

**Cass County Planning Commission/ Board of Adjustment
May 14, 2012**

Preliminary Plat

“Gull View”, Fairview Township, on property described as Part of Gov
Lots 1 & 2, Section 18-134-29, PID # 14-018-2203 located along CSAH # 77. The
surveyor is Patrick Trottier, Stonemark Land Survey. The preliminary plat contains
11 residential and one common area lot. The current number of lots and their
configuration will not change. The plat is only for the purpose to assign the
individual lots with a legal description from the current descriptions as shares.
Legal descriptions will allow the individual lot owners flexibility when considering
various financial options. The property contains 9.19 acres riparian to Gull Lake
(GD). Article 4 of the Subdivision and Platting Ordinance (2009) establishes
preliminary plat criteria.

More than 50 notices of the preliminary plat were mailed. No response was received. The plat was
discussed with a Gull View Association representative with questions as to configuration, density and
ownership.

MS/P Moore/Gardner to approve the preliminary plat of “Gull View” upon review and compliance with
Articles 4 & % of the Subdivision and Platting Ordinance 903/10/09) with the following findings and
condition.

Findings:

1. The plat does not revise the existing configuration.
2. The plat revises current descriptions of the lots to legal descriptions.
3. The County Surveyor and ESD has reviewed and approved the preliminary plat for compliance with
Article 4 of the Subdivision & Platting Ordinance (03/09/09).
4. The plat does not reach the mandatory EAW/EIS review standards.

Condition:

1. Declarations must be submitted with the final plat.