

POKEGAMA TOWNSHIP PLANNING AND ZONING
18336 TOWN HALL RD.
PINE CITY, MN 55063
Phone: 320-629-3719
Cell: 320-630-8075

For Minor Subdivisions

All deed covenants and restrictions stipulated and agreed upon must be clearly stated on all documentation and maps. A copy of the receipts from the Pine county Recorders Office for the filing of the map and the deeds changing the parcel descriptions must be received by the Township before any permits can be issued.

ADMINISTRATIVE MINOR SUBDIVISION APPLICATION

APPLICANT INFORMATION

Name of Property Owner: _____

Address: _____

Telephone: () _____ - _____ Cell: () _____ - _____

Name of Applicant: _____

Address: _____

Telephone: () _____ - _____ Cell: () _____ - _____

Name of applicant's authorized agent: _____

Address: _____

Telephone: () _____ - _____ Cell: () _____ - _____

Name of Land Surveyor, Engineer, Architect or others preparing plan: _____

Address: _____

Telephone: () _____ - _____ Registration # _____

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Person and Address to which all correspondence regarding this application should be sent:

What legal interest does the applicant have in the property to be developed?

ownership purchase and sales contract other _____

What interest does the applicant have in any abutting property? _____

SITE INFORMATION

Location of Property (Road Location) _____

(Legal Property Description): _____

(PID; From Tax Identification#): _____

Current Zoning District of property: _____ Overlay District: _____

Is any portion of the property within 1000 feet of or 300 feet of a river? Yes No

Is any portion of the property within the direct watershed of river/lake? Yes No

If yes, which Water body? _____

Total Acreage of existing Parcel: _____

Acreage to be developed: _____

Indicate the nature of any restrictive covenants to be placed in the deeds:

Has this land been part of a prior approved subdivision? Yes No

Identify existing use(s) of land (farmland, woodlot, etc.) _____

Does the parcel include any wetlands? Yes No

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? Yes No

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GENERAL INFORMATION

Number of lots proposed: _____ Number of out-lots: _____

Does this development propose the extension of public infrastructure? Yes No
 storm drainage fire protection sewer/water

Identify method of water supply to the proposed development:

- Individual wells
- Public water system with distribution lines
- Other, please state alternative _____

Identify method of sewage disposal to the proposed development:

- Individual Sewer Treatment System (ISTS) Type: _____
- Public Sewer with distribution lines District: _____
- Other, please state alternative _____

Identify method of Fire protection for the proposed development:

- Pine City Fire Department
- Other, please state alternative.

Does the applicant propose to dedicate to the public any future roads, streets, recreation or common lands?

Roads, street(s) Yes No Estimated Length _____
Recreation area(s) Yes No Estimated Acreage _____
Common land(s) Yes No Estimated Acreage _____

Does the applicant intend to request waivers of any of the subdivision submission requirements?

Yes No

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If yes, list them and state reasons for the request.

Application Data Required

1. Submit Two (2) copies of vicinity map, showing how the new lot(s) fit within the original parcel, and a standard “boundary survey” of the parcel, giving complete descriptive data by bearings and distances, made and certified by a registered Minnesota Land Surveyor.
2. Legal descriptions of existing and proposed parcels.
3. Soil observations, soil characteristics, soil types and limitations. If being connected to public sewer, this item is not required.

To the best of my knowledge, all the above stated information submitted in this application is correct.

Signature of applicant

Date

2. Application Fee:

Administrative **\$200** An administrative subd. is considered two (2) lots or less

Planning Commission review: **\$300**

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Official Use Only

Fees

- a. Concept (Sketch) review: No charge b. Minor Subdivision: See above c. Preliminary Plat: \$550
d. Final Plat: \$500 e. Road Inspection fee: \$50 f. Engineers fees: paid by applicant
g. Waiver request: \$25 per request item h. Recorders fee paid by applicant

Date Received: _____ Received By: _____

Complete Application Date: _____ Reviewed By: _____

Planning Commission Review Date (If applicable): _____

Township Board Review Date (If applicable): _____