

**SUBDIVISION
CONTROLS
ORDINANCE
PIPESTONE
COUNTY
MINNESOTA**

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SECTION 1. GENERAL PROVISIONS

Subdivision 1. Title.

This Ordinance from the date of its passage shall be entitled:

SUBDIVISION CONTROLS ORDINANCE PIPESTONE COUNTY, MINNESOTA

Subdivision 2. Purpose.

This Ordinance is enacted for the following purposes: to safeguard the best interests of the County; to assist the subdivider in harmonizing his interests with those of the County at large, as well as with those of the local municipalities located within the County; to prevent piecemeal planning of subdivisions, undesirable, disconnected patchwork of pattern, and poor circulation of traffic; to correlate land subdivisions with the 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; to discourage inferior development which might adversely affect property values; and to establish subdivision development at standards compatible with affected municipalities within the County.

Subdivision 3. Legal Authority.

This Ordinance is enacted pursuant to "An Act Authorizing County Planning and Zoning Activities, Establishing a Board of Adjustment and Authorizing the Enactment of Official Controls." Chapter 559. Session Laws of Minnesota 1959, MSA 394.21 - 394.37.

SECTION 2. DEFINITIONS

For the purpose of this Ordinance the following terms shall have the meaning hereinafter indicated in this section unless specifically stated otherwise:

Alley -- Any strip of land publicly or privately owned, less than twenty-four (24) feet in width between property lines, set aside for public vehicular access to abutting property.

Arterial Street or Highway -- A street or highway of considerable continuity designed primarily to serve as an intercommunication link between various sectors of the County and beyond (such as from within a City to outlying areas).

Collector Street -- A street designed to serve the internal traffic circulation of a recognized land use area which distributes and collects traffic from local streets and connects with Highways and/or Arterial Streets.

Cul-de-sac -- A comparatively short street having but one end open to traffic and the other end being permanently terminated by a vehicular turn-around.

Development objectives -- Those goals determined from time to time in plan or policy form as part of the County's comprehensive planning program that indicates how the County wishes to develop itself in line with orderly and logical direction.

Easement -- A grant by an owner of land for the specific use of said land by the public generally, or to a person or persons.

Final Plat -- The final map, drawing or chart on which the subdivider's plan of subdivision is presented to the County Board for approval and which, if approved, will be submitted to the County Register of Deeds.

Local Street -- A street designed for access to abutting property and not intended to facilitate through traffic.

Lot -- A piece, parcel or plot of land intended for building development or as a unit for transfer of ownership.

Owner -- Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Ordinance.

Plat -- The map, drawing or chart on which the subdivider's plan or subdivision is presented to the County Zoning Administrator for referral to the Board of County Commissioners for approval.

Preliminary Plat -- The preliminary map, drawing or chart indicating the proposed layout of the subdivision to be submitted to the Planning Advisory Commission and County Board for their consideration.

Service Road -- A minor street which is parallel and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

Subdivider -- Any person commencing proceedings under the Ordinance to effect a subdivision of land hereunder for himself or for another.

Subdivision -- The division or redivision of a lot, tract or parcel of land regardless of how it is to be used into two or more lots, either by plat or by metes and bounds description; or the division or redivision of land involving dedication of a new park, playground, street or other public right-of-way facility; or the vacation,

realignment or any other change in existing streets, alleys, easements, recreation areas, water or other public improvements or facilities; provided, however, that the following classes shall be exempt.

- a. The division of land for agricultural purposes into parcels greater than five (5) acres where no streets, roads, or other rights-of-way are involved.
- b. The division of a lot for the purpose of attachment to contiguous lots provided no residual plot is left unattended.

SECTION 3. PROCEDURES

The following procedures shall be followed in the administration of this Ordinance and no real property within the jurisdiction of this Ordinance shall be subdivided and offered for sale or a plat recorded until a pre-application meeting has been held and a preliminary plat and a final plat of the proposed subdivision have been reviewed by the Planning Commission, and until the final plat has been approved by the County Board as set forth in the procedures provided herein. Plans of group developments for housing, commercial, industrial or other uses or for any combination of uses designed for rental purposes shall be presented in the same manner as other plats for the review of the Planning Commission and the approval of the County Board.

Subdivision 1. Pre-Application Meeting.

A person or corporation desiring approval of a plat of a subdivision shall appear before the planning commission to discuss his proposal before filing an application for preliminary plat approval. No fee or formal application is required for this meeting. The subdivider shall be prepared to discuss the details of his proposed subdivision, including such items as the proposed use, existing features of the area, existing covenants, land characteristics, availability of community facilities and utilities, size of developments, play areas or public areas, proposed protective covenants, proposed utilities and street improvements. The subdivider may submit a sketch of plans.

Subdivision 2. Preliminary Plat.

After the advisory meeting, the subdivider shall submit an application for approval of a preliminary plat to the County Auditor. The application shall be accompanied by the following:

- a. Four copies of all maps and data set forth in Section 4, Subdivision 1 of these regulations.
- b. A certified check in the sum of \$50.00 plus \$2.00 for each lot up to a maximum of \$150.00 to cover the cost of checking and verifying the proposed plat.
- c. The name and address of each property owner within 500 feet of property to be subdivided within incorporated areas and within one-half mile of property to be subdivided in unincorporated areas.
- d. The subdivider shall also submit a copy of the preliminary plat to each of the local telephone and power companies for comment.

Subdivision 3. Plat Review.

- a. The County Planning and Zoning Administrator shall submit a report to the County Planning Commission concerning the feasibility of the preliminary plat and its conformance with the requirements of this Ordinance.

b. Approval of the County Planning Commission

The preliminary plat shall be submitted to the County Planning Commission at least fifteen (15) days prior to a Planning Commission meeting at which consideration is requested. The County Planning Commission shall hold a public hearing on said preliminary plat. At least ten (10) days prior to the public hearing, a Notice of Public Hearing shall be published in a paper of general circulation and sent to property owners within five hundred (500) feet of the property to be subdivided in incorporated areas, and to property owners within one-half (1/2) mile of the property to be subdivided in unincorporated areas, the affected towns and municipal council within two miles, and when such land lies within the limits of the Flood Plain District, the Department of Natural Resources. The Public Notice shall consist of a general description of the proposal, the time, date and place of hearing. For the purpose of notification, ownership of property shall be determined by the tax record for the previous year. The Planning Commission shall act on each plat submitted within sixty (60) days of date of submission; failure to act shall be deemed as approval. In case the plat is disapproved, the subdivider shall be notified of the reason for such action and what requirements will be necessary to meet the approval of the Planning Commission.

c. Approval of the County Board

After the public hearing and review of the preliminary plat by the Planning Commission, such preliminary plat, together with the recommendations of the Planning Commission, shall be submitted to the County Board for consideration. The County Board shall act on each plat forwarded by the Planning Commission within sixty (60) days after submission to the County Board. Approval or disapproval of the preliminary plat shall be conveyed to the subdivider in writing within ten (10) days after the meeting of the County Board, at which such plat was considered. In case the plat is disapproved, the subdivider shall be notified of the reason for such action and what requirements will be necessary to meet the approval of the County Board. The approval of the preliminary plat does not constitute an acceptance of the subdivision, but is deemed to be an authorization to proceed with the final plat. This approval of the preliminary plat shall be effective for a period of six (6) months, unless an extension is granted by the County Board. The subdivider may file a final plat limited to such portion of the preliminary plat which he proposes to record and develop at the time, provided that such portion must conform to all requirements of this Ordinance. If some portion of the final plat has not been submitted for approval within this period, a preliminary plat must again be submitted to the Planning Commission and the County Board for approval.

Subdivision 4. Final Plat.

1. The owner or subdivider shall file with the County Zoning Administrator at least ten (10) days before the next regularly scheduled Planning Commission meeting and within six (6) months of the date of the last approval of the preliminary plat, ten (10) copies of the final plat which shall conform substantially to the preliminary plat as approved. Final plat approval shall become null and void on all plats which are not filed within the time herein specified unless an extension is requested, in writing, to the County Board and for good cause granted by the Board.
2. The subdivider may file a final plat limited to such portion of the preliminary plat which he proposes to record and develop at one time, provided that such portion must conform to all requirements of this Ordinance.
3. The County Zoning Administrator shall refer two (2) copies of the final plat to the Planning Commission, the County Engineer, and the planning consultant for their review and report.
4. The Planning Commission shall check the final plat to see that it is in substantial agreement with the preliminary plat as approved and that it meets all ordinances and regulations of the County. In the event the plat involves special problems or is in conflict with County development objectives or with the planning studies being conducted by the Planning Commission, the Commission shall notify the owner or subdivider as to the time and place of the Planning Commission meeting at which he will be afforded an opportunity to appear.
5. When a final plat meets all the conditions of this Ordinance, the Planning Commission shall recommend approval to the County Board and the Board shall act thereon. Following the final plat approval or disapproval by the Board, the County Zoning Administrator shall notify the owner or subdivider of the Board's action and within thirty (30) days thereafter, the final plat, if approved, shall be filed with the County Recorder. Any approval of the final plat, however, by the Board shall be null and void if the plat is not recorded with the County Recorder of the County within thirty (30) days after the date of approval unless application for an extension of time is made, in writing, during said thirty (30) day period, to the County Board and granted by the Board. A duplicate and five (5) paper prints of the final plat, after the plat has been recorded with the County Recorder of the County, shall be filed with the City Auditor.

SECTION 4. PRESENTATION REQUIREMENTS

Subdivision 1. Preliminary Plat.

1. Scale: 1 inch equals 100 feet. (Minimum)
2. Identification and Description
 - a. Proposed name of subdivision, which name shall not duplicate or be similar in pronunciation to the name of any plat heretofore recorded in the County.
 - b. Location by section, town, range or by other legal description.
 - c. Names and addresses of the owner, subdivider, surveyor and designer of the plan.
 - d. Graphic scale.
 - e. North-Point.
 - f. Date of preparation.
3. Existing conditions in tract and in surrounding area to a distance of three hundred (300) feet.
 - a. Boundary line of proposed subdivision, clearly indicated.
 - b. Total approximate acreage.
 - c. Platted streets, railroad right-of-way and utility easements.
 - d. Boundary lines and ownership of adjoining unsubdivided land.
 - e. Sewers, water mains, culverts or other underground facilities.
 - f. Permanent buildings and structures.
 - g. Topography, showing lakes, water-courses, marsh areas and contours at vertical intervals of not more than two (2) feet, unless the grade is greater than 15 percent. All elevation data shall be mean sea level or some other assumed, workable datum.

- h. Other information, such as soil tests, if requested by the Planning Commission to aid in their review.
- i. Designation of areas which --- before improvements --- are subject to inundation or stream overflow. For purpose of information only, the outline of the flood plain, present shore lines, and water elevation.

4. Subdivision Design Features

- a. Layout and width of proposed streets and utility easements showing street names, lot dimensions, parks and other public areas. The name of any street heretofore used in the County shall not be used, unless the proposed street is an extension of an already named street, in which event the name shall be used. The street layout shall include all contiguous land owned or controlled by the subdivider.
- b. Proposed use of all parcels, and if zoning change is contemplated, proposed rezoning.
- c. Preliminary street grades and drainage plan shall be shown on a copy of the contour map.

Subdivision 2. Final Plat.

- 1. Plans for the provision of safe and palatable water, sewage disposal, drainage and flood control.
- 2. Soil borings, if required by the Planning Commission.
- 3. Evidence that ground water control is at least ten (10) feet below the level of finished grades or plan for solving ground water problems.
- 4. Date required as set forth in Chapter 505, Minnesota Statutes, and also the following requirements:

All interior and exterior boundary lines shall be correctly designated on the plat and shall show bearings on all straight lines, or angles at all angle points and central angle and radii and arc links for all curves. Durable iron monuments shall be set at each angle and curve point on the interior and exterior boundary lines and at all block corners and at all intermediate points on the block or lot lines indicating a change of direction in the lines. The plat shall indicate that the monuments have been set.

5. An identification system for all lots and blocks.
6. The size (in square feet) and dimensions of all lots.
7. Certification by a registered land surveyor to the effect that the plan represents a survey made by him and that monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct.
8. Surveying requirements of the final plat shall be under the regulation of the County Surveyor.
9. Title opinion by a practicing attorney-at-law based upon an examination of an abstract or the records of the County Recorder or the Registrar of Titles for the lands included within the plat and showing the title to be in the name of the owner or subdivider. The date of continuation of the abstract examined or the date of the examination of the records shall be within thirty (30) days prior to the date the final plat is filed with the County Auditor. The owner or subdivider shown in the title opinion shall be the owner of record of the platted lands on the date of recording of the plat with the County Recorder or the Registrar of Titles.
10. Notarized certification by owner and by any mortgage holder of records, of the adoption of the plat and the dedication of streets and other public areas.
11. Certifications showing that all taxes currently due on the property to be subdivided have been paid in full.
12. Form for approval by Planning Commission:

The Planning Commission of Pipestone County, Minnesota, this _____ day of _____, 19_____.

Signed _____
Chairman

Signed _____
Secretary

13. Form for approval by County Board:

The County Board of Commissioners of Pipestone County, Minnesota, this
_____ day of _____, 19_____.

Signed _____
Chairman

Signed _____
County Auditor

14. Form for approval by the County Attorney:

I hereby certify that proper evidence of title has been presented to and
examined by me, and I hereby approve this plat as to form and execution.

Attorney for Pipestone County

15. Form for approval by the County Surveyor:

I hereby certify that I have reviewed this plat and found it to be in com-
pliance with the surveying requirements of the Subdivision Controls Ordinance of the County and Chapter 550, Minnesota Statutes.

Surveyor for Pipestone County

SECTION 5. DESIGN STANDARDS

Generally, design standards assure that the layout of the subdivision harmonizes with existing plans affecting the development and its surroundings and shall be in conformity with the development objectives of the County.

Subdivision 1. Streets.

1. The design of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to runoff of storm waters and to the proposed uses of the area to be served.

Where new streets extend existing adjoining streets, their projections shall be at the same or greater width, but in no case less than the minimum

required width. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets. When a new subdivision adjoins unsubdivided land susceptible to being subdivided, then the new streets shall be carried to the boundaries of such unsubdivided land.

2. The following standards of street design shall be observed by the subdivider:

	Minimum Width (Lot line to Lot line)	Maximum Grade	Minimum Grade
Collector Streets (secondary)	66 feet	6%	0.5%
Local Streets (tertiary)	66 feet	8%	0.5%

3. Tangents of at least one hundred (100) feet in length shall be introduced between reverse curves on collector streets and fifty (50) feet on lesser streets.
4. Local streets shall be so aligned that their use by through traffic will be discouraged.
5. Street jogs with center line off-sets of less than one hundred fifty (150) feet shall be avoided.
6. Insofar as practical, streets shall intersect at right angles and no intersection shall be at an angle of less than eighty (80) degrees. It must be evidenced that safe and efficient traffic flow is encouraged.
7. Unless as varied by the Planning Commission, the maximum length of permanent cul-de-sac streets shall be five hundred (500) feet measured along the center line from the intersection of origin to end of right-of-way. Each cul-de-sac shall be provided at the closed end with a turn-around having a minimum outside roadway diameter of eight (80) feet, and a minimum street property line diameter of one hundred (100) feet.
8. Half streets shall be prohibited except where the County Board finds it to be practical to require the dedication of the other half when the adjoining property is subdivided.

9. Proposed streets obviously in alignment with existing and named streets shall bear the names of such existing streets. In no case shall the name for the proposed street duplicate existing street names within the same Post Office service area, including phonetically.
10. Street surfacing done by the developer shall be approved by the County Engineer.
11. Private streets shall not be approved nor shall public improvements be approved for any previously existing private street.
12. Where a proposed plat is adjacent to a major thoroughfare, the County Board may require the developer to provide local service drives along the right-of-way of such facilities or they may require that lots should back on the thoroughfare, in which case vehicular and pedestrian access between the lots and thoroughfare shall be prohibited.
13. The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.
14. Property lines at street intersections shall be rounded at a radius of not less than ten (10) feet and curb lines on a radius of not less than twenty (20) feet.

Subdivision 2. Easements.

1. Utilities easements at least ten (10) feet wide shall be provided for utilities where necessary. They shall be centered on rear and other lot lines or within alley rights-of-way. They shall have continuity of alignment from block to block. At deflection points, easements for pole line anchors shall be provided where necessary.
2. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way substantially within the lines of such water course, together with such further width or construction or both, as will be adequate for storm water runoff. The easement shall include not only the stream channel, but also adjoining areas that have been subject to flooding in years of heavy runoff.

Subdivision 3. Blocks.

1. Block lengths shall not exceed 1,200 feet and, if possible, shall not be less than four hundred (400) feet in length. In blocks longer than eight hundred (800) feet, a pedestrian crossway with a minimum right-of-way of ten (10) feet shall be required near the center of the block. The use of additional accessways to schools, parks and other destinations may also be required.
2. A block shall be so designed as to provide two (2) tiers of lots of appropriate depth, unless it adjoins a railroad or limited access highway, and unless the rear lot line abuts a different land use, or topographic conditions necessitate a single tier of lots. In these cases, the lot depth shall be at least fifteen (15) feet greater than minimum requirements.

Subdivision 4. Lots.

1. Where possible, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front on a public street or highway. Lots with frontage of two (2) parallel streets shall be permitted only under unusual circumstances.
2. Minimum lot size within the County shall in all cases conform to zoning regulations in force. Corner lots shall be platted at least fifteen (15) feet wider than the minimum lot width required.
3. There shall be no direct vehicular access from residential lots to an arterial street, and residential lots shall be separated from major arterial streets and railroad rights-of-way by a twenty-five (25) foot buffer strip, which may be in the form of added depth or width of lots backing on or siding on the thoroughfare or railroad right-of-way.
4. Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable outlot or parcel unless the owner can show plans for the future use of such remnants.

Subdivision 5. Natural Features.

In the subdivision of land, due regard shall be shown for all natural features which, if preserved, will add attractiveness and stability to the proposed development.

SECTION 6. REQUIRED IMPROVEMENTS

Before the County Board approves a Final Plat, the subdivider shall give satisfactory assurance of the provision of the following requirements:

Subdivision 1. Monuments.

Steel monuments shall be placed at all block corners, angle points, points of curves in streets and at intermediate points as shown on the Final Plat. All U.S., state, county or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

Subdivision 2. Streets.

All the streets shall be improved in accordance with the engineering specifications established by the County Engineer.

Subdivision 3. Water Supply.

Where connection with a community water system is possible, the public water shall be used. In other instances, safe and palatable water shall be provided by a central distribution system serving the subdivision or by individual wells. In all cases, water shall be supplied in accordance with Sanitation Board specifications.

Subdivision 4. Sanitary Sewer.

In all cases where trunk line sanitary sewer facilities are available, the subdivider shall be required to install sanitary sewers and connect the same to such trunk line sewers. In other instances, sanitary sewage disposal shall be by a central system serving the subdivision or by individual systems. In all cases, sewage disposal systems shall be provided in accordance with Sanitation Board specifications.

Subdivision 5. Drainage Facilities.

Such facilities and easements shall be installed as will adequately provide for the drainage of surface waters.

Subdivision 6. Street Name Signs.

These shall be placed at all street intersections within or abutting the subdivisions and shall conform to the standard of design accepted for all street name signs by the Planning Commission.

Subdivision 7. Stop Signs or Yield Signs.

These shall be placed at all streets intersecting highways, arterial streets and collector streets, where the intersection is not of the directional interchange type and as approved by the County Engineer.

Subdivision 8. Specifications.

All of the required improvements shall conform to engineering standards and specifications as required by the County.

Subdivision 9. Financing.

Before a Final Plat is approved by the County Board, the Board shall require that the subdivider submit a performance bond or cash escrow agreement to assure the following:

1. The subdivider shall pay for the cost of all improvements required in the subdivision and the subdivision's share of the costs of any trunk facilities to be extended to the subdivision with the exception of individual wells and individual sewage disposal systems.
2. Guarantee completion of the required improvements within a two (2) year period.
3. Payment by the subdivider for all costs incurred by the County for review and inspection. This would include preparation and review of plans and specifications by technical assistants and costs incurred by the County Attorney, as well as other costs of a similar nature. This payment would be in addition to the subdivision fee paid with the submission of the preliminary plan.
4. The County may elect to install any of the required improvements under the terms of a cash escrow agreement.
5. The performance bond or cash escrow agreement shall be equal to one and one-quarter (1-1/4) times the estimated cost of the requirement improvements.
6. If the required improvements are not complete within the two (2) year period, all amounts held under the escrow agreement or performance bond shall be turned over and delivered to the County and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or subdivider.

SECTION 7. PUBLIC LAND

Because subdivision activity creates a need for a full range of public facilities, the County Board may require the dedication of a part of the subdivision for public use, provided such dedicated land conforms to the development objectives of the County.

SECTION 8. CONVEYANCE BY METES AND BOUNDS

No division of land in which the tract is described by metes and bounds shall be permitted unless such tract is at least three hundred (300) feet in width and not less than five (5) acres in area. Any further division of the remaining land must be by plat duly approved and recorded in accordance with laws and regulations in such case made and provided. Any such plat shall include any adjacent tract theretofore conveyed by metes and bounds.

SECTION 9. OTHER

Subdivision 1. Amendments.

The County Board may amend the provisions of this Ordinance upon recommendation of the Planning Commission after a public hearing thereon has been held according to law.

Subdivision 2. Variances and Exceptions.

Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this Ordinance, the Board of Adjustment shall have the power to vary the requirements of this Ordinance in harmony with the general purpose and intent thereof.

Subdivision 3. Building Permits.

No building permit shall be issued by any governing official for the construction of any building, structure or improvement on any land henceforth subdivided until all requirements of this Ordinance have been fully complied with.

Subdivision 4. Validity.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Subdivision 5. Board of Adjustment.

1. The Board of Adjustment shall act upon all questions as they may arise in the administration of this Ordinance. It shall hear and decide appeals from and review any order, requirements, decisions or determinations made by an administrative official charged with enforcing this Ordinance adopted pursuant to the provision of Sections 394.21 to 394.37. Such appeal may be taken by any person aggrieved or by any officer, department, board or bureau of a town, municipality, county or state.
2. Such appeal shall be taken in such time as shall be prescribed by the Board of Adjustment by general rule, by filing with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the appellant and the officer from whom the appeal is taken and decide the same within a reasonable time. The Board of Adjustment may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the officer from whom the appeal was taken and may issue or direct the issuance of a permit. The reasons for the Board's decision shall be stated. The decision of such Board shall not be final and any person having an interest affected by such Ordinance shall have the right to appeal to the district court in the County in which the land is located on questions of law and fact.

Subdivision 6. Enforcement and Penalties.

1. This Ordinance shall be administered and enforced by the Zoning Administrator who is hereby designated the enforcing officer.
2. Any person who unlawfully violates any of the terms or provisions of this Ordinance shall be charged with a misdemeanor, punishable by a fine of not more than five hundred (\$500) dollars or by imprisonment not exceeding ninety (90) days. All fines for violations shall be paid to the County and shall be credited to the general revenue fund.
3. In the event of a violation or a threatened violation of this Ordinance, the County Board, or any member thereof, in addition to other remedies, may institute appropriate actions or proceedings to prevent, restrain, correct, or abate such violations or threatened violations, and it shall be the duty of the County Attorney to institute such action.

4. Any taxpayer or taxpayers of the County may institute mandamus proceedings in District Court to compel specific performance by the proper official or officials of any duty required by the Ordinance.

Subdivision 7. Effective Date.

This Ordinance shall be in full force and effect upon due passage and publication in the manner provided by law.

Passed and approved this 14 day of February, 1979.

Clayton C. Ehlen
Chairman, Pipestone Board of County Commissioners

Attest: Gordon Baden, County Auditor

Recommended by: THE COUNTY PLANNING COMMISSION

Date 14 Feb. 1979 Marvin L. Coward
Chairman

