

**Aitkin County Environmental Services
Planning and Zoning**

209 Second Street NW Room 118
Aitkin MN 56431

PH: (218) 927.7342 – FX: (218) 927.4372



August 31, 2004

John Wolney
6956 Lakeview Drive
Lino Lakes, MN 55014

RE: Parcel #08-0-027105, 08-0-027107
08-0-026703

Dear Mr. Wolney:

This letter is in regards to the building potential of the above referenced parcel of land. Numerous parcels of land in this area were created in 1994 and 1995, prior to our Office being able to track the parcel splits. Therefore, the Aitkin County Planning and Zoning Department was not able to identify the dates these parcels were created prior to the issuance of permits. It wasn't until several years after the creation of these parcels that we had the technology to verify the parcel creation date at the time of permit application. Also, information has been presented by the developers that suggests past administration led the developers to believe these parcels would be issued permits. In addition, there are other developments similar to this where permits have been issued for residential buildings. Therefore, the Office has made an administrative decision to issue permits for residential buildings and septic systems if the following are met:

1. The Wetland Conservation Act (WCA) must be complied with for the filling and draining of wetlands. This will require a recommendation from the Aitkin County Wetland Technical Evaluation Panel for the filling or draining of any wetlands. Keep in mind that most if not all of the land in this area is wetland.
2. Any septic system drainfields that are installed must comply with the WCA, (see #1 above). Any of the drainfields that are classified as "other" type of drainfields will be the liability and responsibility of the landowners. Aitkin County will not accept any liability for these systems. These systems, if installed, will be issued permits at the sole risk of the landowner. The issuance of an "other" type of septic system permit does not guarantee the system will perform to code requirements. The likelihood of these systems failing can be high depending on how much these systems vary from a standard system.
3. All setbacks, vegetation removal, excavation and filling, and all other performance standards of the Shoreland Management Ordinance must be complied with.

If you have any questions, feel free to contact me at 218-927-7342.

Sincerely,

Terry Neff
Environmental Services Director

c:\gunlake

An Equal Opportunity Employer