

CITY OF PEQUOT LAKES
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING FOR THE
PRELIMINARY PLAT OF
"BALLARDS ADDITION"
APRIL 28, 2025
6:00 P.M.
AT
CITY HALL
4638 MAIN STREET

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on April 28, 2025, beginning at 6:00 p.m.

Hearing: Preliminary Plat

Applicant: Sean Harguth, AJA Inter Galactic LLC

Property Description:

The property is located at 3858 Ballards Boulevard, Pequot Lakes, MN; Lot 4 Block 5 of "Brunes Royce Addition" Section 15, Township 136, Range 29. PID 29150544.

Purpose: The proposed plat subdivides the subject parcel into eight (8) lots for future proposed development of residential dwellings, including single family and multi-family dwellings. No new roads are proposed within the development, and the proposal includes individual subsurface sewage treatment systems & private wells.

All interested persons are invited to attend this hearing and be heard or send written comments to City Hall. Copies of the proposal, maps, drawings and staff report are available at City Hall the week prior to the hearing date. Copies of the Staff Report regarding these applications are available at City Hall or on-line at www.pequotlakes-mn.gov.

Property Owners Please Note: Notice relative to the above listed requests is sent to all property owners within 350' of the applicant's property. Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

Traci Pederson
Zoning Administrator
City of Pequot Lakes

"This institution is an equal opportunity provider and employer."



April 10, 2025

ASA Inter Galactic LLC
Mailing - Prelim Plat

AJA INTER GALACTIC LLC
22149 GULL LAKE DR
NISSWA MN 56468

LOPEZ, MAI THI
C/O MAILYN F TWEED
695 KENNEDY DR SW
BEMIDJI, MN 56601

ANDERSON, HARVEY S
14211 SMOKY TIMBERS RD
MILTONA MN 56354

MAKOWSKY, NICHOLAS W R & SARAH
31023 SPRUCE ST
PEQUOT LAKES MN 56472

ARVIG COMMUNICATIONS &
PO BOX 209
PEQUOT LAKES MN 56472

MAKOWSKY, WILLIAM &
PO BOX 116
PEQUOT LAKES MN 56472

CROWDEN, JESSICA & HANNAH
4198 MCGILL ST
PEQUOT LAKES MN 56472

MENKE, MARK N &
501 W PROSPECT ST
DURAND WI 54736

ERICS EXCAVATING INC
PO BOX 853
NISSWA MN 56468

MIMM, WILLIAM A & LINDA M
4157 MCGILL ST
PEQUOT LAKES, MN 56472

GARDNER, TYLER E & KIMBERLEY L
3964 MCGILL ST
PEQUOT LAKES MN 56472

S & C DEVELOPMENT LLC
PO BOX 262
CROSSLAKE, MN 56442

GOBEN REAL ESTATE LLC
450 18TH AVE S
NAPLES FL 34102

SEABERG, JOHN & CHERYL
1650 WHITE PINE WAY UNIT E
CARVER MN 55315

J&K BRENNY LLC
8516 COUNTY 107
LAKE SHORE MN 56468

WILLETTE, ROBERT C & DARLENE J
30285 WATER TOWER RD SW
PEQUOT LAKES MN 56472

JDA BUILDERS LLC
10029 134TH ST
MILACA MN 56353

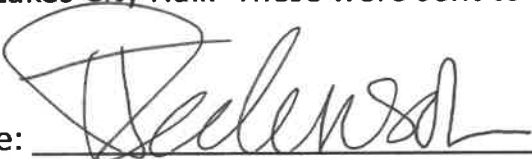
JONES, ROBERT MICHAEL & JANET ALANE
4168 MCGILL ST
PEQUOT LAKES MN 56472

Affidavit of Mailing

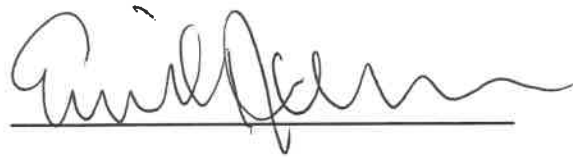
STATE OF MINNESOTA)
)ss.
COUNTY OF CROW WING)

I hereby state that the information noted is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

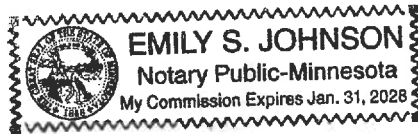
On the 10 day of April, 2025, I Traui Pederson,
mailed letters, enclosed in an envelope, sent by regular US Postal Mail, to those noted on this attached mailing sheet regarding notification for a public hearing to be held at the City of Pequot Lakes City Hall. These were sent to the last known address of said person(s).

Signature: 

Subscribed and sworn before me this 10 day of April, 2025.



Notary Public Signature and Stamp



PUBLIC HEARING – PRELIMINARY PLAT

Application: Preliminary Plat of Ballards Addition

Applicant: Sean Harguth / AJA Inter Galactic LLC

Agenda Item: 3.b

Background Information: The preliminary plat of Ballards Addition proposes eight (8) total lots within the subject parcel located at 3858 Ballards Boulevard, Pequot Lakes, PID 29150544. Each of the proposed lots contains potential layouts for future residential dwellings, independent subsurface sewage treatment systems (SSTS), private wells, and proposed entry (driveways) off existing public roads within the City. No new roads are proposed as part of this preliminary plat.

View of property, Crow Wing County GIS:



Property Description: The property is located at 3858 Ballards Boulevard (see above). The parcel number for the subject property is 29150544.

The legal description of the subject parcel is “Lot 4, Block 5, BRUNES ROYCE ADDITION, Section 15, Township 136 North, Range 29 West, Crow Wing County, Minnesota.”

The zoning of the subject parcel is Urban Residential.

The adjacent property located to the North is zoned Commercial; The adjacent properties from the NE to the SE are zoned Commercial, The adjacent property to the South is zoned Commercial, and the adjacent properties from the SW to the NW are zoned Urban Residential.

Utilities/Sewer: the survey provided within the preliminary plat application includes site suitability documentation for future subsurface sewage treatment systems, with at least two potential areas for Type 1 systems on each of the lots 2-8, and the existing location of SSTS on proposed lot 1.

Vegetation and Topographic Alterations: 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. As indicated on the preliminary plat survey, there are varying topographical elevations, steep slopes, floodplain Base Flood information, and Wetland(s) per the online National Wetland Inventory (NWI).

Lot 1 contains existing structures (multi-family dwellings), Lot 2 contains a proposed “4-plex” (multi-family dwelling), and Lots 3 – 8 show locations for presumed single family residential dwellings.

The Land Use Matrix allows for permitted multi-family dwellings & single family residential dwellings in the Urban Residential zone.

Applicable Regulations:

Section 17-5.9 of the Ordinance contains the requirements for the Urban Residential (UR) Zone:

Section 17-5.9 URBAN RESIDENTIAL (UR)

1. Purpose and Intent: To provide a residential zoning classification that contains an urban development pattern characterized by traditional grid-style lot block layouts. Parcels are either served by or designed for municipal sewer and water utilities, an urban road section with sidewalks and a boulevard and are generally within walking distance of the Downtown Mixed-Use District.
2. Compatibility: The Urban Residential zone is compatible with and must be established next to the Downtown Mixed-Use zone or the Shoreline Residential zone. The Urban Residential zone may be established in areas abutting Transition Residential, Commercial or Light Industrial zones.
3. Lot, Use and Density Requirements.

Lot Width - feet, minimum	50
Buildable Lot Area (sewered) – square feet, minimum	6,250
Buildable Lot Area (unsewered) – square feet, minimum.....	20,000
Residential PUD Maximum Density (sewered).....	
.....	2 units per 6,250 square feet
Residential PUD Maximum Density (unsewered).....	
.....	2 units per 20,000 square feet
Setback, right-of-way, local streets - feet, minimum	10
Setback, right-of-way, collector and arterial streets - feet, minimum	30
Setback, side - feet, minimum.....	10
Setback, corner side - feet, minimum.....	30
Setback, sign - feet, minimum.....	1
Setback, wetland – feet, minimum... ..	30
Maximum impervious coverage.....	40%
Maximum Building Height - feet	25
Maximum Flag Pole Height – feet... ..	30
Accessory Structure Size – square feet, max, cumulative	1,280

Section 17-9.2 PRELIMINARY PLAT, PRELIMINARY COMMON INTEREST COMMUNITY PLAT, PRELIMINARY CONDOMINIUM PLAT OR METES AND BOUNDS SUBDIVISION RESULTING IN AT LEAST ONE PARCEL LESS THAN 10 ACRES.

A Preliminary Plat, Preliminary Common Interest Community Plat, Preliminary Condominium Plat, or Metes and Bounds Subdivision resulting in at least one parcel less than 10 acres shall contain the following data: (except as waived in advance by the Planning Commission); along with other reasonable information required by the Commission needed to make a proper evaluation of the proposal:

1. Existing Conditions.
 - A. Boundary lines with lengths and bearings drawn to exact scale of no less than 1" = 100' taken from a boundary survey by a Licensed Land Surveyor with the legal description of the property, total acreage, name of the fee owner, developer and surveyor. North arrow and scale.
 - B. Topography consisting of 2-foot contour intervals, or, at the discretion of the Planning Commission during the sketch plan review, 10-foot contour intervals taken from USGS mapping with additional field determined spot elevations added to define drainageways, 100 year floodplains, wetlands, slopes and the Ordinary High

Water Mark. Near shore aquatic conditions, including depths, types of bottom, sediments and aquatic vegetation.

- C. Tree cover limits, specimen tree locations.
- D. Soils as determined by hand borings on a random basis, to determine depth to ground water at lower elevations and suitability for sewage treatment systems. At least one boring for each unit unless waived by the Planning Commission.
- E. Location of adjoining streets, wetlands, structures and property lines within 200-feet of subject parcel, including acreage of any property owned by the developer not included in the preliminary plat.
- F. Significant historical sites.
- G. Significant wildlife habitat areas.
- H. Endangered, threatened, rare or critical species, both flora and fauna.
- I. Date of boundary survey, topography and proposed plat.
- J. Layout of existing streets, walkways, driveways, blocks, lots, and structures drawn to the same scale.
- K. Locations of existing wells and sewage treatment systems.
- L. Location by Section, Town, & Range with small scale sketch showing location within the city.
- M. The existing zoning classification and the zoning classification of adjacent parcels.

2. Proposed Design

- A. Layout of proposed streets, walkways, driveways, blocks, lots, buildings if known, drawn to same scale as existing data.
- B. Dimensions scaled to nearest 5 feet of all lot lines, street widths, easement widths and lakeshore lengths.
- C. Buildable areas of proposed lots.

- D. Structure setback lines from streets, lot lines and Ordinary High Water Mark and a designation of the buildable area on the parcel.
 - E. Proposed Green Space with area shown.
 - F. Proposed public dedication areas other than streets or walkways with the area shown.
 - G. Proposed City sewer or water system connections and extensions existing and proposed with grades shown.
 - H. Potential locations and estimated depth to water table for all proposed onsite sewage disposal systems, two per lot.
 - I. Information regarding adequacy of domestic water supply,
 - J. Proposed storm drainage system and erosion control, both during and after construction activities.
 - K. Proposed street standards and profiles.
 - L. Potential principal structure and accessory structure locations and elevations.
 - M. Extent of anticipated vegetation and topographic alterations.
 - N. Proposed covenants.
 - O. Name of subdivision and proposed street names, which shall not duplicate or be alike another plat previously recorded.
 - P. Stages of development proposed.
3. Evidence of Authority to subdivide the parcel consisting of fee ownership or written concurrence of fee owners.
4. Cost/Benefit Analysis. An analysis of the ongoing cost to the City to provide services and maintenance to the development shall be prepared. This cost shall be compared to the estimated increased valuation of the property and the corresponding tax revenue. The development shall not be approved if public subsidy is required for ongoing services and maintenance.

Section 17-9.4 DESIGN LAYOUT STANDARDS-MINIMUM

The following design standards shall be considered minimum acceptable requirements in the review of the proposed subdivision by the Zoning Administrator, City Attorney, City Engineer, Planning Commission and Council, except as waived by variance approved by the Board of Adjustment.

1. The land shall be properly zoned and suitable in its natural state for the intended purpose with minimal alteration required. Land subject to flooding, land below the ordinary high water mark, wetlands, areas with high water table, bluffs, lands with slopes exceeding 25% or land containing other significant constraint(s) upon future intended usage, shall not be considered in the minimum size of a lot. The suitability analysis for each lot shall also consider soil and rock formations with severe limitations for development, severe erosion potential, inadequate water supply or sewage treatment capabilities, near-shore aquatic conditions unsuitable for water-based recreation, important fish and wildlife habitat, presence of significant historic sights, or any other feature of the natural land likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community.
2. All non-conforming structures and uses shall be brought into conformity during the subdivision process, except as specifically waived by motion of the Planning Commission.
3. Each lot shall be adjacent to public sewer or shall have a minimum contiguous lawn area that is free of limiting factors sufficient for the construction of two standard soil treatment sewage systems.
4. Provisions for water based recreation where near shore aquatic conditions are unsuitable for direct access.
5. Lot areas and dimensions shall conform to the requirements of the Zoning Chapter, without variance.
6. Lot layouts shall be compatible with the existing layout of adjoining properties and/or shall not constrain the future development of adjacent properties if those properties were to be developed as per the Pequot Lakes Land Use and Subdivision Ordinance.
7. Side lot lines shall be substantially at right angles to straight road lines or radial to curved road lines, radial to lake or stream shores, and shall not contain bends or jogs unless topographic conditions necessitate a different arrangement. Existing structures shall not be construed to be a topographic condition.

8. Each lot shall have a minimum of 33 feet of frontage on a designated right of way. Commonly owned property or Green Space used for access in a Planned Unit Development shall have a minimum of 33 feet of frontage on a public right of way.

9. Proposed streets shall conform to the adopted road plan of the City of Pequot Lakes, County and State highway plans and existing boundary conditions.

- A. Streets shall be related to the topography so as to produce useable lots and reasonable gradients not in excess of 10% for collector roads and 12% for minor roads.
- B. Public access shall be given to adjacent properties unless the topography clearly indicated future connection is not feasible.
- C. When parcels abutting arterial or collector roads are subdivided, no new access points shall be created unless an equal number of access points are removed, unless access points are created not less than 500 feet apart in which case there shall be no limit on the number of accesses allowed.
- D. Half streets or connections of half streets to partial streets without providing for the full required right-of-way will not be permitted.
- E. Streets will be designed as collectors or local streets in accordance with the City of Pequot Lakes Road Plan.
- F. The number of streets that terminate without a through connection shall be minimized and the street connected to a cul-de-sac (turnaround) shall not exceed 1,200 feet in length.
- G. Access shall be given to all adjacent properties when required by the Planning Commission. All streets intended to be extended to adjoining property, shall be provided with a temporary cul-de-sac with the sides on a temporary easement, which will revert to the adjoining lot owner when released by the City. Landlocked areas shall not be created.
- H. Right of Way shall be dedicated to the public:

Cul-de-sac (turnaround)	68' radius
Arterials	100' or as determined by Crow Wing Co
Collectors	66'
Local Streets	66'

Additional Right of Way may be required to promote public safety and convenience if special conditions require such as intersections, sight lines on corners or excessive cut or fill sections.

I. Intersections

(1) Street centerlines shall intersect at not less than 75 degrees.

(2) Street jogs shall be no less than 200' from centerline to centerline.

(3) Gradients at intersections and for 50' approaching on each side of an intersection shall not exceed 2%. The approach shall contain no grades greater than 7% for 200' on each side of the intersection.

J. Roads, driveways and parking areas shall meet structure setbacks and shall not be placed within bluff and shore impact zones.

K. Street names shall conform to the pattern of the City and continue an existing name on the same alignment, where determined applicable by the Planning Commission. Street names shall be coordinated with the Crow Wing County Surveyor's Office.

10. Easements shall be provided for public utilities or drainage where required by the Planning Commission and shall be following widths, minimum:

Watermain	20 feet
Sanitary Sewer	40 feet
Storm Sewer.....	20 feet
Electrical, telephone or cable television.....	10 feet
Drainageway	10 feet

11. Lots requiring variances to allow their use for the intended purposes or requiring holding tanks for sewage shall not be allowed.

Section 17-9.7 SANITARY PROVISION STANDARDS

No land shall be subdivided for building purposes unless two adequate sites are available on the newly created lot for a conforming onsite sewage treatment system, or the subdivider constructs a cluster system serving the lots to be owned and maintained by a property owner's association or the lot

is provided with sanitary service by a municipal sewer system at the expense of the subdivider.

1. A municipal sewer system shall be extended to the lot at the subdivider's expense by agreement in a Development Contract between the subdivider and the City Council if the existing system is adjacent to the parcel being subdivided or reasonably close in the opinion of the Engineer and Planning Commission or if the density of the proposed development necessitates a municipal sewer connection. The sewer shall also be extended to the exterior boundary of the subdivision at locations designated by the Engineer.
2. Onsite systems or cluster onsite systems shall conform to Minnesota Pollution Control Agency Standards, Individual Sewage Treatment Systems Standard, (Chapter 7080 of the Minnesota Administrative Rules), and provide for two (2) treatment sites for drainfields.
3. Municipal sewage facilities shall be designed by a Registered Engineer, approved by the City Engineer, approved by the Minnesota Pollution Control Agency, and installed according to "Standard Utilities Specifications", City Engineer's Association of Minnesota.

Section 17-9.8 WATER SUPPLY STANDARDS

The subdivider shall be responsible to provide the proposed subdivision with adequate spacing between building sites, onsite sewage disposal sites, and potential well locations to allow the well installations in conformance with the City of Pequot Lakes Zoning Ordinance requirements or the subdivider shall provide the lot with a cluster water supply system to be owned and operated by a property owner's association or the subdivider shall provide municipal water service to the lot.

1. A municipal water system shall be extended to the lot at the expense of the subdivider by agreement in the Development Contract between the subdivider and the Council if the existing municipal system is adjacent to the parcel being subdivided or reasonably close in the opinion of the engineer and Planning Commission or if the density of the proposed development necessitates a municipal water connection. The watermain shall also be extended to the exterior boundary at locations designated by the Engineer.

Onsite wells or cluster water systems shall conform to the Minnesota Department of Health Rules and Regulations MHD 210-230 "Water Well Construction Code", and the cluster system shall receive the approval of the City Engineer.

2. Municipal water facilities shall be designed by a Registered Engineer, approved by the City Engineer, approved by the Minnesota Department of Health and installed according to “Standard Utilities Specifications” City Engineer’s Association of Minnesota.

Section 17-9.9 DRAINAGE/GRADING STANDARDS

The subdivider shall consider the retention of natural stormwater/snowmelt drainage patterns in the design of his proposed subdivision. The subdivider shall be responsible to provide adequate drainage facilities for his development and upstream properties.

1. Drainage Plan(s). All subdivisions shall demonstrate provisions for adequate surface or subsurface runoff of storm water and snow melt directed to natural drainageways.
2. All natural drainageways draining properties upstream from the subject property shall be identified and preserved, and no structures shall be less than one (1) foot above the water level in the drainageway created by a storm of a 100-year, 24-hour rain event. No filling of areas inundated by the 100-year, 24-hour rain event shall be allowed.
3. Additional runoff for a 100-year, 24-hour rain event from all streets and building sites at build-out shall be accounted for and maintained within the development.
4. Natural or manmade storage areas shall be utilized where needed and shall be designated by drainage and utility easement by the subdivider. All storage areas shall be vegetated and designed to lower naturally after a storm.
5. All drainage structures or improvements provided shall be sufficient in size to pass a 100-year, 24-hour storm event through the natural drainageway.
6. All areas disturbed by grading, street construction or structure installation shall be covered with a minimum of 3-inches natural topsoil and seeded. Drainageways over 2% in gradient shall, at a minimum, be sodded.
7. All parking areas, heavy use areas, storage areas and impervious area shall be diverted to a basin designed to allow entrapment of silts and nutrients prior to discharge to a natural drainageway.
8. There shall be no discharge of untreated stormwater to a water

body.

9. Erosion control measures shall be provided as needed to prevent and/or contain erosion.

Section 17-9.10 DEDICATION TO THE PUBLIC – STANDARDS

1. In accordance with the provisions of Section 462.358 of the Minnesota Statutes, or amendments thereto, the subdivider shall dedicate, to the public, lands for highway rights-of-way, street rights-of-way, utility easements, wetland easements, and similar lands required for perpetual and public improvements.

2. The City of Pequot Lakes finds it in the public interest and necessary to provide future parks, trails and other public open and recreational spaces for the citizens of Pequot Lakes. As such, for every new subdivision of land involving three or more lots which are to be developed for residential purposes, the City Council, with the recommendation of the Planning Commission, shall require a payment or dedication to the City of any one of the following, to be reviewed on an annual basis at the beginning of each calendar year:

- A. A reasonable portion of a land dedication for conservation purposes or for public use as parks, recreational facilities, playgrounds, trails, wetlands, or open space, up to 0.016 acres per resident expected in the proposed development, using the most recent average household size as determined by the Minnesota State Demographer's Office and the U.S. Census Bureau.
- B. A payment of up to \$416 per expected resident in the proposed subdivision, using the most recent average household size as determined by the Minnesota State Demographer's Office and the U.S. Census Bureau.
- C. A combination of land dedication and cash payment to the City for parks and open space purposes that reflects the values contained herein and in the City's Comprehensive Land Use Plan.

3. The amount of land and/or payment shall be set by the City Council, from the recommendation of the Planning Commission, after taking into consideration the open space, park, recreational, or common areas facilities which the applicant proposes to reserve for public use within the subdivision. The City shall grant preference to payment in lieu of land dedication unless an area within the land to be platted has been identified by the City for park acquisition. The

following factors shall be taken into consideration when reviewing potential lands for park dedication:

- A. The suitability of the land for its intended purpose.
- B. The future needs of the community regarding parks, trails, and open spaces.
- C. The amount of any fees imposed, consistent with the requirements and limitations contained in this Section.
- D. Whether the land is adjacent to or near other public recreation lands.
- E. Whether there is an opportunity to extend an existing or proposed trail or to enlarge an existing or proposed park or recreational facility.
- F. Whether the land dedication would protect environmentally or historically significant or sensitive sites.
- G. Whether the land dedication provides a unique public benefit or contains unique natural features.

4. Where private open space for park or recreation purposes is provided in a Conventional Subdivision and such space is to be privately owned and maintained by the future residents of the subdivision or owners of the development, the Planning Commission may consider granting a credit for park dedication. A credit of up to 2.5% of the buildable area of the proposed open space may be given provided that the following conditions are met:

- A. The land area designated as open space and used in the calculation of the 2.5%-credit shall not include any area that is otherwise considered unbuildable, including, but not limited to, wetlands, steep slopes exceeding 12%, and the area within setbacks from property lines, required buffer zones, bluffs, and the ordinary high water mark, among others.
- B. The land area designated as open space within the development is not occupied by non-recreational buildings, such as maintenance or caretaking buildings, and is available for use to all residents of the proposed subdivision.

- C. The use of the private open space is restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of the property within the development and which cannot be defeated or eliminated without the consent of the City of Pequot Lakes.
- D. The area required to obtain increased densities shall not be included in the computation of such private open space.

5. For Conservation Subdivisions where the conservation parcel is publicly dedicated, there shall be no further dedication required. For Conservation Subdivisions where the conservation parcel is not publicly dedicated, the fee calculated in this section shall be reduced by 50% due to the permanent preservation of open space.

6. Funds received by the City, in lieu of land dedication, shall be placed in a special fund in accordance with Minn. Stat. §462.358 Subdivision 2b, as amended.

7. All land dedication pursuant to this Ordinance shall be conveyed to the City through a Warranty Deed drafted by the City Attorney.

Section 17-11.9 SUBDIVISIONS

1. Preliminary Plat or Preliminary Condominium Plat Approval. The preliminary Plat or Preliminary Condominium plan approval constitutes formal approval of the concept and design of the subdivision. The Planning Commission review shall include a public hearing and may include a field review at their discretion. All reports of City staff, DNR and Road authorities shall be reviewed and included in the hearing record. Related variance requests, rezoning requests and conditional use requests shall be heard concurrently with a subdivision request.

- A. The subdivider shall submit 9 copies of the proposed plat or condominium plat to the Zoning Administrator 30 days prior to the normal Planning Commission meeting, pay the required fees and request a public hearing.
- B. The Zoning Administrator shall notify all property owner's within 350 feet, by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten (10) days ahead of the public hearing, including sufficient legal property description in the advertisement. The Zoning

Administrator shall distribute one (1) copy to each Planning Commission member, if the proposal is adjacent to a County Highway, one (1) copy to the County Engineer, and if the plat is in shorelands, one (1) copy to the DNR postmarked at least ten (10) days before the public hearing for review and comment.

- C. The Zoning Administrator shall review the proposed plat or plan as to content standards, necessary variances, from this Chapter, necessary rezoning or necessary conditional use permits, and advise the subdivider and the Planning Commission of his findings.
- D. The subdivider shall make addition application for the necessary permits at least 30 days prior to the normal Planning Commission or Board of Adjustment meeting as applicable, if subdivider desires to have a concurrent public hearing for variance, conditional use or rezoning.
- E. The Planning Commission shall hold the Public Hearing and may continue the hearing as it deems necessary to allow all factual input it deems necessary to allow a decision. Lack of submission of comments by outside agencies shall be construed to mean the agency has no objections.
- F. The Planning Commission shall recommend the approval, where applicable, of the Preliminary Plat or Preliminary Condominium Plat to the Council within the required timeframe, and the findings shall be sent to the subdivider. The Planning Commission shall consider the following in it's decision:
 - (1) Is the property properly zoned?
 - (2) Does the proposal conform to the requirements of this Chapter?
 - (3) Does the proposal conform to the requirements of the Subdivision Chapter?
 - (4) Have the concerns of the affected agencies been addressed?
- G. The City Council shall review the findings and recommendations of the Planning Commission at their next regular meeting and make the final determination.
- H. The City Council will hear any appeal within thirty (30) days of the Planning Commission action and will re-notify anyone noticed for the Public Hearing. Said appeals will be filed with the City Clerk within fifteen (15)

days of the decision.

- I. Failure of the subdivider to act after an approval of Preliminary Plat or Preliminary Condominium Plat within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new public hearing.

Staff Findings: Staff provides the following Findings of Fact for consideration by the Planning Commission:

1. The applicant is proposing to subdivide the subject parcel, PID 29150544, into eight (8) lots for current and future residential use, including the existing structure(s) on Lot 1, a proposed multi-family dwelling on Lot 2, and single family residential dwellings on Lots 3 – 8.
2. Per the Preliminary Plat Certificate of Survey, each of the proposed lot configurations meet the requirements of Chapter 17 – Section 5.9 subpart 3 (Lot, Use, and Density Requirements of the Urban Residential Zone).
3. The Owner & Applicant is Sean Harguth, AJA Inter Galactic LLC.
4. The legal description of the subject parcel is “Lot 4, Block 5, BRUNES ROYCE ADDITION, Section 15, Township 136 North, Range 29 West, Crow Wing County, Minnesota.”
5. The Certificate of Survey provided within the Preliminary Plat Application was prepared by Jordan Chouard of Kramer Leas Deleo (KLD), Minnesota License No. 57077, on 3/26/2025.
6. The subject property is zoned “Urban Residential.”
7. The proposed lots in the preliminary plat meet the Lot, Use, and Density Requirements of the Urban Residential Zone as outlined in Chapter 17, Section 5.9, subpart 3 for “unsewered” buildable lot area as shown on the Certificate of Survey.
8. Proposed Lot 1 has a total area of 180, 326 sq ft & buildable area of 99, 556 sq ft. Lot 1 has existing multi-family dwellings, private wells, and SSTS. As denoted on the survey there are steep slopes, NWI indicated wetlands, and flood plain elevations. Lot 1 is accessed via “Ballards Boulevard”, and existing running perpendicular to Lilac Drive.
9. Proposed Lot 2 has a total area of 126,861 sq ft & buildable area of 73,840 sq ft with a proposed “4-plex” or multi-family dwelling, two potential locations for SSTS, denoted steep slopes, and driveway access off Lilac Drive.
10. Proposed Lot 3 has a total area of 75,022 sq ft & buildable area of 52,655 sq ft with a proposed “house” area, two locations for SSTS, denoted floodplain elevations, steep slopes, and driveway access off Lilac Drive.
11. Proposed Lot 4 has a total area of 72,803 sq ft & buildable area of 52,369 sq ft with a proposed “house” area, two locations for SSTS, and driveway access off Lilac Drive.

12. Proposed Lot 5 has a total area of 66,919 sq ft & buildable area of 40,985 sq feet with a proposed “house” area, two locations for SSTS, denoted floodplain elevations, steep slopes, and driveway access off Lilac Drive.
13. Proposed Lot 6 has a total area of 40,746 sq ft & buildable area of 30,058 sq ft with a proposed “house” area, two locations for SSTS, and driveway access off Lilac Drive.
14. Proposed Lot 7 has a total area of 40,076 sq ft & buildable area of 29,329 sq ft with a proposed “house” area, two locations for SSTS, and driveway access off Lilac Drive.
15. Proposed Lot 8 has a total area of 46,122 sq ft & buildable area of 21,109 sq ft with a proposed “house” area, two locations for SSTS, denoted steep slopes, and driveway access off of the intersection of Water Tower Drive & McGill St with the proposed driveway running through an existing easement for utilities.
16. The land is properly zoned in its natural state for the intended residential purposes.
17. The subject property contains existing structures & driveways, various utilities, varying topography, and proposed structures & driveways as shown on the preliminary plat.
18. The preliminary plat application and Certificate of Survey was provided to the City of Pequot Lakes City Water/Wastewater Operations Manager, Andy Schwartz, who provided no comment at the time of the drafting of this report.
19. The preliminary plat application and Certificate of Survey was provided to Crow Wing County Land Services Senior Operations Specialist, Maggie Young, who provided the following comment; “Please consider if the 4plex on Lot 2 will require a road to be named for addressing purposes. If the developer wishes to keep the addressing schema in keeping with the fourplexes on lot 1, then a road will need to be named and a street sign erected before individual addresses for each unit can be assigned. Alternatively, one address could be assigned to the four-plex with sub-unit numbers.”
20. The preliminary plat application and Certificate of Survey was provided to the Minnesota Department of Natural Resources Area Hydrologist, Jake Frie, who stated “[B]ased on the preliminary plat COS drawing, the only areas within the Shoreland Area is the southwestern-most portion (apx. 2.2 acres) of proposed Lot 1. It appears no proposed dwelling units or substantial development is proposed to occur within that area. Therefore, the MN DNR has no comments in regards to the proposed preliminary plat” in a response dated 4/7/25.
21. The preliminary plat application and Certificate of Survey was provided to the City Engineer. The City Engineer provided comments at the preliminary level for review included within the Planning Commission packet.
22. Individual Notices to property owners within the 350’ radius of the subject parcel were sent to USPS on 4/11/25.

23. Newspaper Notice for the public hearing date & application details were sent on 4/11/25 for publication.
24. Lot layouts are compatible with the existing layout of adjoining properties. The proposed layouts will not constrain the future development of adjacent properties.
25. The proposed side lot lines for each of the lots are at right angles to straight road lines or radial to lake shores.
26. There are no proposed private or public streets within the development. Each of the proposed lots will be accessed via existing public roads. Each of the proposed lots meet the criteria of 17-9.4 subpart 8, where 33' of frontage on a designated right of way for access to the parcels off existing roads.
27. Each of the lots will not require a variance to allow their intended purposes.
28. The Minnesota State Demographic Center projects the average household size in Minnesota to be approximately 2.61 people per household in 2025. Per Chapter 17, Section 9.10 subpart 2(B) "A payment of up to \$416 per expected resident in the proposed subdivision, using the most recent average household size as determined by the Minnesota State Demographer's Office would equate to: $(\$416 \times 2.61) \times 7 = \$7,600.32$ in park dedication fees, to be reviewed by the Planning Commission for recommendation to City Council who shall set the final amount due for dedication requirements.
29. The proposed development is consistent with the following goals contained in the comprehensive plan:
 - a. Off-lake residential development should occur in areas that do not excessively add to the service burden of the City.
 - b. Ensure that new development adds to the character of the community and enhances the sense-of-place.

Planning Commission Direction: The Planning Commission can recommend the City Council approve, deny, or table the Preliminary Plat application.

Staff Recommendation: Staff recommends the review of the findings above by the Planning Commission.

Should the Planning Commission decide to approve this application, the following conditions of approval are recommended:

1. Prior to a Final Plat application, information pertaining to potential wetland areas within the proposal shall be submitted to Crow Wing County for approval & the City of Pequot Lakes for consideration via a Wetland Delineation, or "No wetlands" letter for the subject property.

2. Prior to a Final Plat application, information pertaining to grading, vegetation removal, and stormwater runoff shall be submitted to the City for review as outlined in Chapter 17, Section 9.9.
3. Prior to a Final Plat application, the Dedication to the Public for Park fees established during the preliminary plat hearing at the City Council shall be submitted to the City.
4. Natural or manmade stormwater storage areas shall be utilized where needed and shall be designated by drainage and utility easement, if necessary. All storage areas shall be vegetated and designed to lower naturally after a storm.
5. There shall be no vegetation removed within any of the areas designated as “steep slopes” except for the placement of stairways, landings and access paths per Chapter 17, Section 7.9 subpart 1(a).
6. Any development activity within or near potential wetlands on the property shall be reviewed by Crow Wing County Land Services prior to issuance of any land use permits for residential dwellings or topographical alterations.
7. Onsite subsurface sewage treatment systems shall conform with Minnesota Pollution Control Agency Standards and the City of Pequot Lakes SSTS standards.
8. Onsite wells shall conform to the Minnesota Department of Health Rules and Regulations.
9. Prior to the acceptance of a Final Plat application, the developer shall enter into a Development Contract with the City of Pequot Lakes with a deposit sum determined by the City as specified in Chapter 5, Section 5.6.



\$600⁰⁰

APP # 9PLat 25-03
SF #
Date 3/26/25 → goes to PC 4/28/25 for review.
DWSMA

**CITY OF PEQUOT LAKES
SUBDIVISION/REZONING APPLICATION**

Name of Applicant Jordan Chouanard - Kramer Leas DeLeo, PC Phone 218-829-5333

Mailing Address 1120 Industrial Park Road Email J.chouanard@kldland.com

City, State, Zip Brainerd, MN 56401

Applicant is:		Title Holder of Property:	
Legal Owner	()	<u>ASA INTER GALACTIC LLC</u>	(Name)
Contract Buyer	()	<u>23149 HULL LAKE DRIVE, NISSWA, MN</u>	(Address)
Option Holder	()		
Agent	()		
Other Land Surveyor			<u>56408</u>

Signature of Owner, authorizing application: [Signature]
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [Signature]
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
Lot 4, Block 5, BRUNES ROYCE ADDITION, Section 15, Township 136 North, Range 29 West, Crow Wing County, MN.

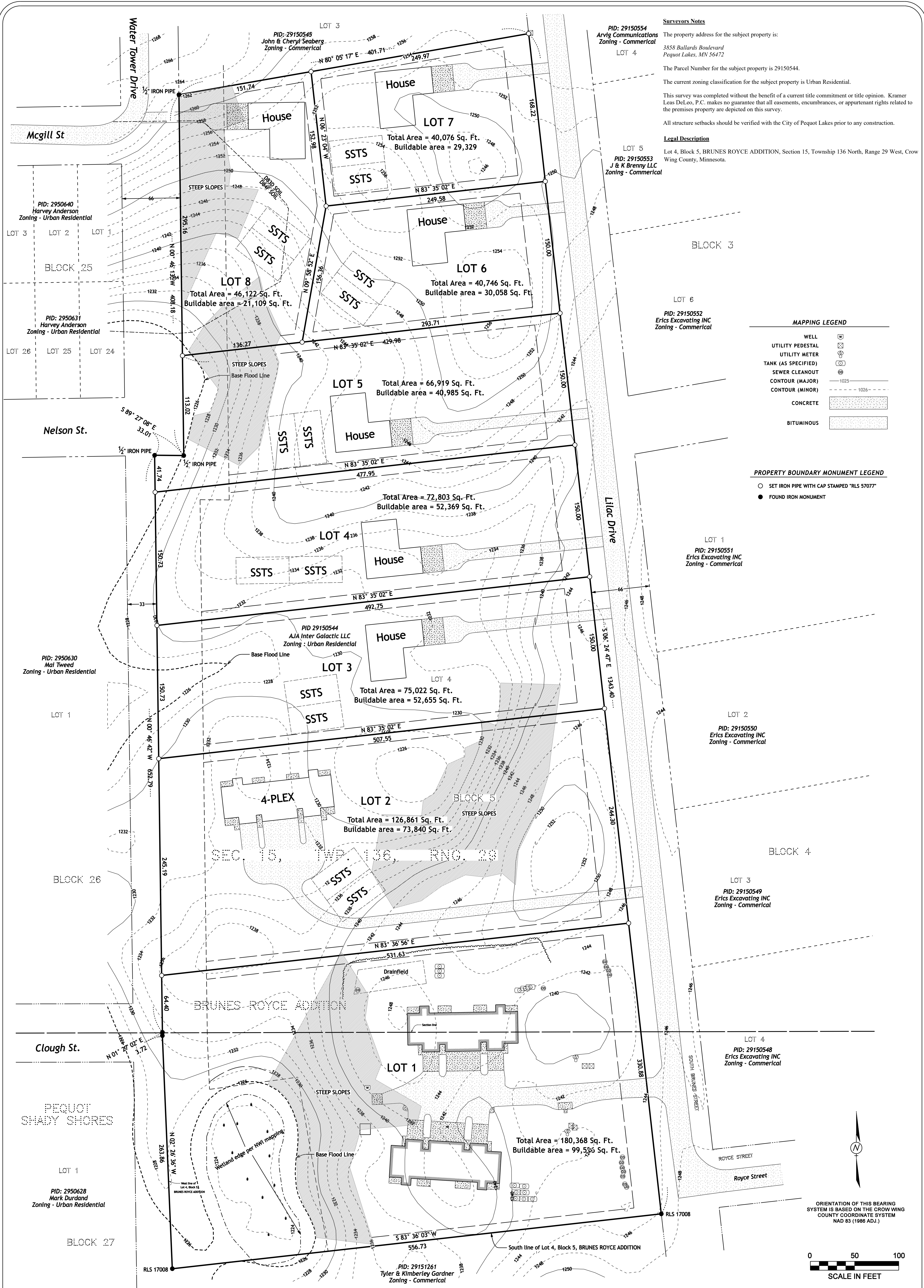
Parcel ID No. 29150544 Zoning District Urban Residential

Nature of request (select only one):

- Preliminary Plat (X)
- Final Plat ()
- Metes and Bounds ()
- Rezoning ()

[Signature] 3/26/25
OK T. Poloff
→ goes to PC for review 4/28/25

*** Please see the attached Checklist on Page 4.



PID: 29150554
Arvig Communications
Zoning - Commercial

Surveyors Notes

The property address for the subject property is:

3858 Ballards Boulevard
 Pequot Lakes, MN 56472

The Parcel Number for the subject property is 29150544.

The current zoning classification for the subject property is Urban Residential.

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Pequot Lakes prior to any construction.

Legal Description

Lot 4, Block 5, BRUNES ROYCE ADDITION, Section 15, Township 136 North, Range 29 West, Crow Wing County, Minnesota.

PID: 29150552
J & K Brenny LLC
Zoning - Commercial

PID: 29150552
Eric's Excavating INC
Zoning - Commercial

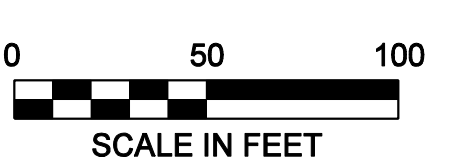
MAPPING LEGEND

- WELL
- UTILITY PEDESTAL
- UTILITY METER
- TANK (AS SPECIFIED)
- SEWER CLEANOUT
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- CONCRETE
- BITUMINOUS

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KLD
KRAMER LEAS DELEO
 SURVEYING • ENGINEERING • PLANNING
 BRAINERD ST. CLOUD

1120 Industrial Park Road
 Brainerd, MN 56401
 218-829-2333

13 North 11th Avenue
 St. Cloud, MN 56303
 320-556-1200

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

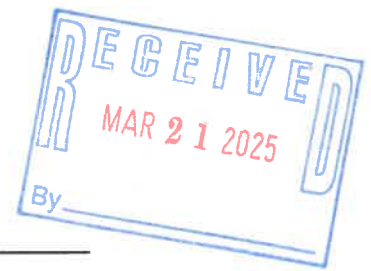
Signature: *Jordan Chouhgard* 03/26/2025 Date
 Jordan Chouhgard, MN License No. 57077

PROJECT NO. HARGS2501

Preliminary Plat of
BALLARDS ADDITION
 Sean Harguth
 Located in Section 15, Township 136 North, Range 29 West,
 Crow Wing County, Minnesota

Sheet No. 1 of 1

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**



Property Owner: AJA Inter Galactic LLC Date: 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 2
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Compacted Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Flooding	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Run on Potential	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Limiting Layer Depth	SB1	<u>66"</u>	SB2	SB1	<u>66"</u>	SB2
Slope % and Direction	<u>6-8% NW</u>			<u>6-8% NW</u>		
Soil Texture	<u>SL/S</u>			<u>SL/S</u>		
Soil Sizing Factor	<u>1.27/.83</u>			<u>1.27/.83</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Oak/Pines</u>			<u>Oak/Pines</u>		

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature: Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
- * Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Sandy Loam	10YR 3/2
8" - 30"	Loamy Sand	10YR 4/4-5/4
30" - 66"	Sand	10YR 5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Sandy Loam	10YR 3/2
8" - 30"	Loamy Sand	10YR 4/4-5/4
30" - 66"	Sand	10YR 5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 2

Parcel Number: 29150544

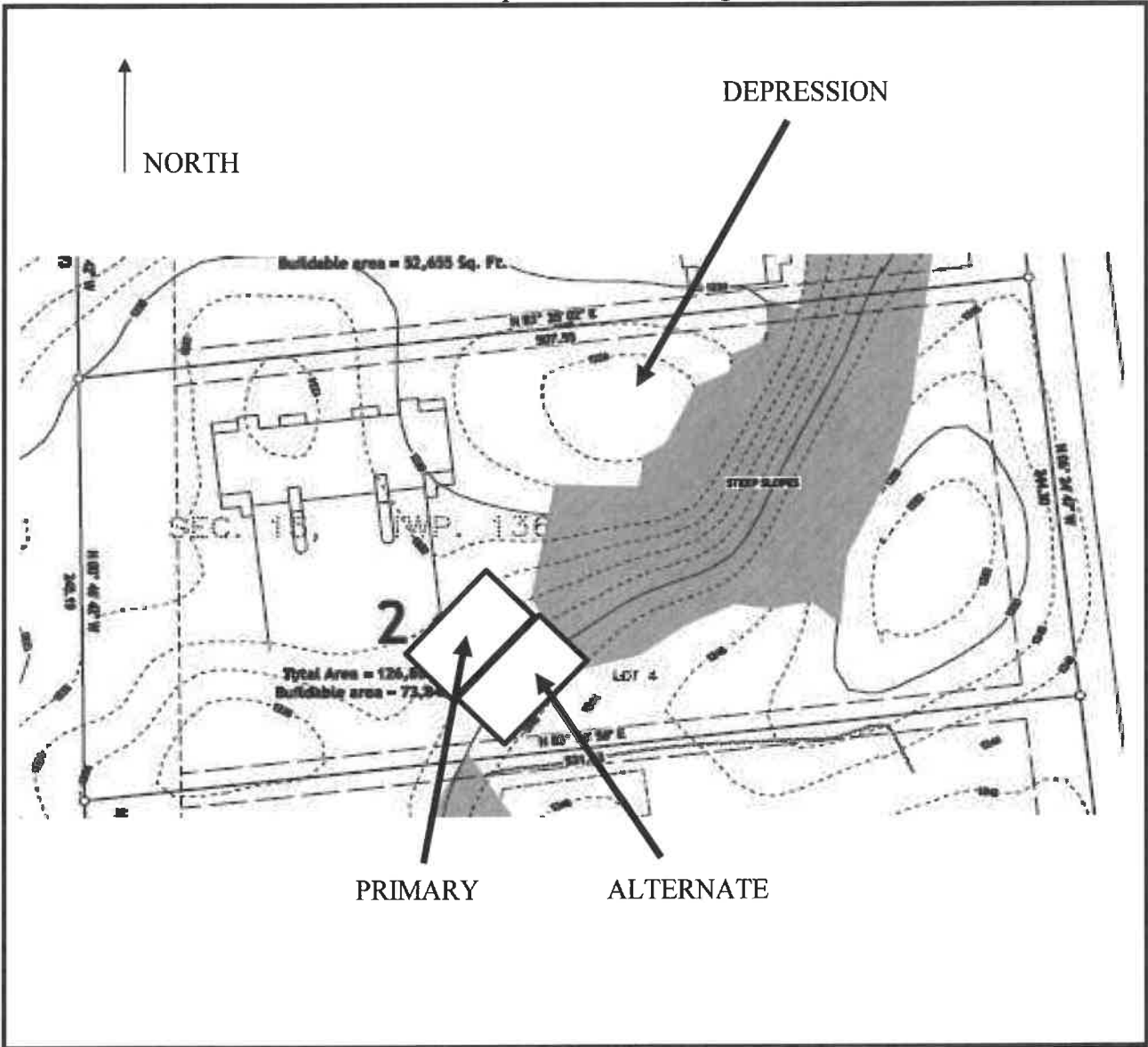
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

- Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
- OHW as Needed Lot Easements Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: PROPOSED LOT 2

Parcel Number: 29150544

Designer Signature: *Mark Goyne* Date: 3/19/2025

License Number: 2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**

Property Owner AJA Inter Galactic LLC Date 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 3
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2		
Disturbed Areas	Yes	<u> </u> No	<u> X </u>	Yes	<u> </u> No	<u> X </u>	
Compacted Areas	Yes	<u> </u> No	<u> X </u>	Yes	<u> </u> No	<u> X </u>	
Flooding	Yes	<u> </u> No	<u> X </u>	Yes	<u> </u> No	<u> X </u>	
Run on Potential	Yes	<u> </u> No	<u> X </u>	Yes	<u> </u> No	<u> X </u>	
Limiting Layer Depth	SB1	<u>54"</u>	SB2	SB1	<u>54"</u>	SB2	
Slope % and Direction	<u>1-3% Rolling</u>			<u>1-3% Rolling</u>			
Soil Texture	<u>SL/S</u>			<u>SL/S</u>			
Soil Sizing Factor	<u>1.27/.83</u>			<u>1.27/.83</u>			
Landscape Position	<u>Rolling</u>			<u>Rolling</u>			
Vegetation Types	<u>Wooded</u>			<u>Wooded</u>			

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
- * Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 54"	Loamy Sand	10YR 4/4
54" - 70"	Dense Fine Sand w/reodox	10YR 5/2 depleted 7.5YR 4/6
Standing water at 70"		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 54"	Loamy Sand	10YR 4/4
54" - 70"	Dense Fine Sand w/reodox	10YR 5/2 depleted 7.5YR 4/6

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 3

Parcel Number: 29150544

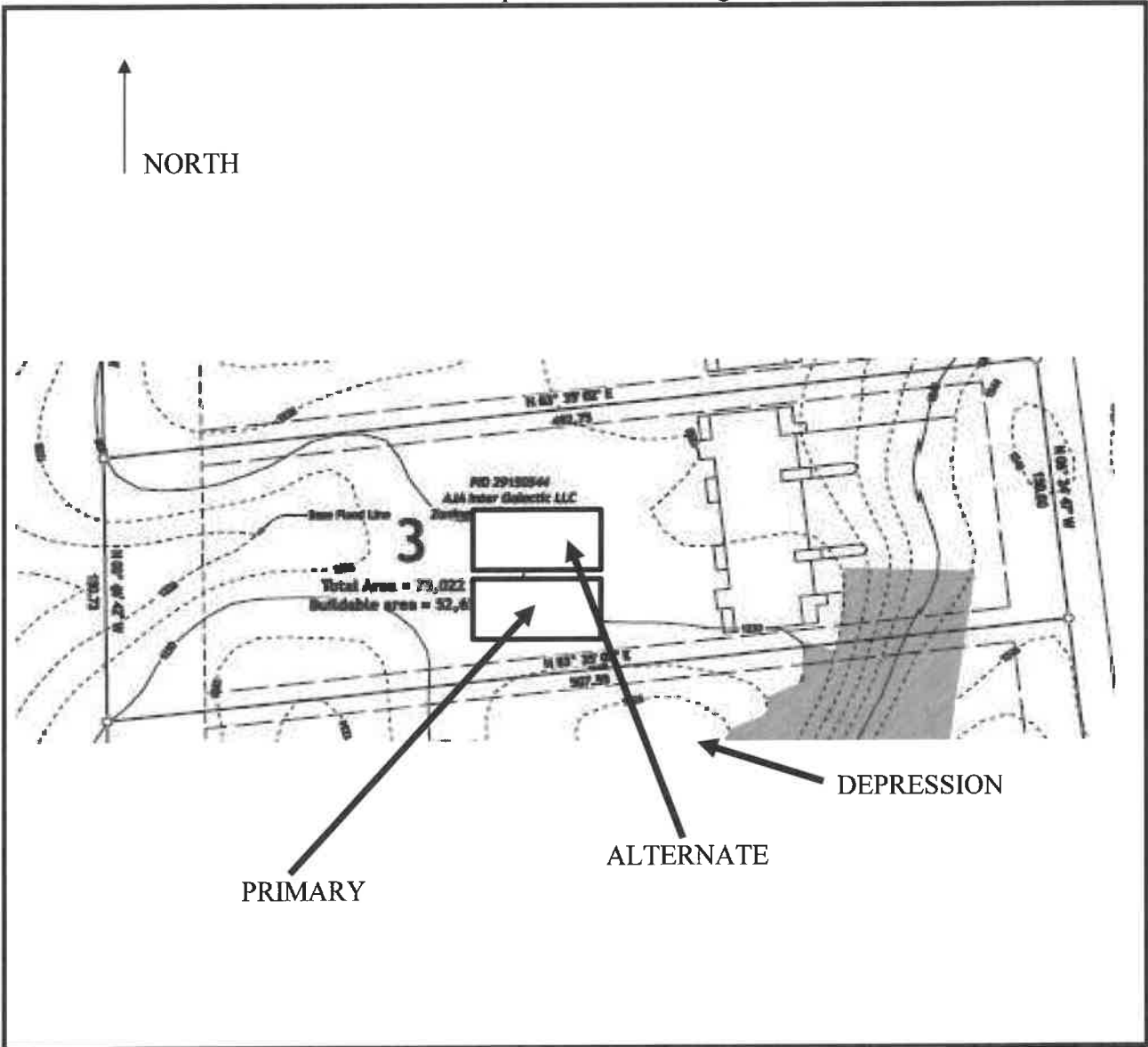
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

- Water Wells within 100 ft. of drainfield
- All Drainfield Areas and Boring Locations
- OHW as Needed
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks
- Water lines within 10 ft. of drainfield
- Disturbed/Compacted Areas
- Lot Easements
- Access Route for Tank Maintenance
- Component Location

Legal Description: PROPOSED LOT 3

Parcel Number: 29150544

Designer Signature: *Mark Doyen*

Date: 3/19/2025

License Number: 2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**

Property Owner AJA Inter Galactic LLC Date 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 4
 Sec. _____ 15 Twp: _____ 136 Range: _____ 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	_____ No	<u>X</u> Yes	Yes	_____ No	<u>X</u>
Compacted Areas	Yes	_____ No	<u>X</u> Yes	Yes	_____ No	<u>X</u>
Flooding	Yes	_____ No	<u>X</u> Yes	Yes	_____ No	<u>X</u>
Run on Potential	Yes	_____ No	<u>X</u> Yes	Yes	_____ No	<u>X</u>
Limiting Layer Depth	SB1	<u>66"</u> SB2	_____ SB1	SB1	<u>66"</u> SB2	_____
Slope % and Direction	_____	<u>6-10% S</u>	_____	_____	<u>6-10% S</u>	_____
Soil Texture	_____	<u>SL/S</u>	_____	_____	<u>SL/S</u>	_____
Soil Sizing Factor	_____	<u>1.27/.83</u>	_____	_____	<u>1.27/.83</u>	_____
Landscape Position	_____	<u>Sideslope</u>	_____	_____	<u>Sideslope</u>	_____
Vegetation Types	_____	<u>Wooded</u>	_____	_____	<u>Wooded</u>	_____

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
- * Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Topsoil	10YR 3/3
4" - 18"	Sandy Loam	10YR 4/4
18" - 66"	Sand/Sandy Loam	10YR 5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Topsoil	10YR 3/3
4" - 18"	Sandy Loam	10YR 4/4
18" - 66"	Sand/Sandy Loam	10YR 5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 4

Parcel Number: 29150544

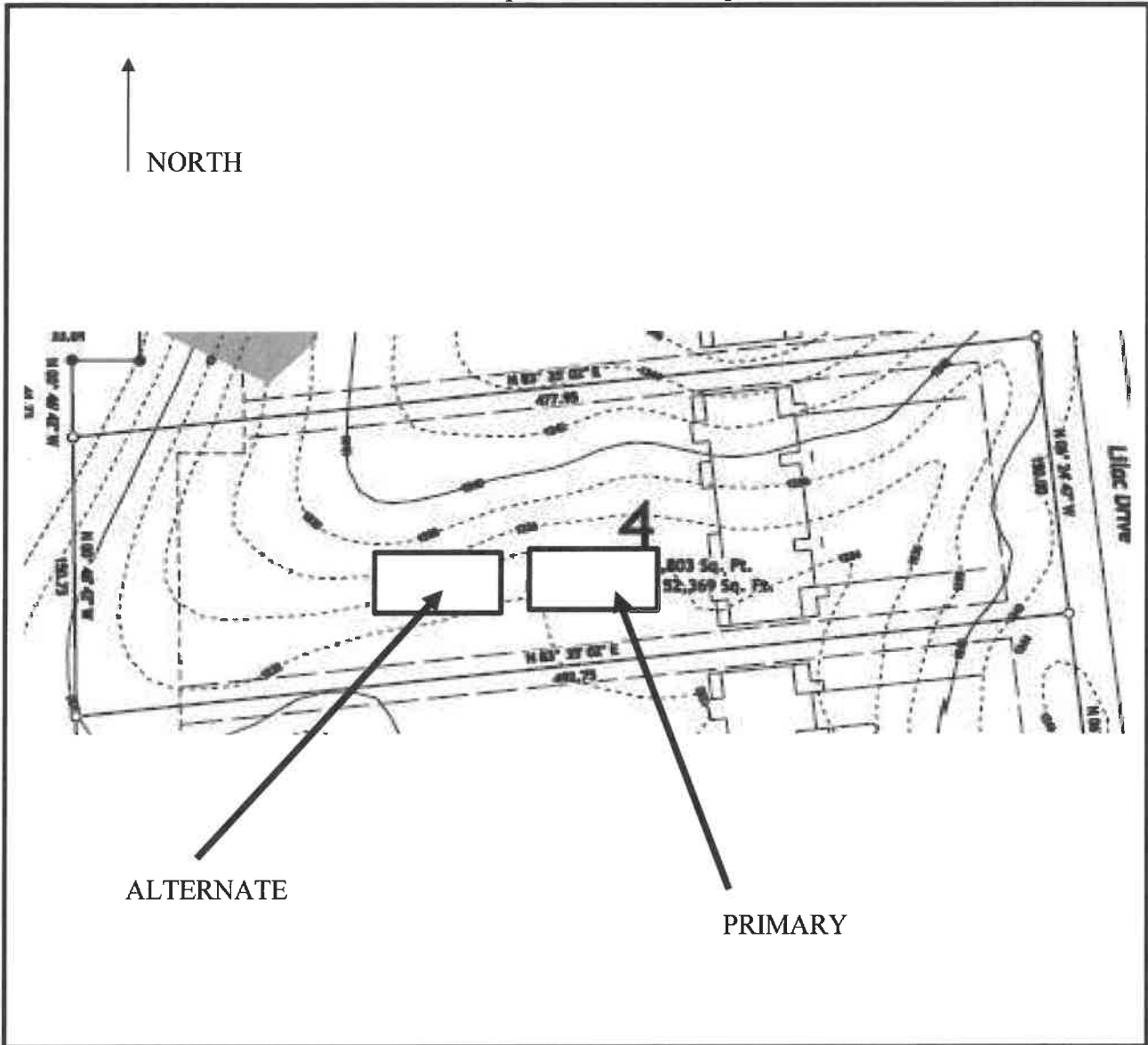
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

- Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
- OHW as Needed Lot Easements Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: PROPOSED LOT 4

Parcel Number: 29150544

Designer Signature: *Mark Goye* Date: 3/19/2025

License Number: 2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**


Property Owner AJA Inter Galactic LLC Date 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 5
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Compacted Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Flooding	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Run on Potential	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Limiting Layer Depth	SB1	<u> 64" </u>	SB2	SB1	<u> 64" </u>	SB2
Slope % and Direction	<u> 2-6% W </u>			<u> 2-6% W </u>		
Soil Texture	<u> SL/S </u>			<u> SL/S </u>		
Soil Sizing Factor	<u> 1.27/.83 </u>			<u> 1.27/.83 </u>		
Landscape Position	<u> Sideslope </u>			<u> Sideslope </u>		
Vegetation Types	<u> Wooded </u>			<u> Wooded </u>		

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
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Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
- * Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 18"	Sandy Loam	10YR 4/4
18" - 46"	SL/LS 1"-6" rock	10YR 4/6-Rocky
46" - 64"	Sand	10YR 4/4-5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 18"	Sandy Loam	10YR 4/4
18" - 46"	SL/LS 1"-6" rock	10YR 4/6-Rocky
46" - 64"	Sand	10YR 4/4-5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 5

Parcel Number: 29150544

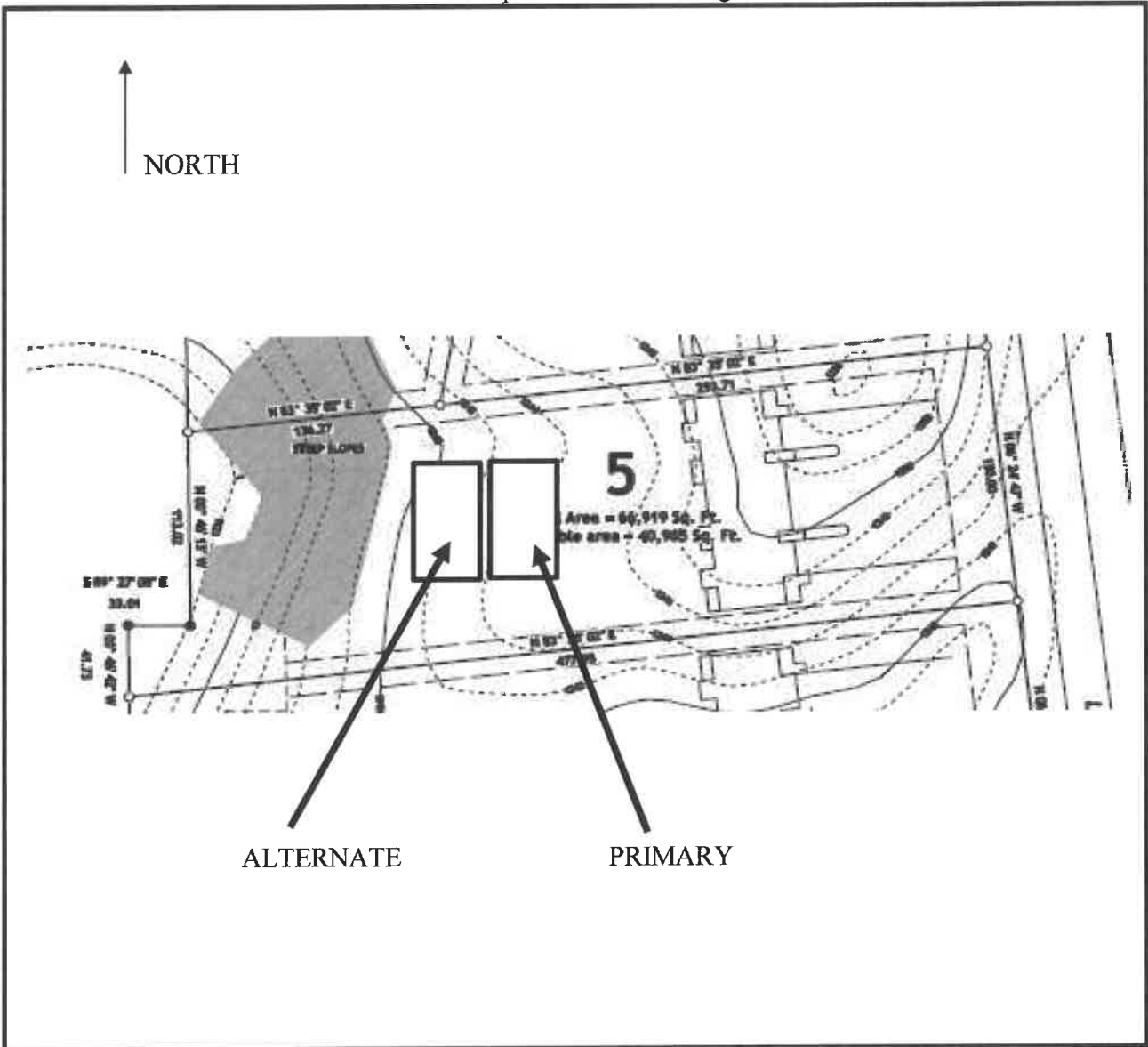
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

- Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
- OHW as Needed Lot Easements Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: PROPOSED LOT 5

Parcel Number: 29150544

Designer Signature: _____

Mark Goye

Date: 3/19/2025

License Number: _____

2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**

Property Owner AJA Inter Galactic LLC Date 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 6
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Compacted Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Flooding	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Run on Potential	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Limiting Layer Depth	SB1	<u>66"</u> SB2	<u> </u> SB1	SB1	<u>66"</u> SB2	<u> </u> SB2
Slope % and Direction	<u>4-8% SW</u>			<u>4-8% SW</u>		
Soil Texture	<u>SL/S</u>			<u>SL/S</u>		
Soil Sizing Factor	<u>1.27/.83</u>			<u>1.27/.83</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</u>		

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
- * Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 24"	Sandy Loam	10YR 4/4
24" - 66"	Sand Few small rocks	10YR 4/4-5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 24"	Sandy Loam	10YR 4/4
24" - 66"	Sand Few small rocks	10YR 4/4-5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 6

Parcel Number: 29150544

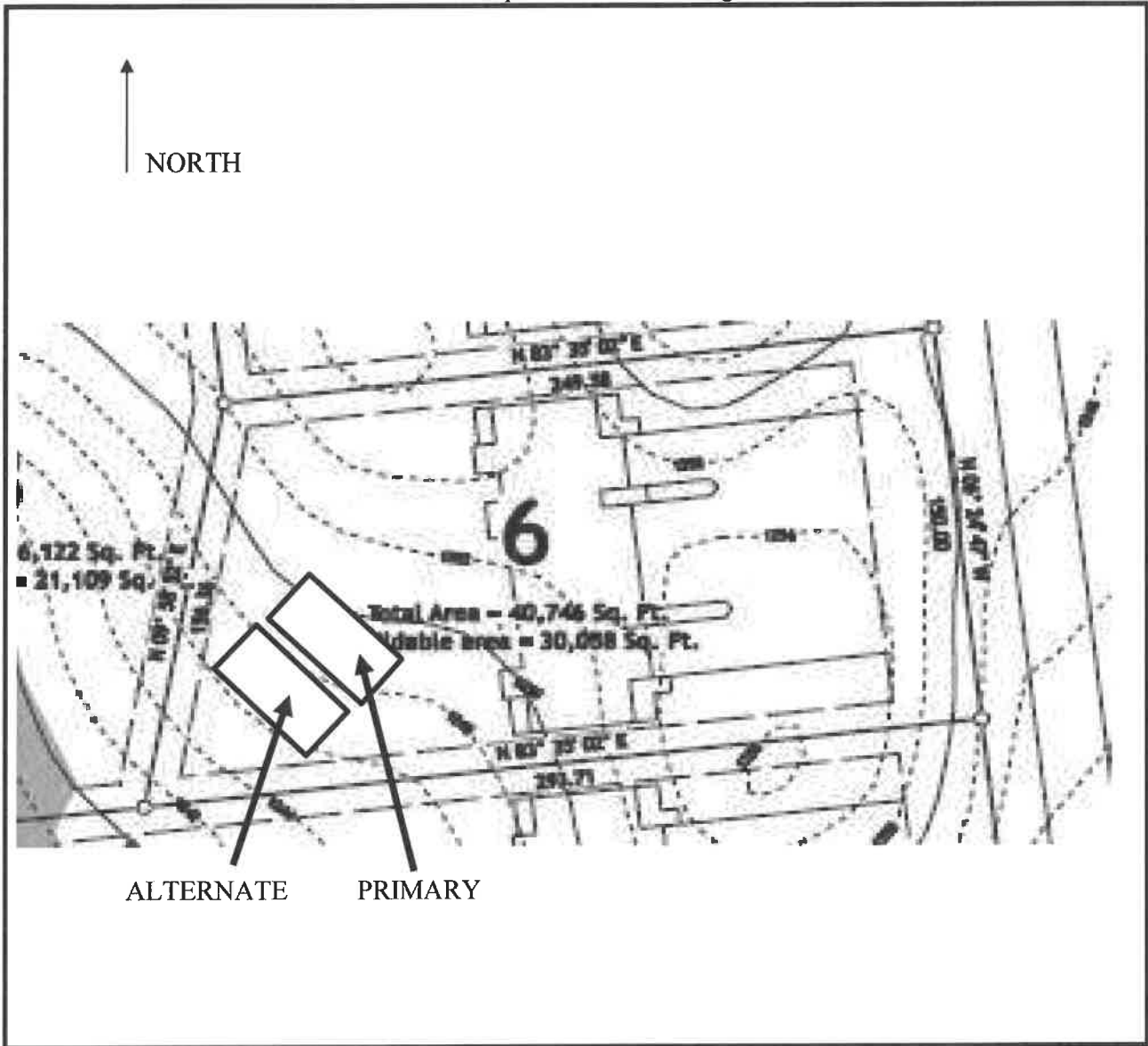
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

- Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
- OHW as Needed Lot Easements Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: PROPOSED LOT 6

Parcel Number: 29150544

Designer Signature: *Mark Joyce* Date: 3/19/2025

License Number: 2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**

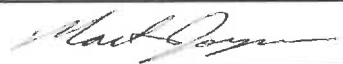
Property Owner AJA Inter Galactic LLC Date 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 7
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Compacted Areas	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Flooding	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Run on Potential	Yes	<u> </u> No	<u> X </u> Yes	Yes	<u> </u> No	<u> X </u> Yes
Limiting Layer Depth	SB1	<u>60"</u>	SB2	SB1	<u>60"</u>	SB2
Slope % and Direction	<u>6-8% N</u>			<u>6-8% N</u>		
Soil Texture	<u>SL/S</u>			<u>SL/S</u>		
Soil Sizing Factor	<u>1.27/.83</u>			<u>1.27/.83</u>		
Landscape Position	<u>Sideslope/Shoulder</u>			<u>Sideslope/Shoulder</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</u>		

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<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	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
 City/State/Zip: _____
 Home Phone Number: _____ Cell: 218-820-2621
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 3/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design. Top 24" or so was still somewhat frozen, but punky. The soil observations were done in holes dug by auger on a bobcat.

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025

- * Record depths of all horizons.
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- * Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 26"	Sandy Loam	10YR 4/4
26" - 60"	Sand some small rocks	10YR 5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 26"	Sandy Loam	10YR 4/4
26" - 60"	Sand some small rocks	10YR 5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 7

Parcel Number: 29150544

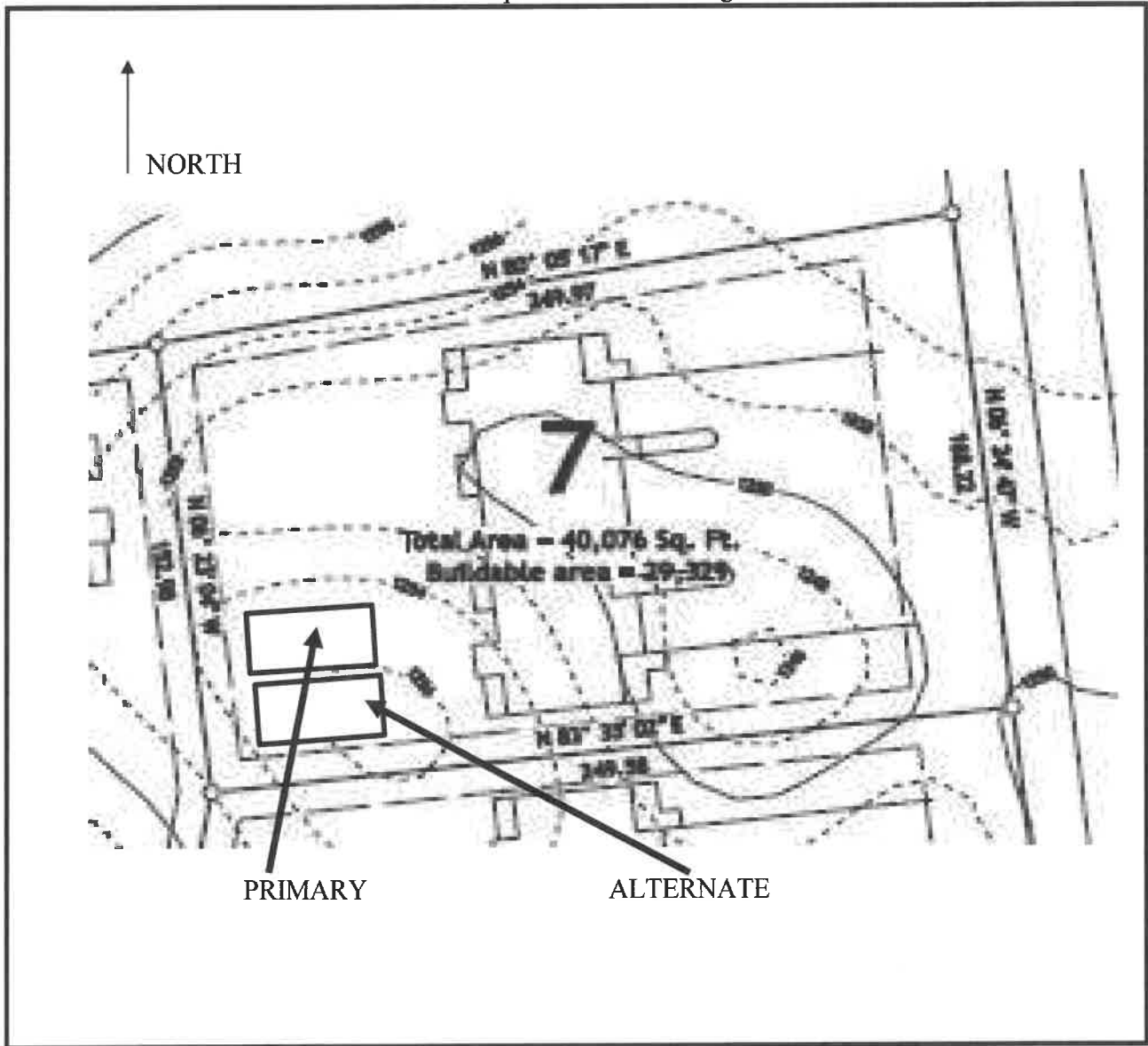
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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Legal Description: PROPOSED LOT 7

Parcel Number: 29150544

Designer Signature: *Mark Goye* Date: 3/19/2025

License Number: 2129

**Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F**

Property Owner: AJA Inter Galactic LLC Date: 3/19/2025
Mailing Address: 22149 Gull Lake Dr
 City/State/Zip: Nisswa, MN 56468
 Home Phone Number: _____ Cell: 218-330-6295
Site Address: TBD
 City/State/Zip: Pequot Lakes, MN 56472
 Legal Description: PROPOSED LOT 8
 Sec. 15 Twp: 136 Range: 29 Township Name: City of Pequot Lakes
 Parcel Number: 29150544
 Lake/ River: _____ Lake/River Classification: _____

Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Compacted Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Flooding	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Run on Potential	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Limiting Layer Depth	SB1	<u>66"</u>	SB2	SB1	<u>66"</u>	SB2
Slope % and Direction	<u>4-8% SW</u>			<u>4-8% SW</u>		
Soil Texture	<u>SL/S</u>			<u>SL/S</u>		
Soil Sizing Factor	<u>1.27/.83</u>			<u>1.27/.83</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</u>		

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Print Designer Name and License Number: Martin Joyce 2129
 Address: _____
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24" - 66"	Sand Few small rocks	10YR 4/4-5/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 24"	Sandy Loam	10YR 4/4
24" - 66"	Sand Few small rocks	10YR 4/4-5/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PROPOSED LOT 8

Parcel Number: 29150544

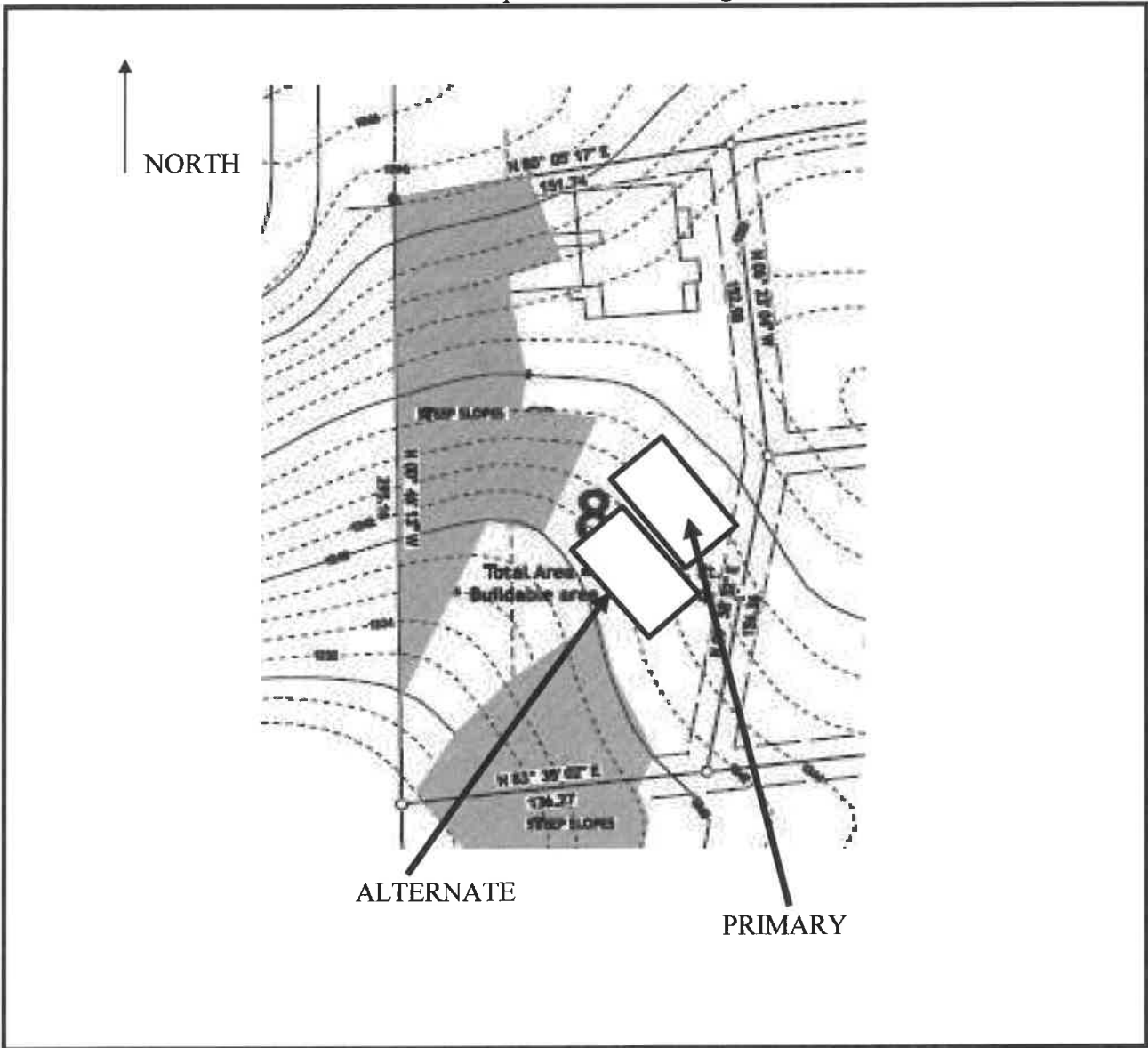
Designer Signature:  Date: 3/19/2025

Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: AJA Inter Galactic LLC

Date: 3/19/2025

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



Show Existing or Proposed:

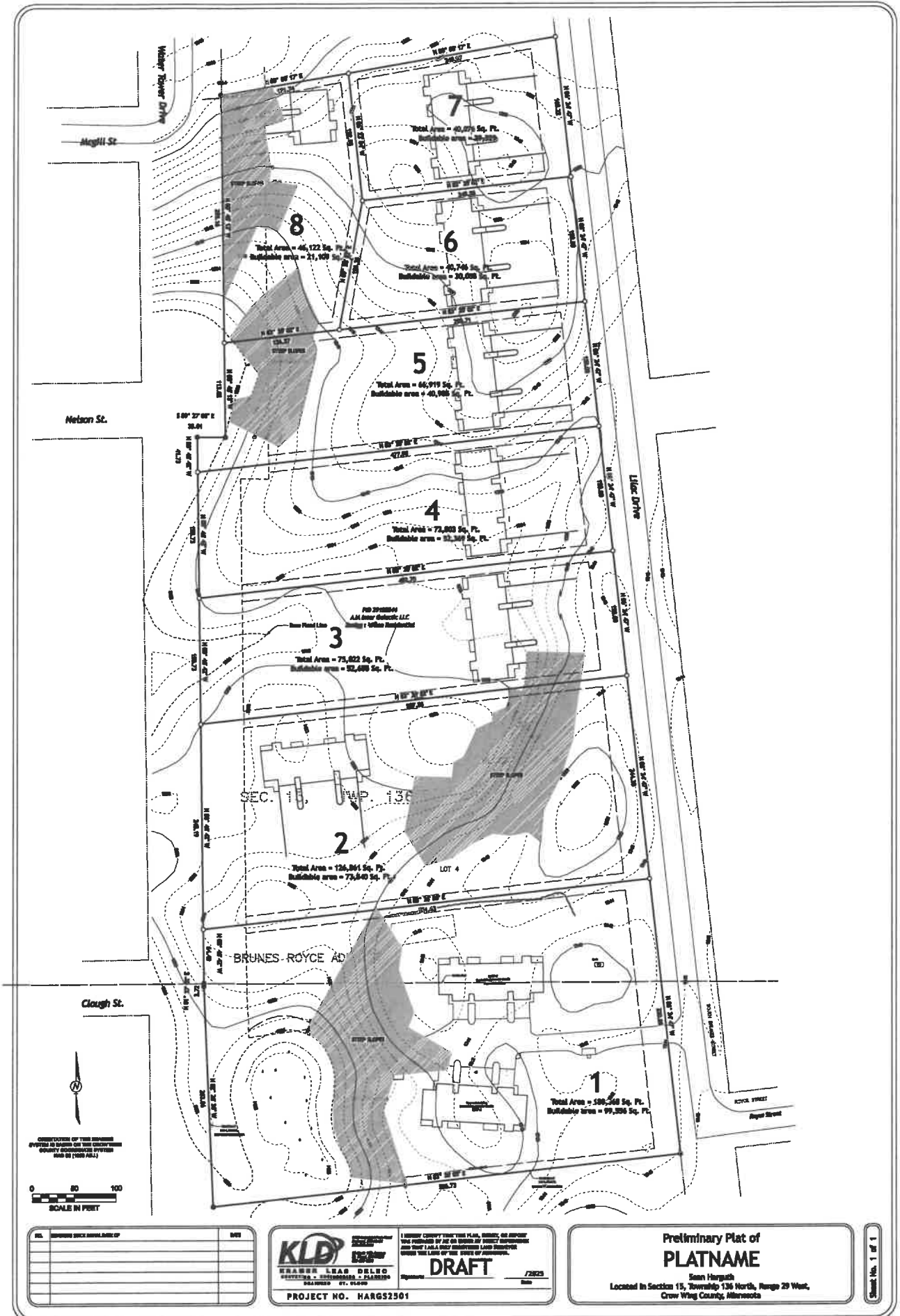
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Legal Description: PROPOSED LOT 8

Parcel Number: 29150544

Designer Signature: *Mark Goyne* Date: 3/19/2025

License Number: 2129



GENERAL NOTES OF THIS DRAWING
 REFER TO BOOKS OF THE COUNTY RECORDS
 COUNTY RECORDS DIVISION
 (SEE 15 (2015-16))



REV.	DESCRIPTION	DATE

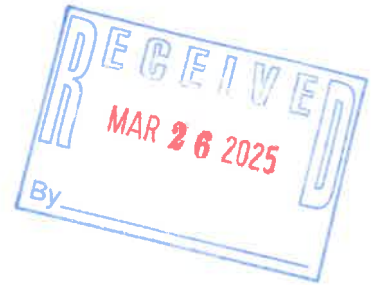
KLD
 KENNETH LEAS DESIGN GROUP
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 15430000
 DRAFT
 PROJECT NO. HARGS2501

**Preliminary Plat of
 PLATNAME**
 Sean Hargath
 Located in Section 15, Township 136 North, Range 29 West,
 Crow Wing County, Minnesota

Sheet No. 1 of 1

Traci Pederson

From: Greg Kossan <gregkossan@gmail.com>
Sent: Tuesday, March 25, 2025 11:12 AM
To: Traci Pederson
Cc: Andy Schwartz
Subject: Re: Site Suitabilities



Yes, I approve. Lots 2-8.

On Fri, Mar 21, 2025 at 1:43 PM Traci Pederson <tpederson@pequotlakes-mn.gov> wrote:

Greg,

Please take a look at the attached site suitability which has multiple proposed lots/sites and let me know if approved or not.

PID 29150544

Thank you.

Traci Pederson

Zoning Administrator



[4638 Main Street](#)
[Pequot Lakes, MN 56472](#)
Phone: (218) 568-2354
Fax: (218) 568-5860

Office Hours: 8:00 am - 4:00 pm
tpederson@pequotlakes-mn.gov
www.pequotlakes-mn.gov