



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4093
 Fax: (218) 562-4486
www.cityofbreezypointmn.us

Received by City: 11/14/2025
 Application Number: C-25-004
 Non-refundable Fee Paid: 350.00
 Receipt #: 1-028

Conditional Use Application

Name of Applicant White Birch INC
 Address 9252 Breezy Point DR
 City, State, Zip Breezy Point, MN 56472
 Phone 218-831-9283 Alternate Phone 218-820-4038
DAVID SPICCO DAVID Landecker

Physical Address / Location of Property 7891 County Rd 11, Breezy Point - White Birch/Antlers Physical Address

Legal Description of Property SEE PARCEL 'A' Exhibit For Description of PART OF OUTLOT C AND OUTLOT D White Birch Sevens plat of record Crow Wing County

Parcel ID Number 1517078 Zoning District RC
10170500 Resort 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?
Construct Golf Course redesign of holes 8+9 White Birch Course.

Signature of Owner, authorizing application Robert R. Spivey
 (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 Tuell
 (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 New Structures

Landscaping: Construction of redesignal FANWAY 8x9 Whitebirch

Parking/Signs: Golf Course,

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, The Surrounding properties are owned by the Applicant and will continue to serve as Golf Course use.

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 Consists of Whitebirch Golf Course and this redesign consolidates to Golf Course to a common location in LAND Zoned RC for that use.

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 on infrastructure for sewer or water needs. drainage and stormwater will be contained on the Golf Course properties

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

There will be no character changes to the neighborhood as this is Golf Course property and zoned RC.

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 impact or changes to roads, Highways or parking will be need to accommodate this request

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

Construction will be limited to a 10 acre. Site partially wooded and partially field. Clearing, grading and grading will be part of the construction process. No environmental limitations are expected.

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

This CUP request is part of a follow up procedure following the rezoning and platting of property that is being considered for construction of the golf course.

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.