

Wabedo Township Subdivision and Platting Process

RESOLUTION NUMBER 3-13-2008-1

WHEREAS, the Wabedo Township Board of Supervisors established a Planning Commission under Minnesota Statutes Chapter 505.09, and

WHEREAS, the Wabedo Township Planning Commission developed a Comprehensive Plan for the Township, and

WHEREAS, the Wabedo Township Board of Supervisors approved said Comprehensive Plan, and

WHEREAS, the Wabedo Township Board of Supervisors gives the Wabedo Township Planning Commission authority to review all subdivision and plats in the township and to advise the Board of Supervisors, and

WHEREAS, the Wabedo Township Board of Supervisors adopted the use of Developer's Agreements for new development within Wabedo Township, and

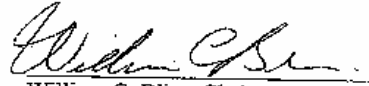
NOW THEREFORE BE IT RESOLVED, the following process will be used by the Wabedo Township Planning Commission:

1. Developer must follow the processes in the Cass county Subdivision and Platting Ordinance #2006-4 (or more current version).
2. Cass county will inform the Developer during the preliminary discussion (prior to submission of Preliminary Plat) that Wabedo Township is exercising its authority under Minnesota Statutes Chapter 505.09 to review and approve subdivisions of land.
3. It is recommended that the Developer request an informal non-binding discussion with the Wabedo Township Planning Commission prior to submission of preliminary plat to ensure the applicant is informed of the procedural requirements and to understand how the Wabedo Township Comprehensive Plan may affect the proposal.
4. When the Preliminary Plat is ready for review, developer will contact the Wabedo Township Planning Commission Chair or Secretary requesting to be placed on the agenda for the next regularly scheduled meeting. Developer will provide, at least ten (10) days prior to the Planning commission meeting, all items required in the Cass County Sketch Plan. The Planning Commission will review these items for compliance with the Wabedo Township Comprehensive Plan and may recommend changes; add conditions, modifications or revisions that will, in its judgment, preserve the general intent and objectives of the Wabedo Township Comprehensive Plan; table for further review; or hold additional meetings to receive all input.
5. Prior to approval of the Preliminary Plat, Developer will be required to sign a Developers Agreement and post Sureties as indicated in the Agreement. The Developers Agreement spells out the terms, specifications, obligations and Surety requirements for Wabedo Township, Cass County and the Developer to ensure all parties are protected and to ensure agreement on the scope of work.

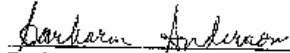
6. Roads within or providing access to the subdivision shall be built to Wabedo Township and Cass County specifications and will be dedicated to the Township prior to Final Plat. Wabedo Township Engineer will verify and sign a statement indicating specification compliance prior to the Wabedo Township Board of Supervisors accepting by resolution, the roads(s) for Township maintenance.
7. Easements dedicated to Wabedo Township shall be recorded on each parcel.
8. When all Improvements have been completed and verified by the Township Engineer, the Wabedo Township Planning Commission shall recommend approval of the Final Plat to the Wabedo Township Board of Supervisors who may approve it or disapprove, stating in writing, reasons for disapproval.

	Yes	No
William Bliss	<u>X</u>	___
Ralph Schmidt	<u>X</u>	___
Robert Adelman	<u>X</u>	___

Date March 13, 2008


William C. Bliss, Chair

Attested to:


Barbara Anderson, Clerk