

ARTICLE II, SECTION 30
OF
ST. LOUIS COUNTY,
MINNESOTA
ORDINANCE #27



NORMANNA TOWNSHIP
COMPREHENSIVE LAND USE
PLAN

TOWN OF NORMANNA COMPREHENSIVE PLAN TABLE OF CONTENTS

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I. INTRODUCTION

A. Statement of Purpose

The residents of Normanna are a community of individuals who make their homes here because they share certain values. These include, among others, an interest in rural lifestyle, privacy, peace and solitude, preservation of wildlife, and recognition of the inherent value of the land on which we live. In particular, we believe that we have a responsibility to exercise stewardship over this land - to preserve and enhance its value for future generations.

Specifically, we present this plan for land use in Normanna:

- to ensure use of the land which fulfills the wishes and needs of Normanna's residents;
- to provide a basis for orderly growth of the township; and
- to preserve land for useful purposes by future generations.

The future hope for the land use plan is to allow us to continue the harmony in lifestyle that residents currently enjoy in the rural nature of the township.

B. Land Use Plan Update Process

In the fall of 2000, a committee of residents was established to review and update the original long-range land use plan. A survey was developed and mailed to all 216 households in the township. The results of the 143 responses (66.2%) were analyzed and it was decided that a second survey was needed to resolve unanswered issues. A second survey was conducted in 2001, which again had a majority of residents' participation. Between 2000 and 2003, the committee also conducted three public hearings and presented the land use recommendations at each of the three annual town meetings (2001, 2002 & 2003). The results of two surveys, three public hearings and the feedback received at three annual meetings provide basis for this 2003 long-range land use plan.

III. The Plan

The Normanna Land Use Plan replaces the previous portions of the Normanna Plan that cover Town 52, Range 13. The part of the plan that is now the Town of North Star (Town 53, Range 13) remains in effect. The town plan is divided into goals and policies followed by plan concepts. The town, in their planning effort, determined that Interior Lands and Large Parcel needed to be defined. The definitions are as follows:

Interior Land: Land more than one quarter, quarter section in from a public road.

Large Parcel: Any parcel as defined by the current zoning map as 9, 17 or 35 acres.

II. NORMANNA LAND USE PLAN GOALS AND POLICIES

Goal 1: Rural Character

Maintain and enhance the rural character of Normanna Township and promote low density residential development.

Policy 1

Continue to require minimum acreages for residential development as defined by the Normanna Township zoning map.

Policy 2

Interior lands shall be preserved as large parcels for the primary purpose of forest management, agriculture and natural habitat. Establishment of public roadways in these areas will not be permitted.

Policy 3

Building in interior lands shall be discouraged.

- to permit existence of natural habitats for plants and wildlife,
- to support forest management,
- to allow for orderly harvesting of timber stands in accordance with acceptable practices,
- to provide for privacy, solitude and quietude.

Goal 2: Maintain High Quality Environment Relating to Residential Development.

Residential building activity in the township will occur in a manner that maintains unpolluted waterways, healthy soil and clean air.

Policy 1

Normanna Township will work the county to ensure zoning and septic system permit requirements are met.

Policy 2

The development of mobile home parks at a higher density than allowed for conventional homes shall not be permitted.

Policy 3

Normanna Township will encourage housing development in accordance with the long range land use plan.

Policy 4

Placement of temporary housing shall conform to St. Louis County Health Department standards.

Goal 3: Maintain Buffer Zones Between Incompatible Land Uses.

Adjacent land ownership with potentially incompatible land use shall be separated by buffer zones. Buffer zones shall be designed so that potential conflicts are minimized through the use of physical barriers, distance, vegetation screens, and proper physical orientation of lots, building and machinery. All shall conform to use standards as defined by the St. Louis County Zoning Ordinance.

Goal 4: Residential Development Density.

Residence density should be higher along existing roads and lower in interior lands.

Policy 1

Rezoning of interior lands is strongly discouraged.

Policy 2

Rezoning of non-interior lands to less than 9 acres is strongly discouraged.

Policy 3

Platted subdivisions must be planned as a phased development with consideration for public safety and services as determined by legal public township hearing.

Goal 5: Large Scale Commercial and Industrial Development.

Large commercial and industrial development is discouraged in all areas of the township.

Policy 1

The residents of the township shall be provided the full opportunity for public participation via a legal public hearing before approval of commercial or industrial development.

Goal 6: Small Business.

Allow the diffuse location of "small" business throughout the township (of the "family or home business" type).

Policy 1

Small business ventures by township residents shall be encouraged and shall develop in a manner that maintains healthy waterways, soil and clean air.

Goal 7: Public Service and Recreation.

Community needs for public services and recreation shall be respected and evaluated as the need arises.

Goal 8: Quality of Roads.

Maintain the quality of all roads to keep them efficient and serviceable.

Policy 1

The township will not develop or construct any additional township roads.

Policy 2

Adoption of any new township roads will be based upon the following:

- the road in question meets current State of Minnesota road specifications for its intended use, as determined by the State Department of Transportation's identified professional engineer,
- the tax revenue generated by properties on the road is sufficient to cover the routine cost of maintenance on the road, without causing an increase to township taxes for other residents,
- the understanding and support of the township residents is demonstrated at a legal public hearing and referendum,
- referendum is adopted by the township board of supervisors.

Policy 3

If an option, county jurisdiction over new roads should be requested.

Goal 9: Water Resources.

Preserve and conserve all water resources within the township boundaries.

Policy 1

Altering the water drainage pattern and water balance such that significant effects on the water table would result, or that the natural habitat of surrounding areas would be influenced, will not be permitted.

Policy 2

Encourage development and use of water conserving practices.

Policy 3

Normanna Township will work with appropriate governing bodies to ensure compliance with existing regulations concerning the use of water resources.

Policy 4

Residential development in areas subject to flooding, on steep slopes, or where such development would cause erosion shall not be permitted.

Policy 5

Preserve all wetland areas, as these are vital to the preservation of hydrologic basins and fish and wildlife habitat, per the guidelines of the current St. Louis County Comprehensive Wetland Protections and Management Plan.

Policy 6

Discourage the building of roads, mining or agriculture in wetlands.

Policy 7

Preserve the natural drainage courses for storm water run-off.

Goal 10: Agricultural and Forestry Lands.

Land suitable for agriculture and forestry should be encouraged for such uses.

Policy 1

Forestation or reforestation practices of land with suitable species is encouraged.

Policy 2

Development of agriculture on suitable land, with consideration given to soil conservation and waterway protection, is encouraged.

Policy 3

Development for residential purposes of land with agriculture or forestation potential is discouraged.

Policy 4

Shield adjacent landowners from nuisances associated with agriculture practices by use of physical barriers, distances, screens, and proper physical orientation of lots and buildings in order to comply with use standards as defined by the St. Louis County Zoning Ordinance.

Goal 11: Mineral Extraction and Borrow Pits.

Require the orderly development and extraction of mineral resources and gravel, follow sound mining management and land reclamation practices, mitigate adverse environmental impacts, preserve other existing natural resources, and encourage future land use.

Policy 1

Discourage the development of new borrow pits which are not in compliance with the standards set forth in this plan and the regulations of the county. All borrow pits shall demonstrate a clear public need for the operation.

Policy 2

Review of requests for a conditional use permit will take into account cumulative impacts of any proposed pit, including but not limited to:

- current number of operational pits in the township,
- traffic patterns,
- road capacities and conditions,
- transportation,
- noise,
- dust,
- visual impacts, etc.

Policy 3

Take into account the history of the operator regarding operations and reclamation of gravel pits.

Policy 4

Require reclamation of all abandoned gravel pits to conditions conducive to the goals defined in this plan and the St. Louis County Zoning Ordinance.

Policy 5

Support St. Louis County efforts for proper reclamation of land after the gravel operation has lost its use.

Policy 6

Mining/gravel pits on steep slopes where erosion damage would occur will not be allowed.

Policy 7

Permits should be reviewed biannually and when an operation or land changes ownership.

Policy 8

Recommend limits on operation hours, crushing activities, or other business operations which impact area residents as appropriate, depending on location, safety, noise, traffic patterns, etc.

Policy 9

Support St. Louis County borrow pit ordinances.

Goal 12: Energy Conservation.

Encourage and promote energy conservation and development of alternative energy resources such as solar power, tree farms, and forest land development.

Policy 1

Encourage energy conservation and projects that blend into the existing environment.

Policy 2

Encourage alternative building and sanitary practices such as natural building materials, composting toilets, solar electricity, etc.

Goal 13: Air Quality.

Maintain and encourage an air quality that is compatible with good health, welfare, and quality of life.

Policy 1

All types of emission of noxious or toxic gasses and fumes shall meet current air quality standards of the State of Minnesota.

Policy 2

The development of hazardous (nuclear or chemical) waste disposal facilities in Normanna Township will not be allowed.

Policy 3

To protect natural habitat and the watershed area to Lake Superior, landfills shall not be allowed.

Policy 4

Take into account cumulative air quality impacts when reviewing a request for conditional use permits.

Goal 14: Wireless Communications.

Keep the number and visual impact of wireless communication or radio towers to a minimum and insure they have no negative impact on the environment or wildlife.

Policy 1

Consider visual impacts during application review.

Policy 2

Require a minimum setback of one and one-half (1½) times the height of the tower from roadways, residences, property lines and streams or ponds.

Policy 3

Require co-location whenever feasible.

Policy 4

Promote location in existing utility corridors whenever possible.

Policy 5

Require provision of space on newly constructed towers for co-location of additional users in the future.

Goal 15: Utility Infrastructure.

Keep visual impact of utility infrastructure to a minimum.

Policy 1

Require the location of utility infrastructure within established transportation and existing utility corridors whenever possible.

Policy 2

Encourage the burying of utility lines whenever possible to maintain the rural aesthetics of Normanna Township.

Goal 16: Local Planning Committee.

Encourage the existence and maintained function of a planning committee formed from among township residents and sanctioned by the township board of supervisors to provide a constant means of communication between county planning and zoning offices and township residents to help meet the future needs of the township regarding its land use.

Policy 1

A citizen committee, with no less than 5 members who equitably represent the residents of the township, shall be appointed by the township board of supervisors and shall meet:

- a. whenever major alterations of land use are proposed, zoning variances are requested or conditional use applications are received within the township
- b. yearly, prior to the annual meeting, to review and report on the status of the current land use plan within the township.

Policy 2

The citizen committee on land use shall advise the township board of supervisors on any matters pertaining to land use.

Policy 3

In cooperation with the township, the county shall retain jurisdiction and administration of the land use plan of the township.

Goal 17: Review of Land Use Changes.

Any proposed change of land use in Normanna Township shall be determined in accordance with the present land use plan.

Policy 1

Any rezoning or conditional use applications, including for plats or divisions, shall be submitted to the township clerk at the same time application is made to the St. Louis County Planning Commission. The land use committee may hold a local public hearing to obtain public comment on the request. The land use committee shall determine the impact of the application on the township and submit a recommendation to the board of supervisors. The township board of supervisors shall vote on the recommendation to be forwarded to the St. Louis County Planning Commission. The town, in accordance to their policies, may hold a referendum on the application being reviewed by the county. The majority vote at that referendum will establish the township's recommendation to be forwarded to the St. Louis County

Planning Commission. Any town recommendation, including one made through referendum, shall be made within the regular review period for the particular application and no extension of that review period will be permitted without approval of the applicant.

Policy 2

Any request for rezoning within Normanna Township must demonstrate the following:

- an analysis of need for additional housing within the township
- a logical extension of existing zoning which borders the proposed land,
- sufficient soil composition to accommodate septic system(s),
- no negative impact on wetlands,
- no negative impact on trout streams and wildlife habitat,
- no negative impact on the Lake Superior Watershed,
- minimal road development to gain land access,
- existing county or township road system can accommodate the additional traffic.

Policy 3

For public safety and services, any new plats or divisions must provide for and install, ingress and egress to an existing county maintained road.

Policy 4

The township board of supervisors shall submit a resolution concerning its decision on the application to the St. Louis County Planning Department, and this resolution shall become a part of the platting application. In this resolution, the township shall include a statement of findings of fact to support its decision. Consideration of the township's resolution and findings of fact shall be undertaken jointly by the township and the St. Louis County Planning Commission. Disagreements with the township's recommendations contained in its resolution and the recommendation by the staff shall be resolved jointly by Normanna Township and the St. Louis County Planning Commission. If the town of Normanna disagrees with the County Planning Commission's decision regarding a preliminary plat, the town shall notify the county within 30 days of the decision.

III. NORMANNA PLAN CONCEPTS

The concepts presented below express a manner of translating the "Goals and Policies" into a realistic scheme. Development of the township is encouraged in an orderly fashion while still preserving privacy and a rural lifestyle in Normanna.

The plan concepts are meant to reflect current conditions and therefore should be frequently reviewed and changed according to existing needs. An interval of three (3) to five (5) years is suggested for this purpose.

- Concept 1. Development should be allowed to occur along existing roadways with consideration of existing patterns of population distribution.
- a. The areas north of Lismore Road between McQuade and North Tischer Roads and east of Jean Duluth Road from the southern township boundary to Normanna Road should be preserved in their present state by allowing moderate lot sizes of 4.5 to 9 acres. This can be accomplished by MUNS-4 or FAM-3 zoning.
 - b. Except for the north side of Lismore Road between Lakewood and North Tischer Roads, slow growth should be allowed to occur by appropriate zoning. The category FAM-3 is best suited for this purpose.
 - c. Land bordering Pequaywan Lake Road (County Road 44) is a prime expansion area for population increases. FAM-3 zoning appears most appropriate.
- Concept 2. When the nature of land does not readily support or lend itself to an expansion of the resident population, development should be discouraged.
- a. Other proposals of land development including subdivision platting along stream, rivers, and lakes should be critically examined to prevent high population density and possible disruption of the natural environment by introduction of pollutants.
- Concept 3. Interior lands (to which no public roadways currently exist) should be retained as large parcels so as to protect wildlife and the natural habitat, and to preserve it for forest management and agriculture. Currently, stringent regulations should be strictly enforced.
- Concept 4. Defined industrial or commercial zones are not desirable in the township at this time.
- a. At present, a number of home-operated businesses exist in diverse areas of the township. Such development is desirable and

encouraged. However, industrial and/or commercial is not desirable and is not in agreement with the maintenance of a rural lifestyle.

- Concept 5. The town hall is a focal point for community activities and its use for this purpose should be promoted.
- Concept 6. The volunteer fire department is an important and integral part of the township and it should be supported accordingly.
- a. As a volunteer fire department, the function of this group includes not only fire-fighting/rescue operations, but also the prevention of accidental fires of all types. The town board should support the activities of our volunteer fire department. The volunteer fire department should be consulted regarding variance requests that effect their ability to deliver services.
- Concept 7. Future growth may require the extension of the road network within the township. If an option, county jurisdiction over these roads should be requested.
- Concept 8. The recreational needs of local and non-local residents shall be respected and the development of further recreational opportunities that fall within the scope of the land use plan is encouraged.
- a. The Minnesota Department of Natural Resources and various groups have developed and are maintaining a multi-purpose recreational trail through the township. Such development is beneficial to township residents and visitors alike.
- Concept 9. Natural habitats for plants and animals are an integral part of Normanna Township and to a large extent determine its rural characteristics. Such an environment should be preserved as much as possible.
- a. Any type of development will alter the characteristics of the land. Thought and consideration should be given not to allow such development to become destructive and inharmonious to the land where it occurs. Therefore, interior lands must be protected, water resources retained pure and in their plenty, forested lands not laid to waste, and arable areas retained for agricultural purposes whenever feasible. Such considerations should be kept in mind in the construction of power lines, towers, pipelines, telephone cables, and other utility support for the community.
- Concept 10. In order to implement and maintain a land use plan, the township board of supervisors is encouraged to establish a permanent land use committee of residents, and to define its functions. The duties of this

committee may include but are not limited to:

- a. monitoring applications for variances of land use standards and zoning regulations;
- b. advising the board of supervisors on land use;
- c. advising the residents of Normanna on proposed major changes of land use (e.g., subdivision platting, industrial, commercial sites, community projects);
- d. representing jointly with the board of supervisors the township to the St. Louis County Planning Department and to the St. Louis County Planning Commission.

EFFECTUATION

This amendment to Ordinance No. 27, Article II, Section 30 - Town of Normanna Comprehensive Land Use Plan, shall take effect and be in full force on the ____ day of _____, upon its adoption by the St. Louis County Board of Commissioners and its publication in the official newspaper(s) of St. Louis County as provided by Minnesota Statutes.

A public hearing was held by the St. Louis County Planning Commission on April 10, 2003, and by the St. Louis County Board of Commissioners on May 13, 2003. Recommended by the Planning Commission to the County Board for adoption on the 10th day of April, 2003.

Commissioner _____ moved the adoption of this ordinance amendment, Commissioner _____ Duly seconded the motion, and the ordinance amendment was adopted on the following vote:

Yeas:

Nays:

Absent:

Chair, County Board

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 30 - Town of
Normanna Comprehensive Land Use Plan

Gordon McFaul, County Auditor

ATTEST

Paul Tynjala
Clerk of the County Board