

SECTION 4 - JURISDICTION, SCOPE, AND INTERPRETATION

Subdivision 1: Jurisdiction

The jurisdiction of this Ordinance shall apply to all the area of Sherburne County outside the incorporated limits of municipalities, with the exception of Becker Township.

Subdivision 2: Scope

From and after the effective date of this Ordinance, any plat or Subdivision of land within the jurisdiction of this Ordinance shall be prepared, presented for approval, and recorded as prescribed herein. The regulations contained in this Ordinance shall apply to the subdivision of a lot, tract, or parcel of land into two or more lots. Division of land into tracts larger than the minimum unplatted lot size required by the Sherburne County Zoning Ordinance shall be exempt from the requirements of this Ordinance.

Subdivision 3: Compliance

Before any plat shall be recorded or be of any validity, it shall be approved in the manner prescribed by this Ordinance. All plats, and all other required submissions, shall be submitted to the County Attorney's Office for final review within one year of the date the plat received final approval from the Sherburne County Board. All prerequisites to County Attorney review shall have been completed prior to submission to the County Attorney's Office. The County Attorney may not sign a plat that has first been submitted for final review after the one-year date. Once the plat has been signed by the County Attorney, the applicant shall file it with the County Recorder within fifteen (15) days. If the plat has not been submitted to the County Attorney for final review within the required one year period, the County Attorney may refuse to sign the plat, shall advise the applicant in writing of the same, and the plat approval shall be void. If the County Attorney refuses to sign the plat, the applicant may submit a new application for the proposed subdivision platting. Incomplete applications shall be considered denied one (1) year from the date of the application if the proposal has not obtained the required approvals. The Zoning Administrator may grant one 6-month extension if the Zoning

Administrator determines that continuous progress has been made to keep the application moving toward approval.

Subdivision 4: Building Permits

No building permits shall be issued by Sherburne County for the construction of any building, structure or improvement to the land or to any lot in a subdivision, as defined herein, until all requirements of this Ordinance have been complied with.

Subdivision 5: Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.

Subdivision 6: Lots of Record

All lots which are a part of a subdivision legally recorded with the County Recorder/Registrar of Titles and lot or lots described by metes and bounds, the deed to which has been recorded in the Office of the County Recorder/Registrar of Titles prior to the passage of this ordinance, shall be considered to be Lots of Record. Such lots may be considered a building site if they were created compliant with official controls in effect at the time and the sewage treatment and setback requirements of this ordinance are met.