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GRAND MARAIS-COOK COUNTY AIRPORT ZONING ORDINANCE

**CREATED BY THE AIRPORT ZONING BOARD OF:
COOK COUNTY**

OCTOBER 21, 1991

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GRAND MARAIS-COOK COUNTY AIRPORT
ZONING ORDINANCE

CREATED BY THE

COOK COUNTY AIRPORT ZONING BOARD

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, IN THE VICINITY OF THE GRAND MARAIS-COOK COUNTY AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE RESTRICTIONS AND BOUNDARIES OF SUCH ZONES; DEFINING CERTAIN TERMS USED HEREIN; REFERRING TO THE GRAND MARAIS-COOK COUNTY AIRPORT ZONING MAP WHICH IS INCORPORATED IN AND MADE A PART OF THIS ORDINANCE; PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF ADJUSTMENT; AND IMPOSING PENALTIES.

IT IS HEREBY ORDAINED BY THE COOK COUNTY AIRPORT ZONING BOARD PURSUANT TO THE AUTHORITY CONFERRED BY MINNESOTA STATUTES 360.061 - 360.074, AS FOLLOWS:

SECTION I: PURPOSE AND AUTHORITY

The Cook County Airport Zoning Board, created and established by action of the Board of County Commissioners of Cook County pursuant to the provisions and authority of Minnesota Statutes 360.063, hereby finds and declares that:

- A. An airport hazard endangers the lives and property of users of the Grand Marais-Cook County Airport, and property or occupants of land in its vicinity, and also if of the obstructive type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Grand Marais-Cook County Airport and the public investment therein.
- B. The creation or establishment of an airport hazard is a public nuisance and an injury to the region served by the Grand Marais-Cook County Airport.
- C. For the protection of the public health, safety, order, convenience, prosperity and general welfare, and for the promotion of the most appropriate use of land, it is necessary to prevent the creation or establishment of airport hazards.
- D. The prevention of these airport hazards should be accomplished, to the extent legally possible, by the exercise of police power without compensation.

E. The prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds.

SECTION II: SHORT TITLE

This Ordinance shall be known as "The Grand Marais-Cook County Airport Zoning Ordinance." Those sections of land affected by this Ordinance are indicated in "Exhibit A" which is attached to this Ordinance.

SECTION III: DEFINITIONS

As used in this Ordinance, unless the context otherwise requires:

"AIRPORT" means the Grand Marais-Cook County Airport located in Cook County, Minnesota, T62NR1W, Section 24, and T62NR1E, Section 19.

"AIRPORT ELEVATION" means the established elevation of the highest point on the usable landing area which elevation is established to be 1803 feet above mean sea level.

"AIRPORT HAZARD" means any structure or tree or use of land which obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in landing or taking off at the airport; and any use of land which is hazardous to persons or property because of its proximity to the airport.

"DWELLING" means any building or portion thereof designed or used as a residence or sleeping place of one or more persons.

"HEIGHT" for the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

"LANDING AREA" means the area of the airport used for the landing, taking off or taxiing of aircraft.

"LOW DENSITY RESIDENTIAL STRUCTURE" means a single-family or two family home.

"LOW DENSITY RESIDENTIAL LOT" means a single lot located in an area which is zoned for single family or two family residences and in which the predominant land use is such type of residences.

"NON-CONFORMING USE" means any lawfully pre-existing structure, tree, natural growth, or use of land which is inconsistent with the provisions of this Ordinance or an amendment hereto.

"NON-PRECISION INSTRUMENT RUNWAY" means a runway having an existing or planned straight-in instrument approach procedure utilizing air navigation facilities with only horizontal guidance, and for which no precision approach facilities are planned or indicated on an approved planning document.

"PERSON" means an individual, firm partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

"PLANNED" as used in this Ordinance refers only to those proposed future airport developments that are so indicated on a planning document having the approval of the Federal Aviation Administration, the Department of Transportation, Division of Aeronautics, and Cook County.

"PRECISION INSTRUMENT RUNWAY" means a runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). Also, a runway for which a precision instrument approach system is planned and is so indicated on an approved planning document.

"RUNWAY" means any existing or planned paved surface or turf covered area of the airport which is specifically designated and used or planned to be used for the landing and/or taking off of aircraft.

"SLOPE" means an incline from the horizontal expressed in an arithmetic ratio of horizontal magnitude to vertical magnitude.

$$\text{slope} = 3:1 = 3 \text{ ft. horizontal to } 1 \text{ ft. vertical}$$

"STRUCTURE" means an object constructed or installed by man, including, but not limited to buildings, towers, antennas, satellite receiving dishes, smokestacks, and overhead transmission lines.

"TRAVERSE WAYS" for the purpose of determining height limits as set forth in this Ordinance shall be increased in height by 17 feet for interstate highways; 15 feet for all other public roadways; 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for private roads; 23 feet for railroads; and for waterways and all other traverse ways not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it.

"TREE" means any object of natural growth.

"UTILITY RUNWAY" means a runway that is constructed for and intended to be used by propeller-driven aircraft of 12,500 pounds maximum gross weight and less.

"VISUAL RUNWAY" means a runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument approach procedure and no instrument designation indicated on an approved planning document.

"WATER SURFACES" for the purpose of this Ordinance shall have the same meaning as land for the establishment of protected zones.

SECTION IV: AIRSPACE OBSTRUCTION ZONING

A. **AIRSPACE ZONES:** In order to carry out the purposes of this Ordinance, as set forth above, the following airspace zones are hereby established: Primary Zone, Horizontal Zone, Conical Zone, Approach Zone, Precision Instrument Approach Zone, and Transitional Zone and whose locations and dimensions are as follows:

1. **PRIMARY ZONE:** All that land which lies directly under an imaginary primary surface longitudinally centered on a runway and:
 - a. extending 200 feet beyond each end of Runways 9 and 27.
 - b. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 1,000 feet for Runways 9 and 27.
2. **HORIZONTAL ZONE:** All that land which lies directly under an imaginary horizontal surface 150 feet above the established airport elevation, or a height of 1953 feet above mean sea level, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is 10,000 feet for Runways 9 and 27.

3. **CONICAL ZONE:** All that land which lies directly under an imaginary conical surface extending upward and outward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet as measured radially outward from the periphery of the horizontal surface.
4. **APPROACH ZONE:** All that land which lies directly under an imaginary approach surface longitudinally centered on the extended centerline at each end of the runway. The inner edge of the approach surface is at the same width and elevations as, and coincides with, the end of the primary surface. The approach surface inclines upward and outward at a slope of 40:1 for Runway 9. The approach surface expands uniformly to a width of 4,000 feet for Runway 9 at a distance of 10,000 feet to the periphery of the conical surface.
5. **PRECISION INSTRUMENT APPROACH ZONE:** All that land which lies directly under an imaginary precision instrument approach surface longitudinally centered on the extended centerline at the end of Runway 27, a precision instrument runway. The inner edge of the precision instrument approach surface is at the same width and elevation as, and coincides with, the end of the primary surface. The precision instrument approach surface inclines upward and outward at a slope of 50:1 for a horizontal distance of 10,000 feet expanding uniformly to a width of 4,000 feet, then continues upward and outward for an additional

horizontal distance of 40,000 feet at a slope of 40:1, expanding uniformly to an ultimate width of 16,000 feet.

6. **TRANSITIONAL ZONE:** All that land which lies directly under an imaginary transitional surface extending upward and outward at right angles to the runway centerline and the runway centerline extended at a slope of 7:1 from the sides of the primary surface and from the sides of the approach surface.
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- B. **HEIGHT RESTRICTIONS:** Except as otherwise provided in the Ordinance, and except as necessary and incidental to airport operations, no structure or tree shall be constructed, altered, maintained, or allowed to grow in any airspace created in Subsection IV-A so as to project above any of the imaginary airspace surfaces described in said Subsection IV-A hereof. Where an area is covered by more than one height limitation, the more restrictive limitations shall prevail.
 - C. **BOUNDARY LIMITATIONS:** The airspace obstruction height zoning restrictions set forth in this section shall apply for a distance not to exceed one and one half miles beyond the perimeter of the airport boundary and in that portion of an airport hazard area under the approach zone for a distance not exceeding two miles from the airport boundary.

SECTION V: LAND USE SAFETY ZONING

A. **SAFETY ZONE BOUNDARIES:** In order to carry out the purpose of this Ordinance, as set forth above and also, in order to restrict those uses which may be hazardous to the operational safety of aircraft operating to and from the Grand Marais-Cook County Airport, and furthermore to limit population and building density in the runway approach areas, thereby creating sufficient open space so as to protect life and property in case of an accident, there are hereby created and established the following land use safety zones:

1. **SAFETY ZONE A:** All land in that portion of the approach zones of a runway, as defined in Subsection IV A hereof, which extends outward beginning from the end of the primary surface for Runway 9 and at the end of the primary surface for Runway 27 a distance equal to two-thirds of the planned length of the runway, which distance shall be:
 - a. 3667' more or less line for Runway 9 and as shown on Sheet 2 of the Airport Zoning Plan.
 - b. 3667' for Runway 27.

2. **SAFETY ZONE B:** All land in that portion of the approach zones of a runway, as defined in Subsection IV A hereof, which extends outward from Safety Zone A a distance equal to one-third of the planned length of the runway, which distance shall be:
 - a. 1833' for Runway 9 more or less and as shown on Sheet 2 of the Airport Zoning Plan.
 - b. 1833' for Runway 27.
3. **SAFETY ZONE C:** All that land which is enclosed within the perimeter of the horizontal zone as defined in Subsection IV-A hereof and which is not included in Zone A or Zone B.

B. USE RESTRICTIONS

1. **GENERAL:** Subject at all times to the height restrictions set forth in Subsection IV-B, no use shall be made of any land in any of the safety zones defined in Subsection V-A which creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between the airport and aircraft, makes it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking off, or maneuvering of aircraft.

2. **ZONE A:** Subject at all times to the height restrictions set forth in Subsection IV-B and to the general restrictions contained in Subsection V-B-1 areas designated as Zone A shall contain no buildings, temporary structures, exposed transmission lines, or other similar above-ground land use structural hazards, and shall be restricted to those uses which will not create, attract, or bring together an assembly of persons thereon. Permitted uses may include, but are not limited to, such uses as agriculture (seasonal crops), horticulture, animal husbandry, raising of livestock, wildlife habitat, light outdoor recreation (nonspectator), cemeteries and auto parking.
3. **ZONE B:** Subject at all times to the height restrictions set forth in Subsection IV-B, and to the general restrictions contained in Subsection V-B-1, areas designated as Zone B shall be restricted in use as follows:
 - a. Each use shall be on a site whose area shall not be less than two and one-half acres.
 - b. Each use shall not create, attract, or bring together a site population that would normally exceed 15 times that of the site acreage.
 - c. Each site shall have no more than one building plot upon which any number of structures may be erected.

- d. A building plot shall be a single, uniform and non- contrived area, whose shape is uncomplicated and whose area shall not exceed the following minimum ratios with respect to the total site area:

<u>Site Area at least (Acres)</u>	<u>But Less Than (Acres)</u>	<u>Ratio of Site Area to Bldg. Plot Area</u>	<u>Building Plot Area (Sq. Ft.)</u>	<u>Max. Site Population (15 Persons/A)</u>
3	4	12:1	10,900	45
4		12:1	17,400	60
6	6	10:1	32,700	90
10	10	8:1		
20	20	6:1	72,600	150
20	and up	4:1	218,000	300

- e. The following uses are specifically prohibited in Zone B: churches, synagogues, hospitals, nursing homes, schools, day care or child care centers, theaters, stadiums, hotels and motels, trailer courts, campgrounds, amusement centers, learning centers, and other places of frequent public or semipublic assembly. A place of public or semi-public assembly is defined as a use which attracts a gathering together of persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking, dining or awaiting transportation.

4. **ZONE C:** Zone C is subject only to height restrictions set forth in Subsection IV-B, and to the general restrictions contained in Subsection V-B-1.

C. **BOUNDARY LIMITATIONS:** The land use zoning restrictions set forth in this section shall apply for a distance not to exceed one mile beyond the perimeter of the airport boundary and in that portion of an airport hazard area under the approach zone for a distance not exceeding two miles from the airport boundary.

SECTION VI: AIRPORT ZONING MAP

The several zones herein established are shown on the Grand Marais-Cook County Airport Zoning Map consisting of two sheets, prepared for Cook County, and dated July 22, 1991, attached hereto and made a part hereof, which map, together with such amendments thereto as may from time to time be made, and all notations, references, elevations, data, zone boundaries, and other information thereon, shall be and the same is hereby adopted as part of this Ordinance.

SECTION VII: NON-CONFORMING USES

Regulations not Retroactive: The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other changes or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or other wise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted and completed within two years thereof.

SECTION VIII: PERMITS

A. **FUTURE USES:** Except as specifically provided in Paragraphs 1 and 2 hereunder, no material change shall be made in the use or land and no structure shall be erected, altered, or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted by the Zoning Administrator, hereinafter provided for. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient information with respect to the proposed project to permit a determination as to whether it conforms to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.

1. However, a permit for a tree or structure of less than 75 feet of vertical height above ground shall not be required in the horizontal and conical zones or in any approach and transitional zones beyond a horizontal distance of 4,200 feet from each end of the runway except when such tree, because of terrain, land contour, or topographic features, would extend the height or land use limit prescribed for the respective zone.
2. Nothing contained in this foregoing exception shall be construed as permitting or intending to permit any construction, alteration, or growth of any structure or tree in excess of any of the height limitations established by this Ordinance as set forth in Section IV and the land use limitations set forth in Section V.

B. EXISTING USES: Before any existing use or structure may be replaced, substantially altered or repaired, or rebuilt within any zone established herein, a permit must be secured authorizing such replacement, change or repair. All applications for such a permit shall be granted if the proposed replacement, change, or repair inclusive with the existing use or structure conforms with the provisions set forth in Sections IV-B and V-B. A permit to rebuild a structure which has been damaged or destroyed by fire or other casualty shall be granted if the rebuilding will not create a greater airport hazard or hazard to air navigation than it was prior to the casualty loss.

No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a non-conforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto, or than it is when the application for a permit is made. A proposed replacement, change or repair inclusive with the existing use which by virtue of the proposed action would not comply with the provisions set forth in Sections IV-B and V-B shall be considered to be the establishment or creation of a greater airport hazard or greater hazard to air navigation than on the effective date of this Ordinance.

C. **NON-CONFORMING USES ABANDONED OR DESTROYED.** Whenever the Zoning Administrator determines that a non-conforming structure or tree has been abandoned or more than 80% torn down, deteriorated, or decayed no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations. Whether application is made for a permit under this paragraph or not, the Zoning Administrator may order the owner of the abandoned or partially destroyed non-conforming structure, at the owner's expense, to lower, remove, reconstruct or equip the same in the manner necessary to conform to the provisions of this Ordinance. In the event the owner of the non-conforming structure shall neglect or refuse to comply with the order for ten days after receipt of written notice of the order, the Zoning Administrator may, by appropriate legal action, proceed to have the abandoned or partially destroyed non-conforming structure lowered, removed, re constructed or equipped and assess the cost and expense thereof against the land on which the structure is or was located. Unless such assessment is paid within ninety days from the service of notice thereof on the agent or the owner of the land, the sum shall bear interest at the prevailing legal rate per annum from the date the cost and expense is incurred until paid, and shall be collected in the same manner as are general taxes.

SECTION IX: VARIANCES

Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property not in accordance with the regulations prescribed in the Ordinance may apply to the Zoning Administrator who shall transmit the application to members of the Board of Adjustment, hereinafter provided for, for a variance from such regulations. If a person submits an application for a variance by certified mail to the Zoning Administrator who transmits it to the members of the Board and the Board fails to grant or deny the variance within 60 calendar days after the last member receives the application, the variance shall be deemed to be granted by the Board. When the variance is granted by reason of the failure of the Board to act on the variance, the person receiving the variance shall notify the Board and the Commissioner of Transportation by certified mail that the variance has been granted. The applicant shall include a copy of the original application for the variance with this notice to the Commissioner. The variance shall be effective 60 calendar days after this notice is received by the Commissioner subject to any action taken by the Commissioner pursuant to Section 360.063, Subdivision 6. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of this Ordinance provided any variance so allowed may be subject to any reasonable conditions that the Board of Adjustment or Commissioner may deem necessary to effectuate the purpose of this Ordinance.

SECTION X: HAZARD MARKING AND LIGHTING

- A. **NON-CONFORMING USES:** The owner of any non-conforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Zoning Administrator to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of Cook County.
- B. **PERMITS AND VARIANCES:** Any permit or variance granted by the Zoning Administrator or Board of Adjustment, as the case may be, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, so condition such permit or variance as to require the owner of the structure or tree in question at his own expense, to install, operate, and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

SECTION XI: AIRPORT ZONING ADMINISTRATOR

It shall be the duty of the County Zoning Administrator to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the County Zoning Administrator upon a form furnished by him. Permit applications shall be promptly considered and granted or denied by him in accordance with the regulations prescribed herein. Variance applications shall be forthwith transmitted by the County Zoning Administrator for action by the Board of Adjustment hereinafter provided for.

It shall be the duty of the Zoning Administrator to:

1. Review all applications for permits together with supporting documents and promptly grant or deny them based upon conformance with the provisions of this Ordinance.
2. Issue Airport Zone Permits for those applications granted approval by the Administrator.
3. Transmit variance applications and supporting documents to the Board of Adjustment.
4. Maintain a current file of all permits and all copies of notices of violation for such time as necessary to insure continuous compliance with the provisions of this Ordinance and, on request, provide information to any person having a proprietary or tenancy interest in any specific property.

5. Periodically inspect buildings and uses of land to determine compliance with the terms of this Ordinance. The Zoning Administrator shall have the power to enter at reasonable times upon any private or public property for the purpose of investigating conditions relating to the enforcement of this Ordinance.
6. Notify, in writing, any person responsible for violating a provision of this Ordinance, indicating the nature of the violation and ordering the action necessary to correct it.
7. Order discontinuance of illegal use of land, buildings or structures; order removal of illegal buildings, structures, additions, alterations; order discontinuance of illegal work being done; or take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.
8. Maintain permanent and current records of the Zoning Ordinance, including all maps, amendments, special uses and variations.
9. Provide clerical and technical assistance in the pursuit of his duties.
10. Provide a certified copy of permits and variances granted to the County Recorder.

SECTION XII: BOARD OF ADJUSTMENT

A. **ESTABLISHMENT:** The Cook County Board of Adjustment shall serve as the Board of Adjustment for the Grand Marais-Cook County Airport Zoning Ordinance.

B. **POWERS:** The Board of Adjustment shall have and exercise the following powers:

1. To hear and decide appeals from any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.
2. To hear and decide special exceptions to the terms of this Ordinance upon which such Board of Adjustment under such regulations may be required to pass.
3. To hear and decide specific variances.

C. **PROCEDURES**

1. The Board of Adjustment shall adopt rules for its governance and procedure in harmony with the provisions of this Ordinance. Meetings of the Board of Adjustment shall be held at the call of the Chairman and at such other times as the Board of Adjustment may determine. The Chairman, or in his absence the acting chairman, may administer oaths

and compel the attendance of witnesses. All hearings of the Board of Adjustment shall be public. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Zoning Administrator and the County Recorder, and shall be a public record.

2. The Board of Adjustment shall make written findings of fact upon which it acted and its conclusions from such facts in reversing, affirming or modifying any order, requirement, decision or determination which comes before it under the provisions of this Ordinance.
3. The concurring vote of a majority of the members of the Board of Adjustment shall be sufficient to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any variation in this Ordinance.

SECTION XIII: APPEALS

- A. Any person aggrieved, or any taxpayer affected by any decision of the Zoning Administrator made in his administration of this Ordinance may appeal to the Board of Adjustment. Such appeals may also be made by any governing body of a municipality, township, county, or airport zoning board, which is of the opinion that a decision of the Zoning Administrator is an improper application of this Ordinance as it concerns such governing body or board.

- B. All appeals hereunder must be commenced within 30 days of notice of the Zoning Administrator's decision by filing with the Zoning Administrator a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. In addition, any person aggrieved, or any taxpayer affected by any decisions of the Zoning Administrator made in his administration of this Ordinance who desires to appeal such decision shall submit an application for a variance by certified mail to the members of the Board of Adjustment in the manner set forth in Minnesota Statute 360.068, Subdivision 2.

- C. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except .pa by order of the Board of Adjustment on notice to the Zoning Administrator and on due cause shown.

- D. The Board of Adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

- E. The Board of Adjustment may, in conformity with the provisions of this Ordinance, reverse or affirm, in whole or in part, or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision, or determination, as may be appropriate under the circumstances, and to that end shall have all the powers of the Zoning Administrator.

SECTION XIV: JUDICIAL REVIEW

Any person aggrieved, or any taxpayer affected by any decision of the Board of Adjustment, or any governing body of a municipality, county, or airport zoning board, which is of the opinion that a decision of the Board of Adjustment is illegal may present to the District Court of Cook County a verified petition setting forth that the decision or action is illegal, in whole or in part, and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the decision is filed in the office of the Zoning Administrator. The Petitioner must exhaust the remedies provided in this Ordinance before availing himself of the right to petition a court as provided by this section.

SECTION XV: PENALTIES

Every person who shall construct, establish, substantially change, alter or repair any existing structure or use, or permit the growth of any tree without having complied with the provisions of this Ordinance or who, having been granted a permit or variance under the provisions of this Ordinance, shall construct, establish, substantially change or substantially alter or repair any existing growth or structure or permit the growth of any tree, except as permitted by such permit or variance, or fail to install, operate, and maintain markers and lights on new construction or tree growth as stipulated in such permit or variance, shall be guilty of a misdemeanor and shall be punished by a fine of not more than \$700 or imprisonment for not more than 90 days or both. Each day a violation continues to exist shall constitute a separate offense. The Airport Zoning Administrator may enforce all provisions of this Ordinance through such proceedings for injunctive relief and other relief as may be proper under the laws of Minnesota Statutes 360.073 and other applicable law.

SECTION XVI: CONFLICTS

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern and prevail.

SECTION XVII: SEVERABILITY

- A. In any case in which the provisions of this Ordinance, although generally reasonable, are held by a court to interfere with the use or enjoyment of a particular structure or parcel of land to such an extent, or to be so onerous in their application to such a structure or parcel of land, as to constitute a taking or deprivation of that property in violation of the constitution of this State or the constitution of the United States, such hold shall not affect the application of this Ordinance as to other structures and parcels of land, and to this end the provisions of this Ordinance are declared to be severable.

- B. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the parts so declared to be unconstitutional or invalid.

SECTION XVIII: EFFECTIVE DATE

This Ordinance shall take effect on the 10th day of December, 1991. Copies thereof shall be filed with the Commissioner of Transportation, Division of Aeronautics, State of Minnesota, and the County Recorder of Cook County, Minnesota.

Passed and adopted after public hearing by the Cook County Airport Zoning Board this 10th day of December, 1991.

Wesley Hedstrom

Chairman

David Bloomquist

Member

Peter Floyd Johnson

Member

Eugene Utecht

Member

Chester Lindskog

Member

SEAL OR NOTARY



Carol Gresczyk, Auditor-Treasurer

EXHIBIT A
 GRAND MARAIS-COOK COUNTY AIRPORT
 ZONING ORDINANCE

This Ordinance affects all or a portion of the following sections of land:

NAME AND NUMBER OF TOWNSHIP	AIRSPACE OBSTRUCTION ZONING: Section IV of Ordinance; Page 1 of Zoning Map.	LAND USE SAFETY ZONING: Section V of Ordinance; Page 2 of Zoning Map.
Township T61N R1W	Sections: 1, 2	Sections: Not Applicable
Township T61N R1E	Sections: 5,6	Sections: Not Applicable
Township T62N R1W	Sections: 1,2,10,11,12,13,14, 15,16,21,22,23,24,25,26,27,28, 34,35,36	Sections: 11,12,13, 14,15,22,23,24,25, 26,27,35,36
Township T62N R1E	Sections: 6,7,8,9,16,17,18,19, 20,21,22,27,28,29,30,31,32,33	Sections: 7,8,16,17, 18,19,20,21,29,30, 31,32