



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4093
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www.cityofbreezypointmn.us

Received by City: 12/12/2025
 Application Number: C-26-001
 Non-refundable Fee Paid: 350.00
 Receipt #: 1.0069

Conditional Use Application

Name of Applicant Breezy Point Sports INC
 Address 9252 Breezy Point Drive
 City, State, Zip Breezy Point MN 56472
 Phone 218-831-9283 Alternate Phone 218-820-4038
DAVID SPIZZO

Physical Address / Location of Property 7370 County Road #11
NORTH STAR ICE ARENA PARCEL

Legal Description of Property SEE EXHIBIT A
PART OF THE NEXY - NEXY SECTION 18, T136N, R28W
CROW WING COUNTY, MN

Parcel ID Number 100181100AA0009 Zoning District COMMERCIAL

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?
PLACEMENT OF A CAMPGROUND PARK MODEL FOR SALES
AND USED AS A MODEL, LOCATED IN A 30X30' SITE AT
THE MOST SOUTH EASTERLY CORNER OF THE ICE ARENA PARKING LOT.

Signature of Owner, authorizing application Robert R. Ginn
 (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) Allyson Jensen Agent
 (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: No permanent building, This will be a Model on a Moveable

Landscaping: NONE

Parking/Signs: Sales information will be a Banner Sign on the
Park Model by Appointment only

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 AS THE Model site is
IN the Middle of the Applicant's ICE Arena property
AND FRONTS CSAT #11

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 IS COMMERCIAL which is consistent
with AREA

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

No planned facilities are planned AS THE
PARK Model will sit on site that is currently
PAVED. No sewer or water will be needed
AS this is a Model to view only.

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

THERE will be minimal impact on the property
located AS this Model will be viewed on a
"by Appointment only" basis.

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?

No Additional impact to roads
There is adequate on-site parking

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

For this Application there are NO
environmental limitations

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

the location of this Park Model site was chosen based on property being zoned commercial allowing a security light and electrical outlet next to site (existing) and where no other construction is required to prepare the site.

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.

Exhibit A

Ice Arena Parcel Description

CWC PID Number: 100181100AA0009

That part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18), Township One hundred Thirty-six (136), Range Twenty-eight (28), lying Northerly of the Northerly right of way line of County State Aid Highway Number 11 and lying Easterly of the following Described line: Commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 87 degrees 05 minutes 35 seconds West assumed bearing along the North line thereof 965.00 feet to the point of beginning of the line to be herein described; thence South 3 degrees 41 minutes 44 seconds West 559.29 feet, more or less, to the said Northerly right of way line and said described line there terminating.

Parcel ID: 10181332
BREEZY POINT SPORTS INC

Parcel

Assessment Year: 2025
 Pay Year: 2026
 Property Address: 7370 COUNTY ROAD 11
 City: BREEZY POINT
 State: MN
 Zip: 56472
 Multiple Addresses: No
 Owner Mailing: 9252 BREEZY POINT DR
 Mailing City: BREEZY POINT MN 56472
 Legacy Parcel ID: 100181100AA0009
 Market NBHD: LGRESORT - COUNTY WIDE LARGE RESORT
 NEIGHBORHOOD
 Class: 233 - 3A COMMERCIAL PREFERENTIAL
 Lake:
 Deeded Acres: 13.29
 Plat: -
 Lot:
 Block:
 Section-Twp-Range: 18 - 136 - 028
 Tax District: 10300 - 10 - CITY OF BREEZY POINT
 Town/City: 011900 - CITY OF BREEZY POINT
 School District: 020186 - PEQUOT LAKES
 Fire District:
 Rural Service:
 Watershed:
 Sewer District:
 Hospital:
 HRA: 080121 – CROW WING COUNTY HRA
 Commissioner District: 2
 TIF Project #: -

Values

Tax Market Value: 1,187,000
 Estimated Market Value: 1,187,000
 Ref Market Value: 1,187,000
 New Construction Value: 0

Parcel Status

In Forfeiture: No
 Escrow Company:
 ACH: No
 Delinquent: No
 Homestead: N – Non-Homestead

Relative

Legal

Plat Name:

THAT PART OF NE1/4 OF NE1/4 SECTION 18 LYING
 N'LY OF THE N'LY ROW LINE OF CO. STATE AID
 HWY #11 & LYING E'LY OF THE FOLLOWING
 DESCRIBED LINE; COMMENCING AT THE NE CORNER
 OF SAID NE1/4 OF NE1/4, THEN N. 87 DEG 05 MIN
 35 SEC W. ASSUMED BEARING ALONG THE N. LINE
 THEREOF 965 FT TO THE POINT OF BEG OF THE
 LINE TO BE HEREIN DESCRIBED, THEN S. 3 DEG 41
 MIN 44 SEC W. 559.29 FT MORE OR
 LESS TO THE SAID N'LY ROW LINE AND
 SAID DESCRIBED LINE THERE TERMINATING.
 SUBJECT TO SKI SHALET DRIVE AND RANCHETTE
 DRIVE ROW.

Sales

Sale Date	Sale Price	Instr. Type	CRV #	Grantor/Seller	Grantee/Buyer
07/27/2001		OTH	986749		BREEZY POINT SPORTS INC

Sale Details

Instrument Type: OTHER TYPE OF TRANSFER
 Grantor/Seller:
 Grantee/Buyer: BREEZY POINT SPORTS INC
 Instrument/Sale Date: 07/27/2001
 Transfer Date: 07/27/2001
 Recorded Date: 07/27/2001
 Improved/Vacant: -
 State Validity Code: -
 Sale Property Use: -
 CRV #: 986749
 Old Document Number:
 Total Sale Price:
 # of Pcls:
 Adjusted Sale Price:
 Filing Office: -
 COT #: