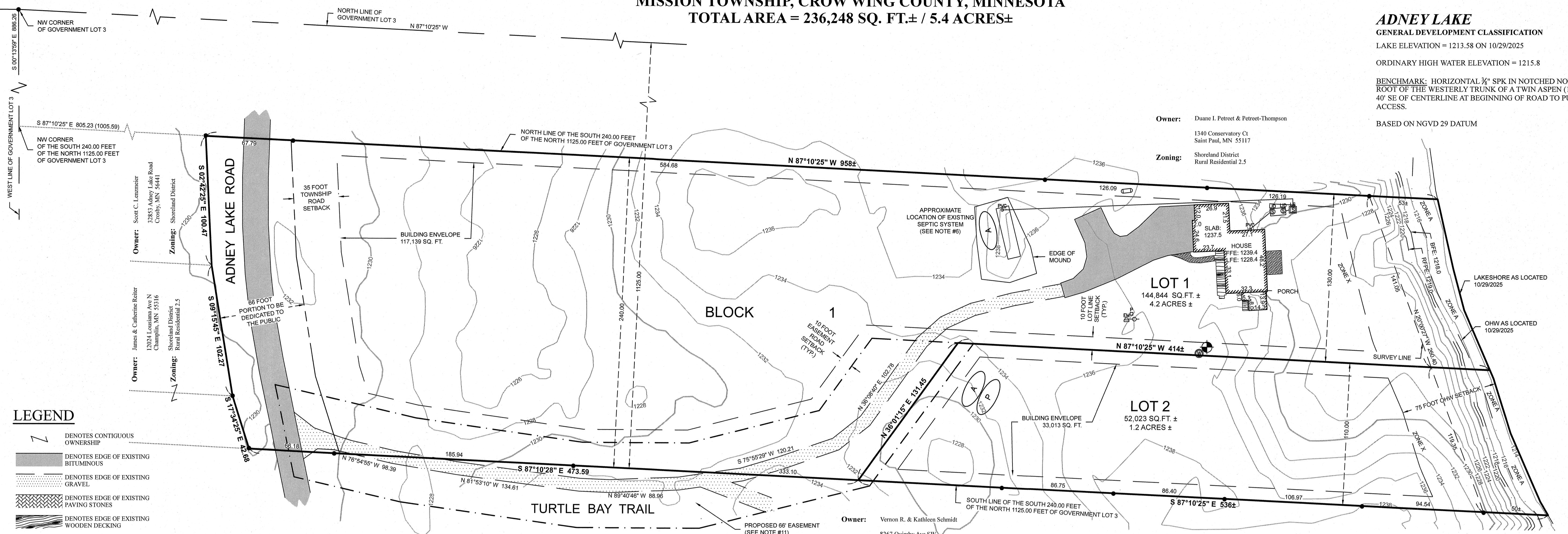
Print Name: Mary & Ray Zabilla

**Township Use Only**

Zoning Staff Signature:  Date Received: 11/12/25

# TURTLE BAY

## A PRELIMINARY PLAT PART OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 136 NORTH, RANGE 27 WEST, MISSION TOWNSHIP, CROW WING COUNTY, MINNESOTA TOTAL AREA = 236,248 SQ. FT. ± / 5.4 ACRES ±



**VICINITY MAP / SECTION BREAKDOWN**  
NOT TO SCALE

34206 Resnessen Road  
Suite 1  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com

# Crow Wing County Site Suitability Form

Property Owner: Mary Zabilla Date: 10/21/2025

Mailing Address: 18224 Turtle Bay Trail

City Crosby State: MN Zip 56441 Phone Number: \_\_\_\_\_

Site Address: 18224 Turtle Bay Trail

City Crosby State: MN Zip 56441

Legal Description: Proposed Tract A

Sec. 1 Twp: 136 Range: 27 Township Name: Mission

Parcel Number: 77010540 Lake/ River: Adney Lake

Lake/River Classification: GD

## Description of Soil Treatment Areas

	(Proposed) Site #1		(Alternate) Site #2	
Disturbed Areas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Compacted Areas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flooding	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Run on Potential	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Limiting Layer Depth	SB1 <u>n/a</u>	SB2 <u>n/a</u>	SB1 <u>33"</u>	SB2 <u>n/a</u>
Slope %	<u>n/a</u>		<u>0-1%</u>	
Soil Texture	<u>Soil</u>		<u>Sandy Loam</u>	
Sizing Factor	<u>n/a</u>		<u>1.27</u>	
Landscape Position	<u>n/a</u>		<u>Summit</u>	
Vegetation Types	<u>n/a</u>		<u>Trees &amp; Brush</u>	

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Amy A Wannebo L1840

Address 37753 Ox Lake Landing

City Crosslake State: MN Zip 56442

Phone Number: 218-851-1563 E-Mail Address: amy.wannebo@gmail.com

Designer Signature: Amy A Wannebo Date: 10/21/2025

Comments/ Driving Directions: Proposed Tract A

Prop. Tract A

Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 77010540

Property Owner: Mary Zabilla

Date: 10/21/2025

Designer's Initials: AAW

Proposed Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
N/A					
✓					

Proposed Site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
N/A					
✓					

Alternate Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0-8	MLS	1%	10YR3/2	GR W FR	n/a
8-24	MLS	1%	10YR4/4	SGR L L	n/a
24-33	MSL	1%	10YR4/6	SGR L L	n/a
@33	large rock & root				

Alternate Site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
N/A					
✓					

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.78	> 60	Clay Loam	****	0.24

Description of Soil Treatment Areas

	Proposed Site	Alternate Site
Disturbed Areas?	N/A	N/A
Compacted Areas?		
Flooding Potential?		
Run-on Potential?		
Limiting Layer Depth	Proposed #1: Proposed #2:	Alternate #1: Alternate #2:
Slope % and Direction		
Landscape Position		
Vegetation Types		
Soil Texture		
Soil Sizing Factor		

# Prop. Tract A

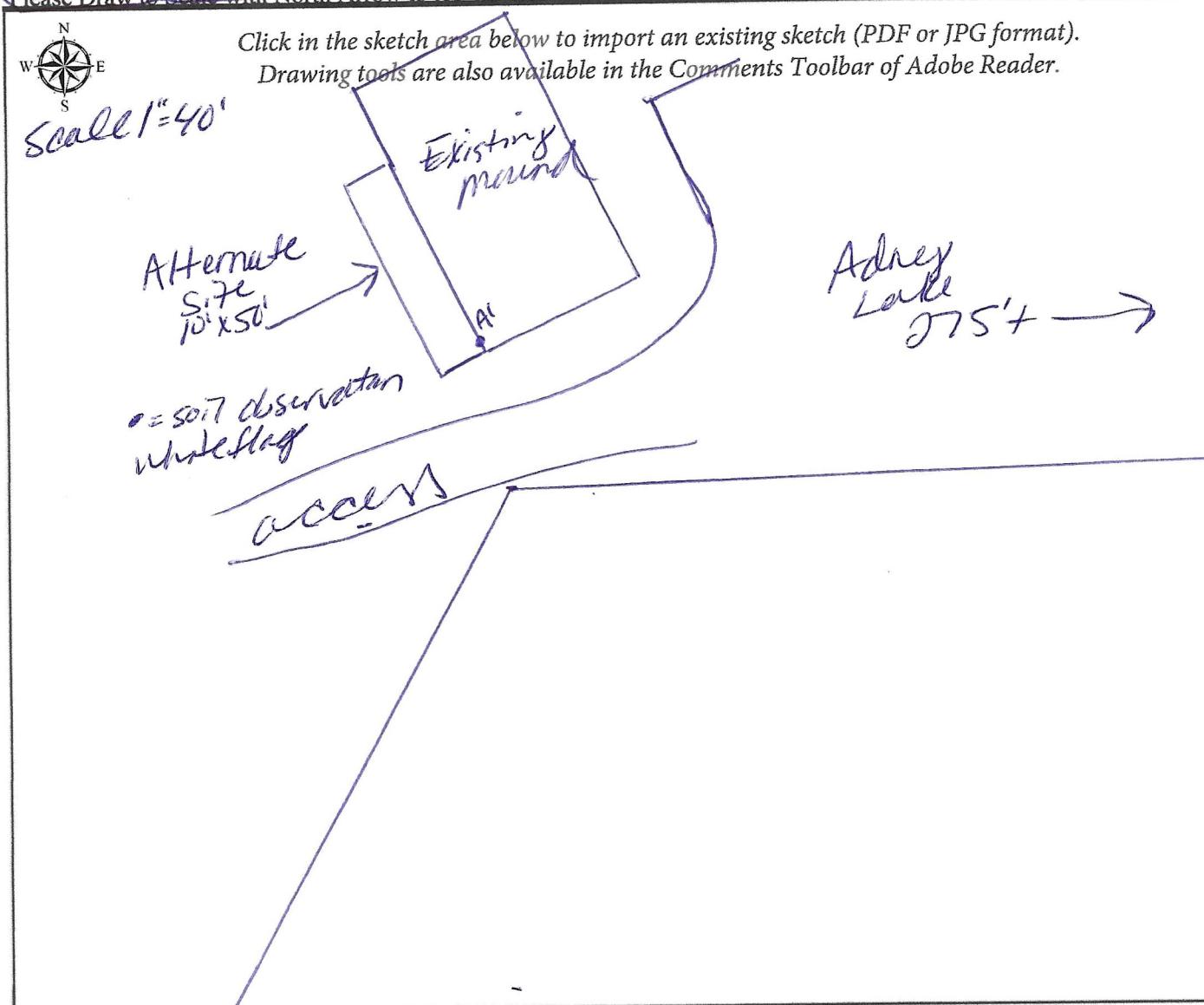
## Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 77010540

Property Owner: Mary Zabilla

Date: 10/21/2025

Please Draw to Scale with North Arrow to top or Left Side of Page



### Please show all that apply (Existing or Proposed):

Wells within 100 ft. of a Drainfield  
Water lines within 10 ft. of a Drainfield  
Drainfield Areas  
Boring Locations

Disturbed/Compacted Areas  
Component Location  
OHW  
Lot Easements

Access Route for Tank Maintenance  
Property Lines  
Structures  
Setbacks

### Elevations:

Benchmark Elevation: \_\_\_\_\_

Pump Elevation: \_\_\_\_\_

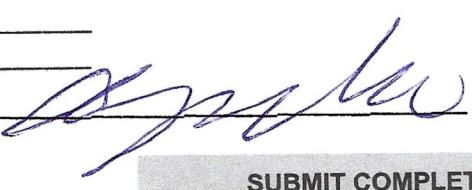
Elevation of Sewer Line at House: \_\_\_\_\_

Pump Discharge Elevation: \_\_\_\_\_

Tank Inlet Elevation: \_\_\_\_\_

Restricting Layer Elevation: \_\_\_\_\_

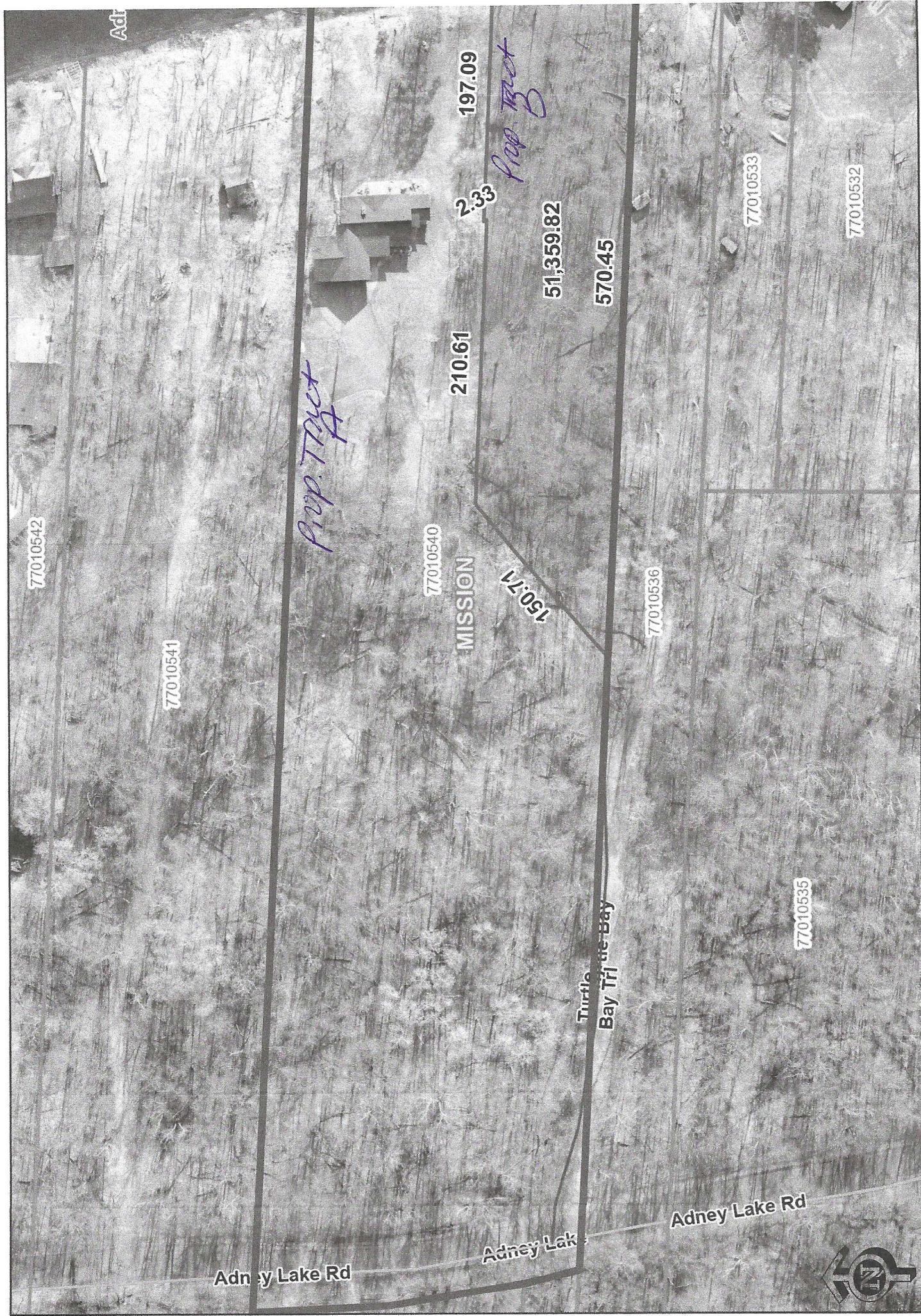
Drainfield Elevation: \_\_\_\_\_

Designer Signature: 

Date: 10/21/2025 License Number: 1840

**SUBMIT COMPLETED FORM**

# Zabilla New Lake Lot Proposal



These data are provided on an "AS-IS" basis, without warranty of any type.



**Crow Wing County**  
**Site Suitability Form**

Property Owner: Mary Zabilla Date: 10/21/2025  
 Mailing Address: 18224 Turtle Bay Trail  
 City Crosby State: MN Zip 56441 Phone Number: \_\_\_\_\_  
 Site Address: 18224 Turtle Bay Trail  
 City Crosby State: MN Zip 56441  
 Legal Description: Proposed Tract B  
 Sec. 1 Twp: 136 Range: 27 Township Name: Mission  
 Parcel Number: 77010540 Lake/ River: Adney Lake  
 Lake/River Classification: GD

**Description of Soil Treatment Areas**

	<u>(Proposed) Site #1</u>		<u>(Alternate) Site #2</u>	
Disturbed Areas	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Compacted Areas	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flooding	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Run on Potential	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Limiting Layer Depth	SB1 <u>24"</u>	SB2 <u>n/a</u>	SB1 <u>36"</u>	SB2 <u>n/a</u>
Slope %	<u>0-1% W</u>		<u>0-1% W</u>	
Soil Texture Soil	<u>Sandy Loam</u>		<u>Sandy Loam</u>	
Sizing Factor	<u>1.27</u>		<u>1.27</u>	
Landscape Position	<u>Summit</u>		<u>Summit</u>	
Vegetation Types	<u>Trees &amp; Brush</u>		<u>Trees &amp; Brush</u>	

**Soil Sizing Factors/Hydraulic Loading Rates**

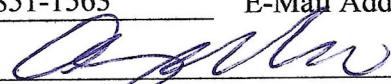
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Amy A Wannebo L1840

Address 37753 Ox Lake Landing

City Crosslake State: MN Zip 56442

Phone Number: 218-851-1563 E-Mail Address: amy.wannebo@gmail.com

Designer Signature:  Date: 10/21/2025

Comments/ Driving Directions: Proposed Tract B

Prop. Tract B

## Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 77010540

Property Owner: Mary Zabilla

Date: 10/21/2025

Designer's Initials: AAW

### Proposed Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0-7	MLS	1%	10YR3/2	GR W FR	n/a
7-24	MSL	1%	10YR4/4	SGR L L	n/a
@24	Rock				

### Proposed Site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
N/A					

### Alternate Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0-8	MLS	1%	10YR3/2	GR W FR	n/a
8-17	MLS	1%	10YR4/4	SGR L L	n/a
17-36	MSL	1%	10YR4/6	SGR L L	n/a
@36	Rock				

### Alternate Site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
N/A					

### Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.78	> 60	Clay Loam	****	0.24

### Description of Soil Treatment Areas

	Proposed Site		Alternate Site
Disturbed Areas?	N/A		N/A
Compacted Areas?			
Flooding Potential?			
Run-on Potential?			
Limiting Layer Depth	Proposed #1:	Proposed #2:	Alternate #1:
Slope % and Direction			
Landscape Position			
Vegetation Types			
Soil Texture			
Soil Sizing Factor			

# Prop. Tract B

## Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 77010540

Property Owner: Mary Zabilla

Date: 10/21/2025

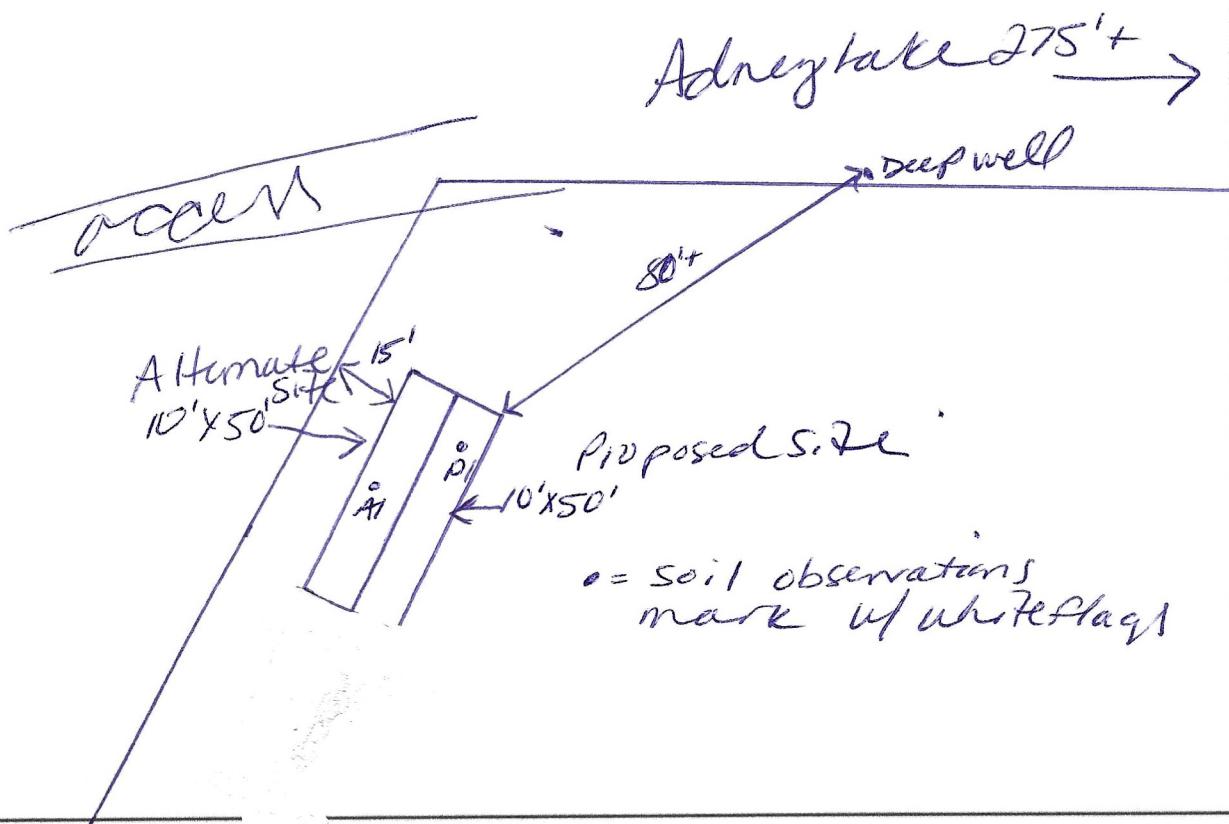
Please Draw to Scale with North Arrow to top or Left Side of Page



Click in the sketch area below to import an existing sketch (PDF or JPG format).

Drawing tools are also available in the Comments Toolbar of Adobe Reader.

scale 1" = 40'



### Please show all that apply (Existing or Proposed):

Wells within 100 ft. of a Drainfield

Water lines within 10 ft. of a Drainfield

Drainfield Areas

Boring Locations

Disturbed/Compacted Areas

Component Location

OHW

Lot Easements

Access Route for Tank Maintenance

Property Lines

Structures

Setbacks

### Elevations:

Benchmark Elevation: \_\_\_\_\_

Pump Elevation: \_\_\_\_\_

Elevation of Sewer Line at House: \_\_\_\_\_

Pump Discharge Elevation: \_\_\_\_\_

Tank Inlet Elevation: \_\_\_\_\_

Restricting Layer Elevation: \_\_\_\_\_

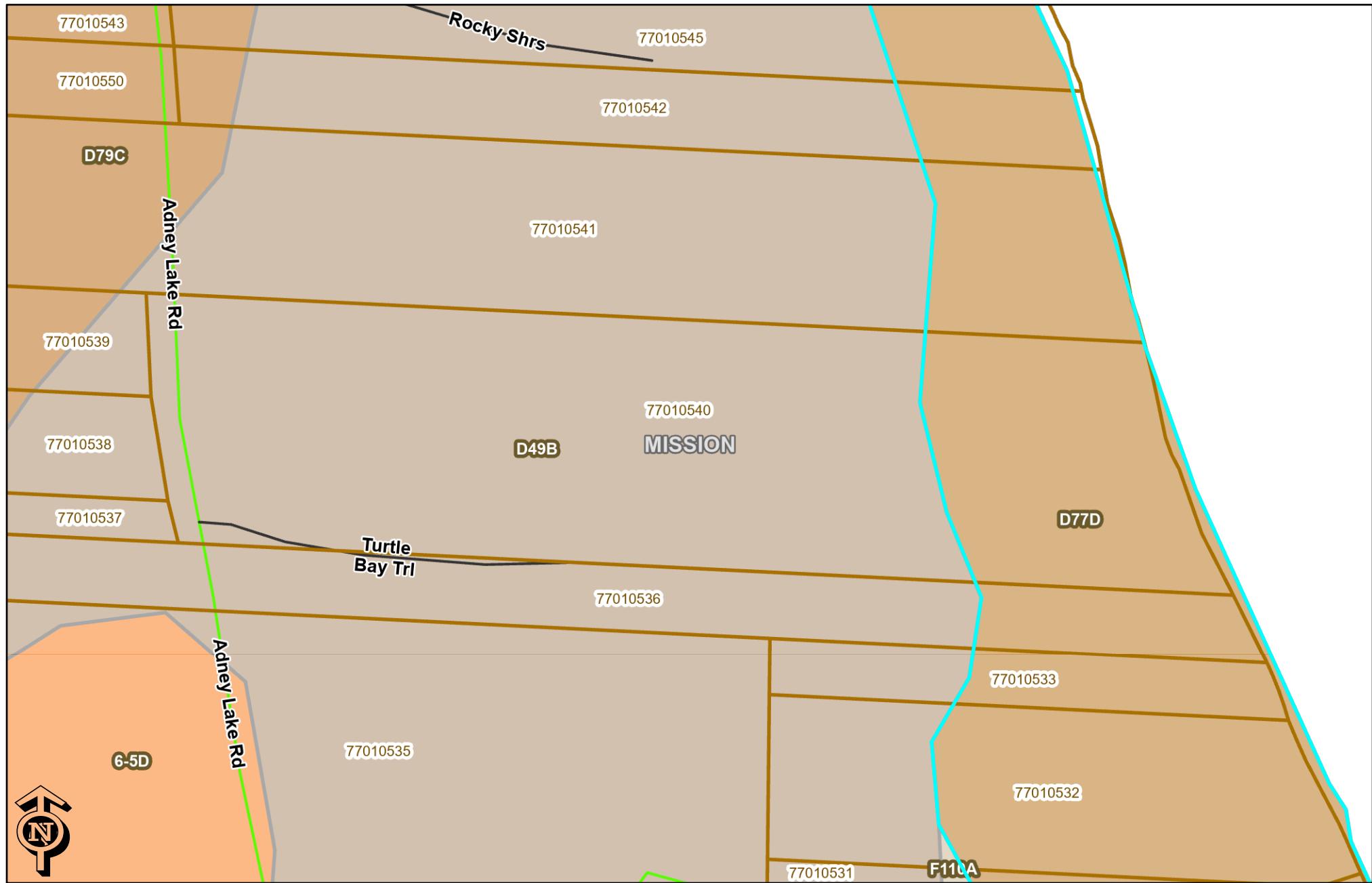
Drainfield Elevation: \_\_\_\_\_

Designer Signature: \_\_\_\_\_

Date: 10/21/2025

License Number: 1840

**SUBMIT COMPLETED FORM**



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.

Zabilla Soil Map  
Lakes Area Septic LLC  
Date: 10/23/2025 Time: 1:30 PM

## Map Unit Description (MN)

Map Unit Description (MN)

D49B--Graycalm loamy sand, 2 to 8 percent slopes

### D49B--Graycalm loamy sand, 2 to 8 percent slopes

#### Graycalm

*Extent:* 5 miles

*Soil loss tolerance (T factor):* 5

*Landform(s):* r

*Wind erodibility group (WEG):* 2

*Slope gradient:* 2

*Wind erodibility index (WEI):* 1

*Parent material:* r

*Kw factor (surface layer):* 15

*Restrictive feature(s):* r

*Land capability, nonirrigated:* 1

*Flooding:* r

*Hydric soil:* r

*Ponding:* r

*Hydrologic group:* 1

*Drainage class:* r

*Potential for frost action:* r

<i>Representative soil profile:</i>	<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
r	r	r	r	5.5
r1	r2	r	12	5
r2	r1	r	r	5
r	r1	r	2	5.5

D49B--Graycalm loamy sand, 2 to 8 percent slopes

## Map Unit Description (MN)

Map Unit Description (MN)

D77D--Graycalm-Grayling complex, 12 to 25 percent slopes

### D77D--Graycalm-Grayling complex, 12 to 25 percent slopes

#### Graycalm

*Extent:* 25 miles<sup>2</sup>

*Landform(s):* rills, gullies, and ridges

*Slope gradient:* 12 to 25 percent

*Parent material:* talus

*Restrictive feature(s):* rills, gullies, and ridges

*Flooding:* none

*Ponding:* none

*Drainage class:* 100% surface runoff

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 2

*Wind erodibility index (WEI):* 100

*Kw factor (surface layer):* 15

*Land capability, nonirrigated:* 100

*Hydric soil:* no

*Hydrologic group:* C

*Potential for frost action:* none

#### Representative soil profile:

#### Texture

#### Permeability

#### Available water capacity

#### pH

0-10 cm	loamy sand	rapid	0.5 in	5.5
10-20 cm	loamy sand	rapid	1.2 in	5.5
20-30 cm	loamy sand	rapid	2.0 in	5.5
30-40 cm	loamy sand	rapid	2.0 in	5.5

#### Grayling

*Extent:* 25 miles<sup>2</sup>

*Landform(s):* rills, gullies, and ridges

*Slope gradient:* 12 to 25 percent

*Parent material:* talus

*Restrictive feature(s):* rills, gullies, and ridges

*Flooding:* none

*Ponding:* none

*Drainage class:* 100% surface runoff

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 2

*Wind erodibility index (WEI):* 100

*Kw factor (surface layer):* 20

*Land capability, nonirrigated:* 100

*Hydric soil:* no

*Hydrologic group:* C

*Potential for frost action:* none

#### Representative soil profile:

#### Texture

#### Permeability

#### Available water capacity

#### pH

0-10 cm	loamy sand	rapid	0.5 in	5.1 to 5.5
10-20 cm	loamy sand	rapid	1.5 in	5.1 to 5.5
20-30 cm	loamy sand	rapid	1.5 in	5.1 to 5.5

D77D--Graycalm-Grayling complex, 12 to 25 percent slopes



## MISSION TOWNSHIP PLANNING COMMISSION NOTICE OF MEETING TO CONDUCT PUBLIC HEARINGS

**PLEASE TAKE NOTICE** that the Mission Township Planning Commission will hold a meeting on December 08, 2025, at 6:00 p.m. at the Mission Town Hall, 29474 County Road 3, Merrifield, MN for the purpose of holding a public hearing, consider, and possibly act on a recommendation to the Town Board regarding each of the following items:

1. An amendment to the Mission Township Subdivision Ordinance to place restrictions on administrative subdivisions occurring within the Town; and
2. Application for Preliminary Plat approval for “Turtle Bay” with two total lots, Parcel # 77010540.

Copies of the proposed ordinance and preliminary plat are available on the Town’s website and available from the Clerk. Interested people are encouraged to attend the meeting. Written comments regarding the proposed ordinance and preliminary plat may also be submitted to the Town Clerk prior to the meeting.

Naomi Scott, Clerk

**Posted: 11-18-2025**

**MISSION TOWNSHIP**  
**NOTICE OF PUBLIC HEARING**  
**DECEMBER 8, 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 property will be subject to a public hearing on **Monday, December 8, 2025**, at 6:00 p.m. or soon thereafter at Mission Town Hall (29474 County Road 3, Merrifield, MN 56465).

**PUBLIC HEARING:**

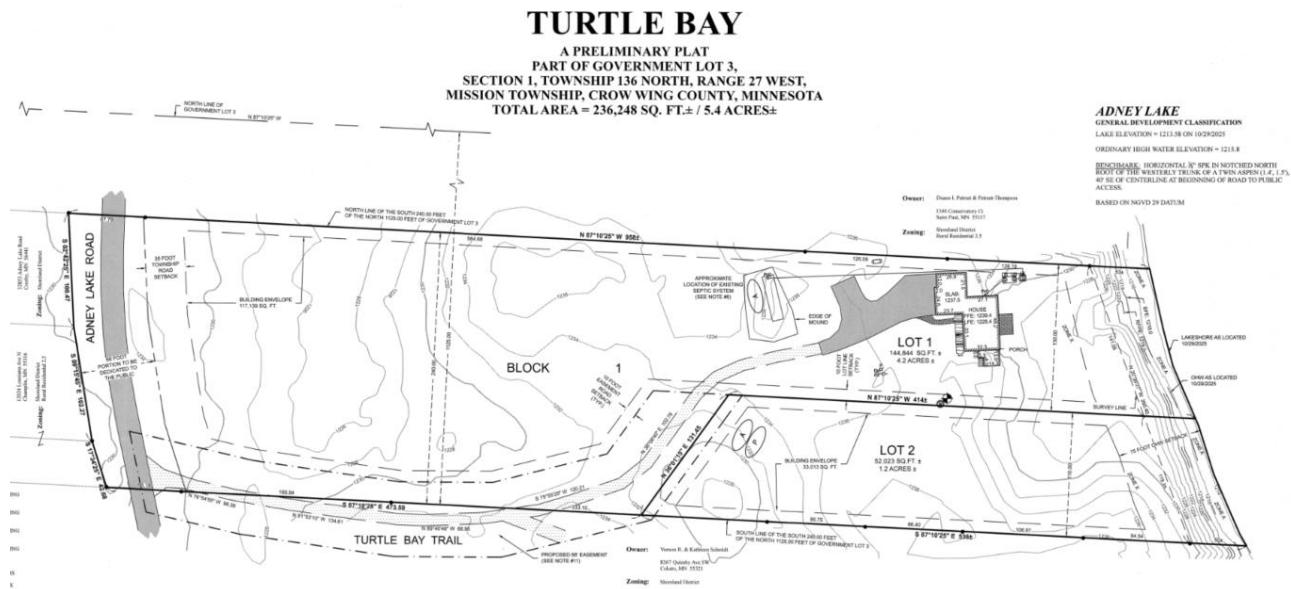
An application has been submitted for a preliminary plat for the property at 18224 Turtle Bay Trail, Crosby, MN 56441. The proposal would divide the existing parcel into two separate lots, with the intended use remaining residential. Access to the newly created parcel would be provided from Turtle Bay Trail.

**PID:** 77010540

**SUBJECT PROPERTY:**



## PROPOSED PRELIMINARY PLAT:



### LEGAL DESCRIPTION:

That part of the South 240 feet of the North 1125 feet of Government Lot Three (3), Section (1), Township One Hundred Thirty-six (136), Range Twenty-seven (27), which lies Easterly of the following described line: Beginning at the point on the North line of said South 240 feet which is 1005.59 feet South 89 degrees 51 minutes East of the Northwest corner of said South 240 feet, said point being on the Westerly line of an existing road; thence South 5 degrees 23 minutes East 100.47 feet along said road line; thence South 11 degrees 56 minutes 20 seconds East 102.27 feet continuing along said road line; thence South 20 degrees 15 minutes East 42.68 feet continuing along said road line to the South line of said 240 feet and there ending.

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](mailto:missionclerk@gmail.com). Submit written comments by 4:00PM on Thursday, December 4<sup>th</sup>. In addition, a staff report will be made available at Town Hall, typically one week before the scheduled meeting.

BY: Mission Township Zoning Administration

STATE OF MINNESOTA ADMIN BLDG  
REAL ESTATE & CONSTRUCTION SERVICES  
RM 309 50 SHERBURNE AVE ST PAUL, MN 55155

RENTFRO, MICHAEL & TARA  
4210 TUSCANY CT  
BRYAN TX 77802

PAVEK, THOMAS E  
32950 ADNEY LAKE RD  
CROSBY MN 56441

DUNBAR, ANDREW  
4745 BLAISDELL AVE  
MINNEAPOLIS MN 55419

HAGEN, DAN & DON & OLSON, ERIK & SHEENA  
C/O DAN A HAGEN  
PO BOX 203 GENEVA, MN 56035

ALDRIDGE, SHAWN  
17990 GREER LAKE RD  
CROSBY MN 56441

JCM FAMILY TRUST  
MYHRAN, JASON H & CORY J  
5560 ALAMEDA ST SHOREVIEW, MN 55126

WESSELS, MARK E & DEBRA  
PO BOX 165  
CROSSLAKE MN 56442

WARD, BARBARA K LIVING TRUST (THE)  
17137 CLEAR SPRING TER  
MINNETONKA MN 55345

ROSBURG, SHARON J  
18239 W ADNEY LN  
CROSBY, MN 56441

ANDERSON, KENNETH R REVOCABLE TRUST  
1508 DRIVING PARK RD  
STILLWATER MN 55082

VOS, DAVID L  
429 7TH AVE N  
COLD SPRING MN 56320

POLZIN, DAVID A REVOCABLE TRUST &  
10782 DIAMOND AVE  
GLENCOE MN 55336

TAX FORFEITED  
CROW WING COUNTY LAND SERVICES  
322 LAUREL ST STE 15 BRAINERD, MN 56401-3590

HAGEN, DAVID A & JOAN  
2220 5TH ST NW  
BLOOMING PRAIRIE MN 55917

SCHWANBERG, JON & TAMMIE  
18173 ADNEY LANE W  
CROSBY MN 56441

WYERS, JOSEPH H 2005 TRUST AGR  
KATHERINE & PATRICK WYERS TRUSTEES  
9413 LIBBY LN EDEN PRAIRIE, MN 55347

PATTON, PATRICK J JR & VIVIENNE  
800 VINCENT AVE N  
MINNEAPOLIS MN 55411

SHAW, DEREK & ANGELA TRUST AGREEMENT  
118 8TH AVE N  
HOPKINS MN 55343

LILJEDAHL, LAVONNE G  
594 HOLLY LN N  
OAKDALE MN 55128

THOMAS, GWEN M & MICHAEL L BAKER  
411 WALNUT ST BOX 13284  
GREEN COVE SPRINGS FL 32043

KLEIN, JEFFREY & NICOLE  
1156 OAK CREST DR  
SAUK RAPIDS MN 56379

WILLMSEN, KRISTINE M REVOCABLE TRUST  
26723 381ST AVE  
ARLINGTON MN 55307

EICHERS, DAVID M & VIOLET D  
1330 COUNTY ROAD D W  
NEW BRIGHTON MN 55112

SYKES, DARRELL J & GAYE  
18043 38TH PL N  
PLYMOUTH MN 55446

ROSBURG, KENNETH W  
18256 W ADNEY LANE  
CROSBY MN 56441

SCHNEIDER, THOMAS L & CINDY L  
33005 STATE HIGHWAY 6  
CROSBY MN 56441

CROWTHER, DEBBIE & JUDY HEIN &  
6835 NORWWOD LANE N  
MAPLE GROVE MN 55369

GALBRAITH, DAVID E &  
17769 GREER LAKE RD  
CROSBY MN 56441

BERGLUND, STEVEN J  
10397 COUNTY ROAD 16  
PEQUOT LAKES MN 56472

GUSTAFSON, MATTHEW & SARAH 9341 SYNDICATE AVE BLOOMINGTON MN 55420	FRITSVOLD, MARK & MARY JO 18340 WHISPERING PINES LN CROSBY MN 56441	ARRETT, RICHARD H & JANE A 18238 ROCKY SHORES CROSBY MN 56441
KELLOM, GAR E & KOLLEEN E 1201 E RIVER PKWY MINNEAPOLIS MN 55414	GILES, KEITH & PATRICIA GLEES & 9158 SOUTH RICHMOND AVE EVERGREEN PARK IL 60805	FOX, MARK & ANDREA 18087 W. ADNEY LANE CROSBY MN 56441
FADDEN, RICHARD REINHOLD JR 703 8TH ST SE BUFFALO, MN 55313	SCHMIDT, VERNON R & KATHLEEN 8267 QUIMBY AVE SW COKATO MN 55321	WICKHAM, WILLIAM P & LAURA A 18131 W ADNEY LN CROSBY, MN 56441
KRONE, MARIE A C/O STEVEN & MARIE KRONE 918 PENN AVE N MINNEAPOLIS MN 55411	REITER, JAMES & REITER, CATHERINE 12024 LOUISIANA AVE N CHAMPLIN MN 55316	TONER, WENDY A 2531 SHALLER DR MAPLEWOOD MN 55119
MCFARLANE, DANIEL C 2848 COUNTY RD I MOUNDS VIEW MN 55112	LENZMEIER, SCOTT C 32853 ADNEY LAKE RD CROSBY MN 56441	HARRIS, RONALD E & BENJAMINCRUSHSH 1993 DELQ STMT
KHALIQ, NATHANIEL & VICTORIA DAVIS 796 HAGUE AVE ST PAUL MN 55104	ZABILLA, RAYMOND M & MARY KAY 18224 TURTLE BAY TRL CROSBY MN 56441	RICKARD, MICHAEL D & CATHLEEN M 32352 LAKE ADNEY RD CROSBY, MN 56441
SMITH, DONALD E & SHEILA A 18398 ADNEY TRL CROSBY, MN 56441	PERTEET, DUANE I & PERTEET-THOMPSON 1340 CONSERVATORY CT SAINT PAUL MN 55117	WICKER, THOMAS J & KRISTINE 32330 ADNEY LAKE RD CROSBY, MN 56441
SWENSON, TERESA 264 SUNSET BLVD WACONIA MN 55387	DOMINICK, BRYCE & 1283 FARMHOUSE DR WACONIA MN 55387	MITCHELL, PHILIP T & MARIA S C/O PAULA & FRED MITCHELL 4785 HODGSON RD UNIT 228 SHOREVIEW, MN 55126
MACKERETH, BRYAN J & SHARON M P O BOX 335 ANNANDALE MN 55302	LAHTI, MARK 32933 ADNEY LAKE RD CROSBY, MN 56441	SCHUMANN, KENNETH III & PRYSE, REBECCA 1021 FAIRMONT AVE SAINT PAUL MN 55105
PRECKWINKLE, TONI 5121 S KIMBARK AVE APT 1 WEST CHICAGO IL 60615	CARLSON, ROBERT W & ELIZABETH A 11016 FLANDERS CT NE BLAINE MN 55449	HAK, LADANG M & DARY 403 HIGHLAND DR CHANHASSEN, MN 55317

LEE, JOHN  
20925 HIDDEN PONDS DR  
CORCORAN, MN 55374

SMALLWOOD, CLEVELAND ET AL

LEE, PETRONA A  
7983 COREY PATH  
INVER GROVE HEIGHTS MN 55076

RUNNING, THOMAS & KATHLEEN  
26080 GLEN OAK DR  
WYOMING, MN 55092

HAGLIN, GREG C & ROSEANNE I  
510 CALIBRE LANE  
MOUNT JULIET TN 37122

JOHNSON, DAVID R & PAULA K  
8232 W 104TH ST CIRCLE  
BLOOMINGTON, MN 55438

WADE, PERCY E  
7725 KENTUCKY AVE N  
BROOKLYN PARK MN 55445-2747

BOYD, MARY KALLEEN MURRAY (LIFE EST  
C/O JEFFREY VERNON BOYD  
7133 STEEPLE VIEW RD WOODBURY, MN 55125

JEFFERSON, KATHLEEN S  
NO VALID ADDRESS  
2005 TNT RETURNED

HANSON, THOMAS & KIMBERLEE  
9434 67TH ST S  
COTTAGE GROVE MN 55016



**MISSION TOWNSHIP**  
**CROW WING COUNTY, MINNESOTA**  
Resolution No. 2025-19

**RESOLUTION APPROVING THE PRELIMINARY  
PLAT OF TURTLE BAY**

**WHEREAS**, Raymond M and Mary Kay Zabilla (“**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 two (2) lots without creating any new streets, parks, or other public ways, as part of the plat to be called “Turtle Bay” (“**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**, the Mission Township Planning Commission reviewed the preliminary plat and conducted a public hearing on December 8, 2025 and recommended approval of the preliminary plat with the findings contained in this resolution;

**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 December 8, 2025 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 signatures on the final plat registered with Crow Wing County and the Town Chairperson is authorized to execute the final plat on the Town's behalf once the County issues its final approval for the Subdivision.
- 4. Under Section 8(d) of the Town Ordinance, approval of the preliminary plat is conditioned on the final plat being substantially similar to the preliminary plat approved by the Town Board. If there are any significant changes between the approved preliminary plat and the proposed final plat, the developer shall be required to obtain Town Board approval of the proposed final plat before seeking final approval from the county. A significant change in the plat requiring additional approval from the Town Board includes, but is not necessarily limited to, a change in the number of proposed lots, the addition, extension, or relocation of any platted roads, or the addition or removal of any dedicated park land or stormwater facilities.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, by the Town Board, that a notarized copy of this resolution of preliminary plat approval shall be transmitted to the applicant, or their authorized agent, and the Crow Wing County Land Services Department by the clerk.

Adopted this 8<sup>th</sup> day of December 2025.

**BY THE TOWN BOARD**

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Jon Auge, Chair

Attest: \_\_\_\_\_  
Naomi Scott, Clerk

**EXHIBIT A**  
**Legal Description of the Property**

That part of the South 240 feet of the North 1125 feet of Government Lot Three (3), Section One (1), Township One Hundred Thirty-six (136), Range Twenty-seven (27), which lies easterly of the following described line: Beginning at the point on the North line of said South 240 feet which is 1005.59 feet South 89 degrees 51 minutes East of the Northwest corner of said South 240 feet, said point being on the Westerly line of an existing road; thence South 5 degrees 23 minutes East 100.47 feet along said road line; thence South 11 degrees 56 minutes 20 seconds East 102.27 feet continuing along said road line; thence South 20 degrees 15 minutes East 42.68 feet continuing along said road line to the South line of said 240 feet and there ending.

## **EXHIBIT B**

### Preliminary Plat of the Subdivision

