

SECTION X. LAND USE PERMITS

A. BUILDING CODE:

The Township has not adopted the Minnesota State Building Code ("Code"), and the provisions of the Code shall not apply within the Township except for those provisions of the Code made applicable statewide and that are administered by the State. Nothing in this Ordinance shall be construed as the Township adopting the Code.

B. REQUIRED:

1. Permit Needed. No person shall construct a new structure, place a foundation, change the exterior dimensions of a structure, move, or place a structure within the Township without first obtaining a land use permit from the Township.
2. Exceptions. No land use permit shall be required for any of the following:
 - a. Replacement of siding, doors, windows, or roof;
 - b. Interior remodeling;
 - c. Replacement of any wells or septic systems, but well and septic system replacements permits must be obtained from Otter Tail County; or
 - d. Structures with a total size of 120 square feet or less and less than 12 feet in height, and any alterations to such structures, provided the alteration does not cause the structure to exceed 120 square feet or 12 feet in height.

C. APPLICATION:

Applications for a land use permit shall be signed by the applicant or his/her authorized agent and filed with the Township. The application shall be accompanied by the required application fee, a sketch describing the improvement and giving its dimensions, an estimate of the cost of said improvement, the location of the improvement in relation to adjoining boundary lines, right-of-way lines, existing buildings or structures, a description of the existing and planned uses of the land and buildings, a current fire number, a phone number and address where the applicant can be reached, the appropriate fee and such other information as may be required by the Township. If an application is not complete the Township will provide the applicant written notice of what information is needed to complete the application and the application will not be processed until it is determined to be complete.

D. ISSUANCE:

The Town Board, or its authorized representative, shall issue land use permits upon the submission of a complete application and payment of the application fee, provided the Township determines the proposed work and resulting building or structure complies with this Ordinance.

DISPLAY REQUIRED:

The land use permit must be displayed on the property in a location visible from the outside during the excavation, moving, changing, or altering any part of a structure.

DURATION:

All land use permits are valid for one (1) year from the date the permit is issued. If substantial construction has not taken place within one (1) year from the date on which the permit was granted, the permit shall become void, and no further work may occur until a new land use permit is applied for and obtained from the Township.