

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

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**Subject:** Application from Kelly Gillispie-Coen for an interim use permit to operate a boat repair and outdoor commercial boat storage business at the properties 1195 Sunnyfield Road N and 1205 Sunnyfield Road N.

**Prepared By:** Nickolas Olson, Senior City Planner  
**Through:** David Abel, Community Development Director

**Meeting Date:** February 18, 2026

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**Overview:** Kelly Gillispie-Coen (the “Applicant”) has made an application for an interim use permit to operate a boat repair and outdoor commercial boat storage business at the properties 1195 Sunnyfield Road N; A Agriculture Zoning District; PID# 10-117-24-13-0007 and 1205 Sunnyfield Road N; A Agriculture Zoning District; PID# 10-117-24-42-0005 (the “Properties”).

**Background:** The City previously reviewed the Applicant’s request in late 2024. Before the City Council could act on the request, the Applicant withdrew their application. Also in 2024, the City commenced legal action against the Applicant regarding their use of the Properties. As part of the legal process, the City and the Applicant participated in a day-long mediation, and one of the suggestions was for the Applicant to reapply for an Interim Use Permit (IUP) with an improved application that addresses the many concerns and issues raised during the review of the previous submittal. The application submitted for consideration is inadequate in the fact that it does not effectively address the concerns raised by neighbors and the City as anticipated. The next court date in the legal proceedings is in late May 2026.

**Discussion:** It is the intent of the city in establishing general and specific criteria for interim uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant interim use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city. An interim use permit is similar to a conditional use permit except that there is a date or

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The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

event that will terminate the use that can be identified with certainty (i.e. change in zoning, amendment to City Code, etc.).

When acting upon an application for an interim use permit, the city will consider uses under specific and regulated conditions. Interim uses may be allowed by permit if the following conditions are met:

- (1) The use conforms to the zoning regulations;**
- (2) The date or event that will terminate the use can be identified with certainty;**
- (3) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and**
- (4) The user agrees to any conditions that the city council deems appropriate for permission of the use.**
  - (1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**
  - (2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.**
  - (3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.**
  - (4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.**
- (5) Any other factors as found relevant by the city.**

When considering the Applicant's request, the City Council should first determine if the proposed use of the Properties is appropriate. If deemed appropriate, the City Council should add conditions as necessary to mitigate any concerns raised through the public process. If its determined the use is not appropriate for the Properties or that the concerns cannot be mitigated through conditions, the City Council should develop findings of fact as to why.

**Neighborhood Comments:** Notices were sent out to all property owners within 1,500 feet of the subject property. To date, staff has received several written comments regarding the request. They have been attached for City Council consideration.

**Planning Commission Recommendation:** The Applicant's request was presented to the Planning Commission at their January 26, 2026 meeting. At that meeting, the Planning

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Commission held the required public hearing. Between the Applicant and those from the public in attendance, several people spoke regarding the request. After holding the hearing and receiving public testimony on the request, the Planning Commission discussed amongst themselves and ultimately made a motion to recommend the city council deny the requested interim use permit based on certain findings of fact. Motion passed 4-2. Nay: Taylor and Gangestad. Absent: Young, Rogli, and Gehring.

**Conclusion:** The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. The Planning Commission recommended the City Council deny the requested interim use permit at 1195 & 1205 Sunnyfield Road North based on the following findings of fact:

**1. Inconsistent with Comprehensive Plan Designations:**

The Properties are currently designated for long-term rural use in the City's comprehensive plan. This designation supports agricultural uses and large-lot residential developments. The proposed commercial business use is fundamentally inconsistent with the vision for this area, which aims to preserve its rural character for agricultural and residential purposes. Allowing a commercial operation would conflict with the long-term planning goals for the area.

**2. Zoning and Neighborhood Character:**

The Properties and surrounding area are zoned for agriculture, which aligns with the existing land use patterns of large-lot residential homes and agricultural operations. The proposed commercial use would disrupt the established character of the neighborhood, introducing a business activity that is entirely out of place in this setting. The scale and nature of the proposed operation would be incompatible with the agricultural and residential zoning that currently governs the area.

**3. Environmental Concerns – Proximity to Wetlands:**

The Properties contain approximately 13.27 acres of wetlands, including seasonally flooded basins, shallow marshes, and public waters wetlands. The proposed commercial use is located in close proximity to these sensitive environmental areas. There is significant concern that any accidental leakage of oils, fuels, or other harmful substances from vehicles or boats associated with the business could drain into the wetlands, causing environmental degradation. The potential for contamination threatens the water quality and the health of local wildlife.

**4. Visual Impact and Aesthetic Concerns:**

Much of the proposed commercial use would be located outdoors and be highly visible from the roadway and neighboring properties. Given the size of the boats and vehicles involved and the sheer number of boats and vehicles present, it would be impossible to effectively screen the site from view. The visibility of this commercial activity would have a negative impact on the aesthetic character of the area and significantly diminish the quality of life for surrounding property owners, who have chosen to live in a rural, residential setting.

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**5. Traffic and Infrastructure Impact:**

The proposed commercial use would generate a significant increase in traffic, particularly the transport of large boats and vehicles. This level of traffic is far above what is typical or permitted for properties within the agricultural zoning district. Additionally, the increased traffic has already caused damage to the gravel road that serves as a primary access route for residents. The city is responsible for maintaining this road, and the increased wear-and-tear would impose an undue burden on city resources. More frequent and larger vehicles would also disrupt traffic flow and pose a safety risk for residents.

**Recommended Action:** Motion to adopt a resolution denying the requested interim use permit based on certain findings of fact established by the Planning Commission.

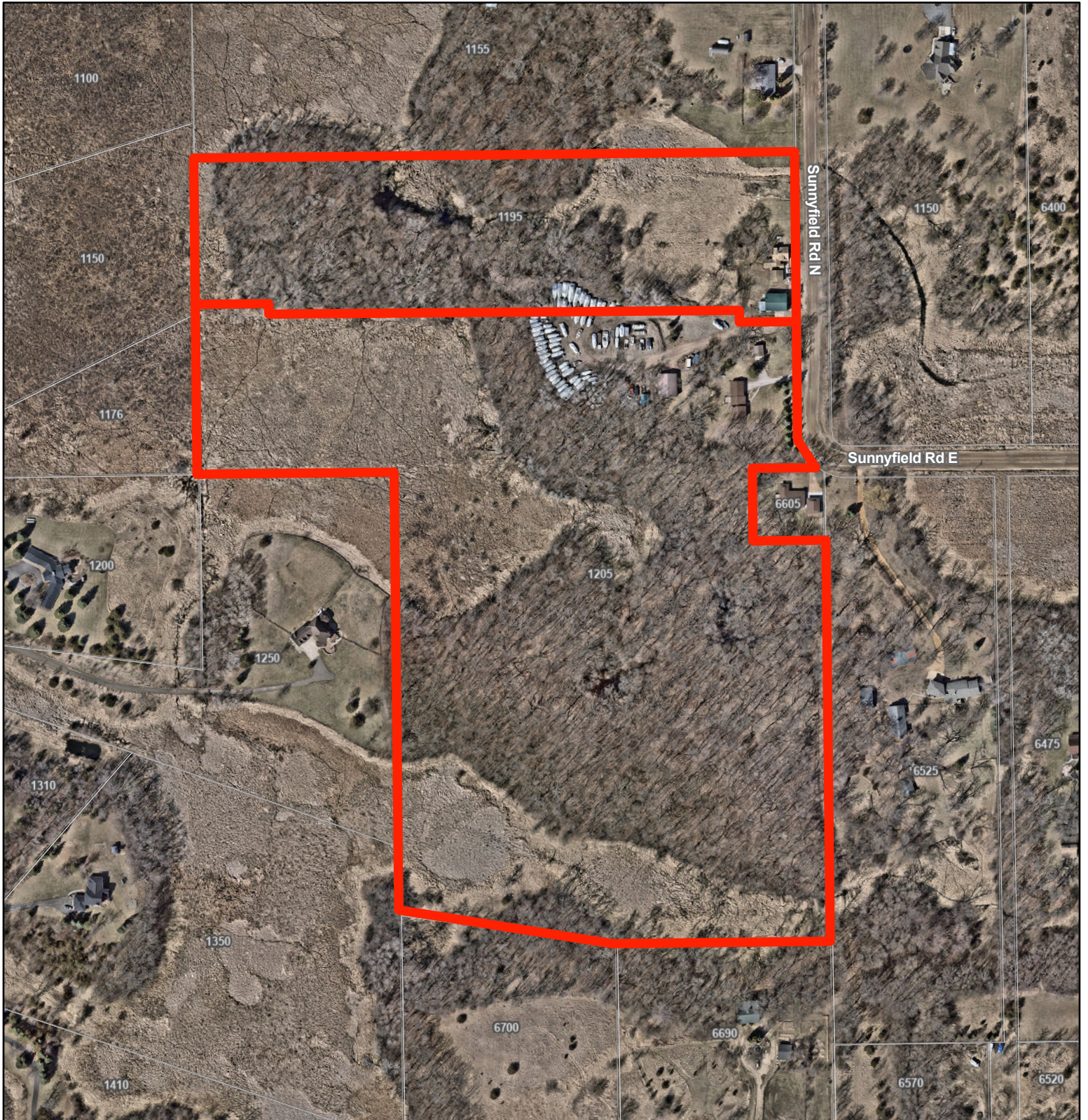
**Attachments:**

1. Location Map
2. Applicant Narrative
3. Site Plan
4. Neighborhood Comments
5. Res. No. 24-26 Denying an Interim Use Permit at 1195 & 1205 Sunnyfield Road North


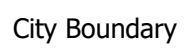

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# 1195 & 1205 Sunnyfield Road North



1 in = 400 Ft

-  City Boundary
-  Address Labels
-  Parcels



N  
January 23, 2026  
Map Powered By Datafi



Kelli Gillispie-Coen & Steve Coen  
1205 Sunnyfield Road North  
Minnetrista, MN 55364

November 11, 2025



**VIA EMAIL**

Minnetrista City Council  
7701 County Road 110 W  
Minnetrista, MN 55364

Re: 1195 Sunnyfield LLC, 1205 Sunnyfield LLC  
IUP Application

Dear Minnetrista City Council:

As you know, we own the properties located at 1195 & 1205 Sunnyfield Rd North, Minnetrista, MN 55364 (the "Property"). Please accept this as our interim use permit application ("IUP") to continue operating our business on the Property.

We will promptly complete the land use application form. In the meantime, we provide the following information requested by the City of Minnetrista:<sup>1</sup>

- 1. A listing of contact information, including names addresses, and phone numbers of the: owner of record, authorized agents or representatives, engineer, surveyor and any other relevant associates.**

Our contact information is as follows:

Kelli Gillispie-Coen  
Steve Coen  
Email: [kellig@tonkaautoandmarine.com](mailto:kellig@tonkaautoandmarine.com)  
[coeninc@aol.com](mailto:coeninc@aol.com)  
Phone: 507-382-2191 (Kelli)  
Phone: 952-693-1843 (Steve)

- 2. A list of the following site data: address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description.**

**a. Address & PID:**

1195 Sunnyfield Road North (PID 10-117-24-13-0007); 1205 Sunnyfield Road North (PID 10-117-24-42-0005).

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<sup>1</sup> See: <https://www.cityofminnetrista.gov/community-development/page/land-use-applications-and-handouts>.

1205 Sunnyfield LLC is the owner of 1205 Sunnyfield Road North; 1195 Sunnyfield LLC is the owner of 1195 Sunnyfield Road North.

The Property is zoned as agricultural.

**b. Legal Description for 1195 Sunnyfield:**

The North half of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, except the South 24 feet of the West 152 feet thereof, according to the Government Survey thereof, Hennepin County, Minnesota. (Torrens)

AND

The North 24 feet of the East 152 feet of the South 1/2 of the South 1/2 of the Southwest Quarter of the Northeast Quarter, Section 10, Township 117 North, Range 24 West of the Fourt11 Principal Meridian, Hennepin County, Minnesota. (Abstract)

**c. Legal Description for 1205 Sunnyfield**

The South 10 acres of the West Half of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota. Except: The North 24 feet of the East 152 feet, Hennepin County, Minnesota. (Abstract)

AND

Parcel 1: That part of Section 10, Township 117, Range 24, described as follows: That part of the East 908 feet of the West Half of the Southeast Quarter of said Section 10 which lies North of the following described line:

Beginning at the Northeast corner of the South 1620 feet of the East 908 feet of the West Half of the Southeast Quarter of said Section 10; thence on an assumed bearing of South 89 degrees 40 minutes 40 seconds West along the North line of said South 1620 feet distance of 454.00 feet to the West line of the East 454 feet of the West Half of the Southeast Quarter of Section 10; thence North 81 degrees 20 minutes 23 seconds West distance of 459.31 feet to the West line of said East 908 feet and there terminating; EXCEPT the East 150 feet of the North 162 feet thereof as measured along the North, and East lines of said West Half of the Southeast Quarter, Hennepin County, Minnesota.

Parcel 2: The South 24 feet of the West 152 feet of the North Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota. (Torrens)

**d. Parcel size: 1205 Sunnyfield (29.61 acres); 1195 Sunnyfield (9.61 acres).**

- 3. A specific written description of the proposed uses. Incorporate information describing how the uses will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, and effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project.**

Tonka Auto & Marine has been a proud resident of this community since 2009. We have been residents of Mound or Minnetrista and currently live near the Minnetrista border within the Westonka School District, just a few miles from the Sunnyfield location.

Tonka Auto & Marine was started in 2009. We started it with virtually no money and worked nights pouring every ounce of effort and determination into building the business. We achieved a modicum of success in both auto repair, boat repair, and boat storage. Both Kelli and Steve worked six to seven days a week for four years, 80 to 90 hours per week, without vacations to get the business up and running.

In 2015, the auto repair business was split off and is currently conducted at the Island Park Skelly location. This is the only place where auto repair is done at this time. In 2021, we made the strategic decision to downsize the marine side of the business and to move the business.

The marine side of the business which we anticipate operating out of the Sunnyfield Road location consists of outside boat storage and minor boat repair. We have narrowed our customer base over the years.

At this time, the average boat we service is in the mid 20-foot range. The average boat that we service and store weighs about 7,000 lbs., which would be equivalent to a Chevy GMC 2500 or a Ford F-250. We only store two large boats of approximately 18,000 lbs. This compares with the prior use which included garbage trucks that can weigh between 50,000 and 65,000 lbs., or dump trucks when loaded weighing between 40,000 and 66,000 lbs. and approximately 25,000 and 35,000 lbs. when unloaded. Our use would be significantly less wear and tear on the roads.

We would comply with all spring and fall road restrictions and hauling limitations.

Our use of the road would be significantly less than the previous use which included garbage trucks, dump trailers, and roll-off trucks. The noise generated by those trucks is significantly more than our vehicles, as we do not utilize large diesel trucks, dump trucks, or roll-off trucks. Furthermore, our traffic is limited to certain times of the year, and in fact, between November and mid Spring, there is virtually no traffic up and down the road to our location.

In terms of site changes, we have gone to significant expense to come up with a landscaping plan to ensure proper screening for neighbors and from the roadway. It is our intention to

complete the landscaping plan in collaboration with the City staff. Our use would not affect any natural areas, wetlands, or forest in any way.

**4. Address how the proposed use would affect the health, safety, and general welfare of the city—including but not limited to the following factors listed below. For all potential adverse effects, please address how the conflict(s) and/or disturbance(s) would be avoided or mitigated:**

**a. Noise, glare, odor, electrical interference, vibration, dust, etc.;**

Virtually none.

**b. Possible fire and safety hazards;**

None.

**c. Existing and anticipated traffic concerns;**

Traffic concerns are addressed and are answered in no. 3 above. Our use would be significantly less in terms of frequency, and significantly less in terms of weighed vehicles, as compared to the prior use.

**d. Parking facilities on adjacent streets and land;**

None.

**e. The effect on surrounding properties including valuation, aesthetics, scenic views, current and possible land uses, character, and integrity of the neighborhood;**

None. In fact, the additional screening and landscaping will improve the valuation of the surrounding properties. Furthermore, we have gone to considerable expense to remove diseased trees, buckthorn, trash, garbage, refuse, metal, broken vehicles, and the like from the property which most likely never should have been there in the first place. We have in fact cleaned up the property significantly at our own expense.

**f. Impact on governmental facilities and services including roads, parks, schools, sanitary sewer system, water facilities & supply, and police & fire protection;**

None.

**g. Effect on sensitive environmental features including lakes, surface and underground water supply, wetlands, slopes, flood plains, and soils; and**

None. In addition to the considerable clean up that we have already undertaken at the property, we also removed a diesel tank and numerous tires and scrap metal at the location. With regard to the boats being stored on the property, these are sealed units preventing no risk of leaking or environmental contamination. All fluids are drained from the boats and are not stored on site.

**h. Any other factors as found relevant by the city.**

None.

**5. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area; and**

There will be significantly less traffic, and less wear and tear on the roads. There would be no change in the use of sewage, water, supplies, or to parks, schools, fire, police, or any other public facilities or services. Our hours of operation would be Monday through Friday, approximately 7:30/8:00 a.m. to 4:30/5:00 p.m. These hours reflect our commitment to minimizing disruptions and adhere to reasonable practices from both the City and the neighbors.

**6. Statement of the date or event terminating the use.**

Unknown.

**7. Identification of the owner and user, if different.**

*See response to question 1, above.*

**8. Legal description of the Property.**

*See response to question 2, above. An aerial view of the Property is as follows:*

**9. Site Plan and Lighting Plan.**

A site plan is attached and has been previously provided to the City. There is no lighting plan.



**10. Address labels.**

See Exhibit "B" attached.

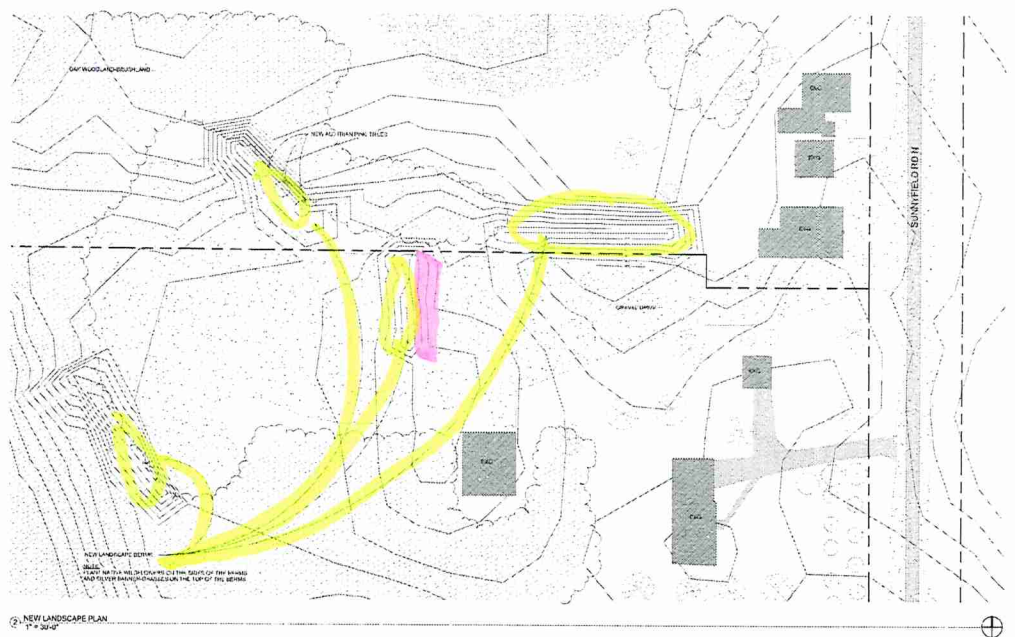
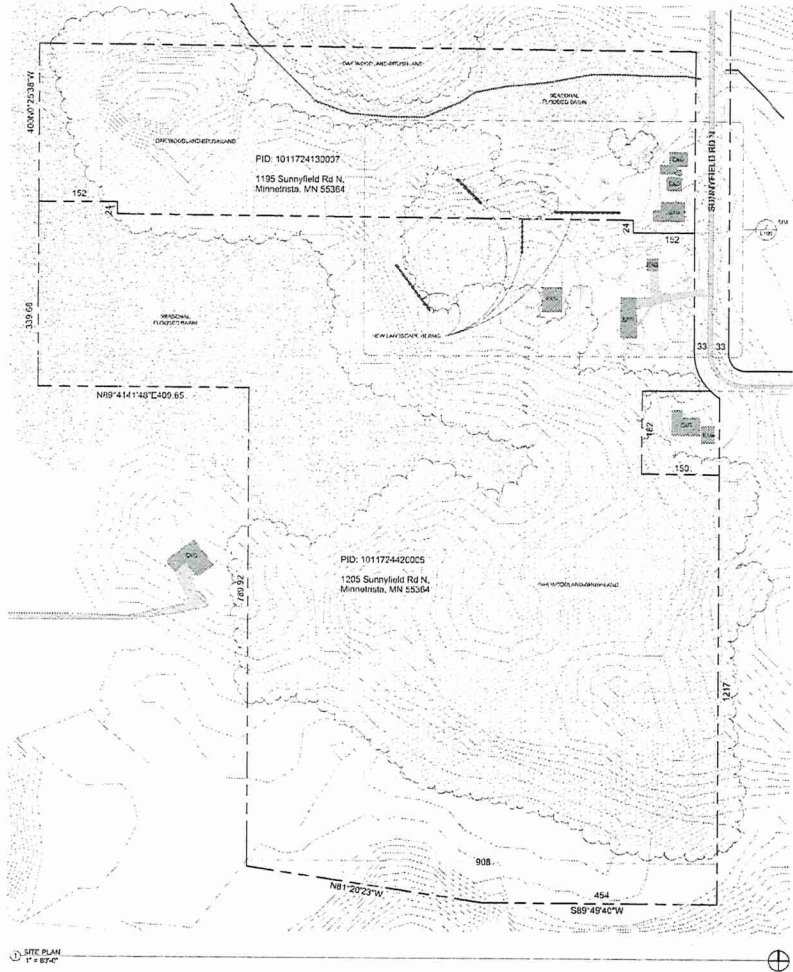
We look forward to speaking with you,

*/s/ Kelli & Steve*  
Kelli Gillispie-Coen & Steve Coen

**1195 & 1205 SUNNYFEILD RD N**  
**LANDSCAPE PLAN**

 Landscape Berms

 Wildflowers



**DRAFT**

For the City of St. Paul, Minnesota, we have prepared this landscape plan in accordance with the Minnesota Landscape Architect Law, Chapter 145.00, Minnesota Statutes. The plan is subject to the approval of the City of St. Paul. The plan is not to be used for any other purpose without the written consent of the City of St. Paul. The plan is not to be used for any other purpose without the written consent of the City of St. Paul.



## TREES FOR SCREEING AT TONKA AUTO & MARINE

An **Austrian pine** (*Pinus nigra*) grows at a **moderate rate**, typically adding **13 to 24 inches (1 to 2 feet) per year** under ideal conditions.

### **Growth Facts:**

- **Mature height:** 50–60 feet (can reach up to 100 feet in optimal conditions)
- **Mature spread:** 20–40 feet
- **Growth rate:** Moderate (not fast-growing like some pines, but not slow)
- **Best conditions:** Full sun, well-drained soil, and space to grow

### **Ideal For:**

- Windbreaks and privacy screens
- Hardy in urban and rural landscapes
- Zones **4–7** (cold-hardy)

### **Recommended Spacing for Austrian Pine (Pinus nigra):**

#### **For Windbreaks or Privacy Screens:**

- **10 to 15 feet apart** (measured trunk to trunk)
  - Tighter spacing (10 ft) = denser, quicker screen
  - Wider spacing (15 ft) = better airflow and long-term health

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### **Additional Tips:**

- **Avoid overcrowding:** These trees grow wide (up to 40 ft spread), so proper spacing prevents competition for nutrients and reduces disease risk.

## Miscanthus Silver Grass "Silver Feather"

### Plant Profile: Silver Feather Grass

- **Height: 8–10 ft (with plumes)**
- **Spread: 3–5 ft**
- **Bloom: Silvery-pink plumes in late summer to fall**
- **Light: Full sun**
- **Soil: Well-drained, average**
- **Winter interest: Yes – feathery plumes remain upright**

### Layout Concept (For Privacy or Feature Area)

#### Spacing & Arrangement

- Plant in **odd-numbered clusters** (3, 5, 7) or in a **staggered row** for screening
- **Spacing:** 4–5 feet apart for a full but airy screen

Earth Science Growth Essentials → Deer & Rabbit Resistant Wildflower Mix

**From:** [Jennifer Lallier](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Friday, January 23, 2026 12:25:49 PM

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Dear Mr. Olson, I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North. I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,  
Pete & Jennifer Lallier  
955 Game Farm Road N  
Minnetrista 55364  
&  
900 Gam Farm Road N  
Minnetrista 55364

**From:** [Jodi Devick-Neal](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [Jodi Devick-Neal](#)  
**Subject:** Opposition to IUP for 1195-1205 Sunnyfield Rd  
**Date:** Thursday, January 22, 2026 8:45:39 AM

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Hello,

I am writing this email on behalf of my parents who do not have access to email.

James & Barbara Devick  
1005 Sunnyfield Rd  
Mound, MN 55364  
(612) 719-3064

They write: "We strongly oppose the commercial operation due to fire safety, traffic, noise concerns and in additon the wear and tear it will take on our road."

Please feel free to contact them directly should you have any questions pertaining to this matter.

Sincerely,  
Jodi Devick Neal  
(daughter)

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**From:** [Dan Butter](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [Dan Butter](#)  
**Subject:** Boat Storage on Sunnyfield Road  
**Date:** Tuesday, January 27, 2026 2:36:50 PM

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Nick,

I am deeply opposed to the storage of boats on Sunnyfield Road by the company doing so.

We have precious ground water and creatures that need it. Antifreeze, oil, boat cleaning products, et al - endanger this.

Please reject their license. It has become an eye sore and fire hazard with their enormous brush pile that is supposed to hide the boats. It endangers the properties of my neighbors and is a constant eye sore.

Most sincerely,  
Dan Butter  
612-710-7978  
1025 Sunnyfield Road North  
Minnetrista, MN 55364  
Sent from my iPhone

**From:** [M.Z](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [c.setum@comcast.net](mailto:c.setum@comcast.net)  
**Subject:** OPPOSITION TO IUP FOR 1195/1205 SUNNYFIELD RD.  
**Date:** Tuesday, January 20, 2026 4:25:03 PM

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Mr. Nick Olson (Sr. City of Minnetrista Planner):

**We are neighbors and we oppose an Interim Use Permit (IUP) to operate a commercial boat storage and repair facility at 1195/1205 Sunnyfield Road due to fire, safety, traffic and noise concerns.**

If this IUP is approved it will detrimentally change our neighborhood. We want to keep our neighborhood safe and residential.

Please respond to this email acknowledging that you have received our note opposing this IUP.

Mike and Cindy Setum  
1100 Game Farm Circle  
Minnetrista, MN 55364

**From:** [Jim Samuelson](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [Jim Samuelson](#)  
**Subject:** Formal Opposition to Interim Use Permit: Tonka Auto & Marine (1195/1205 Sunnyfield Road North)  
**Date:** Monday, January 19, 2026 8:18:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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To: Minnetrista City Council and Planning Commission  
From: Jim & Jane Samuelson  
Address: 1105 Sunnyfield Road N Minnetrista MN  
Date: 1/19/2026

Dear Mayor, City Council Members, and Planning Commissioners,

We are writing to formally oppose the Interim Use Permit (IUP) requested by Tonka Auto & Marine for the properties located at 1195 and 1205 Sunnyfield Road North.

Based on a review of the applicant's own service agreements, the City's Strategic Plan, and the current state of the property, it is clear that approving this IUP would violate city ordinances, threaten our local watershed, and degrade the rural character of our neighborhood. This is not merely a parking lot; it is a heavy industrial operation attempting to operate in an Agricultural/Residential District.

I urge you to deny this permit based on the following critical factors:

### 1. Violation of Zoning and Nonconforming Use Status

The applicant claims rights based on a previous sanitation business. However, the current operation is fundamentally legally distinct and ineligible for "grandfathered" status:

- **Fundamentally Different Nature:** A boat storage and repair business is fundamentally different from a garbage-hauling operation. The "nature and purpose" of the land use has changed, extinguishing previous nonconforming rights.
- **Termination by Discontinuance:** The prior use was discontinued for more than one year before the current owners took possession, terminating the nonconforming status as a matter of law.
- **Prohibited in Agriculture District:** The operation creates a condition where fuel, oil, and fluids are stored and manipulated, which is not a permitted use in the (A) Agriculture District.

### 2. Documented Environmental Hazards & Water Safety

The City's **2025-2026 Strategic Plan** identifies "protecting natural resources" as a core vision and "Water Infrastructure" (safe water supply) as Priority #5. The services explicitly listed in Tonka Auto & Marine's "Winter Storage Reservation/Agreement" (see image #1) directly contradict these goals by introducing hazardous industrial processes to a residential/agricultural zone:

- **Acid Runoff:** The applicant offers "**Bottom Cleaning (Acid wash to remove algae)**". For a target of 100 boats, this involves spraying gallons of muriatic or phosphoric acid to strip algae and anti-fouling paints (often containing copper/zinc). Without industrial containment, this runoff creates "acid shock" in nearby streams and marshes.

- **Petrochemical Spills:** The agreement lists "**Oil Change**" , "**Lower Unit Lube Change**" , and **engine fogging**. The cumulative risk of oil drips and aerosolized hydrocarbons from 100 boats creates chronic pollution inputs for the soil and groundwater.
- **Biological Waste:** The applicant offers **toilet pumping services**. If performed on-site, or storing boats with un-pumped tanks ("Blackwater"), risks releasing raw sewage containing high nitrogen/phosphorus levels into the watershed, contributing to eutrophication and algal blooms.
- **Invasive Species Risk:** The applicant offers "**Decontamination/Removal of Zebra Mussels**". If performed on-site rather than at a contained facility, this action transplants invasive species from Lake Minnetonka directly into our local soil and watershed.

### 3. Severe Soil Compaction and Ecological Damage

The proposal to store and move 100 boats—ranging from 20 to more than 40 feet—is a major construction-level event, not simple parking.

- **Deep Soil Compaction:** A 30-foot boat and trailer can weigh between 12,000 and 15,000 lbs. This creates a "pressure bulb" extending 3–4 feet underground, crushing root structures of nearby trees and effectively sealing the soil surface.
- **Erosion and Runoff:** By compacting the soil into a brick-like solid, the land loses its ability to absorb rain. This increases surface runoff, carrying the oils and acids mentioned above directly into streams and marshes.

### 4. Public Nuisance: The "Berm" and Visual Blight

The applicant is constructing a "berm" to hide operations, but this "solution" in reality, is just massive piles of dead trees, broken limbs, and brush extending hundreds of feet long. (See image #2)

- **Code Violation:** This accumulation constitutes "Rubbish" under the Code. Section 1510.05 notes that such accumulations are "conducive to fire" and provide harborage for vermin.
- **Fire Hazard:** There are no fire hydrants in our neighborhood, so if these massive brush piles ignite into a fire, due to any cause, it will be uncontrollable and risk all the homes, hundred-year-old trees, and properties in the area.
- **Visual Impact:** This "berm" is better characterized as a "storm damage dump site". It is an "open and obvious" blight that fails to screen the view of all the white wrapped boats".

**6. Absentee Ownership & Violation of Neighborhood Character** The applicant is proposing a standalone commercial operation, not a "Home Occupation." In our Agricultural/Residential neighborhood, existing small businesses are operated by residents who **live** on the property. This ensures that business activities remain secondary to daily living and that the business owner shares the same quality-of-life concerns as their neighbors.

- **Absentee Ownership:** The applicant does not reside on the property. It's a pure commercial/industrial operation. The business's own legal documents list their mailing address as a **PO Box in Mound, MN** and their Corporate Address is a **Mailbox at the UPS store in Wayzata MN**

### 5. Trust and Compliance Issues

Finally, there is little evidence that the applicant will abide by restrictions if the IUP is granted.

- **Unpermitted Auto Repair:** Despite claiming to be a boat storage facility, the business actively

advertises itself as a "trusted local auto repair shop" on Facebook as recently as November 18 where they imply, they are teaming up with AWS to provide used cars related services. (see image #3)

- **Creating new violations:** The applicants attempt to create a "berm" to hide their industrial operation by hauling in a massive amount of tree trunks, branches and other wood debris creates more problems and violations.

### **Conclusion**

Minnetrasta's Strategic Plan prioritizes "Managing growth" and "Protecting natural resources". Granting an IUP for an industrial boat repair and storage facility in an agricultural/residential neighborhood contradicts these priorities. The ecological risks regarding acid, oil, and sewage are too high, the risk of out of control fires, and the visual blight is already established.

We respectfully request that the Planning Commission and City Council **deny** this Interim Use Permit and enforce the existing zoning code to remove the unauthorized commercial operations and the nuisance brush pile.

Sincerely,

Jim & Jane Samuelson  
612-802-9329

Image #1: Tonka Auto & Marine Winter Storage Reservation/Agreement

**TONKA AUTO & MARINE  
WINTER STORAGE RESERVATION/AGREEMENT**

**WINTER STORAGE --- WINTER STORAGE SEPT 1ST - MAY 31ST**

INCLUDES: DOCK PICK-UP, HAUL OUT, TRANSPORT, STORAGE, SHRINK WRAP, AND SPRING LAUNCH  
SPRING SUMMERIZATION NOT INCLUDED

**FALL/WINTER SPECIALS - 10% OFF EARLY WINTER STORAGE IF HAULED OUT PRIOR TO 9/15/24**

**10% OFF WINTER REPAIRS/MAINTENANCE OVER THE WINTER**

SOME EXCLUSIONS MAY APPLY; DISCOUNT TO BE APPLIED ONLY ON REPAIRS DONE DURING WINTER STORAGE MONTHS

**OFFICIAL STORAGE LENGTH INCLUDES - SWIM PLATFORM AND BOW PULPIT (IF APPLICABLE)**

**PLEASE CHECK YOUR REQUESTED SERVICE BELOW:**

**BOATS 8'6" BEAM OR LESS :**

- UP TO 20FT - \$49.75 PER/FT  
 UP TO 22FT - \$54.50 PER/FT  
 UP TO 24FT - \$58.25 PER/FT  
 UP TO 26FT - \$62.00 PER/FT  
 UP TO 29FT - \$65.50 PER/FT

**BOATS 9' BEAM OR MORE :**

- UP TO 30FT - \$66.50 PER/FT  
 UP TO 33FT - \$70.00 PER/FT  
 UP TO 35FT - \$73.00 PER/FT  
 UP TO 37FT - \$75.00 PER/FT  
 40FT & UP - \$85.00 PER/FT

**PWC WINTERIZE / STORAGE**

4-STROKE PWC - WINTERIZATION INCLUDES OIL CHANGE - PICKUP FEE \$100

- SEA DOO/YAMAHA/KAWASAKI 2 STROKE - STORAGE \$650 / WINTERIZE \$200+ PARTS  
 4 STROKE & TURBO - STORAGE \$650 / WINTERIZE \$250+ PARTS

**\*\*PRIOR TO BOAT/PWC PICK UP**

**CUSTOMER TO DO LIST:**

- ✓ REQUIRED TO HAVE AT LEAST ¼ OF FUEL IN GAS TANK PRIOR TO PICK UP
- ✓ KEYS IN IGNITION OR GLOVE BOX  
(PLEASE NOTE: NO KEY IN BOAT AT PICK UP, SERVICE FEE OF \$180 WILL BE APPLIED)
- ✓ Bimini TOP DOWN, IF APPLICABLE
- ✓ BOAT COVERS REMOVED AND STORED AWAY
- ✓ HEAD (TOILET) PUMPED, IF APPLICABLE  
(PLEASE NOTE: IF HEAD **NOT** PUMPED PRIOR TO PICK UP, \$300 FEE FOR SERVICE)
- ✓ REMOVE ALL BULKY ITEMS - I.E., TUBES, FLOATS, LILY PADS, DOCK CANOPIES.

TONKA AUTO & MARINE IS **NOT** RESPONSIBLE FOR  
ANY LOST AND/OR DAMAGED ITEMS DURING TRANSPORT

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_

YEAR/MAKE/MODEL: \_\_\_\_\_ OVERALL LENGTH: \_\_\_\_\_

ENGINE MAKE/MODEL: \_\_\_\_\_ ENGINE SIZE: \_\_\_\_\_

LOCATION OF BOAT/DOCK: \_\_\_\_\_

TRAILER DESCRIPTION: \_\_\_\_\_ COLOR: \_\_\_\_\_ PLATE #: \_\_\_\_\_

TRAILER LOCATION: \_\_\_\_\_

TRAILER STORAGE \$280 FOR SEASON (PLEASE CHECK BOX IF STORAGE IS NEEDED) --- SUMMER TRAILER STORAGE

PO BOX 40 MOUND, MN 55364

PHONE: (952) 471-9299

EMAIL: [info@tonkaautomarine.com](mailto:info@tonkaautomarine.com) WEBSITE: [www.tonkaautomarine.com](http://www.tonkaautomarine.com)

**DEFENDANT 00105  
WEIR DECL., EX. D  
PAGE 1 OF 3**

**\*A LA CARTE OF SERVICES\***

PLEASE CHECK YOUR REQUESTED SERVICE BELOW :

**FALL PICKUP SERVICES FOR NON-STORAGE CUSTOMERS**

- CUSTOMER DROP OFF AND PICK UP — BY APPOINTMENT ONLY PLEASE CALL 952.471.9299**
- DRIVEWAY/DOCK/LAUNCH PICKUP & DELIVERY FOR WINTERIZE CUSTOMERS ONLY (WITHIN 25 MILES OF LAKE MTKA) UP TO 22FT - \$100 / UP TO 26FT - \$150 / UP TO 30FT - \$200 (TRAILED BOATS ONLY)**
- DOCK/LAUNCH PICKUP & HALL OUT ONLY (MUST PROVIDE OWN BOAT STANDS)  
PICK UP FROM DOCK OR MEET AT LAUNCH HALL WITHIN 25 MILES AND PLACE ON STANDS  
UP TO 22FT - \$150 / UP TO 26FT - \$250 / UP TO 30FT - \$350 / UP TO 34FT - \$450 / 38FT AND UP - CALL FOR QUOTE**

**WINTERIZE SERVICES**

- DELUGE ENGINE WINTERIZATION - \$299 + PARTS RECOMMEND OIL CHANGE EVERY YEAR**  
CHANGE OIL AND FILTER, LOWER UNIT GREASED (STERN DRIVES ONLY), DRAIN BLOCK & MANIFOLDS, FOG ENGINE, ADD FUEL STABILIZER, GREASE CABLES & FITTINGS, UNHOOK BATTERY & PULL DRAIN PLUG
- BASIC WINTERIZATION - \$725 + PARTS**  
DRAIN/FLUSH/FOG ENGINE AND MANIFOLDS, ADD FUEL STABILIZER, DISCONNECT BATTERIES AND PULL DRAIN PLUG
- JET DRIVE WINTERIZATION - \$220 + PARTS**  
CHANGE OIL AND FILTER, DRAIN/FLUSH/FOG ENGINE AND MANIFOLDS, ADD FUEL STABILIZER, GREASE ALL FITTINGS, UNHOOK BATTERY & PULL DRAIN PLUG
- OUTBOARD WINTERIZE**  **4-STROKE OIL CHANGE/FILTER - \$59.95 + PARTS RECOMMEND OIL CHANGE EVERY YEAR**  
FOG ENGINE AND ADD FUEL STABILIZER  
 UP TO 100HP - \$100  101HP TO 175HP - \$150  176HP TO 300HP - \$200
- LOWER UNIT LUBE CHANGE RECOMMEND LUBE CHANGE EVERY FALL**  
 MERCURISER OMC STANDARD CASE (STANDARD GEAR OIL) - \$69.95 + FLUIDS  
 MERCURISER BRAVO/TRS, KING, COBRA, VOLVO (SYNTHETIC GEAR OIL) - \$89.95 + FLUIDS
- WINTERIZE GENERATOR - \$189.95 INCLUDES OIL CHANGE**
- WINTERIZE WATER SYSTEMS (NON-TOXIC ANTIFREEZE ADDITIONAL)**  
ALL WATER SYSTEMS WILL BE WINTERIZED UNLESS SPECIFIED  
 AIR CONDITIONER - \$75  COLD WATER SYSTEM - \$20PER  HOT WATER SYSTEM/COCKPIT HEATER - \$75  
 TRANSOM SHOWER - \$30  SHOWER SLUMP - \$30  WASH DOWN SYSTEM - \$30  
 BALLAST PUMP - \$60PER  HEAD (TOILET) - \$55  ICE MAKER - \$55
- SHRINK WRAP STORAGE CUSTOMERS, SHRINK WRAP IS INCLUDED IN STORAGE PRICE)**  
 \$6 PER/FT STANDARD BODY  \$20 PER/FT WIDE BODY

**ADDITIONAL MAINTENANCE**

- STERNDRIVE/ LOWER LINT SERVICE - \$245**  
CHECK ENGINE ALIGNMENT, PRESSURE CHECK, INSPECT BELLOWES, WATER PUMP & GREASE U-JOINTS  
 BRAVO/VOLVO DLO PROP III ADD - \$90  ENGINE MOUNTED WATER PUMP ADD - \$17.50
- ENGINE/IGNITION TUNE UP - 4CYL \$216 / 6CYL \$306 / 8CYL \$378 + PARTS**  
INSTALLATION OF PLUGS, POINTS, ROTOR, CAP, CONDENSER & CHECKING FUEL FILTER/BELTS
- REPLACE WATER IMPELLER - \$80 TO \$360 + PARTS RECOMMEND EVERY TWO YEARS**
- REPLACE FUEL FILTER/WATER SEPARATOR: \$90 + PARTS RECOMMEND EVERY YEAR**
- PROP REPAIR/SIZE REPAIR**
- TRAILER INSPECTION - \$90 INCLUDES: CHECK BEARING PLAY, TIRE PRESSURE, AND LIGHTS**
- REPACK/REPLACE TRAILER BEARINGS - \$180 PER AXLE + PARTS**

**HULL MAINTENANCE**

- BOTTOM CLEANING (ACID WASH TO REMOVE ALGAE) \$167 - STANDARD BODY \$20FT - WIDE BODY**  
\*\*ALL BOATS SUBJECT TO ZEBRA MUSSEL INSPECTION\*\* (N/A IF BOTTOM PAINTED)  
DECONTAMINATION / REMOVAL OF ZEBRA MUSSELS ADDITIONAL - **STARTING AT \$180 MIN.** HOURLY RATE
- BLUFF/WAX (DONE IN SPRING) \$20 PER/FT - STANDARD BODY \$25 PER/FT - WIDE BODY**

PO BOX 40 (MOUND), MN 55364  
Phone: (952) 471-9299

EMAIL: INFO@TONKAALUMINUM.COM WEBSITE: WWW.TONKAALUMINUM.COM

**DEFENDANT 00106**  
**WEIR DECL., EX. D**  
**PAGE 2 OF 3**

ADDITIONAL SERVICE ITEMS REQUESTED: \_\_\_\_\_

**ALL BOATS SUBJECT TO SPRING START UP/SUMMERIZATION - \$90 PER MOTOR**

INCLUDES: RUN MOTOR TO OPERATING TEMP, CHECK ALL SYSTEMS & FLUIDS, CHARGE BATTERIES, PRESSURE WASH INTERIOR/ EXTERIOR & WIPE DOWN.

**PAYMENT TERMS: A \$250 DEPOSIT REQUIRED TO SCHEDULE YOUR FALL PICKUP.** THE REMAINING BALANCE WILL BE DUE IN FULL UPON RECEIPT OF INVOICE. INVOICE SENT AFTER WINTERIZING IS COMPLETE AND BOAT/PWC STORED AWAY FOR THE YEAR.

**TERMS & CONDITIONS:** THE LESSEE WHOSE SIGNATURE APPEARS BELOW AGREES TO THE FOLLOWING TERMS. THE LEASE AGREEMENT IS NOT ASSIGNABLE, AND NO REFUND OF STORAGE CHARGES UPON TERMINATION OF THIS LEASE AGREEMENT PRIOR TO THE TERM OF THEREOF. THE LESSOR (TONKA AUTO AND MARINE) IS NOT LIABLE FOR ANY DAMAGES OR CLAIMS OUT OF ANY DAMAGE TO THE LESSEE'S STORED EQUIPMENT SUSTAINED BECAUSE OF THEFT, FIRE, ACTS OF THIRD PARTY, CORROSION, ROOF COLLAPSE, VANDALISM, SNOW OR BY THE ELEMENTS. **LESSEE SHALL BE RESPONSIBLE FOR PERSONAL ITEMS LEFT ABOARD STORAGE BOAT/PWC.** LESSEE AGREES TO PAY WINTER STORAGE CHARGES AS FOLLOWS: \$250 DOWN PAYMENT DUE PRIOR TO FALL PICK UP - **BALANCE DUE UPON COMPLETION** TO AVOID \$55.00 LATE FEE + FINANCE CHARGES. LESSEE AGREES TO PAY FALL SERVICES UPON RECEIPT OF INVOICE (BILLED AT COMPLETION/FALL 2024). LESSEE UNDERSTANDS THAT A \$55.00 LATE FEE AND FINANCE CHARGES APPLIED ON ALL OVERDUE ACCOUNTS AND AGREES TO PAY THESE CHARGES. A FINANCE CHARGE CALCULATED BY A SINGLE PERIODIC RATE OF 15% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE OF 21% APPLIED TO YOUR BALANCE. ALL SERVICE AND STORAGE ACCOUNTS PAID IN FULL BEFORE SCHEDULING SPRING PICK UP OR LAUNCH. THE LESSEE AGREES TO PAY FOR ANY ADDITIONAL HANDLING OF EQUIPMENT NECESSARY TO ACCOMMODATE HIS/HER SPECIAL INSTRUCTIONS. LESSEE UNDERSTANDS THIS HIS/HER BOAT IS NOT ACCESSIBLE WHILE IN STORAGE. BOATS WILL BE REMOVED FROM STORAGE IN THE SPRING. **\*\*NOTE: A MINIMUM OF 7 DAY NOTICE IS REQUIRED IN SPRING FOR BOAT PICK UP OR BOAT LAUNCH AFTER DOCK IS IN.** THIS AGREEMENT REMAINS IN EFFECT UNTIL BOAT IS REMOVED FROM STORAGE.

WINTER STORAGE ENDS MAY 31ST. SUMMER STORAGE CHARGES BEGINS JUNE 1ST OF EACH YEAR. **\$25/DAY UNLESS PRIOR WRITTEN ARRANGEMENTS HAVE BEEN MADE.**

**DONT FORGET TO TAKE ADVANTAGE OF EARLY FALL HULL OUT SPECIAL!**

**10% OFF WINTER STORAGE!**  
(MUST BE COMPLETED BY 9/15/24)



KEYS WILL BE IN BOAT ON REQUESTED FALL HULL OUT DATE OF: \_\_\_\_\_  
\*\*PLEASE NOTE THIS IS A REQUESTED DATE, WE DO NOT GUARANTEE PICKUP DATES\*\*

KEYS WILL BE LOCATED -  IGNITION  GLOVE BOX  CLIP HOLDER

**PICKUP REQUEST DATES NO LATER THAN 10/15/24**  
**RATES INCREASE BY 10% AFTER 10/15/24 ON ANY FALL PICKUP/HULL OUTS**

NOTE: A STORAGE DEPOSIT OF \$250 IS REQUIRED AT THIS TIME AND WILL BE CHARGED TO CREDIT CARD ON FILE (WE NO LONGER TAKE CHECKS)

CREDIT CARD #: \_\_\_\_\_ Exp: \_\_\_\_\_ CVC: \_\_\_\_\_ WE ACCEPT CASH, AND CREDIT, MASTERCARD, VISA, DISCOVER, AND AMERICAN EXPRESS.

PLEASE SIGN AND RETURN COMPLETED WITH YOUR REQUESTED SERVICES TO ASSURE YOUR RESERVATION ACCOMPANIED WITH A \$250 DEPOSIT FOR EACH PWC/WATERCRAFT.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 952.471.9299

I HAVE READ AND AGREE TO ALL THE TERMS AS PRINTED ABOVE.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

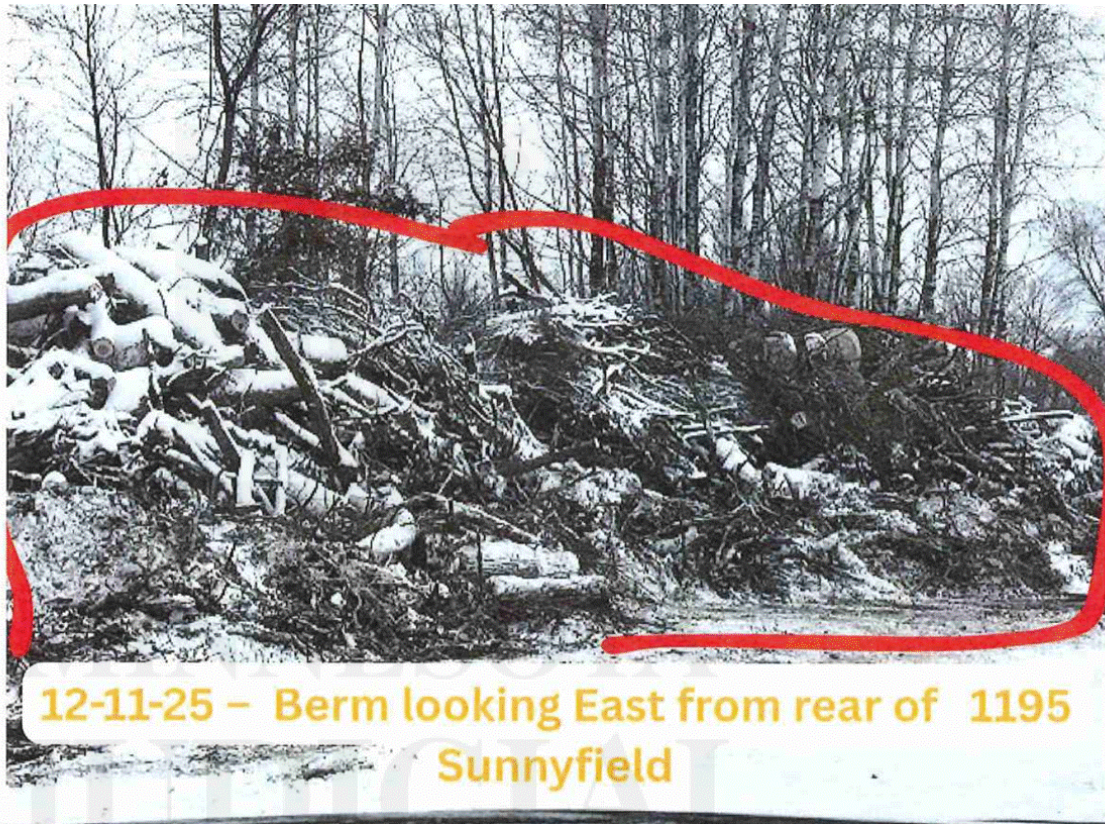
DISCLAIMER: TONKA AUTO AND MARINE IS NOT RESPONSIBLE FOR MOTOR DAMAGE CAUSED BY FREEZING TEMPS. IT'S YOUR RESPONSIBILITY TO SCHEDULE YOUR BOAT PICKUP WITH THE UNDERSTANDING THAT MINNESOTA WEATHER IS UNPREDICTABLE AND CAR-CHANCE AT ANY MOMENT IN THE FALL. WE NEED AT LEAST A 7 DAY NOTICE FOR ALL FALL PICKUP AND HULL OUTS.

PO BOX 40 (MOUND), MN 55364  
Phone: (952) 471-9299

EMAIL: INFO@TONKAALUMINUM.COM WEBSITE: WWW.TONKAALUMINUM.COM


**DEFENDANT 00107**  
**WEIR DECL., EX. D**  
**PAGE 3 OF 3**

Image #2: Applicants own picture of brush pile



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**Intro**

On the road or in the water... Tonka Auto & Marine is your complete auto & marine Center! Call us to

Page · Automotive Repair Shop · Marina · Storage Facility

1195 Sunnyfield Rd. N, Minnetrista, MN, United States, Minnesota

(952) 471-9299

info@tonkaautoandmarine.com

tonkaautoandmarine.com

Open now

Price Range · \$\$

82% recommend (9 Reviews)

**Posts**

Tonka Auto and Marine is with Amazon.com. November 18

FYI for our Automotive customers! Interesting News in the auto world — Amazon is now officially getting into the used car game! They've launched a platform where customers can shop for certified pre-owned and used vehicles online through select dealerships. [aboutamazon.com](https://aboutamazon.com)

As your trusted local auto repair shop, — we thought this was worth sharing as it could change how many people shop for vehicles in the future.

What's Amazon doing?  
Partnering with dealerships to list used & CPO inventory  
Offering vehicle history reports, 3-day return policies, and limited warranties  
Starting in LA, and expected to expand to other cities — potentially including areas in Minnesota

Our take:  
While we'll still be here to keep your current car running smoothly, it's always good to stay informed if you or someone you know is thinking about making a move to a different vehicle.

Read more here: <https://www.roadandtrack.com/.../ford-amazon-certified.../>

#MNDrivers #CarShoppingNews #AmazonAutos #AutoRepairMN #FYIfromYourMechanic



**INTERROGATORY NO. 13:** Describe any due diligence you conducted prior to your purchase of the Subject Properties.

**ANSWER:** Defendants inspected the Subject Property, spoke with the prior owners about the Subject Property, and inspected the Property.

**Discovery continues.**

**INTERROGATORY NO. 14:** Identify any other persons or entities holding an interest in the Subject Properties not identified in the Plaintiff's Complaint.

**ANSWER:** Defendants object that this interrogatory is vague as there are numerous persons identified in the Complaint in varying contexts or capacities. Subject to and without waiving these objections, the Sunnyfield Defendants are the only persons holding an interest in the Subject Property.

**INTERROGATORY NO. 15:** Describe the date upon which you first allowed or permitted a boat or boats owned by persons other than you to exist upon the Subject Property in exchange for compensation.

**ANSWER:** In/around September 2023.

**Discovery continues.**

**INTERROGATORY NO. 16:** Describe the maximum number of boats allowed or permitted to exist on the Subject Property at any one time during the time period beginning on October 1, 2023, and ending on May 1, 2024.

**ANSWER:** Defendants object that this interrogatory is vague and confusing as there is no "maximum" number. Subject to and without waiving these objections, Defendants answer that they have had at most one hundred (100) boats on the Property.

**Discovery continues.**

**INTERROGATORY NO. 17:** Describe the maximum number of boats allowed or permitted to exist on the Subject Property at any one time during the time period beginning on September 1, 2024, and ending on April 1, 2025.

**ANSWER:** Defendants object that this interrogatory is vague and confusing as there is no "maximum" number. Subject to and without waiving these objections, Defendants answer that they have stored, at most, one hundred boats on the Subject Property.

**Discovery continues.**

**INTERROGATORY NO. 18:** During your ownership of the Subject Properties, how many boats or other vehicles have you provided services to (either repair, winterization, or storage) on the Subject Property?

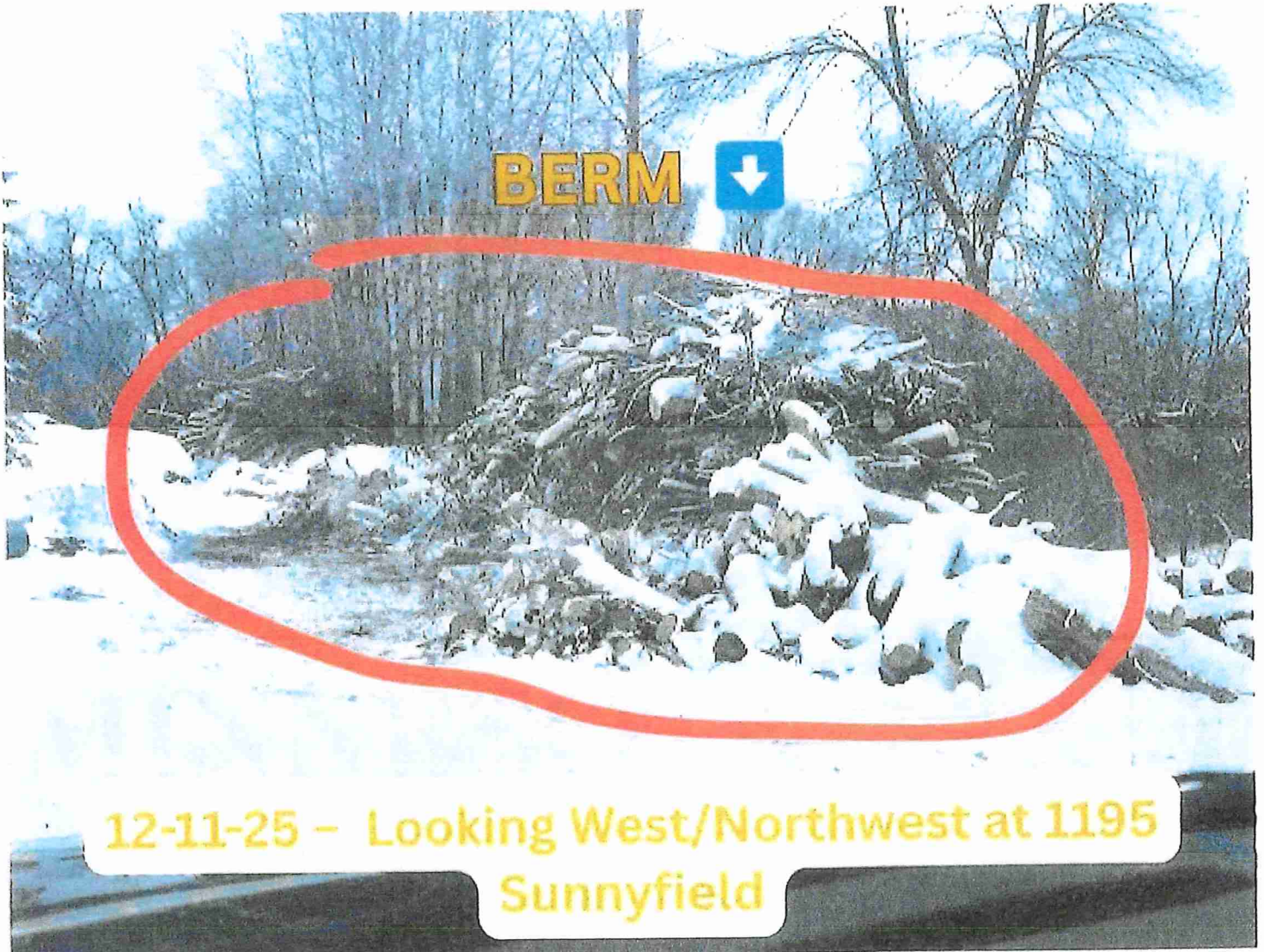
**ANSWER:** Defendants answer by incorporating their answer to Interrogatory No. 16.

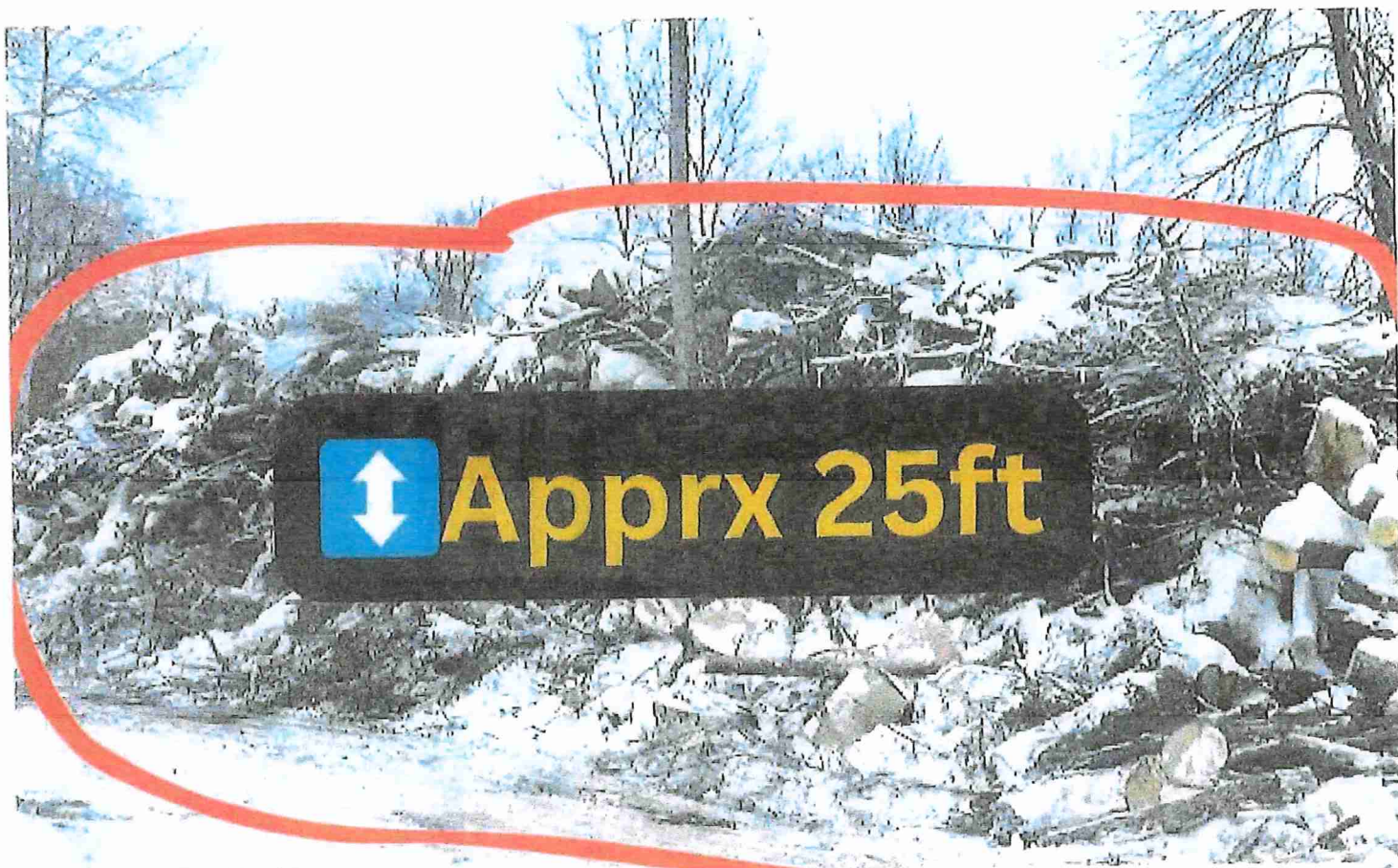
**INTERROGATORY NO. 19:** Not including retail customers, identify any other person or entity other than 1195 Sunnyfield LLC or 1205 Sunnyfield LLC that manages, operates, or participates in the furtherance of the commercial business activities on the Subject Property.

**ANSWER:** Defendants object that this request is vague and confusing with respect to the phrase "in furtherance of the commercial business activities." This phrase has more than one interpretation, which makes it difficult to answer. Defendants can better respond if Plaintiff narrows or clarifies this interrogatory. Subject to and without waiving these objections, Defendants answer that "Tonka Auto & Marine, LLC" operates the business on the Subject Property.



CENTENNIAL  
TRUCKS  
AND  
BUSES

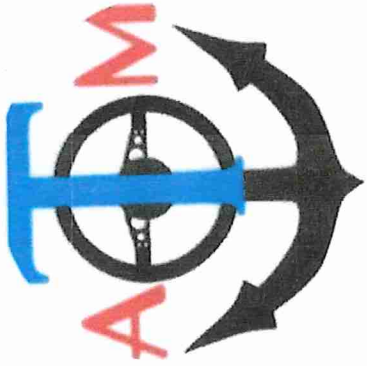




**12-11-25 – Looking mostly North, slightly west  
at 1195 Sunnyfield**



12-11-25 – Berm looking East from rear of 1195  
Sunnyfield



# Tonka Auto and Marine

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## Details

★ 82% recommend (9 Reviews)

💰 \$\$

🕒 Closed now

📍 [1195 Sunnyfield Rd. N., Minnetrista, MN, United States, 55364](#)

## Links

## Posts



[Tonka Auto and Marine](#) is with [Amazon.com](#).

November 18, 2025 · 🌐

🚗 FYI for our Automotive customers! 🚗

Interesting News in the auto world — Amazon is now of They've launched a platform where customers can shop online through select dealerships. 👉 [aboutamazon.com](#)

🔧 As your trusted local auto repair shop, — we thought how many people shop for vehicles in the future.

🛒 What's Amazon doing?

**From:** [Sharon Richards](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Monday, January 19, 2026 6:30:38 PM

---

Dear Mr. Olson,

I am writing as a resident at 1200 Game Farm circle, to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. It has degraded my backyard view with the boats visible to me. Any increased activity will only add to that. This is a beautiful area, no need for commercial use, especially by someone who doesn't even live at the facility. Please deny this permit.

Sincerely,

January 20, 2026

To the attention of the City of Minnetrista

From: Ann Mackay and Pete Wiley, owners of 1250 Game Farm Circle

Subject: Comments on Application for Interim Use Permit (IUP) at 1195/1205 Sunnyfield Road

As owners of 1250 Game Farm Circle, we share approximately 1,200 feet of property line with the Sunnyfield Road properties requesting the IUP. We strongly urge the Planning Commission to REJECT the permit request.

We share all the concerns that have been raised by our neighbors who have written into the Planning Commission and City Council, including:

- Significant degradation in views and degradation of the natural beauty of this area
- Significant industrial noise throughout the year
- Negative impact on the residential environment from operating an industrial facility
- Property is not zoned for commercial/industrial use
- Potential fire/safety hazards

If this permit is granted, it sets an important precedent and could result in other residents turning their properties into large commercial operations. (This situation is even worse because the boat facility is owned and operated by an entity who has no physical residence in Minnetrista).

Thank you for your consideration, and we urge you to consider the views of the many Minnetrista residents who have been negatively impacted by this boat operation. Please reject the request for the IUP.

# Attention Minnetrista Planning Commission

Subject: **Interim use permit for**

**Tonka Auto and Marine at 1195 and 1205 Sunnyfield Rd.**



From : Mike and Cindy Entinger

We have lived at 1305 Blair Rd for 44 years.

We have attended all meetings on this subject back to 10/28/2024.

Our concerns and opinions for above permit are as follows:

- Applicant does not live at or near proposed business site.
- Applicant in past has failed to respond to cities calls and letters.
- Applicant has done upgrades with fill and aggregate hauled in next to a wet land.( Were any permits pulled for this , City or MCWD? )
- The wear and tear on Sunnyfield and Blair Rds. (both Gravel Roads) is evident. They use both roads with their trucks and boats to go to storage area. According to MN DOT charts , boat trailers cause more road damage than a garbage truck. (tire width)
- See Attachment: Website posting as of January 12,2026  
It is obvious from seeing these posts that 1195 Sunnyfield will be a year round auto repair , boat repair, and storage site.
- We also have concerns that vehicles , RV's, fish houses, trailers (not boat)etc. will be stored at this site.

In closing we feel that allowing the two properties 1195 and 1205 Sunnyfield Rd. to become an auto repair, boat repair and boat storage business in an area zoned agricultural devalues the surrounding properties and Homes. There are areas zoned for commercial properties in Minnetrista that is where they belong.

Mike and Cindy Entinger

mrentinger@aol.com

612-961- 9572

1.12.26



Yelp  
<https://m.yelp.com>



## TONKA AUTO & MARINE - Updated January 2026

TONKA AUTO & MARINE, 1195 Sunnyfield Rd N,  
Minnetrista, MN 55364, 3 Photos, (952) 471-9299,  
Mon - 7:30 am - 5:00 pm, Tue - 7:30 am - 5:00 pm, ...



Instagram · tonkaam  
240+ followers



## Tonka Auto & Marine (@tonkaam) · Long Lake, MN

248 followers · 291 posts · On the road or in the  
water, your complete service center. Two locations:  
Long Lake and Mound, MN.

1.12.26



MapQuest  
<https://www.mapquest.com>



## Tonka Auto & Marine, 1195 Sunnyfield Rd N, Mound, MN ...

Tonka Auto & Marine is a reliable auto repair shop  
located in Mound MN specializing in both  
automotive and marine services.

**From:** [Paul Selway](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [elspeth.selway@gmail.com](mailto:elspeth.selway@gmail.com)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Road  
**Date:** Thursday, January 22, 2026 7:24:28 PM

---

Dear Mr. Olson,

Please accept this correspondence on behalf of **Paul and Elspeth Selway**, residents of 6385 Sunnyfield Road East, as a formal objection to the Interim Use Permit (IUP) application submitted by Tonka Auto & Marine regarding the properties at **1195 and 1205 Sunnyfield Road North**.

As long-standing members of this community, we urge the City Staff and the Planning Commission to recommend **denial** of this permit. Under Minnesota law and the Minnetrista City Code, the proposed use fails to meet the fundamental standards required for the issuance of an IUP.

## **1. Failure to Meet Statutory Standards (Minn. Stat. § 462.3597)**

Under **Minnesota Statute § 462.3597, Subd. 2**, a governing body may only grant an interim use if "the use conforms to the zoning regulations." The subject properties are currently zoned **Residential/Agricultural**.

The applicant is proposing an industrial-scale commercial operation involving the storage of up to **100 boats** and on-site mechanical repair. This is not a "home occupation" or a minor agricultural accessory use; it is a high-intensity commercial enterprise. Granting an IUP for a use that is fundamentally at odds with the base zoning district's intent constitutes "de facto rezoning" and bypasses the rigorous protections of the City's Comprehensive Plan.

## **2. Incompatibility and Impact on Public Safety**

An IUP must not be "injurious to the use and enjoyment of other property in the immediate vicinity" or detrimental to the public health, safety, and welfare. The proposed operation presents several irremediable impacts:

- **Fire & Environmental Hazard:** The maintenance of a massive brush pile and the onsite storage/usage of hazardous marine chemicals (fuels, resins, and solvents) pose a significant fire risk to a residential corridor that relies on limited rural fire-suppression resources.
- **Traffic & Infrastructure:** Sunnyfield Road is a quiet residential/agricultural artery. Introducing the frequent transport of 100+ large marine vessels will create safety hazards for local residents, cyclists, school students, and agricultural machinery, while accelerating the degradation of the road surface.
- **Noise & Light Pollution:** Marine repair and commercial transport are inherently noisy. Such industrial activity is incompatible with the "quiet enjoyment" of the surrounding residential properties.

### 3. Precarious Precedent

Approving a commercial boat yard in a Residential/Agricultural zone via an IUP sets a dangerous precedent for the City of Minnetrista. The IUP mechanism is intended for temporary uses that are *compatible* with the area—not for forcing industrial operations into neighborhoods where they would never be permitted under standard zoning. If this permit is granted, the City effectively signals that zoning boundaries are flexible for any commercial applicant, undermining the property values and expectations of every homeowner in the area.

### Conclusion

The proposed commercial operation at 1195 and 1205 Sunnyfield Road North is an **incompatible land use** that threatens the safety and character of our neighborhood. We respectfully request that the City of Minnetrista uphold the integrity of its zoning ordinances and **deny the application** for this Interim Use Permit.

We trust that you and the city representatives will consider our objection.

We intend to attend the public hearing on **Monday, January 26th**, to further voice our concerns.

Sincerely,

**Paul Selway & Dr Elspeth Selway**

**6385 Sunnyfield Road East, Minnetrista, MN 55364**

phone: 952-836-9190

**From:** [Cheryl Shaver](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition To IUP For 1195/1205 Sunnyfield Road  
**Date:** Friday, January 23, 2026 11:04:58 AM

---

We are a very closely located household/neighbor on Sunnyfield Road and we oppose this commercial operation currently illegally happening at 1195/1205 Sunnyfield Road due to environmental impact, neighborhood character, fire safety, traffic, and noise concerns. Obviously, the reason this business owner (Gillespie) wanted to set up shop in our neighborhood was to save money (at our expense) on residential land value verses commercial land. If the city counsel decides to vote in favor of the business I suggest (to save the city hassles like this in the future) they change the zoning in the entire city to Commercial/Industrial/Residential.

This is the definition I found for IUP: An Interim Use Permit (IUP) is a land-use tool allowing temporary, conditional property usage until a specific date, event, or zoning change occurs, ensuring compatibility with surrounding areas.

Unlike permanent zoning, IUPs are used for short-term or transitional projects, often requiring detailed site plans, landowner signatures, and review by local planning authorities. IF this is an IUP, could you please tell how long temporary will be? Why not just nip this in the butt and end it now, please.

Jim and Cheryl Shaver  
6475 Sunnyfield Road East  
952/472-5118

Received

JAN 20 2026

City of Minnetrista

Matt Carlson  
Kelsey Carlson  
6551 W Branch Rd  
Minnetrista, MN 55364  
[Kinkride08@gmail.com](mailto:Kinkride08@gmail.com)  
(612) 750-9035

January 16, 2026

Nickolas Olson  
Senior City Planner  
City of Minnetrista  
7701 County Road 110 West  
Minnetrista, MN 55364-9552

**Subject: Formal Opposition to Interim Use Permit for Boat Storage and Repair Business**

Dear Mr. Olson,

We are writing in response to the notice regarding the interim use permit application for a proposed boat storage and repair business near our home. We would like to formally state our strong opposition to this request.

We chose to live here in a rural environment specifically for the peace, quiet, open space, and low traffic that comes with a rural setting. A commercial boat storage and repair operation is not compatible with the character or intended use of this area.

We are conservationists, and, as a mechanic and fisherman, Matt brings firsthand knowledge of the environmental risks involved. Our foremost concern is the environmental impact. We clearly understand the dangers and negative consequences of allowing an operation like this to occur within a watershed district. Petroleum products are devastating to aquatic wildlife, and our soil and water wells are already contaminated due to years of past malpractice. Allowing another operation involving fuels, oils, and chemicals would only increase the risk of further contamination and long-term environmental harm.

This type of business would bring significant negative impacts, including increased noise from repairs and equipment, increased traffic from customers towing boats and large trailers, and added safety concerns on roads that are not designed for frequent heavy or commercial traffic. In a rural area, noise travels much farther and would directly affect nearby homes and properties.

We are also concerned about dust, road wear and damage, and the general industrial and commercial appearance this business would introduce into an otherwise quiet and scenic area. The outdoor storage of boats and ongoing repair activity would permanently change the nature of the neighborhood.

Additionally, this type of commercial operation would likely have a negative impact on surrounding property values and would set an unwanted precedent for further commercial encroachment into a rural residential area.

For these reasons, we strongly urge the city to deny this interim use permit and preserve the rural, environmentally friendly, safety, and quality of life in our community.

Thank you for your time and consideration.

Sincerely,

Matt Carlson  
Kelsey Carlson  
6551 W Branch Rd  
Minnetrista, MN 55364  
[Kinkride08@gmail.com](mailto:Kinkride08@gmail.com)  
(612) 750-9035

**From:** [Kelsey Carlson](#)  
**To:** [Nickolas Olson](#); [Minnetrista](#)  
**Cc:** [Matt Carlson](#)  
**Subject:** Formal Opposition to Interim Use Permit for Boat Storage and Repair Business  
**Date:** Saturday, January 17, 2026 9:10:17 AM

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Mr. Olson,

We are writing in response to the notice regarding the interim use permit application for a proposed boat storage and repair business near our home. We would like to formally state our strong opposition to this request. This letter is also being mailed to your office.

We chose to live here in a rural environment specifically for the peace, quiet, open space, and low traffic that comes with a rural setting. A commercial boat storage and repair operation is not compatible with the character or intended use of this area.

We are conservationists, and, as a mechanic and fisherman, Matt brings firsthand knowledge of the environmental risks involved. Our foremost concern is the environmental impact. We clearly understand the dangers and negative consequences of allowing an operation like this to occur within a watershed district. Petroleum products are devastating to aquatic wildlife, and our soil and water wells are already contaminated due to years of past malpractice. Allowing another operation involving fuels, oils, and chemicals would only increase the risk of further contamination and long-term environmental harm.

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Additionally, this type of commercial operation would likely have a negative impact on surrounding property values and would set an unwanted precedent for further commercial encroachment into a rural residential area.

For these reasons, we strongly urge the city to deny this interim use permit and preserve the rural, environmentally friendly, safety, and quality of life in our community.

Thank you for your time and consideration.

Regards,

Matt Carlson  
Kelsey Carlson  
6551 W Branch Rd  
Minnetrista, MN 55364  
(612) 750-9035

**From:** [JS](#)  
**To:** [Nickolas Olson](#)  
**Subject:** mailing received from jim & jane samuelson  
**Date:** Wednesday, January 21, 2026 7:40:52 AM

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Mr. Olson. Sue and I support the Samuelsons in their desire to keep Tonka Auto and Marine out of their neighborhood. People choose their homes and neighborhoods for a reason and traumatic change is often not desirable unless no options are available. Minnetrista is a big empty township still. Surely traumatizing a whole neighborhood for the sake of boat storage is avoidable. Thank you for your attention. John Steininger & Sue Magraw. 6610 Game farm Road East.

**From:** [Faye Blackowiak](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Tuesday, January 20, 2026 12:57:55 PM

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**Warning!** Mesh suspects this email is **Spam**. [From: faye@blackowiak.com, **External**]

Contact your IT Provider before clicking on any links or responding to the email.

Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,

Faith & Frank Blackowiak  
1155 Sunnyfield Rd N  
Minnetrista Mn 55364

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)

**From:** [Laura Coey](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Friday, January 23, 2026 10:07:06 AM

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Hello Nick,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

15 years ago, we started looking for land in the west metro area to build our dream house. We searched high and low and finally found and fell in love with Minnetrista. We chose Minnetrista because of how breathtakingly beautiful the landscape is. The rolling hills, the idyllic hobby farms, and the horses! It has the feel as if you are in the country, but then you are still so close to the city. It was perfect! Then we had to wait to find just the right piece of land. We have been living in our home now for the past two and a half years and it is magical. We love living here, as it is so peaceful and tranquil.

Previously, when the question of this permit came up, I was concerned. But I did not voice these concerns. I did, however, read the meeting minutes to find out the result. I was disappointed to see that the business owner does not live at the property and rather simply uses it as a commercial space in which to conduct their business.

At first, I was simply concerned about the aesthetics of this commercial operation on our beautiful landscape. Now I will add to my concerns, the industrial scale of the operation and the fire safety risks. Lastly, I am concerned about the precedent that this permit sets.

This commercial business does not fit into our residential neighborhood.

Please deny this permit.

Sincerely,  
Laura Coey

Laura Coey  
612.701.8373

**From:** [Matt Coey](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Friday, January 23, 2026 10:38:14 AM

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Hi Nick:

I am writing to oppose the Interim Use Permit requested for the properties at 1195 and 1205 Sunnyfield Road North.

The proposed use is not compatible with the surrounding residential and rural landscape. This area is defined by low-density homes, hobby farms, and open scenic views. Introducing a non-owner-occupied commercial operation of this scale disrupts the established character of the neighborhood.

In addition to visual impacts, the operation raises concerns related to intensity of use and fire safety. These risks are particularly troubling given the proximity of neighboring homes and agricultural properties. The site appears to function more like an industrial operation than a limited, temporary use typically contemplated under an Interim Use Permit.

Approval of this permit would also set an unfavorable precedent by allowing commercial activity that does not align with the intent of residential zoning or long-term community planning goals.

For these reasons, I respectfully request that the Interim Use Permit be denied.

Thank you for your time and consideration.

Sincerely,

Matthew Coey

**From:** [Sherry Maas](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Tuesday, January 20, 2026 10:53:49 AM

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Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,  
Sherry Maas  
Sent from my iPhone

**From:** [Carolyn](#)  
**To:** [Nickolas Olson](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Tuesday, January 20, 2026 3:32:03 PM

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Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,  
Carolyn & John Porter  
Sent from Carolyn's iPhone



**From:** [Corey Winkler](#)  
**To:** [Nickolas Olson](#)  
**Cc:** [Theresa Beth](#)  
**Subject:** Opposition to IUP for 1195/1205 Sunnyfield Rd  
**Date:** Tuesday, January 20, 2026 3:07:04 PM

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Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,

Corey Winkler

Sent from my iPhone

**RESOLUTION NO. 24-26**

**CITY OF MINNETRISTA**

**RESOLUTION DENYING AN INTERIM USE PERMIT FOR A  
COMMERCIAL BOAT REPAIR AND OUTDOOR STORAGE ON THE  
PROPERTIES AT 1195 AND 1205 SUNNYFIELD ROAD NORTH**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance, codified in chapter 5 of the city code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, 1195 Sunnyfield LLC is the fee owner of the property located at 1195 Sunnyfield Road North, which is legally described on Exhibit A attached hereto; and

WHEREAS, 1205 Sunnyfield LLC is the fee owner of the property located at 1205 Sunnyfield Road North, which is legally described on Exhibit B attached hereto; and

WHEREAS, 1195 Sunnyfield LLC and 1205 Sunnyfield LLC (the “Applicant”) have applied for an interim use permit to operate a commercial boat repair and outdoor storage on the properties located at 1195 and 1205 Sunnyfield Road North (the “Properties”); and

WHEREAS, the Properties are located within the City’s Agriculture zoning district, and

WHEREAS, in 2024, the Applicant applied for an interim use permit and, after hearing many concerns and issues raised by the neighbors and the City during the review of the application, withdrew their request; and

WHEREAS, as part of the legal process, the City and the Applicant participated in a day-long mediation, and one of the suggestions was for the Applicant to reapply for an Interim Use Permit (IUP) with an improved application that addresses the many concerns and issues raised during the review of the previous submittal;

WHEREAS, on January 26, 2026, the Minnetrista planning commission considered the requested interim use permit, took public testimony and voted 4-2 to recommend denial of the interim use permit; and

WHEREAS, on February 18, 2026, the City Council reviewed the interim use permit, considered the recommendations of city staff and the planning commission and the public testimony received.

NOW, THEREFORE, BE IT RESOLVED, the City has found the application inadequately addresses the concerns and issues raised during review and the included landscape plan does not adequately improve the screening from the roadway and neighboring properties.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council makes the following findings of fact with regard to the interim use permit:

1. **Inconsistent with Comprehensive Plan Designations:**

The Properties are currently designated for long-term rural use in the City's comprehensive plan. This designation supports agricultural uses and large-lot residential developments. The proposed commercial business use is fundamentally inconsistent with the vision for this area, which aims to preserve its rural character for agricultural and residential purposes. Allowing a commercial operation would conflict with the long-term planning goals for the area.

2. **Zoning and Neighborhood Character:**

The Properties and surrounding area are zoned for agriculture, which aligns with the existing land use patterns of large-lot residential homes and agricultural operations. The proposed commercial use would disrupt the established character of the neighborhood, introducing a business activity that is entirely out of place in this setting. The scale and nature of the proposed operation would be incompatible with the agricultural and residential zoning that currently governs the area.

3. **Environmental Concerns – Proximity to Wetlands:**

The Properties contain approximately 13.27 acres of wetlands, including seasonally flooded basins, shallow marshes, and public waters wetlands. The proposed commercial use is located in close proximity to these sensitive environmental areas. There is significant concern that any accidental leakage of oils, fuels, or other harmful substances from vehicles or boats associated with the business could drain into the wetlands, causing environmental degradation. The potential for contamination threatens the water quality and the health of local wildlife.

4. **Visual Impact and Aesthetic Concerns:**

Much of the proposed commercial use would be located outdoors and be highly visible from the roadway and neighboring properties. Given the size of the boats and vehicles involved and the sheer number of boats and vehicles present, it would be impossible to effectively screen the site from view. The visibility of this commercial activity would have a negative impact on the aesthetic character of the area and significantly diminish the quality of life for surrounding property owners, who have chosen to live in a rural, residential setting.

5. **Traffic and Infrastructure Impact:**

The proposed commercial use would generate a significant increase in traffic, particularly the transport of large boats and vehicles. This level of traffic is far above what is typical or permitted for properties within the agricultural zoning district. Additionally, the increased traffic has already caused damage to the gravel road that serves as a primary access route for residents. The city is responsible for maintaining this road, and the increased wear-and-tear would impose an undue burden on city resources. More frequent and larger vehicles would also disrupt traffic flow and pose a safety risk for residents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista, based on the record before it and the above findings, hereby denies the interim use permit to operate a commercial boat repair and outdoor storage on the Properties.

This resolution was adopted by the City Council of the City of Minnetrista on the 18<sup>th</sup> day of February, 2026 by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays.

\_\_\_\_\_  
Lisa Whalen, Mayor

ATTEST:

\_\_\_\_\_  
Ann Meyerhoff, City Clerk

## **EXHIBIT A**

### Legal Description of the 1195 Sunnyfield Road North:

The North 24 feet of the East 152 feet of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest Quarter of the Northeast Quarter, Section 10, Township 117 North, Range 24 West of the Fourth Principal Meridian.

AND

The North half of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, except the South 24 feet of the West 152 feet thereof, according to the Government Survey thereof, Hennepin County, Minnesota.

## EXHIBIT B

### Legal Description of the 1205 Sunnyfield Road North:

The South 10 acres of the West Half of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota.

Except:

The North 24 feet of the East 152 feet.

Abstract Property.

Par 1: That part of Section 10, Township 117, Range 24, described as follows: That part of the East 908 feet of the West Half of the Southeast Quarter of said Section 10 which lies North of the following described line: Beginning at the Northeast corner of the South 1620 feet of the East 908 feet of the West Half of Southeast Quarter of said Section 10; thence on an assumed bearing of South 89 degrees 40 minutes 40 seconds West along the North line of said South 1620 feet a distance of 454.00 feet to the West line of the East 454 feet of the West Half of the Southeast Quarter of Section 10; thence North 81 degrees 20 minutes 23 seconds West a distance of 459.31 feet to the West line of said East 908 feet and there terminating; EXCEPT the East 150 feet of the North 162 feet thereof as measured along the North and East lines of said West Half of the Southeast Quarter, Hennepin County, Minnesota.

Par 2: The South 24 feet of the West 152 feet of the North Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota.

The West boundary line of the above described land has been marked by Judicial Landmarks set pursuant to Torrens Case No. 19459. (as to land in Par 1)

Property is Torrens, Certificate of Title Number 865757.