

ARTICLE VI

ADMINISTRATION AND LEGAL DATA

Section 60. ESTABLISHMENT AND APPOINTMENT OF PLAT OFFICER

The Office of Plat Officer is Hereby Established in which is vested the duty of the administration of these regulations as specified herein and such other related regulations as are assigned to that office by the Village Board.

The Plat Officer to be Appointed by the President of the Village Board with the advise and consent of the Village Board shall be a person who is qualified by professional or practical training and experience to conduct the affairs of that office.

Section 61. PENALTIES

Any persons, firm, or corporation violating any of the provisions of this ordinance shall be fined not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each offense. Each day a violation is permitted to continue shall constitute a separate offense.

Section 62. VARIANCE AND AMENDMENTS

62.01 Variances, General. The Village Board of the Village of Hennepin, hereby reserves authority to vary the strict application of any of the provisions herein contained, but such variances shall be exercised only upon written recommendation of the Planning Commission which in turn shall make such recommendation upon recommendation of the Plat Officer or upon its own motion.

62.02 Variances, Large Scale Developments. The standards and requirements of these regulations may be modified by the Village Board in case of a plan or program for a complete community or neighborhood unit. Such modification shall not be made until after written recommendation of the Planning Commission, which recommendation may be given when in the judgment of the Planning Commission, the specific plan or program presented provides adequate public space and improvements for the

circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants and other legal provisions as will assure conformity to and achievement of the plan.

62.03 Amendments. Amendments to this subdivision ordinance shall be made by the Village Board as provided by Statute; providing, however, that no amendment shall be adopted without first referring the proposed amendment to the Planning Commission and receiving a report therefrom except, however; if no report is received within 90 days, it shall be deemed to be approved by the Planning Commission.

Section 63 REPEALER

All ordinances and resolutions or any part thereof in conflict with all or any part of this ordinance are hereby repealed.

Section 64. CONFLICT WITH PRIVATE DEEDS AND COVENANTS

In case of any conflict between this ordinance or part thereof and the whole or part of any existing or future private covenants or deeds, the most restrictive shall apply.

Section 65 RECORD OF PLATS

All of such plats of subdivision, after the same have been submitted and approved as provided in this ordinance, shall be filed and kept by the Village Clerk among the records for the Village.

Section 66. SEVERABILITY

If any section or part thereof of this ordinance shall be held to be unconstitutional by a court of competent jurisdiction, the remainder of the provisions herein shall be deemed to continue in full force and effect.

Section 67. AVAILABILITY OF COPIES OF ORDINANCE

The City Clerk is hereby directed to obtain and have available at all times a sufficient number of copies of this ordinance to furnish the needs of the general public and be empowered to charge a fee to cover the cost of publication of this ordinance. Said fee shall be the sum of \$25.00 per copy. The Clerk shall keep a record of the name and address of all those who obtain a copy of this ordinance. The Clerk shall mail to them a copy

of each amendment to this ordinance (other than a complete revision) as adopted by the Village Board.

Section 68. EFFECTIVE DATE

This ordinance shall take effect and be in full force from and after its adoption and publication as permitted by Statute:

However, preliminary plats approved by the Planning Commission prior to the effective date of this ordinance shall remain valid for a period of one (1) year from the date of approval. If within one (1) year of said approval of the preliminary plat the owner or subdivider files with the County Clerk an application for approval of a final plat of said subdivision, or a phase thereof, the procedures to be followed for approval of the final plat shall be those set forth in this Ordinance, but the subdivision design standards, required land improvements and developer contributions to be applied shall be those of the Subdivision Ordinance in effect at the time of the approval of the preliminary plat.