

APPENDICES:

- A. Survey Information
- B. Wastewater Plan Amendment
- C. Todd Township Land Use Zoning Map
- D. Road and Access Ordinance and Application
- E. Right of Way Ordinance and Application

**TODD TOWNSHIP
HUBBARD COUNTY, MINNESOTA**

COMMUNITY SURVEY

RESULTS FEBRUARY, 2005

**COMPILED BY
Bridget Chard, Small Communities Project Consultant**

PREFACE

This Survey was planned in November and December of 2004 and mailed out to 760 landowners of record on December 20th, 2004. The purpose and results of this survey are to assist the Todd Township Planning Commission and Town Board of Supervisors to determine constituents' needs and to see if they were still on track from the first Township Survey completed in March, 1998. Some 761 surveys were sent out to all households on the tax records with the balance of 327 surveys returned within the time period. This represents a 43% return. A self-addressed stamped envelope was enclosed with the survey.

A few have come in since then; however, they are not included in this report. Of the 327 surveys returned, 282 were ultimately collated and reviewed for this report. The rest were not filled out or where returned due to unknown address. This final Number of 282 ultimately represents a 37% useful return which is in the upper percentile of response rates without any incentives.

In general, the survey was very closely in line with the prior survey even though the same questions were not asked. Land uses, zoning, development, environment, roads, water and sewer were some of the major concerns expressed in both surveys. There were comments also appreciative of the Township as well as constructive criticism as well. All surveys were kept anonymous. A question regarding the Town Hall brought mixed comments as well and will be discussed below.

The Survey consisted of twelve questions. Of the twelve, two were open ended for comments, approximately four multiple choice, and the others were either yes or no or do not know and agree/disagree. The first question was used to determine who was responding to the questions in general and what type of resident was responding to the questions. Not all questions were answered by all and therefore, the Numbers do not always reflect 282 responses. Survey comments were placed in general categories and are included at the end of this report.

In closing, the Township Planning Commission will use the above survey to begin to update the present Todd Township Comprehensive Land Use Plan which will ultimately drive the Townships Land Use Ordinance work. It is only when a community becomes involve that the best outcomes and a successful future can be achieved for their community.

The Todd Township Planning Commission wishes to thank all of those citizens who took the time to fill out the survey and give their comments.

Todd Township Survey Review

1. What type of property ownership do you have in the Township? More than one can be checked.
 - a. 214 Residential - you have full-time residence in the Township
 - b. 46 Seasonal residential - you do not homestead in the Township
 - c. 65 Undeveloped - you have parcel(s) that are not built upon
 - d. 12 Commercial - you have a business located in the Township
 - e. 22 Agricultural - your primary business is agriculturally related
 - f. 3 Home Occupation - a business is operated at the home-site
 - g. 12 Rent(er) - you rent or own rental property
 - h. 1 Non-profit Organization
 - i. 4 Other

Question Number One showed that 214 residents were full time, with the next largest group being 65 responses that had undeveloped property and the third ranking high were seasonal residents. There were only 12 commercial property owners responding which is the same as the renters. The results of this survey thus seem to reflect the residential community within the Township.

2. Are you satisfied with the quality of life in Todd Township, as it presently exists?
 - a. 254 Yes
 - b. 24 No
 - c. 25 Made comments in general comment section

Question Number Two had 278 responses with the majority of citizens (91%) showing general satisfaction with the quality of life within the Township. Only 9% of the responses had some problems due to roads, zoning, the township board and policy issues, etc.

3. Does your property fall under the Hubbard County Shoreland Ordinance and therefore is your property subject to the Hubbard County rules and regulations?
 - a. 111 Yes
 - b. 133 No
 - c. 49 Do not know

Question Number Three had 282 responses with an almost split group of residents showing that 39% fell under the County Shoreland regulations (which are those within a certain distance from the shoreland of a lake, river and/or stream) and 47% of those responding indicated that they lived outside of the shoreland area. 14% did not know if they fell under the County's present rules. Hubbard County does not manage beyond the shoreland with the exception of sanitary and subdivision rules at this time. The Department of Health manages the well regulations in the County and Township.

4. Currently Hubbard County manages the Shoreland and Sanitary rules and regulations. Should Todd Township consider taking over the Shoreland Ordinance and the Sanitary Ordinance in Todd Township? Please check two of the lines below.
 - a. 81 Yes: Shoreland Ordinance should be adopted
 - b. 177 No: Shoreland Ordinance should NOT be adopted
 - c. 87 Yes: Sanitary Ordinance should be adopted
 - d. 161 No: Sanitary Ordinance should NOT be adopted

Question Number Four was in two parts. The first portion dealt with the Shoreland Ordinance and who should manage said Ordinance governing shores, rivers and/or streams. There were 258 responses with 32% of residents stating that the Township should take over these rules and 68% stating no to this suggestion.

In the second portion, the same question was asked about the Sanitary Ordinance governing wastewater systems. In this case, 248 responses were received with 35% again recommending that these be taken over by the Township while 65% stating that they should stay with the County.

Overwhelmingly, the County was considered the best source for these rules and regulations.

5. In the current Township Comprehensive Plan, the community wanted the agricultural community to be protected and thrive in the Township due to the economic value it provided. Should Todd Township continue to protect existing Agricultural usages from commercial and residential uses?
 - a. 204 Yes
 - b. 60 No

Question Number Five had 264 responses. 77% of the community felt that the agricultural community still needed to be protected and allowed to thrive while 23% expressed that times were changing and that it was no longer necessary.

6. A Township is healthy and vibrant with a mixture of land uses which are in harmony with each other. Should Commercial and Industrial development uses be kept to designated areas?
 - a. 239 Yes
 - b. 35 No
 - c. 25 Comments: See general survey comment section called Development/Zoning

Question Number Six had 274 responses. Of those, 81% felt that the commercial and industrial usages should be kept to designated areas stating that they might need the same services in the future. Many wanted these to be kept around the Highway 34 corridor and parts of State Highway 71. 13% felt that this was not needed and it should be allowed wherever it wanted to go.

7. The Township has approximately thirty-three (33 miles) miles of roads. The current annual road and bridge budget for 2004 was \$138,000.00, which is used for grading, chloride, tarring, brushing and plowing. What would you like to see done with the roads?
 - a. 137 Leave them as they are, we are satisfied with the roads
 - b. 59 Improve more roads with additional gravel on the road bed
 - c. 28 Chloride (dust control) more roads with a larger chloride budget
 - d. 60 Tar more roads each year at a estimate of \$ 32,000 / mile (tar only-construction costs not included in this amount)
 - e. 8 Tar all of the roads in Todd Township
 - f. 28 Other: See general survey comments section called Roads

Question Number Seven had many responses and comments and it seems roads were a great source for comments as well. The most responses stated that they were satisfied with the present road system, with a close second being those that wanted to either tar more roads and others just improving them with additional gravel. In the comment section on Roads, one recurring comment was to tar the roads that have the most average daily traffic (ADT) and were considered through roads within the Township. The Town Board of Supervisors should possibly consider a road transportation plan incorporating all of the ideas above and present these at an Annual meeting for consideration when the community is considering their annual budget levies.

8. If roads are tarred, how would you like the additional road work to be financed?
- 150 Tax levy annually on the whole Township to do a certain amount of roads each year (example: 2-3 miles per year).
 - 101 Assess the affected property owners only when their road is to be tarred.
 - 104 Have the Township seek bonding to tar the most traveled roads in the Township.

Question Number Eight went further than number Seven and asked that if they wanted the Township to actually "tar" the roads, how would they want the Township to pay for them. There were three possible solutions with most residents expressing that an annual levy to do this would be acceptable. The next answer was to pave the most traveled roads in the Township which corresponds to question number Seven.

9. When a new Development begins in the Township, should the Developer pay all of the costs for their project including but not limited to the following: ditching, tarring roads, lighting, drainage ways, storm-water management, wastewater and water systems, etc.?
- 249 Yes
 - 22 No
 - 19 Comments: See survey comments called Development/Zoning

Question Number Nine dealt with growth and development within the Township which has been happening in the last few years. This question helps the Township Board and Planning Commission to determine some new ideas and implement possible solutions to protect the environment within the community since it is a privilege to develop property. The idea here is to protect those that surround development and relieve the tax burden within the Township. There were 271 responses with 92% fully supporting the premise that a Developer must pay their own way. 8% felt that the Town Board should help some and stated roads as a possible way to build a better road transportation system in the future. See the comments on development and zoning. They provide a mixed reaction to the Township's growth and development needs.

10. The Todd Township Board owns land. At the last Annual Town meeting in March, the community authorized them to come back with a design and some costs for a future town hall. This would give the community a place to go for regular and special meetings, elections, community events, health clinics, etc. Do you agree or disagree with building a Town Hall?
- 126 Agree
 - 156 Disagree

Question Number Ten dealt with the simple basic premise of having a Town Hall for the community to use. It also creates an identity for the Township. Recently, the neighboring Township of Straight River has built a Town Hall and the other neighbor, Henrietta Township purchased a building and is now using it as their Town Hall. Presently, the Todd Township Board holds their meetings in the Courthouse.

The County will be needed the space in the future and the Township has begun to prepare for moving somewhere else by the purchase of land and trying to get prices for construction of a Hall. There were 282 responses here which mean that all parties had feelings on this subject. Of these responses, 45% agree and wish that a Town Hall be built for the above reasons, while 55% were still not sure that that should be done. It seems that the Town Board needs to "provide" more answers before they move ahead with their plans in the future to build. See the comment section on the Town Hall question for responses on the comment portion.

11. What do you feel are the most important concerns and what changes, if any, would you like to see for the Township in the next five-ten years? You can use back of page for more comments

There were 65 general comments from this question on the Community's' ideas about the future. These comments are listed among the general survey comments; however, many expressed the idea that they wished to remain rural, keep the peace and quiet, work with other entities nearby, keep the roads (other than the more traveled roads) graveled, and protect the lakes and groundwater as much as possible. They felt that growth was inevitable and that it should be managed. A few were very against any change or regulations of any kind; but they were in the minority. A few made very angry comments and were not used in the survey (three) comments at all. They are not reflective of any thing and therefore are not included here.

12. Please submit any other comments about the Township below: You can use back of page.

Here again, there were approximately 27 responses similar to the above and so these two questions could have been merged together. They reflected the range of concerns as described above; however, here there were some thanking the Township for their efforts and to keep them up. While they are in the minority, they are appreciated.

Survey Comments by Categories

ZONING / DEVELOPMENT

1. No urban sprawl – Let's preserve the country atmosphere!
2. Township should provide infrastructure for orderly growth
3. The County ordinances on Water and Sewer should prevail
4. Would like to see tightly controlled enforcement plan like Edina, MN
5. The Township needs strategic long-range plan for the future
6. Residential areas should be protected and preserved
7. Poor Land Management in Ag-Use areas
8. Home businesses should remain a permitted use
9. The Township doesn't have the mentality to administer Shoreland Ordinance
10. Do not over regulate Township – use common sense
11. All Trunk Whys 34 & 71 should be zoned commercial
12. Zoning changes from Commercial to Agricultural have devalued my property on Hwy 34 W
13. Do not halt growth in the Township so tax base can be increased
14. No building inspector! No regulation of what is built
15. Clean-up Trailer parks – Regulate use
16. If Developers profit – they must pay
17. Smaller lot sizes should be allowed to build on
18. Let County administer shoreland and sanitary ordinances
19. No further development between Hwy 18 and Fish Hook Drive
20. When developing an area make sure lots are above average
21. Developments should conform to standards so roads are plowed
22. All Highway properties should be zoned commercial
23. Need to enforce getting rid of abandoned cars and junk on private property
24. Township should promote more multiple and residential developments
25. Concerned about over development in the Township
26. Township needs larger commercial areas
27. Change lot sizes to 1.5 acres if septic sites o.k.
28. Keep out developers that build hi-density homes
29. Adopt and enforce Ordinances on junk cars, tires, fish houses, etc.
30. I would like to see water and sewer
31. Promote City sewer where possible
32. Protect agricultural community
33. Small businesses should be allowed if not too noisy
34. Promote mixture of land uses and maintain "scenic" values
35. Planning Commission should present "pros and cons" to people whenever possible
36. Keep the skeptics to high standards
37. Prevent Industry and Commercial from building in "residential areas"
38. If the County can do shorelands- why should the township
39. Permits shouldn't be required for green houses
40. Too many restrictions all ready
41. I should be able to divide my land any way I want
42. Industrial should be kept to designated areas
43. It should be up to the property owner on how it is zoned
44. Residential will bring in more revenue than agricultural
45. Should be able to put up signs for extra income
46. We need to protect agriculture

47. The County should regulate and control rather than the Township
48. Change lot size in agriculture from 15 acres to 5 acres
49. Allow small residential lots if not wetlands
50. Highways 34 & 71 should be commercial – Township is not agricultural anymore
51. The Planning Commission makes promises and doesn't follow through
52. The Township should not be handling zoning-let the County do it
53. We have enough rules and regulations all ready
54. Landowners should be able to split their land for their kids
55. Expand industrial use areas
56. Let the County do the entire zoning, etc.
57. If not presently agricultural and actively farmed, consider other uses
58. We need more zoning and building codes ...also inspectors
59. Commercial growth should be located away from lakes
60. Shoreland Ordinance restrictive enough. Leave as is
61. More agricultural areas should probably be commercial
62. Tar only main traveled roads in developed areas
63. Change 15 acres lot sizes to 4.5 to 5 acres
64. Expand current commercial areas, increase impervious area
65. Lot sizes should be same as Hubbard County
66. Promote development to increase tax base revenue
67. Commercial areas should not infringe on residential
68. Town Board has gone overboard on zoning issues
69. We need County-wide zoning; Township should stay out
70. Coordinate zoning with County and surrounding Townships
71. Small home businesses hold be allowed
72. Don't re-invent the wheel; let the County do the zoning
73. If a existing septic is working it shouldn't have to be upgraded
74. Make developers follow the rules
75. Provide for home-based only businesses in residential areas
76. Keep variance process simple
77. Provide for more "open space" in Township
78. Don't duplicate services available from county, etc.
79. Don't mix residential and commercial areas
80. 20 acres minimum lots is a bad idea
81. Mobile homes should only be in trailer parks
82. Allow expansion of Township, but protect natural resources
83. The Township should not control our land
84. Developments should watched closely
85. Current commercial areas should be expanded
86. Lot size in agricultural area should be dropped to five acres
87. Regulate land use
88. Keep commercial properties out of residential areas

ROADS

1. Leave roads as they are – no chloride
2. I would like to see Township plow driveways like other Townships
3. Developers should pay for their own roads; as they profit
4. Why aren't the Township roads brushed on request
5. Developers should pay costs of developments – not townships
6. Maintenance on gravel roads needs to be re-evaluated
7. Do not prematurely grade chloride-applied roads
8. Pursue "safe road" program for township
9. Tar 35 on north end
10. Tar 139th Avenue
11. Some costs should be paid by developers – others benefit the public
12. Roads need more repair
13. Developers should pay all costs for their project – not us!
14. Speed limits on area roads need to be enforced
15. Township needs to update their overall road plan
16. The public should not pay any development costs
17. Set a standard for township roads; tar more roads
18. The Developer should not have to bear all costs as it benefits all
19. Align N/5 with Western Avenue
20. Tar shortcut from Candle Factory to Co. 18
21. Need a truck route about 3 miles west of Hwy 71
22. Developers make the money – they should pay for the roads
23. Update roads for the increased traffic levels
24. If Developments bring new taxes work with Developers
25. Need more roads tarred!
26. Tar Twp 7 from CSAH 1 to CSAH 8 because of increased traffic
27. Developers should pay costs on small lot size developments
28. Developers should pay costs for their developments
29. Speeds need to be lowered on township roads
30. Pave more roads
31. Enforce speed limits on roads
32. Developers should incur all the costs for their roads
33. Use less salt and more sand on the roads
34. Cut weeds along the roads more often
35. Tar the heaviest traveled roads
36. Development costs should be developers and new property owners responsibility
37. Do a road plan ahead 1—20 years and do special assessments
38. Keep roads the same or they will turn into racetracks
39. Any and all road projects should be put out on bid
40. Control speed on County road 18
41. Tarring roads is a better approach than gravel road maintenance
42. The township should share costs with developers
43. Tar more roads and chloride the rest
44. New Developments are causing area traffic problems
45. Need more salt and sand on roads and more mowing
46. Developers should not profit at taxpayer expense
47. I think chloride is a waste of money
48. Developer costs for roads should be included in lot cost
49. Tarred roads just promote faster driving

50. Tar road from hwy 34 to Candle Factory
51. Developers should construct their own roads
52. Need cracks filled in roads and signs straightened
53. Chloride a waste of money – blacktop a road a year
54. All roads don't need to be tarred – gravel good for light use
55. Township needs a Comprehensive Road Plan
56. Unsatisfied with gravel roads
57. Township should work with developer on new roads
58. the gravel used on Township roads is sub-standard
59. Keep tarred roads maintained (patching, etc.)
60. Developers should be responsible for any new road
61. Blacktop 129th
62. Assess property owners for tarred roads
63. Share new road costs with developer 80% Township 20%
64. Tar all gravel roads
65. Put chloride down to control dust, tar later
66. Township road # 35 in dire need of repairs
67. shared road costs with developer would help promote growth
68. Shared road costs with developer would benefit township
69. Developers should pay all development costs
70. Need better ditch clean-up in the Township
71. Clean sand off tar roads in the spring
72. Developers should pass their costs on to the new owners
73. Roads need more grading by better operators
74. Developers should pay all road costs
75. Tar end of Western Avenue to Hwy 71
76. Tar road past Chester Walsh toward Hwy 34
77. Blacktop Township road # 35
78. Need a road sign @Hwy 71 & 190th Street
79. Secondary roads are not being taken care of properly
80. Road contractors are not doing a good job

GENERAL

1. In the future Townships should consolidate to be more cost effective
2. The Township form of government is no longer necessary
3. Annexation is a concern and should be discouraged
4. Keep taxes down
5. The quality of life in the township has gone down the last 15 years
6. More regulations bring higher taxes
7. Township should refrain from battles with the City
8. Work with state and federal to bring more businesses to the Township
9. Taxes are too high
10. I do not want the city to annex anymore Township property
11. Set up commercial areas and pursue grant money for jobs
12. Would like to see a therapeutic pool for seniors built in the area
13. Grow tax base through encouragement of business
14. Bring some kind of industry to the Township
15. Control property taxes
16. Township is becoming overdeveloped and crowded
17. Keep open mind regarding developments – it increases tax base
18. Allow the City more of Fishhook Lake
19. Less government is best – most things should be handled by the county and State
20. Too much government regulation – should have more say with our property
21. The Town Board is involved in too much politics – focus on Township
22. Need more gravel on Edgewood Loop and Becker Co. line road
23. The Hubbard/Becker County line needs to be surveyed
24. Township Board needs to keep personal feelings out of decisions
25. Work with City on annexation instead of fighting
26. Township Board favors agricultural policy – isn't for benefit of all
27. Would like to see audit of Township expenditures
28. Decrease focus on agricultural in Township
29. Taxes are too high
30. We keep losing land to annexation – this must stop
31. Concerned about mounting legal costs in Township battles
32. Develop long-term Plan for water and sewer around Fish Hook Lake
33. Too many rentals, trailer houses, and junk cars
34. The Township should not take on any more new projects
35. Taxes are getting too high in the Township
36. Change the Number of towns Board Supervisors to five
37. Educate residents on issues (annexation, zoning, taxes) via radio, etc.
38. Money wasted on attorney fees – learn to work with people
39. Provide a Plan to connect to City sewer and water
40. Promote Industrial and commercial for additional revenue
41. Cooperate with City on issues and don't go off on you own.
42. Town Board management stinks
43. Grants should be pursued for Township projects
44. In general, very satisfied with life in the Township
45. Township government is a duplication of services – needed?
46. Junk, etc., needs to be cleaned up around the Township
47. Make sure taxes don't increase – too high already
48. Only re-assess properties at time of sale
49. Limit Number of irrigation wells and monitor well water
50. Protect rights of property owners
51. Consider economic and environmental issues when planning

52. Plan for population growth and annexation by the City
53. Don't overspend your budget!
54. Annexation is a very important issue (by City)
55. Keep property taxes affordable
56. Provide a plan to upgrade water and sewer systems around the lakes

ENVIRONMENT

1. Do not want to see encroachment by hi-density developments or feedlots
2. Concerned about heavy use of fertilizer and pesticides on potato farms
3. The trees in the township are a valuable resource and should be protected
4. ATV's causing extreme ditch and driveway damage-must be stopped
5. Stomp on the ATVs for ruining the land and approaches
6. Protect the wetlands and the forests
7. Protect the loons and other wildlife
8. No deer and bear hunting between fish hook Drive and Hwy 18
9. No timber cutting
10. More consistent shoreland regulations to prevent weeds in lake
11. Respect wishes of landowners on Shoreland Improvements
12. Development needs to be watched to protect environment
13. Clean up junk areas on Western Avenue on road S of R & R Rental
14. Encourage ATV and Snowmobile use but watch environment
15. Protect lakes from agricultural and residential run-off
16. Keep our lakes clean
17. preserve the peace, quiet, natural beauty and tranquil life in the Township
18. keep lake pollution down – make lakes cleaner
19. Maintain areas for wildlife and maintain look of country
20. Don't let development disrupt the natural resources and lakes
21. Don't lose "country" feel environment in Township
22. Maintain lake quality and well water; test for bad water
23. need good plan for septics and disposal for effluent
24. Our township is a good place to live and has clean water (now)
25. Protect Township land and water from pollution
26. Township should look way into future to protect environment
27. The amount of agricultural chemicals should be monitored
28. Promote groundwater protection plan
29. ATVs are causing a lot of damage to right of ways
30. Water is being ruined because of irrigation systems

TOWN HALL

1. Upkeep costs too high for limited use building such as Town Hall
2. The existing facilities (Town Hall) are fine – or utilize some other building
3. Do not build a new town Hall as it will not pay for itself
4. Putting up a new town Hall is an unnecessary and wasteful expense
5. Build a new Town Hall if cost is reasonable
6. Use volunteer help to build a new Town Hall
7. We do not need a Town hall for the amount of use it gets
8. Would it be more economical to lease a location to use as a Town Hall
9. Build a New town Hall big enough for other uses
10. Build only if funds are available and don't raise taxes
11. Use other sites (school, library, county buildings)
12. Use alternate facilities in town
13. Building too costly – use library, school, church, etc.
14. Cost of building should be compared to renting
15. Use some other building to save costs
16. Town Halls are important to the area for voting, etc.

POSITIVE COMMENTS

1. Keep up the good work
2. Roads are in good shape – good job
3. I am satisfied with the Township
4. I believe the township is doing a good job
5. Thank you for taking care of business in the township
6. The roads are kept up very well
7. Keep up all the good work in the township
8. You (the Township) are working hard to do the right thing
9. You're doing a fine job!

TODD TOWNSHIP SURVEY RESULTS

1. People who have lived in or owned property in Todd Township.

23% Less than 5 years
21% 5-10 years
21% 11-19 years
35% Over 20 years

2. Own or rent your current residence.

99% Own
1% Rent

3. Current residential status.

80% Year-around
15% Seasonal
5% Non-resident

4. Residential status is seasonal - tax status.

61% Homestead
30% Non-homestead

6. Property you own. (Check as many as apply)

76% Residential
5% Commercial
13% Undeveloped
6% Other

7. Satisfied with the quality of life in Todd Township, as it presently exists.

93% Yes
7% No

8. Type of housing, your current residence.

63% Single-family home
1% Multiple-family home
28% Apartment
6% Mobile home
2% Other

9. Year your residence was built.

10% Before 1939
7% 1940-1949
9% 1950-1959
13% 1960-1969
23% 1970-1979
19% 1980-1989
19% 1990-Present

10. Type of well you have and average depth.

44% Use drilled well with the average depth of 61 feet
43% Use sandpoint with the average depth of 20 feet
8% Don't know
5% None

11. Well been tested in the past 12 months?

33% Yes
67% No

12. Should Todd Township create an inspection program for septic systems and require all nonconforming systems to be brought into compliance?

48% Yes
52% No

13. Type of sewer system you currently use.

85% Septic System with Drainfield
1% Chemical Toilets
5% Septic System and Drywell
1% Privy
1% Septic System with Mound
2% Don't know
3% Undeveloped Parcel
2% Other

14. Is your property covered by Hubbard County Shoreland Ordinance?

43% Yes
41% No
16% Don't know

15. Septic system in compliance with the Shoreland Ordinance?

61% Yes
13% No
26% Don't know

16. Current employment status.

Yourself
45% Employed outside of home
2% Unemployed
17% Self-Employed
4% Homemaker
32% Retired

Spouse
38% Employed outside of home
3% Unemployed
13% Self-Employed
12% Homemaker
34% Retired

17. Annual gross household income.

22% Less than \$19,000
28% \$20,000-\$34,999
18% \$35,000-\$49,999
16% \$50,000-\$69,999
8% \$70,000-\$99,999
8% Over \$100,000

19. Would be willing to pay more for the following improved or additional services.

24% Paved Township roads
16% Fire Protection
13% Police Protection
14% Sewer Services
13% Water Services
20% Water Quality Protection

20. Do you feel that person and property protection is becoming a problem in Todd Township?

17% Yes
83% No

21. Are the roads in Todd Township adequate?

83% Yes
17% No

22. Who should regulate the use of land in Todd Township?

77% Township
23% County

23. Should future commercial and industrial development be restricted to designated areas?

57% Yes
21% No
22% No opinion

24. Should Todd Township work to protect existing agricultural land from residential development?

51% Yes
49% No

25. Should existing or future agricultural "operations" be regulated by Todd Township?

65% Yes
35% No

26. Should agricultural operations be allowed to clear-cut wooded land to expand their operations?

34% Yes
66% No

27. Should the placement of mobile homes have minimum standards in the future?

79% Yes
21% No

28. Should mobile home parks have minimum standards in the future?

86% Yes
14% No

29. Should Todd Township implement zoning ordinances for residential and business properties in the Township?

65% Yes
35% No

30. Should there be an ordinance regulating sign/billboards in Todd Township?

68% Yes
32% No

31. Should Todd Township jointly plan with adjacent townships & adjacent governments in order to promote more orderly development for the area?

87% Yes
13% No

32. Todd Township's greatest assets ranked in importance.

Recreational opportunities
Low cost of living
Rural residential living
Proximity to Walker, Dorset, Park Rapids, & Bemidji
Lakes and Rivers
Agricultural lifestyle
Other

33. Todd Township's greatest needs ranked in importance.

Quality of Life
Water Quality
Roads
Police Protection
Fire Protection
Recreational Development
Housing
Residential Development
Other
Commercial Development
Agricultural Development

34. How do you feel about any area of Todd Township being annexed into the City of Park Rapids?

11% Strongly agree for annexation
11% Agree for annexation
23% No Opinion
19% Disagree for annexation
36% Strongly disagree for annexation

Survey taken by direct mail with a 57% response rate, written comments received in survey will be available at the Planning Commission meetings held every first and third Monday of the month at 7:00 pm.
Percentages are to nearest even percent. Error factor 1% plus or minus.
Survey completed 3-1-97 to 3-20-97.



Todd Township Comprehensive Plan Amendment

Number 1-CP-2000

February 14, 2000



INTRODUCTION

This Comprehensive Plan Amendment is an addendum to the existing Todd Township Comprehensive Plan. The addendum has been added to address the challenges with nonconforming wastewater treatment systems located in Todd Township. Due to continuing growth and development, the Todd Township Board decided to study the situation and develop a plan for resolving current problems and to accommodate future demands.

Planning and Engineering Consultants were employed to study the township's growth patterns and develop a strategy for treating wastewater in different areas. The focus of the study was to identify solutions for existing problems and to give long-term recommendations to prevent problems in the future.

BACKGROUND INFORMATION

Areas throughout Todd Township were rated according to a set of criteria, which were developed to identify potential locations where wastewater treatment problems may arise. Existing rules and ordinances currently in effect through Hubbard County [April 1, 1999] provide minimum standards that provide criteria for determining whether onsite wastewater problems exist. Minnesota Rule 7080, for wastewater systems, provides definitions for sewage treatment systems that are considered "Failing" or an "Imminent threat to public health or safety." Definitions for these terms are defined as follows:

Subp. 16a. Failing System. "Failing system" means any system that discharges sewage to a seepage pit, cesspool, drywell, or leaching pit and any system with less than three feet of soil or sand between the bottom of the distribution medium and the saturated soil level or bedrock. In addition, any system posing an imminent threat to public health or safety as defined in subpart 19a shall be considered failing...¹

Subp. 19a. Imminent threat to public health or safety. "Imminent threat to public health or safety" means situations with the potential to immediately and adversely impact or threaten public health or safety. At a minimum, ground surface or surface water discharges and any system causing sewage backup into a dwelling or other establishment shall constitute an imminent threat.²

Below are "pertinent" references to wastewater treatment system and lot standards from the current Hubbard County Individual Sewage Treatment System Standards Ordinance, dated April 1, 1999 and the Hubbard County Shoreland Management Ordinance, amended March 15, 1999.

Wastewater Treatment Standards

Whenever any sewer system is hereafter constructed, repaired, altered or extended for any purpose the entire system shall be in full compliance

¹ Individual Sewage Treatment Systems Standards, Chapter 7080. Adopted January 1996.

² Ibid.

with all provisions of this ordinance and the current edition of Minnesota Rules, Chapter 7080 in all respects.³

Minimum setback for sewage treatment systems from the ordinary high water level (OHW): 150 feet (all public waters)⁴

Minimum Lot Standards⁵

Minimum Lot Size for Single-Family Residential Land Use: Unsewered

Lake Type	Riparian Lots	Non-Riparian Lots
Natural Environment	80,000 sq. ft.	120,000 sq. ft.
Recreational Development	40,000 sq. ft.	80,000 sq. ft.

Minimum Lot Width for Single-Family Residential Land Use: Unsewered

Lake Type	Riparian Lots	Non-Riparian Lots
Natural Environment	200 ft.	200 ft.
Recreational Development	150 ft.	150 ft.

Note: Sewered lot area dimensions can only be used if a publicly owned sewer system service is available on the property.

Minimum Lot Size for Single-Family Residential Land Use: Sewered

Lake Type	Riparian Lots	Non-Riparian Lots
Recreational Development	30,000 sq. ft.	30,000 sq. ft.
General Development	20,000 sq. ft.	40,000 sq. ft.

Minimum Lot Width for Single-Family Residential Land Use: Sewered

Lake Type	Riparian Lots	Non-Riparian Lots
Recreational Development	100 ft.	100 ft.
General Development	100 ft.	150 ft.

Notes:

1. Any wastewater treatment system that does not meet the Chapter 7080 standards or is closer to public waters than 150 feet is considered nonconforming.
2. Any lot not meeting the lot standards is considered nonconforming.

³ Hubbard County Individual Sewage Treatment System Standards Ordinance, Article II Sanitary Provisions, Section 201 (A), April 1, 1999.

⁴ Hubbard County Shoreland Management Standards, Article V Height and Placement Regulations; Zoning Provisions, Section 502, March 15, 1999. p. 27,28.

⁵ Ibid.

METHODOLOGY

Criteria Development:

Mapping and subdivision plats were used to assess the township and determine where higher density development exists and where potential for more growth may occur. Soil characteristics, topography, and wetlands information were consulted as well. Areas with these characteristics were identified due to the existing or potential need for wastewater treatment at these sites. Site visits were also made to further assess the areas and to evaluate them according to a set of criteria.

The rules and ordinances identified above provided minimum criteria for identifying the areas of concern in Todd Township. Priority areas were developed based on the following:

1. Areas that have failed and/or eminent health risks are ranked the highest.
2. Nonconforming systems are rated next.
3. A set of criteria defined below was developed to rank the remaining areas of concern.

Current State of Minnesota and Hubbard County standards for wastewater treatment systems, Shoreland Management lot standards and widths, as well as professional engineering and planning knowledge were used to develop the criteria used in this study. The criteria are listed as follows.

Criteria:

- A. Residential developments where the potential build-out development density exceeds one (1) unit per acre.
- B. Groupings of residential units of at least ten (10) units.
- C. Riparian residential developments.
- D. Potential or existing commercial development areas adjacent to State Trunk Highway 71.
- E. Developments where the Hubbard County Soils Survey indicate the presence of poor soils for wastewater treatment systems.
- F. Areas where wetlands will impact future development.
- G. Areas where there exists the potential for development under current regulations.
- H. Wastewater treatment systems that have been upgraded.

Based on the methodology and criteria described, areas within the township were prioritized according to the need for upgraded or new wastewater treatment facilities.

RESULTS

Refer to the "Todd Township Plat Map Directory" on the following pages for priority area locations.

Priority Number 1 - Based on failed and nonconforming systems these areas need wastewater services as soon as they can be provided.

Priority Number 2 - These areas have already had system upgrades. There are lots that now no longer have back up areas. Land for future shared systems should be acquired to accommodate future needs. As systems are determined to be failed or nonconforming the treatment system should be installed and the existing onsite systems phased out by hooking up to the shared system.

Priority Number 2a - This area has the same issues as Priority 2 areas but they should be considered as separate units.

Priority Number 3 - These areas are non-riparian and are located on both sides of TH 71. The wastewater treatment systems should be inspected for compliance and placed on a maintenance program.

Priority Number 4 - This area is located adjacent to Portage Lake. Many of the wastewater treatment systems have been upgraded [similar to Priority 2 above]. After the initial problems have been addressed, the Recommendations in 2, identified after the Plat Directory, should be implemented

Priority Number 5 - These areas should have a maintenance plan to maximize the useful life of existing and new systems. The maintenance plan should include:

- Annual tank maintenance
- Pumping inspections
- Pump maintenance contract
- Other/drainfield maintenance, etc.

The following table shows areas in the Township and the priority designation assigned to each.

TODD TOWNSHIP PLAT MAP DIRECTORY

DATE: October, 1999

Priority Listing of Plats

PRIORITY NUMBER 1

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
Peden Point	Section 14	2-Aug-61	8 lots	
Peden Point / First Addition	Section 14	14-Jul-69	9 lots	
Welle's Channel Shores	Section 15	10-Dec-70	19	19.15 Acres

Fishhook Park Addition	Section 14	8-Jun-64	27
Indian Point	Section 14	6-Nov-17	43
Oakhaven (Deane Point)	Section 14	28-Jul-10	19

PRIORITY NUMBER 2

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
The Eagles Nest	Section 1	26-Oct-14	26	
Ojibway Beach	Section 1	31-Aug-21	19	
Albert's Bay	Section 11	29-Oct-86	4	
Fishhook North	Section 11	20-May-87	14	
Fishhook Lake Estates	Section 11	5-Jun-79	7	
Fish Hook Bay Estates	Section 14	16-Aug-76	7	
Small Tracts @ Fish Hook Lake				

PRIORITY NUMBER 2-A

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
Lake View	Section 10	11-Jan-13	12	20 Acres
North View on Fish Hook	Section 10	12-Jul-55	13	27.95 Acres
Plat of Pine Park	Section 10	8-Jun-21	9	
Sunnyside	Section 11	25-Sep-13	13	
Ridgewood	Section 11	15-Feb-61	10	
Small Tracts around Lake area				

PRIORITY NUMBER 3

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
Mueller's Addition	Section 15	4-Sep-73	37	
Stek's Addition	Section 15 / w.side on Hwy 71	4-Sep-60	26	

PRIORITY NUMBER 4

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
Benham's Coastel Acres	Section 5	16-Apr-86	5	11.46 acres
Piney Woods	Section 9	13-Jul-66	17	
Portage Bay	Section 5	10-Jul-61	14	
Portage Beach	Section 9	4-Nov-47	around 40	45 acres + -
Portage View	Section 5	30-Oct-96	10	
Portage Bay West	Section 5	5-Jun-66	15	
Ulrich's Addition to Portage Beach	Section 9	1-Sep-59	8	
Small Tracts @ Portage Lake				

PRIORITY NUMBER 5

MAINTENANCE GROUPS

<u>NAME OF PLAT</u>	<u>SECTION #</u>	<u>PLAT DATE</u>	<u># PARCELS</u>	<u>TOTAL ACRES</u>
May View Manor	Section 13	24-Jun-92	20	37.09 Acres
County Club Estates/ part City	Section 13	15-Jun-81	25	
Crocus Hill	Section 36	16-Aug-76	23	14 Acres
Pumpkin Hills	Section 22	19-Apr-77	13	
Grovers Sunny Shores	Section 12		6	93 sites
Egloff Shores	Section 13	23-Nov-49		
Northern Pines Assembly Grounds	Section 12	12-July-22		

Notes:

Maintenance Program

- Annual tank maintenance
- Pumping Inspections
- Pump maintenance contract
- Other / drainfield maintenance, etc

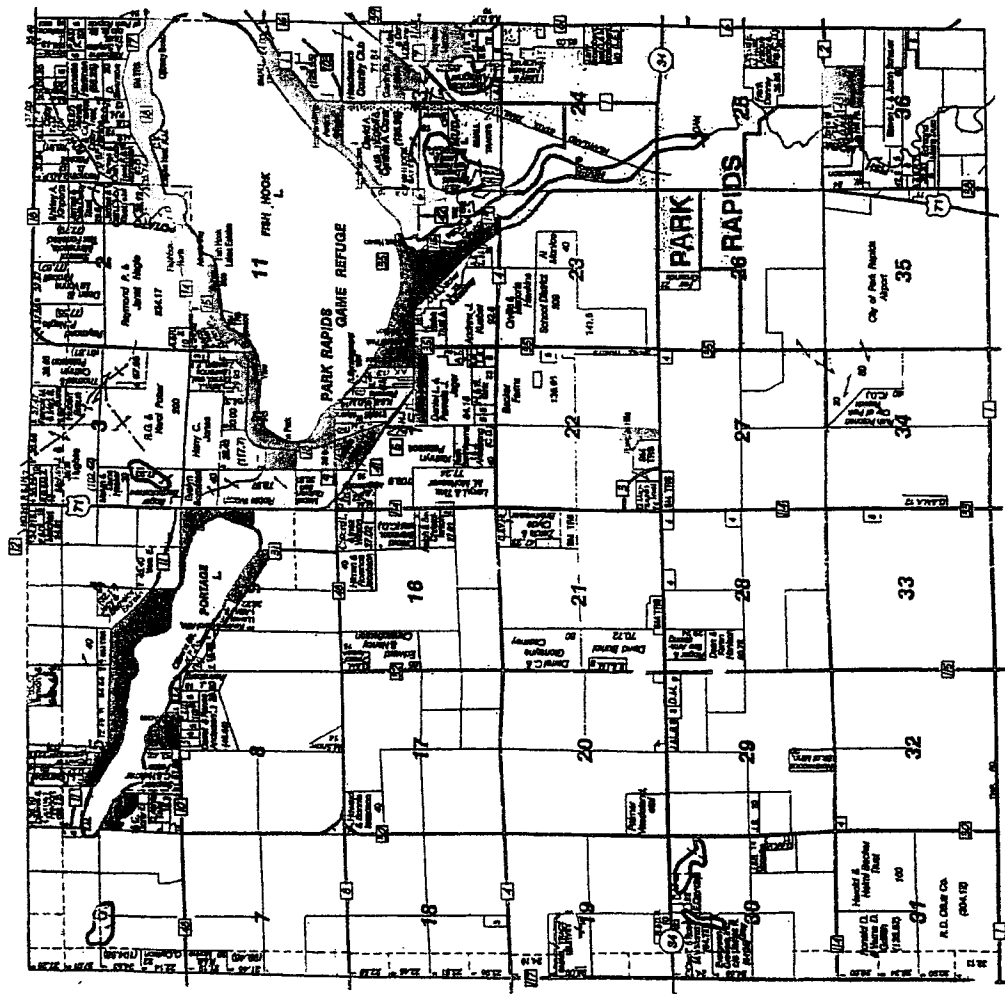
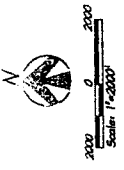
RECOMMENDATIONS

1. **Recommendation:** Generally, wastewater treatment systems that are nonconforming should be scheduled for correction within a three-year period. Imminent health risks should receive orders for correction within 10 months. Nonconforming systems, not considered a public health threat, may be allowed to operate in areas where centralized systems are scheduled to be available within 5 years. Where feasible and cost effective, nonconforming systems should be required to connect to cluster systems as they are developed. A wastewater treatment system ordinance should include provisions for upgrading nonconforming systems upon point of sale or before building permits are issued.
2. **Recommendation:** Priority 1 areas should be provided wastewater service as soon as possible and contract for wastewater management services with other public entities or private providers.
3. **Recommendation:** Priority 2 and 2a areas should have “community wastewater treatment sites” acquired for future construction.
4. **Recommendation:** Priority 4 areas around Portage Lake have potential for future development and have existing development that will need services in the future.
5. **Recommendation:** The wastewater treatment standards should be amended to include a maintenance requirement for wastewater treatment systems and cluster systems.
6. **Recommendation:** Second tier subdivisions from the lakeshore should be developed using cluster (open space) subdivision designs that utilize common wastewater treatment systems.

Finally, Recommendation 3 also applies to the existing developed areas and Recommendation 6 would apply to any future undeveloped shoreline and second tier development.

END OF SECTION

**ATTACHMENTS: MAP OF PRIORITIZED AREA WITH TODD TOWNSHIP
EFFECTUATION NOTICE OF ADOPTION OF AMENDMENT**



<p>North American Wetland Engineering, P. A.</p>	<p>Todd Township</p>	<p>Comprehensive Plan Priority Numbers</p>	<p>C-2B</p>
<p>Rev</p>	<p>Date</p>	<p>Description</p>	<p>Comprehensive Plan</p>

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