



Board of County Commissioners Agenda Request

5A
Agenda Item #

Requested Meeting Date: September 8, 2020

Title of Item: Pine Haven Estates Final Plat

<input checked="" type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested
<input type="checkbox"/> CONSENT AGENDA	<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY	<input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Hold Public Hearing* <i>*provide copy of hearing notice that was published</i>

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:
On June 15, 2020, the Aitkin County Planning Commission reviewed the proposed final plat of Pine Haven Estates for compliance with Aitkin County's Subdivision Ordinance. The Planning Commission approved the proposed final plat and forwarding on to the County Board for final plat approval and signatures. The proposed plat is an 8 lot residential subdivision on Sandy River Lake in Section 19 of Shamrock Township. The road within the subdivision now allows for 216th Place (a former long cul-de-sac) to be a through road from 480th Street to State Highway 65.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
Approve the Final Plat of Pine Haven Estates and authorize the Board Chairs signature on the Final Plat drawings.

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:*

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: Pine Haven Estates Developer: Jason Kadetbach

Owner: Jason Kadetbach

Address: 8962 Highway 37 City: Iron State: MN Zip: 55751

Surveyor: Northwestern Surveying

1. Final Approval of Planning Commission: (Date) June 15, 2020
Any conditions necessary for final approval: 3 conditions

2. Surveyor's Plat Inspection Fee Paid: \$ 210.00 ~~150.00~~ On (Date): _____
[Signature]
Zoning Administrator

3. Title Opinion Approved by County Attorney: (Date) Sept 1, 2020
[Signature]
County Surveyor

4. Roads Approved by County Engineer: (Date) Sept 2, 2020
[Signature]
County Attorney

5. If Bond or Escrow Amount Needed to Insure Completion of Roads or other Improvements:
Amount of Surety: \$ _____ Date: _____
[Signature]
County Engineer

6. Plat Inspection Fee Paid: \$ 91.00 Date: _____
[Signature]
County Auditor

7. Current Taxes Paid: \$ 1386.00 - 1st half pd. Date: 9-2-20
[Signature]
County Auditor

8. Delinquent Taxes Paid: \$ None Date: 9-2-2020
[Signature]
County Treasurer

9. Approved by County Board: Date: _____
[Signature]
County Auditor

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

County Recorder



Aitkin County Highway Department
1211 Air Park Drive
Aitkin, MN 56431

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

September 2, 2020

Mr. Terry Neff
307 2nd Street Northwest
Aitkin, MN 56431

Re: Pine Haven Estates

Dear Mr. Neff:

I have performed the final inspection for the road construction within the above referenced plat. The construction of the road in this plat is in reasonably close compliance with Subdivision Platting Regulations of Aitkin County, Article IV, 4.04 – 4.05A. The terrain within the plat made it difficult to meet the standards without exception, therefore there are isolated areas where the standards for slopes and ditch separation could not be reasonably met.

If you have questions, please feel free to give me a call.

Sincerely,

John Welle

Aitkin County Engineer

JAMES P. RATZ
AITKIN COUNTY ATTORNEY
209 SECOND STREET N.W., ROOM 268
AITKIN, MINNESOTA 56431

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

SENIOR ASSISTANT COUNTY ATTORNEY
LISA ROGGENKAMP RAKOTZ

PARALEGALS
TAMMY K. MILLER

ASSISTANT COUNTY ATTORNEYS
SARAH WINGE
NATALIE SCHIFERL
TRACY N. PERPICH

CRIME VICTIM COORDINATOR
GABREA ANDERSON
TELEPHONE (218) 927-7446

September 1, 2020

Terry Neff
Director of Environmental Services
307 2nd St. N.W., Room 219
Aitkin, MN 56431

Re: Plat for Pine Haven Estates (Kadelbach Property)

Dear Mr. Neff:

I have reviewed the Owner's Policy of Title Insurance and find that it meets the requirements of the Ordinance.

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

Sincerely,


James P. Ratz
County Attorney

JPR:sls

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS - PINE HAVEN ESTATES
AITKIN COUNTY, MINNESOTA**

The following restrictions are binding on all metes and bounds for Lots located in the Plat of Pine Haven Estates located in: **(need legal description)**.

ARTICLE I

BUILDING AND USE RESTRICTIONS

SECTION 1. RESIDENTIAL USE.

No manufacturing or commercial enterprise, or enterprises of any kind, shall be maintained upon, in, from, or in connection with the Lot herein conveyed, nor shall said Tract in any way be used for other than strictly residential purposes.

SECTION 2. TYPE OF BUILDING

- a. No single- wide manufactured or mobile homes are authorized. Manufactured or modular homes are permitted, but must be five years old or newer. They must be placed on a permanent foundation and skirted within 3 months.
- b. All buildings erected on any lot must have a full foundation with frost footings.
- c. All building exteriors shall be complete within twelve (12) months from the date on which construction begins.
- d. Travel trailers may be placed on the property as a temporary dwelling for the duration of construction of a permanent, primary residence, not to exceed six (6) months.

- e. No basement, garage, tent, shack, coach, barn, or Quonset-type building may be erected, used or occupied as a resident dwelling, either temporarily or permanently, except during construction of a permanent resident dwelling.
- f. All buildings, construction sites, septic systems, wells, roadways and dwelling related structures must conform to, and meet, existing Aitkin County ordinances in effect at the time of construction.

SECTION 3: LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Tract or Lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, maintained or boarded for a commercial purpose.

SECTION 4: GARBAGE AND REFUSE

No Lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste, and these items shall not be kept on any Lot except in closed, sanitary containers, not longer than thirty (30) days.

SECTION 5. AUTOMOBILES

All vehicles, including automobiles, Recreational Vehicles and campers must have a current license and registration. No automobiles shall be placed upon block for any purpose for a period exceeding five (5) days. Vehicles which are held for "storage" must be kept inside the Owners private garage. No dismantling or renovation of automobiles shall take place on any Lot, except within a permitted building.

ARTICLE II GENERAL PROVISIONS

SECTION 1: DURATION

The covenants, conditions, restrictions, and easements of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants, conditions, restrictions, and easements shall be automatically renewed for a successive period of ten (10) years.

The covenants and restrictions of this Declaration may be amended in whole or in part and rendered null and void by an instrument signed by not less than 75% of the Lot Owners.

DECLARANTS:

PINE HAVEN ESTATES

By _____
Jason Kadelbach

By _____
Kaleb Kadelbach

STATE OF MINNESOTA)
)ss
COUNTY OF AITKIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Jason Kadelbach and Kaleb Kadelbach.

NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY:

Shari S. Larson
LARSON LAW OFFICE
P.O. Box 456
McGregor, MN 55760
218-768-4005
Atty. ID #0187689

