

MANTRAP TOWNSHIP INTERIM USE PERMIT APPLICATION

Mantrap Township
23494 240th Street
Nevis, MN 56467

This form must be legibly complete in INK.

Applicant name(s): ALAN & DEBRA PETERSEN Date: 10/15/26

Owner name(s) (if different from applicant): N/A

Mailing address: 25040 GIBSON DR NEVIS MN 56467

E911 Property Address: Same

Phone: 1-507-221-0596 Alt. Phone: _____ Email: SimpleGrace101@gmail.com

Tax Parcel Numbers(s): 20.61.00300 & 20.61.00200 (R-1 zone)

Explain your requested interim use: Give details of the type, size, purpose and any other relevant information regarding your proposed use. Be thorough. Attach additional sheets labeled "Interim Use Request," if necessary.

USE 1: CLACKADEE TRADING Co, Pop-up Boutique
SEE ATTACHED BUSINESS PLAN. TYPE III Home Occupation

USE 2: _____

USE 3: _____

I have read and fully understand the above instructions. I hereby make application for a interim use permit, agreeing to do all such work in accordance with all Mantrap Township Ordinances. In making this application, I hereby affirm that I am the fee title owner of the above-described property or the authorized agent thereof, and I agree to this application and warrant and assert that I am authorized by ownership and/or law to apply for the interim use permit in question. By signing this application, I hereby certify that the information contained in this application is a true, accurate and complete representation of facts and conditions concerning the proposed interim use permit application. I hereby state and affirm that any and all applications, sketches, surveys and all other attachments and documents submitted herewith are true and accurate. I understand that if any of the information provided by me in this application is later found or determined by the Township to be inaccurate, the Township may revoke the interim use permit and/or any accompanying permit based upon the supplying of inaccurate information. I understand and agree that in making application for a interim use permit, I am granting permission to Mantrap Township, at reasonable time and in a reasonable manner, to enter the land and premises that are the subject of this application to determine compliance of that application with applicable township, county, state or federal laws, statutes or ordinances. I certify and agree that I will comply with any and all conditions imposed in connection with the approval of the Application. I understand that I may be required to submit additional property descriptions, property surveys, site plans, building plans or other information as deemed necessary the by Township for proper consideration of the request before the application is deemed complete or acted upon.

Signature of application(s): Alan B. Petersen Debra L. Petersen Date: 10/15/2026

For Office Use
Date of application: 10/15/26 Filing acknowledgement by: _____ Fee paid: ✓ \$1,900 ATF App. #: 1-7026 26-10-26

BUSINESS PLAN FOR CHICKADEE TRADING CO.

DEBRA L PETERSEN, OWNER/OPERATOR

25040 GIBBON DRIVE, NEVIS, MN 56467

Phone 507-227-0596

The purpose of Chickadee Trading Co. is to offer a unique shopping experience occasionally here on the property we own on the above address. I would consider us a pop-up boutique that would operate possibly once a month from Memorial Day thru December. November may include an additional weekend such as Black Friday weekend. We would likely not operate during the winter months January – April 1st. We also like to schedule our events to coincide with other area events and choose our weekend accordingly at times. In essence, we don't have a particular schedule we stick to. Just know we generally do our event once a month except for November there may be an additional weekend. Also in case of inclement weather, we may have to reschedule at times accordingly.

Our hours of operation are typically 10 am – 5 pm Friday-Sunday. Generally we offer approximately 6-7 hours of shopping. We advertise our events via our Facebook Page and have hung posters and advertised in the Park Rapids Enterprise. We estimate our customer count to be about 50-70 per day.

We do not have employees and do not plan to do so. We do have friends that enjoy helping out from time to time. But there will not be employees.

Chickadee Trading Co. is a retail space that occupies about 50% of the garage part of our shouse. The garage area is a 30x40 structure attached to our living space. I also have a 27 foot Boutique Trailer that houses a small amount of women's clothing and jewelry and gifts.

Home Décor is our main focus in the shouse. A fair amount of our inventory is also repurposed goods. *my husband also is a maker of birdhouses, furniture (small) Home Goods, & steel/welded sculptures.*

Our events have been very well received in the area. We draw ladies from about a 60 mile radius. However, the local people have been hugely supportive. We encourage them to also visit our retailers in Nevis as well as enjoy lunch in our wonderful restaurants. Nevis has so much to offer and is a great community to be a part of.

Surrounded by our tall red pines we are nestled in with a unique ambiance that only nature itself can provide. We have signage we put out on Co. Rd 2 at our turn to Gibbon Drive which is the size of a real estate sign and also we have a 4 x 6 sign that is on wheels we wheel to the end of our driveway. We encourage shoppers to park in our yard as we do have ample parking space. Although some do park on the road at times as they are unsure as to where to park. Parking signs are planned for the future to direct cars more efficiently. At the most we have had up to 8-10 cars. However they mostly come and go and often only have a few shoppers at a time. Right away in the morning tends to be the busiest with the rest of the day just a nice steady flow.

As far as our future plans. We currently live in a one bedroom "shouse" with our living space attached to the garage where we house our events along with the trailer. It is our plan to create additional bedrooms in our shouse, thus moving our work space and retail area to an addition we hope to build in the future. Part of this new build will also have a handicap accessible bathroom for customers when we hold our events. As well as an additional bathroom for personal use. We will be updating our septic system to accommodate and/or add an additional one according to code.

This would be an addition for work area for repurposing furniture and floral design, along with an area for display for our events. Also a single car garage for my van. (see attachment)

There is a future possibility in the new space to offer or provide craft classes or invite an artist to do such. The class size would be limited to 10-15 people.

Proposed Fence Plan -

we have the lot next to us for parking

"S" towards Nevis

Proposed build

Open Porch as the one space on the existing house

Pop up shop Retail only
In the future we plan to use as part of our house.

1-5 stall garage

backrooms
Kitchen Area

Existing Building
1 - Bedroom
1 - Bath
Small Kitchen

we were also thinking about a box shed on this lot behind us for storage and a garage for my vehicle we already have bank approval

