



8319 County Road 11  
 Breezy Point, MN 56472  
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Received by City: 10/17/2025  
 Application Number: C-25-003  
 Non-refundable Fee Paid: 250.00  
 Receipt #: 95.-034

# Conditional Use Application

Name of Applicant Matt Juntunen  
 Address 880a County Road 11 Email: Juntunenm@pellamn.com  
 City, State, Zip Breezy Point, MN 56472  
 Phone 763-443-0291 Alternate Phone 612-670-5074

Physical Address / Location of Property \_\_\_\_\_  
880a County Road 11, Breezy Point, MN 56472

Legal Description of Property Single family, Residential  
White Birch Sixteen Lot 11 Block 23

Parcel ID Number 10080031 Zoning District R-2

Applicant is:

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

Title Holder of Property (if different than applicant):

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_

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

I am proposing to build a pole building that is 40ft wide by 26ft deep for cold storage. The building will be uninsulated with class 5 floors.

Signature of Owner, authorizing application [Signature]

(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) \_\_\_\_\_

(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: Build 40ft wide by 28ft deep pole building.

Landscaping: No changes to landscape will be made. Existing Proposed build site is clear and flat

Parking/Signs: No changes will be made.

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

The proposed building will utilize the existing driveway, resulting in no increase in traffic or vehicle access to the property. Its addition is expected to enhance the overall aesthetic of both the property and the surrounding area by allowing vehicles, trailers, and recreational equipment to be stored indoors, thereby reducing visible clutter in the yard and driveway. Additionally, the building may provide a buffer to traffic noise along CR-11, creating a quieter environment for the property and potentially benefiting nearby residences.

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?

The area includes a mix of dense forest and single-family homes. Most properties have a built-in garage, and some also include one or two accessory buildings. Our proposal is consistent with the surrounding area, as the new building will not require any vegetation removal or land clearing. It will be located within a dense but managed forest, minimizing visibility and impact. Storing trailers and recreational vehicles inside the building will also help keep the property neat and in-line with the character of the neighborhood.

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

There will be no impact to community facilities as the proposed building will not utilize running water or sewage. The property is served by a private well and private septic system and does not rely on community water or wastewater infrastructure. As a result, the project will not increase demand on local utilities or public services.

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

The proposed building will complement the character of the neighborhood by maintaining both its natural and architectural harmony. The structure will be surrounded by dense but managed forest, ensuring no disruption to existing vegetation and land features. Its dark bronze siding with black soffit, fascia, roof, doors, and windows will match the color scheme of the existing buildings on the property, creating a cohesive and unobtrusive appearance. Additionally, by storing trailers and recreational vehicles inside the building, the property will maintain a clean and orderly look, consistent with the surrounding single-family homes and accessory structures in the area.

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?

The proposed building will have no impact on traffic in the surrounding roads and highways. It is not located near any intersections and will not obstruct visibility for drivers. The existing driveway will continue to be used as it is now, with no expected increase in traffic frequency. The proposed use is for the storage of trailers and recreational vehicles, which does not generate additional traffic. Adequate off-street parking is already available on the property to accommodate the proposal, ensuring there will be no effect on public roadways or neighboring properties.

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

To my knowledge, there will be no environmental limitations of the area that would limit or constrain construction on this property.

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

Overall, the project is intended to enhance the property while having no negative impact on neighboring parcels, traffic, or the natural environment.

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### 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.
- N/A 9. Proposed drainage plan.
- N/A 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- N/A 11. Soils data showing capability for building and on-site sewage treatment.
- N/A 12. Existing iron pipe boundary monuments marked with proof of survey.
- N/A 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.