



8319 County Road 11  
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Received by City: Pete Hawn 2/24/24  
 Application Number: 25-24-01  
 Non-refundable Fee Paid: 490  
 Receipt #: 22675

# Subdivision Application

Name of Applicant White Birch INC  
 Address 9252 Breezy Point Drive  
 City, State, Zip Breezy Point, MN 56472  
 Phone 218-831-1706 (Bob Spizzo) Alternate Phone 218-820 4038  
DAVID Landecker Cell

Physical Address / Location of Property (No Current Address) ALL Lots IN White Birch VISTA LOCATED EAST of Chickasaw Circle Cul-de-Sac

Legal Description of Property LOT 1 Lot 2, Lot 3, BLOCK ONE AND OUTLOT A, White Birch VISTA, Plat of record CROW WING COUNTY MINNESOTA

Parcel ID Number 10171421, 10171422, 10171423, 10171424 Zoning District R-4

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 \_\_\_\_\_

Nature of request (please select one only):

- Preliminary Plat
- Final Plat
- Metes and Bounds Subdivision

Briefly describe your proposal: Subdivide by PLAT A Common Interest Community consisting of 8 residential lots, 1 common lot AND 1 OUTLOT (for Golf course use) 8 residential lots equal 4 Duplex units.

Signature of Owner, authorizing application Robert B. Jernu  
 (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) David Landecker (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.\***

**NOTE:** Applicants may apply for Preliminary Plat and Final Plat at the same time, but they must be on separate applications. Preliminary Plat and Final Plat hearings will not be held at the same meeting. Effective date of Final Plat application will be the date of Preliminary Plat approval, unless otherwise requested.

### **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, all required 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. *400 + 960 + 100 (lot x 10) = 496*
  3. Preliminary Plat applications shall be completed at least to the minimum standards of the Ordinance, as detailed in Section 152.12 of the Subdivision Ordinance.
  4. Final Plat applications shall be completed as per the requirements of the Planning Commission from the Preliminary Plat hearing and the minimum standards of the Ordinance, Crow Wing County, and the State of Minnesota.
  - NA* 5. Metes and Bounds applications shall conform to the requirements of Section 152.40 at a minimum. Additional information may be required as deemed applicable by the Planning Department or the Planning Commission.
  - NA* 6. If any of the parcel contains structures with an ISTS (on-site sewage system), a Sewer Compliance Inspection must be submitted.
  7. Proof of ownership or authority to subdivide the parcel.
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### **METES & BOUNDS:**

Subdivision by metes and bounds shall require approval by the Planning Commission if the resulting parcels are less than 20 acres and 500 feet in width for residential or urban reserve zoned lots *or* 5 acres and 300 feet of width for commercial or industrial zoned lots. Only one metes & bounds subdivision shall be allowed per parent parcel of record if the resulting parcels are 10 acres or less. An additional parcel for right-of-way or commonly owned driveway access may also be allowed or required.

**PRELIMINARY & FINAL PLATS:** Subdivision by Plat or Condominium or "CIC" Plat shall be approved by the Planning Commission and the City Council. The preliminary plat and final plat shall require approval by the Planning Commission and City Council.