

GARRISON TOWNSHIP

Comprehensive Land Use Plan & Future Land Use Map 2006

Crow Wing County
Minnesota

Prepared with assistance by:



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Map Summary:

This map presents a 2003 aerial photo of Garrison Township and the City of Garrison.



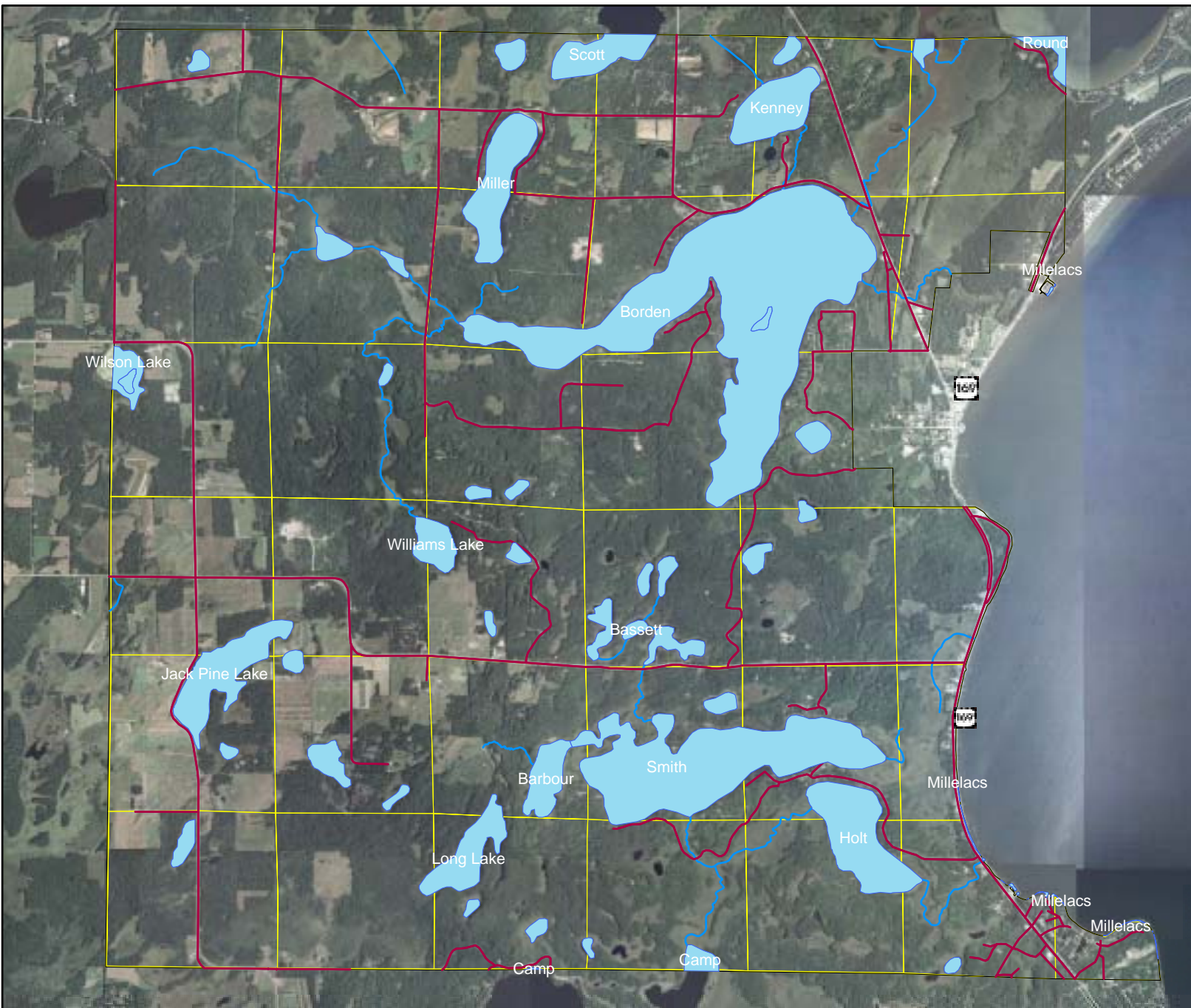
Legend

- Roads
- Lakes
- Streams
- Boundary
- Section Lines

2005 GARRISON TOWNSHIP COMPREHENSIVE PLAN

Miles
0 0.25 0.5 1

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Introduction to the Garrison Township Comprehensive Plan

PURPOSE & INTRODUCTION

This comprehensive plan is intended to serve as a guide for the future use of land within Garrison Township. Since the land use authority for Garrison Township remains with Crow Wing County, the plan is intended to serve as an advisory document to the County until such time as the Township would elect to implement local planning and zoning administration as provided under Minnesota Statutes or through other agreements or legal means in the best interest of the community.

LAND USE PLANNING HISTORY

Prior to the development of this plan, the Crow Wing County Comprehensive Plan served as the overall guide for future growth and development of the Township as well as the County's other 29 organized townships and two unorganized areas. The following provides a timeline of significant events in planning within the State of Minnesota.

-  1939 Township Planning & Zoning Established
-  1959 County Planning Enabling Act (Authorized counties to adopt planning tools and land use controls)
-  1965 Municipal Planning Enabling Act (Authorized cities to adopt planning tools and land use controls)
-  1969 Regional Development Act (Authorized the creation of regional development commissions in 12 areas outside of the Twin Cities metropolitan area)
-  1973 State provides Shoreland and Flood Plain Rules
-  1982 Township Planning Authority (Expanded with revisions to the Municipal Planning Act)
-  1996 Sustainable Development for Local Governments (Required the State to develop and periodically update a sustainable development guide and model ordinance)
-  1997 Community-based Planning (Although repealed effective July 1, 2001 the goals presented in this policy are still found to be useful in future local planning)
-  2004 Crow Wing County Comprehensive Plan update completed

2005 Crow Wing County Zoning Ordinance update and Subdivision Ordinances completed

2006 Garrison Township Comprehensive Plan adopted

GENERAL LOCATION

State: Minnesota
County: Crow Wing
TWP/Range: T-44N; R-28W

Garrison Township is located in east central Minnesota along the east border of Crow Wing County. The Township is located along the northwest border of Mille Lacs Lake which is one of the most widely recognized lakes within the State. Maple Grove Township, Bay Lake Township, and Roosevelt Township all share borders with Garrison Township as does the City of Garrison.

THE PLANNING PROCESS & PUBLIC PARTICIPATION

The Garrison Township Board of Supervisors utilized a strong public participation plan to develop the goals presented by this plan as well as the Township's future land use map. Three public participation meetings were held in the process to answer the following three questions:

1. What are positive aspects and assets of Garrison Township?
2. What would you like Garrison Township to look like up to 25 years into the future?
3. What goals should Garrison Township implement to achieve that desired effect?

In addition to community meetings a community survey was conducted in 2004 to assess public opinion on how Garrison Township should develop in the future, what types of development respondents feel would be best for Garrison Township in the future, and to determine community satisfaction with current services, facilities and infrastructure.

IMPLEMENTATION & MAINTENANCE

To ensure the Garrison Township Comprehensive Plan remains relevant it is necessary for the Township to review the plan at least annually and update the plan at least every five years or under the circumstances listed below. All updates to the Garrison Township Comprehensive Plan should be made according to a public participation process that is consistent with that used to originally create the plan.

1. Changes in development patterns and trends dictate change.
2. Garrison Township approves the administration of planning and zoning as provided under Minnesota Statutes.

Land Use Overview

The land use assessment addresses each of the following land uses:

1. Residential Land Use
2. Agricultural/Forestry Land Use
3. Commercial Land Use
4. Shoreland Management
5. Natural Resources, Recreation, and Green Space (Open Space)
6. Annexation

The land use overview of Garrison Township can be described as mostly green space and agricultural, however there are rural developments around the lake shores and more dense developments scattered through out the area. It is because of the Townships rural character and recreational opportunities that many people choose to permanently and seasonally live within the area or visit on a regular basis. Much of the lakes area of Garrison Township exists towards the east portion of the Township, with the City of Garrison to the east of them. Each of the following subsections will provide an explanation of each of the land use classifications used within this plan and on the future land use map.

RESIDENTIAL LAND USE

Residential Land use development within Garrison Township is primarily concentrated along the lakes of Borden, Kenney, Miller, Smith, and Holt. Most of the development is rural development and single family dwellings for permanent or seasonal use however, there is also more dense planned development spread out within the Township. For the purpose of this plan residential land use can be further defined using simply residential, rural residential, and mixed residential descriptions.

Residential: Consists of smaller, denser lot development occurring most commonly along the shorelines and within the shoreland areas of the Township. Some of the residential land use within these areas consists of planned unit development and other platted development as well as second and third tier development on area lakes.

Rural Residential: Includes residential development of a less dense rural character. Typically lot sizes within rural residential areas range between two and one half to over five acres as is provided by the latest revision of the Crow Wing County Zoning Ordinance.

Mixed Residential: Areas identified as mixed residential carry the potential for mixed use residential development in the future. These uses include providing a range of housing styles and lot dimensions. The areas identified as mixed residential may also provide future flexibility of development options as the City of Garrison grows into the future and also the potential for future commercial development along CSAH 8, 22, 26 and U.S. Highway 169.

Public Participation Information:

Assets/Positives

1. The Township has good quality manufactured homes
2. Abundant rural wooded areas and green space
3. Possibilities for expansion/development within the Township
4. The feel of seclusion and quietness associated with the rural community character

Challenges

1. Accumulation of junk on properties
2. Small “cabin” lots being developed with large homes
3. Area infrastructure including roads, sewer, etc.
4. Potential loss of tax base due to annexation

Goals

1. Continue to support the development of single-family homes consistent with the rural character of the community.
2. Concentrate all denser mixed use and multi-family use where sewer is available.
3. Support the development of independent living housing and similar senior housing options where infrastructure is available.
4. Coordinate all residential development with Crow Wing County and the City of Garrison to ensure the rural character of Garrison Township is maintained.
5. Coordinate with the City of Garrison on future residential growth issues and annexation to provide for a balance of Township services and infrastructure and tax base.
6. Protect against impacts to area lakes, natural resources and the community character through the involvement of the Township in all variance, conditional use permit, zoning amendment, planned unit development and plat requests submitted to Crow Wing County pertaining to Garrison Township.

AGRICULTURAL/FORESTRY LAND USE

Agricultural land in Garrison Township consists of cultivated land, pasture lands, and forestry land. The majority of the cultivated land is in sections 19, 21, 29, 30, and 31. The pasture lands are to the north and southwest portions of the township and sporadically throughout. Forestry land within the township is composed of trees that are coniferous, deciduous, mixed woods, and some young/regeneration forest land however, a majority of tree growth within the Township is deciduous. Forest land accounts for approximately 50% of the total land in Garrison Township.

Public Participation Information:

Assets/Positives

1. The small farms and agriculture located within the Township.
2. Abundance of trees and forests within the Township.

Challenges

1. Economic challenges of farming and agriculture due to local and external economic conditions.
2. Protecting agriculture and forest areas from future development.

COMMERCIAL LAND USES

A significant portion of businesses within Garrison Township are located along U.S. Highway 169 and State Highway 18 and areas adjacent to these highways. There is water front commercial on the lakes shores especially around Mille Lacs Lake which borders the east portion of the Township. Some light commercial uses, for example bait and tackle shops and gas stations, are located along the main corridors of the area, Highway 18 and U.S. Highway 169.

Crow Wing County further differentiates commercial land use as follows:

Commercial 1 District: The C1 Commercial 1 District is a neighborhood commercial district allowing commercial uses normally found in downtown areas of community such as offices and retail stores. Mixed use structures that include residential uses compatible with commercial activity are also allowed. C1 Districts are outside of shoreland areas.

Commercial 2 District: The C2 Commercial 2 District is intended for commercial uses with more off-site impacts or larger area needs than uses in the C1 District, such as outdoor sales yards and service stations. C2 Districts are outside of shoreland areas.

Waterfront Commercial District: The WC Waterfront Commercial District is intended to be located within shoreland areas and allows commercial uses that require waterfront access or complement other allowed shoreland uses. Waterfront Commercial Districts shall be established only if adequate screening and buffering is installed between commercial use and adjoining waterfront residential areas. WC Districts are only within shoreland areas.

Public Participation Information:

Assets

1. The community felt that there is a very picturesque business atmosphere within the area.
2. Commercial tax base benefits the Township.
3. Characteristics of area provide great business environment, especially for recreation and tourism related businesses.

Challenges

1. Need strong area economic development and development of an industrial park to foster area business development.
2. Limited labor force.
3. Business closures due to the seasonal market within the area.
4. No/little amount of businesses and professional offices within the area.
5. Balancing the small/rural community character with the desire for future business development.

Goals

1. Support commercial development along existing corridors & sewer system as indicated within the Future Land Use Map.

2. Support the development of an industrial park and an office park within potential commercial sites within the Township especially in areas with well managed highway access such as frontage access.
3. Growth of year round business is needed in the community
4. Ensure all future commercial development is in keeping with the uniqueness and character of the community by emphasizing consistency.
5. Some businesses identified as desirable by the community include grocery stores, pharmacy, clinic/dentist, and professional offices
6. Attract and retain light industrial businesses within the Township within areas identified for such use under the future land use map. These areas include land within close proximity to U.S. Highway 169, State Highway 18, and portions of County Highways 8 and 26.

SHORELAND MANAGEMENT

Township residents expressed satisfaction of the efforts of Crow Wing County and the Minnesota DNR to implement shoreland management regulations designed to sustain and improve the quality of lakes within the county and statewide. These County regulations can be found within zoning district standards sections of the Crow Wing County Zoning Ordinance as well as in two dedicated sections related to shoreland management.

Although this plan may not contain all shoreland management references to the Crow Wing County Ordinance a brief list of these components is as follows:

- | | |
|-----------|---|
| 11.1-11.9 | Shoreland Residential Districts |
| 16.8 | Surface Water Oriented Commercial Regulations |
| 17.6 | Shoreland Area Regulations (Industrial Districts) |
| 39.1-39.4 | Shoreland Management Standards |

Shoreland Development Trends:

As with much of the traditional lakeshore development experienced over the past half-century, development of the lakes within Garrison Township has occurred over the past five decades. Typically, this new lakeshore development consisted of recreational lake homes and cabins intended for temporary or recreational use. In the past two decades that development trend shifted to the development of single family dwellings and homes by persons wishing to retire to the beauty of the lakes. Today, the shorelines of lakes within Garrison Township have been developed, and as a result, area lakes are experiencing the conversion of older traditional cabins and lake homes to year-round homes.

2nd & 3rd Tier Development

Second and third tier development has become, increasingly popular with the in-fill and development of many area lakes' shorelines. Such development offers an opportunity for recreational, seasonal, and permanent residents to enjoy the areas lakes. Most second and third tier development is able to access lakes through deeded access points or areas however this may not always be the case.

In some cases second and third tier development includes the utilization of Planned Unit Development (PUD) provisions of zoning regulations to maximize density in shoreline areas. Examples of this development could include resorts, condominiums, town homes, and similar dense development. While PUD provisions were intended to provide flexible development options, the provisions were not necessarily intended for such applications.

Public Participation Information:

Assets

1. Abundance of natural vegetation on area shorelines.
2. Good public education on maintaining individual septic treatment systems in shoreland areas and the reduction or elimination of future issues and problems with the infrastructure to be constructed by the Garrison-Kathio West Mille Lacs Lake Sewer District.
3. Set back restrictions followed consistently.
4. Rip-Rap and other shoreline conservation methods used to help reduce the amount of erosion of area shorelines.
5. Efforts of individual landowners to practice good shoreland management within the community.
6. The enforcement activity by conservation officers and the sheriffs department throughout the Township is appreciated by the residents.
7. The protection of Borden Lake from dense development.
8. The environmental and recreational qualities of the community provided by area water resources.

Challenges

1. Removal of natural shoreline vegetation on area lakes.
2. The poor water quality on Mille Lacs Lake abutting the Township.
3. Impacts of rip-rap on shorelines.
4. The smell of Mille Lacs Lake is undesirable to some residents with the Township.
5. Algae growth, possibly caused through poor shoreland management practices of few landowners.
6. The spraying of pesticides within the Township by the City of Garrison.

Goals

1. Eliminate or significantly reduce the clear-cutting of natural vegetation along area lakes.
2. Encourage hook up to sewer district and good enforcement and follow up of individual septic treatment systems to reduce potential environmental impacts.
3. Encourage Crow Wing County to implement the "Minnesota Alternative Shoreland Management Standards" as developed through the Shoreland Standards Update Advisory Committee.
4. Work with the City of Garrison in the development of shoreland management tools and practices designed to improve water quality within the area.

NATURAL RESOURCES, RECREATION, OPEN SPACE (GREEN SPACE)

The natural resources and environment in Garrison Township include the many lakes, streams, wetlands, forests and other natural resources. Overall lakes and wetlands

account for over one-third of the Township. A large portion of these wetlands lie within the eastern portion of the township however, wetlands are also located sporadically through out the area. Borden, Smith, and Holt Lakes are the largest lakes in Garrison Township and are on the eastern portion of the area. Around these lakes is where most of the general and recreational development in the township is located.

The lakes within Garrison Township have been assigned the following Lake ID numbers by the Minnesota Department of Natural Resources and classified as follows:

NE = Natural Environment
RD = Recreational Development
GD = General Development

| Lake ID | Lake Name | Classification |
|---------|-----------------|----------------|
| 18-19 | Kenney Lake | RD |
| 18-20 | Borden Lake | GD |
| 18-21 | Miller Lake | RD |
| 18-22 | Maple Lake | NE |
| 18-23 | Jack Pine Lake | NE |
| 18-24 | Williams Lake | NE |
| 18-25 | Chandler Lake | NE |
| 18-26 | Bassett Lake | NE |
| 18-27 | Sunfish Lake | NE |
| 18-28 | Smith Lake | RD |
| 18-29 | Holt Lake | RD |
| 18-30 | Barbour Lake | NE |
| 18-31 | Long Lake | NE |
| 18-32 | Round Lake | NE |
| 18-89 | Wilson Lake | NE |
| 18-02 | Mille Lacs Lake | GD |

Green Space: The green space land use accounts for a significant portion of total land use within Garrison Township. Generally the green space in the town ship is considered forest land and has protected use. The land is usually used for hunting or camping so there is not much development in these areas.

County Park Lands: The recreational land of Garrison Township includes public land and parks. Most of this land is Crow Wing County Memorial Forest which resides on the southern edge of the township and a couple small pieces scattered to the north.

PUBLIC PARTICIPATION INFORMATION

Assets

1. Snowmobile and ATV clubs and associations practice and teach good ridership practices.

2. There is a large amount of people that use the roads for walking within the community.
3. Trails on public lands for people to walk on.
4. Water recreation/sailboats/paddle boats along with motorized and non-motorized boats.
5. Fishing and outdoor recreation being the driving force of tourism within the area.
6. There is limited public access on waters within the community.

Challenges

1. Protecting wetlands/swamplands
2. Lake protection by county, limited permitting for shoreland alterations by Crow Wing County Planning & Zoning and the Minnesota DNR.
3. Surface water use.
4. To maintain the rural character while at the same time allowing growth and development.
5. The Sole Source Aquifer.
6. The debris from ice fishing that washes up on shore after the lakes thaw out is very undesirable.
7. Concern over garbage accumulation, maintenance and cleanup.

Goals

1. Address the need for the Township to coordinate programs and services related to the natural environment at each Township annual meeting.
2. Protect wetlands within Garrison Township from impacts of new development through the development, monitoring, and enforcement of existing regulations.
3. Establish a relationship with the Crow Wing County Soil and Water Conservation District.

ANNEXATION

Garrison Township recognizes and understands the need for the City of Garrison to annex lands as the City continues to grow and develop in an orderly manner. The Township also understands there are essentially three processes for annexation including annexation by ordinance, annexation by petition, both of which are known as “contested annexation proceedings, and annexation by orderly annexation agreement which is known as a “non-contested annexation proceeding. Of these possibilities, the Township understands that the process which would be most beneficial for all parties is the development of an orderly annexation agreement. It is the overall intent of Garrison Township to ensure the protection of the residents of the Township in any future annexation proceedings and in doing so, the Township establishes the following goals.

Goals

1. Although there are essentially three mechanisms for annexation, Garrison Township desires to utilize the orderly annexation process in all annexation proceedings of the City of Garrison.

2. The Township Board of Supervisors will work jointly with landowners and City of Garrison Officials to develop an orderly annexation agreement in all annexation processes before the City and Township.
3. The Township will continue to work with the City of Garrison to establish plans for future growth and annexation, which will reduce or eliminate possible contention between the City and the Township and the property owners they serve.

More Information on Annexation (From the Minnesota Municipal Boundary Adjustment Office)

Non-contested proceedings

Development of an Orderly Annexation Agreement

Non-contested proceedings include any proposed boundary adjustment filed under a section of Minnesota Statutes Chapter 414 that does not require a hearing, or where a hearing is not necessary due to a waiver of a right to object or a joint filing, as provided for by law.

Contested proceedings

Annexation by Ordinance

Director's Order (Petition by Annexing Municipality)

Contested proceedings include proposed boundary adjustments filed under any section of Minnesota Statutes Chapter 414 that requires a hearing or where a hearing is triggered on receipt of a timely objection as provided for by law.

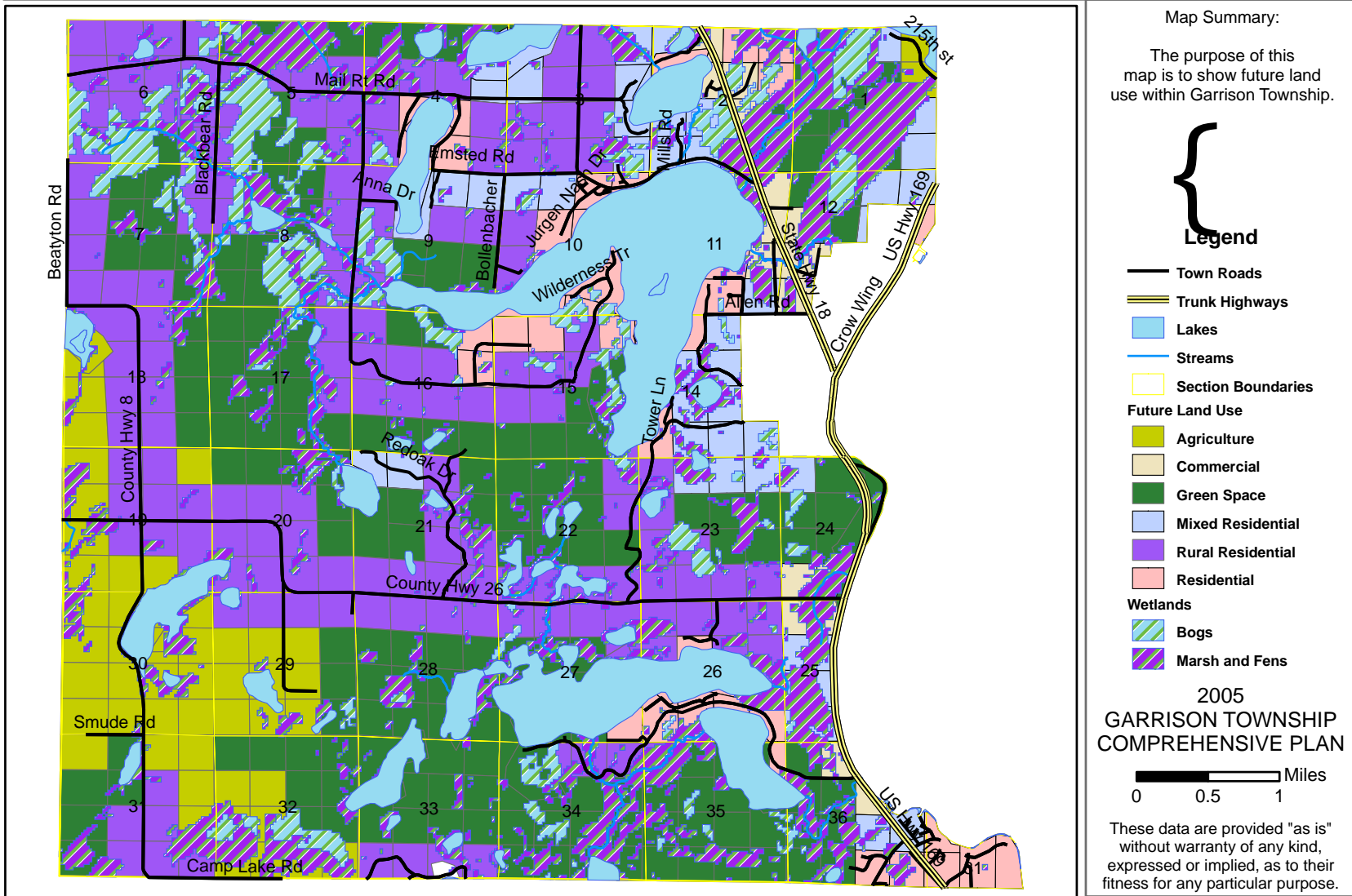
The statute requires a hearing date be scheduled within 30 to 60 days after receipt of initiating documents or a timely objection. A decision on the matter must be made one year from the date of the first hearing. Legal notice must be published for two consecutive weeks prior to the hearing (Minnesota Statutes Section 414.09 Subdivision 1) .

Prior to the first hearing, the director of Minnesota Planning reviews the file and considers whether to send the matter straight to hearing or invoke either:

- Minnesota Statutes Section 414.01, Subdivision 16, which requires parties to meet locally at least three times during a 60-day period and report back to the director the results of those meetings. The director may grant extensions of this time period if circumstances warrant; or
- Mediation, in which a neutral third party facilitates a compromise settlement. If the director invokes mediation, either at the outset of a file or after Minnesota Statutes Section 414.01, Subdivision 16 meetings prove unsuccessful, the parties have input as to the kind of mediation:
 - parties choose a mediator on their own;
 - mediator assigned by the Office of Dispute Resolution; or
 - mediation services provided by the Office of Administrative Hearings by contract between the parties and that office.

GARRISON TOWNSHIP

FUTURE LAND USE



Region Five Development Commission
611 Iowa Avenue NE, Staples, MN 56479

Geographic Information Systems
www.regionfive.org

Capital Improvements Assessment

OVERVIEW

This assessment focuses on existing infrastructure as well as future infrastructure improvements which will occur within Garrison Township between 2006 and approximately 2016. Capital improvements to be addressed include roadway infrastructure, wastewater infrastructure, parks and trails and community facilities and services.

ROADWAY INFRASTRUCTURE

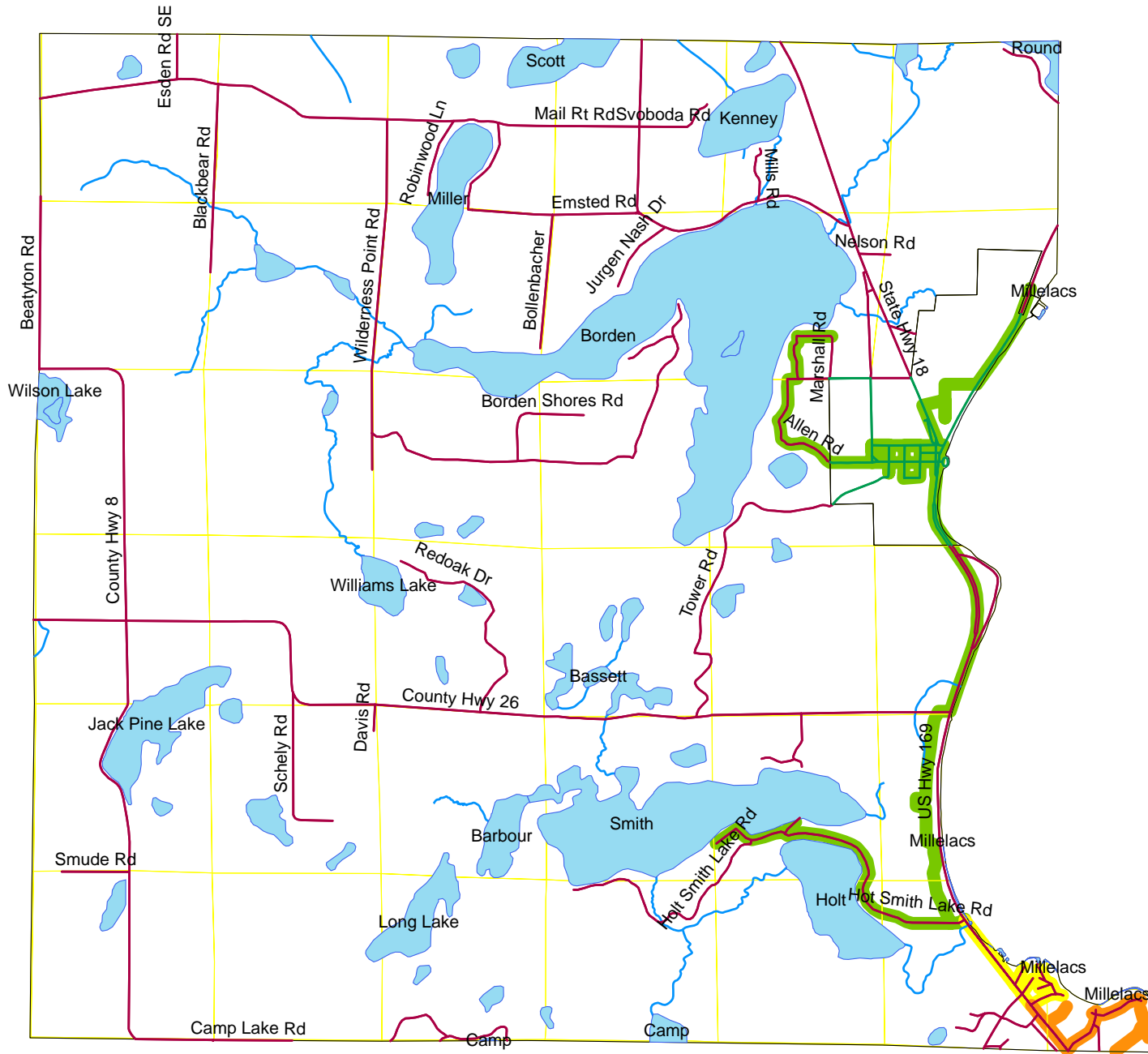
Currently Garrison Township maintains approximately 34 miles of Township roads. Roads of other jurisdictions include U.S. Highway 169, Minnesota Highway 18, County-State Aid Highway or CSAH 8, CSAH 10, CSAH 22, and CSAH 26 and County Road 138.

Roadway Infrastructure Goals:

1. Provide for safe pedestrian travel along Township roadways.
2. Work with the City of Garrison and other adjacent communities on all future trails projects and connections.
3. Develop and maintain a “Roadway Maintenance and Improvements Schedule” and update the schedule at least annually.
4. Maintain township roadways rights-of-way of sixty-six feet for all new township roads (66’).
5. Construct all future township roads at a width of twenty feet (20’) or greater.

WASTEWATER INFRASTRUCTURE

The majority of residential development within Garrison Township is currently served by Individual Sewage Treatment Systems. In the future however, present time to 2008, the Garrison-Kathio West Mille Lacs Lake Sewer District will work to provide municipal wastewater infrastructure through the east portion of the Township to the City of Garrison and to the east side of Borden Lake by 2008. For more information contact the Garrison-Kathio West Mille Lacs Lake Sewer District offices.



Map Summary:

The purpose of this map is to show proposed Garrison-Kathio West Mille Lacs Lake Sewer District (GKWMLLSD) boundaries within the Garrison Township.

Legend

- Roads
- Streams
- Lakes
- Boundary
- Section Lines
- Garrison roads
- City of Garrison mndot body
- Sewer Phase 3
- Sewer Phase 2A
- Sewer Phase 2B

2005 GARRISON TOWNSHIP COMPREHENSIVE PLAN

0 0.25 0.5 1 Miles

These data are provided "as is" without warranty of any kind, expressed or implied, as to their fitness for any particular purpose.

Appendix A: Garrison Township Demography

POPULATION

Historical Population: Over the past three decades Garrison Township has experienced rather significant growth in population. Since 1970 Garrison Township has grown approximately 63% from 321 in 1970 to 796 in 2000. Most of the growth has been between 1990 and 2000, with an insignificant growth in population from 1980 to 1990. The Historical Population table below presents information on population growth within the township since 1970.

| Historical Population | | | | | | |
|-----------------------|------|------|------|------|------------------|---------|
| | 1970 | 1980 | 1990 | 2000 | 1990-2000 Change | |
| | | | | | Actual | Percent |
| Population | 321 | 498 | 488 | 796 | 308 | 63.11 |

Population Estimates: Since the 2000 census, the Minnesota State Demographers Office published population estimates for municipalities within Minnesota. Population estimates for Garrison Township show a growth of over 5% in the years following the 2000 Census. The Population Growth Estimates table below for Garrison Township shows the population growth and potential growth for the future if this trend continues.

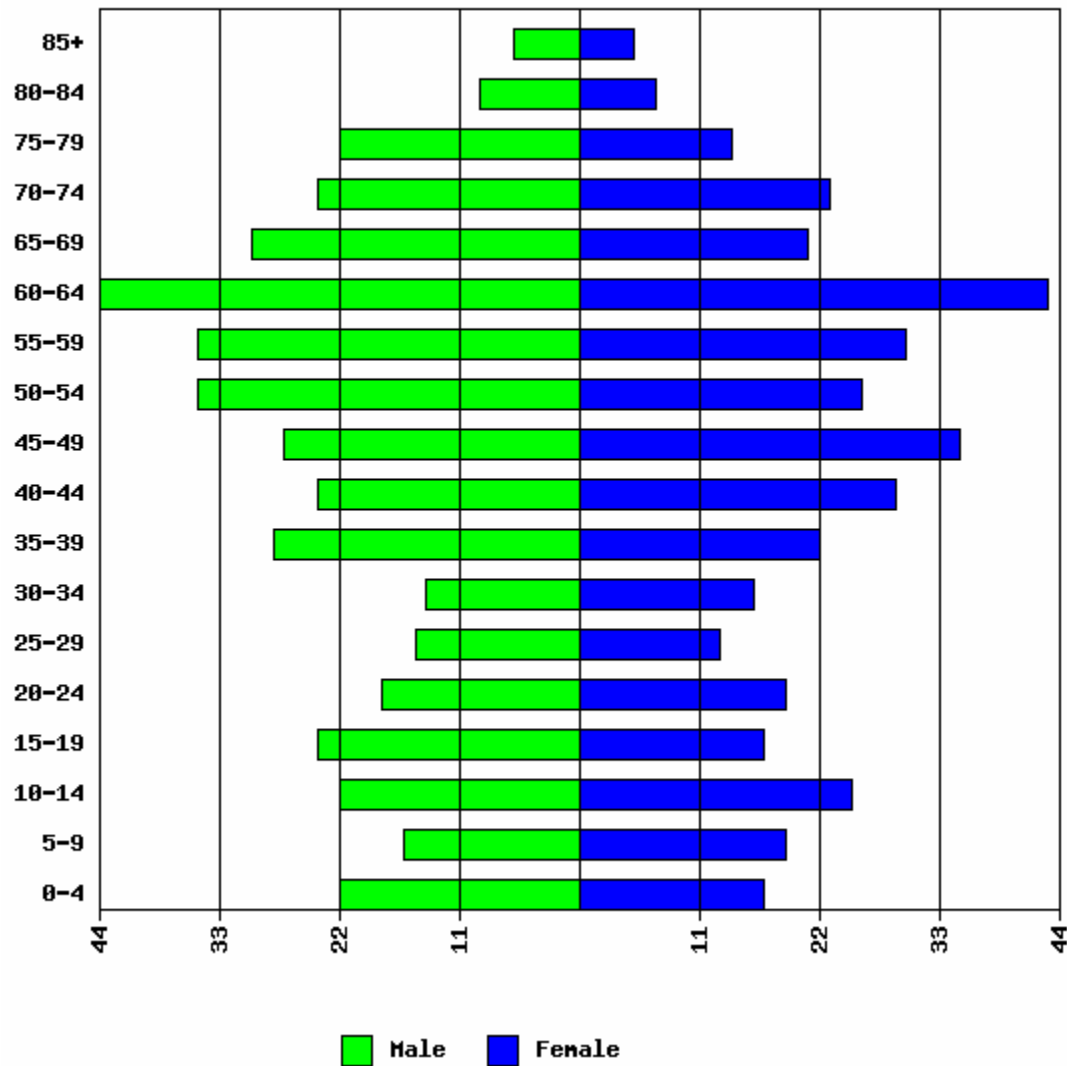
| Population Growth Estimates | | | | | | | |
|-----------------------------|------|---------------|---------------|---------------|---------------|------------------|---------|
| | 2000 | 2001 Estimate | 2002 Estimate | 2003 Estimate | 2004 Estimate | 2000-2004 Change | |
| | | | | | | Actual | Percent |
| Population | 796 | 824 | 825 | 831 | 843 | 47 | 5.90 |

Population Projections: Historical population data shows an average rate of growth of approximately 6% every five years. Based on this assumption the population of Garrison Township could potentially increase to over 1,060 by 2025. The Population Projections table below shows the projections of growth through the year 2025.

| Population Projections | | | | | | |
|------------------------|------|------|------|------|------|------|
| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Population | 796 | 843 | 893 | 946 | 1002 | 1062 |

Population by Age & Gender:

2000 Population for all races:
Garrison township (Crow Wing County)



| Population by Age and Gender | | | | | | |
|------------------------------|--------------|----------|----------------|------------|-------------|-----------|
| Age | Male Persons | Male Pct | Female Persons | Female Pct | All Persons | Total Pct |
| Under 5 years | 22 | 5.3 | 17 | 4.5 | 39 | 4.90 |
| 5 to 14 years | 38 | 9.2 | 44 | 11.6 | 82 | 10.3 |
| 15 to 24 years | 42 | 10.1 | 36 | 9.5 | 78 | 9.8 |
| 25 to 34 years | 29 | 7.3 | 29 | 7.6 | 58 | 7.29 |
| 35 to 44 years | 52 | 12.5 | 51 | 13.4 | 103 | 12.94 |

| | | | | | | |
|-------------------|-----|------|-----|------|-----|--------|
| 45 to 54 years | 62 | 14.9 | 61 | 16 | 123 | 15.45 |
| 55 to 64 years | 79 | 19 | 73 | 19.2 | 152 | 19.1 |
| 65 and 74 years | 54 | 13 | 44 | 11.5 | 98 | 12.31 |
| 75 to 84 years | 31 | 7.5 | 21 | 5.5 | 52 | 6.53 |
| 85 years and over | 6 | 1.4 | 5 | 1.3 | 11 | 1.38 |
| Total Population | 415 | 100 | 381 | 100 | 796 | 100.00 |

HOUSING

Housing Units: Between 1970 and 2000 there has been a significant increase in housing units in Garrison Township, with the most significant increase between 1970 and 1980. The growth in housing units has tapered off from 1980 to 2000. The table below of Housing Units shows the number of units from 1970 to 2000.

| Housing Units | | | | | | |
|---------------|------|------|------|------|---------------------------------|-------------------------------|
| | 1970 | 1980 | 1990 | 2000 | Occupied Units Reported In 2000 | Vacant Units Reported In 2000 |
| Housing Units | 430 | 666 | 697 | 781 | 355 | 426 |

Age of Housing: Housing development within Garrison Township has been growing at a fairly steady rate since 1960, however has slowed down since 1999. The most significant growth in housing units in the township is structures that were built from 1970 to 1979, which clearly relates to the historical population growth for Garrison Township between 1970 and 1980. The table of the year structures were built and the housing units shows the changes from year to year.

| Year Structure Built | Housing Units | |
|--------------------------|---------------|-------|
| | Number | % |
| Total: | 770 | 100.0 |
| Built 1999 to March 2000 | 38 | 4.9 |
| Built 1995 to 1998 | 105 | 13.6 |
| Built 1990 to 1994 | 95 | 12.3 |
| Built 1980 to 1989 | 109 | 14.2 |
| Built 1970 to 1979 | 129 | 16.8 |

| | | |
|-----------------------|----|------|
| Built 1960 to 1969 | 85 | 11.0 |
| Built 1950 to 1959 | 75 | 9.7 |
| Built 1940 to 1949 | 46 | 6.0 |
| Built 1939 or earlier | 88 | 11.4 |

Home Ownership: Home ownership within Garrison Township was at a rate of 93.5%, or 332 of the 355 occupied housing units reported in 2000, versus the 6.5%, or 23 units that were rented by families and individuals. Gross rent figures reported by the U.S. Census Bureau for 2000, show the average gross monthly rent due fell within two primary price ranges with the first being \$400 to \$499 and the second larger group being \$500 to \$599 monthly.

Housing Values (2000): In 2000, the average value of owner-occupied housing units within Garrison Township was between \$50,000 and \$149,000 with about 60% of the units valued within that price range. The table below shows the values information for owner-occupied housing units within Garrison Township.

| Value of Owner-occupied Housing Units | | |
|---------------------------------------|------|--------|
| | Data | % |
| Total: | 322 | 100.00 |
| Less than \$10,000 | 5 | 1.6 |
| \$10,000 to \$49,000 | 40 | 12.4 |
| \$50,000 to \$99,000 | 117 | 36.3 |
| \$100,000 to \$149,000 | 77 | 23.9 |
| \$150,000 to \$199,000 | 52 | 16.1 |
| \$200,000 to \$499,000 | 29 | 9.0 |
| \$500,000 to \$999,000 | 2 | 0.7 |

Economic & Social Characteristics:

| | |
|---|----------|
| Income Profile | |
| 1999 Median Household Income | \$33,421 |
| 1999 Median Family Income | \$34,821 |
| Percent of Population Below Poverty Level | 7.8% |

School Enrollment: School Enrollment by Level of School for the Population of 3 years old and over, reported by the U.S. Census for Garrison Township.

| | Population | |
|--|------------|-------|
| | Data | % |
| Total: | 751 | 100.0 |
| Enrolled in nursery school, preschool: | 7 | 0.9 |
| Enrolled in kindergarten: | 5 | 0.7 |
| Enrolled in grade 1 to grade 4: | 25 | 3.3 |
| Enrolled in grade 5 to grade 8: | 36 | 4.8 |
| Enrolled in grade 9 to grade 12: | 35 | 4.7 |
| Enrolled in college, undergraduate years: | 10 | 1.3 |
| Enrolled in graduate or professional school: | 0 | 0.0 |
| Not enrolled in school | 674 | 89.7 |

Appendix B: Executive Summary of the Garrison Township Community Survey

Introduction and Purpose

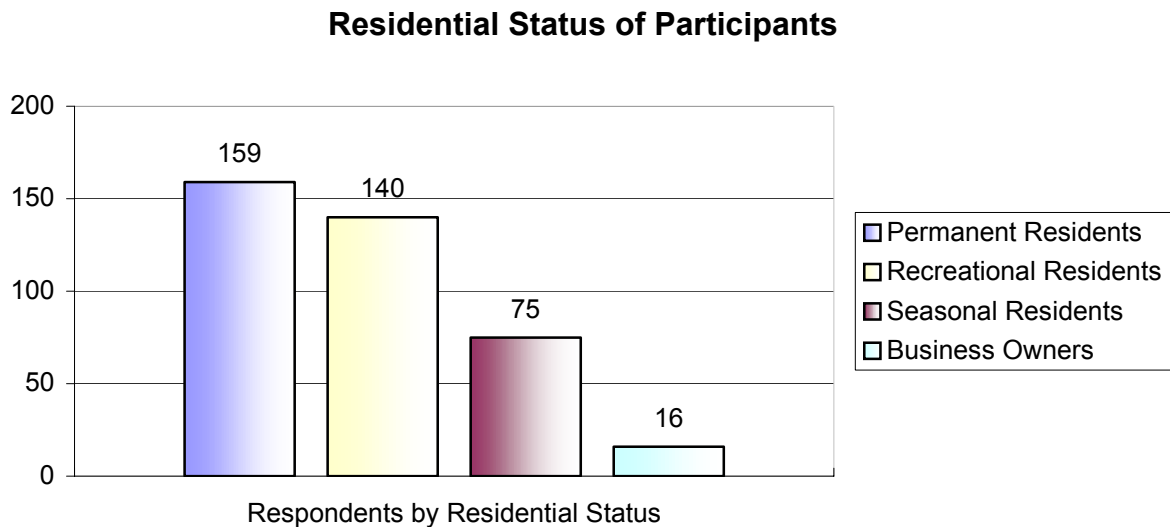
In order to gather information and public perception related to a variety of township functions including land use, growth, facilities, services, and other functions, the Garrison Township Board of Supervisors secured the assistance of the Region Five Development Commission. The Region Five Development Commission conducted the survey through a survey questionnaire mailed to all residents and landowners of record within the Township through a list obtained by the Crow Wing County Assessor's Office. Out of the total 1026 survey questionnaires mailed 388 were returned, a response rate of 38% overall. The following is a summary of the findings based on the 388 responses to the Garrison Township Community Survey.

Important Notes on Data

All percentages corresponding with these findings are calculated based on the collected responses of all survey participants whom indicated a response for that question on the survey questionnaire. Not all answers will add to 100% due to rounding and missing responses.

Respondents

Residential status of survey respondents: survey participants were asked to identify their residential status. The following chart shows the type of respondents to Garrison Township Community Survey.



Tenure of survey participants: an overall tabulation of survey respondents indicated the average overall length of residency, land, and business ownership is 17 years.

General location of respondents: when asked whether their dwelling unit or business was located on non-lakeshore or lakeshore areas, 69% indicated lakeshore and 31% indicated that their dwelling unit or business was in non-lakeshore areas.

2004 perception of land use by landowners: Survey respondents were asked to identify the best response indicating the way they use their land out of a variety of choices. The results of these choices are as follows:

| | |
|-----------------------------|-----|
| Lakeshore Residential | 58% |
| Residential (Non-rural) | 8% |
| Rural Residential | 11% |
| Agriculture | 5% |
| Commercial | 2% |
| Open Space | 7% |
| Recreational (from “Other”) | 4% |
| “Other” or No Response | 5% |

Proximity to Highway 169 or Highway 18: When asked if they reside or own land adjacent to Highway 169 or Highway 18, 25% of respondents indicated that they did live adjacent to one of the highways and 73% indicated that they did not.

Which Highway? Highway 169 or Highway 18: out of the 25% of survey respondents indicating they did live adjacent to one of the highways, 34% indicated residing or owning a business adjacent to Highway 18, 55% indicated they reside or own business adjacent to Highway 169, and the remaining did not respond to the question.

Location within the Garrison-Kathio, West Mille Lacs Lake Sanitary Sewer District Area: the majority of survey respondents, 42%, indicated they resided or owned property within the area, 33% indicated they did not, and 24% indicated they were not sure.

General Findings on Future Land Use

Ranking of Desirable Land Uses: Survey respondents were asked to rank a variety of land uses as to their desirability. To quantify their results, participants were asked to rank these land uses on the following scale:

- 1 = Very Desirable
- 2 = Somewhat Desirable
- 3 = No Opinion
- 4 = Somewhat Undesirable
- 5 = Not Desirable

The following table shows these rankings for each land use listed within the survey questionnaire:

| Land Use | Overall Score |
|-----------------------|--|
| Lakeshore Residential | 1.7 (Very Desirable to Somewhat Desirable) |
| Open Space | 1.7 (Very Desirable to Somewhat Desirable) |
| Rural Residential | 2.2 (Somewhat Desirable) |
| Light Commercial | 2.4 (Somewhat Desirable) |
| Residential | 2.6 (Somewhat Desirable to No Opinion) |
| Agriculture | 2.6 (Somewhat Desirable to No Opinion) |
| Heavy Commercial | 4.3 (Somewhat Undesirable) |

The Results indicate that respondents feel that lakeshore residential and open space uses are more desirable than the others listed. Other uses such as rural residential, light commercial, more dense residential, and agricultural uses may also be desirable, however to a much lesser degree. Heavy commercial and industrial uses including manufacturing, storage, scrap, etc., were reported as “somewhat” to “not desirable” to survey respondents.

Residential Development: The results of questioning related to residential development produced closely divided results. When asked if they would like to see increased residential development within the township 53% indicated they would like to see such development and 41% indicated they would not.

When further asked what types of residential development they would like to see, respondents indicated rural residential most frequently followed closely by residential of less than 2.5-acre lot sizes and senior or assisted living. Multiple-family residential and other residential uses were indicated to a much lesser degree.

Commercial and Industrial Development: Much like the results of residential development, the responses to questioning related to commercial and industrial development produced closely divided results. When asked if they would like to see increased commercial or industrial development within the township 51% indicated they would like to see such development and 45% indicated they would not.

When further asked what types of commercial or industrial development they would like to see, respondents indicated light commercial such as small retail shops, restaurants, professional offices, and similar small business most frequently followed closely by tourism and recreation-related business. Heavy commercial and industrial related businesses and technology related commercial and industrial uses were indicated to a much lesser degree.

Open space, forestland, wetlands, etc.: A significant majority of respondents indicated they would like to see increased preservation of open spaces including forest areas and wetlands within the township. Total 85% of respondents indicated they would like to see such preservation versus 12% that indicated they would not.

General Findings on Community Facilities and Services

Ranking of Community Facilities: Survey respondents were asked to indicate their satisfaction with Garrison Township community facilities based on the following scale.

- 1 = Excellent
- 2 = Good
- 3 = Fair
- 4 = Somewhat Poor
- 5 = Poor

The following table shows the results for each facility listed within the survey questionnaire:

| Facility | Overall Score |
|-------------------------|---------------|
| Township Hall | 2.1 |
| Garrison Cemetery | 2.3 |
| Dykeman Union Cemetery | 2.3 |
| Gravel/Unimproved Roads | 3.0 |
| Paved Roads | 2.5 |

Generally, the responses indicate an overall satisfaction with all township facilities listed within the survey. More specifically, respondents feel the Township Hall, both cemeteries, and paved roads within the township are “Good” to “Fair” while gravel and unimproved roads were given an overall ranking of “Fair.”

Ranking of Community Services: Survey respondents were asked to indicate their satisfaction with Garrison Township community services based on the following scale.

- 1 = Extremely Satisfied
- 2 = Somewhat Satisfied
- 3 = No Opinion
- 4 = Somewhat Unsatisfied
- 5 = Not Satisfied

The following table shows the results for each service listed within the survey questionnaire:

| Service | Overall Score |
|-----------------------------|---------------|
| Fire Protection | 2.2 |
| Ambulance/Emergency Medical | 2.5 |
| Parks & Recreation | 2.5 |
| Water Patrol | 2.7 |
| Recycling/Waste Disposal | 2.8 |
| Law Enforcement | 2.8 |
| Road Maintenance | 2.9 |
| Environmental Services | 3.0 |
| Planning & Zoning | 3.1 |
| Public Transportation | 3.2 |

Generally, the responses indicate an overall satisfaction with services provided within Garrison Township, including services provided by neighboring communities, as well as state and county services.

Desired Additional Services and Facilities:

Generally narratives indicated a desire for several small businesses such as small retail shops, pharmacies, restaurants, etc., as well as medical facilities. Several comments were also received related to road maintenance and emergency services. All comments are on file with the Garrison Township Clerk.

Willingness to Levy for Additional Services: Generally, respondents to the survey indicated they would not be willing to pay for additional services through an increased tax levy with 30% of respondents indicating they would support such a levy and 49% indicating they would not. Despite the results of the question, the number of survey participants not responding to the question is significant with nearly 21% not indicating a response on the survey questionnaire.

Development of a Garrison Township Comprehensive Plan: A significant majority of respondents indicated they would like to see Garrison Township develop a local comprehensive plan with 69% indicating they would like to see such a plan, and 16% responding they would not. When asked whether or not to develop such a plan respondents were given a brief explanation of the comprehensive plan as well as a Internet resource to provide further information.

Roadway Improvements: Below is the tabulations of responses received related to roadway improvements based on the following:

Needs Maintenance: You feel the road needs additional or increased maintenance as far as minor repairs, fixing potholes, etc.

Needs Pavement: You would like to see the roadway paved within the next three to five (3-5) years.

Need Improvement: You feel the road will need major repair, widening, gravel, etc., within the next three to five (3-5) years.

No Opinion: You do not have an opinion the roadway listed.

| # | ROAD NAME | NEEDS MAINTENANCE | NEEDS PAVEMENT | NEEDS IMPROVEMENTS | NO OPINION |
|----|-----------------------|----------------------|-------------------|-----------------------|---------------|
| 1 | 215 STREET | 6 | 2 | 3 | 50 |
| 2 | ALLEN ROAD | 17 | 20 | 17 | 38 |
| 3 | BEAVER ROAD | 2 | 1 | 2 | 51 |
| 4 | BLACK BEAR ROAD | 18 | 1 | 11 | 41 |
| 5 | BOLLENBACHER ROAD | 12 | 6 | 6 | 41 |
| 6 | BRAYTON ROAD | 4 | 1 | 3 | 50 |
| 7 | CAMP LAKE ROAD | 7 | 4 | 8 | 47 |
| 8 | CEMETERY ROAD | 13 | 3 | 9 | 41 |
| 9 | CHIPPEWA DRIVE | 1 | 1 | 1 | 54 |
| 10 | COME ABOUT | 1 | 1 | 1 | 54 |
| 11 | DAVIS ROAD | 4 | 1 | 1 | 52 |
| 12 | DYKEMAN CEMETERY | 7 | 1 | 7 | 48 |
| 13 | EARL BROWN DRIVE | 12 | 8 | 5 | 45 |
| 14 | EMSTAD ROAD | 9 | 10 | 9 | 39 |
| 15 | ESDEN ROAD | 8 | 21 | 15 | 41 |
| 16 | FLYING JIB | 5 | 4 | 1 | 50 |
| 17 | GARRISON CEMETERY | 13 | 6 | 12 | 44 |
| 18 | GARRISON TOWN HALL | 11 | 5 | 14 | 48 |
| 19 | GATEWAY LANE | 2 | 1 | 1 | 54 |
| 20 | GATEWAY ROAD | 2 | 1 | 1 | 53 |
| 21 | GLEN DRIVE | 11 | 6 | 8 | 50 |
| 22 | HARBOR DRIVE | 7 | 6 | 4 | 45 |
| 23 | HOLIDAY HARBOR | 8 | 8 | 7 | 46 |
| 24 | JURGEN NASH DRIVE | 9 | 8 | 11 | 45 |
| 25 | LINDEN STREET | 4 | 10 | 14 | 47 |
| 26 | MAIL ROUTE ROAD | 28 | 46 | 21 | 32 |
| 27 | MAIN SAIL | 2 | 4 | 2 | 50 |
| 28 | MAPLE RIDGE ROAD | 8 | 8 | 9 | 47 |
| 29 | MARSHALL ROAD | 10 | 3 | 5 | 51 |
| 30 | MILLER LAKE ROAD | 16 | 5 | 16 | 38 |
| 31 | NELSON ROAD | 5 | 2 | 6 | 47 |
| 32 | NORTH SMITH LAKE LANE | 17 | 3 | 7 | 43 |
| 33 | NORTH SMITH LAKE ROAD | 17 | 4 | 11 | 43 |
| 34 | NORTHERN LIGHTS DRIVE | 6 | 5 | 3 | 49 |
| 35 | OLD HIGHWAY 18 | 18 | 4 | 7 | 45 |
| 36 | RED OAK DRIVE | 8 | 5 | 9 | 48 |
| 37 | ROBINWOOD LANE | 5 | 2 | 5 | 49 |
| 38 | SAIL AWAY | 2 | 5 | 1 | 54 |

| | | | | | |
|----|--------------------------|----|---|----|----|
| 39 | SCHLEY ROAD | 9 | 2 | 1 | 48 |
| 40 | SMUDE ROAD | 7 | 1 | 3 | 47 |
| 41 | SVOBODA ROAD | 11 | 5 | 6 | 45 |
| 42 | TOWER ROAD | 16 | 5 | 10 | 46 |
| 43 | WALLEYE WAY | 3 | 2 | 2 | 51 |
| 44 | WEST WILDERNESS POINT RD | 20 | 5 | 18 | 40 |
| 45 | WILDERNESS POINT ROAD | 35 | 7 | 27 | 35 |
| 46 | WISTFUL WAY | 2 | 2 | 1 | 52 |
| 47 | WOODLAND TRAIL | 7 | 4 | 5 | 48 |
| 48 | Borden Lake Road | | | 1 | |
| 49 | Cannonball | | | 1 | |
| 50 | Crow Wing Co. Rd. 26 | | | 1 | |
| 51 | Highway 169 | | | 2 | |
| 52 | Highway 18 | | | 1 | |
| 53 | Loon Lane | | | 1 | |
| 54 | Pike Ave | | | | |
| 55 | Whistle Stop Culvert | | | 1 | |
| 56 | Winding Way | 1 | | | |
| 57 | Frontage Road | 1 | | | |

