

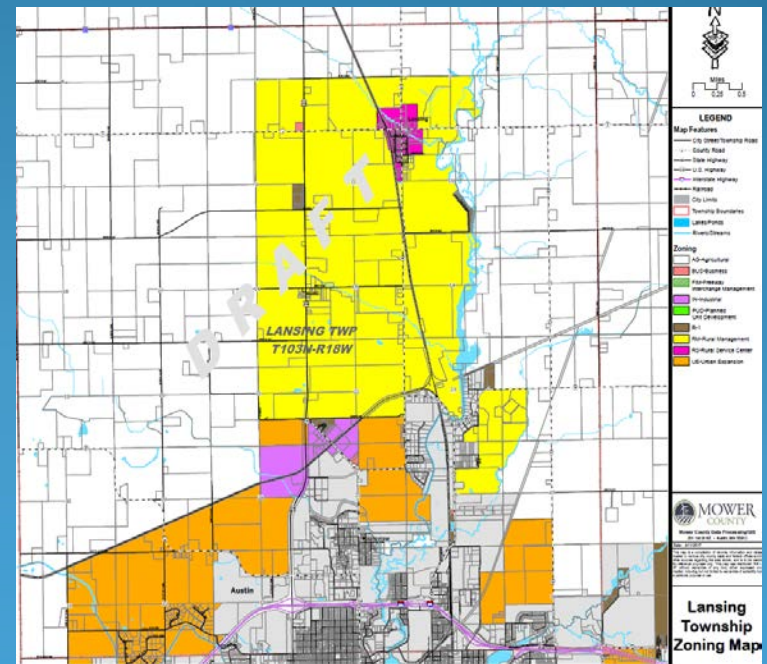
Don't Worry About the Answer, Ask the Right  
Questions: Important Questions to Ask About Your  
Town Zoning Ordinance

Kyle Hartnett  
Kennedy and Graven, Chartered

- Basics of Zoning
  - What it is
  - Authority
  - Basic Process
  - Limitations for towns
- Questions to ask about Comprehensive Plan
- Questions to ask about adopting or amending zoning

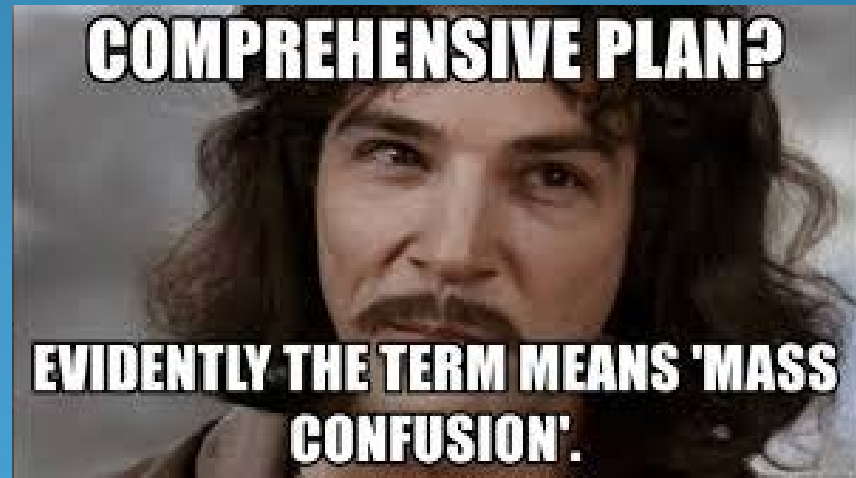


- Basics of zoning
- Limiting how people use their property
- Minnesota Statute 462 vs. 366
- **Must be at least as restrictive as County**



# Comprehensive Plan

- Should be adopted if do overall zoning.
- For towns, usually simple.
- Need to ask how indepth .



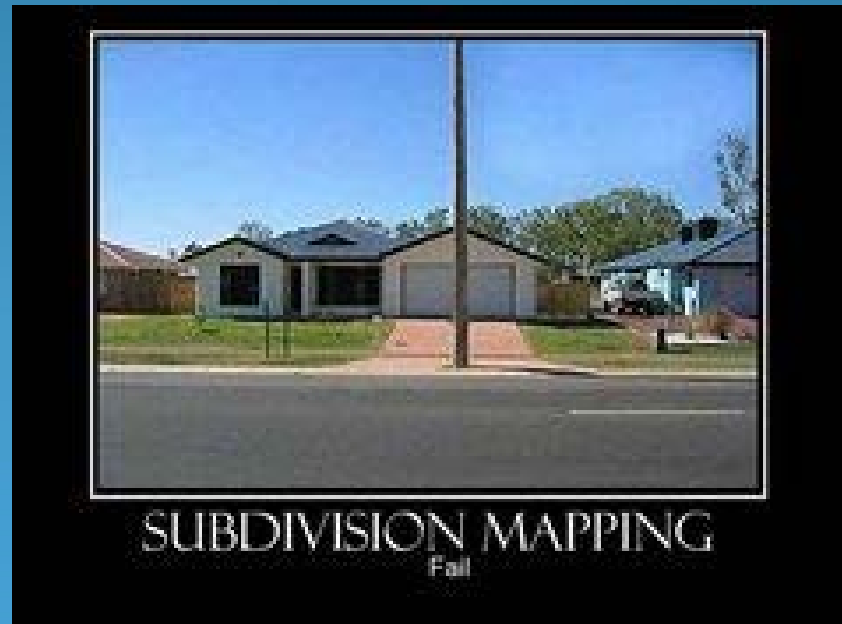
# Goals for Adopting Zoning

- Not happy with County Ordinance.
- Specific Issue.
  - Feedlots
  - Mining
- Has the County Ordinance changed recently?
- Moratorium



# Subdivisions

- Does the Town want to regulate subdivisions?
- Happy with County?
- Does the Town already have a voice with County?
- Is the County listening?



# Form of Ordinance

- Adopt County Ordinance with some changes?
- Reference County Ordinance?
- Adopt full Town ordinance?



# Administration

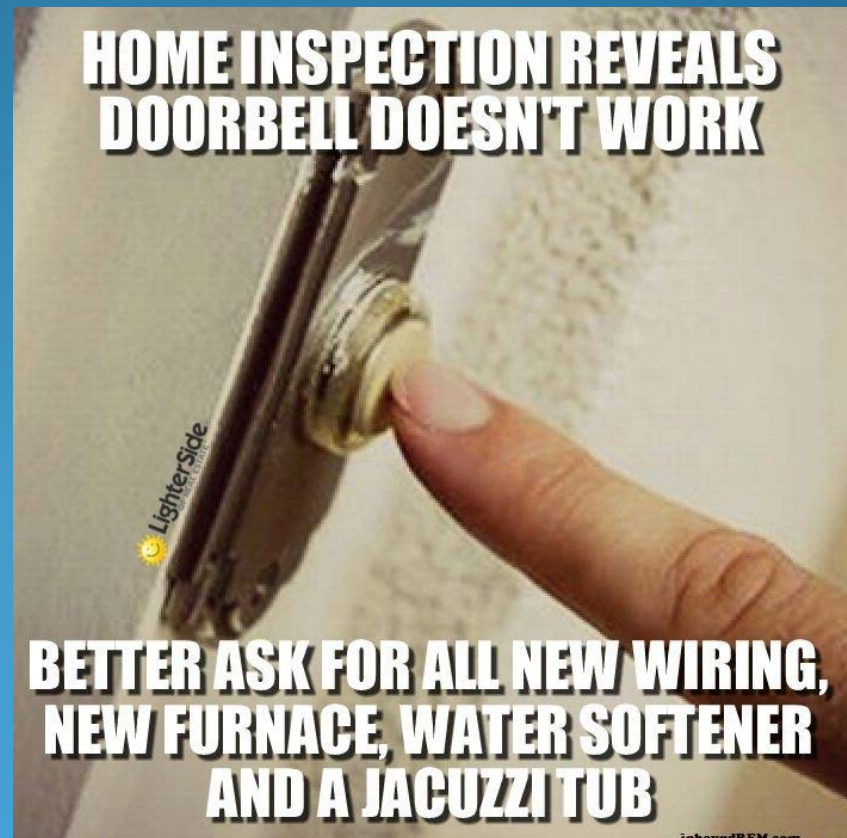
- Is the Town willing to administer its ordinance?
  - Issue permits.
    - CUP
    - IUP
    - Variances
  - Hold hearings.
  - Answer questions from the public.
  - Increased need for professionals.
  - Now public has to check with two government units.
  - Who is public dealing with?





# Enforcement

- Dealing with violations.
- Liability



# QUESTIONS?

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