

**MCLEOD COUNTY
MINNESOTA
SUBDIVISION
ORDINANCE**

WALTON COUNTY

MINNESOTA

SUBDIVISION

ORDINANCE

MCLEOD COUNTY SUBDIVISION ORDINANCE
MCLEOD COUNTY, MINNESOTA

professional
 planning
and development co.

115 south broad street, mankato, mn. 56001

WOLFENBUTTEL COUNTY SUBSTITUTION ORDINANCE

WOLFENBUTTEL COUNTY, MINNESOTA

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MC LEOD COUNTY SUBDIVISION ORDINANCE

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MC LEOD COUNTY SUBDIVISION ORDINANCE

AN ORDINANCE ESTABLISHING REGULATIONS FOR THE SUBDIVISION AND PLATTING OF LAND WITHIN McLEOD COUNTY AND WITHOUT BOUNDARIES OF MUNICIPALITIES, DEFINING CERTAIN TERMS USED HEREIN, PROVIDING FOR THE PREPARATION OF PLATS, PROVIDING FOR THE INSTALLATION OF STREETS, ROADS AND OTHER IMPROVEMENTS, ESTABLISHING PROCEDURES FOR THE APPROVAL AND THE RECORDING OF PLATS, AND PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE.

SECTION 1 TITLE AND PURPOSE

SUBDIVISION 1. TITLE

This Ordinance shall be known, cited and referred to as the McLeod County Subdivision Ordinance, except as referred to herein, where it shall be known as "this Ordinance".

SUBDIVISION 2. PURPOSE

This Ordinance is enacted for the purpose of safeguarding the best interests of the public, the homeowner, the subdivider, and the investor; encouraging well planned subdivisions by the establishment of adequate standards for design and construction and in order that new subdivisions will be integrated in the general plans of the community, thereby contributing toward an attractive, orderly, stable and wholesome community environment with adequate municipal services and safe streets.

SECTION 2 RULES AND DEFINITIONS

SUBDIVISION 1. RULES

1. All subdivisions as defined under the jurisdiction of this Ordinance are subject to the provisions of this Ordinance and to the Minnesota Statutes which regulate subdivision.
2. No land use permit shall be issued for construction until all requirements of this Ordinance have been fully complied with.
3. Unless approved as provided herein, no subdivision shall be entitled to be recorded, or have any validity.

4. No public improvements are to be installed unless the preliminary plat is approved and service shall not be provided until approval of the final plat is granted and the same has been duly recorded.

SUBDIVISION 2. DEFINITIONS

For the purpose of these regulations the following terms, phrases, words, and their definitions shall have the meaning given in this Section. When inconsistent with the context, words used in the present tense shall include the future tense; words used in the singular number shall include the plural, and words in the plural shall include the singular. The masculine gender includes the feminine and neuter genders.

1. Administrator. The duly appointed person charged with enforcement of this Ordinance.
2. Alley. A public right-of-way which affords a secondary means of access to abutting property.
3. Attorney. A person licensed by the State to practice law who has been engaged by the County Board.
4. Block. An area of land within a subdivision that is entirely bounded by streets or a combination of streets, exterior boundary lines of a subdivision and/or bodies of water.
5. Boulevard. That portion of a street right-of-way between the curb and curb line.
6. Building Setback. The minimum horizontal distance from the street right-of-way as prescribed in the zoning ordinance.
7. Comprehensive Plan. A comprehensive development plan prepared by the Planning Commission and adopted by the County Board which indicates the general locations recommended for various functional classes of land uses, places and structures, and for general physical development of the county and includes any unit or part of such plan separately prepared and any amendment to such plan or parts therein.
8. Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

9. Engineer. The professional engineer engaged by the County Board.
10. Final Plat. A drawing, in final form, showing a proposed subdivision containing all information and detail required by State Statutes and by this Ordinance to be presented to the Planning Commission for approval, and which, if approved, may be duly filed with the County Recorder.
11. Licensed Engineer. A person licensed as a registered engineer by the State of Minnesota.
12. Lot. A parcel, piece, or portion of land designated by metes and bounds, registered land survey, auditor's plat, or other means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation thereof.
 - A. Lot, Butt. A lot located at the end of a block, excluding the two corner lots.
 - B. Lot, Corner. A lot located at the intersection of two (2) streets, having two (2) adjacent sides abutting streets; the interior angle of the intersection does not exceed one hundred thirty five (135) degrees.
 - C. Lot, Through. Any lot other than a corner lot which abuts more than one street.
13. Lot Depth. The mean horizontal distance between the front lot line and the rear lot line.
14. Lot Line. The property line bounding a lot except that where any portion of a lot extends into the right-of-way or a proposed public right-of-way, the line of such a right-of-way shall be the lot line.
15. Lot Width. The horizontal distance between the side lot lines of the lot measured parallel to the front line of the lot at the setback line.
16. May. Means permissive.
17. Official Map. The map established by the County Board in accordance with State Statutes, showing streets, highways, and parks and drainage, both existing and proposed.

18. Owner. Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.
19. Pedestrian Way. The right-of-way across or within a block, for use by pedestrian traffic whether designated as a pedestrian way, crosswalk, or however, otherwise designated.
20. Person. An individual, to include both male and female, and shall also extend and be applied to bodies political and corporate and to partnership and other unincorporated associations.
21. Planned Unit Development. A development which consists of two or more principal structures or uses on a single parcel of land.
22. Planning Commission or Commission. The duly appointed Commission of the County Board as constituted and described by Minnesota Statutes.
23. Preliminary Plat. A drawing clearly marked "preliminary plat" showing the salient features of a proposed subdivision as specified in Section 6.4 of this Ordinance.
24. Protective Covenant. A contract entered into between private parties and constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide protection against undesirable aspects of development which would impair values.
25. Public Land. Land owned and/or operated by a governmental unit, including school districts.
26. Publication. An official notice as prescribed by Minnesota State Statutes.
27. Shall. Means mandatory.
28. Sketch Plan. The sketch from a proposed subdivision showing the information specified in Section 6.2 of this Ordinance.
29. Street or Road. A public right-of-way which affords the primary means of access to abutting property.

- 1)
- A. Collector Street. A street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major street.
 - B. Dead End Street. A street or a portion of a street with only one vehicular traffic outlet.
 - C. Cul-de-sac. A street or portion of a street with only one vehicular traffic outlet and a turn-around at the other end.
 - D. Major Street or Thoroughfare. A street which serves or is designed to serve heavy flows of traffic and which is used primarily as a route for traffic between communities and/or other traffic generating areas.
 - E. Minor Street. A street intended to serve primarily as an access to abutting properties.
 - F. Service Street. A marginal access street which is generally parallel and adjacent to a major street and provides secondary access to abutting property.
 - G. Half Street. A street designed to provide access to only one side of the right-of-way.
 - H. Private Street. A street which is not designated for public use.
30. Street Pavement. The wearing or exposed surface of the roadway used by vehicular traffic.
31. Street Width. The width of the right-of-way measured at right angles to the center of the street.
32. Subdivider. Any person, firm, corporation, partnership, or association, who shall lay out any subdivision or part thereof as defined herein, either for himself or other.
33. Subdivision. The division of any parcel of land into two (2) or more lots, blocks and/or sites, with or without streets in which the smallest lot, block or site has an area of ten (10) acres or less; except that any subdivision of land involving the opening, widening or extension of any street shall require subdivision platting. This definition shall include resubdivision.
34. Surveyor. A person duly registered as a land surveyor by the State of Minnesota.
- 7)

35. Used For. To include the phrases: "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
36. Zoning District. An area as prescribed by the adopted zoning ordinance.

SECTION 3 SUBDIVISION PROCEDURE

Whenever any subdivision of land is proposed to be made, and before any contract for the sale of, or any offer to sell any lots in such subdivisions or any part thereof is made, and before any permit for the creation of a structure in such proposed subdivision shall be granted, the subdivider or his duly authorized agent shall apply in writing for approval of such proposed subdivision in accordance with the following procedures for minor and major subdivisions.

SUBDIVISION 1. PROCEDURE FOR MINOR SUBDIVISIONS

1. The following divisions of land may be submitted to the Administrator of this Ordinance for approval without a plat:
 - A. Any division of a parcel of land involving the sale or exchange of parcels between adjoining owners, where such sale or exchange does not create additional building sites as defined by zoning or reduce the original tract below the requirements of zoning may be submitted without a plat.
 - B. Any division of land involving the establishment of not more than one single-family, non-farm dwelling may be submitted without a plat provided that the parcel does not contain a non-farm dwelling.
 - C. Any division of a parcel of land involving the establishment of agricultural uses provided the number of farm dwellings shall be limited to two (2) per farm.
2. If the Administrator is satisfied that such proposed divisions as described in Subdivision 1. A, B & C of this Section are not contrary to applicable platting, subdividing, zoning, sanitary or official map regulations, the Administrator shall have the authority to approve said divisions, subject to the following provisions:
 - A. Description documents to be filed with Administrator.
 - (1) A legal description, survey, and drawing thereof and computation of acreage, prepared by a registered land surveyor shall be filed with the Administrator.
 - (2) The requirements of Paragraph 2.A. (1) may be waived if in the opinion of the County Recorder an adequate tractable description sufficient to maintain the integrity of the recording system is provided. This description shall be filed with the Administrator.

- B. The Administrator shall review the submitted information for conformity to all existing, valid platting, subdividing, zoning, sanitary and official map regulations.
- C. The Administrator shall, within ten working days after submission of the required information, approve or disapprove such proposed division.
- D. In the case of disapprovals, the Administrator shall contact the applicant and state the reasons for such disapproval. The reasons for disapproval shall be stated in writing.
- E. In the case of approvals, the Administrator shall indicate that such proposed division:
 - (1) Meets all applicable code provisions and constitutes a valid building site.
 - (2) Meets all applicable code provisions and does not constitute a valid building site.

SUBDIVISION 2. PROCEDURE FOR MAJOR SUBDIVISIONS

- 1. The following divisions of land shall require approval of plat prior to recording.
 - A. Any division of a parcel of land involving the establishment of more than one non-farm residence.
 - B. Any division of a parcel of land involving the allocation of land for the opening, widening or extension of any street.
- 2. Sketch Plan.
 - A. Prior to subdividing land and at least two weeks prior to the regularly scheduled planning commission meeting, the subdivider shall request the Administrator to place the subdivision sketch plan on the planning commission's agenda.
 - B. The subdivider shall submit six (6) copies of the sketch plan complying with the requirements of Section 6.2 of this Ordinance.

*Only Eng, MnDOT, &
if applicable per Ec
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C. One copy of the sketch plan shall be submitted to the town board of the township within which the plat is proposed.

(1) The township board shall review the sketch plan and transmit written comments of that review to the planning commission.

D. The sketch plan will be considered as the basis for discussion between the subdivider and the planning commission. Submission of such a sketch plan shall not constitute formal filing of a preliminary plat.

E. The subdivider shall attend the planning commission meeting at which the proposal is scheduled for consideration to discuss the requirements which pertain to the proposed subdivision.

F. The planning commission will review, discuss, and advise the subdivider of the extent to which the proposed subdivision conforms to this and other ordinances, as well as its conformity to the county land use policies.

G. The planning commission shall make specific recommendations and comments about the sketch plan to be incorporated by the applicant in the preliminary plat.

H. No fee shall be required of the subdivider for the submission of a sketch plan.

Put approved (PAC) sketch plans on City Board Agenda. 10-26-89 per Ed.

3. Preliminary Plat Procedure.

A. Within six (6) months of the planning commission's consideration of the sketch plan, the subdivider shall request the Administrator to place the preliminary plat on the planning commission's agenda.

(1) Failure to request preliminary plat approval within the six (6) month time limit shall require that the sketch plan be resubmitted for planning commission review.

(2) The subdivider shall request preliminary plat review at least two (2) weeks prior to the regularly scheduled planning commission meeting.

(3) The subdivider shall submit ten (10) copies of the preliminary plat complying with the requirements of Section 6.4 of this Ordinance.

(4) The subdivider shall pay the required fees upon submission of the preliminary plat.

B. Public hearing required.

- (1) A public hearing shall be set to be held within forty-five (45) days after the preliminary plat has been submitted to the Administrator.
- (2) Notice of this public hearing shall be transmitted to all parties required by law as set forth in M.S.A. 394.26.
- (3) The planning commission meeting may serve as the public hearing provided that the requirements of M.S.A. 394.26 are met.

*Added
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C. The Administrator shall refer one (1) copy to the engineer, one (1) copy to the town board, and one (1) copy each to the telephone and utility companies. Each may then submit a report to the Administrator within thirty (30) days. Failure to submit such a report shall constitute approval of the preliminary plat. The reports permitted in this section shall be forwarded to the planning commission for their consideration.

D. Public hearing and review.

- (1) The subdivider shall attend the planning commission meeting at which his proposal is scheduled for consideration.
- (2) The planning commission shall study the practicability of the preliminary plat taking into consideration the requirements of the county and the best use of the land to be subdivided. Particular attention shall be given to the arrangement, location, and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement, the future development of adjoining lands as yet unsubdivided and the requirements of the comprehensive plan, the official map and the zoning ordinance.
- (3) At the public hearing all persons interested in the proposed plat shall be heard and the planning commission shall within fifteen (15) days of the hearing modify, approve, or disapprove the preliminary plat and submit to the county board, the applicant, and the Administrator the findings and recommendations.
- (4) The county board shall act upon the preliminary plat and send written notification of their action to the planning commission, Administrator, and the applicant. Failure of the county board to act within sixty (60) days of the public hearing shall be deemed approval of the preliminary plat.

- (5) Should the subdivider decide to amend the preliminary plat as approved, he shall submit the amended plat following the original procedures set forth, except for the public hearing and fees unless the planning commission considers the scope of the revisions to constitute a new plat, then the hearing and fees shall be required.

4. Final Plat Procedure.

A. Within six (6) months of the county board's consideration and approval of the preliminary plat, the subdivider shall request the Administrator to place the final plat on the planning commission agenda.

- (1) Failure to request final plat approval within the six (6) month time limit shall void the preliminary plat unless an extension is requested in writing and granted by the county board.
- (2) The subdivider shall request final plat review at least two (2) weeks prior to the regularly scheduled planning commission meeting.
- (3) The subdivider shall submit ten (10) copies of the final plat complying with the requirements of Section 6.5 of this Ordinance.
- (4) The final plat shall be prepared by a land surveyor duly registered by the State of Minnesota.

B. Optional Public Hearing.

The planning commission or the county board may require a public hearing as part of the final plat review procedure. In the event a public hearing is required, the procedures are the same as those stated in Subdivision 2, Paragraph 3B of this Section.

C. Reports Required.

- (1) The Administrator shall refer one (1) copy to the engineer, one (1) copy to the town board, and one (1) copy each to the telephone and utility companies. Each may then submit a report to the Administrator within thirty (30) days. Failure to submit such a report shall constitute approval of the final plat. The reports permitted in this Section shall be forwarded to the planning commission for their consideration.

- (2) When required, the construction plan and cost estimate shall be submitted and forwarded to the county engineer for approval and a copy of the engineer's report shall be submitted to the county attorney for the preparation of the contract required in Section 3, Subdivision 3, Paragraph 4 of this Ordinance.
- (3) The reports required in this Section shall be forwarded to the planning commission and board for their consideration.

D. Review and Action.

- (1) The subdivider shall attend the planning commission meeting at which the proposed subdivision is scheduled for review.
- (2) The final plat shall be reviewed for conformity to the approved preliminary plat.
- (3) The planning commission shall, within fifteen (15) days of the meeting, modify, approve or disapprove the final plat and submit to the county board its findings and recommendations.
- (4) The county board shall act upon the final plat and send written notification of their action to the applicant.

E. Prior to the final approval of the final plat, the financial arrangements required by this Ordinance shall be met.

F. Upon completion of the requirements above and notation to the effect upon the final plat, it shall be deemed to have final approval and shall be properly signed by the chairman of the planning commission and the appropriate official of the county board and may be filed by the applicant in the County Recorder's Office. Any final plat not so filed and recorded within ninety (90) days of the date upon which such plat is approved, shall become null and void, unless the particular circumstances of said applicant warrant the county board to grant an extension.

G. No changes, erasures, modifications, or revisions shall be made in any final plat after approval has been given by the county board and endorsed in writing on the plat, unless the said plat is first resubmitted to the county board and such body approves modifications. In the event that any final plat is recorded without complying with this requirement, the same shall be

considered null and void, and the county board shall institute proceedings to have the plat stricken from the records of the county.

SUBDIVISION 3. REQUIRED IMPROVEMENTS

Prior to the approval of the final plat, the subdivider shall agree in the manner set forth in this section to install or pay for the installation of improvements in conformity with construction plans approved by the county and in conformity with the requirements of this Ordinance.

1. Payment for Improvements: The required improvements which are listed and described in this Ordinance are to be furnished and installed at the sole expense of the subdivider and at no expense to the county, unless otherwise stated. In the case of an improvement, the cost of which would, by general policy, be assessed only in part to the improved property and the remaining costs paid out of the general tax levy, provision for payment of a portion of the cost by the subdivider and the remaining portion of the cost by the county, and provided further that if any improvement installed within the subdivision would be of substantial benefit to lands beyond its boundaries, the county board may make provision for causing a portion of the cost of the improvements representing the benefit to such lands to be assessed against the same and in such case the subdivider will be required only to pay for such portion of the whole cost of said improvement as will represent the benefit to the property within a subdivision.
2. Construction Plans: Construction plans for the required improvements conforming with adopted standards of this Ordinance shall be prepared at the subdivider's expense by a professional engineer with his seal affixed. Such plans together with the quantities of construction materials and cost estimates shall be submitted to the county for its approval. Upon approval, the plan shall be the basis of the cost portion of the contract required by Section 3.4 of this Ordinance. Two prints of the plan shall be submitted and placed on file with the engineer.

3. Utility Plans: Plans for the installation of gas and electric facilities shall be submitted to the county and, upon their submission and approval by the appropriate agencies and public utility companies which will serve the subdivision, said utilities may be installed. The appropriate agencies and public utility companies shall have approved of the plans prior to the approval of the final plat.
4. Agreement for Installation of Improvements: Prior to the installation of any required improvements and prior to approval of the final plat, the county may enter into a contract in writing with the subdivider which may require the subdivider to furnish and construct the improvements at his sole expense in accordance with plans, specifications, and normal contract conditions approved by the county board. The contract may include provisions for supervision of construction details by the county and grant to the county authority to coordinate the work to be done under said contract by the subdivider and/or any subcontractor authorized to proceed thereunder and with any other work being done or contracted by the county in the vicinity. The agreement may require the subdivider to make an escrow deposit or to furnish a performance bond as specified in Section 3.5 of this Ordinance.
5. Financial Guarantee.
 - A. Escrow Deposit: An amount equal to one hundred twenty five percent (125%) of the cost estimate and the costs of inspection of the improvements to be furnished and/or installed by the subdivider per his contract shall be deposited with the treasurer by the subdivider. The county shall be entitled to reimbursement from said deposit for costs and expenses incurred by the county for the inspection of the construction and for the completion of work not approved by the engineer and for any damages sustained by the breach of the contract. Upon completion of the work and termination of any liability, the remaining balance of the escrow deposit shall be refunded to the subdivider.
 - B. Performance Bond: The subdivider may, in lieu of an escrow deposit, furnish a public contractor's performance bond as prescribed by Minnesota Statutes with corporate surety and penal sum equal to one hundred

twenty-five (125) percent of the cost estimate for the required improvements to be furnished and/or installed by the subdivider. The performance bond shall be approved by the county attorney prior to its acceptance. A certified check shall be submitted by the subdivider for the estimated inspection costs of the required improvements to be furnished and/or installed by the subdivider. Said check is to be submitted at the time of the submission of the performance bond.

6. **Optional Construction Permitted:** In lieu of doing the construction work on required improvements, the subdivider may petition the county to do the construction work. Such petition shall include a request that the benefited property be assessed for the costs of the improvements. The petition shall be presented to the county board prior to September 1, for construction during the following year. This option may be applied to streets, alleys, curbs, gutters, water and sanitary sewer facilities. In no event shall the construction costs be borne by the general taxpayers, the assessments shall be against the benefited properties. The provision of Section 3.5 may be waived as deemed appropriate by the county board on those improvements which the county agrees to install.
7. **Completed Improvements:** Improvements within a subdivision which have been completed prior to the application for approval of the final plat or execution of the contract for installation of the required improvements may be accepted as equivalent improvements in compliance with the requirements of this Ordinance only if the engineer certifies that the existing improvements conform to the applicable standards.
8. **Inspection of Improvements:** At least ten (10) days prior to commencing construction of required improvements the subdivider shall pay the required inspection fee as specified in Section 3.5 and shall notify the Administrator and engineer in writing of the time when he proposes to commence construction of such improvements so that they may cause inspection to be made to assure that all specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required.
9. **Modification of the Design of Improvements:** If at any time before or during the construction of the required improvement it is demonstrated to the satisfaction of the county that

unforeseen conditions make it necessary or preferable to modify the location or design of such required improvement, the county may, upon approval by a previously delegated member of the planning commission authorize modifications provided these modifications are within the spirit and intent of the original approval and do not extend to any waiver or substantial alteration of the function of any improvements required. The engineer shall issue any authorization under this Section in writing and shall transmit a copy of such authorization to the planning commission and county board.

SECTION 4. GENERAL REQUIREMENTS

The following general requirements shall be met by the subdivider unless the county board of adjustments grants a variance in accord with the provisions of this Ordinance.

1. CONFORMANCE TO OFFICIAL MAP AND COMPREHENSIVE PLAN

All subdivision shall conform to the adopted Official Map and be in harmony with the Comprehensive Plan.

2. DELAYED APPROVAL OF SUBDIVISIONS

Where a proposed park, playground, school site, or other public site as shown in the comprehensive plan and/or official map is embraced in part or in whole by the boundaries of a proposed subdivision, such public land shall be reserved and no action shall be taken toward approval of a preliminary plat for a period not to exceed six (6) months to allow the opportunity to consider and take action toward acquisition of such land by the appropriate jurisdiction.

3. CONFORMITY TO ZONING ORDINANCE

All subdivision shall conform to the zoning ordinance and its map.

4. CHARACTER OF THE LAND

No land shall be subdivided which is held unsuitable by the county for the proposed use because of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community.

5. CONVEYANCES OF METES AND BOUNDS

The conveyance of parcels of ten (10) acres or less by metes and bounds shall be prohibited unless the parcel was a separate parcel of record on the date of adoption of this Ordinance or was the subject of a written agreement to convey entered into prior to the adoption of this Ordinance, except as otherwise regulated in Section 3.1 of this Ordinance.

6. REGISTERED LAND SURVEYS

All registered land surveys shall be filed and are subject

to the same procedures as required by this Ordinance for preliminary plats. Until approval is granted by the county board, building permits shall be withheld, dedications shall not be accepted, and no public money shall be spent towards installing utilities and improvements.

7. ESTABLISHED MONUMENTS

For both minor and major subdivisions, all international, federal, state, county and other official monuments, bench marks, triangulation points, and stations shall be preserved in their precise location; and it shall be the responsibility of the subdivider to insure that these markers are maintained in good condition during and following construction and development. All section and quarter section corners shall be duly described and tied, and a Certificate of Location thereof shall be filed with the county recorder.

8. PRESERVATION OF NATURAL FEATURES

The planning commission shall establish the natural features which add value to all improvements and to the community, such as trees or groves, water courses and falls, beaches, historic spots, vistas and similar irreplaceable assets.

9. PREVENTION OF EROSION

Subdividers shall be required to institute measures as determined and directed by the engineer to insure the prevention of wind and water erosion during and upon completion of the construction.

SECTION 5 SUBDIVISION DESIGN STANDARDS

The following improvements shall be installed in accord with accepted engineering standards and specification.

SUBDIVISION 1. STREET PLAN

Streets shall be of sufficient width, suitably located and adequately constructed, to conform with the comprehensive plan; to accommodate the perspective traffic; afford access for fire fighting, snow removal and other road maintenance equipment; and shall be considered in their relationship to topographic conditions, to drainage and in their relationship to the proposed land uses to be served by such streets. The arrangement of streets shall be such as to cause no undue hardship to adjoining properties and shall be coordinated so as to comprise a convenient system.

1. Street Arrangement.

- A. The arrangement of streets in the subdivision shall provide for the continuation of principal streets of adjoining subdivisions and for proper projection of principal streets into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic, and construction or extension, presently or when later required, of needed utilities and public services such as sewer, water and drainage.
- B. Minor streets shall be arranged so that their use by through traffic will be discouraged.

2. Blocks.

- A. The acreage within bounding streets shall be such as to accommodate the size of lots required in area by the zoning ordinance and to provide for convenient access, circulation, control and safety of street traffic.
- B. Blocks shall not be more than 1,320 feet in length. No block width shall be less than twice the normal lot depth, unless it abutts a railroad right-of-way, a limited access highway, a major or arterial street, a river or park, or topographical restriction.

- C. In blocks exceeding 900 feet in length, the county may require a 20 foot wide fenced easement through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further specify, at its discretion, that a five (5) foot wide paved path be included.
3. Street Alignment.
- A. Street jogs shall have a center line offset of 150 feet or more when applied to minor streets or service streets; in all other cases they shall be prohibited.
- B. All streets shall join each other so that for a distance of at least 100 feet the street is approximately at right angles to the street it joins.
4. Dead End Streets: The creation of cul-de-sac or loop residential streets will be encouraged whenever the planning commission finds that such types of development will not interfere with normal traffic circulation in the area. In the case of cul-de-sac streets, where needed or desirable, the planning commission may require the reservation of a 20 foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street. Subdivisions containing twenty (20) lots or more shall have at least two street connections with existing public streets, or streets shown on the official map, if such exists, or streets on an approved final plat for which a bond has been filed.
5. Service Streets: Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, existing or planned, the planning commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land (as for park purposes and residential districts, or for commercial or industrial purposes and residential district, or for commercial or industrial purposes in appropriate districts). Such districts shall also be determined with due regard for the requirements or approach grades and future grade separations.
6. Relation to Topography: The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be

arranged so as to obtain as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as closely as possible to the original topography.

7. Treatment Along Major Streets: When a subdivision abutts or contains an existing or proposed arterial or major street, the planning commission may require marginal access streets, reverse frontage with screen plantings contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or other such treatment as may be necessary for adequate protection of the residential properties and to afford the separation of through and local traffic.
8. Prohibited Plans: The following are prohibited and shall not be approved:
 - A. Half streets.
 - B. Private streets, unless part of an approved planned unit development, in which case the streets shall conform to the approved design criteria of the county.
 - C. Reserve strips controlling access to streets.
 - D. Intersections with more than four corners.

SUBDIVISION 2. STREET DESIGN

1. Street Improvements: All streets shall be graded; and in areas provided with sewer and water, the county may require that the streets be improved by surfacing with concrete or plant mix bituminous and/or be provided with concrete curbs and gutters. Such grading and improvement shall be approved as to design and specifications by the engineer. In areas not served by sewer and water, curbs and gutters may not be required; and streets may be of a suitable compacted gravel surface as approved by the engineer.
2. Street Widths: Streets shall have the following minimum dimensions:

<u>Classification</u>	<u>Pavement</u>	<u>Right-of-Way</u>
Arterial and Major	60 feet	150 feet
Collector Rural	44 feet	100 feet
Urban	36 feet	100 feet
Minor and Access	28 feet	66 feet

Greater widths may be required depending upon anticipated traffic volumes, planned function of the street and character of planned abutting land use. All pavement surfaces shall be approved by the engineer.

3. Street Grades.

- A. Grades of all streets shall conform in general to the terrain, and shall not be less than 0.5% nor more than 5% for arterial or major streets, or 7% for collector streets, or 8% for minor streets in residential zones, 8% for access streets, but in no case more than 3% within fifty (50) feet of any intersection.
- B. All changes in grades shall be connected by vertical curves of such length and radius as meet with the approval of the engineer so that clear visibility shall be provided for a safe distance.

4. Street Visibility.

- A. A combination of steep grades and curves shall be avoided. In order to provide visibility for traffic safety, that portion of any corner lot (whether at an intersection entirely within a subdivision or of a new street within existing street) shall be cleared of all growth (except isolated trees) and obstructions above the level of three (3) feet higher than the center line of the street for a distance of at least thirty (30) feet from the right-of-way line. If directed, ground shall be excavated to achieve visibility.
- B. Trees and hedges over four (4) feet high shall not be permitted within six (6) feet of the street right-of-way line.

5. Street Radii.

- A. Curves: Street lines within a block deflecting from each other at any one point by more than ten (10) degrees, shall be connected with a curve, the radius of which for the center line of street shall not be less than 400 feet on arterial and major streets, 200 feet on minor streets, and in no case shall the connecting tangent of two curves be less than 100 feet.
- B. Corners: All roadways at intersections shall be rounded by curves of at least twenty (20) feet radius. Roadways of alley-street intersections shall be rounded by a radius of not less than six (6) feet. The center lines of the intersecting streets shall be as near to 90 degrees as possible and in no case shall the intersection be less than 75 degrees.

6. Dead End Streets (Cul-de-sac): Where dead end streets are designed, they shall not normally exceed 500 feet in length, and shall terminate in a circular turnabout having a minimum right-of-way radius of 60 feet and a payment radius of 50 feet. Corners at the entrance to the turnabout portions of cul-de-sac shall have a radius of not less than 15 feet.
7. Water Courses: Where a water course separates a proposed street from abutting property, provisions shall be made for access to all lots by means of culverts or other structures of design approved by the engineer.
8. Commercial Areas.
 - A. In front of areas designed for commercial use, or where a change of zoning to a zone which permits commercial use is contemplated, the street width shall be increased by such amount on each side as may be deemed necessary by the planning commission to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business districts.
 - B. Paved rear service streets of a width approved by the engineer in width, or in lieu thereof, adequate loading space, suitably surfaced, shall be provided in connection with lots designed for commercial use.

SUBDIVISION 3. STREET NAMES

1. All street names shall be approved by the planning commission and shall conform to any established numbering and naming system.
2. Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names except that streets that join or are in alignment with streets of an abutting or neighboring subdivision may bear the same name.
3. The subdivider shall install street signs as required and approved by the engineer.

SUBDIVISION 4. UTILITIES (WHEN APPLICABLE)

1. Water Utilities.

- A. Where connection with a public sewer system is feasible, that system shall be utilized and service shall be provided to each lot.
- B. House service for water shall be of a type approved by the county.
- C. All water mains shall be of a material and design approved by the county. Cover-sized mains may be required with the additional costs to be borne by the benefited properties.
- D. When a public water system is not available, individual wells are permitted in accordance with Paragraph B of this Subdivision and all other applicable state and local requirements.
- E. Fire hydrants of a type approved by the county shall be installed in accordance with accepted standards.

2. Sanitary Sewer.

- A. Where connection with sanitary sewer trunk lines is feasible, the subdivider shall install approved sanitary sewer and make the connection with the trunk lines so as to provide service to each lot.
- B. House service for sanitary sewer shall be of a type approved by the county.
- C. All sanitary sewer lines shall be of a material and design approved by the county. Over-sized sewer lines may be required with the additional costs to be borne by the benefited properties.
- D. When main trunk lines are not accessible, internal trunk sewers together with all accessory service connections extending from the main to three feet beyond the curb or curb line shall be installed and capped for future connection.
- E. All installations shall be approved by the county.
- F. On-site disposal systems may be permitted provided they conform to Paragraph 8 of this Subdivision and all other applicable local and state requirements.

3. Storm Sewer/Drainage.

- A. All surface and underground drainage systems shall be installed to adequately remove all natural drainage that accumulates in the developed property. All such systems shall be in conformity to the drainage plans and all piping shall provide complete removal and a permanent solution for the removal of drainage water.

- B. Where connection with an existing storm sewer system is feasible, that system shall be utilized so as to provide complete drainage of the subdivision.
 - C. Drainage facilities shall be located in the street right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.
 - D. In the absence of an existing storm sewer system, the subdivision shall be designed so as to completely be drained by a system of open ditches, culverts, pipes, and/or catch basins.
 - E. All drainage systems shall be approved by the county.
 - F. The drainage system shall be designed large enough to accomodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The drainage shall be based on conditions of total potential development permitted by the zoning ordinance in the watershed. Over-sized sewer lines may be required with the additional costs to be borne by the benefited properties.
4. Electrical.
- A. Electrical utilities whenever feasible, shall be installed underground and completed prior to street surfacing.
 - B. When overhead power lines are utilized, the poles shall be placed in a rear lot easement and positioned so as to provide individual service to each lot.
5. Street Lighting: Street lighting shall be in conformance with street lighting plans. Such light standards and fixtures shall be installed after approval by the appropriate power company and the authorization of the county.
6. Gas: When natural gas is to be utilized, the lines shall be installed by the appropriate gas company and be completed prior to street surfacing.
7. Telephone.
- A. Telephone facilities, whenever feasible, shall be installed underground and completed prior to street surfacing.
 - B. When overhead telephone lines are utilized, the pole shall be placed in a rear easement and positioned so as to provide individual service to each lot.

8. Onsite Utilities.

- A. In areas which are not served by public water and sanitary sewer, no residential lot shall be developed unless it contains sufficient surface area for the existing subsurface soil conditions so as to prevent possible pollution problems.
- B. All individual wells and onsite sewage disposal systems shall conform to the applicable state and local requirements.
- C. The required plumbing shall be provided to permit connection to sanitary sewer mains when they become available.

9. Easements.

- A. Easements at least 20 feet wide, centered on rear and other lot lines as required, shall be provided for utilities where necessary. The easements shall have continuity of alignment from block to block; and at deflection points, easements for poleline anchors shall be provided where necessary. Easements may be required along property lines from utility easements on rear lot lines to right-of-ways.
- B. Easements shall be provided along each side of the center line of any water course or drainage channel whether or not shown in the Comprehensive Plan, to a sufficient width to provide proper maintenance and protection and to provide for water run-off and installation and maintenance of storm sewer.
- C. Where a subdivision is traversed by a water course, drainageway, channel or stream, there shall be provided a storm sewer easement or drainage right-of-way as required by the engineer, and in no case less than 20 feet in width.
- D. Easements shall be dedicated for the required use.

SUBDIVISION 5. LOTS

- 1. The lot arrangement shall be such that in constructing a building in compliance with the zoning ordinance, there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

2. All side lines of a lot shall be at right angles to straight street lines and radial to curved street lines, unless a variance from this rule will give a better street or lot plan.
3. The lot dimensions shall not be less than the minimum required to secure the minimum lot area specified in the zoning ordinance.
 - A. Corner lots shall have extra width to permit appropriate building setbacks from both streets.
 - B. Through lots, when permitted, shall have additional depth of ten (10) feet for screen planting along the rear lot line.
 - C. Remnants of lots below the minimum required size, left over after subdividing of a longer tract must be added to adjacent lot, or a plan shown as to future use rather than allowed to remain as unusable parcels.
4. Lots abutting upon a watercourse, drainageway, channel, stream or water body shall have additional depth or width, as required to assure that house sites are not subject to flooding.
5. In the subdividing of any land, regard shall be shown for all natural features, such as trees, watercourses and bodies, which, if preserved, will add attractiveness to the proposed development.
6. Where a proposed plan is adjacent to a limited access highway, major highway or thoroughfare, there shall be no direct vehicular access from individual lots to such roads. A temporary entrance may be granted for single tracts until neighboring land is subdivided and the required access can be feasibly provided.
7. Where lots are platted in excess of one and one-half ($1\frac{1}{2}$) acres, two hundred (200) feet in width at the building setback, a preliminary resubdivision plan shall be submitted showing a potential and feasible way in which the lot or lots may be resubdivided in the future, including the building placements.

SUBDIVISION 6. PARKS, OPEN-SPACE AND NATURAL FEATURES

1. Where a proposed park, playground or open-space shown on the Comprehensive Plan is located in whole or in part in a subdivision, the planning commission shall require that such area or areas be shown on plats in accordance with the requirements specified in this Section. Such area or areas shall be dedicated to the county by the subdivider if the county board approves such dedication.
2. The planning commission shall require that plats show sites of a character, extent and location suitable for the development of a park, playground, or other recreation purposes. The planning commission may require that the developer satisfactorily grade any such recreation areas shown on the plat.

SECTION 6 DOCUMENTS TO BE FILED

SUBDIVISION 1. APPLICATION

The application made available by the Administrator shall contain the following information: date of application, name and signature of applicant, property location and owner, type, description and reasons for request, fee information, case number, and date for consideration.

SUBDIVISION 2. SKETCH PLAN

The Sketch Plan to be submitted shall be based upon an accurate base map which enables the entire tract to be shown on one sheet. The Sketch Plan shall contain the following information:

1. The location of that portion which is to be subdivided in relation to the entire tract, and the existing street pattern.
2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within five hundred (500) feet thereof. All bench marks shall be referenced to USGS datum and shown on the plat.
3. The name of the owner and of all adjoining property owners as disclosed by the most recent tax records.
4. All utilities available, and all streets which are either proposed, mapped or built.
5. The proposed pattern of lots, street layout, recreation areas, systems of drainage, sewerage, and water supply within the subdivided area.
6. All existing restrictions on the use of the land including easements or zoning lines.

SUBDIVISION 3. PLANNING COMMISSION RECOMMENDATIONS

The following information shall be contained on all recommendations submitted by the planning commission: case number, date of consideration, name of petitioner, requested action, and recommendations of the planning commission.

SUBDIVISION 4. PRELIMINARY PLAT

The following information shall be submitted for the consideration of a preliminary plat, and shall be either placed directly on the plat or be attached to the plat. The preliminary plat shall be on a sheet twenty (20) inches wide and thirty (30) inches long and shall be drawn to a scale of one (1) inch equalling one hundred (100) feet, or a scale approved by the Administrator. Where necessary, the preliminary plat may be on several sheets provided they are numbered and a key map is presented on the sheets showing the entire subdivision.

1. Identification. The date, northpoint, map scale, name and address of: owner, subdivider, surveyor, engineer, and designer, including their license numbers and seals, the name of the subdivision and all subdivisions immediately adjacent.
2. Description. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distance, made and certified by a licensed land surveyor. The corners of the tract shall also be located on the ground and marked by substantial monuments of such size and type as approved by the engineer, and be referred and tied to the public land survey corner and shall be shown on the preliminary plat. The total acreage of the subdivision and the proposed subdivision name shall not duplicate or be alike in pronunciation of any plat theretofore recorded.
3. Existing Conditions.
 - A. Zoning District, including boundary lines of the district, if more than one district, and any proposed changes in the zoning district lines.
 - B. Topographic data with a contour interval of not more than two (2) feet and supplementals of one (1) foot in extremely flat areas; the datum shall be U.S.G.S. if available within one-half ($\frac{1}{2}$) mile, otherwise it may be assumed. Watercourses, lakes, marshes, wooded areas, rock outcrops, power transportation poles and line, gas lines, single trees with a diameter of eight (8) inches or more as measured three (3) feet above the base of the trunk, and other significant existing features for the proposed subdivision and adjacent property.

- (f)
- C. The location, right-of-way width and names of existing or platted streets or other public ways. Parks and other public lands, permanent buildings, and structures, easements, section and corporate lines within the subdivision.
 - D. The location, size, grade and direction of flow of existing sewers, water mains, culverts, drains and underground facilities on the property. Such elevations and locations of catch basins, inverts, manholes, hydrants and street pavement widths and type.
 - E. When on-site sewer and water facilities are to be utilized, soil tests shall be required.
4. Design Features. Layout of proposed streets, alleys, pedestrianways and easements showing right-of-way widths, gradients and proposed street names. Areas other than streets intended to be dedicated or reserved for public use, including their size in areas. Number of residential lots, typical lot sizes plus information about all proposed uses within the subdivision. Minimum front and side building setback lines. Location, size and gradients of proposed sanitary sewers, water mains, and plans for surface drainage and flood control.
5. Development Proposals (When Applicable)
- A. Plans and cross-sections showing the proposed location and type of street lighting standards, street trees, curbs, water mains, sanitary sewers, and storm drains, and the size and type thereof, the character, width and depth of pavements and sub-base, the location of manholes, basins and underground conduits.
 - B. The approximate location and size of all proposed water lines, valves, hydrants and sewer lines, and fire alarm boxes. Connection to existing lines or alternate means of water supply or sewer disposal and treatment as provided in public health standards. Profiles of all proposed water and sewer lines. Storm drainage plan indicating the approximate location and size of proposed lines and their profiles. Connection to existing lines or alternate means of disposal. Preliminary designs of any bridges or culverts which may be required.

- C. The width, location, grades and street profiles of all streets or public ways proposed by the developer in the subdivision.
- D. All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health, and a note to this effect, including an estimate of the costs for such facilities shall be stated on the plat and signed by a licensed engineer.
- E. All parcels of land proposed to be dedicated to public use and the conditions of such dedications. A copy of all proposed private restrictions.
- F. An approximate grading plan if the natural contours are to be changed more than two (2) feet.
- G. If the application covers only a part of the subdividers entire holding, a map of the entire tract, drawn at a scale of not less than four hundred (400) feet to the inch showing an outline of the platted area with its proposed streets and indication of the probable future street system with its grades and drainage in the remaining portion of the tract and the probable future drainage layout of the entire tract shall be submitted. The part of the subdividers entire holding submitted shall be considered in the light of the entire holdings.
- H. A plan for potential resubdivision when large lots are utilized (in excess of one and one-half (1½) acre, two hundred (200) feet of width or over two hundred (200) feet of lot depth).

SUBDIVISION 5. FINAL PLAT

The final plat shall be on a sheet twenty (20) inches wide and thirty (30) inches long and shall be drawn to scale. The final plat shall comply with the requirements of M.S.A. 505. Where necessary, the final plat may be on several sheets provided they are numbered and a key map is presented on the sheets showing the entire subdivision. The final plat shall have incorporated all changes or modifications required and in all other respects conform to the approved preliminary plat. It may constitute only that portion of the approved preliminary plat which the subdivider proposed to record and develop, provided that such portion conforms with all the requirements of this Ordinance.

1. Information Required. The information which is required for the final plat shall be that required by M.S.A. 505, plus additional requirements when such requirements do not conflict with M.S.A. 505.
 - A. Site data such as number of lots, typical lot size, park acreage.
 - B. Sites, if any, for multi-family dwellings, shopping center, industry or other non-public uses exclusive of that information about subdivision's own land use classification.
2. Official Form. The final plat shall have the official form required for the granting of approval of the Planning Commission and Board.

SUBDIVISION 6. SUPPLEMENTAL DOCUMENTS REQUIRED

1. Tax Certification. Certifications showing that all taxes and assessments due on the property to be subdivided have been paid in full.
2. Attorney's Opinion. An attorney's opinion of title showing title or control of the property to be subdivided.
3. A photo negative of the final plat at one (1) inch equals two hundred (200) feet and six (6) prints of same.

SECTION 7 SUBDIVISION ADMINISTRATION

SUBDIVISION 1. ENFORCING OFFICER

This Ordinance shall be administered and enforced by an Administrator. The McLeod County Zoning Administrator is hereby designated the Administrator of this Ordinance.

SUBDIVISION 2. DUTIES OF THE ZONING ADMINISTRATOR

1. The Administrator is charged with the enforcement of this Ordinance and the regulations contained therein.
2. The Administrator shall receive and forward to the Planning Commission all application materials and information governed by the regulations contained in this Ordinance.

SUBDIVISION 3. VARIANCES

Where the County Board of Adjustment finds that extraordinary and unnecessary hardships may result from strict compliance with this Ordinance, it may vary the regulations so that the general intent may be preserved and the public interest protected provided that such variations will not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the official map, or the Zoning Ordinance.

1. Where the County Board of Adjustment finds that due to the special circumstances of a particular plat, the provision of certain required improvements is not requisite in the interest of the public health, safety and general welfare or is inappropriate because of the inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may vary such requirements subject to appropriate conditions.
2. Application for a variance shall be made in writing by the subdivider and shall state all facts relied upon by the applicant and be supplemented with maps, plans and other additional data. The plans for variances shall include such covenants and other provisions necessary to guarantee the full achievement of the plan.
3. In the granting of variances from this Ordinance the County Board of Adjustment shall require such conditions as will, in its judgment, secure substantially the objectives of the standards of requirements so varied.

4. Any variance granted shall be made by resolution and entered into the minutes setting forth the reasons which justify the resolution.

SUBDIVISION 4. VARIANCES PERMITTED

Where the County Board of Adjustment finds that extraordinary and unnecessary hardships result from strict compliance with this Ordinance, variances may be granted provided such variances will not have the effect of nullifying the intent and purpose of the Comprehensive Plan, official map, or the zoning ordinance.

1. Exceptional Topography. A variance may be granted where the subdivider can show that by reason of exceptional topography or other physical conditions, the strict compliance with this Ordinance would cause undue hardship on the enjoyment of a substantial property right.
2. Planned Unit Development. To provide flexibility for new land planning and land development techniques and concepts, variances may be granted for Planned Unit Development. Complete and detailed plans shall be submitted showing the information required in Section 6 of this Ordinance with the addition of all proposed structures, uses, sidewalks, landscaping, off-street parking and other features and facilities.

SUBDIVISION 5. COUNTY BOARD OF ADJUSTMENT

1. Powers. The Board of Adjustment shall have the authority to order the issuance of variances, hear and decide appeals from and review any order, requirement, decision, or determination made by any administrative official charged with enforcing any ordinance adopted pursuant to the provisions of Minnesota Statutes, Section 394.21 to 394.37.
2. Procedure. The Board of Adjustment shall follow applicable state laws and county ordinances in reviewing appeals from ordinances adopted pursuant to the provisions of Minnesota Statutes, Section 394.21 to 394.37. The procedure for review by the county is outlined in the McLeod County Zoning Ordinance.

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SUBDIVISION 6. AMENDMENTS TO THE SUBDIVISION ORDINANCE

The procedure for amending this Ordinance is the same prescribed for its adoption.

SUBDIVISION 7. FEES

The amounts of all fees to be paid under the provisions of this Ordinance shall be set by the County Board by resolution.

SUBDIVISION 8. PENALTIES

Any subdivider who violates, omits, neglects, or refuses to comply with the provisions or the enforcement of this Ordinance, or who sells, offers for sale or lease any lot or block of land which is in violation of this Ordinance, shall be guilty of a misdemeanor. Each lot in violation and each day of violation shall be deemed a separate offense.

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SECTION 8 SEPARABILITY

SUBDIVISION 1. SEPARABILITY

It is hereby declared to be the intention that the several provisions of this Ordinance are separable in accordance with the following:

1. If any court of competent jurisdiction shall adjudge any provision of this Ordinance to be invalid, such judgment shall not affect any other provisions of this Ordinance and not specifically included in said judgment.
2. If any court of competent jurisdiction shall adjudge invalid the application of any provisions of this Ordinance to a particular property, building, or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in said judgment.

SECTION 9 REPEAL AND EFFECTIVE DATE

SUBDIVISION 1. REPEAL

Ordinance 2, entitled MCLEOD COUNTY SUBDIVISION ORDINANCE adopted June 1, 1981, is hereby repealed.

SUBDIVISION 2. DATE OF EFFECT

This Ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law.

Passed and approved this 17th day of October, 1981.

Laurence Luike
Chairman
Board of County Commissioners

ATTEST:

Acting Wana L. Reed
County Auditor

Recommended by: The County Planning Commission

Date July 29/81 : Milan Bonnell
Chairman

MEMORANDUM

TO: THE PRESIDENT

FROM: [Illegible]

SUBJECT: [Illegible]

[Illegible text block]

RECOMMENDATION AND CONCLUSION

[Illegible]

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