

STATE OF MINNESOTA
COUNTY OF MILLE LACS
PRINCETON TOWNSHIP

ORDINANCE NO. 2020 - 3

AN ORDINANCE AMENDING CHAPTER 401, ZONING ORDINANCE AS IT RELATES TO AMENDING THE DEFINITION OF UPLAND IN SECTION 200:020, AMENDING LOT WIDTH REQUIREMENTS IN THE R-2 RESIDENTIAL, RR RURAL RESIDENTIAL, AC AGRICULTURAL CONSERVATION AND C/I COMMERCIAL/INDUSTRIAL DISTRICTS AND AMENDING CHAPTER 100, SUBDIVISION ORDINANCE AS IT RELATES TO CUL-DE-SACS IN SECTION 100:412.7, SKETCH PLAN REQUIREMENTS IN SECTION 100:208, COMPLIANCE IN SECTION 100:031 AND SECTION 100:032 AND ADDING SECTION 100:202 BOUNDARY LINE ADJUSTMENTS AND LOT SPLITS

THE BOARD OF SUPERVISORS OF PRINCETON TOWNSHIP
ORDAINS:

SECTION 1. Section 200:020 Definitions, is amended to read as follows:

“Upland” means a natural and contiguous portion of the lot area, which is exclusive of existing wetlands, flood plain, flood fringe, flood way, drainage ways and utility easements and exclusive of proposed ponding areas, drainage swales, and utility easements.

SECTION 2. Section 300:036 Residential R-2 District Height, Yard, Area and Lot Width and Depth regulations is amended to read as follows:

1. Lots, Area, and Width. Lots located within Residential R-2 Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.

- c. Minimum lot width of two hundred (200) feet at the building setback line.
- d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
- e. For lots that front public bodies of water, the lot width as measured at the high-water mark shall be not less than one-hundred fifty (150) feet.

SECTION 3. Section 300:043 Rural Residential RR District Height, Yard, Area and Lot Width and Depth regulations is amended to read as follows:

- 1. Lots, Area, and Width. Lots located within the Rural Residential Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.
 - d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
 - e. For lots that front public bodies of water, the lot width as measured at the high-water mark shall be not less than one-hundred fifty (150) feet.

SECTION 4. Section 300:053 Agricultural Conservation AC District Height, Yard, Area and Lot Width and Depth regulations is amended to read as follows:

- 1. Lots, Area, and Width. Lots located within the Agricultural Conservation Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.

- c. Minimum lot width of two hundred (200) feet at the building setback line.
- d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
- e. For lots that front public bodies of water, the lot width as measured at the high-water mark shall be not less than one-hundred fifty (150) feet.

SECTION 5. Section 300:075 Commercial/Industrial District C/I District Height, Yard, Area and Lot Width and Depth regulations is amended to read as follows:

- 1. Lots, Area, and Width. Unplatted lots located within the Commercial/Industrial Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least two and one-half (2 ½) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.
 - d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
 - e. For lots that front public bodies of water, the lot width as measured at the high-water mark shall be not less than one-hundred fifty (150) feet.
- 2. Lots, Area, and Width. Platted lots located within the Commercial/Industrial Districts shall meet the following minimum requirements:
 - a. Minimum lot area of each lot must be at least one and one-quarter (1 ¼) acres.
 - b. Minimum area of upland shall be one and one-quarter acres (1 ¼) acres.
 - c. Minimum lot width of two hundred (200) feet at the building setback line.

- d. Access to any lot shall have a minimum of sixty-six (66) feet of road frontage that abuts a public right-of-way.
- e. For lots that front public bodies of water, the lot width as measured at the high-water mark shall be not less than one-hundred fifty (150) feet.

SECTION 6. Section 100:412.7 Street Requirements is amended to read as follows:

- 7. Cul-de-sacs - The maximum length of a street terminating in a cul-de-sac shall be one thousand four hundred (1400) feet, measured from the centerline of the street of origin to the center of the cul-de-sac. The Town Board may allow cul-de-sacs of a longer length if no other access points are available to developable lots. Permanent cul-de-sac streets shall only be allowed where one or more of the following criteria have been met:
 - a. Area topography or other physical site conditions warrant a dead-end street design.
 - b. A through street is not physically feasible.
 - c. Lots on the cul-de-sac turnaround exceed the zoning district minimum lot width (frontage) requirement by twenty five percent (25%).

SECTION 7. Section 100:208(a) Preparation and Review of a Sketch Plan is amended to read as follows:

(a) Prior to submitting the Preliminary Plat, the applicant shall prepare a Sketch Plan so the applicant may become informed of the procedures, requirements and minimum standards imposed by this ordinance and other Township Ordinances and plans. Plats containing five (5) lots or fewer shall not be subject to the Sketch Plan review process. At least 15 calendar days prior to the presentation of the Sketch Plan to the Township Planning Commission, the Subdivider/Owner shall fill out the Sketch Plan application and pay the fee. The Sketch Plan shall be forwarded to the Princeton Township Zoning Administrator, Township Engineer, and other appropriate officials for review. The Developer and/or Landowner shall obtain a copy of the Princeton Township Ordinances.

SECTION 8. Section 100:031 Compliance is amended to read as follows:

100:031 COMPLIANCE.

- (a) After the adoption of this ordinance, no lot, tract or parcel of land shall be divided or subdivided or sold, no permit shall be issued to alter or erect any buildings upon land in a subdivision, and no building shall be erected

in a subdivision unless an Administrative Subdivision or Final Plat has been approved and been recorded and until the improvements required by the Township Board relative to the Subdivision have been constructed or guaranteed.

- (b) Any owner or agent of the owner of land who conveys a lot or parcel in violation of the provisions of this subdivision shall forfeit and pay to the Township a penalty of not less than five hundred(\$500) dollars for each lot or parcel so conveyed. The Town Board may enjoin such conveyance or may recover such penalty by a civil action in any court of competent jurisdiction.
- (c) All approved boundary line adjustments, lot splits, Simple Plats and Final Plats must be recorded with Mille Lacs County within 90 (ninety) days of approval or they will become void.

SECTION 9. Section 100:032 Required Approvals of Subdivision Plats is amended to read as follows:

100:032 Required Approvals of Subdivision Plats. Simple Plats, Preliminary Plats and Final Plats shall be reviewed by the Township Planning Commission and approved by the Town Board before it is recorded.

SECTION 10. Section 100:202 Boundary Line Adjustments/Lot Split is added to read as follows:

100:202 Boundary Line Adjustments/Lot Splits

- (a) The division of land into tracts, parcels or lots larger than five (5) acres may be approved administratively by the Zoning Administrator provided such division and conveyance does not result in the division of the parcel into more than four (4) lots or parcels, any one of which is less than five (5) acres in area or four hundred (400) feet at the front lot line. The approval shall be subject to Zoning District standards and the requirements found in Section 100:202(c)
- (b) Division of Lots: The subdivision of one lot into two (2) buildable lots or parcels, complying with all Zoning Ordinance requirements may be approved administratively by the Zoning Administrator. The approval shall be subject to the requirements found in Section 100:202(c). Subdivision of property into three lots or parcels or more shall require a Preliminary and Final Plat as specified in Sections 100:212 and 100:240.
- (c) Boundary line adjustments or combination of existing lots or parcels may be approved administratively by the Zoning Administrator. The following

requirements shall be met prior to approval of an administrative subdivision:

1. Submittal of the required application and fee.
2. Submittal of proof of ownership.
3. Submittal of a certificate of survey. A current certificate of survey, prepared and signed by a Minnesota licensed land surveyor, depicting the following:
 - a. Graphic scale of drawing (engineering scale only)
 - b. North Arrow
 - c. Date of Survey
 - d. Existing legal description of the parcel of land to be subdivided
 - e. Existing parcel boundaries shown with survey measurement data matching the existing legal description of the parcel to be subdivided
 - f. Area in square feet and acres of the outside boundary of the parcel of land to be subdivided
 - g. Existing site improvements within the subject property and fifty feet (50) outside the boundaries of the parcel of land to be subdivided
 - h. All encroachment along the outside boundary of the parcel of land to be subdivided
 - i. Easements of record (referenced in the current title commitment, current title opinion or certificate of title.)
 - j. Basins, lakes, rivers, streams, creeks, wetlands, and other waterways bordering on or running through the parcel of land to be subdivided. The ordinary high-water elevation and the 100-year flood elevation shall be shown where applicable, if available from the DNR.
 - k. Location, right of way widths and names of public streets or other public ways, showing type, width and condition of improvements, if any, which pass through or are adjacent to the parcel of land being subdivided.
 - l. Location, right of way widths and names of railroads, if any, which pass through and/or are adjacent to the parcel of land being subdivided.
 - m. Identify registered lands (torrens) within the outside boundaries of the parcel of land being subdivided.
 - n. Identify all gaps and overlaps of the property being subdivided.
 - o. The outside boundary of the property being subdivided must be clearly marked with survey monumentation.

- p. The boundary shown with survey measurement data and legal description of the lots as they are proposed to be subdivided.
- q. The boundary and legal description of any proposed easement on the property or easement required by the Township Engineer. A drainage and utility easement may also be required over wetland, wetland buffers, stormwater basins, lakes, drainage channels and tributaries.
- r. Dedication of easements for public streets and roadways.
- s. Payment of required park dedication fees.

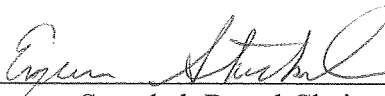
SECTION 11. The Planning Commission of Princeton Township held a public hearing at their July 6, 2020 meeting, continued the hearing to the August 3, 2020 meeting and September 8, 2020 meeting, took comments from the public, and recommended that the Board of Supervisors approve amendments to the definition of upland in Section 200:020, amending lot width requirements in the R-2 Residential, RR Rural Residential, AC Agricultural Conservation and C/I Commercial/Industrial Districts and Amending Chapter 100, Subdivision Ordinance as it relates to cul-de sacs, in Section 100:412.7, sketch plan requirements in Section 100:208, compliance in Section 100:031 and Section 100:032 and adding Section 100:202 boundary line adjustments and lot splits.

SECTION 12. The Board of Supervisors of Princeton Township held first reading of this Ordinance at their September 15, 2020 meeting and second reading at their October 20, 2020 meeting.

SECTION 13. This Ordinance shall be in full force and effect upon its passage and publication.


ADOPTED this 20th day of October 2020 by the Board of Supervisors of Princeton Township.

PRINCETON TOWNSHIP



Eugene Stoeckel, Board Chair

ATTEST:



Douglas Dahl, Town Clerk