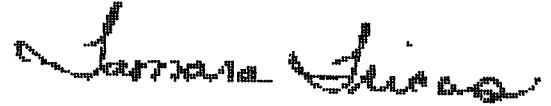
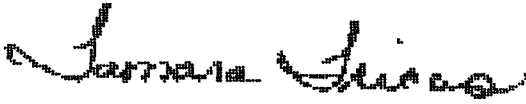


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TAMARA TRICAS
COUNTY RECORDER
PINE COUNTY, MN
Fee Amount: \$46.00

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PINE COUNTY, MN
Fee Amount: \$46.00

COMPREHENSIVE PLAN

OF

PARTRIDGE TOWNSHIP

PINE COUNTY

Adopted June 7, 2007

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I. INTRODUCTION

LEGAL AUTHORITY

The purpose of this Comprehensive Plan is to provide a means of guiding the present and future development of Partridge Township so as to insure a safer, more pleasant and more economical environment for agricultural, residential, and recreational uses and public activities; and to promote the public health, safety, and general welfare, in accordance with authorities granted in Minnesota Statutes 462.351 through 462.355.

ORGANIZATION FOR PLANNING

The Township of Partridge has established a planning commission as authorized under Minnesota Statutes 462.351 for purposes of preparing and administering a comprehensive plan and zoning ordinance.

PURPOSE OF COMPREHENSIVE PLAN

This Comprehensive Plan provides a means for setting forth a unified group of basic goals, policies, and general plans which will enable the Planning Commission, Town Board and the citizens to review current and future development issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and character of partridge Township.

Comprehensive planning is a continuous process. As new conditions and needs arise and goals and policies of the Town Board change, the Comprehensive Plan must be revised to reflect those changes. It is necessary to update and revise plans on an ongoing basis or periodically. The changes may or may not be crucial or dramatic, but updates allow for changing conditions to be taken into consideration. Therefore, a plan must be envisioned by government officials and citizens as a guide that will reflect and consider change when change is apparent and necessary, rather than as a strict unyielding document that locks a community into a pattern that may no longer serve its needs or desires of its residents.

From a legal perspective, the comprehensive plan serves as the basis for the official controls such as the zoning ordinance. It is through the zoning ordinance and other controls that the plan can be implemented. Since the comprehensive plan is intended to conceptualize a desirable arrangement of land uses, the ordinance and comprehensive plan should be used together as a reference and guide when zoning decisions are being made by the Planning Commission and Town Board.

It should be stressed that any amendment to the zoning ordinance should be related to the future land use plan within the comprehensive plan. Conversely, if a change of the comprehensive plan is made, the zoning ordinance should be reviewed to determine if amendments are necessary to implement the change in the plan. If conditions warrant such changes, the comprehensive plan and zoning ordinance should be formally amended in order to maintain a current, effective and legal planning program.

ELEMENTS OF THE COMPREHENSIVE PLAN

The comprehensive Plan consists of three main sections; the Survey and Analysis, Goals and Policies, and Development Plan.

Survey and Analysis : assesses those factors which have and will continue to influence development. These factors will usually include the following: population, economy, physical and natural resources, land use, housing, public services and facilities, and the transportation system. The survey and analysis phase involves not only the gathering of background data about the community, but also an analysis to identify any issues or problems which should be addressed or corrected.

Goals and Policies : represent the values and desires of the citizens of the community relative to the future growth and development of Partridge Township. The goals and policies establish a public position to guide the decisions of the Planning Commission and Town Board.

Development Plan : consists of a generalized future land use plan which geographically locates the desired future land uses. The Development Plan reflects the existing conditions identified in the Survey and Analysis section and the Goals and Policies.

II. SURVEY AND ANALYSIS

LOCATION

Partridge Township is located in west central Pine County of east central Minnesota, approximately 90 miles north of the Minneapolis/St. Paul metropolitan area, and approximately 60 miles southwest of Duluth, 3 miles off of Interstate 35.

The regional location of Partridge Township is shown on Map 1. The location of the township in Pine County is shown on Map 2.

DESCRIPTION OF AREA

Partridge Township surrounds the City of Askov. The geographic area of the Partridge Township is approximately 34.5 square miles.

POPULATION CHARACTERISTICS

Population Trends

For the purpose of examining population and growth trends for the township, population data available for the Town of Partridge, City of Askov and Pine County will be used. The past and present population of the Town of Partridge, City of Askov and Pine County is shown in Table 1. The population change and growth rates of the units are shown in Table 2.

TABLE 1

Past and Present Population for Partridge Township, the City of Askov, and Pine County

<u>Unit</u>	<u>1990</u>	<u>2000</u>
Partridge Township	485	518
City of Askov	343	368
Pine County	21,264	26,530

Source: U.S. Census

TABLE 2

Population Change and Growth Rates for Partridge Township, the City of Askov, and Pine County

<u>Unit</u>	<u>1990-2000</u>	<u>% of change</u>
Partridge Township	+33	+6.37
City of Askov	+25	+6.79
Pine County	+5266	+19.85

Population Characteristics

An age profile of the population of Partridge Township is provided in Table 3. An age profile can provide insight into the natural population growth due the presence of persons in the child-bearing years. The age of the population also influences the needs for services and facilities such as school services, recreation and housing.

Future Population Trends

An important consideration in planning is the amount population growth which can be expected in future years. Local population growth can be attributed to two sources: natural population increases (births) and the in-migration of persons from other locations. The population age profile in Table 3 does not indicate a significant deviation from the rest of the County or State for the proportion of persons in the child-bearing years. Therefore, the natural population increase resulting from births is not expected to be exceptional.

Population projections are made by the State Demographer’s Office on a county basis. The State Demographer has issued the following population projections for Pine County:

<u>Year</u>	<u>Population</u>	<u>Increase (last 10 years)</u>	<u>Rate</u>
2000	24,454	3,190	15.0%
2010	27,340	2,886	11.8%

Population increases attributed to in-migration, construction of rural residences and relocation of persons seeking a rural lifestyle. For these reasons, existing population projections will need to be re-evaluated and revised on a more frequent basis, reflective of development projects, increased employment opportunities, and lifestyle trends.

TABLE 3

Population Age Profile (Persons Per Age Group)

Age	City of Askov		Partridge Township		Pine County		State of Minnesota	
	Persons	%	Persons	%	Persons	%	Persons	%
Total	368		518		26,530		4,919,479	
0-5	25	6.8	19	3.7	1,453	5.5		6.7
5-9	27	7.3	34	6.6	1,784	6.7		7.2
10-14	30	8.2	65	12.5	2,139	8.1		7.6
15-19	25	6.8	39	7.5	2,090	7.9		7.6
20-24	29	7.9	22	4.2	1,340	5.1		6.6
25-34	30	8.2	40	7.7	3,024	11.4		13.7
35-44	51	13.9	90	17.4	4,378	16.5		16.8
45-54	39	10.6	75	14.5	3,500	13.2		13.5
55-59	20	5.4	35	6.8	1,463	5.5		4.6
60-64	18	4.9	28	5.4	1,372	5.2		3.6
65-74	32	8.7	40	7.7	2,221	8.4		6.0
75-84	35	9.5	22	4.2	1,300	4.9		4.3
85+	7	1.9	9	1.7	466	1.8		1.7
Median Age	38.0		39.8		38.4		35.4	

Source: U.S. Census

ECONOMIC CHARACTERISTICS

Income

Income levels for Partridge Township, the City of Askov, Pine County and the State are shown in Table 4. The Pine County area falls below the income levels of the State as a whole. The City of Askov has lower incomes, but a smaller portion below the poverty level. These deviations are probably attributable to the difference in the population of the City residents compared to the townships.

TABLE 4

Income and Poverty Status, 1999

<u>Unit</u>	<u>Per Capita Income</u>	<u>Median Household Income</u>	<u>Families Below Poverty</u>	
Partridge Twp	23,262	34,722	7	4.3 %
City of Askov	14,583	28,472	5	5.3 %
Pine County	17,445	37,379	538	7.8%
Minnesota	23,198	56,874	64,181	5.1%

Local Economy

Other than agriculture, there are few jobs located in the Township.

HOUSING CHARACTERISTICS

Characteristics of Existing Housing

The characteristics of the housing of Partridge Township are indicated in the following tables.

TABLE 5

Housing Units

Partridge Township	247
City of Askov	181
Pine County	15,353

TABLE 6

Housing Tenure

	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Partridge Township	173	18
City of Askov	109	56
Pine County	8,318	1,621

TABLE 7

Persons Per Household

	<u>Average per Owner Occupied</u>	<u>Average per Renter Occupied</u>
Partridge Township	2.77	2.17
City of Askov	2.56	1.58
Pine County	2.61	2.17

Shorelands

The shorelands within the Partridge Township are associated with the various creeks. These shorelands are required to be specially managed in compliance with the State Shoreland Management Act provisions.

EXISTING LAND USE

Approximately half of the land within the Township is in agricultural use with the other half generally forested. The structural developments consist primarily of farmsteads, agricultural buildings and rural residences.

PUBLIC UTILITIES

A primary consideration in planning the future development of the Township is the existing and future availability of centralized utilities. Partridge Township has no centralized utilities. The only existing centralized utilities are the City of Askov's municipal water and sewer system, which are not available in the Township.

TRANSPORTATION SYSTEM

Highways

Partridge Township is served by Interstate 35, County-State Aid Highways 23 and 123 and other local county and township roads. Much of the area of the Township has limited access to unpaved, rural town roads which are subject to seasonal weight restrictions.

Rail Service

The area is served by the Burlington Northern Railroad. This rail line is very active, carrying several trains per day.

Airport

There is no public airport within the planning area. The nearest public airports are in Pine City and Mora.

The transportation system serving Partridge Township is shown on Map 4.

III. GOALS AND POLICIES

The Goals and Policies section represents the values and desires of the citizens of the community regarding the growth and development of Partridge Township. The goals and policies establish a public position to guide the positions of the Joint Planning Board in managing public and private development within the planning area. These policies, either singularly or in combination shall serve as the basis in defining courses of action, establishing development standards, and guiding decisions regarding development projects.

Goals and Policies are defined as:

Goals - are broad objectives that will ultimately result in the physical and social Environment desired.

Policies - are the means by which goals are achieved, short and long term Management practices which will act to achieve the goals.

GOALS AND POLICIES RELATING TO THE PHYSICAL DEVELOPMENT OF THE COMMUNITY

Natural Environment

Goal - To preserve and protect from development unique features and environmentally sensitive areas.

Policies

1. The areas unique, natural, scenic and historic areas should be identified, protected and specially managed for public use and enjoyment with the primary purpose being preservation of these resources.
2. Forests, streams, and other significant natural features should be recognized as important contributors to the quality of life in the community and these features shall be appropriately managed to be preserved for future generations.
3. Slopes and areas of land susceptible to serve erosion should be maintained in a natural state. Areas of moderate erosion potential should be managed to minimize erosion.
4. Natural drainage systems and ground water recharge areas should be preserved and alterations prohibited to these systems and areas which adversely affect the natural runoff and infiltration of water.

5. Restrict development that would have an adverse impact on wetland functions, such as storm water storage, natural drainage systems, nutrient removal, plant and animal habitat, and ground water recharge areas.
6. The quality and quantity of surface water and groundwater resources should be preserved by the appropriate regulation of all development activities which have the potential of impacting the water resources of the area.

Development

Goal - The development of the community will occur in a planned, orderly manner and of a design which maintains and complements the natural and rural characteristics of the area, and which results in a development pattern that is safe, convenient, compatible and efficient to service.

Policies

1. Prohibit development in those areas which are unsuitable or hazardous for urban uses due to topography, geology, soils, wetlands, flooding or other natural conditions.
2. The amount and type of development allowed should be in accordance with the appropriate range and level of public services which are in existence or which can feasibly be provided consistent with this comprehensive plan.
3. The direct and indirect fiscal impact of growth and land development activities on the Town, County, and School District should be reviewed and considered when reviewing proposals to insure that new developments pay its fair share for public services and capital improvements and does not result in an undue fiscal burden on the general public.

Land Use

Goal - To provide for a safe, pleasing, efficient, convenient and compatible land use patter for the area.

Policies

1. Agricultural uses should be considered the principal rural land use and protected from being inhibited or adversely impacted by other land uses and developments.
2. Residences should be located in areas served by adequate roads.

3. Dwelling standards should be established to increase the quality of housing for the Township's residents.
4. Commercial and industrial development should be guided to lands adjacent to Highway 23 and where suitable access to major highways exists.
5. Commercial and industrial home occupations should occur only in a manner that does not result in conflict or serve as a nuisance to residential.
6. Signage should be limited to avoid the uncontrolled proliferation of signs and sizes shall be regulated to control and avoid a competing and cluttered image.
7. The open storage or accumulation of materials, equipment, or vehicles should be limited to prevent nuisances, to prevent a depreciative effect on adjacent properties, and to not threaten the health, safety and welfare of the public.

Public Services and Facilities

Goal - To provide for an appropriate level of rural services and facilities consistent with the existing land use characteristics and land use goals and policies for the area.

Policies

1. A limited level of public services and facilities, consisting primarily of fire protection and road maintenance, should be provided to the area. The area's public service and facility standards should be maintained and improved only when necessary to accommodate existing and planned development.
2. The investment and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback, and access controls as to not exceed the capacity or reduce the function or safety of the system.

IV. DEVELOPMENT PLAN

The Development Plan is a representation of the desired future land use pattern of Partridge Township and public facility and service plans. The proposed Development Plan for Partridge Township is the culmination of the present existing conditions identified in the Survey and Analysis section, a projection of future land use and public facilities and service needs, and a representation of the goals and policies of the community. Therefore, the plan represents how the Township is to develop in the future.

The Development Plan for Partridge Township consists of two parts – the Future Land Use Plan and the Public Facilities and Service Plan.

FUTURE LAND USE PLAN

The land uses in the plan are categorized into the following classifications: agricultural/residential, business. Each of these land use areas is described below:

Agricultural – Residential Area

This area is a majority of the land area of the Township and is characterized by forests, agricultural uses, and rural residences. The area is served by a limited road system with no centralized utilities. There are soils within this area not conducive to development.

The area is to provide for open space, forests, agricultural uses, and farmsteads and limited residential development served by on-site water and sewer.

Business – Residential Area

This area is adjacent to major highways and has existing business uses in addition to residences and undeveloped land.

The area is to provide for businesses, including retail, service and light industrial uses, in addition to residences, all of which must be able to be accommodated with on-site water and sewer services.

Shoreland Area

This area as designated by Minnesota laws are lands within 1,000 feet of lakes and 300 feet from rivers.

PUBLIC FACILITIES AND SERVICE PLAN

The Town of Askov is not proposing to increase the scope or level of rural services presently being provided. The Town does not intend to provide any centralized utilities in the future. The Town plans to maintain, but not expand the existing rural road system, and will continue to contract for fire protection services.

Drafted by: Partridge Township Planning Commission
C/O Partridge Township Clerk
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