POLICY PLAN

MANKATO TOWNSHIP

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INTRODUCTION AND PURPOSE

Mankato Township, an urban township under Minnesota Statutes, has undertaken the development of the following policies for the purpose of establishing a basis from which to guide the future growth and development of lands which may or may not remain under Township jurisdiction within the foreseeable future.

The Township has developed these policies with an understanding of the complex growth issues which are presently before the Town Board and the Town Planning Commission. As viewed from both the general and specific policy perspectives, these issues can be identified as the need to develop policy statements which will serve as a guide for land use decisions for those areas which will:

1) become urban in character and require urban services which the Township may provide;

2) become urban in character requiring urban services and will become part of the City of Mankato;

3) remain rural in the Township and with a low demand for urban services.

Through the establishment of these policies, the Mankato Town Board and Planning Commission are taking positive steps to insure that future growth is compatible with existing land uses.

GENERAL POLICIES

A. It is the intent of the Township to retain all lands presently under its jurisdiction so long as the level of services required do not exceed the capacity of the Township to provide those services.

B. It is the intent of the Township to increase its administrative and fiscal capacity to be able to provide urban services as defined by MSA 368.01-368.22 and other applicable Minnesota statutes to developing areas. This will be primarily through the use of special districting, as the principal and interest of bonds let for necessary improvements to a special district may be assessed against those property owners within the district.

C. It is the intent of the Township to increase its administrative and fiscal capacity to be able to provide urban services, as defined by MSA 368.01-368.22 and other applicable Minnesota statutes, and as required by the residents of Mankato Township. The provision of these services will be made through general property taxes and the use of the Township's bonding authority where the services can be proven to benefit the Township as a whole.

D. It is the intent of the Township to prepare and adopt strict developer standards primarily for residential subdivisions. These standards are to clearly outline the duties and responsibilities of any residential developer operating within the Township. This is to be accomplished by January 1, 1979.

E. It is the intent of the Township to provide services as deemed necessary over the long term to residential subdivisions generally within a corridor bounded by County Road 16 on the east and the Blue Earth River on the west. It is the position of the Township that this area, due to high quality environmental amenities, will experience substantial residential development which will require high developer standards and a subsequent commitment by the Township to the provision and maintenance of certain urban services.

F. It is the intent of the Township to restrict rapid growth in the area generally bounded by County Road 16 on the west and Highway 22 on the east and to provide for the continued use of these lands as prime agricultural.

G. It is the intent of the Township to retain those areas generally bounded by the Mankato corporate limits on the west and County State Aid Highway 41, Hoffman Road, and the proposed Highway 22 right-of-way until such time as the level of services required by the existing and planned development exceeds the administrative and fiscal capacity to manage and provide services to those areas. At that time, those areas should be specifically defined and included within an orderly annexation agreement with the City of Mankato.

H. It is the intent of the Township to restrict rapid growth and the retain primarily in agricultural use that area generally bounded on the east by County State Aid Highway 41, Hoffman Road, and the proposed Highway 22 right-of-way and extending east to the Township limits. The north boundary is generally defined as the new U.S. Highway 14 right-of-way and the southern boundary as State Highway 83. The purpose of this policy position is the necessity of preventing strip development and sprawl.

I. It is the intent of the Township to cause growth to progress in an orderly and harmonious fashion and to coordinate as closely as possible with other units of government to ensure that orderly growth.

J. It is the intent of the Township that when it is necessary for the general health, safety, and welfare of the property owners and residents of a particular area be under the jurisdiction of an existing municipality that, that annexation be an orderly annexation as outlined by Minnesota law.

K. It is the policy of the Planning Commission and Town Board not to oppose annexations to Mankato or other municipalities where the property owners are requesting the annexation or where a municipality is expanding into land it already owns, and which is contiguous to privately owned land within the corporate limits.

L. It is the policy of the Planning Commission and the Town Board to oppose annexations to Mankato or other municipalities where the property owners have requested the Township officials to oppose the proposed annexation on their behalf as an unnecessary annexation because the level of municipal services to be supplied are not needed or are needed but can be provided by the Township and/or County.

M. It is the intent of the Township that Land Use Zones, once established, will not be cut up through spot zoning.

SPECIFIC POLICIES

I. AGRICULTURE

A. Prime Agriculture

1. Goal Statement:

a) Retain in agricultural use, those large tracts of land that exhibit slope and soil conditions conducive to high yields and which have been tilled and historically utilized for agricultural purposes.

2. Policy Statements:

The Township Shall:

a) Identify and establish those areas which are of prime agricultural significance, within the Township, into zones for the purpose of long-term protection from urban development.

b) Adopt and strictly enforce a zoning ordinance, a subdivision ordinance and any other official controls which will help to insure that prime agricultural land is preserved and protected:

1) for future food production;

2) as the primary business and land use within the Township;

such that scattered non-farm growth will not disrupt large tracts of prime agricultural land.

c) Work as closely as possible with the surrounding townships, the City of Mankato, and Blue Earth County, recognizing that cooperation in plans and controls is conducive to achieving a sound pattern of land use.

d) Ensure that areas designated as prime agricultural shall not exceed one dwelling unit per 40 acres, except where exceptional conditions prevail.

B. Limited Agriculture

1. Goal Statement:

a) Retain in agricultural use those areas which exhibit slope and soil conditions which will allow limited agricultural production.

2. Policy Statements:

The Township Shall:

a) Identify and establish those areas, which can be classified as limited agricultural land into zones, for the purpose of maintaining to the degree possible the agricultural capacity of the zones and insuring that untimely or scattered non-farm growth does not occur.

b) Adopt and enforce a zoning ordinance and subdivision ordinance and any other official controls necessary to insure that:

1) agricultural production is the primary use of the land;

2) scattered non-farm growth and/or untimely urbanization do not severely limit or disrupt the agricultural capacity of the land.

c) Permit through density zoning, a population which will allow limited agricultural production to continue and which will not deteriorate the water tables or other facets of the environment.

d) Work as closely as possible with the surrounding townships, the City of Mankato, and Blue Earth County, recognizing that cooperation in plans and controls is conducive to achieving a sound pattern of land use.

e) Subdivisions of more than one lot will be allowed in limited agricultural areas and within buffer zones surrounding open space areas provided the Township Board finds that

they do not significantly affect agricultural production or where land designated as limited has not been actively farmed for five years or where the subdivision will not significantly affect the preservation and protection of an environmentally sensitive area but will be compatible as a land use within a buffer zone.

C. Open Space

1. Goal Statement:

a) Preserve and protect those areas of the Township which are unique due to physical characteristics or human concerns regarding the conditions of the land or the best use of that land such that it may be enjoyed and retained for all.

2. Policy Statements:

The Township Shall:

a) Identify those areas and the necessary buffer zones that deserve preservation and protection as open space.

b) Establish zones which will specifically conform to those areas identified as open space or in need of conservation.

c) Adopt and strictly enforce any ordinance necessary to regulate the use of areas dedicated to open space and the use of land necessary to serve as buffer zones.

d) Seek appropriate cooperation and funding for areas which require protection beyond that which can be provided by the Township.

e) Preserve and protect the remaining woodland and wildlife areas of the Township from conversion to uses which will destroy their economic and aesthetic value, through strict design standards.

II. HOUSING

A. Rural Residential

1. Goal Statements:

a) To provide for the expansion of housing in the agricultural portions of the Township by allowing for single and multiple lot subdivisions which will not inhibit agricultural production.

b) To develop and maintain a plan map that indicates areas which are suitable for rural residential use.

2. Policy Statements:

The Township Shall:

a) Ensure that lots in areas designated for a rural residential density shall not be smaller than:

1) one (1) acre in size where on lot utilities are available;

2) 22,000 square feet where community or municipally owned utilities are available.

b) Ensure that subdivisions are to be accepted by registered survey only, unless existing as a plot of record, or as by ordinance.

c) Ensure that subdivisions within rural residential areas will be platted in such a manner so as not to inhibit or disturb adjacent lands being utilized for agricultural production.

d) Ensure that subdivisions within the rural residential areas will be platted in such a manner that the design will not conflict with the provision of essential services or the orderly development of adjacent lands, i.e. land locking will not be permitted.

e) Inform all prospective property owners and/or developers that it will be their responsibility to meet all existing County, State, and Federal regulations regarding sewer and water in the rural residential areas.

f) Ensure that mobile homes located in the rural residential areas conform to all adopted zoning and subdivision regulations and will consider mobile homes as temporary residences that will normally be replaced by a permanent structure within five years, unless:

1) necessary for housing of senior citizens,

2) necessary for housing of dependents.

g) Require that mobile homes to be located in the Township be anchored by means of adequate tie downs as prescribed by the Building Code Division, Department of Administration, State of Minnesota and that they be properly skirted and maintained.

h) Ensure that residential strip development which produces land locking and multiple accesses off public right-of-ways is not allowed.

B. Urban and Suburban Fringe Residential

Single and Multi Family including Mobile Homes

1. Goal Statement:

a) To provide for suburban development of land near urban places which will be compatible with the extension of urban services such as roads, water and sewer lines, and other urban services. Such developments in the fringe area may or may not become part of existing or new municipalities, however, development will be characterized by smaller lots, orderly land use patterns, and community or municipally owned public services.

2. Policy Statements:

The Township Shall:

a) Endeavor to work with the Cities of Mankato, Eagle Lake, adjoining Townships and Blue Earth County to define and maintain on a map, areas considered to be or soon to be suburban or urban in character for the purpose of protecting agricultural lands from premature development and for the purpose of causing orderly growth within the Township.

b) Ensure that where new subdivisions are platted in suburban areas within the Township, they will be platted in such a manner as to allow for the orderly extension of, or installation of municipal or community owned services to areas adjacent or abutting the subdivision, i.e. land locking will not be permitted.

c) Ensure that where new subdivisions are platted and residences built, within identified suburban fringe areas, they will be subdivided and built upon in such a manner that further subdivision into minimum lot sizes is possible upon the provision of municipal or community services should those services not be provided at the time of subdivision. The purpose being the protection of future land owners from unnecessarily high assessments generated by the installation of those services.

d) Ensure that if municipal or community services are not provided at the time of subdivision, the individual lots must be large enough to accommodate on-lot utilities and the Town Board must find that the physical characteristics of the land can support suburban development until such time as those may be constructed.

e) Ensure that multi-family dwellings will be located in zones established for that purpose.

f) Ensure that multi-family dwellings locate in areas zoned for that purpose, that municipal or community sanitary sewer and water are available or may be feasibly installed as part of an annexation or incorporation program, or where the developer can prove to the satisfaction of the Township that the impact of the development will not have a negative impact on the environment.

g) Ensure that mobile home parks to be constructed and operated within the Township meet all applicable state laws and those of the Minnesota Department of Health until such time as the Township shall establish specific ordinances.

h) Require that mobile home parks dedicate an amount of land and/or money for the purpose of community facilities including tornado shelters and recreational facilities to the satisfaction of the Township.

C. Residential Use Adjacent to Lakeshore and Floodplain

1. Goal Statement:

a) To provide land for development and to ensure that development does not conflict with or harm the local or regional environment of lakes, streams, and rivers.

2. Policy Statements:

The Township Shall:

a) Protect and preserve shorelands and floodplains from urban development which may be detrimental to the general public health and welfare.

b) Encourage programs and implementation procedures designed to reduce or eliminate adverse environmental impacts on existing development.

c) Adopt State of Minnesota standards as minimum requirements for the protection of shorelands, floodplains, solid waste disposal, feedlots, sanitary waste disposal, water quality standards, and other necessary pollution control measures.

d) Ensure that shorelands within the Township shall be designated for specific land use categories through zoning districts, in accordance with the criteria established by the State of Minnesota Shoreland Regulations.

e) Ensure that development on wetlands will be carefully regulated. The Township will preserve viable wetlands through the adoption of appropriate controls and through public dedication as methods to prevent wetland development.

f) Ensure that new development is protected from adverse environmental impacts, prohibit development when noise and air pollution exceed acceptable standards and the negative impacts are not correctable by construction, site planning, or other techniques.

III. BUSINESS

A. Highway

1. Goal Statements:

a) To provide for the needs of businesses that require large amounts of automobile traffic.

b) To ensure orderly and harmonious commercial development that does not result in land locking and/or the disruption of prime agricultural land.

2. Policy Statements:

The Township Shall:

a) Require service roads where more than one business is being constructed and where only one business is to be located but future development is anticipated the primary access shall be of sufficient size and quality to allow for future extension. Service roads shall not be owned or maintained by the Township.

b) Clustering of highway-oriented business shall be highly encouraged so as to provide activity centers and limit the impact of development, both visual and physical upon the landscape.

c) Require that businesses meet all ordinances pertaining to health standards.

d) Adopt and enforce all necessary regulations and ordinances to ensure that sprawl does not take place.

e) Ensure that all commercial activity (except that necessary to agriculture) is located in the appropriate zones as established by ordinance.

B. General Business (Large and Small Centers)

1. Goal Statement:

a) To provide for the rational development of commercial activity within the Township such that residents may obtain the goods and services needed. To provide for a sound relationship between land uses without disrupting prime agricultural land or causing detrimental effect to the environment.

2. Policy Statements:

The Township Shall:

a) Prevent undue scattering of urban development in the rural areas of the Township.

b) Work as closely as possible with all concerned to ensure the proper location and development of major commercial and industrial facilities recognizing the regional impact of such facilities and the need for orderly and harmonious growth.

c) Require that logical protection and expansion plans be developed where commercial uses in the rural areas remain viable and necessary and should not be near urban concentrations.

d) Ensure that major commercial developments locate in appropriate zones established for that purpose by ordinance.

e) Ensure that large and small shopping centers meet all applicable ordinances and health codes.

f) Require landscaping and screening of all commercial land uses in order to ensure compatibility and visual harmony with surrounding land uses.

IV. INDUSTRY

A. Light Industry

1. Goal Statement:

a) To provide for the development of light industry within the Township providing it is compatible with adjoining land uses and does not disrupt prime agricultural land.

2. Policy Statements:

The Township Shall:

a) Allow agricultural-oriented light industry to locate where it may best serve agricultural needs except when the Town Board finds that it will adversely impact on prime agricultural land.

b) Encourage "clean" non-polluting type industry.

c) Strongly encourage clustering or PUD type development of light industry to encourage minimum impact on prime or limited agricultural land, and thereby minimizing the cost of utilities such as roads, sanitary and storm sewer, and water.

d) Require screening of and landscaping of all industrial land use in order to minimize conflict with adjacent, non-industrial land use. Such screening must meet all ordinance requirements.

B. Heavy Industry

1. Goal Statement:

a) To provide for the location of heavy industry in the Township if and when a need arises.

2. Policy Statements:

The Township Shall:

a) The Township should require screening of and landscaping of all industrial land uses in order to minimize conflict with adjacent non-industrial land uses.

b) No heavy industrial development will be allowed until adequate utilities are available.

DEFINITIONS

1. Agriculture: The cultivation of the soil and activities incident thereto; the growing of soil crops in the customary manner on open tracts of land or other growing methods; the accessory raising of livestock and poultry; farming. The term shall include incidental retail selling by the producer of products raised on the premises, provided that space necessary for parking of vehicles of customers shall be furnished off the public right-of-way.

2. Building: Any structure for the shelter, support or enclosure of persons, animals, chattel or property of any kind.

3. Community Sewer System: A system of sewage control and processing serving a group of building lots as an area of the County, with the design and construction of such system as approved by the County and the State of Minnesota.

4. Community Water System: A source of water and/or a water distribution system serving a group of building lots with the design and construction of such systems as approved by the County and the State of Minnesota.

5. District: A section of the County for which the regulations governing the height, area, use of buildings and premises are the same as delineated on the zoning map.

6. Dwelling: A building or portion thereof, designed exclusively for residential occupancy; the term does not include hotels, motels, tents, tent trailers, travel trailers or recreational vehicles.

7. Dwelling, Multiple: A dwelling designed exclusively for occupancy by two or more families living independently of each other; the term includes double bungalows and duplexes.

8. Dwelling, Single Family: A detached dwelling designed exclusively for occupancy by one family.

9. Essential Services: Overhead or underground electric, gas, communication, hydrocarbon, steam or water transmission or distribution systems and structures, by public utilities or governmental departments of commissions or as are required for protection of the public health, safety or general welfare, including towers,

poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, but not including buildings.

10. Family: Any number of individuals related by blood, marriage, adoption or foster care, or not more than five persons not so related, maintaining a common household and using common cooking and kitchen facilities; as distinguished from a group occupying a boarding house, lodging house, hotel, or motel.

11. Family, Immediate: Persons related by blood, marriage or certified legal instrument.

12. Farm: A tract of land, ten acres or more in size, or a tract producing in excess of $2,500 annual value of agricultural products and used for agricultural activities such as the production of cash crops, livestock or poultry farming. Such farm may include an agricultural dwelling and accessory buildings and structures necessary to the operation of the farm.

13. Farmstead: That area which includes the farm dwelling and other buildings in close proximity to the farm dwelling.

14. Lot Area: That area located within the lot lines and not including that portion of the platted lot which is presently being used as or dedicated for street or public right-of-way.

15. Mobile Home: A single-family dwelling designed to be moved by being built on a frame or chassis and further specifically designed and constructed so that wheels are, or may be, attached for transportation on public streets, or highways, and designed without the need for permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundations, excluding basement or cellar, connection to utilities and the like.

16. Mobile Home Park: A contiguous parcel of land which has been planned for the placement of two or more mobile homes or mobile home lots.

17. Municipal Services: Includes but is not limited to those publically owned utilities presently being supplied to residents of Mankato, Skyline, and Eagle Lake as a function of municipal government. These include hard surface roads, curb and gutter, sidewalks,

water, sanitary and storm sewer, and other services such as police, fire, etc.

18. Open Space: Land areas which are undeveloped and left in their natural states.

19. Road: A public right-of-way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or however otherwise designated.

20. Screening: The use of plant material, fences, or earthen berms to partially conceal and separate a land use from the surrounding land uses.

21. Shoreland: Land located within the following distances from public waters. (1) 1,000 feet from the normal high water mark of a lake, pond, or flowage; and (2) 300 feet from a river or stream, or the landward extension of a flood plain designated by ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of DNR, and County Commissioners.

MANKATO TOWNSHIP

BLUE EARTH COUNTY

SCALE MILES

4 GENERAL POLICY AREAS

rieke carroll muller associates inc.

SKYLINE

BLUE EARTH RIVER

CSAH 16

CSAH 3

T.H. 14 & 60

T.H. 14

CSAH 1

MANKATO

PROP. T.H. 22

T.H. 83

T.H. 22

E

F

G

H