

SECTION 11 ADMINISTRATION

11.1 LAND-USE PERMITS-REQUIREMENTS:

(AS AMENDED 1 March 2022)

11.1.1 A permit is required prior to:

- A. ~~to~~ Erecting or installing a new structure. ~~or~~
- B. **Altering** any structure or part thereof if the outside dimensions are changed. ~~or~~
- C. **The use of a structure thereof is being** converted to another use.
- D. ~~A Land Use Permit shall be obtained~~ **A Land Use Permit shall also be obtained to the moving of a any structure on to a parcel, subject to Section 4.6.13 and 5.6.1 where applicable.**
- E. The installation, replacement and/or alteration of a sewage treatment system as required in Section 10.20.
- F. The commencement of grading and filling activities in shoreland, subject to Section 4.6.10.
- G. The commencement of mining activities, subject to Section 10.2.
- H. Any land use activity listed as a permissible, conditional or interim use in this ordinance subject to applicable performance standards.

11.1.12 ~~Permits:~~ Application Requirements:

- A. An application for ~~Land Use Permit~~ **a permit** shall be made on forms supplied by the County.
- B. Each application shall include a sketch plan drawn to scale showing the exact size and location of the buildings and accessory buildings to be erected, and the size and location of any existing buildings, wells or sewers located on the lot. **The location of stormwater best management practices shall also be indicated on the sketch plan.**
- C. **Construction floor plans shall be provided for all construction projects, including the existing and proposed floor plans.**
- D. An application is deemed complete when all required fees, plans and data are submitted.
- E. Fees for ~~Land Use Permit~~ **permits** shall be according to the fee schedule resolution of the County Board of Commissioners.
- A. ~~Before a permit can be issued for any building, the requirements of Section 10.20 pertaining to sanitary facilities shall be met.~~
- B. ~~Before any permit is issued under this section, the construction erosion standards found in Section 10.4 shall be met.~~

11.1.3 Sanitary, Erosion, and Stormwater Control Requirements:

- A. Before a permit can be issued for any building, the requirements of Section 10.20 pertaining to sanitary facilities shall be met.
- B. Before any permit is issued under this section, the construction erosion standards found in Section 10.4 shall be met.
- C. **Before any permit is issued under this section, two (2) site appropriate stormwater best management practices shall be proposed with the application, approved by the department, installed by the contractor or landowner and inspected by the department prior to any construction activities taking place, to be in conformance with Section 10.24.**

11.1.4 Contractor Responsibilities:

- A. It shall be the duty of the contractor to inspect the ~~Land Use Permit~~ **permit** application as approved and to perform the construction in compliance with the permit and this ordinance.
- B. It shall also be the duty of **the** contractor to make certain that the permit is secured before the construction begins.
- C. Contractors performing construction activities without the benefit of an issued permit shall be subject to monetary penalty as specified in the fee schedule resolution of the County Board of Commissioners.

11.1.25 Construction period:

A permit issued by the department ~~A Land Use Permit~~ is valid for a period of one year. If construction is not completed at one year, a one-year permit extension may be granted by the Administrator **with cause**. ~~upon full payment of a fee equivalent to the original permit fee. If construction is not completed upon permit expiration after the first extension, future permit extensions may be granted for a one-year period upon full payment of a fee equivalent to two times the original permit fee.~~

- A. Construction is considered completed when the exterior of the structure is fully completed to the extent that there appears to be no additional construction necessary.
- B. All yard landscape work shall be fully completed during the first one-year permit period.
- C. **Construction may not commence until such time as stormwater best management practices and erosion control measures have been installed and inspected by the department.**

11.2 Zoning Administrator:

~~The Board of County Commissioners hereby delegates to the Zoning Administrator the duties of administering and enforcing the Minnesota Pollution Control Agency's feedlot permitting program within Pope County to the extent authorized pursuant to Minnesota Statutes Section 116.07, and all rules promulgated thereunder, and administering and enforcing the requirements of this ordinance.~~

11.2.1 The duties of the Administrator shall include the following:

- A. Administer and enforce this ordinance.
- B. Assist the public in complying with and understanding their responsibilities and rights under this ordinance and provide any information about the ordinance upon request.
- C. Issue permits required by this ordinance, subject to the provisions stated within this ordinance. ~~Application for all permits required by this ordinance shall be made to the Zoning Administrator and he shall issue such permits subject to the provisions stated within this ordinance.~~
- D. Receive and forward all applications for Conditional Use Permits, Interim Use Permits, Standard Subdivisions, Rezoning, or amendments to this ordinance to the Board of County Commissioners and the County Planning Advisory Commission.
- E. Receive and forward all Variance applications, appeals or petitions to the County Board of Adjustment.
- F. ~~The Zoning Administrator shall~~ **Keep** the necessary records pertaining to this ordinance.
- G. The ~~Zoning~~ Administrator, subject to County Board approval, shall have the authority to revoke any permit issued under this ordinance whereupon it is found that the holder of the permit has violated any of the terms of this ordinance or any stated conditions of the permit.
- H. The ~~Zoning~~ Administrator and/or his **a** duly appointed representative, shall have the authority to enter, at reasonable times, upon the premises of property located in any of the zoning districts described herein to determine compliance with this ordinance.
- I. The ~~Zoning~~ Administrator shall have authority to issue administrative orders directing owners and users of land to discontinue uses or activities which violate the provisions of this ordinance.

~~The Pope County Director of Public health shall have independent authority under this ordinance to issue administrative orders directing owners and users of land to discontinue and to abate uses, activities or conditions which are deemed by the Pope County Director of Public Health to constitute a public health nuisance.~~

11.3 FEES:**11.3.1 Description:**

- A. All fees collected as required by this ordinance shall be credited to the County General Revenue Fund.
- B. All fees collected pursuant to this ordinance shall be according to a fee schedule resolution of the County Board of Commissioners.
- C. Prior to adoption of the fee schedule resolution, the County Board shall hold a public hearing thereon.
- D. In any event that an applicant for Conditional Use, Variance or Preliminary Plat requests a special meeting of Planning Commission or Board of Adjustments for the purpose of expedient action on said permit, said applicant shall pay the full cost of the special meeting.

11.3.2 Fee Exceptions:

- A. Losses due to fire or natural disasters. Replacement structure to be in original location, with substantially similar dimensions.
- B. Portable, unattached accessory structures or yard sheds, provided they are:
 - a. Less than 144 square feet.
 - b. Uninhabitable (no residential sleeping or living quarters, i.e., cannot be considered a dwelling unit or guest quarters).
- C. Applicants who secure a Conditional Use Permit (CUP) for purposes as defined below, shall not incur an additional permitting fee for the activity or structure provided that the aforesaid activity or structure commences within one (1) year of the issuance of said CUP and the requirements of Section 11.1.1 of this ordinance are complied with. If, however, the project has not started after one (1) year from the date of issuance of said CUP, a fee shall be collected.
 - a. Shoreland Alterations requiring a CUP, as defined in Section 4.6.10.
 - b. Storage Structures greater than 1100 square feet or with sidewalls exceeding twelve (12) feet, as defined in Section 4.6.13 and 5.6.1. If guest quarters are proposed within the storage structure a separate Land Use Permit will be required.
 - c. Used Accessory Structures requiring a CUP, as defined in Section 4.6.13 and 5.6.1.
 - d. Non-farm residences requiring a CUP, as defined in Sections 6 and 7, provided the requirements of Section 11.1.1 are complied with.