

INTRODUCTION

As you drive through Todd Township, the first points of interest that you notice are the beautiful lake areas and the agricultural landscape with a mixture of commercial businesses located near the adjacent city of Park Rapids. The beauty and value of the township has increased considerably in the past years with the advent of tourism and agriculture which has increased the visual interest in this area. This is why the township, with its residents and landowners, has endeavored in the past years to protect and preserve these valuable assets. One way to do this has been by community comprehensive planning, which helps to protect and manage growth to preserve this picturesque area and give the residents in the community a Plan on how the whole community should grow.

Townships themselves are the oldest form of grass roots democratic government dating back to the Colonial days when the United States was settled. While townships have different sizes and shapes, it is the meaning of the term that gives them their significance. This town form of government came from England and was brought to our new nation in the late 1700s. In 1776, we celebrated the first Independence Day for our new nation and in 1787 a federal law was passed by the Articles of Confederation called the Northwest Ordinance. This Ordinance created townships for rural areas of these new United States. This happened even before the Constitution of the United States had been written. Townships were to be squares of six by six miles with 23,040 acres. Some townships today have different sizes due to geographic boundaries, annexation by cities, and other issues.

Township geographic lines are like markers identifying the geographic and political lines between cities, counties, and state governments. While we don't see them physically, they are there. These basic lines were drawn in 1859 when the United States Government, through a geodesic survey, put in place a very historical monument in southwestern Minnesota. It is called the Tri-State Marker which was used to determine the lines such as whether you were in Minnesota, Wisconsin, and North Dakota or even in Canada. These lines also determine the 87 counties, 800 plus cities and 1790 plus townships as they are in our state today and helped to eventually determine the history of the state¹.

Today, Minnesota continues to be one of the largest states to have a thriving grass roots form of democracy called townships where the people make their decisions with their town form of government. Annually, on the second Tuesday in March, residents come to their respective town halls and set their levies for the budgets which run the township for the next year and make decisions on items of concerns for their community. It is perhaps the most unique but least understood process. And yet, it continues to work for communities across the state no matter whether they are very rural or if they have become very urban and are adjacent to developing cities. This is one of the reasons why townships feel planning for their communities has become so important and why Todd Township has decided to continue to update their community comprehensive plan to give their resident citizens a guide to understanding the potential future for their community.

NATURAL HISTORY

Nearly all of the landforms and parent materials in Hubbard County are related to the Wadena Lobe of the late Wisconsin glaciations period with Hubbard County divided into four distinct geomorphic areas. The Wadena Lobe advanced from a northerly direction, crossing the Winnipeg lowlands in southern Manitoba where it incorporated limestone rocks and deposited loamy materials rich in carbonates. The Wadena Lobe then retreated northward but re-advanced to form the Itasca Moraine about 20,000 years ago. The glacial till materials in the northern third of Hubbard County were compacted by the moving ice sheet of the Wadena Lobe.

There are four distinct geomorphic areas which are called the Guthrie Till Plain Area, the Itasca Moraine Area, the Park Rapids Sand Plain Area, and the Wadena Drumlin Area. The Park Rapids Sand Plain Area in the southern third of the county, which includes Todd Township, can be further divided into two distinct areas. The more undulating and rolling outwash plain in the lake region north of Park Rapids has smooth

¹ Minnesota Association of Townships Tape: *The Shape of Democracy Grassroots Government of Minnesota 2000*

to complex slopes that are short or moderately long. Local relief ranges from a few feet between marshes and lakes to more than 100 feet from hilltops to lakeshore. Lake chains are common, and drainage runs generally toward the south. The outwash plain south of Park Rapids is nearly level to gently undulating. Slopes are smooth and go from short to long lengths. Local relief generally is less than 10 feet, but it ranges up to 40 feet along drainage channels. Closed depressions are common in this outwash area.

The most recent glacial advance was that of the Des Moines Lobe. This lobe crossed Manitoba, incorporating limestone rocks, followed the Red River Valley and picked up the shale-rich materials. This finer textured material partially buried the earlier Wadena Lobe till in the northeastern part of the county. The Itasca Moraine runs east to west across the central part of the county. This end moraine and disintegration moraine complex is a deposit of the Wadena Lobe. Materials are typically sandy loam glacial till and include significant deposits of sand and gravel. Slopes are complex and moderately steep to very steep.

Other events had an impact on the geology of the area and what ultimately grew here. These are called postglacial events. Most of the sandy and gravelly materials were deposited by melt waters from the Wadena Lobe. Melt waters from the St. Croix Moraine in Cass County deposited reddish brown, noncalcareous outwash in the southeastern part of Hubbard County. These outwash materials buried the older Itasca Moraine deposits. Lacustrine deposits around Akeley indicate the presence of a short-lived glacial lake. The most recent deposits are nonglacial in origin and consist of alluvium deposited on flood plains and limnic or organic sediments in lakes and depressions. The organic deposits probably began to accumulate in depressional areas about 4,000 years ago. From there the plains and trees began to grow².

CULTURAL HISTORY

The western side of the Mississippi river, including Hubbard and Cass Counties and the entire Missouri drainage basin, constituted the Louisiana Territory. This area was in the hands of the French until President Jefferson through an act of Congress purchased the Territory in 1803. From 1803 to 1838, Hubbard and Cass Counties were in the Unorganized Territory. From 1838 to 1849, Hubbard and Cass Counties were part of the Iowa Territory and parts Hubbard County were part of Cass County until 1883. There are mixed records regarding how Hubbard County really came into being; however, sixteen Townships ultimately joined with other parts of unorganized areas to become Hubbard County in 1883.

Hubbard County was named in honor of Lucius F. Hubbard, the Governor of Minnesota from 1882 to 1887. Park Rapids itself was established on the banks of the Fish Hook River in 1880 and was originally part of Hubbard County. The first post office was established in 1881 with F. C. Rice as the first postmaster. In July of 1882, the first newspaper was published in Park Rapids and it was called the same as it is today, the Park Rapids Enterprise. The first courthouse was built in 1889 and in 1900, the second courthouse was built, which now houses the Hubbard County Historical Society Building. The Great Northern railway tracks were laid and the first trains arrived in Park Rapids in August of 1892.

Todd Township was named, as proposed by Frank C. Rice for Charles Todd, a homesteader who built the first building on the second Shell Prairie, located on what is now part of the southern boundary of Todd Township and the northern edge of what is now Straight River Township. Todd Township was initially populated very sparsely by Sioux Indians until the mid-1700s. They were displaced by the warring Chippewa Indians. In 1871, Todd Township was surveyed. The first white settlement in the area began in the mid-1800s with the discovery of large pine forests and the first township meeting was held in March 18, 1884.

Most of the early settlers came from Pennsylvania, Wisconsin, Michigan, Illinois, Ohio and Iowa by the train from Verndale and north via the Old Verndale Road by wagon trains. The first train into Park Rapids was August 1, 1892. In 1895, the census indicated that nearly all of the residents of the township were engaged in farming as an occupation. From the late 1880s until the latter 1950s the primary industries were logging and farming. From the 1950s to the present the primary use of the land in the township was still

² October 1997, Soil Survey of Hubbard County, Minnesota, General Soils Map

farming, although the small family farm is no longer prevalent. Rather than dairy and dry land farming, most farms are irrigated with center-pivots irrigators and are much larger than the old family farm.

Today, population demographics show that the township has changed to a rural bedroom community around the City of Park Rapids and/or seasonal residential living along the lakes in the area. There were few homes or cabins on both Fish Hook and Portage Lakes until the late 1950s. Today, these are highly valued lake areas. Todd Township is changing and must look towards the future and how their community will look.³

COMMUNITY BACKGROUND INFORMATION

The goal of this section is to update the background information of the Todd Township community. The idea behind a community comprehensive plan is to discover how the community evolved, what it is like today, and then to determine how they may wish to grow and change in the future. The following information in the next section gives the current status of the Todd Township community. While this is just a chapter in time as it is written, it gives a benchmark to work from. Therefore, these next sections will look at population, the current Community Survey with their comments, environment, land usage, transportation, housing, community services, and governmental relations.

POPULATION INFORMATION

In December of 1998, Todd Township was identified as growing at a faster rate than the neighboring cities of Park Rapids, Akeley, Nevis, and the Township of Henrietta. In looking at the 2000 and now the 2010 census data from the MN Department State Demographer’s Office, Table 1 shows the following relationships with these same cities and neighboring townships:

Entity	1990 Data	2000 Data	2010 Data	% Change
City of Park Rapids	2863	3276	3709	+12%
City of Akeley	393	412	432	+5%
City of Nevis	375	364	390	+7%
Todd Township	1240	1422	1393	-3%
Henrietta Township	1276	1580	1642	+4%

Table 1: Census Data for Cities and Townships from 1990 – 2010⁴

As one reviews the above data, it becomes apparent that nearby communities are showing growth. Todd Township has lost some of their population due to the recent Orderly Annexation Agreement and will lose more population in 2012. However, the townships are continuing to show increases in their populations, possibly due to the lakes and the availability of services in the surrounding areas.

Some of the reasons contributing to growth could be the following: baby boomers coming back to areas where they grew up, cabin to house conversions, advancements in technologies for doing services at home, industrial and commercial growth, and a growing tourism industry.

The township should persevere in review of their land uses against their environmental constraints and always strive to find the balance between the two. It may be necessary in the future to consider a development model that allows a slower development with different land usages that are aesthetically pleasing to the community and its environs. The township could pro-actively consider developing a build-out model, based on a set of qualified criteria, with thoughtful contemplation in order to help them to identify what types of growth the ownership may wish to pursue for their future.

³ Excerpts from the Hubbard County Historical Society, Minnesota, Pages 2, 3.

⁴ Table 1: Population and Household Counts from the 2010 Census. Prepared by the Minnesota State Demographic Center.

SURVEY INFORMATION

In March of 1998, as a part of their first Community Comprehensive Plan, the Township sent out a community-wide survey to all residents and landowners in the Township. It was a fairly large encompassing survey endeavor and a 57% response was received. This survey is on file along with the written comments at the Todd Township offices. To summarize, of the 57% responses received, the following points were made:

- Large per cent of long term residents 61%
- Property ownership 99%
- Single family dwellings 63%
- Housing built after 1970 61%
- Quality of life satisfaction 93%
- Wastewater concerns/septic compliance 48%
- Land use regulation by township 77%

Quality of life was ranked # 1 in importance and the following were considered assets when living in Todd Township: Recreational opportunities, low cost of living, and rural residential living

Questions that generated strong reactions were the regulation of billboards (68%), joint planning with other local governmental units (87%), and that landowners wished to designate areas for commercial and industrial developments (65%). In addition, when the question was asked about who should regulate the use of land within the township, respondents answered that the township (77%) should regulate said uses. Finally, one of the more interesting answers was that mobile homes should have minimum standards (86%).

In December of 2004, a second community survey went out to update the prior survey information with a slightly smaller return response of 43%. A copy of this community survey and a compilation of the responses are in the appendices (*Appendix A*) and they are also on file at the offices of the town clerk and with the Todd Township Planning Commission. Similar questions brought the same answers and about the same percentages in response. Again, there were some new questions. One asked if a new development were to be placed in the township, should the developer bear all of the costs. The response was 92% saying yes, and 8% suggesting that if the township did help, it should be with the roads. A second question was also asked about tarring of the roads with many different suggestions; however, most presently believe that the road system is ok for now. When asked if they did pave any roads, how would they pay for them? Many suggested that an annual tax levy on the whole township to do a certain amount of roads each year would be acceptable.

In the final summary of both surveys, it can be said that Todd Township landowners generally approved of the township's direction and their work, would like the township to continue to protect water and groundwater, keep development moderate, provide road maintenance and possibly begin upgrading the road system. This survey, along with the comments and critiques on file, will be used to identify suitable goals, objectives and action plans for the Planning Commission as they consider those areas in the second portion of this plan.

ENVIRONMENT

Todd Township is located in an area known for its beautiful scenery and lakes. Comments such as relaxing sandy beaches, clear pristine lakes, friendly people, serenity, and the slow pace are descriptions used by many when looking for a place for relaxation and retirement. The landowners of the township believe that it is important to preserve this feeling for the generations that will follow them.

However, while the township has these wonderful amenities, this beauty usually brings with it a sensitive environment that can be harmed by overgrowth and unmanaged development. On the other side of this picture, present land use that has been around since before 1970 may be just as harmful due to small lot sizes, overbuilding, over-use of their properties, inadequate wastewater protection and individual wells

situated too close and not meeting current setback regulations. Resort properties have closed down and the individual cabins have been sold as separate parcels causing close proximity of landowners to one another instead of having one-two citizens staying on a seasonal basis. This is more reflective of a small city block and can create more harm with intensive use to a small area. As increased lake development interest becomes focused on Todd Township and its beautiful lakes, it may harm the very beauty that Todd Township wishes to protect. The reality is that some of these issues have already begun to surface. Below is a brief discussion about the sensitivity of the area and their relationship to these issues and concerns.

WASTEWATER

In February of 2000, Todd Township completed an amendment to their first Comprehensive Plan. This plan looked at the challenges with nonconforming wastewater treatment systems located in Todd Township. The amendment was completed with the help of an engineering firm, planners and consultants. Due to the continuing growth and issues with annexation, the Town Board of Supervisors authorized a study of the township, the potential wastewater problems for those that had possibly used their second wastewater treatment sites located on their parcels, some tools for resolving current problems while helping to accommodate future demands with growth and heavier development problems around their lakes. Todd Township has long been an advocate for wastewater planning and has tried to help those that need new wastewater treatment systems.

The Township reviewed the current sanitary codes, regulations and standards, which were being implemented by Hubbard County throughout the township. They developed a methodology and some criteria to develop priority with areas that need help. Finally, they identified the plats currently in existence in the township, ranked them, and then made recommendations based on the priority with each area. A map was also developed and the plan amendment was adopted after a formal public hearing was held. This allowed the community and the town board to see where they may need additional land for wastewater treatment and disposal in the future and possibly acquire said land early enough to have it available for use. Wastewater planning along with some new and innovative solutions and the use of a qualified wastewater management entity when needed in the community such as a subordinate service district are now proving to be a wise investment. This model is being used statewide by many townships to manage their community's water quality environment and to prepare for future needs. As small lots of many odd configurations, high water tables and poor soils begin to affect quality of life and value of property in rural areas continue to be a problem, townships will have taken on this vital environmental role. In addition, wastewater management for new development can also help to protect the environment from future problems and consequently is a wise investment for consideration as well. With a well-developed community wastewater plan, financial institutions can see the bigger picture and often this planning will help them to find and secure needed funds for landowners. A copy of the Wastewater Plan Amendment and the map follows this section.

Outcomes:

- Ongoing wastewater management planning
- Continued wastewater education to landowners in Todd Township
- Support lake assessment programs

Action Plans:

1. Implement the wastewater plan amendment and endorse the township's efforts to acquire any county or state tax-forfeit land to help groups of landowners with failed wastewater treatment systems in the township.
2. Coordinate efforts with Hubbard County and lake associations on lake surveys.
3. Recommend a low interest revolving loan program for failed wastewater treatment systems through the local banks, Hubbard County or through the Regional Development Commission and help educate those that meet the criteria for repair and replacement of those systems.
4. Promote managed Community Sewage Treatment Systems [CSTS systems] for new developments in the township when a development has three or more lots or where economically feasible.
5. Collaborate with Hubbard County in the distribution of materials regarding waste, both solid and liquid, as well as opportunities for recycling and location points for disposal of all materials inclusive of hazardous waste.

CRITICAL HABITAT

As stated earlier, with the beauty and pristine nature of the lakes and streams in the township, the flip side to this usually means a somewhat sensitive environment and therefore a community needs to find a balance to the land use that comes with it. Critical habitat mapping for the Township shows areas such as wetlands as described below, animal and wildlife habitat such as the owl and bald eagle, as well as fish habitats and recharge areas within the township around the lakes and streams. The very essence of these wonderful habitats is why so many people wish to live here and enjoy this special environment. While not in the township, Itasca State Park is just north up State Highway #71. These types of regions provide for a safe haven for all types of wildlife habitat that add to the natural character and beauty of Todd Township and the area.

Some of the most natural and valuable resources in the township are lakes, streams and wetlands which are where critical habitat can thrive and survive. Protections of these natural habitats provide residents and visitors to the area with an abundance of animals, flowers and plants. Once destroyed, the plants and animals may never return. Todd Township's community has indicated this with their comments and activism.

Outcomes:

- Identification of protective resources
- Shoreland protections
- Lake habitat protections
- Wetland mitigation

Action Plans:

1. Confirm a registry of existing critical habitats for the township through wetland delineations, historical and botanical research, and use the registry in the findings of fact when permits are being considered.
2. Support activities to preserve existing wetlands and promote critical habitat areas by supporting wetland delineation, both public and private, and a thorough review of potential scarce resources.
3. Distribute supporting materials to local lake and landowner associations and private landowners on how to preserve and care for their land uses.
4. Assist Hubbard County Soil & Water Conservation, Hubbard County Environmental Services, and the Natural Resource Conservation Services in their efforts to enforce shoreland rules and regulations.

WETLANDS

Wetlands are of concern when development threatens an area's physical environment. Despite their benefits, wetlands have too often been considered a nuisance and have been drained for agriculture and residential development. Historically, government policies have encouraged draining and filling of wetlands. Out of Minnesota's 55 million acres, 10 million were originally comprised of wetlands. Half of that amount has been lost due to drainage.

Their most recognizable features such as cattails, lily pads, wildlife such as ducks and geese usually identify wetlands; however, there are wetlands that have less recognizable features. Two indicators for wetlands are: 1) hydric soils; during the growing season the soil is saturated long enough to take on hydric conditions, and 2) the ability to support vegetation adapted to saturated soil conditions. Wetlands areas have many direct benefits to the community. They serve to protect water quality by filtering contaminants, help with flood control by absorbing run off, during droughts they help maintain rivers and streams by releasing water and provide a wildlife habitat.

Wetlands classifications are shown and located as general areas in the Todd Township wetlands mapping. They must be delineated further when a property owner designs a different use. There are eight types of

wetlands: 1) flooded basins or floodplains, 2) inland fresh meadows, 3) inland shallow fresh marshes, 4) inland deep fresh marshes, 5) inland open fresh water wetlands, 6) shrub swamps, 7) forested swamps, and 8) bogs.

Hubbard County has been experiencing significant development in areas adjacent to lakes, rivers and wetlands. Todd Township has 1154.22 acres of wetlands, the majority located north of Fish Hook and Portage Lakes. The township community is concerned as more marginal land is being interrupted and used for residential development.

A current copy of the Todd Township Wetland Map is on file with the Zoning Administrator. Maps and information are also available at the Hubbard County Environmental Services and the Hubbard County Soil and Water District offices.

Outcomes:

- No loss of wetlands
- Evaluation and referral of potential wetlands areas

Action Plans:

1. Work to preserve existing wetlands by supporting wetland delineation efforts.
2. Collaborate with the Hubbard County Coalition of Lake Associations and other lakeshore owners regarding preservation and stewardship.
3. Support Hubbard County in their efforts to enforce the Shoreland Ordinance.
4. Support the efforts of the Hubbard County Soil and Water District in enforcing the Wetlands Conservation Act.
5. Refer questions concerning wetlands to the Soil and Water Conservation District manager.

WATER SUPPLY

Aquifers are the major source of quality drinking water in Hubbard County. The water comes from areas of saturated layers of sand and/or gravel that were deposited during glaciations and when rain water makes its way down through the soils. The quantity and quality of water drawn vary depending on the characteristics of the aquifer and what has impacted that particular aquifer over the years. The parent materials in northern Hubbard County are mainly glacial till. Aquifers in glacial till occur in random patterns and quality of water drawn varies, depending on the characteristics of each aquifer. Wells tapped in glacial till must find a viable aquifer in order to produce significant amounts of water. Wells in this part of the county are commonly deeper than in areas of glacial till outwash.

Southern Hubbard County contains mainly glacial outwash. Wells tapped in these aquifers are generally less than 80 feet deep. Some confined aquifers can occur commonly confined by clay or silt layers. Ground water in this part of the county is more susceptible to contamination caused by the sand and gravel parent material and the close proximity to the surface. Well water throughout Hubbard County is quite hard because of dissolved minerals and soluble iron also is quite common⁵. Water quality studies for the area west of the city and along Western Avenue have shown that farming practices and shallow wells can have some difficulties with nitrates in their well systems.

There are numerous irrigation pivots in the western area drawing down the water levels as well. An **aerial map** follows this page. The following sections clearly can be seen with pivots: Section 8 & 9 (1 pivot), Section 19 (2 pivots), Section 22 (4 pivots), Sections 27 (2 pivots), Section 28 (2 pivots), Section 29 (1 pivot), Section 30 (1 pivot), Section 31 (4 pivots), Section 32 (3 pivots), Section 33 (4 pivots), and Section 34 (3 pivots). Aquifers could be affected from that area in the near future, making farming more difficult. . Another factor impacting growth in this area could be the fertilizers used on the fields which may last longer in the aquifers and cause additional treatment. A detailed well head protection plan will be needed to protect existing wells. Some of this work has been done by the City of Park Rapids as well as a mobile

⁵ Water data from Hubbard County Soils Survey

home court that has existing public wells in the western portion of the township. Mitigation and monitoring with plans to effect remediation in the future will help prevent bigger problems later. Lake associations and governmental entities working together to educate their citizens will be a part of the tools used to offset future problems and encourage environmental protection and retain groundwater quality. Recently this year, the Natural Conservation Resource Division along with the Soil and Water Conservation Department initiated an analysis on well depths in the county and there has been an agricultural nitrogen grant given out for water quality. Once these studies are completed and published, there may be more ways and opportunities to protect water quality in the township.

Two major lakes, Fish Hook and Portage Lake, are the highlights of the area. As such, the majority of the township's plats and homes are located on the lakes. Many of the subdivision plats were created in earlier years (see Township Wastewater Plan Amendment in Appendix B to identify the years for these plats). Today, in newly created subdivision plats, the minimum lot size in a plat is 2.25 acres and there must be the ability to locate two wastewater treatment systems on the lot, a well, house and garage and all must meet specified setbacks from each other. Past practices will be problematic as time goes on with wastewater and the ever growing tendency to retire to seasonal homes. Density on these lakes will put pressure on the water quality with year round uses. The community and township feel that these lakes, rivers and streams are what attracts people to the area and it is their desire to protect them for future generational use. Sustainability of the environment is a key issue for land use practices.

For that reason, the issues identified below should be given great care and consideration since they affect the long term viability of the area and help to decide the future of the area as well with growth. Water is a resource that cannot be ignored if people want to sustain themselves and the lakes.

Outcomes:

- Surface water / ground water contamination with shallow wells and poor land practices
- Irrigation Use

Action Plans:

1. Encourage the continuation of lake assessment programs on all of the lakes in Todd Township to annually monitor the quality of lakes and be prepared to react to declining lake water quality in the short term.
2. Support the Department of Natural Resources (DNR) to promote water safety in areas of boating, water habitat protection, jet-ski regulations and slow wake zones.
3. Promote water quality studies with Hubbard County Soil & Water Conservation near commercial irrigation usages to protect the water supplies.
4. Support restoration of surface groundwater quality where degradation has occurred through crop rotations, shoreland restoration practices with master gardeners, etc.
5. Involve landowners by working with those entities that do shoreland buffers, water gardens, and other best management lake practices.
6. Maintain the annual well testing program with the Hubbard County Soil & Water Conservation Department and the Minnesota Department of Natural Resources in Todd Township to identify problem areas and use mitigation efforts to help landowners.
7. Support wellhead protection efforts with recycling and education materials to landowners in said areas about protecting their well supplies from hazardous or harmful materials.
8. Support the efforts and best management practices in the local Hubbard County Water Plan.

LAND USAGES

AGRICULTURAL

According to the Hubbard County Assessor's office, there are 7,000 plus acres of agricultural land remaining in Todd Township. A major portion of this agricultural land is used for commercial farming while there are still family farms and so called hobby farms still be used in the township today. In the first survey completed by the township community most of the respondents indicated that farming was still an

important economic asset to the township and that it should be protected and encouraged. In the most recent survey, the same views were expressed. The commercial agriculture in the township is located in the southern and western portion of the township. There has been more residential development creeping into the other neighboring sections.

The concerns have been to balance the changing character of the agricultural society and to protect and preserve family farms and that lifestyle from encroachment of residential properties. A policy in the prior plan specifically states that there is careful identification of agricultural zones within the township to preserve these areas as well as support existing agricultural operations by implementing policies and/or an ordinance to support the right to farm. There is also a need to protect the environmental quality of the local rivers, streams and aquifers from poor and/or obsolete farming practices.

While the farming landscape is changing within the township, buffers and implementation of planning techniques, conservation designed subdivisions, and other similar ideas may be useful tools to assist the transition in the future.

Outcomes:

- Limit loss and intrusion of residential development near agricultural land by family owned farms
- Minimize intrusion on farming areas where there would be need for more infrastructure and public services
- Constrain commercial farming / feedlots
- Control temporary housing/ and use of recreational vehicles in agricultural areas

Action Plans:

1. Continue to protect agricultural zones within the township to preserve farming economies.
2. Promote the use of buffering zones via open space development, greenways, and other similar planning techniques.
3. Support existing agricultural operations by implementing a right to farm policy and educating farming landowners about the Rural Reserves law.
4. Support strong feedlot regulations and the encouragement of best management practices within the farming community through Hubbard County, Farm Services America, Natural Resources Conservation Services, United States Department of Agriculture [USDA], and University of MN Education programs.
5. Work with Hubbard County Soil & Water Conservation District to educate and supply the farming community with materials regarding irrigation and chemical application practices.
6. Consider rules and regulations regarding temporary housing and recreational vehicles in agricultural areas.

RESIDENTIAL / HOUSING

Todd Township's residential uses have traditionally been single-family dwellings located around and near their major lakes and streams. Both community surveys recently completed showed that residential single-family dwellings are the predominant theme. Both surveys further indicate that 99% of the residents actually own their property with many of them having them for twenty or more years. Comments indicated that many generations of the same family have enjoyed the area and its beauty for many years thereby showing a strong sense of identity and continuing enjoyment for the area. In the Community Comprehensive Plan of 1998, some very excellent recommendations were stated. Among them were the following: a). Rural character should be preserved, b). Lakeshore development should receive careful review, c). Incorporate green space in developments and high density should be discouraged, d). Provide for life cycle housing, e). Wastewater problems and f). Mobile home site concerns.

In the December 1998 Comprehensive Plan, the 1990, 2000 and now the new 2010 census data identified the household changes. They are referenced side by side below:

Table 2: Todd Township Household Data

Type	1990⁶	2000⁷	2010⁸
Population	1240	1422	1393
Household Population	n/a	n/a	1393
Number of Households	566	575	573
Median Households Income	\$ 22,554.00	\$ 38,458	n/a
Persons/Household	n/a	n/a	2.43
Year round residences	497	515	n/a
Seasonal residents	117	178	n/a

As you look at the table above, there is a slight decrease in population in Todd Township, but a stabilization of households that continue in the township. This decrease reflects the loss of residences and population due to the Orderly Annexation Agreement with the City of Park Rapids. This decrease will continue when Area 3 of the Orderly Annexation Agreement happens in 2012.

With regards to actual housing types, the 2000 census data shows the following information:

UNITS IN STRUCTURE

Subject	Number
Total housing units	786
1-unit, detached	534
1-unit, attached	5
2 units	6
3 or 4 units	0
5 to 9 units	0
10 to 19 units	0
20 or more units	0
Mobile home	24.1
Boat, RV, van, etc	0

Table 3: Total Housing Units by Type⁹

The differences in the chart above may be due to the fact that mobile homes may be rentals. Some housing and boats, recreational vehicles and motor homes are not residences, but are used as a semi or permanent structures like an actual household. They may be somewhat difficult to count as seasonal units as well.

⁶ Census Data. 2000 State Demographer's Office

⁷ Census Data. 2000 State Demographer's Office

⁸ Census Data, 2010. State Demographer's Office

⁹ Ibid. Census Data 2000: Units in Structure

The following Table below identifies approximate years when structures were built:

Subject	Number	Percent
Total housing units	786	100.0
1999 to March 2000	25	3.2
1995 to 1998	157	20.0
1990 to 1994	58	7.4
1980 to 1989	155	19.7
1970 to 1979	156	19.8
1960 to 1969	85	10.8
1940 to 1959	87	11.1
1939 or earlier	63	8.0

Table 4: Year Structures Were Built¹⁰

If you look at the data given in the table above, it confirms the survey data that there were two growth periods of home building in the township: the 1970s through 1989, and then a spurt from 1995 through 1998. Note that both tables above identify the trends to the year 2000 census data.

It is expected that a steady pace of growth may be going on due to the overall development in the area and with the neighboring city. In 2003, there were 31 structure permits in the non-shoreland areas and 34 in the shoreland zone. In 2004, the structure permits for the non-shoreland areas were 37 and the shoreland zone were 20. Sanitary systems remained steady with 26 applications (evenly split between shoreland zone and non-shoreland zones) in the township in 2003 and 25 applications (11 in shoreland zone and 14 in non-shoreland zones) in 2004.

As the township population ages, consideration of different types of housing stock may be something to consider. Some new options for lifestyle housing are becoming popular and may answer some of the concerns about tax values of properties within the area. In a limited fashion and with blending of the housing stock to the local area where it is built, these new types of housing may allow many to continue to live out their lives in this area that they originally came to enjoy for their vacations. While many think that this type of housing should be located within the city limits, it is becoming more common to do it in a rural setting due to the technologies available for water wastewater treatment, management and infrastructure needs.

Outcomes:

- Land conservation / compatible land uses
- Preserving nature and flavor of the quiet open space character of the township
- Conservation based subdivision work –facilitate a preference for conservation designed work in the township for development
- Green spaces / buffers – preserving and/or creating new green spaces with and around developments and differing land uses
- Mobile home problems
- Types of home business uses
- Parking / signage
- Home versus commercial uses /standards

¹⁰ Ibid. Census Data 2000: Year Structures Built

Action Plans:

1. Promote green space within all developments and proper signage for the subdivision roads.
2. Encourage grant/loan programs with local banks and builder interest for specialty lifestyle housing markets.
3. Develop a policy to support senior resident housing safety in design elements
4. Establish policies for dealing with mobile home issues within the township to encourage strong safety issues.
5. Support minimum and enforceable standards for older mobile homes.
6. Discourage permanent placement of recreational vehicles, fish houses or any other temporary housing unit by implementing a temporary six month permit for summer or winter uses after which storage is required.
7. Allow temporary housing in residential areas for a maximum of one with an interim use permit from the township for construction purposes only.
8. Engage parties in dialogue regarding the impacts of land usages and growth management with consideration given to the future impacts such land uses may need for infrastructure. Implement and review the ordinance standards for home based businesses.
9. Establish process to assist home-based business and relocate businesses when they grow
10. Establish a registry of businesses.
11. Develop and implement signage for home-based businesses as well as parking and other criteria for protection of nearby residential areas in which businesses are located.

PLAT / SUBDIVISIONS

Todd Township has thirty-six plats located in the township. The ages of the plats vary from two completed in 1913 to the present day. Five of these plats show covenants with differing constraints. The township has these plats and their covenants on file with the township clerk and zoning administrator. A further step might be for the township to have an ability to identify those plats that have not been filled out and look for the reasons.

Table 5: Plats in Todd Township by Sections

Section 1 - 3	Section 2 - 1	Section 3 - 0	Section 4 - 0	Section 5 - 5	Section 6 - 0
Section 7 - 0	Section 8 - 0	Section 9 - 3	Section 10 - 3	Section 11 - 6	Section 12 - 1
Section 13 - 2	Section 14 - 2	Section 15 - 8	Section 16 - 0	Section 17 - 0	Section 18 - 0
Section 19 - 0	Section 20 - 0	Section 21 - 0	Section 22 - 1	Section 23 - 0	Section 24 - 0
Section 25 - 0	Section 26 - 0	Section 27 - 0	Section 28 - 0	Section 29 - 0	Section 30 - 0
Section 31 - 0	Section 32 - 0	Section 33 - 0	Section 34 - 0	Section 35 - 0	Section 36 - 1

Originally an outlot was a parcel that was not buildable due to features such as topography, small size, soils, drainage, location within the plat and other issues. Outlots have become problematic. Now that the value of land near water has been increasing, outlots have received added interest for sale and use. As first tier properties on the lake become built out, a second tier of subdivisions usually begins. This increases the problem of access to the lakes and the potential for private easements for access crossing over questionable marginal property near quiet residential land uses. As more people want to use the lake in the future, issues with water safety, noise, water pollution and garbage need to be addressed. It has become the case where people love their lakes to death. This is an issue that many northerly lakes see and it suggests that the township needs to become pro-active and address this potential problem.

COMMERCIAL / ECONOMY

There are numerous mixtures of businesses in Todd Township such as the potato agriculture industry, Headwaters Golf Course, body and welding shops, storage buildings, landscaping, excavating operations, day care businesses, and many small home occupations such as craft shops and service industry businesses.

All of these businesses contribute to the commercial tax base and economics of the township community with the exception of tax-exempt organizations which add local revenue from sales.

The township’s predominant individual businesses are agricultural and the lakes for their residents. The breakdown below comes from the tax records run in November, 2011. This gives an approximate breakout of what types and the amount of acreage for the township.

TYPE OF LAND	NUMBER OF ACRES
1. Agricultural	7,477.12
2. Rural & Vacant Land	4,704.13
3. Managed Forest Lands	209.50
3. Seasonal Recreational Residential	631.26
4. Residential–Single Unit - Homestead	1,962.53
5. Residential-2/3 units-Homestead	59.23
6. Residential-Single Unit-Non-homestead	248.86
7. Mobile Home Parks	12.93
8. Commercial	117.93
9. Golf Courses	192.40
10. Misc. – Non representative	3.00
11. Exempt	
- State Administered	80.00
- County Administered	447.83
- State Property	4.86
- Wetlands	264.16
- Churches	51.33
- County Public Service – other	1.54
- Municipal Public Service – other	14.11
- State Acquired	10.50
12. Cemetery (private)	1.91

Table 6: Breakdown of Types of Acreages in Todd Township¹¹

As stated earlier in this section, there are a number of small home occupations located in Todd Township. While they are a vital portion of the community and its tax base, nevertheless they are interspersed among residential homes and uses. Some standards will need to retain similar settings among their neighbors and yet retain the rural country character.

The township has surrounding and neighboring businesses in the City of Park Rapids and adjacent to them in the neighboring townships all contributing to the economy of the area. As the farming community continues to change, additional areas along State Highways 34 and 71 will convert to smaller tracts of land either for residential housing, retail or commercial. With a mixture of commercial and a healthy residential base, the economies of the township will help to provide necessary services and continue to be sustainable.

Nuisances come with all types of land uses; however they are normally more problematic with the following: a) a commercial use due to the influx of goods for making something, b) the outflow of a produced product and c) a sales room and/or restaurant with people coming and going along with many other matters associated with a business. To date, this does not appear to be a big problem in the township. When the township has growth and development, causing a larger density of commercial and landowners building in the township, they may want to watch for possible negative consequences. The township has a Nuisance Ordinance (Ordinance No. 04.02 – Ordinance Prohibiting the Occurrence and Maintenance of Public Nuisances) adopted in October, 2002 and is on file at the Zoning Administrator’s office.

Hubbard County has maintained a recycling program for many years. This is a great tool for the township residents’ use. Education about what, when, where, how and why residents should use this opportunity, through local newspapers and newsletters, could further help to reduce some nuisance problems. Other

¹¹ Data collected from the County Assessor’s Office 2004 & 09.10.11

ideas such as annual clean-up days, community solid waste recycling opportunities, township community days, and opportunities with the Fire and Ambulance District and CPR classes.

Outcomes:

- Regulate scattered and fragmented commercial uses
- Support living wage opportunities
- Identify the types of suitable commercial growth in township

Action Plans:

1. Consolidate commercial areas in areas of similar public service needs.
2. Consider the possibility of providing municipal service infrastructures in certain commercial areas in order to accommodate suitable commercial growth that fits in with the character of the township.
3. Develop sign regulations that are appropriate for commercial zones.
4. Work with economic development agencies to offer professional opportunities and encourage commercial living wage employers to locate new employees in the township.

LAND USE COMPATABILITY / ZONING

Hubbard County currently has the shoreland, sanitary, and subdivision regulations which include Todd Township. Todd Township manages outside of the shoreland but does not do the sanitary or subdivision regulations. A current Todd Township Official Land Use Map (Appendix B) and the most recent Land Use Ordinance 2007-.02.01 with an Amendment on the 14th of July, 2008 for the township is recorded at the County Recorder’s office and is on file with the Todd Township Planning Secretary and in the Park Rapids Public Library. The main uses that currently exist within the township as of August, 2005 are identified below:

Within Shoreland Zones (Hubbard County)

Natural Environment Protection
Natural Environmental Residential
Recreational Development
General Development
Special Protection

Non-Shoreland Zones (Todd Township)

Agricultural – 15 Acres
Commercial – 40,000 square feet
Rural Residential – 2, 3, 4, & 5 Acres
Public/Parks – 5 acres
Industrial – 40,000 square feet

Residential Use	Lake Class	Land Area		Width
Single Riparian	NE	80,000 sq. feet		200 feet
Single Non-Riparian		120,000 sq. feet		200 feet
Duplex Riparian		120,000 sq. feet		300 feet
Duplex Non-Riparian	RD	160,000 sq. feet		400 feet
Single Riparian		40,000 sq. feet	Unsewered	150 feet
Single Non-Riparian		80,000 sq. feet	Unsewered	150 feet
Duplex Riparian		80,000 sq. feet	Unsewered	225 feet
Duplex Non-Riparian	GD	120,000 sq. feet	Unsewered	265 feet
Single Riparian		20,000 sq. feet		100 feet
Single Non-Riparian		40,000 sq. feet		180 feet
Duplex Riparian	RD	40,000 sq. feet		180 feet
Duplex Non-Riparian		160,000 sq. feet		375 feet
Single Riparian		30,000 sq. feet	Sewered	100 feet
Single Non-Riparian		30,000 sq. feet	Sewered	100 feet
Duplex Riparian		60,000 sq. feet	Sewered	150 feet
Duplex Non-Riparian		60,000 sq. feet	Sewered	150 feet

Table 7: Shoreland Lake Classifications and Land Area¹²

¹² Hubbard County Land Use Ordinance

***For more detailed information, see Hubbard County's Shoreland Management Ordinance No. 17 Amendment 14 dated November 9, 2011**

Terms for the Table above:

Riparian – Means a lake lot on the water

Non-Riparian – means a lot off the water

NE – Natural Environmental Lake

RD – Recreational Development Lake

GD – General Development Lake

Land uses are not always harmonious or compatible with one another. Land use compatibility is a difficult goal to achieve unless planned in advance. Todd Township will attempt to identify in their land use goals and policies a better way to see the township in the bigger picture of the region and to give their residents an idea about how it will help to preserve the north country character of the township that everyone still wants.

The Todd Township Planning Commission and Zoning Administrator have a good working relationship with Hubbard County Environmental Services since 2002. Continued good relations with Hubbard County will become more necessary as growth and development appears in the Township and the land use issues become more technical and difficult to decide. In the end, the landowners and business people will win by this continued dialogue.

Outcomes:

- Car issues [i.e. older vehicles, no plates, multiple cars on properties]
- Litter in ditches of township roads

Action Plans:

1. Identify and implement a township clean-up day annually to help with litter and trash.
2. With the help of Hubbard County, work towards a recycling campaign to encourage composting and recycling in the township to offset the costs of garbage clean-up.
3. Suggest the township implement a process similar to the Adopt A Highway clean-up program for township roads.

DEVELOPMENT / GROWTH CONCERNS

Todd Township has begun to see growth and development from the metropolitan part of the state as people look for a quiet peaceful place from their daily stressful work lives. According to census data, the average resident's age in Todd Township has gone from 40 to between 45 to 54 years (baby boomers), and many others are of modest means and on fixed incomes. There are a number of the original settlers whose families came to the area and have had their homes and/or resorts in the family for generations. There is a strong tie to this area and the concern is that they may literally be pushed out of their homes and resorts due to increased taxes.

Greater population density does not always create adequate tax revenue for local units of government to cover the added expenses for all of the services that people may want, such as better roads fire and ambulance services, police protection, streetlights, utilities, and more community services in general. Lots in older plats cannot sustain large home sites with all of the amenities and marginal ones with difficult soils and high water tables often cannot sustain the basic core services such as wastewater and water infrastructure. Added housing does not always equate to lower taxes. More people moving into the township generally equate more costs and services that the township is asked to provide. Budgets may need to increase to accommodate requests.

Growth and development is not all negative. It can bring new tax base, different types of housing stock, and a vitality to the community. A balance needs to be struck through different regulatory tools to protect the sensitive nature of the area and yet allow growth to happen. The above concerns were stated in both

community township surveys. Reasons residents and landowners love their area are due to the quiet serenity of the area, its trees, water quality, and the quality of life. Development overload may destroy this northern serene nature of the area and careful management with growth and development tools for the area are worthy goals.

Again, the Todd Planning Commission has established a good working relationship with Hubbard County. That relationship and the experience they have had with different permits and applications since 1998 gives the community a unique opportunity to creatively find solutions with Hubbard County that will help the residents and landowners into the future. The concerns identified with growth will offer a challenge to both entities to find answers. This challenge will build a better answer with both offering different solutions from different perspectives. In October of 2010, the Todd Township Board of Supervisors adopted a sample Developer's Agreement which will be used with all developers when they are submitting applications for subdivision and development work. This contractual arrangement will spell out the details of what the township and developer will do and will have deadlines, sureties and warranties to protect the township as well as the developer.

Outcomes:

- Subdivisions concerns regarding roads and construction
- Total carrying capacity of township
- Population growth and lifestyle housing for all landowners in the township to meet the changing times and aging population

Action Plans:

1. Work with Hubbard County to implement new subdivision concepts such as safety in housing designs, handicapped design for older assisted living concepts and conservation based designs.
2. Encourage developers to use conservation-based design to allow greater housing density while maintaining the rural character look for the township.
3. Implement a working memorandum of understanding with Hubbard County to provide incentives for developers doing platting and development in the township and make this a standard permitting process and lot and block development a conditional use permit.
4. Educate prospective developers to use the township's developer agreements and consider the conservations design model.
5. Work with Hubbard County to implement three way development agreements for new development.
6. Develop and implement a working design review team (DRT) approach to new development so that all the potential problems are considered before an application is accepted.

TRANSPORTATION

ROAD STANDARDS / FUNCTIONAL STRUCTURE

Since the first Comprehensive Plan was completed, the township has approximately some 53.3 miles of public roadways within its border. The Township has about 33.5 miles of their own that they maintain and repair. There are many other public roads that are in the township but are not designated as township or county roads. Both township surveys indicate that landowners are generally satisfied with the local road management programs. The township annually approves gravel maintenance and improvement programs as well as chloride on those roads that have higher traffic.

The road system is functionally classified with four designations. They are Major and Minor Arterial Roads (high volume roads), collector roads (roads that have higher volumes and still provide private

property access), and local roads (low volume roads with a primary function of providing access to private property). Listed below are the Major and Minor Arterial Road System¹³:

Table 8: Major Arterial – County & State Roads

County Road # 1	Bituminous	4.4
County Road # 18	Bituminous	7.8
County Road # 48	Bituminous	4.0
County Road # 115	Gravel	2.0
129th Avenue (Co. Road #114/28)	Gravel 1 mile / Bituminous 2	3.0
170th Street (Co. Road #114)	Gravel	3.0
State Highway # 34	Bituminous	6.2
State Highway # 71	Bituminous	7.2
Total Miles		37.6

Table 9: Minor Arterial – Township Roads

Ester Drive	Bituminous	.2
Essex Drive	Bituminous	.6
109th Avenue	Gravel	4.1
119th Avenue	Gravel	2.0
129th Avenue	Gravel	1.0
139th Avenue (Western)	Bituminous	2.3
160th Street	Gravel	4.8
190th Street	Gravel	4.6
200th Street	Gravel 1 mile / .3 mile Bituminous	1.3
Total Miles		20.9

¹³ Documentation provided by Todd Township Planning Commissioner Jerry Hagen, 2004 and updated by the Town Board and Planning Commission 2011

PRESENT ROAD SYSTEM

All the township roads are considered collector or local roads that are listed below:

ROAD NAME	TYPE OF ROAD	LENGTH ROAD
1. Albert Avenue South	Gravel	0.8
2. Deerwood Loop	Paved	0.4
3. Eagle Ridge Circle	Gravel	0.2
4. East Fish Hook Drive	Bituminous	0.7
5. Edgewood Loop	Gravel	0.9
6. Egret Road	Gravel	0.2
7. Elliot Lane	Gravel	0.2
8. Ermine Trail	Gravel	0.2
9. Ester Drive	Bituminous	0.2
10. Essex	Bituminous	0.5
11. Eureka Road	Gravel	1.0
12. Fable Trail	Bituminous	0.2
13. Far Portage Drive	Bituminous	2.2
14. Fenweek Circle	Gravel	1.0
15. Fish Hook Drive	Bituminous	1.2
16. Fisherman Drive	Gravel	0.5
17. Finch Drive	Gravel	0.3
18. Flaming Pine Road	Gravel	0.5
19. Forest Drive	Gravel	1.3
20. Forest Park Drive	Bituminous	0.8
21. 210 th Street	Gravel	1.0
22. 220 th Street	Gravel	0.1
Total Collector Road Mileage		14.4

Table 10: Todd Township Road System¹⁴

Todd Township has only one low maintenance road which is Township # 30 and is approximately one mile in length, between County Road 114 and Straight River Township Road # 1. The township does not have any bridges.

The township does have a Road and Access Ordinance # 2004-03.04 which was adopted on January 12th, 2005 and is located in the Appendices (*Appendix D*). This recently updated ordinance deals with road standards and driveways throughout Todd Township and is currently being implemented with new road and driveway construction. Drawings and seeding information along with an application process are also part of the ordinance. They have a snowplow policy.

In addition, the township has an *ORDINANCE NO. 2006 – 06.01 identified as; An Ordinance Regulating Todd Township Road Rights-of-Way and The Construction, Installation, Operation, Repair, Maintenance, Removal And Relocation Of Facilities And Equipment Used For The Transmission Of Telecommunications Or Related Services In The Public Ground Of The Town And Providing Penalties For The Violation Thereof regulating issues in their Township Road Rights of Way (Appendix E)*. A copy of these ordinances and accompanying information can be obtained from the Todd Township Zoning Administrator or the township clerk.

Road maintenance activities consist of gravel application, mowing, clearing road rights-of way from rocks and obstructions, rubbish and trees, maintaining signs, mowing, snowplowing, gravel and bituminous work, salt and sanding and maintenance of culverts. They also have a gravel and chloride program. With added traffic and a larger population in the township, the costs for the road and bridge maintenance budget will increase. New residential developments that are planned in the township will need to take stock of the

¹⁴ Documentation provided by Todd Township Planning Commissioner Jerry Hagen, 2004. Updated in 2011 by Todd Township Board and Planning Commission.

impacts on the present transportation system in the future. New homes with driveways and will have to have careful consideration will be needed as to how they will impact the township road transportation system as well as future safety and road patterns.

AGGREGATE RESOURCES

Todd Township does not have a developed gravel aggregate resource within the township, but there are ones nearby in neighboring townships. Being close and nearby, crushing gravel for use in the township keeps costs down for road maintenance and repairs. Since aggregate is finite, and the Township's roads are continually using aggregate to make MNDOT 3138 class 1 road mix for surfacing and shouldering, it might be wise to consider reviewing the soils within the township and/or neighboring townships in order to secure the township's need for perhaps a twenty year supply or for use with others. This keeps everyone's budgetary costs down and allows a quality supply to be available.

Todd Township has a chloride program for dust. Together with adequate aggregate supplies, there could be an economy of savings to consider a long-term program for the present and future road system. The community did not generally show a desire to pave all of the township roads; but they did ask for road repairs and a continuing on-going chloride program. Discussions to continue the present program by working with either Hubbard County or nearby local governmental entities could possibly create an efficiency of costs. By working together, this can reduce the maintenance issues in the township. Additionally, developing a sound gravel maintenance program and bringing in training for the road contractors on different aspects of road maintenance, new materials, and better technologies for road maintenance of the town's roads may all help further these goals.

Aggregate is always needed in townships. Most of the road transportation system in Todd Township is gravel and needs continuing maintenance and gravel. Aggregate has become a highly valued resource since there is a finite amount of it for use. Therefore, the costs to haul and obtain aggregate for township roads will become an increased part of the township's budget costs. As the township has more growth, dust will become a problem with chloride or paving as alternatives to use. The township's two surveys indicated that many felt the roads should remain gravel with the exception of highly traveled roads or those that wish to have their roads paved must pay for those roads.

Growth brings new roads to the regional road transportation system. Additional safety and liability issues occur with roads in general. Care should be given to designing of new roads that may be accepted by the township as part of their road system is a high priority with all. Both township surveys identified that developers should pay their own way.

Below are the identified challenges and problems that will need to be addressed the by the township in the future. These challenges are part of new roads and streets for the future and are addressed in both this section and below.

Outcomes:

- Extractive uses identified
- Dust control continued with consideration of paving high maintenance roads
- Gravel programs and chloride programs for fiscal planning
- Local road management plans
- Pave roads in new developments through developer's agreements and contracts

Action Plans:

1. Encourage adherence to and knowledge of extractive use standards in Hubbard County ordinances.
2. Require a reclamation plan that fits with the neighboring area once a gravel use is completed and discontinued. This should be done at the owner's expense.
3. Work with Hubbard County to require soil erosion control plans and all necessary permits whenever an existing extractive use is commenced.
4. Set up for an annual road chloride program and work with Hubbard County Highway Department to obtain a lower price for annual chlorides when it is found to be cost efficient.

5. Review and set up a five year road and gravel program to cover all township roads with a desirable base for road maintenance and budgetary efficiencies.
6. Determine road counts through a road counter program so that higher traffic roads be considered and prioritized for consideration of gravel and maintenance.
7. Publish annually in newspaper the township's snow policy to inform and community regarding these policies.
8. Create a management and maintenance plan for the gravel and bituminous roads.
9. Require all new developments to pave roads and change the Township Road and Access Ordinance accordingly.
10. Develop a sign and culvert inventory which will help Todd Township manage the road budget for future replacements.
11. Inspect roads annually for repair, brushing, sign placement with town board members and road contractor so that development of a five year road plan can be maintained and budgeted.
12. Develop communication with neighboring townships and the city to consider how our roads will impact both of our transportation systems.
13. Consider stormwater issues and be proactive in dealing with run-off from road construction and residential developments; require silt fencing per DNR requirements.
14. Prevent road obstruction on township road right-of-ways and educate about litter and road clean-up. Consider adopting a road project.

COMMUNITY SERVICES

PARKS, TRAILS AND RECREATION

Parks are often the center of a community's beauty and social gatherings, and most often are used for other multiple purposes. Examples are family reunions, weddings, summer concerts, contests, and theatre. They also give a sense of belonging to a community and townships often have a variety of things going on such as community picnics, art in the park, weddings and car shows. Presently, there are no township designated parks within Todd Township. The City of Park Rapids has seven parks for neighbors to meet and visit as well as a skateboard park.

The neighboring city parks and size are as follows:

- | | |
|---|--------------|
| ➤ Roadside Park located on U.S. Highway 71 N. | unknown |
| ➤ Veterans Memorial Park located on U.S. Highway 71 S. | unknown |
| ➤ Depot Park Rapids located between 3 rd Street and East 5 th Street. | 3 acres |
| ➤ Lindquist Park located between West 5 th and West 6 th Street | 3 acres |
| ➤ Red Bridge Park located on Beach Road | 1 acre |
| ➤ Olson Ball Fields located on West 8 th Street | unknown |
| ➤ Rice Park located on South Grove Avenue | 3 acres |
| ➤ Riverside Park located on E. Hwy 34 | 1.5 acres |
| ➤ Pioneer Park located in the City of Park Rapids | unknown |
| ➤ Deane Park | .3 acres |
| ➤ Heartland Park | County owned |

There are public accesses on the lakes and consideration of these as possible small park sites might be in order. Developments in the future may wish to contain private park structures in their subdivision work; however, in lieu of doing that and through developer agreements, the township could take a cash donation towards development of a future larger township park in the community.

The Heartland Trail is twenty-one miles of paved hiking and biking trail that runs from Park Rapids to Walker. The trail continues to Cass Lake and beyond. A side trail within the same right of way is also available for horseback riding and snowmobiling. This trail was built on an old railroad bed through beautiful scenery. For cross country skiing, there are two trails. One is Soaring Eagle which is located eight miles north of Park Rapids on Highway 71, across from Eagle View Golf course, and offers twelve miles of classical trails from beginner to intermediate. Another is the North County Trail, also known as

the Shingobee Recreation Trail which is located four miles east of Akeley on State Highway 34 and offers similar challenges.

Fishing and boating are a year round sport. The Fisheries Department of Natural Resources carries on an extensive program in the area covering more than 100 lakes including stocking of fish and lake surveys. Canoeing is another interest of the area with its beautiful Mississippi River and Crow Wing Canoe Trails.

Two other items of interest are in the region. One is Itasca State Park, the source of the Mississippi River, which ultimately flows to the Gulf of Mexico. The park can be reached as you travel up State Highway 71. Background materials and maps for the area are available at the Visitor's Center as you enter the park. Another is the Deep Portage Learning Center located in Hackensack, Minnesota in Cass County. It is a meeting place for community, green education and the environment. There are miles of trails to enjoy, a visitors' interpretive center, and year-round educational programming.

Finally, there are ATV and snowmobile maps along with youth annual training seminars. A local group called the Forest Riders provides the public with local trail maps and advice for riders.

COMMUNITY SERVICES

The neighboring area around Todd Township has many of the conveniences that all ages look for, either to visit and/or to retire. As the baby boomer age gets older, there is a tendency to go back to areas that they either lived or have green space and lakes that they can enjoy. They also look for conveniences such as restaurants, golf courses, banking capabilities, reasonable life cycle housing with maintenance free services, pharmacies, hospitals, and learning centers. The area provides all of these.

Communications and technology provide many with the ability to stay at home and still have connections with the world. Technology now plays a very important role in obtaining further education. M State allows all students, young and older in the area to use the web and online materials to further their education. Or they can attend school at the following places nearby: Detroit Lakes, Fergus Falls, Moorhead or Wadena. M State also has eCampus allowing people the following options:

- Attend class from any location with reliable high-speed Internet access
- Choose from more than 300 online classes and 25 online programs and majors
- No need to travel to campus, unless program requirements specify
- Receive the same top-notch education as on-campus students, with personal attention from your instructors
- Get online access to your instructors, advisors and other resources
- Connect with other eCampus students for a genuine college experience

With the options of obtaining and furthering education, residents can use these tools to enhance their education and skills and move on to better job opportunities.

The Park Rapids Enterprise and the Hubbard County Independent serve the residents in the area with local and regional news. There is a regional library in Park Rapids and many different denominational churches. Local Independent School District # 309 is located in the City and serves the area, and has recently built a new Elementary and Middle School to the west of the city and adjacent to Todd Township.

The Park Rapids Municipal Airport is located just south of the City of Park Rapids which has a paved and grassy runway, is lit and has refueling capabilities and available rental hangars. Many use these services with private planes landing frequently. Recently, they have painted hanger floors, and refurbished the taxi way/ramp area. Having an airport close nearby allows for growth and economic opportunities for the whole regional area¹⁵.

¹⁵ Materials come from Minnesota Community Profile at <http://www.mnpro.com/detail.asp> 9/6/2002

Outcomes:

- Park opportunities within developments
- Community parks in residential areas
- Recreational opportunities for all ages

Policies for consideration:

1. Implement a township newsletter and/or website which include a listing of community services available in the township as well as neighboring area. Provide links to other websites in the areas for landowners and interested parties to access information events about the region.
2. Identify sources of mapping for various community parks and recreational opportunities in the area and make these available through different methods (i.e. Zoning Administrator and Town Clerk's offices as well as local Chamber of Commerce).
3. Work with neighboring townships, Hubbard County, and the City of Park Rapids to support and enhance recreational opportunities when feasible such as trail development, maintenance, safety training workshops and park improvements.
4. Work with the local Chamber of Commerce to promote the local community parks by offering summer events.
5. Consider using development fees to build new community parks in the township.
6. Support safety workshops for all trail equipment (snowmobile, bikes, and ATVs) as well as materials for citizens when using recreational opportunities in the area. Provide bicycle workshops for small children in the area and educate them about signs and safety.

GOVERNMENTAL RELATIONS

As state aid monies continue to be reduced, joint planning with other local governmental units in order to promote more orderly development will be important. By jointly planning together for the future, it allows everyone to build a better picture of what they can do together and how they can provide cost efficient services for their local citizens. It also furthers the idea that multi-jurisdictional planning can provide more funding opportunities in the future for bigger infrastructure needs as growth comes into the area. By working together now, it helps to build bridges and trust.

Each governmental entity contributes to the regional library system located in Park Rapids as well as fire protection for their communities. While county-wide land use regulations may still be some time off, both the township and the county working together, can come up with a better land use ordinance.

The City of Park Rapids has recently developed and updated their Comprehensive Land Use Plan. Annexation issues continue to be a concern for Todd Township and while it should not drive land use, it has continued to be used by developers to negotiate for themselves a better solution for their needs. Consideration of all of the dynamics within the above plans and the ramifications of their goals and objectives should be the basis for communications and working together in the future. This process is now being done by joint shared road agreements. With the recent annexation in the township, while contentious, it has been a reminder that citizens suffer when governmental entities cannot work together in their interests.

Where inconsistencies are identified, compromise and/or working agreements could be executed. Joint Power Agreements have been done in the past and continue to work. In the future joint boundary agreements and arrangements could be considered.

Today, governments have become more interdependent in order to sustain themselves. Developing working arrangements with the local governmental entities in the area and pooling their efforts, will help everyone to keep costs down for their residents as well as potentially qualifying for possible future funding opportunities. Further land use management will dictate what the future of Todd Township and the surrounding area will look like. These cooperative efforts may advance the whole regional area and allow everyone to benefit and continue to grow.

Outcomes:

- Collaboration to have economies of services
- Shared road agreements
- County / City discussions about growth and development

Action Plans:

1. Develop a quarterly work meeting rotating around the area of local leaders, both public and in the private sector with the goal of economic development and improvement to the area. Other areas for dialogue can be home and business protections, community public service events, cultural and economic activities to promote the area.
2. Assist in publicly supporting bus services with the neighboring townships and City of Park Rapids.
3. Continue working arrangements with Hubbard County Environmental Services through continued communication on policies for implementation of rules that complement Todd Township's Comprehensive Plan and Ordinances.
4. Annually meet with the Hubbard County Planning Commission to initiate further discussions and better working relationships with one another.
5. Work together with neighboring townships and city to encourage economic development for the area.
6. Develop where needed long-term orderly annexation agreements as well as infrastructure agreements when it becomes necessary and cost effective to affect sensible long-term planning.
7. Work with local lake associations and neighboring jurisdictions towards implementing similar rules and regulations for the lakes and surface waters management where common lake regions are in neighboring jurisdictions. As an older population becomes a larger portion of the area's collective knowledge, encourage the use of mentoring programs for small businesses and/or incubator businesses.