



8319 County Road 11  
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Received by City: PM  
Application Number: I-24-001  
Non-refundable Fee Paid: 250-  
Receipt #: 23807

## Interim Use Application

Name of Applicant NICHOLAS AND LORI GRUNZKE  
Address 32660 HURON CIRCLE  
City, State, Zip BREEZY POINT, MN 56472  
Phone 218-851-0856 Alternate Phone 218-963-7955

Physical Address / Location of Property 10041095 WEST STREET

Legal Description of Property S.E. 1/4 OF S.W. 1/4 EXC. W 1/2 THEREOF.

Parcel ID Number 10041095 Zoning District Breezy Point

Applicant is:

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

Title Holder of Property (if different than applicant):

Name T.W. MILLER CORPORATION  
Address 33361 JENKINS AVENUE  
City, State, ZIP JENKINS, MINNESOTA 56472  
Phone

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

BUILD HOUSE AND BARN, LIVE IN AND HAVE HORSE ON PROPERTY. INCREASE PROPERTY APPEARANCE THROUGH LANDSCAPING, GROOMING AND TRIMMING ON A REGULAR BASIS.

Signature of Owner, authorizing application

[Signature]

10/16/24

(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]

(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.

**INTERIM 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 meet 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. Interim uses require a specific ending at a certain date or when a specific sequence of events takes place.

**The following questions must be answered.**

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

Building: BUILD PERSONAL RANCH HOME  
 Landscaping: FENCE THE OPENING AREA FOR OUR HORSE.  
 Parking/Signs: N/A

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, IT WILL COMPLETELY BE SELF CONTAINED.

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?

SURROUNDING AREA CONSISTS OF HIGHER DENSITY DEVELOPMENT, OUR USE WOULD LOWER DENSITY.

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

NO IMPACT TO PUBLIC UTILITIES.

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

OUR PLAN IS A LOW DENSITY SINGLE FAMILY USE.  
ANY CHANGES TO THE LOT WOULD BE SELF CONTAINED

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?

PROPOSED USE WOULD NOT EFFECT TRAFFIC PATTERN.

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

N/A  
\* HORSE WASTE WILL BE DISTRIBUTED AND SPREAD EVENLY ON A BY WEEKLY BASIS TO FERTILIZE PASTURE SOIL.

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

Per Breezy Point Land Use, we intend to  
build a ranch house and have horses as allowed  
by city ordinance, for personal use.

#### 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, unless waived by the Planning Department:

- ☒ 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.
- ☒ N/A 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.
- ☒ N/A 13. Approximate location of any proposed signs (if applicable).
- ☒ 14. Color scheme for all existing and proposed structures.
- ☒ N/A 15. Outside storage proposal.
- ☐ 16. Elevation plans for all existing and proposed structures.