

September 14, 2026

SENT VIA EMAIL

Chris Pence
Environmental Services Manager
Crow Wing County Land Services

SUBJECT: Mission Township Parcel 77290629, 28565 E. Horseshoe Lake Road

Chris,

On behalf of our Town Board, we write to ask for clarification on Parcel 77290629 at 28565 E. Horseshoe Lake Road in our township.

Since purchased by Seth Jackson, a commercial landscaping business, listed as Jackson Property Services LLC, has been operating out of the property. There is a small sign advertising the business which has grown overtime. The site now contains a storage container for equipment, a small shed, gas reservoir for filling trucks, and regularly has trucks & trailers parked overnight. Crews leave and return to the property on workdays. By every indication to us, a commercial landscaping business is operating from this location.

In 2023, another commercial landscaping business located at Parcel 77280503, 28514 E. Horseshoe Lake Road. At that time, they were required to obtain a Conditional Use Permit. We have no objection to Jackson Property Services' operation. However, a couple of citizens have approached us regarding the operation considering they were notified in 2023 when the other commercial business received their CUP. They are asking why one business requires a CUP and another just down the road, operating a very similar business, does not require a CUP. When inquiries were made of Land Services, the explanation was Jackson Property Services does not store landscape materials on their property, which is a differentiator.

Our Town Board is seeking clarification on this situation as a matter of fairness for competing businesses.

1. Does Jackson Property Services require a CUP for operation of a commercial landscaping business?
2. If not, what are the criteria in the Land Use Ordinance for requiring a CUP for such businesses and what specifically exempts this business from the CUP requirement?

Thanks for reviewing this situation and we look forward to your response.

Regards,
Mission Town Board

 Chair

C: Commissioner Lubke