



Pine County Subdivision and Platting Ordinance

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**PINE COUNTY
SUBDIVISION AND PLATTING ORDINANCE
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THE BOARD OF COMMISSIONERS OF PINE COUNTY, MINNESOTA DOES ORDAIN:

AN ORDINANCE ESTABLISHING REGULATIONS FOR THE SUBDIVISION AND PLATTING OF LAND WITHIN PINE COUNTY AND OUTSIDE THE BOUNDARIES OF MUNICIPALITIES; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE PREPARATION OF PLATS; PROVIDING FOR THE CONSTRUCTION OF STREETS, ROADS AND OTHER IMPROVEMENTS; ESTABLISHING PROCEDURES FOR THE APPROVAL AND RECORDING OF PLATS; AND PROVIDING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

ARTICLE 1.0 GENERAL PROVISIONS

1.01 Short Title

This Ordinance shall be known as the "Pine County Subdivision and Platting Ordinance" and will be referred to herein as "this Ordinance."

1.02 Purpose and Intent

This Ordinance is enacted for the following purposes: to safeguard the best interests of the people of Pine County; to assist the subdivider in harmonizing their interests with those of the County at large, as well as with those of the municipalities of the County; to prevent piecemeal planning of subdivisions; to prevent undesirable, disconnected patchwork of pattern and poor circulation of traffic; to correlate land subdivisions with the Pine County Comprehensive Plan; to secure the rights of the public with respect to public lands and waters; to improve land records by establishing standards for surveys and plats; and to discourage inferior development which might adversely affect property values.

1.03 Authority

It is the purpose and intent of this Ordinance to provide regulations for the subdivision and platting of land in Pine County, as authorized by Minnesota Statutes 394.

1.04 Jurisdiction

The regulations in this Ordinance governing plats and the subdivision of land shall apply to all areas of Pine County with the following exceptions:

- A. It shall not apply to areas within a municipality.
- B. It shall not apply within two (2) miles of a municipality which has extended subdivision and platting regulations, as authorized by Minnesota Statute 462.358, Subd. 1a.
- C. It shall not apply to areas within the jurisdiction of a township that has adopted a shoreland management ordinance which has been approved

by the Commissioner of Natural Resources, as authorized by Minnesota Statute 394.33, Subd. 1.

- D. It shall not apply to areas within the jurisdiction of a township which has adopted subdivision and platting regulations, as authorized by Minnesota Statute 394.33, Subd. 1. subject to the following:
1. The township shall request that the Planning Commission review its ordinance to determine if it contains, at a minimum, regulations and requirements at least as restrictive as those contained in this Ordinance.
 2. The Planning Commission shall issue findings and a recommendation to the County Board on any such request by a township.
 3. The County Board has acknowledged, by formal resolution, that the township ordinance contains, at a minimum, regulations and requirements at least as restrictive as those contained in this Ordinance and that County control of subdivision and platting is not necessary in that township.
- E. The County Auditor shall not accept a subdivision of land in the jurisdiction of this Ordinance unless a Final Plat has been approved under Article 8.0 or a Minor Subdivision has been approved under Article 4.0 of this Ordinance.

1.05 Scope

- A. This Ordinance shall apply to any subdivision which has not been given final approval by the Planning Commission or County Board, as applicable, prior to the effective date of this Ordinance.
- B. This Ordinance shall not apply to any lot or lots forming a part of a subdivision recorded in the Office of the Pine County Recorder prior to the effective date of this Ordinance, unless the existing lot or lots are to be further resubdivided.
- C. It is not the intent of this Ordinance to repeal, abrogate or impair any existing covenants, deed restrictions or ordinances; however, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.
- D. All subdivisions of land, as regulated by this Ordinance, shall comply with zoning, subdivision and platting regulations adopted

by a township as authorized by Minnesota Statute 394.33, Subd. 1, as long as the regulations are more restrictive than those contained in this Ordinance.

1.06 Repealer

The Pine County Subdivision and Platting Ordinance as adopted June 20, 1995, amended June 19, 2007, July 17, 2007, August 21, 2007, together with any subsequent amendments to these Ordinances, if any, are hereby repealed and replaced by this Ordinance.

1.07 Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, and shall not be deemed a limitation or repeal of any other powers or rights granted by Minnesota Statutes.

1.08 Separability

If any article, section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

ARTICLE 2.0 DEFINITIONS

Unless otherwise specifically defined herein, all words and phrases defined in Minnesota Statutes 394 and 505 shall have the same meanings when used in this Ordinance. Terms and abbreviations used herein, which are not specifically defined by law, shall be construed in accordance with the context and professional usage.

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| 2.01 BLOCK | A single lot or series of contiguous lots enclosed within the perimeter of roads, property lines, or boundaries of the subdivision. |
| 2.02 BOARD OF ADJUSTMENT | The Board of Adjustment of Pine County, Minnesota. |
| 2.03 BUILDABLE LOT AREA | The contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, and to provide adequate setbacks. Areas which are floodway, wetlands and stormwater detention/retention ponds, right-of-ways, septic system setbacks as defined in the Shoreland Management Ordinance, and slopes in excess of 33% outside the Shoreland Management |

District and in excess of 25% inside the Shoreland Management District cannot be included in calculating the buildable area of a lot. (9-10-07 Rec. Doc. 467348)

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| 2.04 CERTIFICATE OF SURVEY | Certification on a plat that the plat is a correct representation of the survey, that all distances are correctly shown on the plat, that all monuments have been or will be correctly placed in the ground as shown or stated, and that the outside boundary lines are correctly designated on the plat. |
| 2.05 COMMISSIONER | The Commissioner of the Department of Natural Resources, State of Minnesota, or the authorized representative. |
| 2.06 COUNTY ATTORNEY | The County Attorney for Pine County, Minnesota, or the authorized representative. |
| 2.07 COUNTY AUDITOR | The County Auditor for Pine County, Minnesota, or the authorized representative. |
| 2.08 COUNTY BOARD | The Pine County Board of Commissioners. |
| 2.09 COUNTY SURVEYOR | The County Surveyor for Pine County, Minnesota, or the authorized representative. |
| 2.10 COUNTY ENGINEER | The County Engineer for Pine County, Minnesota, or the authorized representative. |
| 2.11 FINAL PLAT | The map of a subdivision, prepared by a land surveyor licensed in Minnesota, to be filed in the Office of the Pine County Recorder, according to Minnesota Statutes 505 and the provisions of this Ordinance. |
| 2.12 LOT | Any continuous parcel within a subdivision, excluding outlots, marked by the subdivider as a numbered parcel. |
| 2.13 LOT FRONTAGE | That part of a lot lying along and abutting a road or that part of a lot abutting public water. |

2.14 METES AND BOUNDS	A description of a tract or parcel of land containing directions and distances.
2.15 MINOR SUBDIVISION	The division of a parcel of land which does not require a formal plat.
2.16 OUTLOT	A lot remnant or any parcel of land included in a plat, which may be used as open space. Such outlot may be too small to comply with the minimum size requirements of any township ordinance, the Pine County Shoreland Management Ordinance, the Kettle River Wild and Scenic River Ordinance, this Ordinance, or is otherwise unsuitable for development and therefore not usable as a building site. Outlots can be utilized as public or private "road reserve strips", provided they are maintained in a single ownership. Outlots can also be designated on the plat as an access area to water to be shared by property owners as specified in the plat or for use by the public. Outlots shall not be utilized to circumvent the intent of this Ordinance.
2.17 PARCEL	An area of land which may be designated by platting, by metes and bounds description, by a registered land survey, by auditors subdivision, or other accepted means, which distinguishes it from other parcels.
2.18 PARCEL OF RECORD	Any parcel, tract, or area of land which is individually recorded in the Office of the Pine County Recorder.
2.19 PLANNED UNIT DEVELOPMENT	This is a pattern of land subdivision which places housing units into a compact grouping (clusters) while providing a network of commonly-owned or dedicated open space. It is an integrated method of land use which maximizes both resource protection and potential use and shall only be allowed in the shoreland area.
2.20 PLANNING COMMISSION	The Planning Commission of Pine County, Minnesota.

- 2.21 PRELIMINARY PLAT A drawing or a proposed subdivision plat, registered land survey, planned unit development or cluster development, prepared in the manner and containing the data, documents, and information required in Section 7.01 of this Ordinance.
- 2.22 PRIVATE ROAD A roadway or strip of land which is passable by a highway licensed four-wheeled motor vehicle which is reserved for the use of a limited number of persons or purposes, as distinguished from a publicly dedicated road.
- 2.23 PUBLIC HEARING A public hearing is the forum at which all interested parties are heard, for the record, concerning a proposed action.
- 2.24 PUBLIC WALKWAY A public way designated for the use of pedestrian traffic.
- 2.25 ROAD A public right-of-way which affords the primary means of access by pedestrians and vehicles to abutting properties, whether designated as a street, avenue, highway, road, boulevard, land, or however otherwise named or designated. Service roads are roads or streets of relatively short length that provide direct access to a limited number of abutting properties.
- Marginal access roads are service roads, parallel with and adjacent to a thoroughfare, which provide access from the thoroughfare to abutting properties.
- 2.26 SETBACK The minimum horizontal distance between a structure, sewage treatment system, or other facility and the road right-of-way and other property lines.
- 2.27 STRUCTURE, ACCESSORY. Any structures on a lot other than the main residential dwelling. Examples of accessory structures include garages, pole barns, and septic systems. Structures under 120 square feet in size, not on a permanent foundation or footings, are not

considered accessory structures for purposes of any setback requirements.

2.28 STRUCTURE, PRIMARY.

The main residential dwelling on the lot.

2.29 SUBDIVIDER

Any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity initiating a subdivision or plat.

2.30 SUBDIVISION

The division of a parcel of land into two or more lots or parcels for the purpose of transfer of ownership.

2.31 SUBDIVISION SKETCH PLAN

A drawing prepared in accordance with the information required in Section 5.01 of this Ordinance.

2.32 SKETCH

A drawing prepared in accordance with the scale and information required in Section 4.03 of this Ordinance.

2.33 WETLAND

All types and sizes of wetlands which meet the wetland definition as outlined in the January 1989 "Federal Manual for Identifying and Delineating Jurisdictional Wetlands", or as required by state law.

2.34 WETLANDS ADMINISTRATOR

The Wetlands Administrator for Pine County, Minnesota, or the authorized representative.

2.35 ZONING ADMINISTRATOR

The County Zoning Administrator for Pine County, Minnesota, or the authorized representative.

ARTICLE 3.0 SUBDIVISIONS EXEMPT FROM THIS ORDINANCE

3.01 Exempt Subdivisions of Land

The following subdivisions of land shall be exempt from the application of this Ordinance and may be recorded without Planning Commission review or approval:

- A. A subdivision of land that does not create a new parcel or result in a remaining parcel of less than forty (40) acres in size or a subdivision which results in a parcel less than forty (40) acres when such parcel is part of the government survey and equals a quarter-quarter section.

- B. A subdivision of land by will, court order or decree.
- C. Government lots as designated by the original government survey.
- D. The transfer of an easement interest in real estate is not a subdivision of land under this Ordinance.

ARTICLE 4.0 MINOR SUBDIVISIONS

4.01 Minor Subdivisions Allowed

The following subdivisions qualify as a Minor Subdivision:

- A. Any subdivision not requiring the construction of a new road (public or private) to service the newly-created parcels, provided that each parcel created must have a minimum lot size of 2 ½ acres, a minimum road frontage of three hundred (300) feet and a minimum depth of three hundred (300) feet or be within and conform to the lot sizes specified in the Pine County Shoreland Management Ordinance or the Kettle River Wild and Scenic River Ordinance.. To insure future access to any remnant landlocked parcel created as a result of a minor subdivision, the Zoning Administrator shall require as a condition of approval placement of a sixty-six (66) foot fee-owned access strip attached to and made part of the remnant landlocked parcel. Any subsequent subdivision of the remnant landlocked parcel, utilizing the provided access strip, will be governed under the formal platting provisions of this Ordinance.
- B. A subdivision of land resulting in a parcel with sixty-six (66) feet of frontage on a public road, created to provide access to an isolated parcel of land, provided:
 - 1. The isolated parcel shall have the same minimum lot size requirements described in Section A of this Article.
 - 2. Such sixty-six (66) foot strip may be split from any parcel of record which meets the same minimum lot size requirements as described in Section A of this Article.
 - 3. No other sixty-six (66) foot access strip is located within three hundred (300) feet in either direction on the public road.

4. No structure, sewage treatment system, or water supply system may be located on the sixty-six (66) foot access strip.
 5. Such sixty-six (66) foot access strip must be combined with the isolated parcel.
 6. No further subdivision of the isolated parcel will be permitted without the approval of a plat which shall include the construction of a road on the access strip.
- C. A subdivision of land based on the division line being a body of water over twenty (20) feet in width, a railroad, or a public road. Each parcel must be provided with access to an existing public road either by fee ownership or easement.
- D. A subdivision of land to resolve property line disputes which have been created by survey errors, improper legal descriptions, improper placement of site improvements, or any transfer of land between adjoining property owners. The property being conveyed must be accompanied by a recordable deed of conveyance. The deed must contain a restrictive covenant stating that it cannot be conveyed separately from the property to which it is being attached. The restrictive covenant must also identify the new parcel to be conveyed with the adjoining parcel as described in the Office of the Pine County Recorder as "Document No. ____" or "Book ____ and Page ____."
- E. A subdivision of land necessary for public or private utilities and road right-of-ways. Smaller lot sizes will be considered by the Planning Commission for public or private utility purposes and road right-of-ways.

4.02 Application for Certificate of Minor Subdivision

- A. An Application for a Certificate of Minor Subdivision shall be submitted to the Zoning Administrator, who shall review the application for completeness and compliance with the requirements of this Ordinance.
- B. In townships that have adopted zoning ordinances, the application shall include correspondence from the affected township stating that the proposed subdivision is in compliance with the zoning regulations of the affected township.

4.03 Application Requirements

- A. The application must include a map or sketch drawn to a standard engineer's scale on a sheet a minimum size of eight and one-half by eleven (8 ½ x 11) inches, which includes:
 - 1. The original parcel description, as contained in the deed of record or Abstract of Title, and the proposed legal descriptions of both the new and remaining parcels.
 - 2. Proposed new property line for the new and remainder parcels, with dimensions noted.
 - 3. All contiguous property and all roads and their proper name(s), if available.
 - 4. Citation and location of any existing legal right-of-ways or easements affecting the property.
 - 5. Proposed use of both the new and remaining parcels.
- B. The Zoning Administrator shall notify the applicant of the status of the application and return incomplete applications to the applicant.

4.04 Review and Approval of Minor Subdivisions

- A. The Zoning Administrator shall review the application and:
 - 1. Determine if the objectives of this Ordinance are met.
 - 2. May require a surveyor's description or Certificate of Survey.
 - 3. May notify or consult with the affected township, other County officials, or any other person having pertinent information to contribute to the review of the Minor Subdivision, and may seek professional advice.
 - 4. After consultation with the Planning Commission, may require a public hearing.
- B. The Zoning Administrator shall grant a Certificate of Minor Subdivision if the requirements of this Ordinance are met. If

denied, the applicant shall be notified of the reason(s) for denial. Appeal of a denial by the Zoning Administrator shall be before the Planning Commission. Said appeal shall be made in writing to the Zoning Administrator and received no later than 30 days after the date of the notification of denial of the Certificate of Minor Subdivision.

- C. The Zoning Administrator shall issue a report of all completed reviews of Minor Subdivisions to the Planning Commission.

ARTICLE 5.0 SUBDIVISION SKETCH PLAN

5.01 Required Information

- A. Prior to the submission of an application for a Preliminary Plat, the subdivider shall submit, for review with the Zoning Administrator, five (5) copies of a Subdivision Sketch Plan which shall contain the following information:
 - 1. Proposed plat name, parcel boundaries, and North point.
 - 2. Description, nature and purpose of the proposed subdivision.
 - 3. Streets on and adjacent to the parcel.
 - 4. Significant topographical and physical features.
 - 5. Proposed general street layout.
 - 6. Proposed general lot layout.
- B. Submission of a Subdivision Sketch Plan shall not constitute an application for a Preliminary Plat with the County.

5.02 Sketch Plan Review and Distribution

- A. As far as may be practical on the basis of the Subdivision Sketch Plan, the Zoning Administrator shall advise the subdivider as promptly as possible of the extent to which the proposed subdivision conforms to the design standards of this Ordinance.

- B. Following the Subdivision Sketch Plan review, the Zoning Administrator shall distribute copies of the Subdivision Sketch Plan to the following:
 - 1. The County Engineer
 - 2. The County Surveyor, or the authorized representative.
 - 3. The Wetlands Administrator.
 - 4. The Clerk of the affected Township.
- C. The subdivided is encouraged to contact the above listed officials prior to the submission of an application for a Preliminary Plat to ensure the proposed subdivision meets the requirements of this Ordinance. Any comments provided by these officials should be included with the application.

ARTICLE 6.0 SUBDIVISION PLAT DESIGN STANDARDS

6.01 Land Suitability Requirements

Land shall be suited to the purpose for which it is to be subdivided.

- A. The hazards of flooding, wetlands, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment system capabilities or any other feature likely to be harmful to the health, safety and welfare of the future residents of the proposed subdivision shall be considered.
- B. Land subject to these hazards shall not be subdivided until all such hazards have been eliminated, unless adequate safeguards against such hazards are provided.
- C. Proposed lot sizes and land uses shall conform to the Pine County Shoreland Management Ordinance, the Pine County Floodplain Management Ordinance, the Kettle River Wild and Scenic River Ordinance or as specified in Sections 1.05(D) and 6.02(F), as applicable.

6.02 Blocks and Lots

The lengths, widths and shapes of blocks, and lots within blocks, shall be determined with due regard to:

- A. Provision of adequate building sites suitable to the special needs of the principal and all required accessory uses.
- B. Zoning requirements as to lot sizes and dimensions, and provisions regulating off-street parking and loading spaces.
- C. Needs for convenient access, circulation, control and safety of street traffic.
- D. Limitations and opportunities of topography.
- E. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking and deliveries.
- F. The minimum lot area, lot width, and lot depth shall conform to the requirements of the zoning district in which the plat is located, as required by the Pine County Shoreland Management Ordinance and the Kettle River Wild and Scenic River Ordinance. In those areas not covered by these ordinances, the minimum lot size and width shall be:
 - 1. For all platted subdivisions the minimum lot area shall be one and one-half (1 ½) acres of buildable area, as defined in Section 2.03 of this Ordinance, and the lot frontage on a public road shall be a minimum of one hundred fifty (150) feet.
 - 2. Smaller lot sizes will be considered by the Planning Commission for public or private utility purposes.
 - 3. The minimum front yard primary and accessory structure setback shall be thirty (30) feet from the right-of-way line of the road. Corner lots are considered to have two front yards.
 - 4. The minimum rear yard primary structure setback shall be thirty (30) feet from the rear property line. On corner lots, the area directly opposite from the yard where the access drive is located is considered the rear yard.
 - 5. The minimum side yard primary structure setback shall be ten (10) feet from the side property line. On corner lots,

any yard not considered a front yard or rear yard is considered a side yard.

6. The minimum rear and side yard setback for accessory structures shall be ten (10) feet from the nearest property line.
- G. Lots abutting the turning end of a public or private road cul-de-sac, Y-turnaround, or T-turnaround shall have a minimum lot frontage of sixty-six (66) feet.
- H. Block Length. In general, intersecting streets and roads determining block lengths shall be provided at such intervals as to serve cross-traffic adequately and to meet existing streets and roads.
- I. Block Width. The width of the block shall normally be sufficient to allow two (2) tiers of lots of appropriate depth. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking and deliveries.

6.03 Roads, Highways, Streets and Alleys

- A. The arrangement of highways shall conform as nearly as possible to the Pine County Comprehensive Plan. Except for cul-de-sacs, Y-turnarounds and T-turnarounds, roads and streets shall normally connect with roads and streets already dedicated in adjoining or adjacent subdivisions, or provide for future connection to adjoining unsubdivided tracts if feasible, as determined by the appropriate review party, or shall be a reasonable projection of roads in the nearest subdivided tracts. The arrangement of roads and streets shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to storm water runoff, to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.
- B. Where the plat to be submitted includes only part of the parcel owned or intended for development by the subdivider, a tentative plan of a proposed future street and road system for the unsubdivided portion shall be prepared and submitted by the developer.

- C. When a parcel is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future roads and appropriate resubdivision, with provision for adequate utility connections for such resubdivision. This provision is intended to provide for future extension of municipal services.
- D. Under normal conditions, roads shall be designed so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. Under normal conditions, the minimum angle of intersection of roads shall be eighty (80) degrees. Road intersection jogs with an offset of less than one hundred twenty-five (125) feet shall be avoided.
- E. Wherever the proposed subdivision contains or is adjacent to the right-of-way of a County, State, or Federal highway, provision may require a frontage road approximately parallel and adjacent to the boundary of such right-of-way, or a road at a distance suitable for the appropriate use of land between such road and right-of-way. Such distance shall be determined with due consideration for the minimum distance required for approach connections to future grade separations or for lot depths.
- F. For all public roads hereafter dedicated and accepted, the minimum right-of-way widths for streets, roads and highways shall be sixty-six (66) feet. Where existing or anticipated traffic on roads warrant greater widths of right-of-ways, they shall be required. All plats adjoining a County Road shall provide a minimum right-of-way of fifty (50) feet from the centerline of the County road to the right-of-way line of the property being subdivided, so as to allow a minimum total right-of-way of one hundred (100) feet for the County road.
- G. When a proposed road does not connect directly with an existing public right-of-way, a public road easement of equal or greater width as the platted road shall be filed in the Office of the Pine County Recorder, prior to approval of the Final Plat. When a subdivision plat does not abut a public road, the road connecting said plat to the public road shall be brought up to the minimum County road standards as set forth in this Ordinance or those of the affected township, prior to approval of the Final Plat by the County Board. The subdivider shall be responsible for all costs associated with these requirements. Subdivisions will not be allowed if access is provided by an easement of a statutorily

created cartway. Subdivisions are allowed on statutorily created and maintained County or township roads, or on a private road placed on a 66-foot access strip to a public road. (9-20-07 Rec. Doc. 467640)

- H. Minor street access to State and County highways and township roads shall not be permitted at intervals of less than five hundred (500) feet.
- I. Dead-end roads are permissible, where practical, however, adequate provision for turn-arounds shall be provided in the form of a cul-de-sac, Y-turnaround, T-turnaround or other suitable means. The minimum turning radius on a cul-de-sac shall be forty-five (45) feet. The maximum length of either leg of a Y-turnaround shall be seventy-five (75) feet, and the maximum length of a T-turnaround shall be one hundred twenty-four (124) feet. These are illustrated in APPENDIX A attached hereto.
- J. Street grades. The grades in all streets, thoroughfares, collector streets, local streets and alleys in any subdivision shall not be greater than eight percent (8%), unless said grade is deemed acceptable by the County Engineer and the affected township.
- K. Street Alignment. The vertical and horizontal alignment standards on all streets shall be a twenty (20) miles per hour (MPH) minimum design speed for vertical curves and a fifteen (15) miles per hour (MPH) minimum design speed for horizontal curves, unless otherwise deemed acceptable by the County Engineer and the affected township.
- L. The County Engineer shall consult with the affected township officials to determine the required road construction standards, and set the criteria for approval by the County Engineer and acceptance as a township road by the township. The County Engineer's determination of road design requirements shall be based on the following standards, except if a township has more restrictive standards, the township standards shall apply:
 - 1. Road driving surface shall be twenty-two (22) feet wide with a one (1) foot transition edge, where the aggregate surface reduces from full depth to zero, on each side.
 - 2. Shoulder slopes shall be three to one (3:1) with a four (4) foot wide ditch bottom.

3. Backslopes may be variable but not to exceed three to one (3:1)
4. There shall be a two (2) foot separation from the bottom of the aggregate at the road shoulder to the ditch bottom.
5. The road driving surface shall be covered with four (4) inches of stabilized gravel that meets with Minnesota Department of Transportation Specification 3138, Class 5.
6. Additional right-of-way and roadway widths may be provided or required to promote public safety and convenience when special conditions warrant, or to provide parking space in areas of intensive use.
7. All exposed slopes, ditches and areas where vegetation has been removed shall be seeded with an appropriate seed mixture and covered with mulch material. All exposed slopes shall also be stabilized to reduce erosion.

These standards are illustrated in APPENDIX A attached hereto.

- M. All roads in a subdivision shall be open to public travel and shall be labeled as such on the plat, except for private roads.
 1. A subdivider who wishes to have the road system in a plat private and not open to public travel must include, in the documents submitted with the Preliminary Plat, the following information:
 - (a) A duly executed and recordable contract applicable to all property owners in the plat which specifies the method of assessment of maintenance costs, and a mechanism to enforce payment by each benefiting property owner.
 - (b) Supporting evidence as to why it is in the best interest of the subdivider and future property owners that the road system is private and not accessible to the public and is not to be accepted and maintained as a public road.

- (c) Each deed of conveyance must contain reference to the contract for maintenance cost-sharing stated above.
 - (d) The plat shall also make reference to the contract for maintenance cost-sharing.
 - 2. If the Planning Commission finds that the supporting evidence is sufficient and there are enforcement mechanisms in place, it shall make a recommendation of approval to the County Board as part of the Final Plat submission.
 - 3. Any private road approved by the County Board shall be constructed in accordance with the standards set forth for public roads in this Ordinance.
 - 4. The private road shall be memorialized on the plat.
- N. Subdivisions containing public roads may not be filed as a Final Plat until the township has approved the design and construction of the road system. The township shall forward a resolution accepting the road system as township roads to the Zoning Administrator prior to submission of the Final Plat. The Chairman of the Township Board shall certify, on the Final Plat, that the roads are township roads and that the township approves the Final Plat. If the township refuses to accept the road system as township roads, the Planning Commission shall notify the County Board and subdivider of the reason(s) given by the township. Final Plat approval cannot occur on a plat with public roads that the affected township refuses to accept as township roads.
- O. No structure, sewage treatment system or water supply system shall be allowed on any public or private roadway, road easement or cartway. Utility lines may be placed within the road right-of-way, or under the road, to connect a structure to a utility system, provided permission from the appropriate governing agency is obtained in the form of an easement for such purposes.

6.04 Drainage, Utility and Wetland Easements

- A. An easement for drainage and utilities at least ten (10) feet wide shall be provided along the front line and/or rear line of lots where necessary. If necessary for the extension of water main or

sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots.

- B. Drainage and utility easements shall connect with easements established on adjoining properties. These easements, when approved, shall not hereafter be changed without the approval of the County Board, upon recommendation of the Planning Commission.
- C. Drainage and wetland easements may be required, where necessary, to ensure proper drainage and to protect both the interests of the public and the environment. Where storm water from adjacent areas naturally passes through a subdivision, adequate provision shall be included in the subdivision for facilities to route the storm water through the subdivision to its natural outlet by maintaining or replacing the natural watercourse.
- D. When facilities such as ponds, swales, and ditches are constructed for stormwater management purposes, documentation must be provided at the applicant's expense by a qualified civil engineer registered by the State of Minnesota that they are designed and constructed to ensure that the rate of stormwater runoff post-development does not exceed the rate of stormwater runoff pre-development.
- E. Maintenance of all stormwater facilities placed inside road rights-of-way is the responsibility of the agency controlling the affected right-of-way. Maintenance of all stormwater facilities placed outside road rights-of-way are the responsibility of the affected township to maintain. No application for Preliminary Plat Approval will be processed unless the affected township agrees in writing to the method and responsible party for maintenance of any stormwater facilities located outside road rights-of-way.

6.05 Road and Highway Improvements

- A. The right-of-way shall be cleared and the road constructed in accordance with standards and specifications for road construction as approved by the County Engineer and the township.
- B. All roads shall be of an overall width in accordance with the standards and specifications for road construction as approved by the County Engineer and the township.

- C. Storm sewers, culverts, storm water inlets, and other drainage facilities will be required where they are necessary to insure adequate storm water drainage for the subdivision. Where required, such drainage facilities shall be constructed in accordance with the standards and specifications for road construction as approved by the County Engineer and the township.

6.06 Public Utilities

- A. All public utility lines shall be placed within easements or dedicated public ways.
- B. Where public utilities are to be placed underground entirely, it shall be done in such a manner so as not to conflict with other underground utility installations which traverse privately owned property.

6.07 Survey Monuments

All subdivision boundary corners, witness corners, lot and block corners, and points of tangency and curvature shall be marked with durable iron or steel survey monuments and shall be identified as required by Minnesota Statutes 505. At all section, quarter section, meander, or witness corners of the Government Survey (Public Land Survey System, or P. L. S. S.) within the subdivision, or on its perimeter, or otherwise as shown on the face of the plat, a Pine County Monument shall be placed and a "Certificate of Location of a Government Corner" shall be filed in the Office of the Pine County Recorder, if one is not already of record for said corner, or if the one of record should be updated. The notation, "Pine County Land Survey Monument" shall be placed on the face of the plat by each monument so shown. In addition, a Pine County Monument shall be placed, and a Certificate of Location of a Government Corner prepared and filed for each Government Corner necessary to survey the boundaries of the plat if such monument has not already been set and a Certificate filed. All U. S., State, County, and other official bench marks, or triangulations, or other monuments in or adjacent to the property shall be preserved in position unless a relocation is approved by the governing agency.

ARTICLE 7.0 PRELIMINARY PLAT

7.01 Application for Preliminary Plat

Application for a Preliminary Plat shall be submitted to the Zoning Administrator. The following information shall be on a map(s) drawn to a standard engineer's scale:

- A. Proposed name of the subdivision which shall not duplicate or be similar in pronunciation or spelling to the name of any plat heretofore recorded in Pine County.
- B. Legal description of the parcel, name(s) and address(es) of the land owner(s), subdivider(s) and surveyor.
- C. Individual approximate lot dimensions and acreage.
- D. Approximate location, right-of-way, curve radii, radius and length of cul-de-sacs, Y-turnarounds, T-turnarounds, street grades and angle of intersections of all existing and proposed streets.
- E. Graphic scale and North point.
- F. Vicinity map drawn to suitable scale showing the location of the proposed subdivision in relation to adjoining roadways, highways, cities, and recognizable features, in a manner that properly determines the location of the subdivision.
- G. Date of preparation.
- H. Street profiles of all roads (may be on a separate map) as may be required by the County Engineer and the affected township.
- I. Topographic data showing contours based in specific topographical features of a site with contour intervals between two (2) and ten (10) feet. The specific interval spacing will determined by the County Engineer or County Surveyor, or the authorized representative, after review of the Subdivision Sketch Plan.
- J. Lot layout, lot and block numbers, and areas set aside for public and community purposes.
- K. All drainage ways.
- L. Delineation and the extent of rock outcrops, watercourses, marshes, wetlands, floodplains, shorelands, and wooded areas. Wetlands shall be as outlined in the January, 1989 "Federal Manual for Identifying and Delineating Jurisdictional Wetlands," or as required by state law.
- M. Location of existing or proposed drainage and utility easements.
- N. All proposed deed restrictions or covenants to be recorded with the plat.

- O. Location of a primary and a secondary area for an on-site sewage treatment system on each lot, which includes the following:
 - 1. A minimum of two (2) soil borings at least twenty-five (25) feet apart on the primary and secondary sewage treatment system sites.
 - 2. Soil borings must be taken to a minimum depth of seven (7) feet below the ground surface unless soil mottling (seasonally saturated soil) or ground water is encountered prior to the seven (7) foot depth.
 - 3. The soil boring information for the primary and secondary sewage treatment system sites shall detail the soil characteristics (color, texture, structure) of the sites. The locations of each soil boring shall be noted.
- P. The primary location of the water supply system shall be shown on each lot.
- Q. Stage Development. Whenever a proposed subdivision constitutes only a portion of a size sufficient for future enlargements of such subdivided portion, or where the intention is for future enlargements of such subdivided portion, a tentative plan for the future subdivision of the entire parcel shall be submitted.
- R. Other information as required by the Zoning Administrator or Planning Commission.

7.02 Procedures for Preliminary Plat

- A. The subdivider shall submit the following to the Zoning Administrator:
 - 1. Twenty-five (25) copies of the Preliminary Plat of the proposed subdivision.
 - 2. Twelve (12) copies of soils information, as specifies in Section 7.01(O) of this Ordinance.
- B. The Zoning Administrator shall distribute copies of the Preliminary Plat to the following:

1. Planning Commission, along with a copy of the topographic and soils information (7).
 2. The County Engineer, along with a copy of the topographic and soils information (1).
 3. The County Surveyor, or the authorized representative (1).
 4. The Wetlands Administrator (1).
 5. County Board (6).
 6. The Soil and Water Conservation District Office (1).
 7. The Clerk of the affected Township (2).
 8. The City Clerk/Administrator of any municipality within two (2) miles of the affected property (1).
 9. Minnesota Department of Natural Resources, Area Hydrologist (1).
 10. Minnesota Department of Transportation, if on a State or Federal highway (1).
- C. If any party referenced in Subsection B of this Section recommends disapproval, the reason(s) for disapproval shall be fully stated in writing, including recommendations for modifications or revisions.
- D. The Zoning Administrator shall set the time and place for a public hearing according to the provisions of Minnesota Statutes Chapter 394 and 505, as may be amended from time to time.
- E. The Planning Commission shall take into consideration the following items in regard to the Preliminary Plat:
1. The plat shall be briefly reviewed before the hearing and studied thoroughly after the hearing.
 2. Additional information necessary to properly consider the plat may be requested of the subdivider before or after the meeting.
 3. Any County or township official or other person having pertinent information to contribute to the study of the proposed plat should submit the same in writing or in person at the public hearing.
 4. The Planning Commission may seek professional advice concerning the plat.

5. The Planning Commission may approve, approve with modifications, or deny the Preliminary Plat. If approved or approved with modifications, the Planning Commission shall forward a report including the Preliminary Plat modifications and any issues relating to plat approval to the County Board and the affected township, informing them of their action on the plat. If not approved, the subdivider shall be notified of the reason(s) for denial.

7.03 Preliminary Plat Approval Time Limit

The approval of the Preliminary Plat shall be effective for a period of two (2) years. A single two (2) year extension may be granted by the Planning Commission. The subdivider may file a Final Plat limited to such portion of the Preliminary Plat which he/she proposes to develop and record at the time, provided that such portion must conform to all requirements of this Ordinance. If some portion of the Preliminary Plat has not been submitted as a Final Plat for approval within this period, a Preliminary Plat must again be submitted to the Planning Commission for approval.

ARTICLE 8.0 FINAL PLAT

8.01 Application for Final Plat

The subdivider shall submit the following to the Zoning Administrator:

- A. Twelve (12) paper prints of the Final Plat.
- B. A current Abstract of Title or a Certificate of Title.
- C. A title opinion prepared by the subdivider's attorney.

8.02 Final Plat Distribution

The Zoning Administrator shall distribute copies of the Final Plat as follows:

- A. Planning Commission.
- B. The County Surveyor, or the authorized representative.
- C. The County Engineer.
- D. The County Attorney, together with documents submitted in accordance with 801 B. and C.
- E. The Clerk of the affected Township.

8.03 Reports

Written reports shall be submitted to the Planning Commission within thirty (30) calendar days:

- A. The County Surveyor, or the authorized representative, shall state whether the Final Plat conforms to Minnesota Statutes 5050 and the Minnesota Society of Professional Surveyors Plat Manual.
- B. The County Engineer shall state whether the road system conforms to the road standards of this Ordinance.
- C. The County Attorney shall, upon the basis of the title opinion provided by the subdivider's attorney, state whether the fee simple title to the platted property is in the sole ownership of the subdivider.
- D. The affected township shall state whether the Final Plat is acceptable and all required improvements, including roads, will be accepted by the Township.
- E. The Zoning Administrator shall state whether the Final Plat conforms to the Preliminary Plat approved by the Planning Commission and incorporates any changes that were requested by the Planning Commission.
- F. The Planning Commission shall, after formal motion, inform the County Board that the Final Plat conforms to the requirements set forth in this Ordinance.

8.04 Final Plat Improvements

- A. Final Plat approval by the County Board shall be given only after construction of all roads is completed by the subdivider and approved by the County Engineer and the affected township.
- B. No Final Plat shall be approved by the County Board without first reviewing a report from the County Engineer which states that the improvements meet the requirements of this Ordinance and the affected township. In cases where water, sewer and/or other utilities are installed, drawings showing all improvements as-built, shall be filed with the County Engineer and the affected township.
- C. All of the required road, utility and drainage improvements to be constructed under the provisions of this Ordinance shall be designed by a licensed Civil Engineer or a licensed Land Surveyor, when so directed by the Planning Commission, as part of the Preliminary Plat approval. When not so directed, the subdivider can select the appropriate design services. All improvements shall be inspected by the County Engineer during the

course of construction. All of the inspection costs pursuant thereto shall be paid by the subdivider.

8.05 Final Plat Approval Time Limit

Within one year after Final Plat approval, the subdivider shall submit recordable copies of the Final Plat to the County Auditor. The township shall approve and sign the plat as required in Section 6.03(N) of this Ordinance. The County Board shall approve and sign the plat if all requirements have been met. The County Auditor shall file the Final Plat in the Office of the Pine County Recorder.

8.06 Sale of Lots

No lots shall be sold until the Final Plat is approved and recorded.

SECTION 9.0 VARIANCE

9.01 Application for Variance

An application for a variance from the requirements of this Ordinance shall be submitted by the subdivider to the Zoning Administrator at the time an application is submitted for a Certificate of Minor Subdivision or a Preliminary Plat. The application for variance shall include the details of the variance requested, together with supporting evidence for granting a variance. The Zoning Administrator shall forward the application to the Board of Adjustment for its consideration. The applicant shall be given written notice of the meeting at which the variance will be considered.

9.02 Board of Adjustment Proceedings, Findings and Orders

- A. The Board of Adjustment shall proceed according to Minnesota Statute 394.27 and County ordinances.
- B. The Board of Adjustment shall issue its order within a reasonable time, not to exceed one hundred thirty (130) calendar days after the filing of an application for variance.
- C. A variance may be granted by the Board of Adjustment where it can be determined that, by reason of exceptional circumstances, the strict enforcement of this Ordinance would cause undue hardship.
- D. In granting a variance, the Board of Adjustment may impose any conditions that it deems necessary to insure compliance and to protect adjacent properties and the public interest. In making its decision, the Board of Adjustment shall proceed according to Minnesota Statute 394.27, Subd. 7.

- E. The Zoning Administrator shall file all orders according to Minnesota Statute 394.27, Subd. 8.

ARTICLE 10.0 ENVIRONMENTAL REVIEW

Any proposal subject to the rules established by the Minnesota Environmental Quality Board for the Minnesota Environmental Review Program, must comply with the procedures established by the Minnesota Environmental Quality Board.

ARTICLE 11.0 ADMINISTRATION

11.01 Pine County Zoning Administrator

The Zoning Administrator shall administer the provisions of this Ordinance.

11.02 Pine County Planning Commission

The existing Planning Commission is hereby recognized and vested with such authority as provided by Minnesota Statute 394.30 and County ordinances.

- A. The Planning Commission shall be composed of seven (7) voting members appointed by the Chairman of the County Board in the manner described herein. Members may likewise be suspended or removed for non-performance of duty or misconduct in office. Any vacancies shall likewise be filled. Members may be reappointed. At least two (2) members must reside in the unincorporated area of the County.
- B. Each County Commissioner shall nominate one or more persons to serve as a member. These nominees do not have to reside in that Commissioner's district. The Chairman shall appoint one member from each Commissioner's list of nominees. The terms of appointment expire on December 31, 1995, and each four (4) years thereafter for Districts 1 and 3; they expire on December 31, 1997, and each four (4) years thereafter for Districts 2, 4, and 5.
- C. Two (2) members at-large shall also be appointed by the Chairman. One member's term shall expire December 31, 1998, and each four (4) years thereafter; the other member's term shall expire December 31, 1996, and each four (4) years thereafter.

11.03 Pine County Board of Adjustment

The existing Board of Adjustment is hereby recognized and vested with such authority as provided by Minnesota Statute 394.27 and County ordinances.

- A. The Board of Adjustment shall be composed of five (5) members appointed by the Chairman of the County Board in the manner described herein. Members may likewise be suspended or removed for non-

performance of duty or misconduct in office. Any vacancies shall likewise be filled. Members may be reappointed. At least three (3) members must reside in the unincorporated area of the County, and at least one (1) member must serve on the Planning Commission.

- B. Each County Commissioner shall nominate one or more persons to serve as a member. These nominees do not have to reside in that Commissioner's district. The Chairman shall appoint one (1) member from each Commissioner's list of nominees. The terms of appointment expire on December 31, 1995, and each four (4) years thereafter for Districts 1 and 3; they expire on December 31, 1997, and each four (4) years thereafter for Districts 2, 4 and 5.

ARTICLE 12.0 ENFORCEMENT

12.01 Pine County Zoning Administrator

This Ordinance shall be enforced by the Zoning Administrator, who is hereby designated the enforcing officer.

12.02 Penalties

Anyone violating any of the provisions of this Ordinance shall be guilty of a misdemeanor. Refusal to comply with the Ordinance after notification by the County that a violation exists shall constitute a separate offense.

ARTICLE 13.0 AMENDMENT

- A. An amendment to this Ordinance may be initiated according to Minnesota Statute 394.25, Subd. 10.
- B. The application for an amendment shall be submitted to the Zoning Administrator for referral to the Planning Commission for its review and recommendation. The Planning Commission shall conduct a public hearing according to Minnesota Statute 394.26. The Planning Commission shall make its recommendation to the County Board within a reasonable period of time.
- C. The County Board may amend this Ordinance after receipt of a recommendation from the Planning Commission. Prior to amending this Ordinance, the County Board shall conduct a public hearing according to Minnesota Statute 375.51.

ARTICLE 14.0 FEES

Fees, as established by County Board resolution, must accompany all applications submitted for consideration under this Ordinance. In the event that

any Environmental Assessment Worksheets, Environmental Impact Statements or other additional studies are required, the subdivider shall be responsible for all costs associated with these studies. These costs shall include the hourly rate of County staff (including benefits), charges for copies, supplies and postage, and any additional charges for outside services which may be incurred by the County. The County shall be reimbursed for all costs associated with these studies and may require a cash deposit or equivalent bond to guarantee the reimbursement of these costs to the County.

ARTICLE 15.0 EFFECTIVE DATE

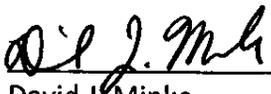
The Pine County Board of Commissioners ordains that this Ordinance shall be in full force and effect on the 1st day of June, 2015.

Passed and approved this 5th day of May, 2015, by the Pine County Board of Commissioners.



Stephen M. Hallan, Chairman
Pine County Board of Commissioners

ATTEST:



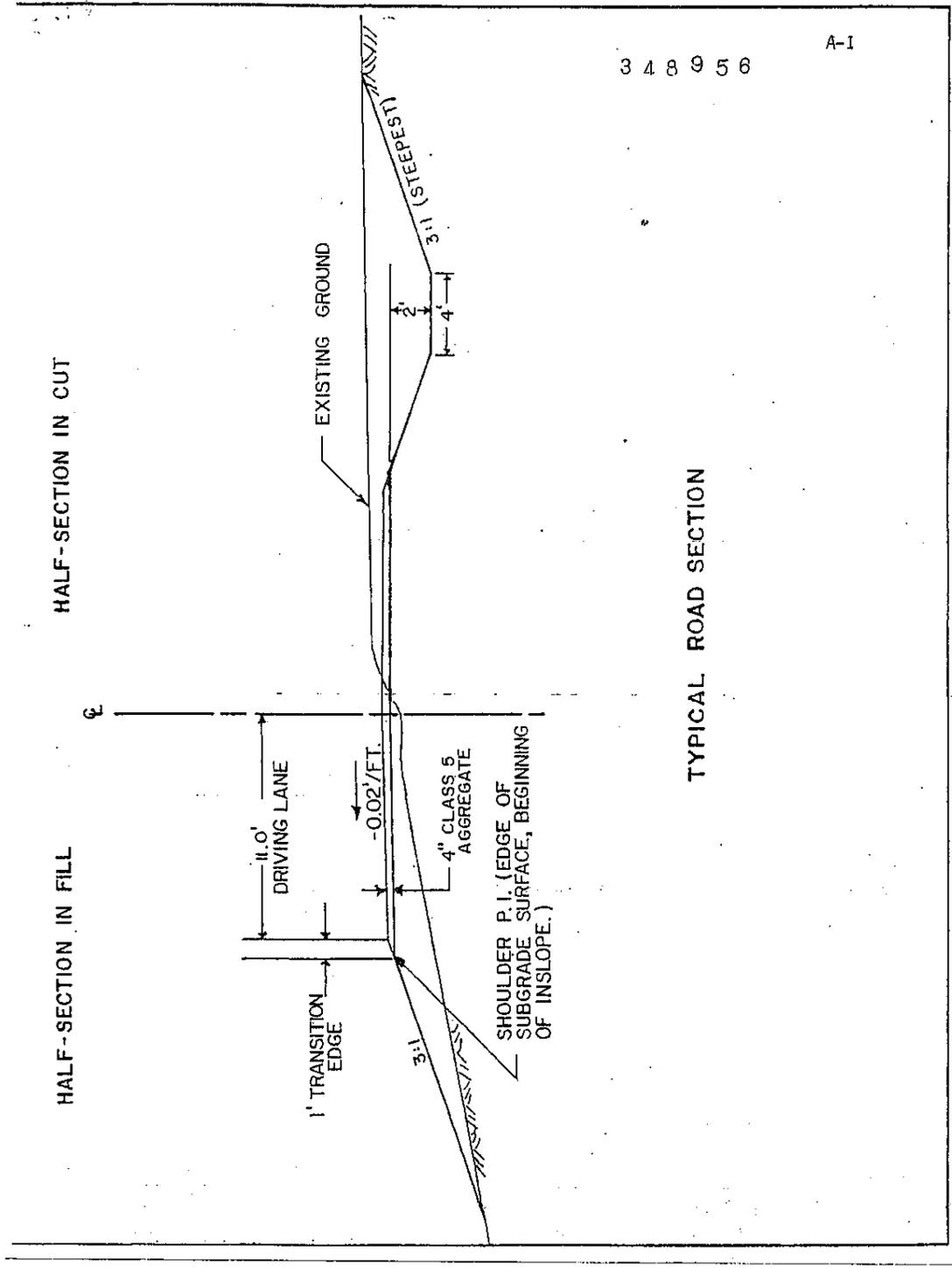
David J. Minke
County Administrator

Notice of Public Hearing Published: April 23, 2015 & April 30, 2015
Public Hearing: May 5, 2015
Adopted by County Board: May 5, 2015
Publication of Ordinance: May 14, 2015
Filed with County Recorder: May 15, 2015
Effective Date: June 1, 2015

3 4 8 9 5 6

APPENDIX A

Road Standards Sketches and Specifications

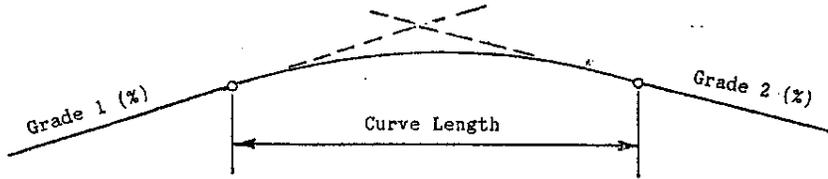


3 4 8 9 5 6

A-1

TYPICAL ROAD SECTION

Vertical Curve Design Standards



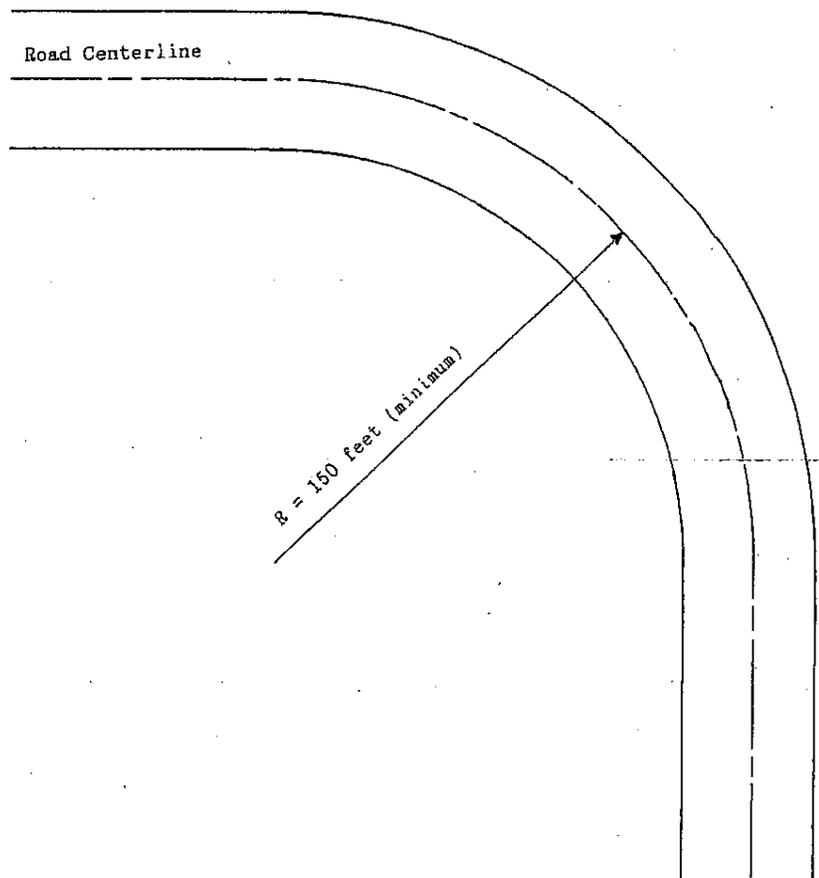
$A = |\text{Grade 1}| - |\text{Grade 2}|$
 (Crest curve shown.)

Algebraic Grade Difference A (%)	Min. Crest Curve Length (Ft)	Min. Sag Curve Length (ft)
3.2	50	56
3.4	50	76
3.6	50	94
3.8	50	111
4.0	68	125
4.2	84	138
4.4	98	150
4.6	111	161
4.8	123	171
5.0	134	180
5.2	144	188
5.4	154	196
5.6	163	202
5.8	171	209
6.0	178	216
6.2	185	223
6.4	192	230
6.6	199	238
6.8	204	245
7.0	210	252
K	30	36

For vertical curves with an algebraic difference greater than 7%, use the formula
 Length = K x A. The above figures are based upon a design speed of 20 MPH on
 gravel surfaced roads.

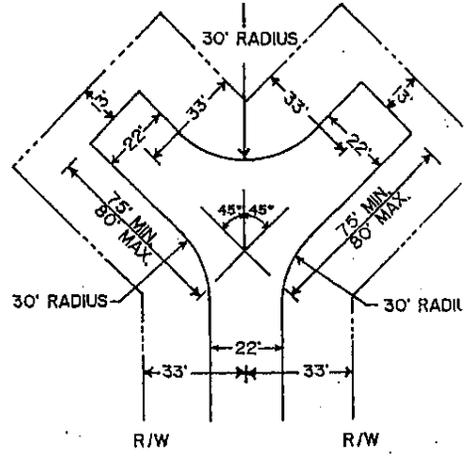
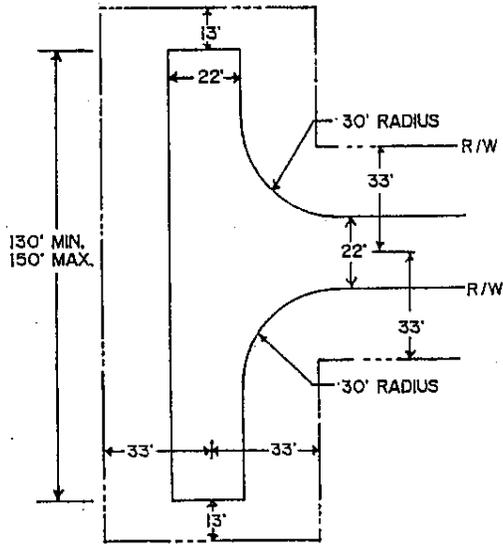
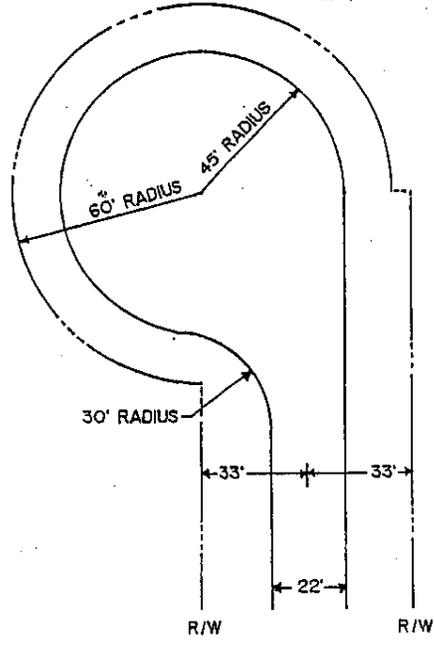
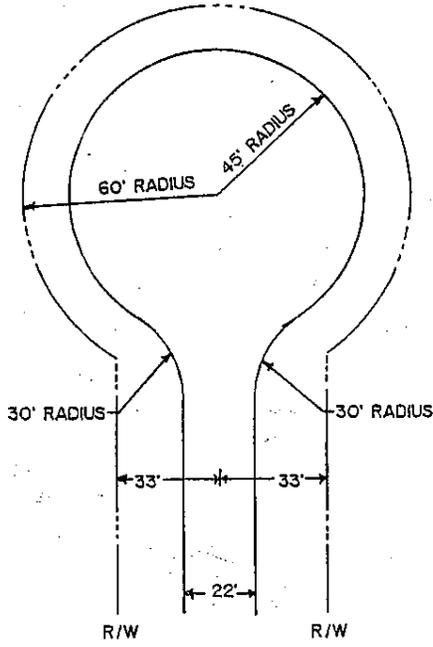
Horizontal Curve Design Standards

The minimum radius for the road centerline shall be 150 feet. This is based on a design speed of 15 MPH on gravel surfaced roads.



3 4 8 9 5 6

A-4



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
) ss.
COUNTY OF PINE)

NOTICE OF PUBLIC HEARING PINE COUNTY PLANNING, ZONING, AND SOLID WASTE

The Pine County Department of Planning, Zoning, and Solid Waste will conduct a public hearing starting at 10:00 a.m., Tuesday, May 5, 2015, at the Pine County Public Health Building, Large Conference Room, 1610 State Hwy 23 N, Sandstone, Minnesota. The purpose of the public hearing will be to solicit testimony in consideration of the following:

Pine County Subdivision and Platting Ordinance: Codification of all previous amendments into a single document and minor changes including narrowing the definition of a private road, allowing minor subdivisions within the Shoreland and Kettle River Corridor jurisdictions which conform to the lot sizes within those Ordinances, and allows a 66' access strips within 300' of each other.

This hearing is open to the public at which time you are invited to appear and offer testimony regarding the draft ordinance. Written comments may be entered into the record at the discretion of the Land Services Director, Kelly Schroeder, and may be sent to her attention at 635 Northridge Drive NW, Suite 250, Pine City, MN 55063. The draft ordinance may be viewed on the Pine County website under the Planning and Zoning Department section under Ordinances at: www.co.pine.mn.us.

*(Published in the Hinckley News,
April 23, 30, 2015)*

TIM FRANKLIN, being duly sworn on oath, says that he is the publisher of the newspaper known as the **The Hinckley News** and has full knowledge of the facts that are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

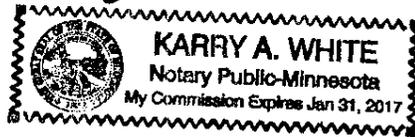
(B) The printed NOTICE which is attached, was cut from the columns of said newspaper and was printed and published for TWO consecutive weeks; it was first published on Thursday, the 23rd day of April 2015, and was thereafter printed every week and last published on Thursday, the 30th day of April 2015; and printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxy

BY: 
Publisher

Subscribed and sworn to before me on this 30th day of April 2015.

 Notary Public



RATE INFORMATION:

- (1)Lowest classified rate paid by commercial users for comparable space: \$.20/word, \$9.60/inch.
- (2)Maximum rate allowed by law for the above matter: \$1.20/line, \$9.60/inch.
- (3)Rate actually charged for the above matter: \$.61/line, \$7.25/inch.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
) ss.
COUNTY OF PINE)

Public Notice

NOTICE OF PUBLIC HEARING PINE COUNTY PLANNING, ZONING, AND SOLID WASTE

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This hearing is open to the public at which time you are invited to appear and offer testimony regarding the draft ordinance. Written com-

ments may be entered into the record at the discretion of the Land Services Director, Kelly Schroeder, and may be sent to her attention at 635 Northridge Drive NW, Suite 250, Pine City, MN 55063. The draft ordinance may be viewed on the Pine County website under the Planning and Zoning Department section under Ordinances at: www.co.pine.mn.us.

(Published in the Pine County Courier on April 23, 30, 2015)

TIM FRANKLIN, being duly sworn on oath, says that he is the publisher of the newspaper known as the **Pine County Courier** and has full knowledge of the facts that are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed NOTICE which is attached, was cut from the columns of said newspaper and was printed and published for TWO consecutive weeks; it was first published on Thursday, the 23rd day of April 2015, and was thereafter printed every week and last published on Thursday, the 30th day of April 2015; and printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: 
Publisher

Subscribed and sworn to before me on this 30th day of April 2015.

 Notary Public



RATE INFORMATION:
Rate actually charged for the above matter: \$7.52/column inch.

Affidavit of Publication

STATE OF MINNESOTA.

County of Pine

Callie Wasson, being duly sworn, on oath says that she is the publisher or authorized agent and employee of the publisher of the newspaper known as the Pine City Pioneer, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 311A.02, 311A7, and other applicable laws, as amended.

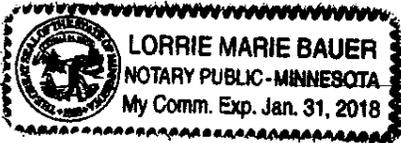
(B) THE PRINTED:
MAY 5, 2015 PUBLIC HEARING
SUBDIV/PLATTING ORD

which is attached was cut from the columns of said newspaper, and was printed and published once a week, for 2 successive week(s): it was first published on every Thursday, the 23rd of April, 2015, and was thereafter printed and published on every Thursday to and including Thursday the 30th day of April, 2015, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: Callie Wasson
TITLE: Accountant, Callie Wasson

Subscribed and sworn to before me on this 30th day of April, 2015,



Lorrie Marie Bauer
Notary Public

RATE INFORMATION

- 1) Lowest classified rate paid by commercial users for Comparable space \$7.20 per inch
- 2) Maximum rate allowed by law for the above matter \$10.80 per inch
- 3) Rate actually charged for the above matter \$6.75 per inch

**NOTICE OF PUBLIC HEARING
PINE COUNTY PLANNING,
ZONING, AND SOLID WASTE**

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This hearing is open to the public at which time you are invited to appear and offer testimony regarding the draft ordinance. Written comments may be entered into the record at the discretion of the Land Services Director, Kelly Schroeder, and may be sent to her attention at 635 Northridge Drive NW, Suite 250, Pine City, MN 55063. The draft ordinance may be viewed on the Pine County website under the Planning and Zoning Department section under Ordinances at: www.co.pine.mn.us.

Published in the Pine City Pioneer on April 23 and 30, 2015



520500

A- 520500

OFFICE OF COUNTY RECORDER
PINE COUNTY, MINNESOTA

Fee Total \$0

Certified, Filed and/or Recorded on:

Pages: 42

May 15, 2015 9:12 AM

Tamara Tricas, County Recorder

received from: PINE COUNTY

returned To: PINE COUNTY
KELLY



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