

ORDINANCE 2023-02
CITY OF OTTERTAIL
OTTER TAIL COUNTY - STATE OF MINNESOTA
AMENDING TITLE XV CHAPTER 152 SUBDIVISION CONTROL
AMEND SECTIONS 152.04 AND INCLUDE SECTION 152.04(A)

AMEND § 151.004 DEFINITIONS

to include

SUBDIVISION, MINOR any platted lot which is proposed to be either split into additional lots, or combined into fewer lots in which the resulting lots, in the case of split, are no more than a ratio of 5-to-1 (resulting lots-to-original lots), and in the case of a combination, are no less than a ratio of 1-to-5 (resulting lots-to-original lots), shall be considered a MINOR SUBDIVISION and shall include resulting lots which all meet minimum lot size and area requirements pursuant to then-current ordinance requirements

CHAPTER 152: SUBDIVISION CONTROL

§ 152.04 COMPLIANCE.

No subdivision of any real property of less than two and one-half acres shall be made except by a plat duly approved by the City Council **or in the case of a MINOR SUBDIVISION by the Clerk-Treasurer** and properly recorded in the office of the County Recorder. All metes and bounds conveyances (must be two and one-half acres or larger), **and MINOR SUBDIVISION** shall be accompanied by a registered surveyor's drawing for recording and approved access shall be provided to all such tracts. Any surveyor performing a survey in the city shall file a copy of that survey with the City Clerk-Treasurer and with the County Recorder. No deed shall be recorded or certified for recording by the County Auditor, Treasurer or County Recorder unless it meets the requirements as set forth above.

(A) The MINOR SUBDIVISION process shall not be allowed for the following:

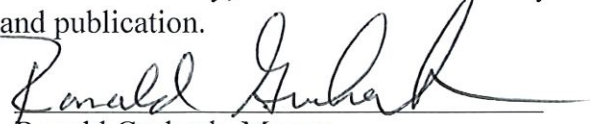
- 1. Any lot within an approved Planned Unit Development (PUD)**
- 2. A Subdivision located within Shoreland District that creates more than five (5) lots or parcels that are less than 2 ½ acres in size**
- 3. Any unplatted lots**
- 4. Where the subdivision includes either**
 - a. The dedication of additional right of way requiring street construction; or**
 - b. The dedication of public easements or the granting of private easements; or**
 - c. A change in existing streets, alleys, water mains, sewer mains or other major public improvements.**
- 5. Where new streets, utilities, or other public improvements will be needed other than to directly serve the lots created and to provide a direct connecting to an existing and approved system.**

(Ord. 3-89, passed 2-16-1989; Am. Ord. 2023-02, passed May-18-2023)

Passed by the City Council of the City of Ottertail, Otter Tail County, Minnesota this 18th day of May, 2023 and effective from and after its passage and publication.

Grobeck	<u>✓</u>
Carlson	<u>X</u>
Windey	<u>X</u>
Hill	<u>X</u>
Augustus	<u>X</u>

Seal


Ronald Grobeck, Mayor

Attest:

Amanda Thorson, Clerk-Treasurer