

12956 24<sup>th</sup> Avenue SW, Pillager, MN 56473  
phone: (218) 746-3652 / fax: (218) 746-3612 / e-mail: [info@sylvantownshipmn.gov](mailto:info@sylvantownshipmn.gov)  
Web-site: [www.sylvantownshipmn.gov](http://www.sylvantownshipmn.gov)



## Notice of Public Hearing in Sylvan Township

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**DATE:** 5/21/2026

**APPLICANT:** Hot Rod Ridge – Jesse Strege (owner)

**ADDRESS:** 41-107-4403  
12745 County 18 SW Brainerd, MN 56401

**LEGAL DESCRIPTION:** N 1013.22 FT OF E 335 FT OF SE1/4 OF SE1/4 EXC N 200 FT  
THEREOF

**MEETING DATE:** **Thursday, June 4, 2026 - 6:30 pm** (or immediately following previous hearing)

**PLACE:** Sylvan Town Hall – 12956 24<sup>th</sup> Avenue SW Pillager, MN 56473

**PURPOSE:** This public hearing is being held to provide the Township Board with an opportunity to receive input from the public regarding a proposed amendment for Hot Rod Ridge. The amendment would allow the business to operate at a second location in conjunction with its existing location. Members of the public are invited to share any concerns, questions, or supportive comments related to this proposal.

If you would like to state your concerns or supporting comments in writing, please include your Name and Mailing Address. Send your concerns or supporting comments to the Township Clerk at: Mail - 12956 24<sup>th</sup> Ave SW Pillager, MN 56473 or Email - [info@sylvantownshipmn.gov](mailto:info@sylvantownshipmn.gov)

Sincerely,

Jenna Ruggles  
Sylvan Township Clerk/Treasurer

***NOTE:*** A full copy of the application for this Public Hearing can be found on the Township's website [www.sylvantownshipmn.gov](http://www.sylvantownshipmn.gov) on the home page under Notices, you can also find a hard copy of this located in the Town Hall Building.



Hot Rod Ridge - PH Amendment for 2nd Location

Taxpayer	Mailing Address 1	Mailing Address 2	Mailing Address 3
109 PROPERTIES LLC	12803 ALFALFA LN SW	PILLAGER MN 56473-2493	
ADDINGTON, LUKE A & PAIGE E	1693 DANDELION LN SW	BRAINERD MN 56401-2176	
AMERICO REAL ESTATE COMPANY	C/O U-HAUL TAX DEPARTMENT	PO BOX 29046	PHOENIX AZ 85038-9046
BICKFORD, DEVON	12813 COUNTY 18 SW	BRAINERD MN 56401-7556	
BROGLE, JASON M	12695 COUNTY 18 SW	BRAINERD MN 56401-7554	
COMSTOCK, PETER	1708 DANDELION LN SW	BRAINERD MN 56401-2177	
COPHAM, KRISTAM, TRUSTEE	12771 COUNTY 18 SW	BRAINERD MN 56401-7555	
CORNER, TODD W & KATHERINE K	1749 DANDELION LN SW	BRAINERD MN 56401-2177	
DEVRIES, WILLIAM D	12745 COUNTY 18 SW	BRAINERD MN 56401	
EVANS, LUKE & EVANS, KELSI	1775 DANDELION LN SW	BRAINERD MN 56401-2177	
FROEMMING, JANA S &	CROSBY, DALE E	1682 DANDELION LN SW	BRAINERD MN 56401-2176
GILLIGAN, RYAN & JOANNE	12665 NORWAY DR SW	BRAINERD MN 56401	
GORVIN, GEOFFREY T & KELLY ANN	11950 FORESTVIEW DR	BAXTER MN 56425-9724	
GRIFFITHS, NATHAN H	9821 DEERBROOK DR	CHANHASSEN MN 55317-8550	
HAMAK, BRENT & GLENN, JOESPH	2872 WINNEBAGO RD	SARTELL MN 56377-2373	
HANSEN, NANCY F	12618 COUNTY 18 SW	BRAINERD MN 56401-7554	
HARRISON, CAROL E, TRUSTEE	12676 W NORWAY DR SW	BRAINERD MN 56401-2491	
HEROLD, DERICK	12770 COUNTY 18 SW	BRAINERD MN 56401-7555	
KALEN DEVELOPMENT LLC	514 S 6TH ST	BRAINERD MN 56401-3542	
KETTLEWELL, VICTORIA S &	BOOTH, GREGORY D	12248 CLARK DR SW	BRAINERD MN 56401-2005
KLANG, CHARLES R & KLANG, MARY L	1359 E POINTE DR	BRAINERD MN 56401-2014	
LYNE REALTY, LP	2201 SCOTT AVE	FORT WORTH TX 76103-2200	
MANNIE, DANIEL L & MANNIE, PATTY A	12738 COUNTY 18 SW	BRAINERD MN 56401-7555	
MCKINNON, MATTHEW C & SHELLY J	1713 DANDELION LN SW	BRAINERD MN 56401-2177	
PRIEBE, DOROTHY A, TRUSTEE	1664 STATE 210 SW	BRAINERD MN 56401-7508	
RAIL CROSSING, LLC	828 NP AVE N	FARGO ND 58102-4920	
REHNBLOM, STEVEN C	1345 E POINT DR	EAST GULL LAKE MN 56401-2014	
RENNER, PATRICK B & DOROTHY M,	AS TRUSTEES	1722 DANDELION LN SW	BRAINERD MN 56401-2177
RHODES, MICHAEL J & KAREN P,	AS TRUSTEES	412 HARMONY LN	TITUSVILLE FL 32780-2342
SCHULTZ, KERRY L	12671 W NORWAY DR SW	BRAINERD MN 56401	
SHANKS, SINDY & JAMES L	12653 COUNTY 18 SW	BRAINERD MN 56401-7554	
SKWIRA, RICK & KARLA	12652 W NORWAY DR SW	BRAINERD MN 56401-2491	

Hot Rod Ridge - PH Amendment for 2nd Location

STRANGSTALIEN, CHRISTOPHER BRIAN	12717 COUNTY 18 SW	BRAINERD MN 56401-7555	
WELLE, JOSEPH & WELLE, SHERRIE	12677 W NORWAY DR SW	BRAINERD MN 56401-2491	
WHITLOCK, DEBORAH J & STEPHEN E	12795 COUNTY 18 SW	BRAINERD MN 56401-7555	
WRD HOLDINGS, LLC	9360 WILD RICE RD	BRAINERD MN 56401-2574	
Hot Rod Ridge / Jesse Strege	13610 Happy Go Lucky Rd SW	PILLAGER MN 56473	



# Sylvan Township

12956 24<sup>th</sup> Avenue SW, Pillager, MN 56473

phone: (218) 746-3652 / fax: (218) 746-3612 / e-mail: [clerk@sylvantwp.com](mailto:clerk@sylvantwp.com)

## PUBLIC HEARING

### Hot Rod Ridge – 2<sup>nd</sup> Location

Agenda - June 4, 2026 6:30 PM (or after previous PH)

\*Recorded for Transcription Purposes Only

1. **Call To Order** Pledge of Allegiance
  - 1.1. Welcome Residents
  - 1.2. Roll Call: (AS KC Bennett BJ Booth - JR)
  - 1.3. Approve/Amend Agenda /
2. **Purpose of Hearing:** to take comments on the application from Hot Rod Ridge to open a 2<sup>nd</sup> location of business on County 18.
  - 2.1. Read Public Notice: Enter into record
  - 2.2. Enter Affidavit of Publication into record
  - 2.3. Call for written comments: Enter into record
3. **Presentation of each Ordinance**
4. **Open Hearing to Public Testimony and Questions**
  - 4.1. Identify Resident
  - 4.2. Time to provide testimony/questions
  - 4.3. Response from presenters – if necessary
5. **Close Public Testimony portion to consider testimony/comments**

*At this time, The Township Board will not take any further testimony and will consider the testimony given. The audience can stay and listen but give no further comment. The Chair will no longer recognize the audience during The Board's considerations.*

  - 5.1. **Options to consider:**
    - A) Consider comments/if not substantive, can recommend approval
    - B) Recess the hearing to another date to obtain or add additional information
    - C) Move to close hearing and set another date/time/place for the decision to be made
    - D) Make recommendations to approve as presented/as amended
6. **Move to adjourn/Recess the Hearing** / @

# SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION



**SYLVAN TOWNSHIP**  
**COUNTY OF CASS**  
**STATE OF MINNESOTA**  
**12956 24<sup>th</sup> AVE SW**  
**PILLAGER, MN 56473**  
**Phone: 218/746-3652**  
**Fax: 218/746-3612**

**For Office Use Only:**

Received by: CP  
 Fee Paid: \_\_\_\_\_  
 Base Fee: \$ 250  
 Escrow: \$ 750  
 Date Received: 5-21-26  
 Date Deemed Complete: \_\_\_\_\_  
 Date On-Site Inspection Made \_\_\_\_\_  
 Date Final Inspection \_\_\_\_\_

<b>TYPE OF APPLICATION</b>		
<input type="checkbox"/> General Business Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Interim Use Permit <input type="checkbox"/> Variance	<input type="checkbox"/> Other _____	
<b>PROPERTY INFORMATION</b>		
Street Address: <u>12745 County 18 SW Brainerd, MN 56401</u>		
Property Identification Number (PIN#): <u>41-107-4403</u>		
Legal Description (Attach if necessary): <u>N 1013.22 ft of E 335 ft of SE 1/4 of SE 1/4</u>		
<b>OWNER INFORMATION</b>		
Name: <u>Jesse Johnathan Strege</u>		Business Name: <u>Hot Rod Ridge</u>
Address: <u>1818 Alfalfa Trl SW</u>		
City: <u>Pillager</u>	State: <u>MN</u>	Zip Code: <u>56473</u>
Telephone: <u>218-232-4025</u>	Fax: _____	E-mail: <u>jesse.strege@gmail.com</u>
Contact: _____		Title: _____
<b>APPLICANT/DEVELOPER INFORMATION</b> (if different from owner)		
Name: _____		Business Name: _____
Address: _____		
City: _____	State: _____	Zip Code: _____

Telephone:	Fax:	E-mail:
Contact:	Title:	

**LOT/PRIMARY STRUCTURE CHARACTERISTICS**

Lot depth x Lot width = Lot area  813 x 335		Owner when septic system installed William Devries Year 2025
Date of last septic system inspection July 8, 2025		Current Certificate of Sewer Compliance Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Size of current structure(s) (If more than one, identify by letter)  40 x 100		Actual foundation sizes  40 x 100
Well <input checked="" type="checkbox"/> Deep Depth <input type="checkbox"/> Shallow	Water frontage  feet	Former Owner William Devries Year sold 2026
Elevation at building  ft	Building height  ft	Lake setback  ft
Minimum side yard  ft	Road right-of-way dimensions  ft	
Surface of road Jurisdiction - private / township / county / state (circle one)		

**DESCRIPTION OF PREVIOUS AUTHORIZATION**

List all current and expired permits approved/issued by any governmental agency( i.e. CUPS, PUDS, Variances, DNR permits and other):

**DESCRIPTION OF REQUEST** (attach additional information if needed)

Existing Use of Property: Existing building would be used for auto restoration work such as mechanical repair, sandblasting, body work, welding, painting, assembly or detailing. The building would also have potential gun sales out of it.

Size of proposed structure(s) (If more than one, identify by letter)	Actual foundation size(s)
<b>Attach a complete foundation drawing to this application.</b>	

Identify proposed structure(s) as new, addition, or replacement

Nature of Proposed Use:

Reason(s) to Approve Request:

**CODE REQUIREMENTS**

Follow the MN State Building Code.

Follow the MN State Fire Code.

Contact:

E-mail: Pillagerareafire@scicable.com

Fax: 218-746-3646

Telephone: Greg Ringler, Fire Chief, 218-746-4577

**APPLICATION FEES AND EXPENSES:** By signing this application form, I agree that all fees and expenses incurred by the Township for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the Township may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted County/Township policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established County/Township review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the Township will notify the applicant within fifteen (15) days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the County/Township may be cause for denying this application.

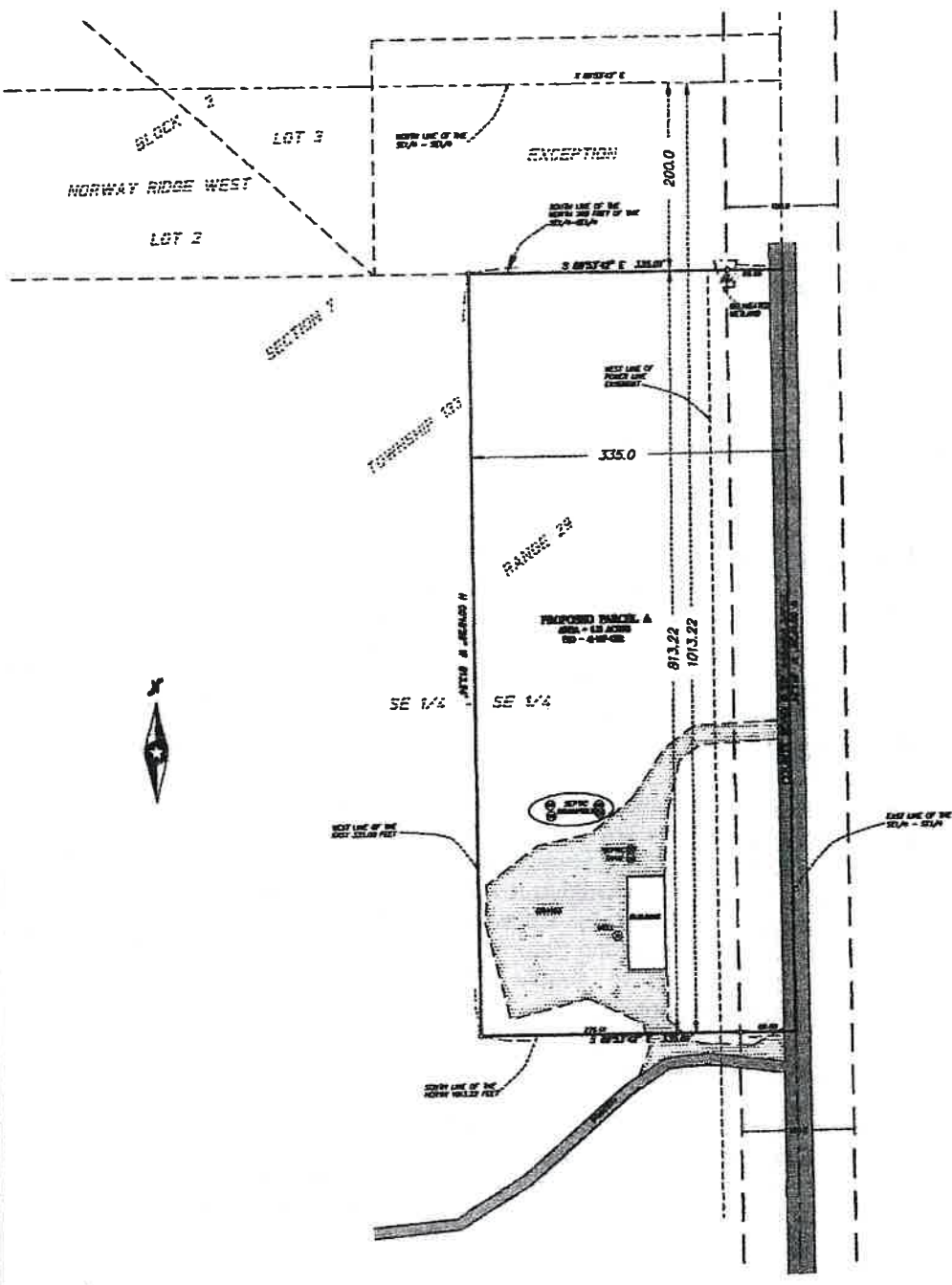
The applicant hereby makes application for a development permit as specific above, and agrees to do all work in strict accordance with all Cass County and Sylvan Township, Minnesota ordinances. The applicant agrees that all plot plans, sketches, and specifications submitted herewith and which are approved by the Township shall become part of the permit. The applicant further agrees to grant permission to Sylvan Township or Cass County Environmental Services Department personnel to enter the applicant's premises at reasonable times during the application process and thereafter to make necessary inspections or to subsequently check for compliance with permit conditions or other applicable County or State ordinances.

THE APPLICANT UNDERSTANDS THAT IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO OBTAIN ALL OTHER FEDERAL, STATE, OR LOCAL AGENCY PERMITS WHICH MAY APPLY TO THE ABOVE DESCRIBED PROJECT.

Applicant:  Date: 19 MAR 2026

Owner:  Date: 19 MAR 2026

**NOTE:** Applications must be signed by all property owners. Applications only accepted with ALL required support documents and fees. See Development Application Checklist and SCO Ordinance.



**PROPERTY OWNER INFORMATION**  
 The Southeast Quarter of the Southeast Quarter, Section 7, Township 123 Range 29  
**OWNER**  
 The Southeast Quarter of the Southeast Quarter, Section 7, Township 123 Range 29  
**OWNER**  
 The South 1/4 of the North 1/4 of the Southeast Quarter of the Southeast Quarter, Section 7, Township 123 Range 29  
**OWNER**

- GENERAL NOTES**
1. The survey is based on the best available information and is subject to the usual conditions of a survey.
  2. The survey is based on the best available information and is subject to the usual conditions of a survey.
  3. The survey is based on the best available information and is subject to the usual conditions of a survey.
  4. The survey is based on the best available information and is subject to the usual conditions of a survey.
  5. The survey is based on the best available information and is subject to the usual conditions of a survey.
  6. The survey is based on the best available information and is subject to the usual conditions of a survey.

- ▲ UNDEVELOPED
- UNDEVELOPED
- UNDEVELOPED



I hereby certify that this data was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Minnesota.  
 Terry L. Smith  
 Terry L. Smith  
 Date: 6/10/24 License No. 50319

Date: 6/10/24 24-113 C901,200



Residence: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Street Address: \_\_\_\_\_

Prepared for:  
**Billy Dewries**  
 12771 CR 18 SW  
 Brainerd, MN 56401

**PART OF THE SE1/4-SE1/4**  
 Cass County, Minnesota

**CERTIFICATE OF SURVEY**