

Title XV Land Usage

Chapter 152: Subdivisions

Division 05 Procedures and Enforcement

Part 1 Procedures

152.05.11 Common Procedures and Requirements

- A. Applicability
 - 1. The requirements of this Chapter shall apply to all subdivision applications and procedures subject to development review under this Code unless otherwise stated.
- B. Authority to File Applications
 - 1. Development review applications for an individual property may be initiated by:
 - a. The owner of the property that is the subject of the application; or
 - b. An agent authorized by the owner of the property that is the subject of the application, which may include a lessee of the property. Evidence of such authorization shall be the signature of the property owner.
 - c. If the property subject to an application is under more than one (1) ownership, all owners or their authorized agents shall join in filing the application.
- C. Exemptions
 - 1. Subdivision approval is not required for any of the following:
 - a. Separations where all the resulting parcels, tracts, lots, or interests will be 20 acres or larger in size and 500 feet in width for residential use and five (5) acres or larger in size for commercial and industrial use;
 - b. Separations creating cemetery lots;
 - c. Subdivision approval is not required for separations resulting from court orders; or
 - d. Separations resulting from the adjustment of a lot line by the relocation of a common boundary.
- D. Conveyance by Metes and Bounds
 - 1. No land shall be conveyed in which the land is described by metes and bounds or by reference to an unapproved registered land survey made after April 21, 1961, or to an unapproved plat made after such regulations became effective.
 - 2. The provision of this Section does not apply to the conveyance if one (1) or more of the following apply to the land described:
 - a. Was a separate parcel of record April 1, 1945, or the date of adoption of subdivision regulations under Laws 1945, chapter 287, whichever is the later;
 - b. Was the subject of a written agreement to convey entered into prior to such time;
 - c. Was a separate parcel of not less than two and one-half (2.5) acres in area and 150 feet in width on January 1, 1966;
 - d. Was a separate parcel of not less than five (5) acres in area and 300 feet in width on July 1, 1980;
 - e. Is a single parcel of commercial or industrial land of not less than five (5) acres and having a width of not less than 300 feet and its conveyance does not result in the division of the parcel into two (2) or more lots or parcels, any one of which is less than five (5) acres in area or 300 feet in width; or

- f. Is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than 20 acres in area or 500 feet in width.
 3. In any case in which compliance with the foregoing restrictions will create an unnecessary hardship and failure to comply does not interfere with the purpose of the subdivision regulations, the City Council may waive such compliance by adoption of a resolution to that effect and the conveyance may then be filed or recorded.
 4. Any owner or agent of land who conveys a lot or parcel in violation of the provisions of these regulations shall forfeit and pay to the City an administrative penalty of not less than \$100.00 for each lot or parcel so conveyed. Appeals of an administrative civil penalty issued pursuant to this section shall be heard in accordance with the procedure set forth in Title I, Chapter 10.98 of Lindstrom City Code.
- E. Prohibition Related to Building Permits
 1. No lot, parcel, or tract created after the effective date of this Chapter shall be issued a building permit unless the lot, parcel or tract has been created in compliance with the subdivision regulations of the City.
 2. Outlots are deemed unbuildable, and no building permit shall be issued for such properties, except in the case of public park facilities and essential services.
- F. Pre-Application Meetings
 1. Pre-application meetings are required or recommended based on development application type.
 2. A pre-application meeting is an informal discussion between a potential application and City Staff regarding a possible project subject to this Title. The Zoning Administrator shall determine which City Staff shall attend the pre-application meeting.
 3. The purpose of the pre-application meeting is to assist the applicant in identifying the type of approvals needed, the potential review criteria, and the information to be contained in the application(s).
 4. Discussions that occur during pre-application meetings are not binding on the City and do not constitute official assurances or representations on the City.
- G. Application Materials and Fees
 1. City Staff shall develop and amend a Development Application Manual as needed.
 2. Each application for a permit or approval, of for an amendment of a permit or approval, shall include all those application materials listed in the Development Application Manual.
 3. To defray administrative costs of processing of development requests, a base fee shall be paid by all applicants. The fee shall be set by ordinance of the City Council, as it may be amended from time to time.
 4. In order to defray the additional cost of processing development applications, all applicants shall pay the total cost of Staff and/or consulting time spent exclusively in producing materials for the applicant's request, and all materials for the request.
 - a. Materials shall include, but not be limited to maps, graphs, charts, drawings and the like and all printing or reproduction of same.
 - b. Staff and/or consulting time shall include any time spent in either researching for or actual production of materials.
 - c. The hourly rate for Staff and/or consulting time shall be established and made available to the applicant by City Staff prior to production of any materials and the applicant shall be given a reasonable estimate of project time and/or materials costs.
 5. No application shall be deemed complete for processing until any fee or escrow required has been paid.

6. The City may reject an application not meeting the requirements of this Code or where the required fee or escrow has not been paid.
7. Applications for approvals under this Chapter shall not be accepted by the City until the Finance Director certifies that all real estate taxes, personal property taxes, special assessments, and other fees or charges then due and owing to the City by the applicant or which relate to the property for which the license, permit, approval or application is requested, have been paid in full.
8. Application fees are not refundable, except where the Zoning Administrator has determined that an application was accepted in error or when the fee paid exceeded the amount due, in which case the overpayment shall be refunded to the applicant.

H. Technical Assistance

In making its decision, the City may determine that technical assistance is needed. The City may request technical assistance from any of the firms with which it contracts. The applicant shall be responsible for the actual costs of such assistance. Actual costs are identified in the fee schedule and shall be paid by the applicant for building/development application expenses which the City incurs in regard to the review and processing of that application, and which exceeds the application fee. Such fees shall come due immediately upon notification by the City. The City may withhold any final action on a development application and/or rescind prior actions until all fees are paid in full.

I. Coordination of Applications

1. Depending on the requirements of this Title, multiple applications may be required.
2. City Staff shall determine the order of application review based on the City Code, including this Chapter, and state requirements. Where possible, applications will be reviewed in tandem.

J. Time Deadline for Action

1. In compliance with Minn. Stat. 462.358, the City shall take action to preliminarily approve or deny a subdivision application within 120 days following delivery of an application completed in compliance with this Title, unless an extension for the review period has been agreed to by the applicant.
2. In compliance with Minn. Stat. 462.358, the City shall certify final approval of a subdivision application within 60 days if the applicant has complied with all conditions and requirements of applicable regulations and the preliminary approval.

K. Withdrawal of Applications

1. Any request for withdrawal of an application shall be submitted in writing to City Staff.
2. In all cases where the applicant has requested withdrawal of an application, the associated fee paid and any costs incurred by the City in the processing of the application shall not be refunded.

L. Successive Applications

No application which has been denied wholly or in part may be resubmitted for at least one (1) year from the date of its submitted, unless substantial changes have been made which warrant reconsideration, as determined by City Staff.

M. Public Hearings and Notices

1. Public hearings are required by this Chapter and shall be conducted pursuant to the rules established for each of the bodies, the Lindstrom City Code, and in compliance with state law.
2. All public hearings shall be open to the public.
3. The applicant or a representative should attend the public hearing.
4. Notice of the public hearing shall be published in the official newspaper of the municipality at least ten days prior to the date of the hearing. The notice shall also be mailed not less than 10 days prior to:
 - a. All property owners of record according to the County assessment records within 350 feet of the property.
 - b. The Commissioner of the Minnesota Department of Natural Resources if the proposed subdivision is located in part or in total within the MSN Shoreland Overlay District.

- c. The Commissioner of the State Department of Transportation and the County Engineer if the proposed plat abuts or includes a state trunk highway or a county state aid road, respectively.
 - d. A copy of the notice and list of the individuals and/or property owners and addresses to which the notices were sent shall be attested to by the Zoning Administrator and made part of official record. The failure to give mailed notice to individual property owners, or defects in the notice, shall not invalidate the proceedings, provided a bona fide attempt to comply with this Chapter has been made.
- N. Appeals of City Council Decisions

All decisions made by the City regarding subdivision shall be final, except that any aggrieved person shall have the right to appeal within 30 days after delivery of the decision to the appellant, to the District Court in Chisago County. Any person seeking judicial review under this ordinance must serve the City and all necessary parties, including any landowners, within the 30-day period defined above.
- O. As-Built Grading Plan

Upon completion of site grading, the applicant shall submit an as-built grading plan as specified in the Public Works Design Manual to the City for review.

152.05.12 Administrative Adjustment

- A. Applicability

An administrative adjustment application shall be submitted to the City when any of the following apply:

 - 1. An applicant is proposing to relocate a property line(s) without increasing or decreasing the number of parcels and where all parcels meet Code requirements;
 - 2. Lot combination; or
 - 3. Conveyance by metes and bounds.
- B. Pre-Application Meeting

A pre-application meeting pursuant to Subsection 151.05.11.F is suggested prior to submitting an Administrative Adjustment application.
- C. Submittal

The application for an Administrative Adjustment shall be filed pursuant to Subsection 151.05.11.G.
- D. Review Process
 - 1. The Zoning Administrator shall review the application and plans and refer them to City Staff for review.
 - 2. The Zoning Administrator shall approve or deny the application and provide the applicant with written notice of the decision and reasons for approval or denial.

152.05.13 Minor Subdivision

- A. Applicability

A Minor Subdivision application shall be submitted to the City when all of the following apply:

 - 1. An applicant is proposing to divide land by the owner or applicant resulting in the creation of not more than three (3) parcels or building sites, where all parcels meet Code requirements (platted);
 - 2. The land has been previously subdivided by plat or Registered Land Survey and is on file and of record in the office of the County Register of Deeds or Registrar of Titles;
 - 3. The application will not cause the parcel or any structure on the parcel to be in violation of this Code or the building code;
 - 4. With the exception of sidewalks or trails, the application will not involve the construction of any new street or road, or the extension of municipal facilities, or the creation of any public improvements; and
 - 5. The application does not involve an outlot.

6. Two-family residential lots may be platted or subdivided in a manner without further City action if the common lot lines for the residential units will have a zero side yard setback and the lot size meets the requirements specified in the applicable residential zoning district, provided that:
 - a. An existing residential structure built prior to _____, 2021 exists on the lot.
 - b. The original plat is accompanied by a properly executed developer's agreement addressing design standards and public facilities;
 - c. Separate utility services are provided to each unit;
 - d. An agreement addressing the rights and obligations of the residents of the units is in existence;
 - e. The development does not adversely affect neighboring properties of the delivery of governmental services; and
 - f. Any lots in the Shoreland Overlay District meet the lot dimensional standards in Section 151.03.22.
- B. Pre-Application Meeting
A pre-application meeting pursuant to Subsection 151.05.11.F is suggested prior to submitting a Minor Subdivision application.
- C. Submittal
The application for a Minor Subdivision shall be filed pursuant to Subsection 151.05.11.G.
- D. Review Process
 1. The Zoning Administrator shall review the application and plans and refer them to City Staff for review.
 2. The City Council shall review and approve, approve conditionally, or deny the Minor Subdivision application.
 3. The City Council shall state, in writing, its findings for approval or denial, as well as any conditions of approval.
 4. Following the decision by the City Council, the Zoning Administrator shall notify the applicant of the Council's action and reasons thereof.

152.05.14 Concept Plan

- A. Applicability
 1. The Concept Plan process is not mandatory. This process may be initiated at any time by an applicant who wishes to gain information and guidance from the Planning Commission and City Council regarding a specific development concept before entering into binding agreements, incurring substantial expense, or filing a Preliminary Plat application.
 2. For more complex proposals, City Staff may suggest that the applicant participate in a Concept Plan review process before proceeding to a Preliminary Plat application.
- B. Submittal
The application for Concept Plan review shall be filed pursuant to Subsection 151.05.11.G.
- C. Review Process
 1. The Zoning Administrator shall review the application and Concept Plan and refer them to City Staff for review.
 2. The Planning Commission shall review the Concept Plan and provide feedback to the applicant.
 3. The City Council shall review the Concept Plan and provide feedback to the applicant.
 4. This process is intended to inform the applicant of the purpose and objectives of these regulations, the Comprehensive Plan, and duly adopted plan implementation devices of the City.
 5. Discussions that occur as part of the Concept Plan process are not binding on the City and do not constitute official assurances or representations on the City.

152.05.15 Preliminary Plat

A. Applicability

A Preliminary Plat application shall be submitted to the City when any of the following apply:

1. The applicant is proposing to create four (4) or more lots as part of a subdivision;
2. The applicant is proposing to change the exterior boundaries of an existing plat; or
3. Successive divisions within a five (5) year period creating five (5) or more parcels or building sites (i.e. lots or outlots) of one to one and one-half (1-1.5) acres each or less; or
4. The proposed subdivision does not qualify to be processed as a minor subdivision.

B. Pre-Application Meeting

If an applicant has not completed a concept plan process as specified in Section 152.05.14, a pre-application meeting pursuant to Subsection 151.05.11.F is required prior to submitting a Preliminary Plat application.

C. Submittal

The application for a Preliminary Plat shall be filed pursuant to Subsection 151.05.11.G.

D. Review Criteria

In considering the Preliminary Plat application, the Planning Commission and City Council shall consider the following factors:

1. Consistency with the design standards and other requirements of this Chapter;
2. Consistency with the City's Comprehensive Plan or other development plans;
3. Consistency with Chapter 151 of this Code of Ordinances;
4. Consistency with the Public Works Design Manual;
5. The physical characteristics of the site, including but not limited to topography, erosion and flooding potential, development or use contemplated; and
6. The potential for the proposed development to create a negative fiscal or environmental impact upon the City.

E. Review Process

1. Application Distributed

The Zoning Administrator shall review the application and plans and refer them to City Staff and other applicable agencies for review.

2. Public Hearing

The Planning Commission shall hold a public hearing in accordance with Subsection 151.05.11.M.

3. Decision

- a. Following the public hearing, the Planning Commission shall recommend approval, conditional approval, or denial of the Preliminary Plat and shall transmit the Plat and application along with its recommendations to the City Council.
- b. The Planning Commission may hold the matter in abeyance if there is inadequate information.
- c. Upon receiving a recommendation from the Planning Commission, the City Council shall review and approve, approve conditionally, or deny the Preliminary Plat application. The City Council may remand the Preliminary Plat request back to the Planning Commission for further consideration once during the review process.
- d. The City Council shall state, in writing, its findings for approval or denial, as well as any conditions of approval.
- e. Following the decision by the City Council, the Zoning Administrator shall notify the applicant of the Council's action and reasons thereof.

F. Effect of Preliminary Plat Decision

1. The approval of a Preliminary Plat is an acceptance of the general layout as submitted and indicates to the applicant that he or she may proceed toward fulfilling the necessary steps for approval of the Final Plat in accordance with the terms of approval.
 2. Upon approval of the Preliminary Plat, and if approved by the City Engineer, the applicant may start work on all improvements. Depending on the type of improvements, the City Engineer may require the establishment of a Development Agreement before work commences.
 3. The applicant shall submit the Final Plat to the City Council within one (1) year after the approval of the Preliminary Plat or approval of the Preliminary Plat shall be considered void.
 4. Prior to the expiration of the Preliminary Plat approval, the City Council may extend the approval for an additional year. The extension shall be in writing specifically designating the expiration date. The extension shall not be subject to an additional fee and only one extension may be granted per Preliminary Plat.
- G. Preliminary Plat Amendment
- Requested amendments to the Preliminary Plat shall follow the same procedure outlined in this Section. Should the applicant desire to amend the Preliminary Plat as approved, he or she may resubmit an amended Plat which shall follow the same procedure unless the amendment is, in the opinion of the Planning Commission, of such scope as to constitute a new Plat, in which such case it shall be re-filed.

152.05.16 Final Plat

- A. Applicability
1. An approved Preliminary Plat shall be on file with the City prior to applying for a Final Plat that substantially conforms to the Preliminary Plat.
 2. The Final Plat may, if permitted by the City Council, constitute only that portion of the approved Preliminary Plat which the applicant proposes to record at the time.
- B. Submittal
1. The application for a Final Plat shall be filed pursuant to Subsection 151.05.11.G.
 2. The application for a Final Plat shall be submitted no later than one (1) year after the date of approval of the Preliminary Plat; otherwise the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the applicant and granted by the City.
- C. Review Criteria
- In considering the Final Plat application, the City Council shall consider the following factors:
1. Substantial conformance with the approved Preliminary Plat and all conditions of approval;
 2. Conformance with this Title and all other applicable ordinances, rules, and regulations; and
 3. Consistency with the Comprehensive Plan's vision, mission, values, and policies.
- D. Review Process
1. Application Distributed
 - a. The Zoning Administrator shall review the application and plans and refer them to City Staff and other applicable agencies for review.
 2. Decision
 - a. The City Council shall review and approve, approve conditionally, or deny the Final Plat application.
 - b. The City Council shall state, in writing, its findings for approval or denial, as well as any conditions of approval.
 - c. Following the decision by the City Council, the Zoning Administrator shall notify the applicant of the Council's action and reasons thereof.
- E. Effect of Final Plat Decision
1. After the Final Plat has been approved by the City Council, the City shall distribute copies of the approved Final Plat to all approving agencies, affected utilities, and other affected agencies for

their files. A copy of all Final Plats located in total or in part within the Shoreland Overlay District shall be submitted to the Commissioner of the State Department of Natural Resources within 10 days of the Final Plat approval.

2. It shall be the responsibility of the subdivider to file the plat with the appropriate county offices after final approval once all conditions of the Final Plat have been met and required improvements are either installed or a contract and sureties insuring their installation is filed. Failure to do so within one (1) year of final approval shall result in the requiring of a new Preliminary Plat. This new Preliminary Plat must be reviewed in accordance with the procedure set out in this Part to ensure compliance with any new requirements. Prior to the expiration of any timeframe, the City Council may, upon request of the property owner and by resolution and findings of fact, approve extensions in up to 12-month increments.

152.05.17 Appeal of Subdivision Chapter Interpretation

A. Applicability

The Appeal of Subdivision Chapter Interpretation process shall facilitate review of questions of interpretation that arise in the administration of this Chapter, including review of any order, requirement, decision, or determination made by City Staff.

B. Submission

The application for an Appeal of Subdivision Chapter Interpretation shall be filed pursuant to Section 151.05.11.G within 30 days of the alleged grievance or judgment in question.

C. Criteria for Review

In considering an Appeal, the City Council shall consider, but not be limited to, the following criteria:

1. Consistency with the Comprehensive Plan, including its vision, mission, values, and policies;
2. The plain meaning of the regulation;
3. Surplus language;
4. Conflicting provisions; and
5. Policy history.

D. Review Process

1. Application Distributed

The Zoning Administrator shall review the application and refer it to applicable City Staff for review.

2. Decision

- a. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed.
- b. The final disposition of an Appeal shall be in the form of a written decision or order signed by the Mayor and the City Clerk. Such decision shall state the reasons for the City Council's determination with findings of fact.

E. Effect of Approval

1. Interpretations approved by the City Council shall expire one (1) year after issuance if the performance of work is required and substantial work has not commenced.
2. A permit shall be valid only as long as the conditions upon which it is granted are observed.

F. Reconsideration

No Appeal which has been dismissed or denied shall be considered again without material alteration or revision within one (1) year of the City Council's decision, except pursuant to court order.

152.05.18 Subdivision Variance

A. Applicability

The City Council may grant a property owner a variance from compliance with the literal provisions of the Subdivision Chapter in an instance where strict enforcement would cause undue hardship to the

individual property owner, and when it can be demonstrated that such action will be in keeping with the spirit and intent of the Code.

B. Pre-Application Meeting

A pre-application meeting pursuant to Subsection 151.05.11.F is suggested prior to submitting a Subdivision Variance application.

C. Submittal

The application for a Subdivision Variance shall be filed pursuant to Subsection 151.05.11.G.

D. Review Criteria

In considering the Subdivision Variance application, the City Council shall consider the following factors:

1. The requested Subdivision Variance is in harmony with the general purposes and intent of this Chapter;
2. The requested Subdivision Variance is consistent with the Comprehensive Plan and all other applicable City plans; and
3. The applicant has established that there are special circumstances or conditions, such as topography, drainage, or other naturally occurring characteristics, affecting the property such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and
4. The impact the variance will have on the public health, safety, and welfare of other property in the vicinity in which the property is situated.

E. Review Process

1. Application Distributed

- a. The Zoning Administrator shall review the application and plans and refer them to City Staff and other applicable agencies for review.

2. Consideration of Request

- a. The Planning Commission shall consider the Subdivision Variance request.
- b. Notice of the Planning Commission's consideration of the request shall be mailed to all property owners immediately abutting the subject property according to county assessment records, including those directly across any street or public right-of-way.
- c. The applicant or a representative thereof should appear before the Planning Commission in order to answer questions concerning the requested Subdivision Variance.

3. Decision

- a. Following its consideration of the request, the Planning Commission shall recommend approval, conditional approval, or denial of the Subdivision Variance request and shall transmit the request and application along with its recommendations to the City Council.
- b. The Planning Commission may hold the matter in abeyance if there is inadequate information.
- c. Upon receiving a recommendation from the Planning Commission, the City Council shall review and approve, approve conditionally, or deny the Subdivision Variance application by majority vote. The City Council may remand the Variance request back to the Planning Commission for further consideration once during the review process.
- d. The City Council shall state, in writing, its findings for approval or denial, as well as any conditions of approval.
- e. Following the decision by the City Council, the Zoning Administrator shall notify the applicant of the Council's action and reasons thereof.

F. Effect of Subdivision Variance Decision

1. Violations of the conditions of a Subdivision Variance shall void the Variance.
2. Recording

- a. A certified copy of the authorizing resolution, containing identifiable description and any specific requirements for approval, shall be recorded by the City of Lindstrom with the Register of Deeds for Chisago County for the subject property.
 - b. A copy of a decision granting a Subdivision Variance in a Floodplain or Shoreland Overlay District shall be mailed to the district office of the Minnesota Department of Natural Resources within 10 days of the decision.
3. Whenever within one (1) year after granting a Subdivision Variance the subdivision as permitted by the Variance shall not have been completed, then the Variance shall become null and void unless a petition for extension of time in which to complete the subdivision has been granted to the Council.
 - a. The extension shall be requested in writing and filed with the Zoning Administrator at least 30 days before the expiration of the original Subdivision Variance. There shall be no charge for the filing of the petition. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the Subdivision Variance or appeal. The petition shall be presented to the City Council for a decision.
 - b. A second extension shall require a new public hearing.
4. A Subdivision Variance application which has been denied shall not be submitted, in an exact or substantially similar form, for at least 12 months from the date of denial.

152.05.19 Extraterritorial Subdivision Authority

- A. The City of Lindstrom, with the authority granted to the City by Minn. Stat. § 462.358, as it may be amended from time to time, has extended its subdivision regulation authority to include the areas identified in the Extraterritorial Review Boundary Map kept on file at City Hall. The extraterritorial area has been subdivided into two (2) areas as identified on the aforementioned map. All of the notations, references, and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby are made a part of this chapter by reference
- B. As subdivisions platted beyond the city limits where municipal sewer and water are unavailable require different development criteria, the following subsections establish design standards and procedures for the processing of plats within the extraterritorial area.
- C. Although the City has assumed the regulatory authority for the platting process within the extraterritorial area, the zoning authority is retained by Chisago County. As part of the subdivision process, the applicant shall be responsible to confirm with Chisago County that the property can be subdivided in a manner which meets applicable zoning regulations.
- D. Properties created by subdivision within the extraterritorial area must meet the following requirements based on the subarea assigned in Subsection (A) above:
 1. Area A
 - a. Properties that are more than 1,000 feet from a designated public water shall have a maximum lot size of 12,000 square feet.
 - b. Properties that are within 1,000 feet of a designated public water shall be limited in lot area and lot width based on the lot type and lake type as identified in the tables below.

Table 152.05.01. Maximum Lot Size and Lot Width

Lake Type	Non-Riparian		Riparian	
	Lot Area (sq. ft.)	Lot Width (ft.)	Lot Area (sq. ft.)	Lot Width (ft.)
General Development	15,000	125	18,000	125
Recreational Development	18,000	125	25,000	125
Natural Environment	25,000	150	50,000	150

Table 152.05.02. Public Water Designation

General Development Lakes	Recreational Development Lakes	Natural Environment Lakes
North Center Lake	Kroon Lake	Boos Lake
South Center Lake		Linn Lake
Chisago Lake		Ogren Lake
North Lindstrom Lake		Swamp Lake
South Lindstrom Lake		Sunrise Lake
Wallmark Lake		Unnamed #13-15

2. Area B – Properties within Area B shall have a minimum lot size of 10 acres and the ratio of lot frontage to lot depth shall be no more than one to four (1:4).
- E. A complete subdivision application shall be processed as follows:
1. Minor Subdivisions, those which create not more than three (3) parcels, and Administrative Adjustments may be approved administratively unless other land use or subdivision approvals are needed.
 2. Major Subdivision, those creating three (3) or more parcels or requiring public infrastructure such as a road, will require Planning Commission and City Council review. The Major Subdivision process shall follow the processes as outlined in Sections 152.05.14, 152.05.15, and 152.05.16.
- F. If the City denies a subdivision application, a subdivision for the same property using the same general arrangement cannot be made for one (1) year after the denial.
- G. Property within the extraterritorial area shall remain under the jurisdiction of Chisago County, or the appropriate township, until such time as the property is annexed into the City of Lindstrom. Until annexation occurs, or as otherwise formally approved by the City Council, all public improvements, including, but not limited to streets, storm water management, street and traffic signs, shall not be the responsibility of the City of Lindstrom.