

## Connor Plagge

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Good Afternoon Lisa,

Per our phone call this morning, I have attached a map of what I think we can do as a solution to your properties. The map is an estimate of where things are, as the property lines in our GIS database are not the most accurate. I also put the approximate located corner pins where the property line is actually supposed to be. So to be a little more accurate, picture the parcels moved down to meet the located corner pins. Anyways, I will briefly explain why this has to happen.

The Aitkin County Shoreland Management Ordinance has standard sizes for lots. Unfortunately, none of the lots you own can meet that size alone. This means that we have to start grouping parcels together to meet the standard sizes of nonconforming lots of record. A lot on Prairie River would have to be a minimum of 30,000 sq ft to be eligible for development and have a lot width (at shore) of 100 feet. For your lots, they are all 51.9 feet in lot width (at shore). To meet these standards, I "grouped" your southern three parcels together and your northern four parcels together. This also helped them meet the square footage size that is required by the ordinance.

The Aitkin County Shoreland Management Ordinance also states that an existing lot that has a residence and meets duplex size, is eligible for a second residence to be placed on the property with it being a maximum of 700 square feet. I was worried about your property as you already have a residence over 700 square feet and the new proposed house is 2800 square feet. However, I think the solution above will solve this issue as we will be "splitting" your lots for development. Notice this will only be in the Planning and Zoning office and will not be affected in other offices. This is just for future development of your property and if you ever wanted to sell part of your property the split would need to be followed.

I believe these will solve the issues stated above and allow you to develop your land. I did visit your property today for a site visit and it was beautifully staked. I see no issues with setbacks. I will let the septic guy from my office review the septic design before I am able to sign off on your permit. Please let me know if you have any questions with anything as I know this can be confusing. I can be reached at 218-927-7378.

Thank you,

Connor Plagge

Aitkin County Planning & Zoning

Zoning Officer

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