



8319 County Road 11
Breezy Point, MN 56472
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Received by City: 07/10/2025
Application Number: C-25-002
Non-refundable Fee Paid: 35000
Receipt #: 24880

Conditional Use Application

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

Physical Address / Location of Property 30072 CLUBHOUSE LN

Legal Description of Property Part of NE 1/4 - NW 1/4 Sec 21 AND Part of SE 1/4 - SW 1/4 Sec 16, T136N, R28W Crow Wing County
Torrens Property - see full legal description Attached Exhibit A.
Parcel ID Number 10162074 Zoning District RG-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?

Build Social Club/ Club house building AND ASSOCIATED
FACILITIES FOR THE CONVERSION OF THE TRADITIONAL GOLF COURSE
INTO 'ACE VALLEY' SHORT COURSE. SEE VARIOUS EXHIBITS ATTACHED
SEE CONCEPT STATEMENT ATTACHED

Signature of Owner, authorizing application _____

(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: Social Club building seating for 216 plus cart barns

Landscaping: Patios, Golf Course

Parking/Signs: Parking to facilitate Club/Social building AND Golf Course New entrance on CSAH #4 (Intersection with Dove St)

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

There should be no impact on the use or enjoyment of properties in the immediate vicinity as the property will ultimately retain its current use. The Social Club House will be situated in the center of the property.

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?

Existing Land is currently noted as the traditional Golf Course. The new short course will maintain current use and patterns. The Social Club and Cart barns and parking will replace the existing Club house

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

The Social Club house building will be connected to the City Municipal Sewer System will have a private water well, drainage and grading will be maintain on site meeting all city and state requirements.

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

The Social Club House and Golf Course will be a MARGUEE Attraction for the Neighborhood and entire Community of Breezy Point.

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 Social Club House and Golf Course will have a new entrance from CSAH #4 as shown on submitted site plans. Parking has been adequately designed to accommodate all needs and is further detailed in this application

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

There are no environmental limitations that will constrain construction activities.

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

See various Attached Surveys, Site Plans
and Building Plans.
See Concept Statement

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.