

**ORDINANCE NO. 2021-11**

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 3 SECTION 1 GENERAL PROVISIONS  
OF THE LENT TOWNSHIP LAND USE REGULATIONS.

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

**Section 1. AMENDMENT.** Chapter 3, Section 1 of the Lent Land Use Regulations is hereby amended with the following underlined words to be added and the following ~~stricken~~ words to be removed from Section 1 relative to ordinance definitions.

**1.09 Lot Line Adjustment**

When a proposed subdivision realigns common lot lines and by so doing does not create additional buildable lots and does not create any lot which is substandard for the applicable zoning district, or any overlay district, in which it lies and for which is not created a need for a new road, such new property description may be approved by the zoning administrator if it is found the resulting configuration will not have adverse effects on surrounding property. Should the zoning administrator determine that the realignment of common lot lines may have an adverse effect on adjoining property, the zoning administrator shall require the subdivision to proceed pursuant to applicable provisions of this Code.

**1.10 Lot Consolidation**

Where the entirety of a lot of record is combined with an adjoining lot of record held by the same owner for the purpose of enlarging the latter, such new property description may be approved by the zoning administrator provided the size of the resultant lot meets the minimum lot and area requirements for the zoning district, if it is found that the resulting configuration would not result in any substandard yards or structure setback variances, any other substandard dimensional element, or any new nonconformity.

**1.101 Exceptions for Single Lot Division**

Upon recommendation of the Planning Commission, the Town Board may waive some of the platting requirements for a single lot subdivided from a large parcel. This provision is not intended to allow piecemeal subdivision of land; rather, it is intended to allow one-time exceptions to some of the requirements of this Ordinance for one-time, single lot divisions. Under these circumstances, the Township may limit ordinance and platting requirements to the parcel being separated and exempt the larger remnant from surveying, topographic or wetland delineation, and other platting requirements.

**1.112 Transfer of Development Rights**

The use of transferred development rights or credits to achieve smaller lot sizes or increased development density, not conforming with this Ordinance, shall be prohibited.

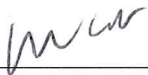
**Section 3. SEVERABILITY.** Should any section, subdivision, clause, or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall

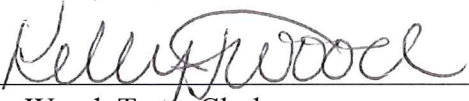
not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

**Section 4. FINDINGS.** Findings for Amending the Lent Township Land Use Regulations by amending Chapter 3, Section 1. In amending the Lent Township Land Use Regulations relating to Lot Consolidation, 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 5. 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 21<sup>st</sup> day of December, 2021.

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