

**LESAUK TOWNSHIP  
STEARNS COUNTY, MINNESOTA  
ORDINANCE NO. 20-4**

**ORDINANCE AMENDING THE LE SAUK TOWNSHIP ZONING  
AND SUBDIVISION REGULATIONS REGARDING TYPE 1 REVIEWS**

The Board of Supervisors of the Town of LeSauk ordains:

**Article I.** Section 560.10, subdivision 1 of the Le Sauk Township Zoning and Subdivision Regulations is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

560.10. **Site Plan Review**. Site plans shall be submitted and processed in accordance with the following.

Subdivision 1. Required. All plans for the improvement, development, operation or expanded use of any property ~~situated in any district other than the A-20, U-1, and R-1 districts requiring a site plan approval~~ shall be submitted and processed in accordance with the review procedures chart in Section 590.02 and the procedures associated with the designated type of review. Site plan reviews do not require a public hearing. The applicant is required to reimburse the costs of such review.

**Article II.** Section 590.02 of the Le Sauk Township Zoning and Subdivision Regulations is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

590.02. **Chart of Required Review Procedures**. The zoning requests identified on the left side of the following chart shall be submitted and processed in accordance with the type of review procedure identified for the particular zoning district in which the property is located. The procedures established for the different types of reviews are described following this Subsection, but are summarized as follows:

- **Type 1:** Town Administrative;
- **Type 2:** Town Final Decision;
- **Type 3:** Joint Planning Board Final Decision; and
- **Type 4:** City Council Final Decision.

	<b>Town Agricultural District (A-20)</b>	<b>Urban Services District (U-1)</b>	<b>Town Residential District (R-1)</b>	<b>Legacy Commercial District (C-1)</b>
<b>Administrative Permits</b>	Type 1	Type 1	Type 1	Type 1
<b>Site Plans*</b>	Type <u>2</u> <u>1</u>	Type 3	Type 2	Type 2

<b>Conditional Use Permits</b>	Type 2	Type 4	Type 2	Type 3
<b>Interim Use Permit</b>	Type 2	Type 3	Type 2	N/A
<b>Variances</b>	Type 2	Type 4	Type 2	Type 2
<b>Ordinance Text Amendments</b>	Type 2	Type 3	Type 3	Type 3
<b>Rezoning</b>	Type 2	Type 4	Type 2	Type 3
<b>Subdivision of parcels containing 40 or more acres</b>	Type <u>2</u> <u>1</u>	Type 3	N/A	N/A
<b>Subdivision of parcels containing less than 40 acres</b>	Type 2	Type 4** <u>2</u>	Type 2	N/A
<b>Lot line adjustment / Lot combination</b>	Type <u>2</u> <u>1</u>	Type 3	Type 2	Type 2

\* A public hearing is not required for review and action on a site plan.

\*\* A variance is required to allow a subdivision that results in any lot containing less than 40 acres.

**Article III.** Section 590.03 of the Le Sauk Township Zoning and Subdivision Regulations is hereby amended by adding the double underlined material and deleting the ~~stricken~~ material as follows:

590.03. **Type 1 Review Procedure (Town Administrative)**. Applications for zoning requests subject to a Type 1 review procedure shall be submitted, processed, and decided upon in accordance with this Subsection.

Subdivision 1. Application. The applicant shall submit its application for the zoning approval to the Town Clerk. The Town Clerk shall forward complete applications to the Town Board.

Subd. 2. Hearing. Except when specifically required by law or this Chapter, the Town Board is not required to conduct a hearing before taking final action on a zoning request subject to a Type 1 review. When a hearing is required, the Town Board will provide at least 10 days published notice and hold a hearing before taking final action on the request.

Subd. 23. Decision. The Town Board shall review the application, consider the applicable provisions and criteria in this Chapter, and decide whether to approve the application. The Town Board may place conditions on its approval. The Town will provide the applicant written notification of its decision, which may be in the form of a permit.

**Article IV. Procedure.** In accordance with Section 610.03 of the Le Sauk Township Zoning and Subdivision Regulations, this text amendment is not limited to a particular zoning district and so is subject to a Type 2 review and approval.

**Article V. Effective Date.** This ordinance is effective on the first day of publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2020.

**BY THE TOWN BOARD**

\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Town Clerk