



Board of County Commissioners Agenda Request

7B

Agenda Item #

Requested Meeting Date: May 26, 2015

Title of Item: Final Plat of Cedar Farm

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
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Submitted by: Terry Neff, Environmental Services Director	Department: Environmental Services
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Presenter (Name and Title): Terry Neff, Environmental Services Director	Estimated Time Needed: 10 min
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Summary of Issue:
 The Preliminary Plat of Cedar Farm was approved by the Aitkin County Planning Commission on March 17, 2014. The project proposer has satisfied all requirements for final plat submittal (see supporting documents).

Alternatives, Options, Effects on Others/Comments:
 Deny final plat and have resubmit to the Aitkin County Planning Commission.

Recommended Action/Motion:
 Recommend approving the Final Plat of Cedar Farm and authorize Board Chairs signature on the final plat documents.

Financial Impact:
Is there a cost associated with this request? Yes No
What is the total cost, with tax and shipping? \$
Is this budgeted? Yes No *Please Explain:*
 Costs are covered through the permitting fees.

Aitkin County Environmental Services Planning and Zoning
209 Second Street NW
Room 100
Aitkin, MN 56431
Phone: 218-927-7342
Fax: 218-927-4372



MEMORANDUM

DATE: May 19, 2015
TO: Aitkin County Board of Commissioners
FROM: Terry Neff, Environmental Services Director 
RE: Final Plat of Cedar Farm

Enclosed is a final plat of Cedar Farm and supporting documents. The Aitkin County Planning Commission approved the preliminary plat on March 17, 2014. An extension to have the final plat submitted was granted by the Planning Commission on January 26, 2015. The plat is located in Section 6 of Farm Island Township. The project proposer has satisfied all requirements for final plat submittal.

At the May 26, 2015, Aitkin County Board of Commissioner meeting, I will be requesting approval of the final plat and the Board Chair's signature on the final plat documents.

If you have any questions, please feel free to contact me at 218-927-7342 or by e-mail at tneff@co.aitkin.mn.us.

enclosures

c:\ctybrd\ctybrd2015

Check-list for Plat Approval

** Applicant is responsible for acquiring all signatures for items 1 through 8 prior to County Board approval.

Name of Plat: Cedar Farm Developer: Terry Betley

Owner: Bart Law

Address: 11549 Twisted Oak Rd City: Oklahoma City State: OK Zip: 73120

Surveyor: Terry Betley

1. Final Approval of Planning Commission: (Date) March 17, 2014
Any conditions necessary for final approval: None

2. Surveyor's Plat Inspection Fee Paid: \$ 150.00 On (Date): 2/19/14
[Signature]
Zoning Administrator

3. Title Opinion Approved by County Attorney: (Date) 5-18-15
[Signature]
County Surveyor

4. Roads Approved by County Engineer: (Date) 5-8-15
see attached letter [Signature]
County Attorney

5. If Bond or Escrow Amount Needed to Insure Completion of Roads or other Improvements:
Amount of Surety: \$ _____ Date: _____
N/A
County Engineer

6. Plat Inspection Fee Paid: \$ _____ Date: _____
County Auditor

7. Current Taxes Paid: \$ _____ Date: _____
County Auditor

8. Delinquent Taxes Paid: \$ _____ Date: _____
County Treasurer

9. Approved by County Board: Date: _____
County Auditor

10. Filing Fee Paid: _____
Date: _____
Chairman, Aitkin County Board of Commissioners

County Recorder

AITKIN COUNTY LAND SURVEY
COORDINATOR

Thomas H. Veenker,
Registered Land Surveyor
209 2nd Street NW, Rm. 204
Aitkin, MN. 56431
Tele. (218) 927-7326
FAX (218) 927-7324
Email: tveenker@co.aitkin.mn.us

May 12, 2015

Terry Neff, Director

Aitkin County Environmental Services Office
209 2nd Street NW
Aitkin, MN. 56431

Re: Final Plat Review – CEDAR FARM

Dear Mr. Neff:

The above referenced Final Plat prepared by Terry J. Betley was furnished to me for review and checking as an attachment sent to me via an email of today's date (May 12, 2015). According to my records, I reviewed the Preliminary Plat for this subdivision and recommended its approval as a Standard Subdivision Plat on February 25, 2014.

My review is based strictly on the Final Plat document furnished to me.

I have reviewed this Final Plat with reference to Minnesota Statutes 505.02, 505.03 and 505.08 as well as with reference to "Subdivision Platting Regulations of Aitkin County", Section 6.01 through 6.03.

One comment that needs to be restated is the comment that I made in my Preliminary Plat review, that being a concern about the access to this property. "The roadway system for this area comes off Cedar Lake Drive at 458th Place – this location is over one mile away from these new lots. Being this is the only access road into this area, this is not a great situation from a fire and public safety standpoint but there apparently is no other good alternative for roadway access to these lots." The net result is that this road far exceeds our maximum length of 800 feet for a "dead end" road.

In addition to the above, I have the following suggestions/changes:

- 1) In order to assist in "tracting" these parcels. It would help if "Gov't Lot 4" and Gov't Lot 3" were "stippled" across the respective portions of this plat.
- 2) Since the owner is a single entity, "Has" should be used instead of "Have" (in the dedication).
- 3) Likewise, "its" should be used rather than "it's" in front of Attorney.
- 4) Does the owner intend for the Attorney's signature to be notarized here in Aitkin County or in Colorado?
- 5) The correct name of the Chairman of the County Board is **J. Mark Wedel**.

JAMES P. RATZ
AITKIN COUNTY ATTORNEY
217 SECOND STREET N.W., ROOM 231
AITKIN, MINNESOTA 56431

TELEPHONE (218) 927-7347
TOLL FREE 1-888-422-7347
FAX (218) 927-7365

SENIOR ASSISTANT COUNTY ATTORNEY
LISA ROGGENKAMP RAKOTZ

ASSISTANT COUNTY ATTORNEYS
SARAH WINGE
NICHOLAS B. WANKA
STEPHANIE SHOOK

PARALEGALS
MICHELE J. MOTHERWAY
TAMMY K. MILLER

CRIME VICTIM COORDINATOR
JESSICA L. BROWN
TELEPHONE (218) 927-7446

May 18, 2015

Mr. Terry Neff
Director of Environmental Services
Aitkin County Courthouse
Aitkin, MN 56431

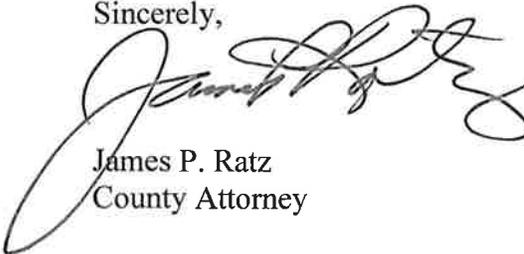
Re: Review of Cedar Farm Plat documents

Dear Mr. Neff:

I have reviewed the above-referenced documents, including title commitment, and find said documents are sufficient to meet the title requirements of the ordinance.

If you have any questions, please feel free to contact my office.

Sincerely,



James P. Ratz
County Attorney

JPR:lms



AITKIN COUNTY HIGHWAY DEPARTMENT

1211 Air Park Drive

Aitkin, MN 56431

Phone: 218/927-3741 · FAX: 218/927-2356

May 8, 2015

Mr. Terry Neff
209 2nd Street Northwest
Aitkin, MN 56431

Re: Cedar Farm

Dear Mr. Neff:

I have performed the final inspection for the road construction associated with the above referenced plat. The construction of the roads in this plat is in compliance with Subdivision Platting Regulations of Aitkin County, Sections 5.104 through 5.106.

If you have questions, please feel free to call.

Sincerely,

John Welle, P.E.
Aitkin County Engineer

MEMORANDUM

DATE: May 18, 2015
TO: Aitkin County Board of Commissioners
FROM: Peter Gansen, Assistant Zoning Administrator
RE: Cedar Farm Preliminary Plat

On May 5, 2015 with Becky Sovde, Wetland Specialists/Compliance Officer and I performed site inspections on the proposed septic system locations for the Cedar Farm Plat. During our inspection we noted the following: The proposed septic system areas on Lot 1 were partially in areas of standing water. The proposed septic system areas on Lot 3 were in heavy clay. The proposed septic system areas on Lot 5 were on greater than 12% slope. This was possibly due to lack of site staking, the stakes had been removed by the grounds maintenance, and winter conditions during the initial soil borings.

After the first review of the property we met with the developer, Terry Betley, and consulted with the site evaluator, Aaron Kellerman to address these issues. The developer then readdressed these issues and revised the site plans. Then I met with the developer on site to verify the revisions in the field on May 7, 2015.

The review of the submitted preliminary plat drawing of Cedar Farm indicates all lots meet the lot width and area requirements of the Shoreland Management Ordinance. The proposed development seems to be consistent with the surrounding properties as residential lake shore property. Lot 1 is located on a Natural Environment lake classification and Lots 2,3,4,5 are on a Recreational Development lake classification.

Review of the submitted soil testing indicated an abundant diversity of soil types, typical to this area. The reports indicate each lot supports the minimum required subsurface septic treatment areas. The topography of the land is rolling hills with steep slopes in many areas, however the proposed development is located outside of these areas.

Pending any conditions or concerns from the County Board, County Engineer or County Surveyor, based on our review of the property it is staff's recommendation to approve the final plat of Cedar Farm.

