



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Acreage Cluster Development Application

Acreage clusters, where allowed, may be permitted following the completion of the “Acreage Cluster Development Application”. The Planning & Zoning Office shall have the authority to approve Acreage Cluster Developments provided the necessary requirements have been met.

The following are minimum requirements necessary to cluster dwelling sites:

1. The land must be located in an area zoned AF-1 or AF-2.
2. Acreage cluster developments are allowed for up to three dwelling sites on a single government 40. Clusters involving four or more dwelling sites will fall into the platting standards and all rules and fees will be applicable.
3. The applicant must own or have dwelling rights to a full Government 40;
 - a. The land set aside for the outlot must be located in the same township and section unless it abuts other land owned by the same taxpayer in an adjoining township or section.
 - b. The government 40 will be designated as an outlot. *An outlot from an Acreage Cluster Development will not be able to obtain a land use permit for any building or structure in the declared outlot.*
4. All AF minimum setbacks, lot size and height requirements must be met.
5. Each dwelling site must have two sewerable sites and the Planning & Zoning Office must be provided with a written statement from a state licensed septic designer.
6. Applicant must submit a valid survey for all lots unless otherwise directed.
7. Each dwelling must be located on a separate parcel.
8. Fee of \$150.00 payable to Todd County Treasurer must be submitted with this application.

Before submitting this application it is required that you provide evidence that your existing septic system (if one exists on these parcels) is in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of “Compliance Inspection Form for Existing Individual Sewage Treatment Systems” that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed ISTS inspector prior to submitting your application. During winter months, a receipt from a licensed inspector stating that the system will be inspected in the spring may be submitted instead.

Applications can be submitted to:

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347
Ph 320-732-4420. Fax 320-732-4803
Email: toddplan.zone@co.todd.mn.us



**APPLICATION FOR ACREAGE CLUSTER DEVELOPMENT
 TODD COUNTY PLANNING & ZONING OFFICE**

Applicant _____

Mailing Address _____

Phone Number _____

Proposed Dwelling Location

Current Property Owner _____

Parcel Number _____ # of Acres in parcel _____

Currently Zoned _____ Township/Section _____

Legal Description _____

Is Property (check one): Abstract Title _____ or Torrens Title _____

Proposed Outlot Location

Current Property Owner _____

Proposed Outlot Parcel Number _____ # of Acres _____

Currently Zoned _____ Township/Section _____

Legal Description _____

Is Property (check one): Abstract Title _____ or Torrens Title _____

 Detailed Description of Request:

The following information is required:

- 1) Septic designer written statement must be attached to certify two sewerable sites are available for proposed dwelling location.
- 2) Survey of proposed cluster with proposed placement of dwelling(s) and outlot(s) must be attached.
- 3) Fee \$150.00.

 Applicant's Signatures

 Date

 Property Owner's Signature

 Date

 Proposed Outlot Owner's Signature

 Date

 Approved/Denied _____

 Planning & Zoning Staff Signature

 Date