

ORDINANCE NO. 2019-04

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 3 OF THE SUBDIVISION ORDINANCE SECTION 1.6
PLATTING REQUIRED

THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

Section 1. AMENDMENT. Chapter 3, Section 1.6 of Lent Township Subdivision Ordinance is hereby amended with the following the ~~stricken through~~ text to be removed and underlined words to be added to section 1.6.

1.06 Platting Required

No parcel of land shall be permitted to be conveyed by metes and bounds description after June 1, 1999, except in accordance with the circumstances and provisions described below: ~~No conveyance of land shall be permitted by metes and bounds description or by reference to an unapproved registered land survey made after April 21, 1961 or to any unapproved plat, except if the land described:~~

- A. The parcel is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet in any dimension, and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than 20 acres in area or 500 feet in width; ~~Was a separate parcel of record on April 1, 1945 or was the subject of a written agreement to convey entered into prior to such time; or Lent Township Land Use Regulations 3-2; or~~
- B. The parcel is created by "minor subdivision" which shall be defined as the separation of a single parcel of land separated from an original parent parcel, when the following circumstances exists; ~~Was a separate parcel of not less than two and one-half (2½) acres in area and one hundred fifty (150) feet in width on January 1, 1966; or~~

1. The new parcel is not less than five acres in size, with a minimum width of 300 feet fronting on a public road;

2. The minor subdivision is for the purpose of separating a residence and accessory buildings from the balance of the larger parcel, provided that:

- a. The residence and buildings existed upon the date of enactment of this ordinance.
- b. The minor subdivision results in no substandard yard and/or structure setback, other substandard dimensional element, or any new nonconformity.

3. The resulting remainder parcel is not less than 20 acres in size, and/or 500 feet in width;

4. A minimum of one acre of buildable land is demonstrated to exist on the newly created residential parcel;

5. The new parcel is surveyed and legally described by a Minnesota-licensed land surveyor;

6. The certificate of survey and legal description are presented to the Township Zoning Administrator and reviewed by the Planning Commission for approval by the Township Board.

7. The certificate of survey and legal description are recorded at the office of the Chisago County Recorder.

~~C. Was a separate parcel of not less than five (5) acres in area and three hundred (300) feet in width on July 1, 1980; or~~

~~D. Is a single parcel of commercial or industrial land of not less than five (5) acres and having a width of not less than three hundred (300) feet and its conveyance does not result in the division of the parcel into two (2) or more lots or parcels, any one of which is less than five (5) acres in area or three hundred (300) feet in width; or~~

~~E. Is a single parcel of residential or agricultural land of not less than twenty (20) acres and having a width of not less than five hundred (500) feet and its conveyance does not result in the division of the parcel into two (2) or more lots or parcels, any one of which is less than twenty (20) acres in area or five hundred (500) feet in width.~~

Section 2. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

Section 3. FINDINGS. Findings for Amending the Lent Township Subdivision Code by amending Chapter 3, Section 1.6. In amending the Township of Lent Township Subdivision Code relating to single lot divisions of land in Lent Township, the Town Board of Lent Township finds that the amendments do not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area, is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land, is in the opinion of the Township to be reasonably related to the overall needs of the Township, is consistent with the intent and purposes of the zoning ordinance, and will not cause traffic hazards or congestions.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: 

Rick Keller, Chairman

By: 

Kelly Wood, Town Clerk

Passed by the Lent Town Board this 16th day of 07, 19.

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