

## ORDINANCE NO. 2020-07

### LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 3 PLATTING PROCEDURE SECTION 3.01 SKETCH PLAN AS WELL AS CHAPTER 3 SECTION 3.03 PRELIMINARY PLAT AND CHAPTER 3 SECTION 4.15 DRAINAGE OF THE SUBDIVISION ORDINANCE IN LENT TOWNSHIP.

#### THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

**Section 1. AMENDMENT.** Chapter 3, Section 3.01 of Lent Township Official Subdivision Ordinance is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 3.01 relative to Sketch plan requirements within the Lent Township.

#### SECTION 3. PLATTING PROCEDURE

3.01 Sketch Plan - In order to ensure that all applicants for subdivisions are informed of the platting procedure and the requirements of this Ordinance and related ordinances, the subdivider is encouraged to consult with the Township Zoning Administrator and the Township ~~Surveyor~~ Engineer. At the time of this initial conference, the subdivider should present a sketch plan for review. The plan ~~need not to~~ shall be drawn to scale ~~but should~~ and show the proposed subdivision of the property including the proposed street layout, proposed lots, significant topographical and physical features, and adjacent land use. The developer should make use of quadrangle maps, air photo maps, half-section maps or other maps or plats to construct the sketch plan.

**Section 2. AMENDMENT.** Chapter 3, Section 3.03 of Lent Township Official Subdivision Ordinance is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 3.03 relative to Preliminary Plat requirements within the Lent Township.

#### 3.03. Preliminary Plat Requirements

- A. Identification and Description
- B. Existing Conditions
- C. Design Features
- D. Other Information
- E. Developer's Agreement – Where the subdivider has negotiated with the Town Board or Planning Commission to dedicate public or private park land, trails, or other specifically dedicated lands, or provide any public services or utilities, or vacate, create, dedicate, modify or

relocate a Township road, or make the Township responsible for any other aspect of the development, use or operation of the proposed subdivision, the subdivider shall enter into a Development Agreement with the Township ~~prepare a Developer's Agreement~~ which fully sets forth all conditions, obligations, specifications and responsibilities to be placed upon the developer and the Township.

1. Any Developer's Agreement shall be considered to be an integral part of the proposed subdivision and any actions taken by the Planning Commission and Town Board shall include any associated Developer's Agreement.
- ~~2. No preliminary plat shall be submitted to the Town Board until any associated Developer's Agreement has been reviewed and approved by the Planning Commission pursuant to Section 3.04 of this Ordinance.~~
23. The Town Board shall retain full discretion to accept, reject, or modify any or all provisions of any proposed Developer's Agreement reviewed and approved by the Planning Commission.

**Section 3. AMENDMENT.** Chapter 3, Section 4.15 of Lent Township Official Subdivision Ordinance is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 4.15 relative to Drainage requirements within the Lent Township.

- A. A complete and adequate drainage system shall be required for the subdivision and may include a storm sewer system or system of open ditches, culverts, pipes and catch basins, or both systems. The subdivision should be designed to utilize existing natural flows and drainage routes. Storm water ponds and conveyance systems shall be sized to ensure there is no net increase in the rate of storm water runoff from the development consistent with stormwater discharge volumes allowed by Chisago County. Where existing storm water from adjacent areas naturally pass through a subdivision, adequate provision shall be included in the subdivision to route the storm water through the subdivision.

**Section 4. 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 5. FINDINGS.** Findings for Amending the Lent Township Subdivision Code by amending Chapter 3, Section 3.01, Chapter 3, Section 3.03, and Chapter 3, Section 4.15. In amending the Township of Lent Township Subdivision Code relating to Sketch Plan Review, Preliminary Plat Procedure, and Stormwater Drainage related to subdivision development 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 6. EFFECTIVE DATE.** This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: *mr kr*

Rick Keller, Chairman

By: *Kelly Wood*

Kelly Wood, Town Clerk

Passed by the Lent Town Board this 17<sup>th</sup> day of November, 2020.

Published in the Press the 3<sup>rd</sup> day of December, 2020.

