

STAFF MEMO: PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: December 8, 2025
Agenda Section: Public Hearing	Item: 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

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



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: Raymond M Zabilla Mary Kay Zabilla 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: Raymond M Zabilla Mary Kay Zabilla 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±

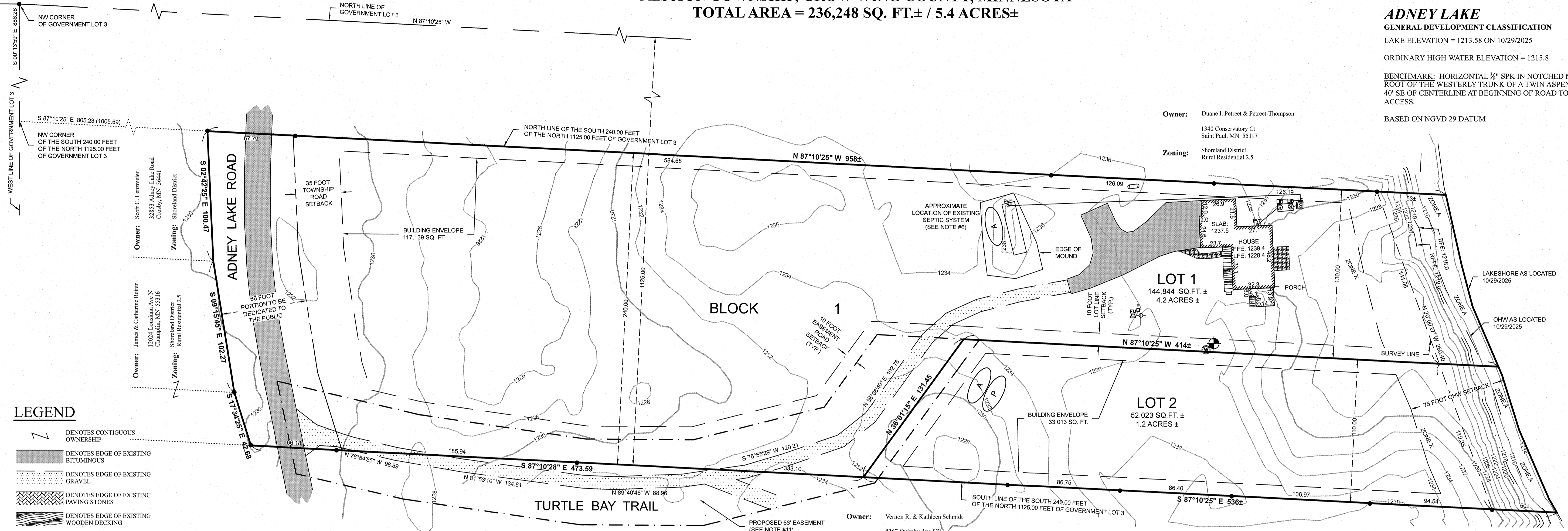
ADNEY LAKE
GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1213.58 ON 10/29/2025
ORDINARY HIGH WATER ELEVATION = 1215.8

BENCHMARK: HORIZONTAL 3/8" SPK IN NOTCHED NORTH
ROOT OF THE WESTERLY TRUNK OF A TWIN ASPEN (1.4', 1.5'),
40' SE OF CENTERLINE AT BEGINNING OF ROAD TO PUBLIC
ACCESS.

BASED ON NGVD 29 DATUM

Owner: Duane I. Petre & Petre-Thompson
1340 Conservatory Ct
Saint Paul, MN 55117
Zoning: Shoreland District
Rural Residential 2.5

Owner: Vernon R. & Kathleen Schmidt
8267 Quimby Ave SW
Cokato, MN 55321
Zoning: Shoreland District



- ### LEGEND
- DENOTES CONTIGUOUS OWNERSHIP
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES EDGE OF EXISTING PAVING STONES
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - 1208 DENOTES EXISTING INTERMEDIATE CONTOURS
 - 1210 DENOTES EXISTING INDEX CONTOURS
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING LP TANK
 - DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - DENOTES EXISTING SEPTIC LIFT STATION
 - DENOTES POSSIBLE DRAINFIELD LOCATION
 - DENOTES POSSIBLE ALTERNATE DRAINFIELD LOCATION

- ### PLAT NOTES:
- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies in key areas & Crow Wing County GIS information. Field located on 10/29/2025.
 - Zoning for subject tract and adjoining properties = Shoreland District
 - Parcel ID of subject parcel: 77010540
 - Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
 - Property is in "Zone X" as per the FIRM, Flood Insurance Rate Map. "Zone X" definition: Areas of minimal flooding.
 - Approximate location of existing septic system per sketch prepared by Amy Wannebo, Lakes Area Septic Design and Inspection, License No. 1840.
 - The plat will consist of 2 lots for residential purposes. Each lot, will support residential improvements where vegetation and land alterations will occur for the construction of homes, garages, drives, sewer systems, and other appropriate residential amenities.
 - Each lot have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the Crow Wing County code of ordinances. All lots will be served by private wells for their individual water supply. Per report from Amy Wannebo, Lakes Area Septic Design and Inspection, License No. 1840.
 - No wetlands were found on 10/18/2025 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
 - Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 66' proposed easement as shown to provide legal access to proposed Lot 2 and alternate access to Lot 1. Easement agreement with adjoining property to south to be recorded with Crow Wing County prior to final plat application.

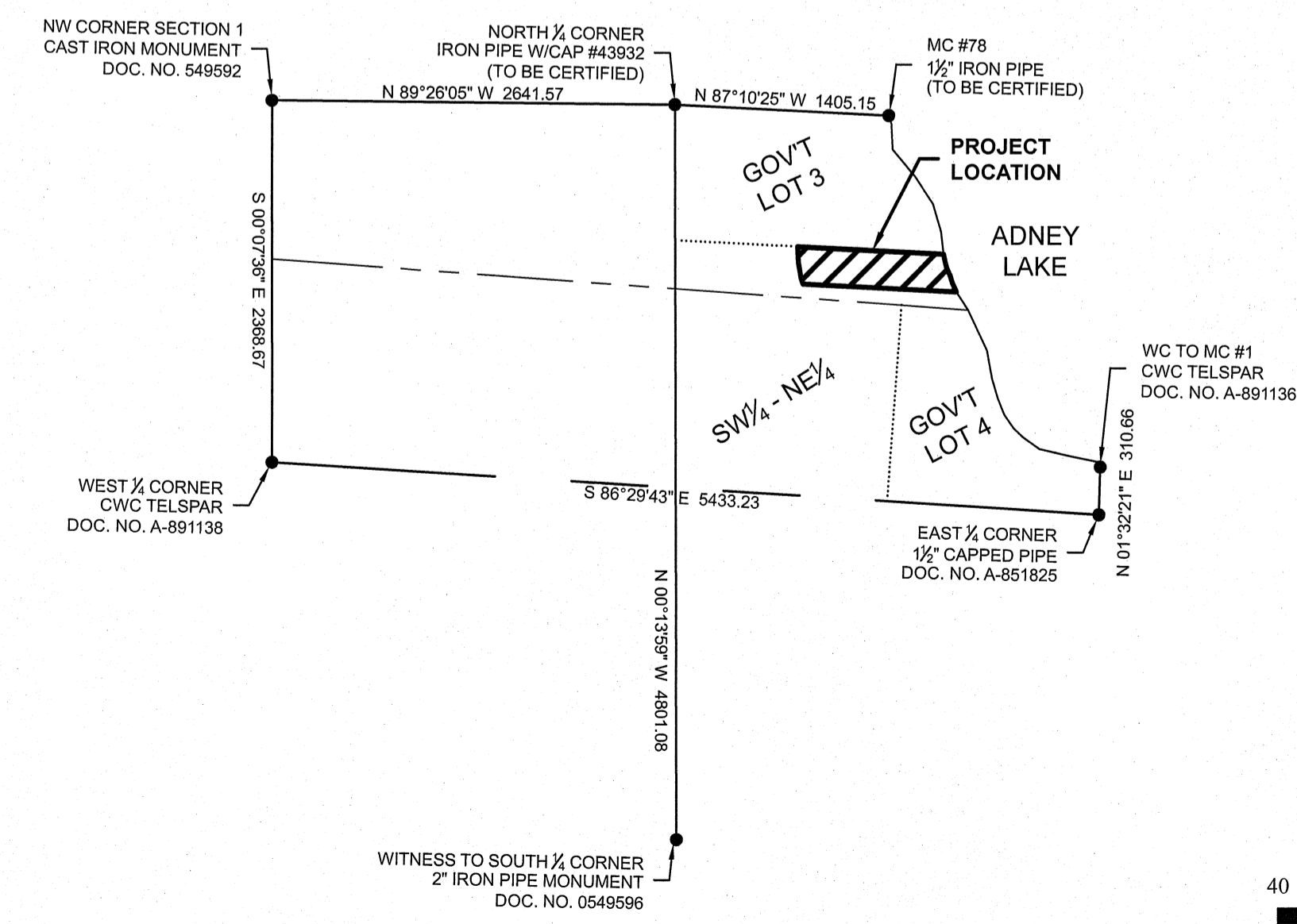
LEGAL DESCRIPTION PER DOC. NO. 0577573

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.

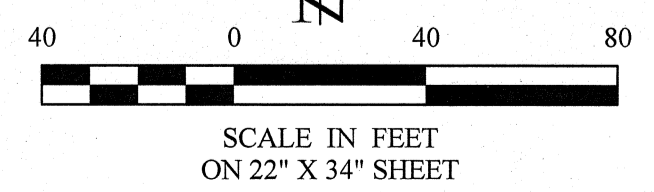
IMPERVIOUS CALCULATIONS

LOT 1	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	2,741	150,180	1.8%
Pavers	360	150,180	0.2%
Gravel	3,468	150,180	2.3%
Bituminous	3,709	150,180	2.5%
Total	10,278	150,180	6.8%

Net Area = total area less right-of-way
Impervious Calculations for Lot 2 = 0.0%



VICINITY MAP / SECTION BREAKDOWN
NOT TO SCALE



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

DATE: 11/12/2025
BY: [Signature]
DESCRIPTION: [Signature]
REVISIONS: [Signature]
DATE: 11-12-2025

DATE: 11/12/2025
SCALE: 1" = 40'
HORZ.: NONE
VERT.: NONE

PROJECT No.: 25266
FILE NAME: PL25266.DWG
FIELD BOOK: [Blank]
BOOK: [Blank] PG. [Blank]

PROJECT MANAGER: [Blank]
CHECKED BY: [Blank]
DRAWN BY: UCL

PRELIMINARY PLAT
Turtle Bay
Mary Zabilla
18224 Turtle Bay Trail
Crosby, MN 56441

SHEET
1 OF 1

Cadd: 11/12/2025 1:54 PM - E:\Drawings\2025\25266_Zabilla\PL25266.dwg

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 type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Compacted Areas	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flooding	Yes <input type="checkbox"/> No <input 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 Soil	<u>n/a</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 & Brush</u>

Existing System

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 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

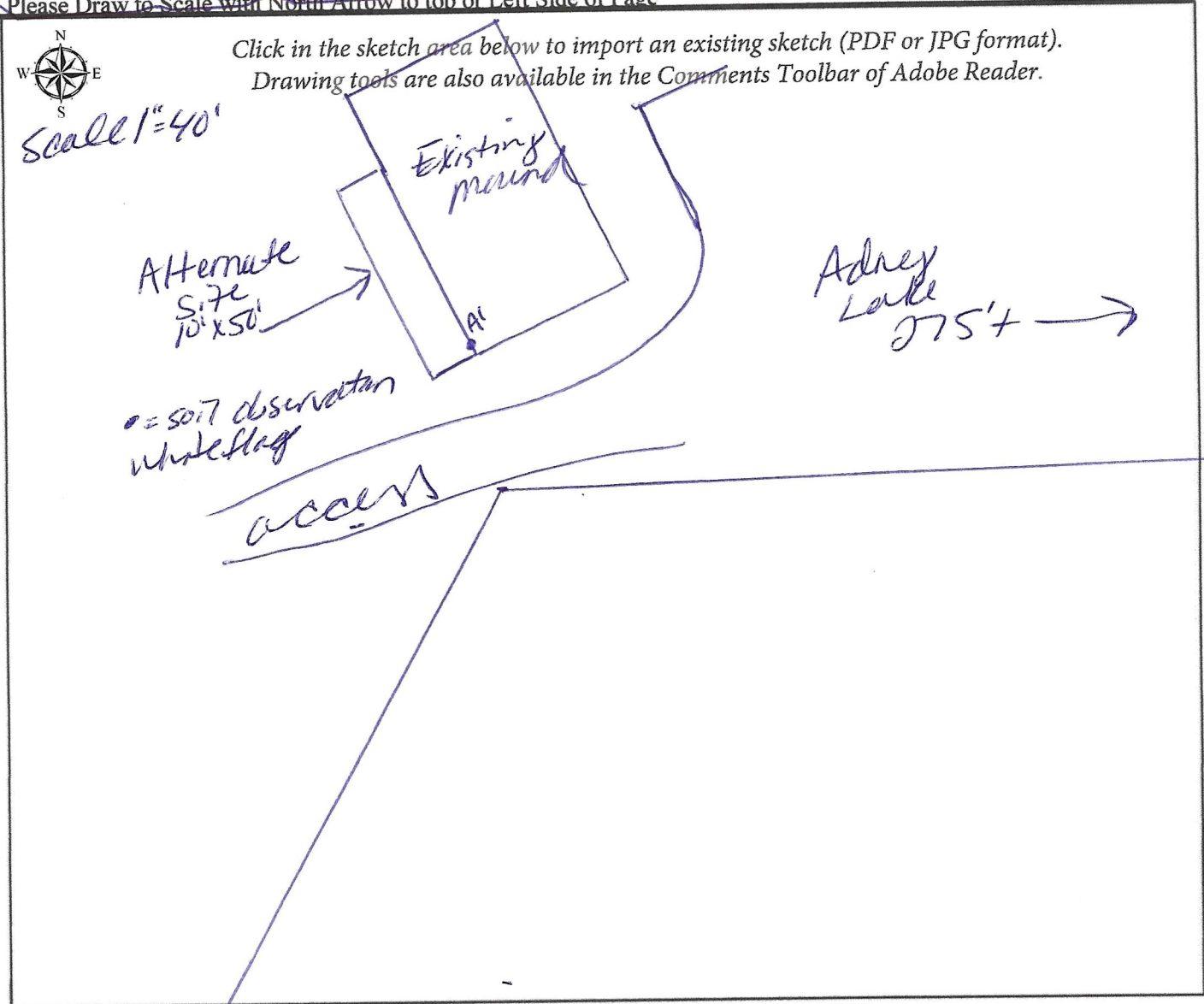
Crow Wing County Pressure Bed/Trench with Pump Design

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: _____

Elevation of Sewer Line at House: _____

Tank Inlet Elevation: _____

Drainfield Elevation: _____

Pump Elevation: _____

Pump Discharge Elevation: _____

Restricting Layer Elevation: _____

Designer Signature: _____

Date: 10/21/2025

License Number: 1840

SUBMIT COMPLETED FORM

Ad

77010542

77010541

Prop. Tract A

77010540

MISSION

15071

210.61

2.33

197.09

Prop. Tract B

51,359.82

570.45

77010536

77010533

77010532

Turtle
Bay Tract

77010535

Adney Lake Rd

Adney Lake

Adney Lake Rd



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

Zabilla New Lake Lot Proposal

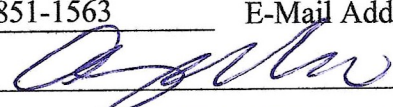
Crow Wing County Site Suitability Form

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

	(Proposed) Site #1	(Alternate) Site #2
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 & Brush</u>	<u>Trees & 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
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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
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6 to 15	Sandy Loam	1.27	0.78	> 60	Clay Loam	****	0.24

Description of Soil Treatment Areas

	Proposed Site		Alternate Site	
	Proposed #1:	Proposed #2:	Alternate #1:	Alternate #2:
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 B

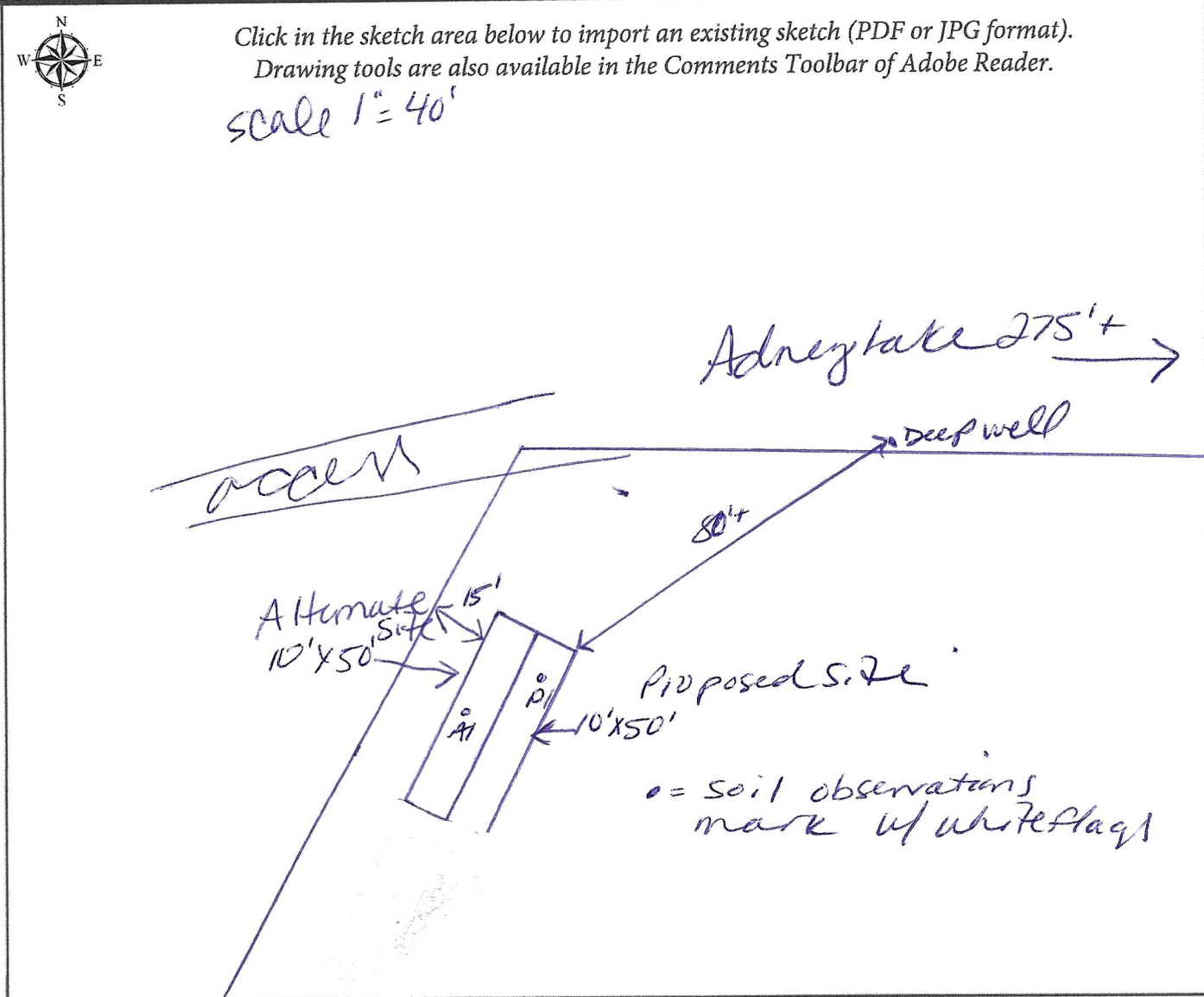
Crow Wing County Pressure Bed/Trench with Pump Design

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



Please show all that apply (Existing or Proposed):

Wells within 100 ft. of a Drainfield	Disturbed/Compacted Areas	Access Route for Tank Maintenance
Water lines within 10 ft. of a Drainfield	Component Location	Property Lines
Drainfield Areas	OHW	Structures
Boring Locations	Lot Easements	Setbacks

Elevations:

Benchmark Elevation: _____

Pump Elevation: _____

Elevation of Sewer Line at House: _____

Pump Discharge Elevation: _____

Tank Inlet Elevation: _____

Restricting Layer Elevation: _____

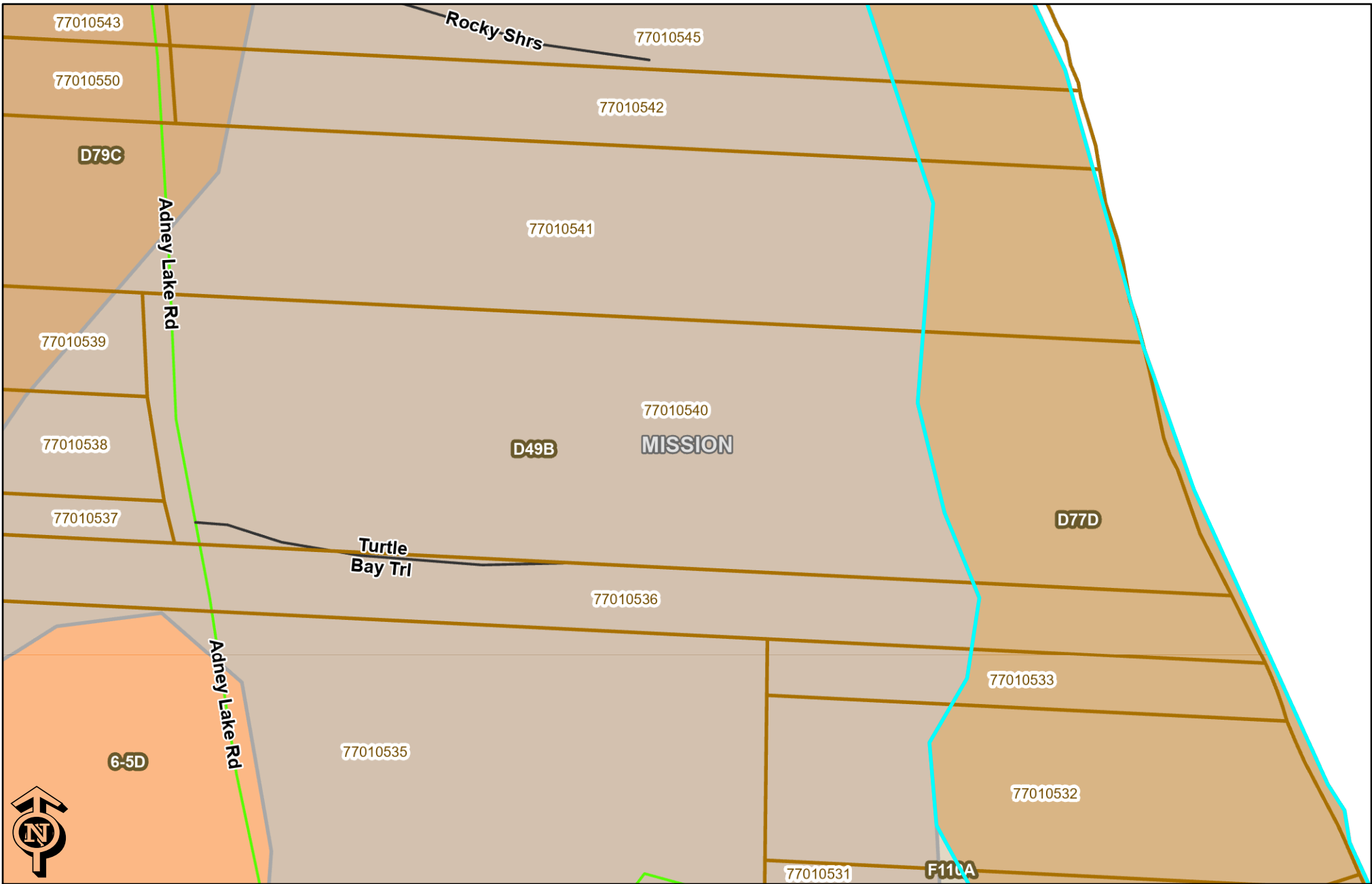
Drainfield Elevation: _____

Designer Signature: *Mary Zabilla*

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



**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:

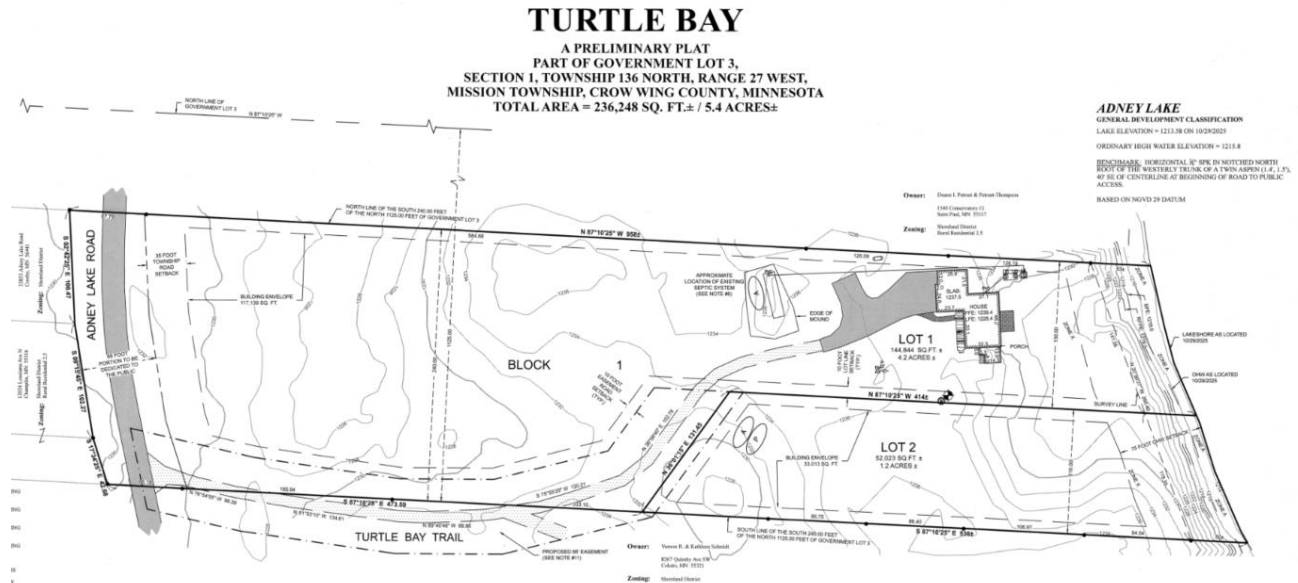
An application has been submitted for a preliminary plat for the property at 18224 Turtle Bay Trail, Crosby, MN 56441. The proposal would divide the existing parcel into two separate lots, with the intended use remaining residential. Access to the newly created parcel would be provided from Turtle Bay 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. Submit written comments by 4:00PM on Thursday, December 4th. 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

LILJEDAHN, 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 NORWOD 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 & BENJAMINCHRUSHSH
1993 DELO 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 8th day of December 2025.

BY THE TOWN BOARD

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.

