

## CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023

### Agricultural Land Use 14

#### **Goal**

**Recognize the need for agriculture lands for agricultural purposes while allowing marginal agricultural properties that are located close to existing infrastructure and services to be developed**

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Identify areas of high quality and marginal quality farmland.
2. Annually monitor the conversion rates of high quality and marginal quality farmland.
3. Re-examine the agricultural classification zoning size and existing locations when updating the zoning map paying attention to population growth rates and the wishes of each township's comprehensive plan.
4. Educate landowners about incentives and resources available to keep highly valued agricultural land in production over the long-term.
5. Allow marginal farmland along existing roads to be developed at higher densities to allow development while preserving areas for agricultural production, and to discourage piece-meal lot splits and rezoning.
6. Encourage developers and landowners to permanently preserve green space in new developments with appropriate infrastructure or environmental concerns. In other areas, encourage developers and landowners to permanently preserve green space and give them options to do so.
7. Encourage specialized agricultural operations that do not conflict with residential land uses.

---

### Timothy Township Inputs

- Top priority goal for the township
- Limit the size of feedlots consistent with state laws and regulations administered and enforced by the MN Pollution Control Agency and MN Dept of Ag
- Require water monitoring and inspections for feedlots of any size relative to quality of surface water run-off and ground water
- Rezoning from Agricultural classification –
  - retain present 15 acre minimum for Agricultural class
  - rezone to smaller acre parcel; create a Rural Residential 2 with a minimum of 7.5 acres in order to sustain the rural character of the township
  - no subdivision within a family of less than the present Rural Residential class of 2.5 acres; no Residential class in present Agriculture classification
- Residential Planned Unit Developments within a present Agricultural classification
  - retain 150% increase in setbacks
  - increase ISTS primary and secondary areas on new developments to 5,000 sq ft or more each site to ensure that there will always be areas for ISTS and not have to use setbacks

**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023****Economic Development 18****Goal 1**

Encourage the location of commercial development in existing cities, along growth corridors on trunk highways, and in existing commercial zones. Locate industrial development in industrial parks and select areas along heavy growth corridors. Discourage commercial and industrial development in rural townships lacking the necessary supporting infrastructure.

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Redevelop vacant and abandoned commercial and industrial lots in cities and along growth corridors.
2. Locate heavy commercial or industrial uses in existing industrial parks or in nodes along growth corridors that have adequate infrastructure.
3. Discourage commercial and industrial uses in rural townships without adequate infrastructure to support such high-impact development.

**Goal 2**

Encourage a diverse business mix that provides livable wage employment opportunities for all socio-economic factions of the labor force and enhances tourism and the quality of life for residents.

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Retain existing business and industries and assist them with expansion.
2. Re-examine the current zoning ordinance to ensure that commercial and industrial uses do not cause negative impacts on surrounding land uses or on the natural beauty of the County.
3. Conduct an impact analysis on all proposed commercial and industrial developments.
4. Encourage entrepreneurship and maintain a highly trained and skilled labor force in Crow Wing County.
5. Attract livable wage jobs that meet the education and skill level of the current County labor force.
6. Support resorts and other waterfront commercial areas to allow them the ability to meet growing needs in a manner that doesn't degrade natural resources.

**Timothy Township Inputs**

- Limit Commercial zones in the Township to the present Commercial zones.
- Re-establish a reduced number of permitted uses, as identified in Article XIV, in rural areas like the Township and add to conditional uses, which will permit residents an opportunity to provide input at public forums about future uses that are not identifiable or exist at this time.

## CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023

### Parks, Recreation & Open Space on Public Land 25

#### **Goal**

Maintain and enhance parks, recreation, and open space for Crow Wing County residents and visitors by providing diverse recreational opportunities that are accessible to people of all ages and abilities, while preserving the County's high quality natural areas and open space.

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Identify all of the County's recreational resources and determine areas for future expansion, connections, and provision of recreational facilities.
2. Develop a park and open space master plan that establishes Goals and strategies for the long-term integration, protection, expansion and recreational use of the County's public land base.
3. Coordinate the management of designated recreational activities on County-owned lands in Crow Wing County for recreational uses.
4. Establish a recreation improvement and expansion fund.
5. Reduce the potential for recreational use conflicts.

### Timothy Township Inputs

- Implement the preparation of the County Master Plan as soon as possible, considering the areas in the northern part of the township that are undeveloped in Green Space classifications and owned by units of government

### Housing and Residential Development 30

#### **Goal**

Encourage residential development that provides housing options for different socio-economic groups - particularly the aging population - while protecting the characteristics that people value, a sense of community, as well as a plan to provide all citizens reasonable access to a diversity of recreational and open space opportunities.

#### **Strategies**

To enact this goal, Crow Wing County and its partners shall implement the following strategies:

1. Update the existing zoning map to ensure residential and mixed use zoning classifications that meet the needs of township landowners.
2. Update the existing residential ordinances and subdivision regulations to reflect current growth conditions and development trends, and landowner's needs.
3. Research and encourage various density development scenarios including TDR, cluster developments, and commercial and residential planned unit developments.

## CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023

4. Support on-going cooperative efforts by municipalities, non-profits and regional housing agencies to create a county-wide housing action plan.
5. Identify housing opportunity sites with redevelopment potential, including sites with existing infrastructure near commercial and natural amenities and encourage rehabilitation and redevelopment of substandard housing.
6. Create incentives for affordable and senior housing to be located near necessary support amenities such as schools, shopping, infrastructure and medical facilities.

### Timothy Township Inputs

- Top priority goal for the township
- Zoning – maintain all residential zoning classifications within the Township as single family and all parcels rezoned be required to have 5 acre minimum size, which suggests a new residential classification, and do not allow any new present “Residential” class zoning [minimum 100 ft lots and 0.46 acres] in rural areas of the County and this Township. Reason: ISTS, water quality, rural character of the area, and others
- Increase setbacks from 10 feet to 20-30 feet to sustain the rural character of the area, and still have an area that could be used as a “last resort” with a variance for a replacement ISTS
- Require two 5,000 square foot areas suitable for constructing a primary or replacement individual standard sewer treatment system [ISTS] within the buildable areas for all non-sewered lots, and larger area depending on the size of the new or remodeled home consistent with MN Rules 7080 [ISTS], which would be implemented along with an approved home or major remodeling on a present developed parcel or undeveloped parcel.
- Implement the building coverage ratio compared to buildable parcel area [i.e. area within setbacks] to manage the size and amount of construction on rural parcels having direct or indirect access to a water resource – lake, stream, pond or other wetland. Reduce the building coverage ratio in residential zone to 15-20% from present 30%, which is supports strengthening the management of our water resources
- Home Occupations – further limit home occupations to occupations completed exclusively by the family residing on the parcel, restrict that there will be no other employees working on site, no external signage, no additional parking or traffic generated, and no noises or activities inconsistent with a residential use or neighborhood.
- Commercial zoning: no new commercial rezoning due to rural character of township
- PUDs – maintain the 150% factor in the present ordinance, increase “green space” on all PUDs to sustain the rural character and environmental significance of the natural resources in the development, along with suggestions/recommendations for setback increases, ISTS sites and building coverage ratios
- Residential PUDs – limit lakeshore or lake access by requiring a single lakeshore deed satisfying the then-existing zoning minimums per building site within a lake access Residential PUD; consider limiting the maximum number of units per Residential PUD, e.g. 10 households.
- Rezoning of present classifications-

<u>Classification</u>	<u>Subdivision</u>	<u>Re-Zoning</u>	<u>Setbacks/Bldg Cov Ratio</u>
• Agricultural	Present subdivision ordinance	minimum: 7.5 acres new class: AG 2	Setbacks: increase from 10 ft to 25-30 ft Bldg Cover Ratio: reduce to 15% of buildable area
• Green Space		minimum: 5 acres	



**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023**

• Rural Residential	minimum: 5 acres
• Residential	minimum: 1 acre

## **CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023**

### **Forest Resources 35**

#### **Goal**

Encourage the County to continue to manage public lands as described in the 2000 Forest Management Plan for the Tax-Forfeited Lands of Crow Wing County and encourage the private forest landowner to manage their forests based upon professional forest resource management principles and techniques as outlined in the manual entitled, "Sustaining Minnesota Forest Resources", which is a voluntary set of guidelines to assist forest landowners. (See appendix G).

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Educate County residents - particularly those who own forested land - about protecting and managing their private forest resources.
2. Follow the Policies and practices laid forth in the 2000 Forest Management Plan for the Tax-Forfeited Lands of Crow Wing County

---

### **Timothy Township Inputs**

- Top priority goal for the township

---

### **Water Resources 39**

#### **Goal 1**

To protect, preserve, and improve the quality of Crow Wing County's lakes, streams and wetlands.

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Establish an organized water quality monitoring program to provide data to determine when action is needed to protect and restore water quality.
2. Develop education programs for citizens, professionals, youth, and local government officials (county, township, and municipalities).
3. Develop a cooperative public/private management approach for water resource protection.

## **CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023**

4. Minimize erosion and sedimentation in Crow Wing County
5. Identify and reduce water pollution from point and non-point sources.
6. To reduce pollution of water resources from wastewater treatment
7. Protect wetlands from development and degradation.

### **Goal 2**

**Minimize the adverse effects of development county-wide on Crow Wing County's water resources.**

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Minimize the effects of storm water runoff to insure that existing and future development can adequately treat storm water generated from the site.
2. Reduce or restrict the development of marginal shorelands.
3. Revise, strengthen, and enforce the County Shoreland Ordinance to address current and anticipated development patterns.

### **Goal 3**

**Provide safe drinking water for County residents and businesses by protecting groundwater quality and quantity.**

#### **Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Gather information regarding groundwater quality/quantity in Crow Wing County.
2. Utilize groundwater information in planning to protect groundwater quality.

## **Timothy Township Inputs**

- Top priority goal for the township
- Limit redevelopment and rezoning in any Shorelands areas to continue single family residential and no more Waterfront Commercial or Residential Planned Unit Developments (PUDs) in residential, rural residential, green space and agricultural zones unless the County first proposes to rezone presently undeveloped lands as a part of this Comprehensive Plan. This will allow residents and property owners to consider proposed changes in land use as part of a Comp Plan revision and as a policy decision, and not in conjunction with single proposed development plan(s).
- No commercial lakeshore developments allowed with access through a common area zoned as Rural Residential or Residential at any time.
- Considering increasing primary and secondary areas for ISTS when existing parcels for being redeveloped or undeveloped are being initially developed to ensure that each parcel has adequate areas for ISTS without the use of setbacks, e.g. 5,000 sq ft as a minimum for a 4 bedroom home and increase by 1,000 sq ft for each add'l bedroom

**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023****Transportation 46****Goal 1**

Develop an integrated multi-modal transportation network that; supports and coordinates with the land-use Goals of the region, guides development along designated transportation corridors, preserves the rural character of the region, is sensitive to environmental concerns, promotes safe and efficient transportation movements, and supports multi-modal transportation.

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Develop a transportation plan that will analyze current road capacity, plan for road improvements or expansions, and address the anticipated population growth and projected travel needs of the County's residents and businesses over the next 20 years and beyond.
2. Create a map to identify growth areas along major corridors of commercial and industrial growth. This includes locating existing infrastructure (roads, sewer, telecommunications, and power) to the extent possible, coordinating with zoning plans, identifying levels of transportation accessibility, identifying environmental restrictions and limitations and coordinating business needs. Creation of the map should be followed by designing economic development goals to encourage and channel commercial and industrial growth within the identified areas. This will guide growth where the transportation infrastructure already exists and keep the rural character and environmental quality of other areas off the main corridors intact.
3. Use a level -of-service analysis to assign a service grade to all necessary roads in the County and repeat this exercise at scheduled times to track road conditions.
4. Require right-of-way dedications, public easements or direct connections as part of new subdivisions to ensure road access to all properties and to provide multiple routes for future travelers and developments. Limit cul-de-sac developments based on health safety and general welfare of the community.
5. Develop a plan to expand the current public transportation system focusing on providing increased service at origin and destination nodes and increasing the role of municipalities to provide transportation alternatives around the nodes.
6. Promote the enhancement and development of other forms of transportation, including foot, biking, snowmobile, and ATV trails and sidewalks.
7. Require appropriate setbacks from road rights-of-way to allow future expansion and upgrades.
8. Continue to support and provide funding from federal, state, and local money (including lobbying) for all forms of transportation improvements.

**Goal 2**

Improve the appearance and functional qualities of the transportation networks within the County.

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023**

1. Research the feasibility of buffers and road access management plans along major transportation corridors.
2. Encourage new developments to retain or replace trees and protect the environment when building new roads or other transportation facilities.

**Timothy Township Inputs**

- agree with the strategies identified with the two goals

**Utilities 51****Goal 1**

**Plan for the equitable, efficient and environmentally responsible development of public utilities throughout Crow Wing County.**

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Update the Ordinance to require new developments to provide for utilities.
2. Phase the installation of underground utilities with road improvements.

**Goal 2**

**Plan for wastewater needs throughout the County and the surrounding region in a manner that minimizes environmental impacts.**

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Create a county-wide wastewater management plan that examines the current and projected demand for wastewater treatment and the suitability for different alternatives - including municipal service, individual service, or clustered service and co-ops.
2. Enact a mandatory ISTS compliance program.
3. Monitor the capacity of existing municipal central sanitary sewer systems and work to coordinate needs across jurisdictions.

**Timothy Township Inputs**

- strengthen compliance inspections and enforcements, including regular ISTS inspections
- formulate plans for reviewing and approving ISTS now classified by the State as "Other" systems and not included as a conventional in-ground or mound installation, e.g. household septic and water quantity uses

**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023****Government 57****Goal 1**

**Promote inter-departmental and inter-divisional collaboration among the County's 20 departments to increase efficiency and promote the integrated management of the County's resources.**

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Obtain feedback from all County departments prior to approving planning and zoning documents.
2. Schedule and hold cross-departmental workshops to promote the integrated management of the County's resources.
3. Establish and maintain a County-wide database for use by all County departments.

**Goal 2**

**Foster partnerships with and involve townships, cities and neighboring counties, state agencies, and non-governmental groups in land use decisions that impact them.**

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Provide better intergovernmental cooperation with townships and cities.
2. Enhance intergovernmental cooperation with other county, state and federal agencies.

**Goal 3**

**Develop a high quality planning and zoning office, Planning Commission, and Board of Adjustment that provide excellent, consistent customer service and promotes an educated and informed public.**

**Strategies**

To enact this goal, Crow Wing County and other partners shall implement the following strategies:

1. Provide on-line parcel mapping.
2. Monitor citizen satisfaction with the planning and zoning department.
3. Educate landowners, realtors, and contractors about the planning and zoning rules, regulations and processes that apply to them.
4. Provide education to planning commission and board of adjustment members on the ordinance, public hearing Goals, and legal issues, in addition to providing more educational opportunities for staff.
5. Update the existing zoning and subdivision ordinance so that it is understandable, enforceable, and that the rules and procedures are meaningful. Research the feasibility of international building codes.
6. Improve the public hearing process regarding consistency of ordinance enforcement and the perception of fairness by providing education to citizens about what the procedures

**CROW WING COUNTY COMPREHENSIVE PLAN 2003-2023**

are, what the board is required by law to look at when making a decision, and not letting personal viewpoints get in the way of the facts and procedures.

7. Improve enforcement of current and updated ordinances.

8. Minimize the need for enforcement by upfront prevention.

---

**Timothy Township Inputs**

- Where a Crow Wing County Township formally adopts a mini-comprehensive plan and guidelines for township zoning, the County Planning and Zoning, Planning Commission and County Board will use it as a primary resource when reviewing and providing input on zoning matters, re-zoning requests, conditional use permits and variance applications, and all other related planning and zoning matters where the County would generally seek the input of a Township Board.
- The County should increase zoning enforcement, including a provision for local zoning enforcement officials, due to the increased quantity and type of construction and development activity within the County at present and in the future.



# Timothy Township





