

CASS COUNTY RECLASSIFICATION APPLICATION

INSTRUCTIONS TO APPLICANT

--WARNING--

PROCEEDING WITHOUT A PERMIT

Any work within the shoreland zone in Cass County which requires a permit cannot be legally started until a permit is issued by the Cass County Environmental Services Department. Any such work done without a permit constitutes a misdemeanor punishable by fines of \$700 and/or 90 days in jail. The Environmental Services Director also has the authority to require restoration of any work done without a permit or beyond the work authorized by a permit and will assess double the additional application fee.

1. All items must be completed before this application will be processed.
2. A \$395.00 fee must accompany each reclassification application. Make check payable to the "Cass County Treasurer".
3. Accurate property descriptions (Parcel ID#) must be given and these are usually found on your tax statement or deed. Applicant must own property, have a valid lease, or be an authorized representative.
4. PLEASE INCLUDE YOUR PROPERTY ADDRESS or directions to property from a prominent point or landmark on the application in order for the zoning inspectors to find your property.
5. Locate and mark property lines or corner markers on the ground.
6. When you have completed the application and all accompanying plans, etc., mail or deliver it in person to the Environmental Services Department, Cass County Courthouse, PO Box 3000, Walker, MN 56484 along with the fee.
7. Accurate information must be given, as permits are granted on the express conditions that the person to whom it is granted, his agent, employees and workmen shall conform in all respects to the Cass County Land Use Ordinance. This permit may be revoked at any time upon violation of the ordinance.
8. You will be notified by mail as to the date and time of the hearing on your application.
9. The applicant is responsible for securing any other local, state, or federal permits that may be required. NOTE: If this application involves work in wetlands, additional permits and approvals will be required to comply with the Minnesota Wetlands Conservation Act and Army Corps of Engineers Regulations.

I have read and fully understand the above instructions. I hereby swear that all information provided in this application is true and correct.

Applicant or Agent

Date

Cass County Reclassification Application

Parcel ID _____

E-911 Address: _____

Applicant Name: _____

Applicant: Owner: _____

Buyer: _____

Agent: _____

Mailing Address: _____

City, State, Zip: _____

Day Time Phone _____

Applicant Date of Birth: _____

Township: _____

Section: _____ Twp: _____ Rg: _____

Lake or Stream: _____ Class _____

Applicants Signature Date

PROPERTY INFORMATION

Date Property Became Lot of Record:

Lot Width: _____

Lot Depth: _____

Total Acres: _____

Current Classification of Property:

Proposed Classification of Property:

Reason for Proposed Change:

Office Use Only

Received By: _____ Date: _____

Total Fees Paid: _____ Check # _____

Receipt # _____ Date Field Inspected: _____

Date Application filed with ESD _____

Applicant assisted by: _____

Applicant & MN/DNR notified: _____

Filing Acknowledgement by: _____

Date of hearing: _____

The above information has been reviewed and the attached finding of fact prepared. This application for reclassification is hereby

Approved _____ Denied _____

By the Cass County Planning Commission

***See Meeting Minutes for Conditions &
Finding of Fact:***

CASS COUNTY PLANNING COMMISSION

FINDINGS OF FACT

SUPPORTING/DENYING PROPERTY RECLASSIFICATION

705 Criteria for Designation The following criteria, considerations, and objectives shall be adhered to by the Planning Commission when an application for reclassification within a land use district is considered:

A. General Considerations and Criteria for All Land Uses:

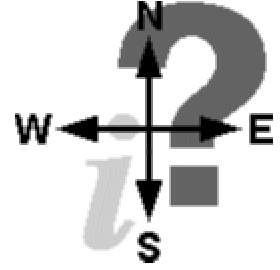
- (1) Preservation of natural areas;
- (2) Present ownership and development of shoreland areas;
- (3) Shoreland soil types and their engineering capabilities;
- (4) Topographic characteristics;
- (5) Vegetative cover;
- (6) In-water physical characteristics, values, and constraints;
- (7) Recreational use of the surface water;
- (8) Road and service center accessibility;
- (9) Socioeconomic development needs and plans as they involve water and related land resources;
- (10) The land requirements of industry which, by its nature, requires location in shoreland areas; and
- (11) The necessity to preserve and restore certain areas having significant historical or ecological value.

B. Factors and Criteria for Planned Unit Developments:

- (1) Existing recreational use of the surface waters and likely increases in use associated with planned unit developments;
- (2) Physical and aesthetic impacts of increased density;
- (3) Suitability of lands for the planned unit development approach;
- (4) Level of current development in the area; and
- (5) Amounts and types of ownership of undeveloped lands.

CASS COUNTY ENVIRONMENTAL SERVICES

SKETCH DESIGN SHEET



I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit or restoration order.

APPLICANT OR AGENT SIGNATURE: _____

DATE: _____