



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 04/17/2026
Application Number: CUP-26-004
Non-refundable Fee Paid: 350.00
Receipt #: 1.00365

Conditional Use Application

Name of Applicant Christopher Cullen
Address 8156 County Rd 11 Email: Chcra@justlistedwiththos.com
City, State, Zip Breezy Point, MN 56472
Phone 218 839-1222 Alternate Phone ---

Physical Address / Location of Property ---

Legal Description of Property W 1/2 of lot 97 Also Desc: PT of Lot 97
beg AT SW COR of SD of Lot 97 Then N'LY A Dist of
200 FT ALG W'LY Line of SD Lot 97 TO NW Cor
Parcel ID Number 10161853 Zoning District ---

Applicant is:

- Legal Owner of Property
- Contract Buyer
- Option Holder
- Agent
- Other

Title Holder of Property (if different than applicant):

Name Jon Lewis
Address 601 Maple ST
City, State, ZIP Lasbon ND 58054
Phone 701-730-1564

State the nature of your request in detail. What are you proposing for your property?

Build two 100' x 10' Mini Storage units - 10x10,
10x20, 5x10 units.

Signature of Owner, authorizing applicator Jon Lewis 04/17/26
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) [Signature] 4-17-26
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Adding Mini Storage Buildings to back of lot
Landscaping: Driveway
Parking/Signs: For Rent / Mini Storage Rental Sign

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact. Located next to Airport hangars / storage garages / sheds. Located in Commercial Area.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

Airport Road is almost all hangars on The East Side of the road. Fit existing use and utility.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

No additional use of facilities.

5. Describe the impact on the character of the neighborhood in which the property is located.

No impact. Traffic and parking will not be altered on my property. The driveway will be on airport road which gives good access to City RD 11.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

Yes there is current public parking on Airport road. However, there will be sufficient parking within the storage lot

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

None.

8. Please include any other comments pertinent to this request.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- 1. This application must be completed, including responses to all parts of this application.
- 2. The required fee must be paid. See fee schedule for details.
- 3. Legal description of the site.
- 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- 5. The site plan or should also show the location of all structures and their square footage.
- 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- 9. Proposed drainage plan.
- 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- 11. Soils data showing capability for building and on-site sewage treatment.
- 12. Existing iron pipe boundary monuments marked with proof of survey.
- 13. Approximate location of any proposed signs (if applicable).
- 14. Color scheme for all existing and proposed structures.
- 15. Outside storage proposal.
- 16. Elevation plans for all existing and proposed structures.