

Table of Contents

Table of Chapters & Appendices:

Chapter One:	Introduction and Purpose	1
Chapter Two:	Demographic Information	6
Chapter Three:	Community Vision	14
Chapter Four:	Capital Improvements and Community Services	24
Chapter Five:	Land Use	27
Chapter Six:	Community Survey	32
Chapter Seven:	Implementation	45
Appendix I:	Meeting Agendas	56
Appendix II:	Community Mapping	61

Chapter One: Introduction and Purpose

1.1 Introduction

The primary goal and purpose of the Center Township Community-based Comprehensive Plan is to create a sort of “blueprint” for the future, providing community goals, objectives, and strategies for the people of Center Township, Crow Wing County, Minnesota. This “blueprint” provides the general community vision for the next one to twenty years into the future. By following the framework of the goals and objectives provided throughout the implementation section of this plan, Center Township can work with Crow Wing County in promoting the community viewpoints expressed in this plan.

1.2 Purpose

This plan was created and adopted by the Center Township Board to provide for the following:

1. To protect the general health, safety, welfare, and morale of the Center Township community.
2. To promote the wise utilization of natural resources within Center Township.
3. To provide for the organized development of land within the Center Township area.
4. To reinforce Crow Wing County planning and regulatory functions within Center Township by developing a plan that provides for local goals, objectives, and strategies that are consistent with the overall vision of the County.

1.3 The Public Participation Process

By engaging in a planning process that encouraged strong public participation and communication, the Center Township Community-based Comprehensive Plan presents a true “community-based” vision for the future. This strong public participation component was used to establish the goals, objectives, and strategies presented within this plan including the use of a community survey, community meetings, and a public hearing to afford community members the opportunity to comment on the final plan.

The Community Survey Process

Prior to engaging in the planning process, the Center Township Board of Supervisors issued a community survey designed to gather community thoughts and opinions on a variety of community topics and issues. Information gathered by the community survey was used to serve a number of purposes including serving as a topic for discussion in several community meetings throughout the public participation process, and displaying the diverse opinions of the community. Results of the community survey with a copy of the survey form questionnaire can be found in *Chapter Six: Community Survey*.

Key Players in the Community-based Planning Process

The Role of the Center Township Board of Supervisors

Seeing the strong need for planning by observing the many changes within the Township first hand, the Center Township Board of Supervisors set the community planning process in motion in July of 2002. Throughout the process, the Board ensured a “free flowing” exchange of information and a clear open process for the maximization of community participation as well as arranged for assistance in carrying out the planning functions of the Township.

The Role of the Region 5 Development Commission

Realizing the expansiveness of the community-based planning process the Center Township Board of Supervisors acquired the assistance of the Region 5 Development Commission to provide technical assistance throughout the process. Services provided by the Region 5 Development Commission included preparing the community for the planning process by providing guidance in implementing a citizen planning committee, tabulation of the community survey, facilitation of community meetings, drafting all stages of the plan document, and submitting copies of the plan to reviewers on behalf of the Township.

The Role of the Citizen Planning Committee

Prior to engaging in the planning process the Center Township Board of Supervisors appointed a Citizen Planning Committee to participate in forming the goals and objectives presented through this plan. These tasks included the following:

- Provide for orderly discussion in community hearings
- Provide thoughts, opinions, and view points in community discussions
- Act as a liaison between the Center Township Board of Supervisors and the community on planning related topics
- Determine an implementation schedule to best meet the needs of the Center Township community

The Role of the Center Township Citizenry

Throughout the planning process many members of the Center Township community provided vital information in the way of many collective thoughts, opinions and feelings that comprise the goals, objectives, and strategies presented in this plan.

Crow Wing County

The key to implementing the Center Township Community-based Comprehensive Plan will be the County's incorporating the plan into existing goals, objectives, and strategies of the County. By developing a plan consistent and "at least as restrictive" as the Crow Wing County comprehensive plan, Center Township has satisfied a key requirement in Township planning Statutes while presenting local goals, objectives, and strategies.

The Community Meeting Process

Community Meeting #1: Developing a Community Vision

Monday, September 16, 2002

The first in a series of four community meetings held throughout the public participation component of the Center Township community-based planning process focused on developing visions for a variety of community topics and issues. This framework fostered community discussion on the strengths, weaknesses, opportunities, and external threats associated with growth, housing, land use, transportation, natural environment, infrastructure, community facilities and services, cooperation/coordination with adjacent local governments, beautification and sense of community, business and economic development, youth and education, parks and open space, and community funding. These strengths, weaknesses, opportunities, and external threats, were used to develop an overall vision for each component of the community. Community visioning information is presented in *Chapter Three: Community Vision*.

Community Meeting #2: Community Topics (Beautification & Sense of Community, Transportation, Residential Land Use, and Business & Economic Development)

Monday, October 14, 2002

The second in the series of community meetings in the public participation process focused on select community topics and developed goals, policies and strategies for each of the community topics listed above. These goals, policies, and strategies are used throughout portions of this plan.

Community Meeting #3: Community Topics (Residential, Agricultural, Commercial, Industrial, and Recreational Land Uses)

Tuesday, October 29, 2002

Through the third meeting in the series of community meetings in the public participation process the Center Township community participated in a group exercise to develop goals, objectives, and strategies for a variety of land use topics. These land use goals, objectives, and strategies were then used in the development of an implementation schedule for the plan document and are presented in *Chapter Four: Land Use*.

Community Meeting #4: Developing Implementation Strategies
Monday, November 18, 2002

In the last meeting of the series of community meetings held throughout the public participation process, the Center Township community further developed goals and objectives discussed in previous meetings. These goals and objectives were refined to achieve the desired affects on the many aspects of the community discussed within this plan. Strategies that were developed by the community were based on two potential scenarios. The first of these scenarios being if Center Township would provide planning and zoning functions within the Township, and the second being if planning and zoning functions remained with Crow Wing County based on the recommendations set forth herein this plan. *Center Township Community-based Comprehensive Plan* implementation strategies were ultimately developed from the scenario that Crow Wing County would continue to provide planning and zoning functions within the Township under the guidance of both the Crow Wing County comprehensive plan and this plan. Throughout this community meeting the citizen planning committee and members of the community also developed leaders of tasks set forth within the plan as well as determined possible costs associated with carrying out the strategies set forth within this plan.

1.4 The Review Process

Review of a community-based comprehensive plan by appropriate agencies and local governmental units is an important aspect of that plan's development. In addition, Minnesota Statutes requires the local unit of government to hold a public hearing prior to the adoption of the plan, and consider public comment from the public hearing in the development of the final plan document. The following outlines the review process used to ensure proper review of the *Center Township Community-based Comprehensive Plan*.

- Copies of the plan were sent to:
 - Crow Wing County
 - Mission Township
 - Pelican Lake Township
 - Oak Lawn Township
 - Wolford Township
 - The Minnesota Office of Strategic and Long Range Planning (Minnesota Planning)
- Plan presentation to the public on April 1, 2003 at the regular meeting of the Center Township Board of Supervisors

1.5 Agreement and Adoption

After presentation to the Center Township citizenry through the hearing of public testimony, review by Crow Wing County and the Minnesota Planning Agency, and presentation to the Center Township Board of Supervisors this plan was adopted on _____ and is to be effectuated on _____. The adoption of the *Center Township Community-based Comprehensive Plan* is an agreement between the Center Township Board of Supervisors and the Center Township community to strive to carry out the goals, objectives, and strategies prescribed herein.

1.6 Severability

1. If any provision or provisions of this plan shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
2. Invalidity or unenforceability of one or more provisions of this plan shall not affect any other provision of this plan.

1.7 Maintenance and Revisions

Updating and maintenance of a community-based planning document is important for a number of reasons. By updating and maintaining this comprehensive plan document the Township can establish new goals, objectives, and strategies to meet the needs of the community by utilizing the same process by which the plan was created. Updating and performing maintenance will also afford Center Township the opportunity to observe the completion of the implementation schedule provided in this plan and adjust priorities accordingly to carry out the goals and objectives of the community. The maintenance and revision schedule shall be as follows:

- The Center Township Board of Supervisors shall perform an annual review of the goals, objectives, and strategies within this plan to serve as an aide memoire to the Board and the community.
- The Center Township Board of Supervisors shall perform revisions and updates to the *Center Township Community-based Comprehensive Plan* every five (5) years from the plan's adoption.

Chapter Two: Demographic Information

2.1 Population

Population growth is a primary indicator of growth within a local unit of government and will influence how local governments must plan for the future. Growth influences local government planning by impacting the overall community landscape in a way that will shape a community into the future. This community landscape will impact the natural and human characteristics in a variety of ways. The purpose of examining population trends is to examine the trends in population growth of Center Township over the past three decades.

Note on All Census Data: Information provided may not add to 100% due to rounding. The data presented throughout this document is presented in an altered format for display purposes only, however all data presented is original data from the U.S. Census Bureau and the Office of the Minnesota State Demographer. Due to potential and known errors in sampling the author(s) of this document cannot guarantee the accuracy of the information presented. For information on confidentiality protection, sampling error, nonsampling error, and definitions refer to information provided by the U.S. Census Bureau (Online: www.census.gov) or the Minnesota State Demographer (Online: www.mnplan.state.mn.us).

General Population

Center Township has experienced tremendous growth between 1990 and 2000 showing a 56.3% increase over that timeframe. The growth in Center Township is somewhat consistent with the growth that Crow Wing County has also experienced throughout the same 10 years time. Between 1990 and 2000 the Crow Wing County population grew by 24.5%, the largest population increase for the County since 1970. Table 2-1 displays the population growth of Center Township and Crow Wing County since 1960.

Table 2-1 Population of Center Township/Crow Wing County (1960-2000)

	Center Township	% Increase	Crow Wing County	% Increase
1960	212	x	32,134	x
1970	317	49.5%	34,826	8.4%
1980	470	48.3	41,722	19.8
1990	517	10.0	44,249	6.1
2000	808	56.3	55,099	24.5

Source: Office of the Minnesota State Demographer

Population by Age

Center Township has an expansive cross section of population by age concentrations with the majority of persons being within the middle age group classification with the largest population group listed in Table 2-2 being those 40 to 44 years of age (78 persons). A significant youth population also resides within the Center Township area with 141 youth

Center Township***Crow Wing County, MN***

residing in the Township within the 15-year time span between the ages 0 to 14. Crow Wing County has experienced similar population by age characteristics with large concentrations of both middle-aged persons and youth within the County area. Table 2-2 displays the population of both Center Township and Crow Wing County by age groups as tabulated by the Office of the Minnesota Demographer.

Table 2-2 Center Township/Crow Wing County Population by Age (2000)

	Center Township	Crow Wing County
Under 5 Years	48	3,346
5 to 9 Years	48	3,708
10 to 14 Years	45	4,034
15 to 17 Years	30	2,603
18 to 20 Years	29	2,236
21 to 24 Years	41	2,211
25 to 29 Years	42	2,726
30 to 34 Years	50	3,141
35 to 39 Years	58	4,083
40 to 44 Years	78	4,181
45 to 49 Years	57	3,965
50 to 54 Years	56	3,487
55 to 59 Years	57	3,059
60 to 64 Years	50	2,909
65 to 69 Years	47	2,616
70 to 74 Years	44	2,432
75 to 79 Years	24	1,917
80 to 84 Years	11	1,310
85 Years & Over	5	1,135

Source: Office of the Minnesota State Demographer (2000)

Area Population

Just as Center Township has experienced tremendous growth in recent years, so have other communities adjacent to the township. Table 2-3 shows the population and growth since 1990 for communities adjacent to Center Township.

Table 2-3 Area Population (2000)

City or Township	Number	Percent (%)
		Increase 1990-2000
Center Township	808	56.3%
Irondale City	1,113	12.1
Ironton City	498	-10.0
Lake Edwards Township	1,995	30.6
Mission Township	733	42.6
Oak Lawn Township	1,793	-8.1
Pelican Township	400	63.3
Riverton City	115	N/A
Trommald City	125	56.3
Wolford Township	326	48.2

Source: Office of the Minnesota State Demographer

2.2 Housing

The housing information presented within this section provides general information on a variety of housing characteristics within the Center Township area. These characteristics can be used to assess housing conditions within the Township area and provide background information for housing related decision-making purposes.

Households

This portion provides a count of the total households within Center Township. These statistics do not present the number of families within the Township, but rather a grouping of persons living together in a common dwelling. Table 2-4 presents the total number of households in Center Township and Crow Wing County.

Table 2-4 Center Township/Crow Wing County Households (1970-2000)

	Center Township	% Increase	Crow Wing County	% Increase
1970	98	x	10,974	x
1980	168	71.4%	15,171	38.2%
1990	198	17.9	17,204	13.4
2000	325	64.1	22,250	29.3

Source: U.S. Department of Commerce, Census Bureau (2000)
Office of the Minnesota State Demographer

Persons Per Households

The persons per household information provided indicated a decline in the average number of persons living in Center Township households over the past thirty years. Table 2-5 displays the average persons per household for both Crow Wing County and Center Township.

Table 2-5 Center Township/Crow Wing County Persons Per Household (1970-2000)

	Center Township	Crow Wing County
1970	3.23	3.17
1980	2.80	2.75
1990	2.61	2.57
2000	2.47	2.43

Source: U.S. Department of Commerce, Census Bureau (2000)
Office of the Minnesota State Demographer

Housing Units

The number of housing units indicates the total number of dwellings with the Center Township area as well as Crow Wing County. Census 2000 data shows that out of the 445 total housing units within Center Township, 325 or 73.0% units are occupied and 120 or 27.0% units are vacant. This vacancy is a result of a significant portion, 97 or 21.8% of all Center Township housing units being utilized for seasonal, recreational, or occasional use. The data also shows that 28 or 8.6% of occupied housing units are rental units. Table 2-6 displays various Center Township housing information.

Table 2-6 Housing Units, Center Township (2000)

	Number	Percent of Total (%)
Total housing units	445	100.0%
Occupied housing units	325	73.0
Vacant housing units	120	27.0
For seasonal, recreational, or occasional use	97	21.8
Owner-occupied units	297	91.4
Renter-occupied units	28	8.6

Source: U.S. Department of Commerce, Census Bureau (2000)

Age of Housing

Information provided by the U.S. Census Bureau indicates that the majority of housing units within the Township were built prior to 1980 with 305 total housing units built in that timeframe. A significant portion of housing units, 178 total units, in Center Township were built in 1980 or later. This information is notable in that it indicates an aging housing stock for the township, however the age of housing within the area is typical of similar communities throughout the area and State. Discrepancies in the total housing unit information provided by the U.S. Census Bureau for the age of housing statistic is most likely due to compiled housing records lacking indication of existing and pre-existing housing structures. Table 2-7 displays the year in which structures were built for the Center Township area through March 2000.

Table 2-7 Age of Housing, Center Township (Year Structure Built) as of March 2000

Timeframe	Number	Percent of Total (%)
Total housing units	478	100.0%
1999 to March 2000	7	1.5
1995 to 1998	42	8.8
1990 to 1994	66	13.8
1980 to 1989	58	12.1
1970 to 1979	112	23.4
1960 to 1969	61	12.8
1940 to 1959	111	23.2
1939 or earlier	21	4.4

Source: U.S. Department of Commerce, Census Bureau (2000)
Office of the Minnesota State Demographer

2.3 Educational Information

Used for general community informational purposes, the educational information provided displays statistics in school enrollment and educational attainment for the Center Township community. The Center Township area is served by the Brainerd School District #181 and the Crosby-Ironton School District #182 with the nearest higher education facility being Central Lakes College located in the City of Brainerd.

School Enrollment

Nearly one-fourth of the total population of Center Township is enrolled within an educational institution. This population statistic reaffirms the fact that there is a significant younger population within the township area with the largest youth population being enrolled in an elementary or high school educational institution. Table 2-8 presents information on the educational enrollment of Center Township residents age three and over.

Table 2-8 School Enrollment, Center Township (2000)

Type of Education	Number	Percent of Total (%)
Population 3 years and over enrolled in school	197	100.0%
Nursery school, preschool	19	9.6
Kindergarten	11	5.6
Elementary school (grades 1-8)	76	38.6
High school (grades 9-12)	59	29.9
College or graduate school	32	16.2

Source: U.S. Department of Commerce, Census Bureau (2000)
Office of the Minnesota State Demographer

Educational Attainment

Educational attainment is a statistic used to determine the overall level of education of persons age 25 and over within the Center Township community. This statistic is purely informational in nature, however may be used to determine gaps in education within the community and to assessing educational opportunities within the general vicinity of Center Township. Table 2-9 displays information in the educational attainment of the Center Township community.

*Table 2-9 Educational Attainment, Center Township
Persons Age 25 Years and Over (2000)*

Level of Education	Number	Percent of Total (%)
Population 25 years and over	611	100.0%
Less than 9th grade	24	3.9
9th to 12th grade, no diploma	65	10.6
High school graduate (includes equivalency)	213	34.9
Some college, no degree	177	29.0
Associate degree	55	9.0
Bachelor's degree	63	10.3
Graduate or professional degree	14	2.3

Source: U.S. Department of Commerce, Census Bureau (2000)
Office of the Minnesota State Demographer

2.4 Economic Information

In assessing the demographic characteristics of a community, it is important to look not only to the general population, housing, and social statistics of the community, but also to economic characteristics as well. These economic characteristics can be used to assess the past trends of economic activity within a community to assess the impacts of community planning practices on the economic well being of the community. The economic information presented in this section is designed to provide a snapshot of community economic indicators garnered by the 2000 U.S. Census.

Employment Status

The Center Township community enjoys a diverse grouping of families and persons of whom are retired. With an official unemployment rate of 5.3% in 2000, most persons of working age, 16 or over as defined by the U.S. Census, are employed. Table 2-10 presents employment information for Center Township.

Note on Employment Status Data: The Census Bureau is aware there may be a problem or problems in the employment-status data of Census 2000 Summary File 3. The labor force data for some places where colleges are located appear to overstate the number in the labor force, the

Center Township**Crow Wing County, MN**

number unemployed, and the percent unemployed, probably because of reporting or processing error. The exact cause is unknown, but the Census Bureau will continue to research the problem.

Table 2-10 Employment Status, Center Township (2000)

	Number	Percent of Total (%)
Population 16 years and over	705	100.0%
In labor force	437	62.0
Civilian labor force	434	61.6
Employed	411	58.3
Unemployed	23	3.3
% of civilian labor force		5.3
Armed Forces	3	0.4
Not in labor force	268	38.0

Source: U.S. Department of Commerce, Census Bureau (2000)

Household Income

An important economic indicator, the household income information presented in this section is intended for general informational purposes only. Table 2-11 shows 2000 income distribution information for Center Township households.

Table 2-11 Household Income

	Number	Percent of Total (%)
Less than \$10,000	27	8.0%
\$10,000 to \$14,999	24	7.1
\$15,000 to \$24,999	37	11.0
\$25,000 to \$34,999	60	17.9
\$35,000 to \$49,999	53	15.8
\$50,000 to \$74,999	87	25.9
\$75,000 to \$99,999	28	8.3
\$100,000 to \$149,000	15	4.5
\$150,000 to \$199,999	1	0.3
\$200,000 or more	4	1.2
<i>Average Household Income</i>	\$50,195	

Source: U.S. Department of Commerce, Census Bureau (2000)

Commuting to Work

This section displays information on the method of transportation for the Center Township workforce as well as the length of commute from home to work. The information presented shows that the majority of the Center Township workforce travels primarily alone by car, truck, or van. Carpooling is also another method of transportation used by Center Township commuters as well as the option of working at home. The

information presented in table 2-12 shows commuter information for the Center Township workforce.

Table 2-12 Method of Commuting to Work, Center Township (2000)

	Number	Percent (%)
Sampled workers 16 Years of Age and Over	408	100.0%
Car, truck, or van – drove alone	325	79.7
Car, truck, or van – carpooled	39	9.6
Public Transportation (including taxicab)	0	0.0
Walked	0	0.0
Other means	7	1.7
Worked at home	37	9.1
<i>Average travel time to work</i>	26.8 Minutes	

Source: U.S. Department of Commerce, Census Bureau (2000)

Occupation

This section presents information on the distribution of the Center Township workforce by occupation. This information shows that there are many diverse skills within the Center Township area; skills that benefit the entire Crow Wing County, Brainerd Lakes area. Due to events in the local and regional economy of the Center Township area this information may have changed slightly since 2000, however remains a solid assessment of the Center Township workforce and contribution to the economic information presented throughout this plan. Table 2-13 displays information on the Center Township workforce distribution among a variety of occupations as presented by the U.S. Census Bureau.

Table 2-13 Workforce by Occupation, Center Township (2000)

	Number	Percent of Total (%)
Sampled workers 16 Years of Age and Over	408	100.0%
Management, professional, and related occupations	123	29.9
Service occupations	50	12.2
Sales and office occupations	111	27.0
Farming, fishing, and forestry occupations	3	0.7
Construction, extraction, and maintenance occupations	46	11.2
Production, transportation, and material moving occupations	78	19.0

Source: U.S. Department of Commerce, Census Bureau (2000)

Chapter Three: Community Vision

3.1 Developing a Community Vision

Throughout the first meeting in a series of community meetings, the Center Township community addressed a number of community topics and developed strengths, weaknesses, opportunities, and threats for each topic. The development of these topics provided the baseline information necessary for the community to develop crucial vision statements to guide community development in not only land use, but in many other aspects of the community as well. The entire process for developing the community vision is displayed in 1.3 *The Public Participation Process*. Throughout *Chapter Three: Community Vision* the following community topics will be presented:

- Beautification and sense of community
- Coordination and cooperation with adjacent communities
- Community growth
- Community infrastructure
- Community facilities
- Community funding
- Community services
- Economic environment
- Housing
- Land use
- Natural resources
- Transportation
- Youth and schools

3.2 The Center Township Vision

Compiled from a variety of vision statements entailing multiple aspects of the community, the following vision statement presents a sense of protecting the rural character of the community while promoting a “wise” utilization of a variety of community resources:

“A Township dedicated to the preservation of the natural rural environment while promoting the safe, interactive, and sensible use of community land resources, community services and infrastructure.”

3.3 General Community Topics

The topics presented in section 3.3 display strengths, weaknesses, opportunities, and external threats for community topics mentioned in section 3.1. These topics are developed within this plan to provide clear goals and objectives designed to carry out the overall vision developed by the community. Original community meeting information is kept on file with the Clerk of Center Township.

Beautification and Sense of Community

Strengths:

- Annual Meetings (Sense of Community)
- Cemetery beautiful addition to the community
- Current signage within the community

Opportunities:

- Developing community events, i.e. community picnic
- Developing a community newsletter
- Developing a community website

SUMMARY:

The Center Township community recognizes the need to maintain a positive community atmosphere. The community also recognizes the challenges in ensuring that members of the community, whether they are permanent, seasonal, or recreational, are informed and presented with an equal opportunity for a clean, positive community atmosphere.

Coordination and Cooperation with Adjacent Communities

Strengths:

- Good communication with Crow Wing County
- Good communication with surrounding local units of government

Weaknesses:

- Sometimes the Township receives pertinent information too late to contribute to the issue, i.e. development proposals

Opportunities:

- Development of community goals and objectives related to communication towers (Coordination with Crow Wing County)
- Development of community goals and objectives related to signage requirements within the Township (Coordination with Crow Wing County)
- Opening lines of communication with all area local units of government

SUMMARY:

The Center Township community proposed a series of opportunities for maintaining communication between Center Township, Crow Wing County and adjacent communities. By maintaining open communication, Center Township will have the opportunity to work with the most current information in making community decisions.

Community Growth

Strengths:

- Increased tax base
- Better roads
- Organization of growth will maintain larger lot sizes
- Use of developable land available
- Increased use of community services, fire protection, etc.

Weaknesses:

- Increased use of community services & resources; i.e. increased use of roads
- Increased use of County services & resources; i.e. police protection
- Hunting vs. residential development
- Loss of privacy
- Loss of community touch – closeness

Opportunities:

- Developable land available
- Increased tax base
- Organization of growth through regulation & educational opportunities

External Threats:

- N/A

SUMMARY:

The Center Township community understands the inevitability of growth within the Township. In addition, the community also recognizes the many positive attributes to a “newer” population, however expressed the need for organization of growth within the Township area. Opportunities expressed by the community in discussing growth portray a positive outlook on growth within the community; an outlook that will be portrayed in the goals and objectives within this plan.

Community Infrastructure

Strengths:

- Individual septic treatment (ISTS) system compliance not an issue
- Individual wells are relatively problem-free

Weaknesses:

- N/A

Opportunities:

- Coordination with County on ISTS & drinking water system programs
- Community education opportunities related to ISTS & drinking water systems

External Threats:

Pollution of the Mississippi River upstream

SUMMARY:

For the purposes of this comprehensive plan infrastructure relates to well systems and individual septic treatment systems (ISTS). When discussing community infrastructure, the Center Township community is truly looking to future visioning due to the nonexistence of infrastructure within the community. All wells and wastewater systems within Center Township are comprised of individual well systems and individual septic treatment systems. Of primary concern to the community was the opportunity for community education opportunities and programs related to drinking water and ISTS throughout the Township.

Community Facilities

Community Facilities Inventory

- 1) *Town Hall*
- 2) *Cemetery*

Strengths:

- Town Hall in working condition
- Community Cemetery
- Community facilities adequate for current population

Weaknesses:

- Lack of recreational facilities
- Town Hall will need future improvements

Opportunities:

- Development of recreational fields (i.e. park, ball field)
- Development of a fire hall satellite
- Various funding for community facilities

External Threats:

- Grant opportunities

SUMMARY:

A Town Hall and cemetery maintained by the Township are the two community facilities within Center Township. Through the public participation process members of the community expressed their satisfaction with the current facilities and noted that the facilities serve the current population of the Township. The community did however,

express an overall view that there would be a future need for additional community facilities and that the community facilities should be addressed at that time. Goals and objectives related to community facilities within Center Township are presented within the *Implementation* portion of this plan.

Community Funding

Strengths:

-Township is able to provide necessary community services and facilities

Weaknesses:

-Limited financial resources
-Cuts in local government aid (LGA)

Opportunities:

-Government and foundation grant programs
-Possible financial agreements with Crow Wing County including the possibility of bonding to meet community needs and desires
-Payment of community needs and desires through special assessments

External Threats:

-Local economic conditions
-Competitive granting and loan processes
-State budgeting decisions

SUMMARY:

As with many local governments, Center Township works to provide for a budget that carries out the demands of the community. The Center Township community expressed an overall satisfaction of the fiscal management of the Township, however expressed concern over local disagreements in the budgeting process. In addition to local disagreements, effects of state and county budgeting will impact the Township in several ways. The community expressed the desire to work through these local, state, and county adversities in developing a budget that provides for necessary community functions and look to outside funding sources in filling the funding gaps of the Township.

Community Services

Current Service Arrangements:

- 1) Road maintenance provided by the Township*
- 2) Fire protection provided by Brainerd & the Mission Fire Association*
- 3) Law enforcement provided by the Crow Wing County Sheriff's Department*
- 4) Community Cemetery provided by the Township*

Strengths:

-Good response to emergencies
-Road maintenance

-Community Cemetery

Weaknesses:
None Presented

Opportunities:
-Future provision for law enforcement to be contracted from surrounding communities
-Development of future satellite fire facility within the Township

External Threats:
-Local economic conditions

Under the current service arrangements, the Center Township community expressed a general satisfaction of community protective and maintenance services. The community further expressed the need for Township work to maintain and increase the capacity of community services to accommodate future growth and development including adding services as necessary. Goals and objectives related to community services are presented in the *Implementation* section of this plan.

Economic Environment

Strengths:
-Many job and business opportunities exist within the City of Brainerd
-Businesses currently within the area are of low impact on the community
-Currently there is little industry within the Township

Weaknesses:
-N/A

Opportunities:
-Home business opportunities
-Deterrence of adult entertainment businesses by addressing the issue ahead of time
-Business development along within the Township only on roadways that will support such development

External Threats:
-Local economic conditions
-Development of large industrial operations
-Development of undesirable business

SUMMARY:

Just as with many other area Townships, Center Township relies significantly upon the business opportunities within the Cities of Brainerd and Baxter to provide employment, goods, services and other trade to the community. Business entities do also exist within Center Township itself. The community expressed the need for business within the Center Township area, however desires that any business established within the

Township provide for the lowest possible impact on the community. Business and economic development goals and objectives are presented within the *Implementation* section of this plan.

Housing

Strengths:

- “Off-the-road” houses
- Current residential character
- Single family dwellings
- Home ownership high
- Organization of multiple family development (also threat)

Weaknesses:

- Use of property (undesirable)

Opportunities:

- Implementation of performance measures through regulation & education
- Housing redevelopment programs, etc.

External Threats:

- Large multiple-family dwelling developments
- Local, regional, and global economic conditions

SUMMARY:

Generally, the Center Township community expressed an overall satisfaction with the current housing stock within the Township. Of primary concern to Center Township residents as presented through the public participation process is that housing within the Township is developed in such a manner consistent with the goals and objectives presented within this plan related to residential development. This includes information presented in the *Land Use* and *Implementation* sections of this plan.

Land Use

Strengths:

- Township Cemetery
- Potlatch and other open lands
- Increased use of agricultural land

Weaknesses:

- Some undesirable land uses (Junk, Scrap, etc.)
- Loss of access to smaller lakes (Landlocked Lakes)

Opportunities:

- Potential for land development (commercial, residential, & other land uses)
- Potlatch land development

External Threats:

- Undesirable development
- Planned Unit Development
- Undesirable development of Potlatch land

SUMMARY:

Planned unit development (PUD) was noted by the community as a strength, weakness, opportunity, and threat within Center Township due to the individual intricacies of each development utilizing the process. While the community expressed satisfaction with the application of PUD in the Township, concern was also expressed for the use of the zoning practice in larger development.

Natural Resources

Strengths:

- Lakes
- Mississippi River
- Forests
- Wetlands
- Trails
- Wildlife Management Area (WMA)
- Hunting/Snowmobiling/ATV's
- Historical Sites

Weaknesses:

- Use of natural resources by persons outside the community
- Development of natural areas
- Potlatch land development
- Bluff/Mission Dam

Opportunities:

- Additional WMA's
- The many recreational opportunities
- Natural resources and environmental education
- Campgrounds at Half Moon, Fawn Lake, Mission Creek

External Threats:

- Damage & destruction of natural resources
- Destruction of natural lands by developers

SUMMARY:

Great pride is taken in the many natural resources of Center Township by the community. These resources provide recreational, educational, and other functional opportunities to the Township community as well as non-functional opportunities such as natural aesthetic beauty. The natural resources related goals and objectives presented in the

Natural Resources and *Implementation* sections of plan are designed to carry out the community desire to preserve the natural resources of Center Township.

Transportation

Strengths:

- Good access throughout the Township
- Blacktop exists in areas of the Township
- No minimum maintenance roadways within the Township
- Close to Crow Wing Regional Airport

Weaknesses:

- Poor soil for roadways within the township

Opportunities:

- Plan to blacktop Township roadways
- Ability to improve existing roadways
- Development of trails

External Threats:

- Funding available for roadway projects
- Costs of roadway projects

SUMMARY:

Throughout the public participation process, the Center Township community expressed satisfaction with the many transportation opportunities within the general area of the Township. By focusing on the opportunities presented by the community, Center Township can look forward to providing a transportation system that will accommodate the current population of the Township as well as future growth.

Youth and Schools

Center Township School Districts:

- 1) Brainerd School District (District #181)*
- 2) Crosby-Ironton School District (District #182)*

Strengths:

- Youth facilities such as Mission Park close to Center Township
- Snowmobile club opportunities
- Area youth recreation opportunities

Weaknesses:

- Restricted use of community facilities
- Lack of youth activities within the Township

Opportunities:

- Development of parks and ball fields within the Township
- Support of youth groups

External Threats:

- Damage of community facilities
- Local economic conditions

SUMMARY:

An important component to any community, the youth within Center Township look to educational opportunities within the school districts serving the general vicinity of the Cities of Brainerd and Crosby. Expressed through the public participation process however, was the unavailability of youth activities and facilities. The goals and objectives presented within this plan are designed to provide for the best interest of all members of the Center Township community.

Chapter Four: Capital Improvements and Community Services

4.1 Chapter Overview

Chapter Four is designed to provide community assessments, goals, and objectives for a variety of community topics. These goals and objectives are the underlying basis for the implementation portion of this plan to provide clear direction on the steps Center Township will take in working with the assets of the Township. This chapter will also address the community services provided by Center Township and the steps necessary to meet the desires of the community and the need for increased capacity and scope of services to meet future growth. The following community topics are presented in this Chapter:

- ❑ Infrastructure
- ❑ Community Facilities and Services
- ❑ Transportation
- ❑ Beautification and Sense of Community

4.2 Infrastructure

Individual Septic Treatment Systems (ISTS)

The vast majority of Center Township households utilize low-flow individual septic treatment system wastewater disposal systems. This is due to a number of reasons including:

- ISTS are more cost efficient for the rural, less dense character of Center Township
- The ease of maintaining ISTS
- Relatively problem-free nature of ISTS within the Township

4.3 Community Facilities

The Center Township Hall

Centrally located along CSAH 19, the Center Township Hall provides the necessary facilities to accommodate the operations of the Township. Through the public participation process, the community discussed options in providing for a Township Hall that will serve the community for years to come. The consensus of these discussions was to maintain the Township Hall in its present capacity as the Hall is adequate to serve the current population of the Township. The community did however, discuss options in providing for a new Township Hall or facility in the future to accommodate growth

within the community. Such discussion did not fall within the five-year goals of the Township, therefore such options should be discussed at an undetermined time in the future.

Facilities to Accommodate Future Growth and Development

As Center Township continues on a trend of growth into the future, the Township should look to the development of additional community facilities as necessary to provide services required by the community. The primary community facilities discussed by the community through the public participation process included recreational facilities and a fire satellite facility.

Center Township Recreational Facilities

Recreational facilities can benefit communities in many ways. These facilities provide the places for persons of all ages to take part in sporting, walking, jogging, and a variety of other activities in maintaining individual wellness. Many communities operate such facilities in meeting the desires of the community. Recreational facilities were discussed by the Center Township community through the public participation process in assessing options for youth and recreation within the Township. Concerns that were discussed by the community included the lack of site opportunities for Township citizens of all ages to take part in recreational activities. The development of “ball fields” was then discussed as such facilities would provide a place for recreational activities, and after the Township would secure such lands, would be easily maintained by the Township at a relatively low cost. Objectives for recreational facility development are listed in the implementation schedule provided by this plan.

Fire Satellite Facility

Fire protection is an underlying key to the vitality of the community. The ability to respond to fires is directly related to deferring loss of property, personal effects, and life within any particular community. In discussing community facilities, the Center Township community looked to options in establishing a fire satellite facility within Center Township. The benefits of such a facility include lowered insurance ratings, faster response times, and similar benefits as discussed by the community through the public participation process. Being a longer-term objective, options in providing a fire satellite site should be discussed by the Township within a five year period of time however, as specified by the implementation schedule, can be addressed as a long term project.

Community Services

Center Township, Crow Wing County, the Brainerd and Crosby Ironston school districts, and other organizations all provide a variety of community services in meeting the demands of the community. These services include protective services, education, and services designed to maintain safe travel on Township roadways as well as other services.

As outlined in *Chapter Three: Community Vision* services within and near Center Township include, but are not limited to the following:

1. Road maintenance provided by the Township
2. Fire protection provided by the City of Brainerd and the Mission Fire Association
3. Law enforcement provided by the Crow Wing County Sheriff's Department
4. Cemetery maintained by the Township
5. Youth and community education opportunities provided by the Brainerd School District #181 and the Crosby-Ironton School District #182

4.4 Transportation

Roadways

Generally, the Center Township community has expressed satisfaction of the roadways within the Township. This is supported through the Center Township community survey conducted prior to the implementation of this comprehensive plan and through community meetings conducted in the public participation process. These survey results are presented in *Chapter Six: Community Survey*. In the community survey, members of the community indicated that potential roadway improvements that are needed within the Township include roadway maintenance and quality. Through the public participation process, the community expressed the same general feeling that roadways within the Township are satisfactory and should be maintained at least to their current capacity.

4.5 Beautification and Sense of Community

Several characteristics, including the natural aesthetic beauty and close, but private nature of the community appeal to the current residents, land owners, and visitors to Center Township. These characteristics combined with low cost of living draw others to the Center Township community resulting in strong growth over the past decade. Through the public participation process the Center Township community discussed options in maintaining a strong sense of community among the Center Township residency including promoting a sense of community through community events, improving the flow of information to the community, and improving and maintaining the beauty of the community by encouraging low density development and looking to options in signage control within the Township. These options are presented in the implementation schedule provided by this plan.

Chapter Five: Land Use

5.1 Chapter Overview

Chapter Five provides an assessment of a variety of land use types within the Center Township area and Crow Wing County as well as the many natural resources within the Township. The *Chapter* looks to the information provided by the community through the public participation process that establishes a background for community goals and objectives established to carry out the community vision and to address issues discussed by the community. Zoning information presented throughout this *Chapter* is taken directly from the 2003 Crow Wing County Zoning Ordinance. The following topics are presented throughout this *Chapter*:

Center Township Land Use

- Center Township land use
- Natural Resources

5.2 Center Township Land Use

Residential

Center Township Residential Development

Center Township is primarily of a low-density rural residential character with some more dense developments in and around lakeshores as indicated by the land use map within the appendices of this plan. This rural residential character provides for the basis of many goals and objectives outlined in this plan, as is the overall community vision. As demographic trends have indicated, there has been significant growth within Center Township primarily due to the desirable lakeshore within the community as well as the appeal of the rural Township community. Residential development within Center Township is classified in the following ways by the Crow Wing County Zoning Ordinance:

- R Residential District** – Single and two family dwellings; allows some home occupational uses; allows agricultural cropland use; allows a reasonable number of household pets; allows some “Public” uses compatible within such districts; some other uses allowed under Conditional Use Permit but must be generally compatible with such district.
- RR Rural Residential District** – Same as Residential with additional, limited Agricultural uses allowed, and more such uses allowed under Conditional Use Permits. In order to maintain the rural character of the Center Township community a minimum lot size of 2 ½ acres shall be required, consistent with the Crow wing County Zoning Ordinance.

- A Agricultural District** – Same as Rural Residential except extensive use for animal and poultry production on the entire tract is allowed with fencing allowed to its boundaries; allows dairy operations, feedlot operations, poultry farm operations, and similar operations, generally may allow other incidental occupations conducted on the premises that are not normally considered home occupations, if permitted under a Conditional Use Permit; does not allow use; all other uses allowed under a Conditional Use Permit, if issues must be generally compatible within the district. In order to maintain the rural character of the Center Township community a minimum lot size of at least 5 acres shall be required in all circumstances as consistent with the Crow Wing County Zoning Ordinance.

Residential Development: Community View

These zoning classifications provide for the organization of residential development within Center Township, however the community has discussed the need for the increased utilization of low-density zoning classifications within the Township. The community addressed this aspect of residential development to alleviate issues associated with the rapid development of Township resources and the impact of more dense development on the Township community. Residential land use objectives are located within the land use portion of the implementation section of this plan.

Commercial and Industrial

Center Township Commercial Development

Commercial and industrial development are classified under the following classifications provided by the Crow Wing County Zoning Ordinance:

- C1 Commercial 1 District** – Allows commercial uses normally found in downtown areas of an urban community, such as shopping centers, cafes, bakery sales, banks, loan offices, broadcasting studios, bus depots, grocery stores, sporting goods stores, and the like. Allows front outside showing of wares only for hand carried items normally stored overnight. Multi-family dwellings allowed on the edge of such districts adjoining residential areas; second story apartments generally would be permitted; other residential use or “Public” use allowed only under a Conditional Use Permit, if issued.
- C2 Commercial 2 District** – Other commercial purposes such as auto, truck, and farm implement sales and service; outdoor theaters and amusement parks, gasoline service stations, airports, bait sales, and most other uses not allowed in Commercial 1; also allows commercial uses allowed in Commercial 1; generally will exclude residential use except for owner-caretaker purpose on or adjoining the lot concerned.
- WC Waterfront Commercial District** – Resorts, commercial campgrounds, marinas, supper clubs, and similar facilities that are compatible with waterfront use.

Allows multi-family dwellings. Screening and/or buffer areas required between commercial use and adjoining waterfront areas.

M1 Industrial 1 District – Generally light industrial applications. Allows most uses that are allowed only in Commercial 2 otherwise; “Public” uses are allowed in some cases under a Conditional Use Permit; excludes residential uses except for owner-caretaker purposes on or adjoining the lot concerned.

M2 Industrial 2 District – Most industrial applications not allowed in Industrial 1 except any deemed offensive in nature and/or operation. Generally precludes commercial uses. Excludes residential use except for owner-caretaker purposes on or adjoining the lot concerned.

Commercial Development: Community View

Currently there is little to no commercial or industrial development within Center Township. The Center Township community has expressed a concern for the commercial and industrial development of the Township area through the community survey and public participation process. These concerns include large commercial or industrial development within the Township and signage advertising current and nearby businesses as well as waterfront commercial development and the impacts of developing shoreland within the Township. As a result of community discussion, the community developed a series of objectives to meet the overall goal of land use development within the Township. These objectives are listed under the land use portion of the implementation section of this plan.

Natural Resources & Recreation

Center Township Natural Resources & Recreation

As mentioned throughout this plan, the Center Township community has expressed great pride in the many natural resources within the Township. These specific natural resources are discussed later within this section, however the following are tools utilized by Crow Wing County in preserving the natural and rural environment of Center Township:

G Green Space District – Rural parks, rural campgrounds, forested recreational areas, memorial forests, game refuges, game management areas, industrial forests, large acreage seasonal camp operations and similar type uses whether privately or publicly owned. Allows agricultural cropland use and timber cropland use; allows seasonal residences for single family use; allows seasonal use of portions for tents, campers, trailers, and similar temporary portable shelter if all other conditions or requirements of this Ordinance are met. May contain environmentally sensitive or historic areas which may be unsuitable for development or would require special management techniques. The use of sensitive resource management is encouraged in this land use district.

- B Buffer District** – An area or strip of whatever size as it may be determined to serve as a buffer between two incompatible zoning districts; the zoning order setting such Buffer Districts shall prescribe the limits of its use; allows for roads between zoning districts for egress and ingress between such districts; allows agricultural cropland use and timber cropland use generally. The use of sensitive resource management is encouraged in this land use district.

5.3 Natural Resources

Center Township is rich with many natural resources including a wide variety of lakes, deciduous forest, and the Mississippi River running along the east border of the Township. These natural resources strengthen the rural character and appeal of the Township and provide for a great deal of recreational opportunities for Center Township residents and visitors. The following provides a generalized inventory of Center Township natural resources as well as the community view utilized to create the objectives developed in the implementation section of this plan to carry out the overall goal of preservation of natural resources within the Township.

Center Township Lakes

With four recreational development, two general development, and over 10 natural environment lakes within the Township, the Center Township community has a wide range of water-related recreational opportunities. The many natural environment lakes provide for natural vegetation, natural wildlife habitation, and for the preservation of natural, undisturbed shoreline throughout the Township. The following presents a list of lakes within Center Township including the classification of the lake and general location of the bodies of water.

<u>Name</u>	<u>Class</u>	<u>General Location</u>
Bass Lake	(RD)	T135N Sections 19 & 30
Campbell Lake	(RD)	T135N Section 31
Duck Lake	(NE)	T135N Section 5
Edward Lake	(GD)	T135N Sections 7 & 18
Fawn Lake	(NE)	T135N Sections 20 & 29
Faupel Lake	(NE)	T135N Sections 8, 9, 16, & 17
Green Lake	(NE)	T134N Section 6
Half Moon Lake	(NE)	T135N Section 16
Horseshoe Lake	(NE)	T134N Section 5, T135N Section 32
Lower Mission Lake	(RD)	T135N Sections 5, 4, 8, & 9
Perch Lake	(NE)	T135N Sections 6 & 7
Pickrel Lake	(NE)	T134N Section 6
Silver Lake	(RD)	T135N Section 18
Spider Lake	(NE)	T135N Sections 31 & 32
Taylor Lake	(NE)	T135N Section 7
Upper Mission Lake	(GD)	T135N Section 3

Symbols: GD – General Development
 NE – Natural Environment
 RD – Recreational Development

The Mississippi River

Protected by the Mississippi Headwaters Board (MHB) and through Crow Wing County regulation, the Mississippi River is one of the most notable natural resources within not only Center Township, but for a significant portion of the United States as well.

The Mississippi Headwaters Board (MHB)

The MHB was created by the Minnesota Legislature in 1981 incorporating the Counties of Cass, Clearwater, Crow Wing, Hubbard, Itasca, and Morrison into an entity designed to protect the natural, historical, and recreational significance of the first 400 miles of the Mississippi. (MN Statutes 103F.361. Subd. (1) & (2). MN Statutes 103F.361-377, Appendix 2). The mission of the MHB is as follows:

“The (MHB) mission is to enhance and protect outstanding and unique natural, scientific, historical, recreational, and cultural values in the first 400 miles of the Mississippi River from its source at Lake Itasca in Clearwater County to the southerly border of Morrison County”

Recognizing the significant contributions of the MHB, Center Township will work within the framework provided by the Mississippi Headwater Board Comprehensive Plan, July 1, 2002 as amended, and the Crow Wing County Comprehensive Plan in all land use decision-making related to the area of the Mississippi River. Furthermore, the Township will also work within the framework of the Crow Wing County Comprehensive Plan, as amended, and the Crow Wing County Zoning Ordinance (2002) as amended, in all land use decision-making.

Forest and Wetlands

A large majority of Center Township is deciduous forestland. There is also a significant presence of wetlands sporadically located throughout Center Township as noted on the land use map located within the appendix of this plan. The presence of forestland and wetlands within the Township adds to the rural character of the community and provides for many land-based recreational opportunities. In order to preserve the forestland and wetland areas within Center Township the community has developed objectives to meet the natural resource components of Center Township land use.

Trails, Wildlife Management Areas, and Campgrounds

In utilizing the vast natural resources of the Township, several private and public entities have developed programs and facilities that allow residents and visitors of Center Township to enjoy these natural resources with minimal impact to the environment. Some of these facilities and programs include trails, including ATV, snowmobile, and similar trails, Wildlife Management Areas, public hunting lands, and campground facilities at Half Moon Lake, Fawn Lake, and Mission Creek.

Chapter Six: Community Survey

6.1 The Community Survey and The Planning Process

Conducted prior to the planning process, the Center Township community survey provided additional information in community issue discussion. Questions within the survey were structured to gather information on a variety of community aspects to assess the community view on planning issues within the Township. The information presented within this section provides a summary of community survey results as tabulated by Center Township, in the original format, to protect the integrity of survey results and the confidentiality of survey participants. Percentages may not add to 100% due to rounding.

6.2 Survey Scope

The Center Township Community Survey was conducted by the Center Township Board of Supervisors to determine a variety of community opinions, needs, and issues as well as demographic information and other community concerns. The opinions reflected in this survey summary are those of survey respondents and not necessary those of the community as a whole. The information contained in this survey summary is intended for use in conjunction with the development of the Center Township Community-based Comprehensive Plan.

Question One

1. Are you a:
 - a. 164 full time resident
 - b. 94 seasonal resident

Table 1. Type of Residency	Number	Percent
Full Time Residents	164	63.6%
Seasonal Residents	94	36.4
Total Responses	258	100.0

Question Two

2. How many persons in your household are in the following age groups?
 - a. 45 under 5
 - b. 24 5-9
 - c. 38 10-14
 - d. 72 15-24
 - e. 62 25-34
 - f. 89 35-44
 - g. 193 45-64
 - h. 99 65 and over

Table 2. Population by Age	Full Time	Seasonal	Total
Under 5	34 / 5.5%	11 / 1.8%	45 / 7.2%
5-9	20 / 3.2	4 / 0.6	24 / 3.9
10-14	28 / 4.5	10 / 1.6	38 / 6.1
15-24	47 / 7.6	25 / 4.0	72 / 11.6
25-34	35 / 5.6	27 / 4.3	62 / 10.0
35-44	61 / 9.8	28 / 4.5	89 / 14.3
45-64	110 / 17.7	83 / 13.3	193 / 31.0
65 and over	54 / 8.7	45 / 7.2	99 / 15.9
Total Responses	389 / 62.5	233 / 37.5	622 / 100.0

The single greatest population group as reported by the survey includes those people whom are between the ages of 45 and 64 at 193 or 31.0% of respondents. Incorporating a 14-year age bracket for youth within the township shows the total youth population at 107 persons ages 0 to 14, and 179 or 28.8% of persons between the ages of 0 and 24. Middle aged persons (25 to 44) make up 151 or 24.3% of persons and the 65 and over population includes 99 or 15.9% of persons reported in the survey.

Question Three

3. Do you own or rent your home?

- a. 244 own
- b. 0 rent

Table 3. Home Ownership	Number	Percent
Own	244	100.0%
Rent	0	0.0
Total Responses	244	100.0

Question Four

4. How long have you lived in Center Township? No Results.

Question Five

5. What type of housing do you live in?

- a. 211 single-family
- b. 1 multiple-family
- c. 0 apartment
- d. 7 mobile home
- e. 16 other _____

Table 4. Type of Dwelling	Full Time	Seasonal	Total
Single Family	150 / 63.8%	61 / 26.0%	211 / 89.8%
Multiple Family	1 / 0.4	0 / 0.0	1 / 0.4
Apartment	0 / 0.0	0 / 0.0	0 / 0.0
Mobile Home	1 / 0.4	6 / 2.6	7 / 3.0
Other	0 / 0.0	16 / 6.8	16 / 6.8
Total Responses	152 / 64.7	83 / 35.3	235 / 100.0

Question Six

6. Are the roads in Center Township adequate? (maintenance, quality, quantity, safety, etc)
- a. 164 yes
 - b. 88 no

Table 5. Roads	Full Time	Seasonal	Total
Yes	98 / 38.9%	66 / 26.2%	164 / 65.1%
No	62 / 24.6	26 / 10.3	88 / 34.9
Total Responses	160 / 63.5	92 / 36.5	252 / 100.0

Out of the total responses to question six, 164 or 65.1% of participants felt that the roads within Center Township are adequate, while 88 or 34.9% felt that they are not. Due to the answers provided Center Township roads should be addressed through open community discussion.

Question Seven

7. If no, what could be improved?
- a. 71 maintenance
 - b. 52 quality
 - c. 31 safety
 - d. 3 quantity
 - e. 18 other _____

Table 6. Road Improvements	Full Time	Seasonal	Total
Maintenance	51 / 29.1%	20 / 11.4%	71 / 40.6%
Quality	36 / 20.6	16 / 9.1	52 / 29.7
Safety	24 / 13.7	7 / 4.0	31 / 17.7
Quantity	2 / 1.1	1 / 0.6	3 / 1.7
Other	12 / 6.9	6 / 3.4	18 / 10.3
Total Responses	125 / 71.4	50 / 28.6	175 / 100.0

Out of the survey responses 40.6%, 29.7%, and 17.7% of persons felt that maintenance, quality, and safety was of primary concern with Center Township roads. These issues should be addressed through further public participation processes.

Question Eight

8. Is the police protection in Center Township adequate?
- 170 yes
 - 50 no

Table 7. Police Protection	Full Time	Seasonal	Total
Yes	114 / 51.8%	56 / 25.5%	170 / 77.3%
No	35 / 15.9	15 / 68.2	50 / 22.7
Total Responses	149 / 67.7	71 / 32.3	220 / 100.0

Question Nine

9. If no, what could be improved?
- 10 additional staff (i.e. deputies)
 - 49 more frequent patrols
 - 6 other _____

Table 8. Police Improvements	Full Time	Seasonal	Total
Additional Staff	7 / 10.8%	3 / 4.6%	10 / 15.4%
Patrols	33 / 50.8	16 / 24.6	49 / 75.4
Other	4 / 6.2	2 / 3.1	6 / 9.2
Total Responses	34 / 67.7	21 / 32.3	65 / 100.0

Questions eight and nine address police protection within Center Township. 77.3% of the community felt that police protection was adequate in Center Township while 22.7% did not. Due to the importance of public safety in the community, the issue should be addressed through further public participation.

Question Ten

10. Is the fire protection in Center Township adequate?

- a. 134 yes
- b. 16 no

Table 9. Fire Protection	Full Time	Seasonal	Total
Yes	129 / 86.0%	5 / 3.3%	134 / 89.3%
No	10 / 6.7	6 / 4.0	16 / 10.7
Total Responses	139 / 92.7	11 / 7.3	150 / 100.0

Question Eleven

11. If no, what could be improved?

- a. 13 improved response time
- b. 7 additional firemen
- c. 5 other

Table 10. Fire Improvements	Full Time	Seasonal	Total
Improved Response	10 / 40.0%	3 / 12.0%	13 / 52.0%
Additional Firemen	6 / 24.0	1 / 4.0	7 / 28.0
Other	2 / 8.0	3 / 12.0	5 / 20.0
Total Responses	18 / 72.0	7 / 28.0	25 / 100.0

Generally, Center Township survey participants felt that the fire protection within the Township is adequate. With nearly 90% of the responses indicating adequate fire protection this issue may not need to be developed other than to look to improvements in the future.

Question Twelve

12. Is your water and sewer system adequate?

- a. 212 yes
- b. 12 no

Table 11. Drinking Water	Full Time	Seasonal	Total
Yes	147 / 65.6%	65 / 29.0%	212 / 94.6%
No	4 / 1.8	8 / 3.6	12 / 5.4
Total Responses	151 / 67.4	73 / 32.6	224 / 100.0

Overall, the participants in the survey felt that their drinking water system was adequate. This issue may not need further exploration other than to look to improvements of drinking water systems or a possible community system.

Question Thirteen

13. Would you be willing to pay for additional services (i.e., better roads, fire protection, police protection, sewer and water)?
- 111 yes
 - 117 no

Table 12. Payment of Services	Full Time	Seasonal	Total
Yes	80 / 35.1%	31 / 13.6%	111 / 48.7%
No	66 / 28.9	51 / 22.4	117 / 51.3
Total Responses	146 / 64.0	82 / 36.0	228 / 100.0

Due to the nature of the responses to question thirteen, further discussion will be necessary to address community funding of public improvements. Nearly half of the respondents (48.7%) indicated they would be willing to pay for additional services while 51.3% indicated that they would not.

Question Fourteen

14. If yes, which services would you be willing to pay more for if they were improved?
- 81 roads
 - 36 fire protection
 - 52 police protection
 - 36 sewer and water
 - 4 other

Table 13. Service Improvements	Full Time	Seasonal	Total
Roads	62 / 29.7%	19 / 9.1%	81 / 38.8%
Fire Protection	28 / 13.4	8 / 3.8	36 / 17.2
Police Protection	39 / 18.7	13 / 6.2	52 / 24.9
Sewer and Water	26 / 12.4	10 / 4.8	36 / 17.2
Other	4 / 1.9	0 / 0.0	4 / 1.9
Total Responses	159 / 76.1	50 / 23.9	209 / 100.0

Roads, fire protection, police protection, and sewer and water were all indicated as services survey participants would be willing to pay more for. The nature of the question itself leaves opportunity for participants to indicate multiple responses.

Question Fifteen

15. Have you had any problems with the Crow Wing County Planning and Zoning Office?
- a. 50 yes
 - b. 179 no

Table 14. Crow Wing County	Full Time	Seasonal	Total
Yes	37 / 16.2%	13 / 5.7%	50 / 21.8%
No	108 / 47.2	71 / 31.0	179 / 78.2
Total Responses	145 / 63.3	84 / 36.7	229 / 100.0

Responses to question fifteen indicate a concern of participants in working with Crow Wing County planning and zoning. 21.8% of survey participants indicated that they have not had any problems with Crow Wing County Planning and Zoning, while 21.8% have not. This item should be addressed due to the importance of County support and involvement in implementation of local plans and ordinances.

Question Sixteen

16. Are you satisfied with the zoning ordinances, as regulated by Crow Wing County?
- a. 151 yes
 - b. 60 no

Table 15. Ordinance Regulation	Full Time	Seasonal	Total
Yes	90 / 42.7%	61 / 28.9%	151 / 71.6%
No	44 / 20.9	16 / 7.6	60 / 28.4%
Total Responses	134 / 63.5	77 / 36.5	211 / 100.0

Question sixteen indicates further concern with Crow Wing County in regulation of present zoning ordinances. 71.6% of persons indicated satisfaction with Crow Wing County regulation of present zoning ordinances, while a significant portion (28.4%) indicated that they are not. This question should be addressed through further public participation and coordination with Crow Wing County.

Question Seventeen

17. Do you think Center Township should adopt a zoning ordinance?
- a. 118 yes
 - b. 96 no

Table 16. Zoning Ordinance Adoption	Full Time	Seasonal	Total
Yes	77 / 36.0%	41 / 19.2%	118 / 55.1%
No	65 / 30.4	31 / 14.5	96 / 44.9
Total Responses	142 / 66.4	72 / 33.6	214 / 100.0

Answers to question seventeen indicate a strong community desire to develop local zoning regulation. This item should be addressed through implementation discussion in the public participation process.

Question Eighteen

18. What is your opinion regarding the pattern of commercial/industrial growth in Center Township?
- a. 55 needs more growth
 - b. 36 needs less growth
 - c. 129 should remain the same

Table 17. Commerical/Industrial Growth	Full Time	Seasonal	Total
More Growth	40 / 18.2%	15 / 6.8%	55 / 25.0%
Less Growth	24 / 10.9	12 / 5.5	36 / 16.4
Remain the Same	80 / 36.4	49 / 22.3	129 / 58.6
Total Responses	144 / 65.5	76 / 34.5	220 / 100.0

Responses to question eighteen indicate a community desire to control commercial and industrial growth within the community. The question indicates that 25.0% of respondents indicated that they would like to see more growth, and 16.4% indicated they would like to see less commercial and industrial growth. The majority, 58.6% of survey participants indicated they would like to see growth of commercial and industrial enterprises at the current pattern.

Question Nineteen

19. What is your opinion regarding the pattern of residential growth in Center Township?
- 38 needs more growth
 - 53 needs less growth
 - 102 should remain the same

Table 18. Residential Growth	Full Time	Seasonal	Total
More Growth	24 / 13.5%	14 / 7.9%	38 / 21.3%
Less Growth	38 / 21.3	15 / 8.4	53 / 29.8
Remain the Same	37 / 20.8	50 / 28.1	87 / 48.9
Total Responses	99 / 55.6	79 / 44.4	178 / 100.0

Like commercial and industrial growth within the Township, the majority (48.9%) of the survey participants indicated that they would like to see residential growth remain at the current pattern. Likewise, 29.8% of persons indicated they would like to see less residential growth within the Township, while 21.3% indicated they would like to see more growth. Residential growth will be addressed through the public participation process in developing organization of growth within Center Township.

Question Twenty

20. What is your opinion regarding the pattern of recreational growth in Center Township?

- a. 66 needs more growth
- b. 43 needs less growth
- c. 93 should remain the same

Table 19. Recreational Growth	Full Time	Seasonal	Total
More Growth	48 / 23.8%	18 / 8.9%	66 / 32.7%
Less Growth	25 / 12.4	18 / 8.9	43 / 21.3
Remain the Same	28 / 13.9	65 / 32.2	93 / 46.0
Total Responses	101 / 50.0	101 / 50.0	202 / 100.0

The majority (46.0%) of survey participants indicated they would like recreational growth to remain the same in Center Township. Indicating a significant desire for increased recreational development within the Township, 32.7% of survey respondents indicated they would like to see more growth. 21.3% of survey participants indicated they would like to see less growth of recreational development. Also a consideration, a significant portion 65 or 32.2% of seasonal residents indicated that they would like to see recreational growth remain the same. For the most part, growth in a community, recreational or otherwise, is eminent. Careful consideration must be given in determining the organization of recreational growth in Center Township through public participation.

Question Twenty-one

21. What is your employment status?

- a. 127 employed
- b. 93 retired
- c. 38 self-employed
- d. 8 other

Table 20. Employment	Full Time	Seasonal	Total
Employed	82 / 30.8%	45 / 16.9%	127 / 47.7%
Retired	54 / 20.3	39 / 14.7	93 / 35.0
Self-employed	28 / 10.5	10 / 3.8	38 / 14.1
Other	8 / 3.0	0 / 0.0	8 / 3.0
Total Responses	172 / 64.7	94 / 35.3	266 / 100.0

A significant portion of survey participants indicated that they are retired (35.0%), while the majority (47.7%) indicated that they are employed. The opinions of all residents regardless of employment status should be considered in the public participation process.

Question Twenty-two

22. What categories best describe your occupation? Please indicate the number of persons 18 and over in your household who are employed in each occupation.

- a. 142 professional
- b. 67 skilled – craftsman
- c. 23 retail
- d. 31 laborer/manufacturer
- e. 24 clerical
- f. 28 homemaker
- g. 43 other

Table 21. Occupation	Full Time	Seasonal	Total
Professional	75 / 20.9%	67 / 18.7%	142 / 39.7
Skilled – Craftsman	54 / 15.1	13 / 3.6	67 / 18.7
Retail	14 / 3.9	9 / 2.5	23 / 6.4
Labor/Manufacture	24 / 6.7	7 / 2.0	31 / 8.7
Clerical	16 / 4.5	8 / 2.2	24 / 6.7
Homemaker	20 / 5.6	8 / 2.2	28 / 7.8
Other	32 / 8.9	11 / 3.1	33 / 9.2
Total Responses	235 / 65.6	123 / 34.3	358 / 100.0

Question Twenty-three

23. How do you feel about the overall appearance of housing in your community?

- a. 58 generally very good
- b. 137 overall, about average
- c. 35 poor
- d. 18 no opinion

Table 22. Appearance of Housing	Full Time	Seasonal	Total
Generally very good	38 / 15.3%	20 / 8.1%	58 / 23.4%
About Average	86 / 34.7	51 / 20.6	137 / 55.2
Poor	26 / 10.5	9 / 3.6	35 / 14.1
No Opinion	9 / 3.6	9 / 3.6	18 / 7.3
Total Responses	159 / 64.1	89 / 35.9	248 / 100.0

Responses to question twenty-three indicate a general community satisfaction with the appearance of housing within the Center Township community. Through the public participation process many aspects of housing will be addressed.

Question Twenty-four

24. Would you support an increased mill levy for:
- a. 19 economic development
 - b. 36 parks and recreation
 - c. 90 upgrading of township roads
 - d. 58 police/fire protection
 - e. 36 planning/zoning

Table 23. Mill Increase	Full Time	Seasonal	Total
Economic Development	15 / 6.3%	4 / 1.7%	19 / 7.9%
Parks and Recreation	25 / 10.5	11 / 4.6	36 / 15.1
Upgrade township Roads	67 / 28.0	23 / 9.6	90 / 37.7
Police/Fire Protection	44 / 18.4	14 / 5.9	58 / 24.3
Planning/Zoning	26 / 10.9	10 / 4.2	36 / 15.1
Total Responses	177 / 74.1	62 / 25.9	239 / 100.0

Question Twenty-five

25. What is Center Township's greatest need?
- a. 35 economic growth
 - b. 12 residential growth
 - c. 41 improved services
 - d. 70 control over future development
 - e. 32 other

Table 24. Community Needs	Full Time	Seasonal	Total
Economic Growth	30 / 15.8%	5 / 2.6%	35 / 18.4%
Residential Growth	7 / 3.7	5 / 2.6	12 / 6.3
Improved Services	31 / 16.3	10 / 5.3	41 / 21.6
Control over Development	25 / 13.2	45 / 23.7	70 / 36.8
Other	24 / 12.6	8 / 4.2	32 / 16.8
Total Responses	117 / 61.6	73 / 38.4	190 / 100.0

Responses to question twenty-five indicate a strong desire for control over future development with a majority, 36.8%, indicating “control over future growth” on the survey form. A variety of Center Township community needs will be addressed through the public participation process.

Question Twenty-six

26. What is Center Township’s greatest asset?

- a. 120 low cost of living
- b. 34 proximity to urban area
- c. 107 rural living
- d. 47 other

Table 25. Community Assets	Full Time	Seasonal	Total
Low Cost of Living	28 / 9.1%	92 / 29.9%	120 / 40.0%
Proximity to urban area	20 / 6.5	14 / 4.5	34 / 11.0
Rural Living	42 / 13.6	65 / 21.1	107 / 34.7
Other	40 / 13.0	7 / 2.3	47 / 15.3
Total Responses	130 / 42.2	178 / 57.8	308 / 100.0

Responses to question twenty six indicate that Center Township residents appreciate the low cost of living within the Township. Rural living was also expressed as a positive aspect of the community and serves as the general theme of this plan. It is this “rural living” and low cost of living that the residents of Center Township are looking to preserve through the *Center Township Community-based Comprehensive Plan*.

-END OF SUMMARY-

Chapter Seven: Implementation

7.1 Implementing A Community Vision

Being a rural Township in north central Minnesota, Center Township has provided for community goals and objectives, which reflect the view of the community and will guide the development of the community into the future. In carrying out these goals and objectives the community will look to a variety of resources, including building relationships with Crow Wing County and partners who can assist the community in many ways. These partnerships and resources are displayed within this section to provide for a thorough schedule for the implementation of community goals and objectives.



7.2 Community Goals

7.21 Planning and Zoning Functions

Goal: To coordinate with Crow Wing County in providing for the organized development of the Center Township community consistent with the goals and objectives presented within this plan.

Objectives:

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Costs</i>	2003	2004	2005	2006	2007	2008	2009	+
1.	Coordinate with Crow Wing County in establishing development review policy incorporating the Center Township Board as a member of the process.	Leaders: Township Board, Crow Wing County Board, Crow Wing County Planning & Zoning	TBD	x	x						
2.	Request incorporation of the Center Township Community-based Comprehensive Plan within the Crow Wing County Comprehensive Plan document.	Leaders: Township Board, Crow Wing County Board, Crow Wing County Planning & Zoning	TBD	x	x						
3.	Work with Crow Wing County in incorporating Center Township Comprehensive Plan information within relevant sections of Crow Wing County zoning regulation	Leaders: Township Board, Crow Wing County Board, Crow Wing County Planning & Zoning	TBD	x	x						

7.22 Beautification and Sense of Community

Goal: To support a well-informed community, and ensure an equal opportunity for a clean, positive community atmosphere for the present and future Township community.

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2 0 0 3	2 0 0 4	2 0 0 5	2 0 0 6	2 0 0 7	2 0 0 8	2 0 0 9	+
1.	Develop a community newsletter or community update on a quarterly basis.	Leaders: Township Board, Clerk	\$0-\$250 Quarter	Ongoing							
2.	Develop a Center Township community Website	Leaders: Township Board, Clerk, Designee of the Board. Potential Partners: Crow Wing County, Local Web Developers	\$0-\$300 Initially \$10-\$50 Per Month Ongoing	x	x	x					
3.	Hold community events annually	Leaders: Township Board, Clerk, Designee of Board	\$100-\$500+ Annually	Annually (Ongoing)							

7.23 Community Facilities

Goal: To provide for necessary community facilities as needed to accommodate future growth and development.

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2003	2004	2005	2006	2007	2008	2009	+
1.	Maintain community facilities at least to present capacity (Town Hall, Township Cemetery)	Leaders: Township Board, Designee(s) of the Township Board	\$0-\$1,000 and possibly more for future repair, etc.	Ongoing							
2.	Look to developing a satellite fire facility as needed to provide adequate fire protection in the Center Township area	Leaders: Township Board, Designee(s) of the Township Board Partners: Local Fire Associations	TBD						x	x	x
3.	Look to developing fields, baseball fields, etc., for recreational use	Leaders: Township Board, Designee(s) of the Township Board	TBD		x	x	x	x	x	x	x

7.24 Community Services

Goal: To maintain a high level of satisfaction with community services and provide for the increased capacity of services as needed to accommodate future growth.

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2023	2024	2025	2026	2027	2028	2029	+
1.	Develop and maintain a roadway maintenance schedule on an annual ongoing basis	Leaders: Township Board, Designee(s) of the Board	\$0-\$100	x	x	x	x	x	x	x	x
2.	Work with Crow Wing County on ISTS inspection and drinking water system programs	Leaders: Township Board Partners: Crow Wing County Planning & Zoning	\$0	Ongoing							
3.	Encourage community education opportunities related to ISTS and drinking water systems	Leaders: Township Board Partners: Crow Wing County Planning & Zoning		Annually, or as determined feasible by the Township Board of Supervisors							

7.25 Transportation

Goal: To maintain a high quality, multi-modal local transportation system that accommodates the current population of Center Township and provides for increased capacity into the future.

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2003	2004	2005	2006	2007	2008	2009	+
1.	Secure roadway easements within the Township as necessary to provide maintenance and surfacing improvements	Leaders: Township Board, Clerk, Designee of the Board Potential Partners: Landowners within the Township	TBD	x	x	x	x	x			
2.	Develop a roadway surfacing plan to provide a phased approach to roadway surfacing projects.	Leaders: Township Board Potential Partners: Consultation	\$500-\$3,000 one-time	x	x	x					
3.	Look to the development of recreational trails for recreational purposes, including hunting.	Leaders: Township Board Designee of the Township Board Potential Partners: Minnesota DNR, Crow Wing County (various Departments)	TBD		x	x	x	x	x	x	
4.	Maintain snowmobile and all other trails at least to present capacity	Leaders: Center Township Board, Minnesota DNR Potential Partners: Snowmobile and other Trail User Groups	\$0-\$1,000 Annually	Ongoing							
5.	Monitor funding for roadway projects	Leaders: Center Township Board, Clerk, Designee(s) of the Board	Costs as needed	Ongoing							

7.26 Land Use

Goal: To provide for organization of development within Center Township by promoting the rural community character, preserving the natural resources and environment, and by providing for a variety of land use opportunities within the Township.

RESIDENTIAL DEVELOPMENT

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2003	2004	2005	2006	2007	2008	2009	+
1.	Utilize Crow Wing County zoning districts specifying less dense, larger lot size development.	Leaders: Center Township Board Partners: Crow Wing County Planning & Zoning	TDB	x	x						
2.	Ensure that developers and citizens alike pay all costs for development, including any possible hidden costs.	Leaders: Center Township Board, Clerk Potential Partners: Crow Wing County Planning & Zoning, Local Developers	TDB	Ongoing							
3.	Utilize Green Space District (G) and Buffer District (B) provisions of the Crow Wing County Zoning Ordinance to maintain community character	Leaders: Center Township Board, Clerk Potential Partners: Crow Wing County Planning & Zoning	TBD	x	x						

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Costs</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
				3	4	5	6	7	8	9			+
4.	Look to Township zoning regulation as needed to maintain community character and vision. The feasibility of this objective should be addressed as deemed necessary by the community, Township Board, or other initiating party.	Leaders: Center Township Board, Community, Designee(s) of the Board Partners: Crow Wing County	TBD						x	x	x		
5.	Utilize provisions of the Crow Wing County Zoning Ordinance to limit large multiple-family development within the Township, especially on lakeshore areas.	Leaders: Center Township Board, Community, Designee(s) of the Board Partners: Crow Wing County	TBD	x	x								
6.	Maintain quality housing and landscaping throughout the Township by working with Crow Wing County in the enforcement of performance measures of the Crow Wing County Zoning Ordinance and the Minnesota State Building Code as enforced by Crow Wing County.	Leaders: Center Township Board, Community, Designee(s) of the Board Partners: Crow Wing County	TBD	Ongoing									
7.	Limit use of the Planned Unit Development (PUD) provisions of the Crow Wing County Zoning Ordinance within Center Township	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	x	x								

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2 0 0 3	2 0 0 4	2 0 0 5	2 0 0 6	2 0 0 7	2 0 0 8	2 0 0 9	+
1.	Work with Crow Wing County to limit the size of off-site signage within the Center Township area	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	x	x						
2.	Work with Crow Wing County to provide for enforcement of performance measures within the Crow Wing County Zoning Ordinance	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	x	x	x					
3.	Encourage the development of home-based occupations and business consistent with the natural, rural character of the Township	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	Ongoing							
4.	Restrict commercial development within the Township to areas of the Township that can support such development – limited to areas along CSAH 19	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	Ongoing							

5.	Restrict Waterfront Commercial development to non-natural or recreational areas of the Township, limited to uses compatible for use of waterfront areas such as, but not limited to, campgrounds, public landings, restaurants, resorts, and similar uses.	Leaders: Center Township Board Potential Partners: Crow Wing County Planning & Zoning	TBD	Ongoing
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NATURAL RESOURCES, RECREATIONAL USE AND AGRICULTURE

	Objective	Task Leaders and Partners	Estimated Costs	2003	2004	2005	2006	2007	2008	2009	+
1.	Look to the development/redevelopment of recreational opportunities such as Wildlife Management Areas, campgrounds, recreational trails as indicated in the transportation objectives, and similar recreational opportunities	Leaders: Center Township Board Potential Partners: Minnesota DNR, BWSR, LCMR, and related State agencies Crow Wing County – Various Departments	TBD		x	x	x	x			
2.	Preserve public hunting grounds for free use	Leaders: Center Township Board Designee(s) of the Board Potential Partners: Crow Wing County Land Department	TBD	Ongoing							

	<i>Objective</i>	<i>Task Leaders and Partners</i>	<i>Estimated Costs</i>	2 0 0 3	2 0 0 4	2 0 0 5	2 0 0 6	2 0 0 7	2 0 0 8	2 0 0 9 +
3.	Preserve and develop lake access as needed to accommodate the needs of the community	Leaders: Center Township Board Designee(s) of the Board Potential Partners: Minnesota DNR, Local Developers,	TBD			x	x	x	x	x
4.	Work with Crow Wing County, BWSR and other entities in preserving wetland areas within Center Township	Leaders: Center Township Board, Designee(s) of the Board, Crow Wing County Potential Partners: BWSR, Minnesota DNR	TBD	Ongoing						

Community Meeting Agendas

Agenda
Center Township Comprehensive Plan
Community Meeting #1
Monday September 16, 2002 6:00 PM
Center Township Hall

Establishing a Community Vision

The Process

1. Assess Center Township community issues (strengths, weaknesses, opportunities, and threats)
2. Develop vision statements to develop guiding principles in to shape the community.
3. Develop vision statements into clear guiding principles.
4. Develop guiding principles into community goals and objectives in future meetings.

Strengths: *What are the positive aspects of this aspect of the community? What programs, policies, or systems are working for the Township?*

Weaknesses: *What things need to be improved in this aspect of the community? What programs, policies or systems may need alteration to achieve the desired effect?*

Opportunities: *What programs, policies or systems may be utilized to improve this aspect of the community?*

External Threats: *What things exist beyond the control of the Township that may hinder this aspect of the community?*

Agenda
Center Township Comprehensive Plan
Community Meeting #2
Monday October 14, 2002
7:00 PM Center Township Hall

- I. Introductions**
 - Committee Introductions*
 - Introduction to Meeting Topics*
- II. Community Beautification and Sense of Community**
- III. Transportation**
- IV. Land Use**
 - Residential Land Uses (Note Residential Development on Land Use Map)*
 - Community Mapping Exercise*
 - Crow Wing County Zoning*
 - Development Patterns and Trends*
 - Develop Residential Development Goals and Objectives*
- V. Business and Economic Development**
- VI. Adjourn**

Agenda
Center Township Comprehensive Plan
Community Meeting #3
Tuesday October 29, 2002
7:00 PM Center Township Hall

I. Introductions

- Committee Introductions*
- Introduction to Meeting Topics*

II. Land Use Exercise

- Residential*
- Agriculture*
- Commercial (Business & Economic Development)*
- Industrial*
- Recreational*

III. Community Facility Exercise

IV. Adjourn

Agenda
Center Township Comprehensive Plan
Community Meeting #4
Monday November 18, 2002 7:00 PM
Center Township Hall

I. Review of Community Meetings

II. Review of Goals and Objectives

III. Adjourn