

**WATAB TOWNSHIP  
BENTON COUNTY  
STATE OF MINNESOTA**

**ORDINANCE NO. 9 AMENDMENT**

**AN ORDINANCE AMENDING THE WATAB TOWNSHIP  
SUBDIVISION ORDINANCE (Ordinance No. 9)**

**SECTION 1. Amendment to Chapter 3, Section E.** Chapter 3, Section E of Ordinance No. 9 the Watab Township Subdivision Ordinance regarding Minor Subdivisions is hereby amended by deleting all of the existing text of Section E and replacing it with the following:

Section E. Minor Subdivisions

1. Minor Subdivision defined:
  - a. In the case of a request to divide no more than one (1) lot from a larger tract of land thereby creating no more than two (2) lots. To qualify, the parcel of land shall not have been a part of a minor subdivision within the last five (5) years, the conveyance does not require creation or altering of any public road right-of-way; no public improvements need to be installed to support the conveyance; and any parcel created by the land split complies with the minimum standards of the district in which it is located. The land split shall not result in a lot, parcel or site, division or building which does not meet the minimum requirements of this Ordinance for setbacks or size requirements.
  - b. Any other subdivisions that meet the definition contained under "subdivision, minor" in Chapter 2.
  
2. Content and Data Requirements for Minor Subdivisions:
  - a. Completed minor subdivision application with all fees established by the Township
  - b. The requested minor subdivision shall be prepared by a registered land surveyor in the form of a Certificate of Survey with the following information:
    1. Acreage of tract to the nearest tenth of an acre
    2. Existing buildings and structures, size, location and setbacks
    3. Easements, existing and proposed
    4. All proposed lot lines and rea of lot (sq. ft.)
    5. Exceptions from these requirements, stipulated in writing, may be granted by the Zoning Administrator
  - c. Design Standards. The minor subdivision shall conform to all design standards as stipulated in this ordinance. Any proposed deviation from said standards requires the processing of a variance request.
  - d. Evidence of required Benton County approval of the requested minor subdivision or data that evidences that the requested minor subdivision complies with all applicable provisions of Sections 10.4 and 10.5, Administrative Land Splits and Simple Plat, of the Benton County Development Code, as amended.

3. Processing:

The Town Board shall have the authority to approve the minor subdivision, provided that it complies with applicable provisions of this Chapter and the requirements of the Benton County Development Code, as amended.

**SECTION 2. Amendment to Chapter 4, Section D.** Chapter 4, Section D of Ordinance No. 9 the Watab Township Subdivision Ordinance regarding Subdivision Design Standards is hereby amended by deleting all of the existing text of Section D1 and replacing it with the following:

Section D. Easements and Dedications.

1. Easements for public drainage and utilities shall be provided along the rear and side lot lines and shall be twenty (20) feet in width with ten (10) feet of the easement on each adjacent property being subdivided. At the rear of isolated lots, the easement shall be fifteen (15) feet. Where an underground storm sewer, sanitary sewer or water main is to be placed between two lots, the easement area shall be twenty (20) feet in width, with ten (10) feet of easement on each adjacent property being subdivided. At a minimum, a ten (10) foot drainage and utility easement shall be provided adjacent to a road right-of-way.

**SECTION 3. Amendment to Chapter 8, Section A.** Chapter 8, Section A of Ordinance No. 9 the Watab Township Subdivision Ordinance regarding Fees, Charges and Expenses is hereby amended by deleting all of the existing text of Section A and replacing it with the following:

Section A. Establishment of Fees

Fees and charges, as well as expenses incurred by the Town for engineering, planning, attorney, and other services related to the processing of the subdivision application, shall be as set out below and shall be collected by the Zoning Administrator for deposit in the Town's accounts. The Town Board may also establish charges for public hearings, special meetings, or other such Town Board or Planning Commission actions as are necessary to process application.


<u>Request</u>	<u>Fee</u>	<u>Escrow</u>
Preliminary Plat, 1 to 9 lots	\$400	\$2,500
Preliminary Plat, more than 9 lots	\$600, plus \$25 per lot.	\$2,500
Final Plat, 1 to 9 lots	\$150	\$2,500
Final Plat	\$300	\$2,500

**SECTION 4. Incorporation of Amendments.** The Township Zoning Administrator is hereby authorized and directed to incorporate the amendments made by this Ordinance into the Watab Township Subdivision Ordinance and such updated version shall constitute the official Watab Township Subdivision Ordinance.

**SECTION 5. Severability.** Should any section, subdivision, clause or other provision of this Ordinance be held invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part held invalid.

**SECTION 6. Effective Date.** This Ordinance shall be effective upon its passage and the first day of publication in accordance with applicable law.

**ADOPTED** by the Watab Township Board of Supervisors this 6th day of Oct 2020.

  
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Julie Johnson, Chairperson

Attest:

  
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Kathy Sauer, Clerk