

Amendment of Chapter 13 – Planning & Zoning

THE CITY COUNCIL OF THE CITY OF GREY EAGLE DOES ORDAIN:

CHAPTER 13 PLANNING & ZONING

Section 13.4 is hereby renumbered as Section 13.6.

Section 13.5 is hereby renumbered as Section 13.7

New Sections 13.4 and 13.5 are hereby added follows:

13.4 *Exemptions.* The following conveyances shall be exempt from the provisions of this Ordinance and shall not constitute a subdivision:

- (A) The parcel was a separate lot of record prior to the effective date of the subdivision regulations.
- (B) The parcel was subject of a written agreement to convey entered into prior to the effective date of the subdivision regulations.
- (C) The parcel was a separate parcel of not less than two and one half (2½) acres in area and one hundred (100) feet in width on January 1, 1966.
- (D) The parcel was a separate parcel of not less than five (5) acres in area and three hundred (300) feet in width on July 1, 1980.
- (E) The parcel is a single parcel of commercial or industrial land of not less than five (5) acres having a width of not less than three hundred (300) feet and its conveyance does not result in the division of the parcel into two (2) or more lots or parcels, any one of which is less than five (5) acres in size or three hundred (300) feet in width and provided further that each parcel has frontage on and access to a public street.
- (F) The parcel is a single parcel of residential or agricultural land of not less than twenty (20) acres and having a width of not less than five hundred (500) feet in width and its conveyance does not result in the division of the parcel into two (2) or more lots or parcel, any one of which is less than twenty (20) acres in size or five hundred (500) feet in width, and provided further that each parcel has frontage on and access to a public street.
- (G) The parcel relates to a division of a lot which is a part of a recorded plat where the division is to permit the adding of a parcel of land to an abutting lot or to create two (2) lots provided the following are met:

1. The parcel is part of a recorded plat;

2. Any existing structure meets the setback requirements of the Zoning Ordinance;
3. The newly created parcels meet the land area and lot width requirements of the Zoning Ordinance;
4. Each parcel has frontage on and access to a public street;
5. No street dedication nor utility easement is necessary; and
6. Each parcel is serviced with separate and independent utilities.

13.5 *Certifications.* The following certifications shall be required on all final plats.

- (A) Notarized, certification by owner of record, of the adoption of the plat and the dedication of streets and other public areas.
- (B) Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct.
- (C) Certification by the County Auditor/Treasurer as follows: No delinquent taxes and transfer entered this _____ day of _____, 20____. Taxes for the current year are paid in full this _____ day of _____, 20____.
- (D) Space for certificates of approval and review to be filled in by the signatures of the Mayor and City Clerk. The form of certificate by the City Council is as follows:

Approved by the City of Grey Eagle, Minnesota this ____ day of _____, 20____.

Signed: _____
Mayor

Attest: _____
City Clerk

- (E) A certification by the Grey Eagle City Attorney indicating that proper evidence of title has been presented to and examined by the City Attorney.
- (F) Certification by the County Recorder.

EFFECTIVE DATE: This ordinance will be in full force and effect from and after its passage and publication according to law.

ENACTED BY THE CITY COUNCIL OF THE CITY OF GREY EAGLE THIS 19th DAY OF AUGUST, 2019.

CITY OF GREY EAGLE

By: Joseph Arnzen, Mayor

ATTEST:

Lori Hellmann, City Clerk