

OAK LAWN TOWNSHIP

COMPREHENSIVE PLAN

2008

**OAK LAWN TOWNSHIP TASK FORCE
CROW WING COUNTY, BRAINERD, MINNESOTA**

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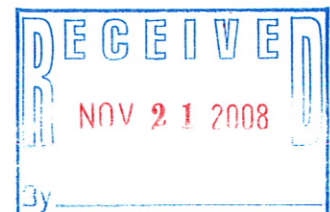
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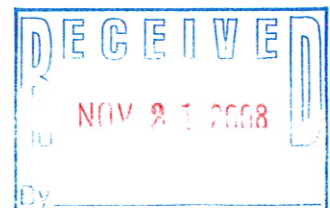
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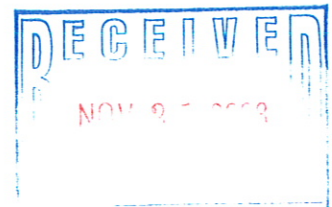
OAK LAWN TOWNSHIP COMPREHENSIVE PLAN

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OAK LAWN TOWNSHIP MISSION STATEMENT

To remain a separate entity from the City of Brainerd, to maintain our agricultural and natural resource base and to encourage planned and orderly rural development.



OAK LAWN TOWNSHIP

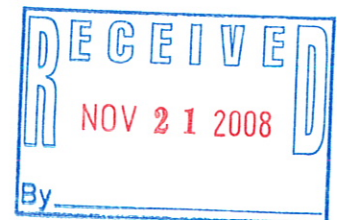
INTRODUCTION:

Oak Lawn Township is located just east of the Brainerd City limits. The northern border is defined by the Mississippi River. The southern border is partially defined by County Road 117 and Butternut Road. The eastern border is partially defined by County Road 23 and County Road 159. Two major highways cut thru the Township in an east-west direction. They are State Highway 210 and State Highway 18. Two County highways cut thru in a north-south direction. They are State Highway 25 and County Road 25.

There are many small lakes in the northern part of the Township; Rice Lake and Horseshoe Lake are the largest.

Although most of the Township is agriculture and greenspace (forested), there are areas of small-track residential scattered around, mostly in the western half of the Township.

Crow Wing County Memorial Forest accounts for over 1,200 acres of land. Brainerd Lakes Regional Airport accounts for over 1,900 acres. Northwest Paper and Potlatch own another 2,100 acres.



Oaklawn Township 2007 Zoning Map

Legend

US Highway

State Highway

County Road

Sections

Road Type

Unamed Private Driveway

US Highway

State Highway

County Road

Township Road

City Road

Named Private Road

Minimum Maintenance Road

Cass County Road

dnr_lakes

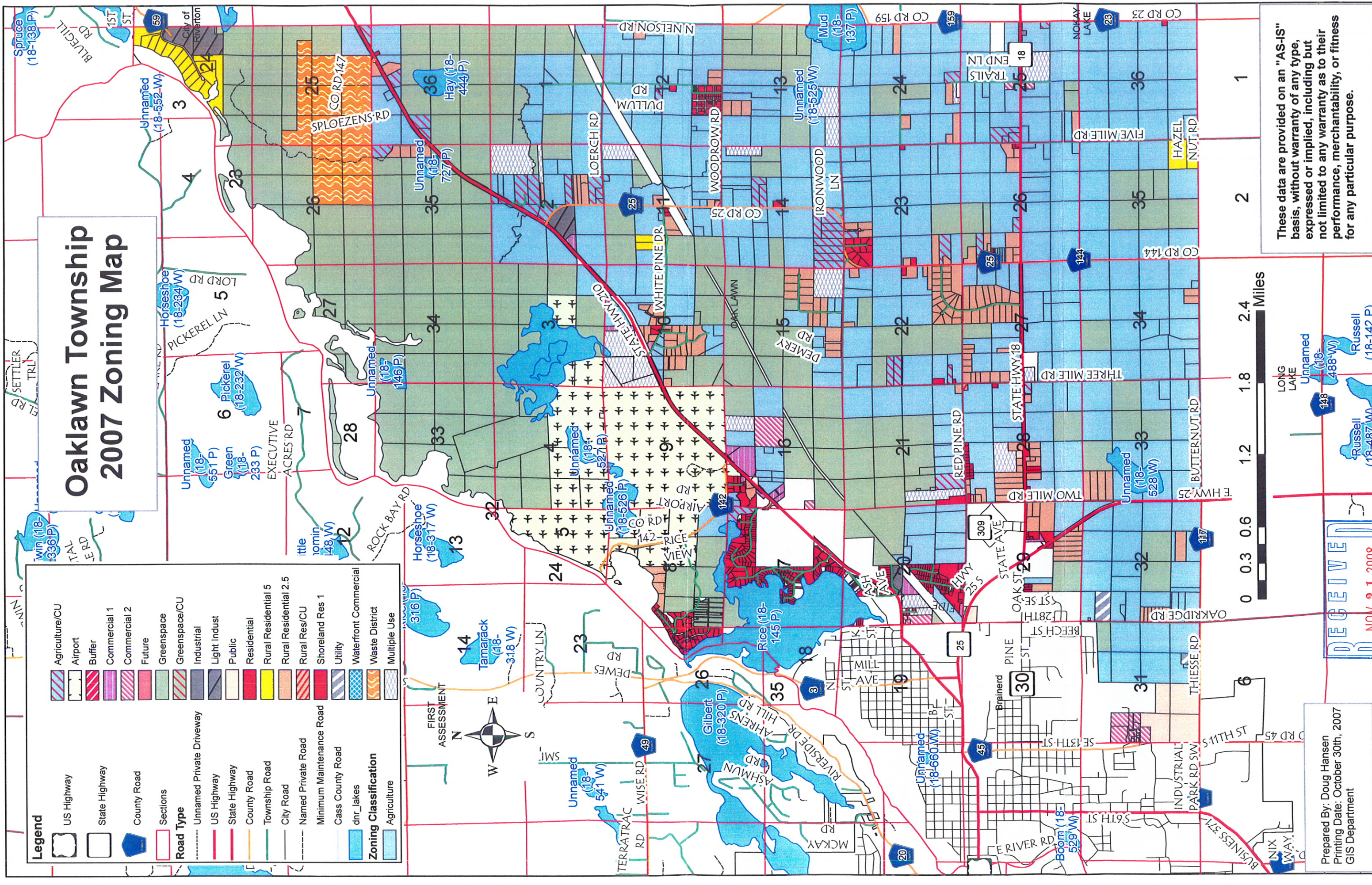
Agriculture

Agriculture/CUAirportBufferCommercial 1Commercial 2FutureGreenspace/CUIndustrialLight IndustPublicResidentialRural Residential 5Rural Residential 2.5Rural Res/CUShoreland Res 1UtilityWaterfront CommercialWaste DistrictMultiple Use**Zoning Classification**Agriculture

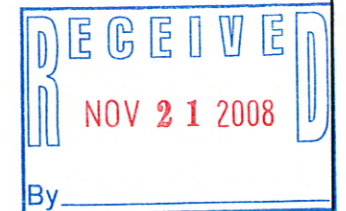
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Prepared By: Doug Hansen
Printing Date: October 30th, 2007
GIS Department

RECEIVED
NOV 21 2008



PRELIMINARY PLAT OF OAK LAWN TOWNSHIP CEMETERY



OWNER DEVELOPER

Oak Lawn Township Supervisors
c/o Judy Zelinske
Oak Lawn Township
PO Box 622
Brainerd, MN 56401
Phone (218) 829-0222

LEGAL DESCRIPTION:

That part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 45, Range 30, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 55 minutes 37 seconds West, assumed bearing, along the south line of said Southeast Quarter of the Northwest Quarter, 379.50 feet; thence North 00 degrees 52 minutes 31 seconds West 344.35 feet to the point of beginning; thence continue North 00 degrees 52 minutes 31 seconds West, 344.35 feet; thence South 88 degrees 55 minutes 37 seconds West, along a line parallel with said south line, 949.42 feet to the west line of said Southeast Quarter of the Northwest Quarter; thence South 00 degrees 49 minutes 13 seconds East, along the west line of said Southeast Quarter of the Northwest Quarter 344.35 feet; thence North 88 degrees 55 minutes 37 seconds East, along a line parallel with said south line, 949.75 feet, to the point of beginning. Containing 7.507 acres more or less and subject to easements, restrictions and reservations of record.

TOTAL AREA

7.507 Acres +/-
326,987 SQ FT +/-

10% IMPERVIOUS SURFACE

1564 GRAVE SITES

ZONING = GREENSPACE

SURVEYOR

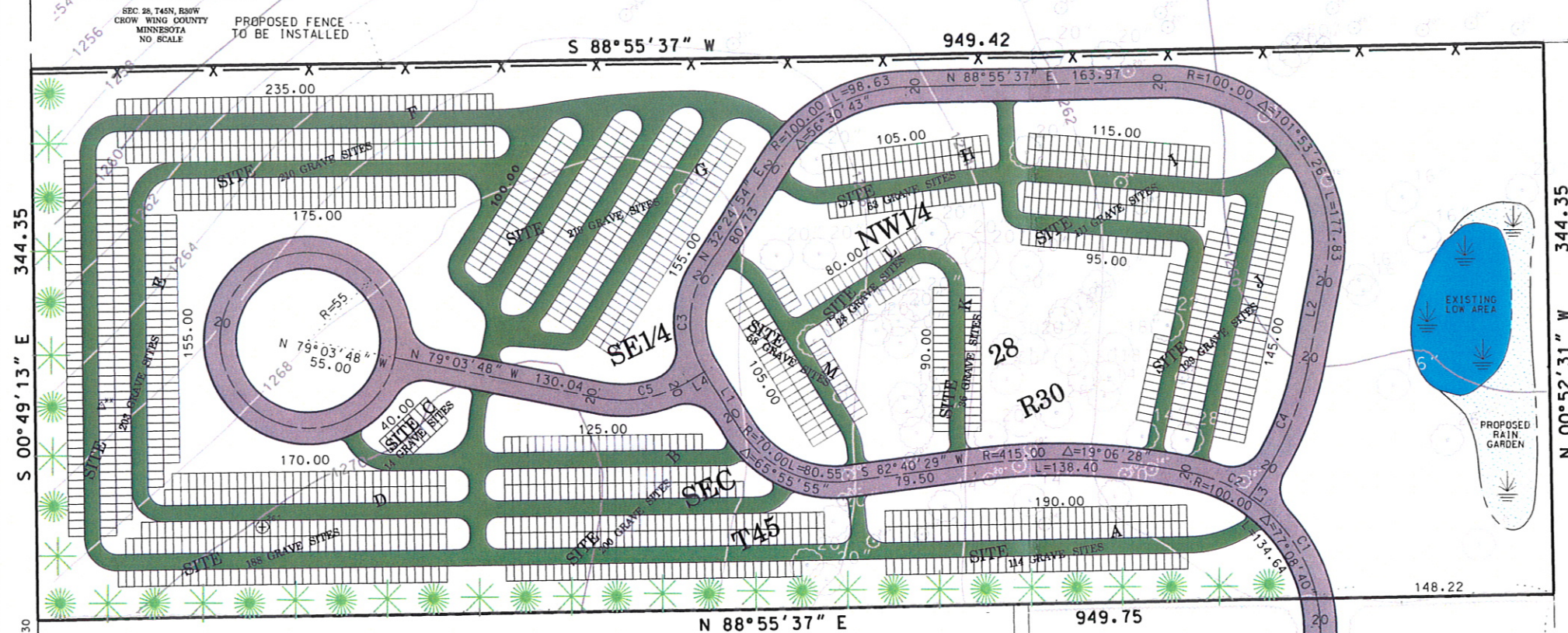
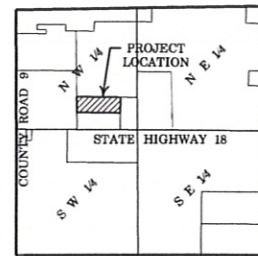
Date: _____

Vernon H. Bartz
RLS # 16997

CONTACT PERSON
Kevin McCormick
Phone 218.855.1708
SEH Office Brainerd

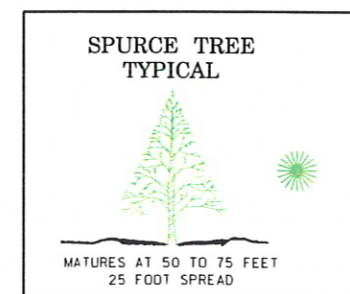
Note:

- The tracts shown and described herein must be approved by local zoning authority before title is transferred and/or building permits obtained.
- Contact Gopher One-Call 1-800 252-1166 prior to construction.



CURVE TABLE			
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C1	54°38'07"	95.36	100.00
C2	22°50'33"	39.28	100.00
C3	63°48'30"	66.82	60.00
C4	23°28'27"	81.94	200.00
C5	42°19'48"	59.10	80.00

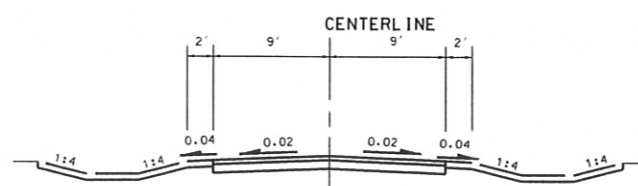
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°23'36" W	41.25
L2	S 10°49'03" W	58.58
L3	S 34°11'30" W	10.00
L4	S 58°36'24" W	11.90



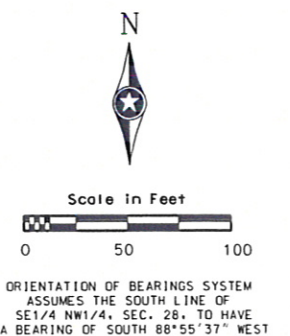
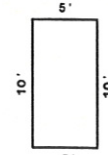
TREE INVENTORY

EXISTING TREES = 74
EXISTING TREES REMOVED = 20
EXISTING TREES PRESERVED = 54
PROPOSED NEW TREES = 37

ROAD TYPICAL



GRAVESITE TYPICAL



ORIENTATION OF BEARINGS SYSTEM
ASSUMES THE SOUTH LINE OF
SE1/4 NW1/4, SEC. 28, T45, R30
A BEARING OF SOUTH 88°55'37" WEST

416 S 6TH ST
SUITE 200
BRAINERD, MN
56401-3540
PH: 218.855.1700
FAX: 218.855.1701
OAKLT 0601.00

SEH

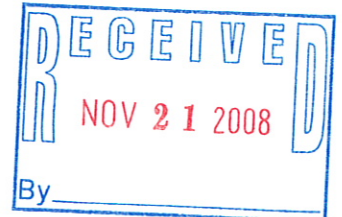
Oak Lawn

Township 45, Range 30 might, in the early days, have been considered a suburb of Brainerd. During the townsite boom of the late fifties, this township did not escape without its townsite. French Rapids, consisting of parts of section 5 and 8, was surveyed by Benjamin C. Borden for C.W. Gallaher, James Humphrey, C.P. Bailey and I.W. Salley, probably in 1857.(1) This was a site beside the "French" or Seventh Rapids of the early explorers. These rapids have been obliterated by the high water level caused by the construction of the Brainerd dam.

When Brainerd township was organized, probably in the latter part of 1870, township 45, range 30 was included.(2) The incorporation of part of Brainerd township into a city, in 1872, probably left township 45, range 30 in unorganized territory. Withington precinct, at Deerwood, was established in 1875, and it probably included what is now Oak Lawn township. At least in 1879, J.R. Pegg, a pioneer resident of Oak Lawn township was named as an election judge of Withington precinct.(3) Meanwhile, Brainerd was disorganized as a city in 1876 and retained a township form of government until 1881.

With the growth of Brainerd, population in the western part of township 45, range 30, increased rapidly. July 21, 1880, the plat of East Brainerd was filed. It consisted of nine city blocks in the SW-SW of section 19, and R. K. Whiteley had surveyed it for the owners, Edwin Y. Farar and Goerge Forsythe.(4) A few days later, the residents of Town 44 and 45, range 30, and of part of town 45, range 31, petitioned the county commissioners to establish their territory as a voting precinct, commissioner district and township.(5) Nothing seems to have been done about this petition, but at their meeting of August 1, 1881, the commissioners established the Town of Brainerd as a voting precinct, consisting of Town 45, ranges 30 and 31.(6) October 5, 1882, Garfield voting precinct was established, to consist of all of township 45, range 30 outside of Brainerd. The voting place was designated as the home of J.G. Bradford(7) and the judges named were: John Bradford, Henry Harmon and Smith Gray.(8)

The petition to organize township 45, range 30 as the township of Garfield, was granted by the county commissioners on Feb. 3, 1885.(9) It was signed by: E.N. Donaldson, H Hannan, Alex Cemeran, Wm Durham, R. K.



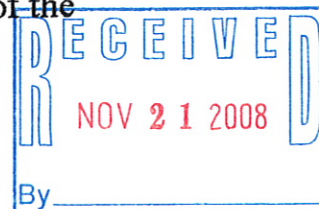
Whiteley, John Cameron, F.N. Muzzy, Henry Nullar, Joseph Schwendeman, Henry Dullum, Leopold Gold, George Bane, Walt H. Bradford, Knute O. Mastad, John Sandberg, David Ebinger, Henry Leider, John Jackson, John Peterson, T.B. Dullum, Peter Lewis, P.H.S. Aspholm, S.W. Gray, Manley Morse, T.T. Richardson and W.R. Phillips.

Two months later, April 6, 1885, the county commissioners changed the name of Garfield township of Oak Lawn Township.(10) There are no records of the names of the first officers of this township, but the Road Record contains an account of a meeting held by the road supervisors June 5, 1885, at the home of F.F. Richardson in the NW of section 22. They granted his petition for Road No. 1. F.N. Mussy was chairman; Walt H. Bradford clerk and John Jackson supervisor.

On October 1, 1889, the county commissioners attached fractional township 46, range 30 to Oak Lawn township.(11) No further changes were made until July 11, 1904, when the latter fractional township was detached from Oak Lawn and attached to Klondike township.(12) March 6, 1920, the commissioners detached a part of section 31, township 45, range 31 from the Second Assessment District and attached it to Oak Lawn township.(13)

Two school districts were organized in township 45, range 30, before it became an organized township. Nov. 22, 1881, the county commissioners granted the petition for organization for Districts 4 and 5. District 4 is the West Oak Lawn school now located on the SE-NW of section 28. This district has had a continuous existence since the organization. District 5 was organized at practically the same time as District 4. It consisted of Sections 19, 30 and 31 of Township 45, range 30. This was the platted townsite of East Brainerd, and it's additions and a little adjacent territory. A frame school house was erected, the East Brainerd School. In 1885, District 5 was incorporated into the Brainerd School District, and the East Brainerd School was soon succeeded by the Lowell School.

The first District 5 was succeeded by a second District 5. How few school districts were organized in the early eighties may be seen from the fact that the petition for the first District 5 was granted Nov. 22, 1881. It passed out of existence in 1885, yet it was Sept. 6, 1887 before another school district was organized in the county, and the it was given the number of the defunct district. The present District 5 was organized in the northeastern part of the



township and the present school house is located on the NW-NE of Section 14.

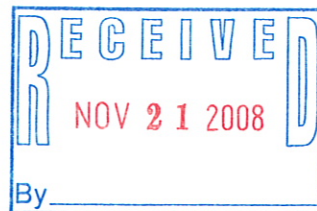
The northwestern part of Oak Lawn township is sparsely settled at the present day, but in the early years of the century, there must have been a considerable population there, as District 80 was organized there about 1904. The petition was granted Oct. 8, 1902, but a frame school house was built in 1904 on the NE-SE of Section 4. This district was consolidated with District 5 on July 19, 1915.

The petition for District 114 was granted May 5, 1923, and this new district is using the frame school erected in 1912 on the SE-NE of Section 26, while this new district was still a part of District 4.

Oak Lawn township is essentially an agricultural township. While a settlement of considerable size grew up at East Brainerd, this was absorbed into the city of Brainerd by the time the township was organized. There has never been an incorporated village within its borders, although the discovery of iron ore brought a sudden influx of transient population. There are no churches or cemeteries in the township, and no post offices are in existence now, although two have been established. A railroad shipping point dignified by the name Jonesville, was located in the eastern part of the township. The post office of Loerch was established at this point on May 11, 1904. On August 11 the name was changed to Balsam, but on Oct. 4 of the same year, the name was changed to Loerch. John C. Loerch was the first post master, and he was succeeded on June 21, 1906 by Lucien A. Canfield. The office was discontinued Oct. 13, 1907. A post office was established at the mining settlement of Woodrow on June 3, 1915, with Will L. Pitt as post master, but was in existence only a short time.(14)

From a population of 181 in 1885, and of 266 in 1890, the township boomed to a high of 493 in 1900. From then until; 1930, the population decreased, although very little. The figures for 1910 were 156; 455 in 1920 and 449 in 1930.

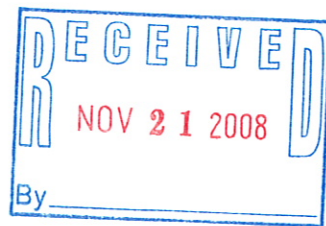
From the time of the earliest pioneers until the discovery of iron ore, the history of Oak Lawn township is that of a neighborly agricultural community. The most shocking event was a disastrous railroad accident that occurred Jan. 16, 1892. A special train carrying three Andrews Opera



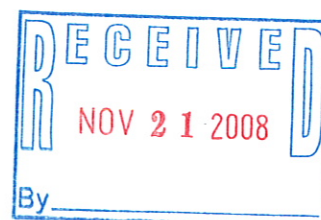
Company from West Superior to Grand Forks, was derailed about a quarter of a mile east of Jonesville. The engine and baggage coach passed over a broken rail safely, but when the sleeper reached the rail, it was thrown down an embankment on its side. It was not only the days of wooden coaches, but of coal stoves and oil lamps. The stoves and lamps ignited the car and two women were burned to death: one was Mrs. Edward Andrews and the other her maid, Mrs. Lillie Wallace. The company lost most of their property and were left stranded in Brainerd.(15)

Oak Lawn township was the scene of some interesting mining developments. The Brainerd Dispatch for March 20, 1903, prominently displayed an account of the purchase of twenty acres of the Jacob Tabert farm in this township, for the astounding price of \$60.00 an acre-- the highest price ever paid for land in Crow Wing County. Mr Wm. C. White of Duluth had bought this land for mining purposes, and he had also contracted to purchase any other portion of the eighty acres for \$100.00 an acre. Mr Tabert had bought this land a short time before for \$5.00 an acre. This was probably the first public announcement of activity on what is now the Cuyuna Range, with the exception of the notice given a very short-lived exploration company in 1893.

Although the Tabert property was one of the first pieces of land purchased for its mineral possibilities, it was never developed into a mine. The only mine to be developed in Oak Lawn township was the Omaha mine. This property, located in section 13, was opened as the Wilcox mine in 1914, by the Canadian-Cuyuna Ore co. It was named the Omaha mine when the property was taken over by the Omaha Mining Company in 1917. Between 1915 and 1919, this mine shipped over a quarter of a million tons of ore, but it was shut down after the World War, and has never(16) been re-opened. A mining "location" grew up around this mine and a townsite was platted in Section 12, named Woodrow. This settlement, bursting with activity during the war-time boom, has been added to the economic or social life, and it is today as purely an agricultural community as it was fifty years ago.



- (1) J.F. Smart, former county auditor
- (2) Delinquent Tax List, Brainerd Tribune, April 27, 1872
- (3) Com. Vol. B, p-29
- (4) Register of Deeds, City Plat Book
- (5) Com. Vol. B, p-43
- (6) Com. Vol. B, p-62
- (7) Com. Vol. B, p-73
- (8) Com. Vol. B, p-92
- (9) Com. vol. B, p-155
- (10) Com. Vol. B, p-163
- (11) Com. Vol. B, p-390
- (12) Com. Vol. C, p-540
- (13) Com. Vol. E, p-97
- (14) U.S. Post Office records.
- (15) Brainerd Dispatch, Jan. 15, 1892
- (16) Cuyuna Range History.



Oak Lawn Township Survey Results and Explanations

A survey was mailed to 766 property owners in Oak Lawn Township in August, 2007. Surveys returned numbered 185, a return rate of 24%. Details of the survey are available from the Committee Chair, Carol Cloud.

A list of all property owners was obtained from the Crow Wing County Assessors office and a 34-question survey was sent to all property owners on the list. Some renters may not have been surveyed since the survey was mailed to property owners only.

The purpose of the survey was to gauge public opinion on how future development in Oak Lawn Township should proceed. The current issue facing the Township is the annexation by the City of Brainerd.

A high return rate on the survey is an indication of interest by the residents of Oak Lawn Township in the current issues facing the Township. The survey results give an indication of how the citizens of Oak Lawn Township feel about such things as the current level of services and what the future direction of Oak Lawn Township should be.

Question 1:

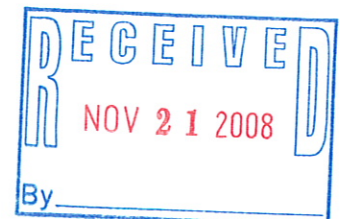
According to the survey, the majority of households (53%) had two people living in their household, followed by 13% of the households which had one person.

Question 2:

The survey shows the overall age of Oak Lawn Township residents is 35 years and older, with the majority (35%) of people falling into the 45-64 year-old age group.

PERSONS IN OAK LAWN TOWNSHIP BY AGE

AGE	NUMBER OF PERSONS	% OF TOTAL
under 5	22	5%
5 - 9	16	4%
10 - 14	26	6%
15 - 24	41	10%
25 - 34	19	4%
35 - 44	43	10%
45 - 64	142	35%
65 & over	<u>94</u>	<u>23%</u>
	403	100%



Question 3:

The overwhelming majority of persons (93%) in Oak Lawn Township own their home. However, this question may be somewhat biased towards home owners, since the survey was mailed to property owners only.

Question 4:

Many of the residents (47%) have lived in Oak Lawn Township for over 20 years, showing there are many long-time residents in the Township. According to the survey, 71% of the residents have lived in the Township for 11 or more years. This is a good indication that the population is relatively stable and that the people who move here look at it as long-term residents. Long-term residents may have a greater interest in the future direction and development of the Township.

Question 5:

The vast majority (78%) of the residents say they live in Oak Lawn Township because it is rural. This means the residents would like the area to remain rural in nature, even if some development were to take place.

Question 6:

The survey indicates that the number of persons living in single-family homes was very high (89%). The results of this question may be somewhat biased because the survey was sent to only property owners. A small minority of Oak Lawn Township residents (1%) live in manufactured homes.

Questions 7 & 8:

Most residents (75%) indicated the roads are adequate while only 21% felt the roads needed to be improved. Of those respondents indicating the roads could be improved, 14% said they could be better maintained followed by another 15% who feel the quality could be improved.

Questions 9 & 10:

The majority (84%) of the residents felt that police protection in Oak Lawn Township is adequate, while 9% said it was inadequate. Of the respondents who were dissatisfied, 10% said there could be more frequent patrols.

Questions 11 & 12:

Oak Lawn Township residents were more satisfied with the fire protection than with the police protection. Eight-six percent of those surveyed believe the fire protection was adequate, while only 5% felt it was inadequate.



Questions 13 & 14:

Fourteen percent of respondents think that Oak Lawn Township should have its own fire department, but only 13% would be willing to assist.

Question 15:

According to the survey, most respondents (86%) had adequate sewer and water systems, while only 6% believed their systems needed improvements. Whether or not these systems are up to code, is another question.

Questions 16 & 17:

Ninety-two percent of those responding to the survey felt that the electrical services were adequate, while only 4% saw a need for improvements. Of those indicating a need for improvement, 6% felt that the electric service was too expensive.

Question 18 & 19:

When asked whether they would be willing to pay for additional services, 64% said they would be unwilling, while 29% stated they would be willing to pay for more or improved services. Most respondents said they would be willing to pay for road improvements. Approximately 8% said they would be willing to pay for sewer and water, 7% were willing to pay for more police protection and 9% were willing to pay for more fire protection.

Question 20:

Seventy-five percent of those responding said they have not had any problems with the Crow Wing County Planning and Zoning office, while 19% indicated they had had problems with that office.

Question 21:

Approximately 21% of the respondents said that they were not satisfied with the zoning ordinances, as regulated by Crow Wing County, while 65% were satisfied. According to the survey, 48% of the respondents said Oak Lawn Township should not adopt their own zoning ordinances. This follows in line with the number of people who were satisfied with the performance of the Crow Wing County Planning and Zoning Office.

Questions 22, 23, 24 & 25:

Most of the survey respondents felt that Oak Lawn Township should remain the same as far as commercial growth, industrial growth, residential growth and recreational growth. This falls in line with the fact that 78% lived in Oak Lawn Township because of the rural living setting.



Question 26 & 27:

When asked whether or not Oak Lawn Township should allow the City of Brainerd to annex additional land, most residents (84%) were against annexation of land in Oak Lawn Township. The survey reinforces the fact that the residents of Oak Lawn Township want to remain a separate entity and not become a part of the City of Brainerd.

Question 28:

Most of the survey respondents thought that either rural living or close proximity to urban areas was Oak Lawn Township's greatest asset. This shows that most residents live in Oak Lawn Township because they like rural living and having the convenience of the urban area without actually being in one.

Question 29:

Most respondents (64%) felt control over future development was Oak Lawn Township's greatest need. Control over future development was important to many of those surveyed because they like the rural nature of Oak Lawn Township and would like to see it preserved.

Question 30:

When asked what size do you think residential lots in Oak Lawn Township should be, seventy-three percent wanted 2 ½ acres or more. Smaller lot sizes on land adjacent to the City of Brainerd may be approved by the Oak Lawn Township Board on a case-by-case basis.

Question 31:

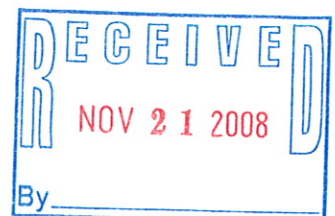
Even though Oak Lawn Township has had an ordinance regulating the keeping of dogs since August 1998, only 42% of the residents here were aware of it.

Question 32:

Sixty-four percent said they would like to see trails for non-motorized recreational activities such as walking, biking, jogging, horseback riding, x-country skiing, etc. in the area.

Question 33 & 34:

Twenty-nine percent of Oak Lawn Township residents indicated that they would be interested in purchasing cemetery plots when they become available. The prices for these plots will be determined by the Oak Lawn Township board in the near future. See cemetery plat on page six.



AGRICULTURAL – GOAL:

To develop a plan to preserve the highest quality agricultural lands for agriculture purposes and discourage the expansion of intensive agriculture into areas suitable for other land uses.

FACTS:

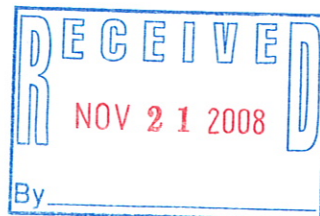
- A. Most of the present agricultural land use and infrastructure is located in the southern part of Crow Wing County which includes Oak Lawn Township.
- B. There is non-farming growth in the agriculture area.

CHALLENGES:

- A. Present zoning does not effectively protect agriculture lands from encroachment of residential development.
- B. Rural non-farm development raises agriculture land values and farmers costs.
- C. When residential development occurs in agriculture zones, some farm uses become non-conforming, such as feedlots.
- D. Feedlots and large-scale poultry and hog operations produce sewage equivalents of medium-sized towns, and they may not have the necessary safeguards to protect the environment.

RECOMMENDATIONS:

- A. Develop a strong agricultural zoning component to the Township Comprehensive Plan which protects existing farmland and that prompts a right-to-farm provision.
- B. Allow a cluster or planned-unit-development concept for residential development in agriculture areas that encourages new residential structures to be built contiguous to existing farmsteads.
- C. Develop guidelines that will insure protection of the ground and surface water.



GREENSPACE/COMMERCIAL FORESTRY – GOAL:

To develop an adequate land base for forest production to support a healthy forest products industry.

FACTS:

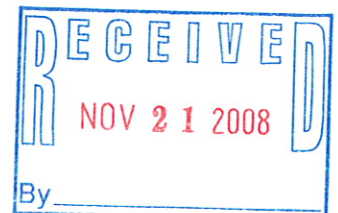
- A. Commercial forestry and its related manufacturing facilities are important. These facilities account for many manufacturing jobs in the county. The principal products are pulp/paper, specialized building products and dimension lumber.
- B. The demand for forest wood products in the county is at a high and that demand will most likely be sustained.
- C. The three most important suppliers of material to the forest products industries are: State and County forestlands, forest product industry lands and small private forest land owners.

CHALLENGES:

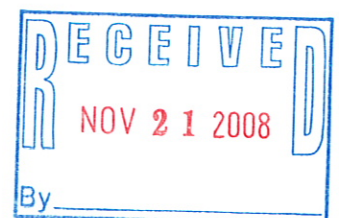
- A. Scattered development along roads is cutting off backland from further development or use.
- B. As rural residential development has increased, the assessed valuation of rural land has increased dramatically. The resulting higher tax rates put pressure on land owners to convert rural forest land to more intensive uses.
- C. Some rural residential land owners object to resource utilization such as timber harvesting or gravel mining on lands near their residences, even if the lands are owned by another party and the use is allowed.

RECOMMENDATIONS:

- A. One action that could safeguard timber supplies would be to restrict residential development to properties having frontage on existing public roads.
- B. Allow clustering of rural residential development in forested areas. For example, transfer the present density standard of 15 acres per dwelling in agriculture areas to commercial forest areas, but specify one access driveway, that all dwellings must be within 500 feet of one another and that one half of the land be managed as common property or open space.



- C. There is a need to develop a continuing dialog and education programs between rural residential forest land owners, lake associations and commercial forest managers.
- D. There is a need to develop corridor management plans for vegetation management along public roads. The plan should include recommendations for vegetative screening, public information and management for scenic vistas.
- E. Support a program to develop an old growth forest management program on specific and unique forest stands on public and private land.



RESIDENTIAL DEVELOPMENT – GOAL:

To insure that residential development is carried out as wisely as possible, and that it does not despoil needlessly the amenities of open space and the scenery upon which it is based.

FACTS:

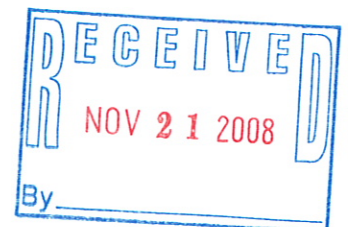
- A. Residential growth is increasing throughout the Township.
- B. Most of the growth utilizes private wells and septic systems.
- C. Most people desire to live by and maintain a natural-appearing landscape, but don't own enough of the resource to control their wishes.

CHALLENGES:

- A. Much of the rural residential development is oriented to the rural road network. This creates pedestrian safety problems and makes it hard to upgrade and widen roads to needed standards. This pattern, also, cuts off backland from future development.
- B. The growth is concentrating on the sandy outwash areas of Oak Lawn Township. Those areas provide good building sites, but they are highly susceptible to ground water contamination. Many septic systems associated with this type of development are old and have not been recently inspected.

RECOMMENDATIONS:

- A. Encourage any new lots to be a minimum of 2 ½ acres. At least half of the area must be developable and support two septic sites.
- B. Smaller lots may be considered on a case-by-case basis with a septic system to support the development and that are in close proximity to the City of Brainerd.
- C. Smaller lots can be considered if they are in close proximity to the City of Brainerd.



RECREATIONAL – GOAL:

To maintain adequate facilities on both land and water for diverse quality outdoor recreation.

FACTS:

- A. Recreational use levels for many activities are high in Crow Wing County in relation to surrounding counties; two examples are hunting and fishing.
- B. Recreation use by both residents and non-residents has increased significantly, but the resource base available has not increased.
- C. Most of the recreation takes place on public lands and waters.

CHALLENGES:

- A. There is a perceived shortage of recreational facilities. Suggested items include: community bike trails trail connections through Brainerd, and cross-country ski trails.
- B. Most prime lakeshore is already developed. Present and future development pressure is concentrating on lesser value lakeshore where fish and wildlife values are high. Programs to preserve some lakeshore and protect wildlife habitat from development are greatly needed.
- C. Water use is increasing, but the size of the water resource is not. Per-acre pressure from fishing, boating, personal watercraft and sailing are projected to continue increasing.
- D. There is a need to preserve public shoreland open space for future facilities.
- E. Present lake levels in the County are low in relation to past years. Plans need to be developed for lower lake levels.

RECOMMENDATIONS:

- A. Utilize the County land base to set up public/private partnerships to develop additional recreational facilities.
- B. Aggressively support programs to maintain or improve quality standards.
- C. Encourage reasonable access to the lake resource through public water access.



TRANSPORTATION – GOAL:

To improve, preserve, manage and maintain a safe, efficient and high-quality highway transportation system. To support the maintenance and use of the remaining railroad system and to maintain abandoned railroad right-of-way intact where feasible. To support continued development of the airport system serving the County and State.

FACTS:

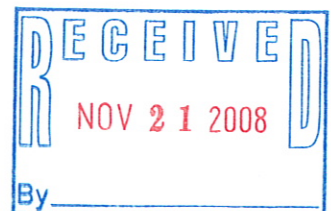
- A. Highway usage has increased greatly in the past ten years and that increase is continuing. People are using cars more, the Township has added more residents and businesses utilize trucks to a greater extent. Traffic on our thru highways has more than doubled.
- B. Much of the rural non-lakeshore development fronts directly on the roadways with driveways connecting directly to high-speed roads rather than frontage roads.

CHALLENGES:

- A. Much rural residential development is oriented to the high-speed rural road network. This makes it harder to widen and upgrade roads to needed standards.
- B. There is a need to upgrade highway facilities to accommodate movement of non-local traffic around the Brainerd/Baxter and other high-traffic, low-speed areas.

RECOMMENDATIONS:

- A. Limit residential driveways on major rural high-speed roads. For example, limit driveways to one-per-existing highway land-frontage parcel.
- B. Solutions should include better planning and development, along with greater use of frontage roads and backage roads.
- C. Create and promote incentives for cluster development, including fewer driveways intersecting high-speed roads.
- D. Develop roadway corridor plans for control of aesthetics, signage and litter.
- E. Notify the Oak Lawn Township Clerk before construction of any approach or driveway.



COMMERCIAL DEVELOPMENT – GOAL:

To encourage commercial development that would be in accordance and within the boundaries of agricultural, recreational, forestry, residential and greenspace goals.

FACTS:

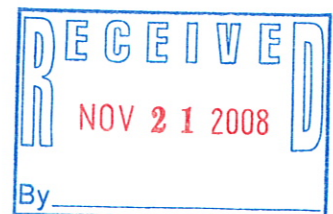
- A. Existing commercial businesses provide greater tax base – increased revenue.
- B. Commercial businesses provide jobs for individuals; this allows people to live and work within the “rural atmosphere” desired by most Oak Lawn Township residents.
- C. Most commercial development has occurred without serious regulation of highway access control, structure type or landscaping standards.

CHALLENGES:

- A. Keeping new business ventures in line with established goals of agriculture, recreation, residential, forestry and greenspace.
- B. Screen new home-based businesses so that they do not change the character of our residential neighborhoods.

RECOMMENDATIONS:

- A. Support commercial ventures that enhance agriculture, forestry, recreation and rural residential industries.
- B. Some type of standards for home-based small businesses should be established.
- C. Commercial development must be approved by the Oak Lawn Township Board.



AN ORDINANCE REGULATING THE KEEPING OF DOGS IN OAK LAWN TOWNSHIP

Effective August 3, 1998

Section 1: Purpose

- 1.1 The purpose of this ordinance is to establish a uniform plan for the regulation of dogs running at large.

Section 2: Definitions

- 2.1 "Dog" is any dog over two months of age.
- 2.2 "Owner" is any person, or firm owning, harboring or acting as the custodian of a dog.
- 2.3 "At large" means off the owner's premises and not under the direct and immediate control of the owner or designated person. In order to be considered "Under immediate control" of any person, the dog must be responsive to all commands given by that person and not endangering or causing damage in any way to any person or property. Dogs, when used for hunting purposes within the Township, are not considered to be "at large" providing the hunter is able to maintain control of the dog while engaged in that activity.
- 2.4 "Housed" means kept within the boundaries of the Township for ten days or more. This time period shall be cumulative of all time spent within the boundaries of the Township.

Section 3: Owners responsibilities

- 3.1 Any person may own or house a dog within the Township providing that said dog is confined to the owner's property and not running at large.

Section 4: Seizure of dogs

- 4.1 It shall be lawful for any Township appointed animal control officer to seize and impound any dog found to be at large within the Township.

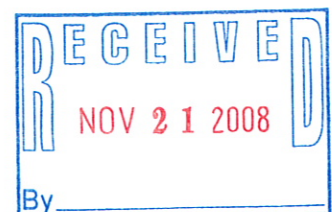
Section 5: Impounding of Dogs

- 5.1 The Township appointed animal control officer shall be authorized to capture and/or impound any dog within the Township which is believed to be at large.
- 5.2 Notice of impoundment shall be given by the appointed animal control officer to the owner, if known, and the owner will be instructed as to the terms and conditions required to reclaim the dog.



ROAD SPECIFICATION FOR OAK LAWN TOWNSHIP

- A. Prior to the Township taking over a road, all Oak Lawn Township specs must be followed and the road must go thru a minimum of one year without deteriorating after the Township specs are complete.
- B. The Township Board reserves the right to require a developer to post a bond.
- C. The Township Board reserves the right to hire an independent contractor to do the soil tests on the road when finished.
- D. The Township Board has the final authority if the road is taken over.
- E. There must be at least four inhabited residential units on the road for the Township to take it over.



**THE COMPREHENSIVE PLAN FOR OAK LAWN TOWNSHIP WILL BE
REVIEWED AND UPGRADED AS NECESSARY.**

