

TODD TOWNSHIP
Application for Construction Site Permit

Site Address (E-911#): _____	E911 Address Needed? Yes <input type="checkbox"/> No <input type="checkbox"/>	Parcel Number (9 digits): 27
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Legal Description (Lot, Block & Subdivision Name or attach full legal description):

Property Owner Info:

Name:		
Mailing Address:		
City:	State:	Zip Code:
Home Phone:	Cell Phone:	Email:

Applicant Info:

Name:		
Mailing Address:		
City:	State:	Zip Code:
Home Phone:	Cell Phone:	Email:

Applicant Is:	<input type="checkbox"/> Same as Owner	<input type="checkbox"/> Building/Other Contractor	<input type="checkbox"/> Tenant/Leaseholder
<input type="checkbox"/> Buyer (Contract for Deed)	<input type="checkbox"/> Buyer – Purchase Agreement	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Other: _____

Describe the Proposed Improvement/Project (note type of structure(s), number of stories, any associated grading or landscaping associated with the project, and other relevant info not already mentioned): [Attach separate sheet, if necessary]

For Agricultural Construction - If this structure is intended to house livestock, including horses, a feedlot permit shall be required according to Section 6.7.4 of the Hubbard County Zoning Ordinance (# 439).

For Non-Agricultural Construction in Agriculturally Zoned Areas - If this non-agricultural structure is to be constructed within an agriculturally zoned area, it is important to realize that at times, there may be: odor from livestock operations and manure applications; noise from farm equipment; and occasional soil, mud or manure left on roads throughout the year.

General Contractor:	MN License Number:	
Mailing Address:		
City:	State:	Zip Code:
Business Phone:	Cell Phone:	Fax Number:

Excavator:	Contact Person:	
Mailing Address:		
City:	State:	Zip Code:
Business Phone:	Cell Phone:	Fax Number:

Septic System Contractor:	Contact Person:	
Mailing Address:		
City:	State:	Zip Code:
Business Phone:	Cell Phone:	Fax Number:

Type of Improvement(s) – check all that apply:

<input type="checkbox"/> Addition	<input type="checkbox"/> Build New	<input type="checkbox"/> Demolish	<input type="checkbox"/> Move	<input type="checkbox"/> Mechanical Only	<input type="checkbox"/> Plumbing Only
<input type="checkbox"/> Interior Alteration/Repair (interior remodel, basement finish, etc...)		<input type="checkbox"/> Structural Alteration/Repair (exterior walls, roof replace, etc...)		<input type="checkbox"/> Maintenance (Replace siding, windows, shingles, doors)	

Detailed Structure Information:

<u>Structure #1</u>	<u>Structure #2</u>	<u>Structure #3</u>																																																																																																						
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Agreement: I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications, and conditions, and to abide by all the ordinances of Todd Township and Hubbard County regarding actions taken pursuant to this application. Any plans submitted herewith shall become part of the permit application. This application may not be considered a complete application until the applicant has staked the proposed building site. It is the responsibility of the applicant to obtain any other necessary permits from the County, State, or other governmental agency with permitting authority. Signature of this application authorizes Todd Township Board members or the Zoning Administrator to enter upon the property at reasonable times during the application process and afterwards to perform needed inspections and verify compliance with requirements of any issued permit. Entry may be without prior notice. Incomplete applications shall expire six (6) months from the date of application. Approved applications shall expire twelve (12) months from the date of approval. The undersigned further states that there are no delinquent property taxes, special assessments, penalties, interest, and/or utility fees due on the parcel to which the application relates. Permit approval may be withheld if any such fees remain due on the property.

Signature of Applicant*: _____ Date: _____

Owner Authorization for Applicant: I/We, [Print Owner Name _____], property owner(s) of the legally described property below, do hereby authorize [Print Applicant Name _____], to act as my / our Agent and to negotiate and address all proceedings in relation to said application on my behalf. Owner agrees that all costs, charges, and decisions made by the above Agent on behalf of the Owner will be paid by the Owner. Should Owner or Applicant not pay said costs and charges, the Township reserves the right to place them on their taxes for recovery pursuant to M.S. 366.012 and/or M.S. 429.101.

Signature of Property Owner/Title Holder* (required): _____ Date: _____

Send Completed Permit Application To:

Todd Township Zoning Administrator
 Hometown Planning, 324 Broadway Street, Suite 101, Alexandria, MN 56308
 Toll Free: (888) 439-9793 or Local Phone: (320) 759-1560 x101
 Email: oleson@hometownplanning.com

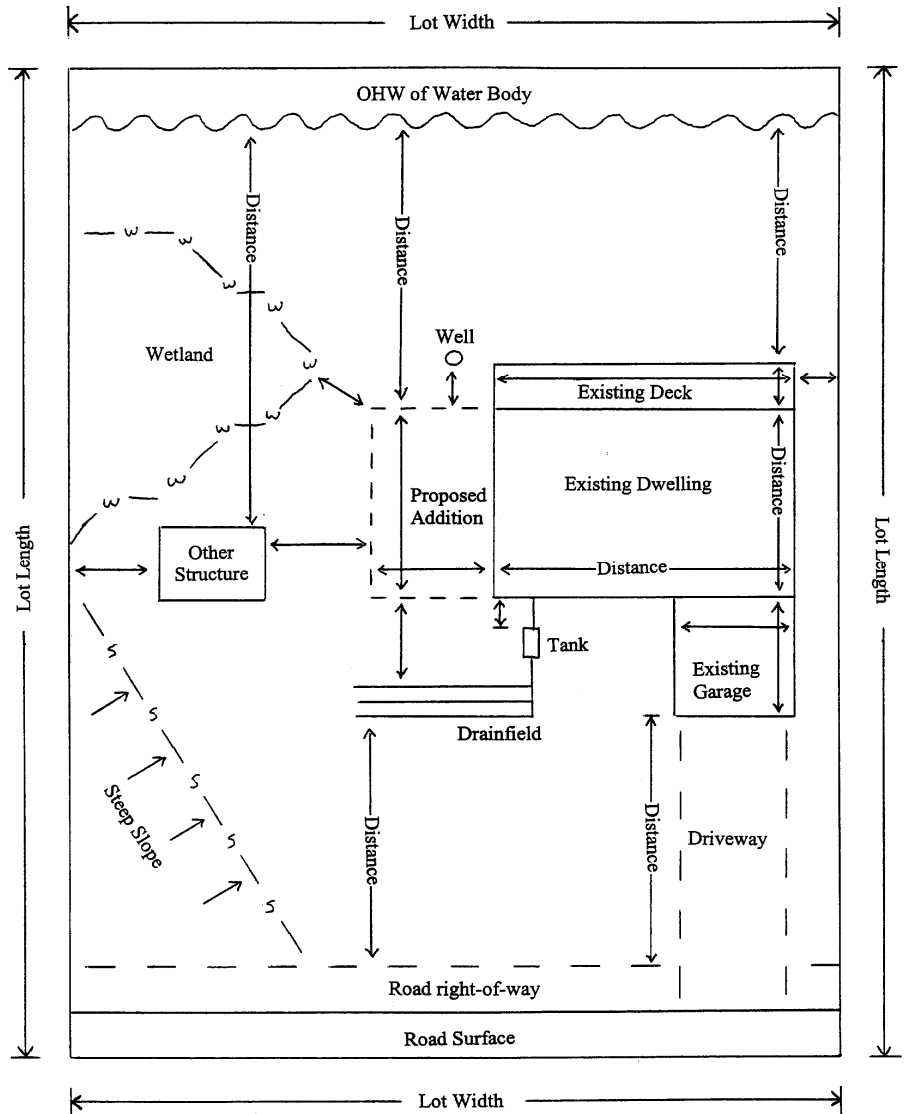
SKETCH DRAWING INSTRUCTIONS

A sketch of your site plan is a required part of the permit application. Please attach on a separate sheet of paper. A sketch plan that does not provide sufficient information to determine compliance with applicable regulations may cause your application to be deemed incomplete.

EXAMPLE SKETCH:

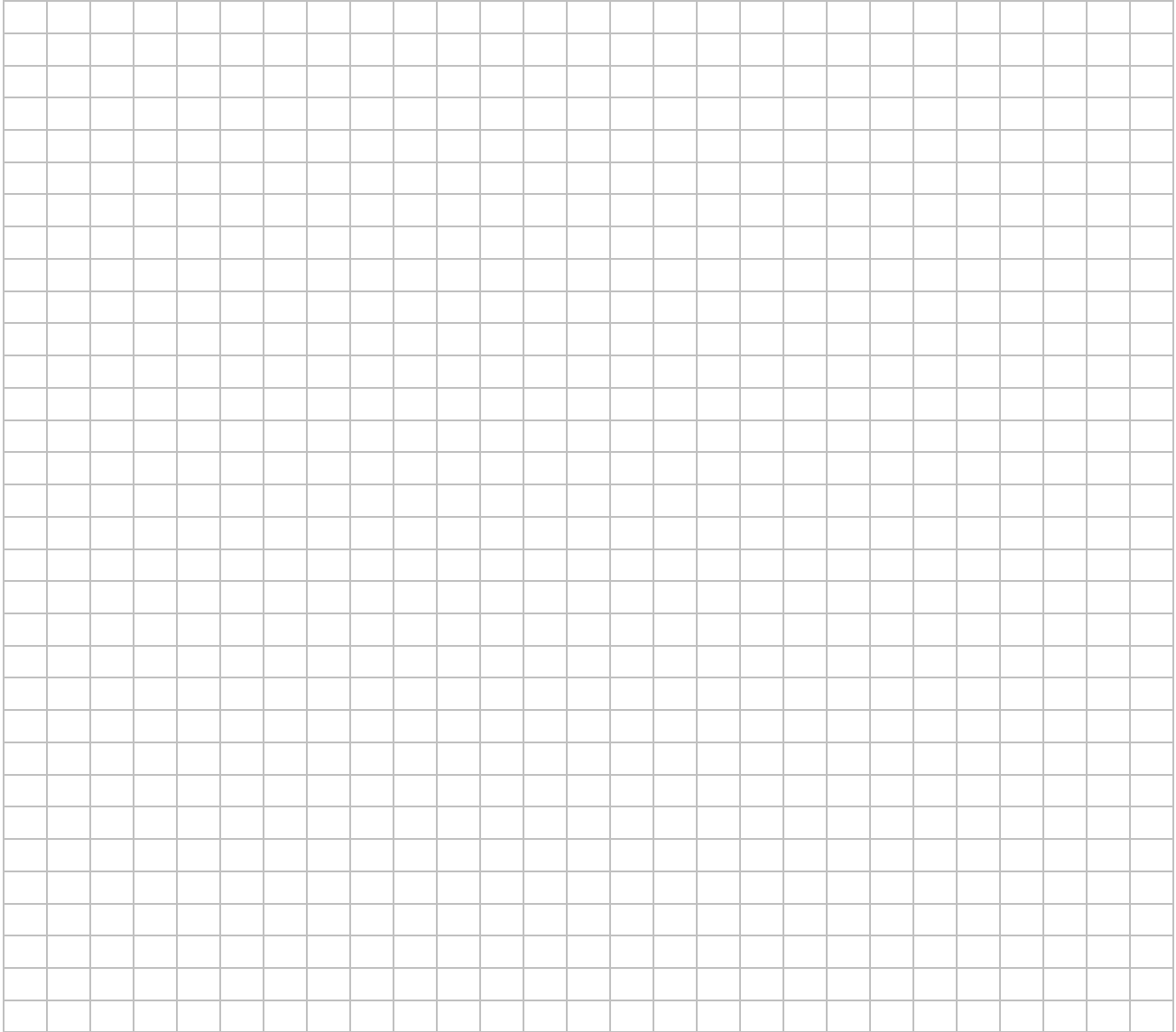
Required Information:

- North arrow
- Lot dimensions and size
- Waterbodies and wetlands
- Roads, right-of-ways, driveways and parking areas
- Existing Easements
- Existing structures, with outside wall dimensions
- Proposed structures, with outside wall dimensions
- All impervious (i.e. hard surfaced) structures not already identified (i.e. driveways, decks, patios, sidewalks, retaining walls, areas underlain with landscape fabric, etc...). Show dimensions.
- Well and septic system location, if applicable
- Bluff (>30% slope) or steep slopes (12-30%) and direction of slope, if applicable
- Setback distances from existing and proposed structures to lot lines, waterbodies, any part of a bluff, private sewers, wells, and road centerline.
- Other information that may be necessary or required by the Zoning Administrator to describe your proposed improvement. These may include:
 - Slope information (elevation contours)
 - Professionally delineated wetland boundaries
 - Professional survey showing, as required, property boundaries lot size and dimensions, impervious surfaces, topography or other information necessary to determine compliance with applicable regulations)



REQUIRED LOT SURVEYS: The Zoning Administrator will determine whether you are required to submit a property line survey. Generally, if it is unclear whether you will meet a required setback or impervious coverage limits, a property line survey will be required. If you already have had a property line survey completed, please submit a copy as part of your application to determine whether it is sufficient to avoid the need for another survey.

SKETCH DRAWING (or attach separate sheet/aerial photo sketch)



Impervious Surface Calculation (attach additional sheet if necessary)

***Note:** Include all roofed structures (including eaves), patios, decks, driveways, parking areas, retaining walls, stairways, sidewalks, propane tanks, landscaping underlain with fabric/plastic, etc...

<u>List all existing structures* or other improvements on the property and their outside dimensions</u>		<u>List all proposed structures* or other improvements on the property and their outside dimensions:</u>	
Type of Structure or Improvement	Footprint – incl. eaves (sq ft)	Type of Structure or Improvement	Footprint – incl. eaves (sq ft)
1.			
2.			
3.			
4.			
5.			
Total		Total	

Total Lot Size = _____ sq ft or acres

Total Impervious Coverage (Total Impervious / Total Lot Size) * 100 = _____%

WETLAND ADVISORY

Will your proposed project result in impacts to wetlands?

A wetland is a landscape feature transitional between terrestrial and aquatic systems where the water table is usually at or near the surface of the land or is covered by shallow water. The presence of surface inundation or saturation in a wetland results in a prevalence of wetland vegetation and specific characteristics developing in the soil. Wetlands may also be referred to as swamps, bogs, sloughs, nuisance-wet spots, low ground and others.

There are eight types of wetlands in Minnesota:

- ◆ Type 1 - Seasonally flooded basins or flats. Soil is covered with water or waterlogged during seasonal periods but is usually well drained during the growing season.
- ◆ Type 2 - Wet meadows. Soil is usually without standing water most of the growing season but is waterlogged within a few inches of the surface.
- ◆ Type 3 - Shallow marshes. Soils, which are usually waterlogged during the growing season and are often covered with up to 6 inches of water. Many have cattails and bulrushes and small open water areas.
- ◆ Type 4 - Deep marshes. Soils, which are usually covered with 6-inches to 3-feet of water during the growing season, many have cattails and bulrushes and small open water areas.
- ◆ Type 5 - Open water wetlands. Shallow water ponds and reservoirs with water 3 to 10 feet deep.
- ◆ Type 6 - Shrub swamps. Soil is usually waterlogged during the growing season and is often covered with as much as 6-inches of water.
- ◆ Type 7 - Wooded swamps. Soil is waterlogged at least to within a few inches of the surface during the growing season with as much as one foot of water. Occur mostly along sluggish streams and flood plains.
- ◆ Type 8 – Bogs. Soil is usually waterlogged and supports a spongy covering of mosses.

State and Federal Law prohibits the draining or filling of wetlands, unless specifically approved or exempted by the appropriate authorities. Hubbard County Environmental Services administers the Minnesota Wetland Conservation Act (WCA) and the U.S. Army Corps of Engineers administers Section 404 of the Clean Waters Act.

Filling or draining a wetland in violation of the Minnesota WCA or the Clean Waters Act can result in criminal penalties and fines. If a violation exists on a property, a restoration order may be issued that requires the property owner to restore the impacted wetland to its former condition (this may include the removal of buildings and all fill material in the impact area).

As the applicant for this permit or project, you are responsible for determining whether any wetlands will be affected by this proposed project. If you believe there is potential for wetland impacts associated with your project, you are advised to contact Hubbard County Environmental Services before commencing any such work.

TODD TOWNSHIP 2020 FEE ORDINANCE

Adopted September 14, 2020

- **A Land Use Permit** is required prior to commencement of construction of any structure, permanent or temporary.
- Permits are non-refundable and required; regardless of use, size or cost.
- **Permits are valid for a period of one year.**
- PLEASE NOTIFY ALL UTILITIES PRIOR TO DIGGING. **CALL GOPHER STATE ONE CALL AT 1-800-252-1166.**
- Please check with the Hubbard County Environmental Services for other permits. Todd Township is just one level of Government that regulates Land Use. This permit is not all-inclusive; you must contact all levels of Government (State, Department of Natural Resources, Soil & Water, Department of Health, etc.). Your Attorney can and may need to advise you of additional permits.
- **MINIMUM FEES:** * **There shall be a minimum fee of \$50.00 for any required permit; except as noted below.**
- All fees based on square footage are calculated on the ground area covered by the structure (footprint)
- Additional Township Engineer review fees incurred by the Township may be charged in addition to the normal fees outlined below when such review is determined to be necessary by the Town Board.

After the Fact Permit Issuance:

Two times (2x) the normally required fee plus the normal fee (3x normally required fee total):
minimum charge= \$ 150.00

Residential Structures:

- **Principle Structures**
 - First 1,400 sq. ft. \$ 0.15/square foot (min. \$50)
 - For each additional sq. ft. above 1,400 sq. ft. \$ 0.30/square foot
 - Dwelling Addition to Existing Principal Structure \$ 0.30/per square foot (min. \$50)
 - Attached Garage \$ 0.15/square foot (min. \$50)
- **Accessory Structures**
 - Decks, Porches, Breezeways, Patios, Detached Garage/Storage Building, Other Accessory Structures \$ 0.15/square foot (min. \$50)
- **Guest Cottage**
 - First 600 square feet \$ 0.15/square foot (min. \$50)
 - For each additional sq. ft. above 600 sq. ft. \$ 0.30/square foot

Agricultural Structures:

- **Principle Structures (i.e. Dwelling)**
 - First 1,400 sq. ft. \$ 0.15/square foot (min. \$50)
 - For each additional sq. ft. above 1,400 sq. ft. \$ 0.30/square foot
 - Attached Garage \$ 0.15/square foot (min. \$50)
 - Addition to Existing Agricultural Structure \$ 0.10/square foot (min. \$50)
- **Accessory Structures** \$ 0.10/square foot (min. \$50)

Commercial Structures:

- Principle Structures \$ 0.30/per square foot (min. \$50)
- Addition to Principal Structure \$ 0.30/per square foot (min. \$50)
- Accessory Structures \$ 0.15/square foot (min. \$50)

Driveways/Field Entrances

New, relocated or modified (from **gravel** road)

\$ 550
(\$50 non-refundable permit fee + \$500 refundable
construction deposit)

New, relocated or modified (from **paved** road)

\$ 1,500.00
(\$50 non-refundable permit fee + \$1,450 refundable
construction deposit)

Subdivision Entrances

\$ 750.00
(\$250 non-refundable permit fee + \$500 refundable
construction deposit)

Variance, Conditional Use or Interim Use Permit Application

(Agreement to Pay Costs form must be signed)

\$ 750.00 plus reimbursement to Township of any
additional costs incurred in the review of the
application, including, but not limited to, costs
incurred for legal notices, staff time, and contracted
professional services

Appeal of Administrative Decisions

\$ 500.00

Zoning Amendment

(Ordinance text or zoning map amendments)

\$1,250.00

Right-of Way Permit

First mile

\$ 250.00

+ For each additional mile (or portion thereof)

\$ 50.00

+ Per road crossing

\$ 250.00

Sign Permits:

See ordinance for sign descriptions

\$ 75.00

Extractive Use Permit

\$ 750.00

Environmental Review:

\$ 200.00 / first two hours
plus reimbursement to Township of any additional
costs incurred in the review of the application,
including, but not limited to, costs incurred for legal
notices, staff time, and contracted professional
services

Additional Site Inspections

(Land Use, Driveway & Right-of-Way Permits)

\$ 50.00/hour (1 hour min.)

Subdivision/New Development (PLATS):

Deposit Agreement (Minimum base amount in an escrow account)

\$ 750.00
plus reimbursement to Township of any additional
costs incurred in the review of the application,
including, but not limited to, costs incurred for legal
notices, staff time, and contracted professional
services

Print Land Use Ordinance or Comprehensive Plan:

\$ 0.25 per page (no charge for electronic copy)