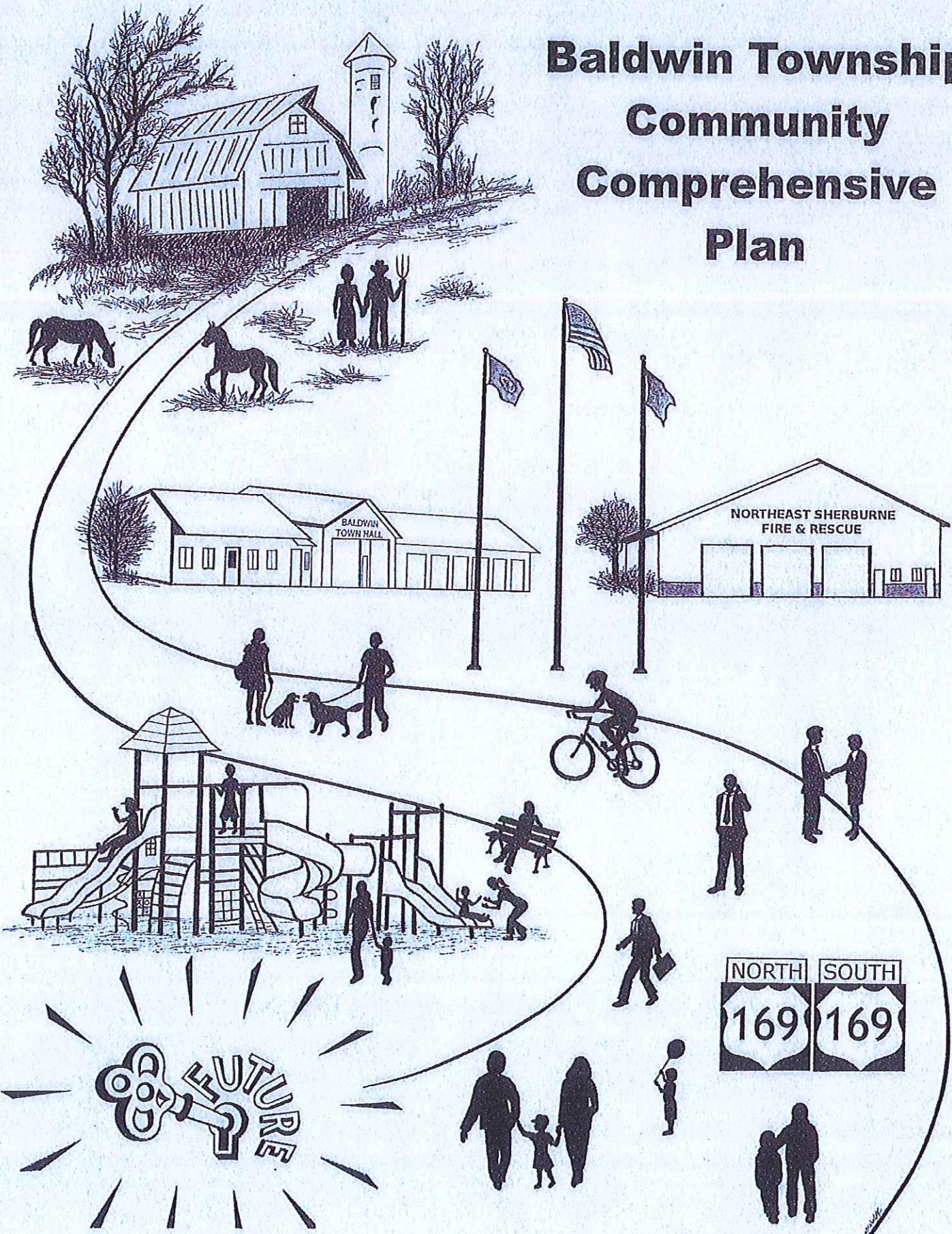


Baldwin Township Community Comprehensive Plan



BALDWIN TOWNSHIP COMMUNITY COMPREHENSIVE PLAN

Prepared by the

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Sherburne County for their large Land Maps on file at the Town Hall*

PREFACE

On March 7, 2011, the Baldwin Township Board of Supervisors created a Planning Commission under *Ordinance 200 – An Ordinance Establishing A Planning Commission*, to deal with the growth and annexation issues in the Baldwin Township community. There were to be a five- seven member planning commission and a township supervisor who would be designated to attend the regular planning commission meetings. Presently there are five commissioners on the Baldwin Township Planning Commission. The Baldwin Town Board instructed the planning commission to prepare a community plan to help determine the direction and future growth of the community.

The Baldwin Township Planning Commission works under Minnesota Statute §462, the planning statute in Minnesota for cities and townships. The completed plan will be presented in informational meetings and a required public hearing process to the community before it becomes adopted, by resolution, by the Town Board.

A comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, for Baldwin Township and its environs. This plan may include, but is not limited to the following: statements of policies, goals, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, capital improvement plan, and recommendations for plan execution. A comprehensive plan represents the communities input and the town's expectations for future development in the community.

The Components of a Plan will cover the following:

- HISTORY / COMMUNITY AND NATURAL RESOURCES / PRESERVATION SITES (ARCHEOLOGICAL)
- POPULATION / HOUSING STOCK / INCOME / PROJECTIONS
- ENVIRONMENT / INFRASTRUCTURE / AGGREGATE RESOURCES
- AGRICULTURE / SOILS DATA
- ECONOMY / LAND USES / PLATS AND HISTORY
- TRANSPORTATION SYSTEM – PRESENT / FUTURE
- COMMUNITY SERVICES / FACILITIES
- PARKS / RECREATION / OPEN SPACES
- LAND USES / SENSITIVE SHORELAND & FLOODPLAIN AREAS / WETLANDS
- INTER-GOVERNMENTAL RELATIONSHIPS / OAA
- CAPITAL IMPROVEMENT PLANS – TOWNSHIPS & NEIGHBORING JURISDICTIONS / TIMELINES

These components give a review and a general blueprint for a community. Although portions of the above explain the story of a community's history and the township's present standing, other parts of the plan are more dynamic and are meant to change as the community changes.

A community comprehensive plan is a guide to reflect the hopes and direction for the whole community and to help community understand the future direction. This community comprehensive plan will be the template for future discussions and decisions. It is hoped that those reading this plan will take away with them an interest and a desire to help these goals and objectives to become a reality in Baldwin Township.

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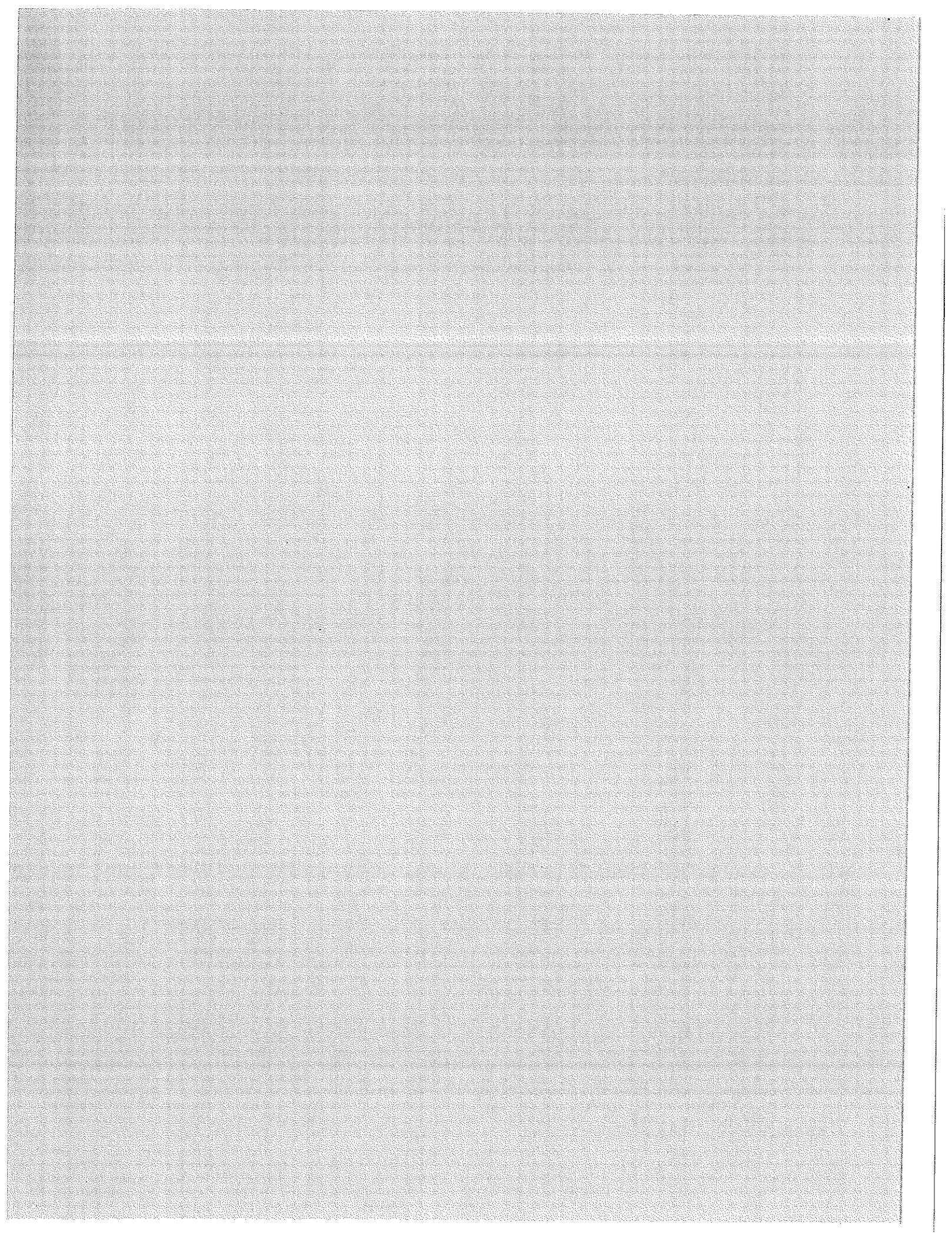
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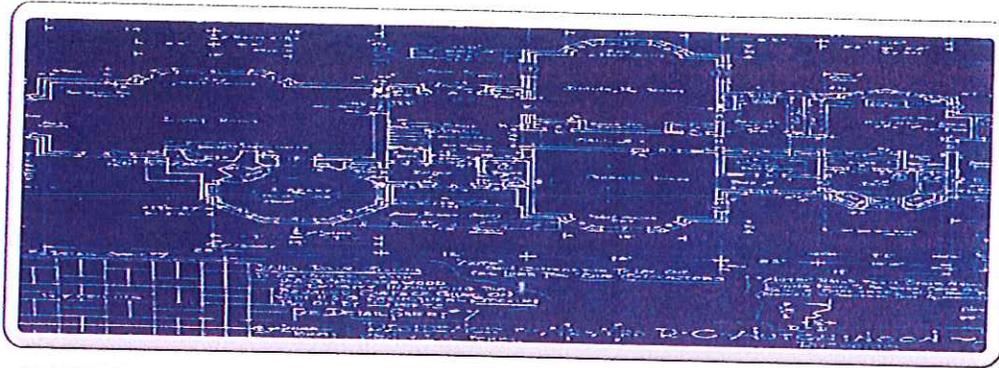
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**PUBLIC NOTICE OF HEARING
RESOLUTION TO ADOPT COMPREHENSIVE PLAN**



CAPITAL IMPROVEMENT PLANS



CAPITAL IMPROVEMENT PLANS

IN ORDER for Baldwin Township to work towards the future, planning begins with some ideas and the development of an annual budget. This is usually presented to the community in March of each year at the annual town meeting of the residents. A Capital Improvement Plan is defined as follows: "Capital Improvement Plan" means an itemized program setting forth the schedule and details of specific contemplated public improvements by fiscal year, together with their estimated cost, the justification for each improvement, the impact that such improvements will have on the current operating expense of the municipality, and such other information on capital improvements as may be pertinent (MIN Statute 462.352 definitions). Some uses for capital improvement plans are to do new town halls, fire department equipment and buildings, road improvements, park improvements and wastewater/water improvements. Essentially, it is setting aside the necessary money to do what is needed without having to borrow all of the funds to complete a project(s).ⁱ

Townships always have a challenge explaining their levies and why they need them when they are at annual town meetings. It is because the levy in March is not certified until September 15th at the end of the year and the money does not come in until the next year, but in only two payments. June's payments come in the latter part of June (70%) and the rest of the payment is received in July and the second payment is received around December. So at the meeting in March when asking the community for a set levy, the residents don't realize that the fund accounts are sitting with money just received in December, but they must last until July. This is a difficult concept for residents to comprehend and consequently a community will not authorize enough. Therefore, the town's responsibility is to budget carefully, to show the need and to explain how to reach that goal. A capital improvement plan is a method to do this, especially for a large project or large ongoing projects that need capital. Planning ahead and developing a well thought out plan helps the citizens to understand these budgetary changes.

Baldwin Township has developed plans over the years to deal with such large expenses. In 2006, the town board showed the community expenses for town hall financing, fire hall maintenance, equipment and blacktop planned projects. Today, Baldwin Township has



CAPITAL IMPROVEMENT PLANS

a capital improvement plan to reconstruct and pave their town roads. A copy of this is located on the wall at the Town Hall along with the proposed costs for the future year. The Town employs an engineering firm to develop their road plans and specifications so proper bidding can take place. They also project work each year for doing crack sealing and repairs to the roads.

In 2010, Baldwin Township worked with their engineer to update and implement what is called the Capital Improvement Plan 2010-2015. The townships' goal was to determine a way to maintain their infrastructure and determine the costs associated with this. The board developed a policy regarding standards for evaluating its transportation system and adopted a budget maintenance model to do this. They rated their roads on criteria developed and then determined a road plan to follow. Basic road data and budget models are also included in this plan. Each year, the township will identify and request road and bridge levies from the residents at their annual meeting of the town to complete their road projects. A copy of the plan is on file at the offices.

Capital Improvement Plans are long term pictures that help a community to decide on where they wish to spend their funds and plan for their future.



CAPITAL IMPROVEMENT PLANS

CAPITAL IMPROVEMENT PLANS

Goals / Objectives (Action Plans)

Goal 1: Repair and build infrastructure, through a road capital improvement program, within the township so that it will continue to provide a safe and healthy environment for the residents in the township.

1. Improve road arteries to accommodate increased heavy road and truck traffic by cleaning ditch areas and paving entrances to the existing business and industrial district.
2. Project ahead for the population needs for the road transportation system for 5, 10, 20 years and what advances should the transportation system look like. Develop models.
3. Build support by using the township website and newsletter to educate the residents regarding capital improvement plans and how they work to help improve the townships' tax base and keep taxes low overall. Identify and enlist a writer to provide articles on a bi-annual basis.

Goal 2: Provide for the support and enhancement of the existing business and possibly consider beginning a secondary business district area to provide all areas to the township convenience to services and marketable items without traveling in many directions.

1. Consider wireless opportunities for the existing business area and social media usages by surveying the businesses.
2. Begin to identify the area around County Road 9 and speak with area residents to see if this is a feasible option for the southern portion of the township for a business town square.
3. Advertise the existing businesses (as a business park) to increase the road traffic into the area by placing a business sign announcing that you are entering the Baldwin business area.
4. Invest in an area improvement plan for beautification of the area along the Highway 169 corridors.
5. Consider signage for all businesses in one sign so that those traveling through the area will know what is available. May wish to consider a subtle flashing sign for the viewing public.

Goal 3: Increase the use of green alternatives for public structures as well as residential structures in the township.

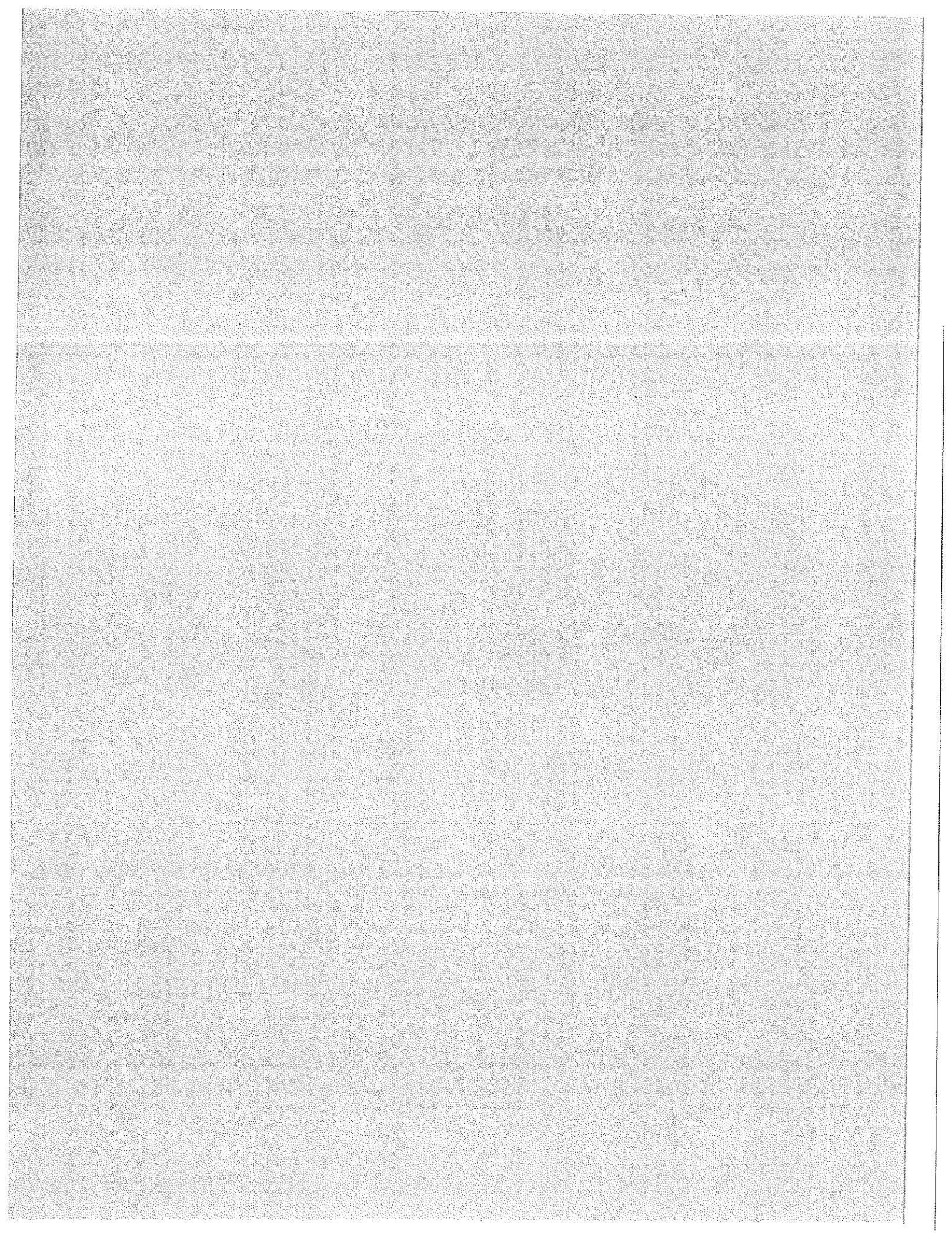
1. Coordinate a Capital Improvement Green Plan for use to assist industrial, commercial and private entities as well as residential parties to understand and build with green energy components.
2. Plan a road trip to the neighboring township to do a workshop and explore their structures to understand what can and was done and how the structures were financed and paid.
3. Review a work plan to begin small by doing things that everyone can consider not only for their businesses, but for their homes such as solar energy, window repairs and other minor changes to

CAPITAL IMPROVEMENT PLANS

save on energy costs. Work with suppliers to hold small trade opportunities at the town hall for landowners and business parties to come in and learn together.

Source materials provided courtesy of Mr. Scott Case, Commissioner (Retired)

¹ Baldwin Township Capital Improvement Plan 2010-2015. Bogart, Pederson and Associates, Inc. January, 2009



COMMUNITY HISTORY



Currently, there are no known federal preservation sites within Baldwin Township. Sherburne County does not separately preserve archeological sites. However, there are a number of potential sites (eight) within Baldwin Township under consideration as State archeological sites for preservation. State nominations for these sites for preservation are sent to the National Park Service for consideration.

The following sites being considered are listed below with what is known about their historical background.

1. Gable log barn off County Road 37
2. The Herman Schleve Brick farmhouse off County Road 37
3. Odegaard farmhouse residence located off County Hwy 45.
4. District School No. 7, located on the SE corner of County Road 1 and County Road 42. District No. 7 was established on Section 7 on the western edge of the township on what was called "Bender's Corner." The schoolhouse was solidly built of large bricks and now stands empty and boarded up.
5. Martin Rossing farmhouse residence located East of County Hwy 19
6. District School No. 31, located east of County Highway 19. District No. 31 was organized in 1877 with the first sessions held in a granary. A schoolhouse was built in the spring of 1879 on Section 26. In 1902 this building became overcrowded with students and was moved to the center of the township to be used as a town hall. A larger wooden frame schoolhouse was then built on the original site. It still stands today, including the hand pump. Although a church had never existed in Baldwin Township, Sunday school was often held in the District No. 31 school house. It was also referred to as the Judkins School. A Reverend Moritz was said to have officiated at many services and also to have taught vacation bible school here.
7. Farmstead with an unidentified location [12535 numbers only]
8. Single Family Dwelling also with an unidentified location¹

COMMUNITY HISTORY

PRESERVATION

Goals / Objectives (Action Plans)

Goal 1: Determine the potential historical sites within Baldwin Township and determine if there should be a full and complete historical designation for each site. Preservation of these sites provides history and understanding of how the township began and the historical background of the people in the area.

1. Identify and contact the owners of potential historical sites to allow consideration of designating their property for historical preservation.
2. Implement working agreements to be worked out for each site between the township and the property owner.
3. Assign a planning commission subcommittee to review potential sites and gather the necessary evidence and information.
4. Working with local historians and owners, prepare the necessary filings to submit to the National Park Service and others for state status for the sites.
5. Develop a capital improvement plan to clean up and restore the historical preservation sites.
6. Coordinate township planning with the county and neighboring historical groups to leverage financial assistance to aid the goals of the preservation group.
7. Use local and township circulars to support host events to support the preservation of the sites.

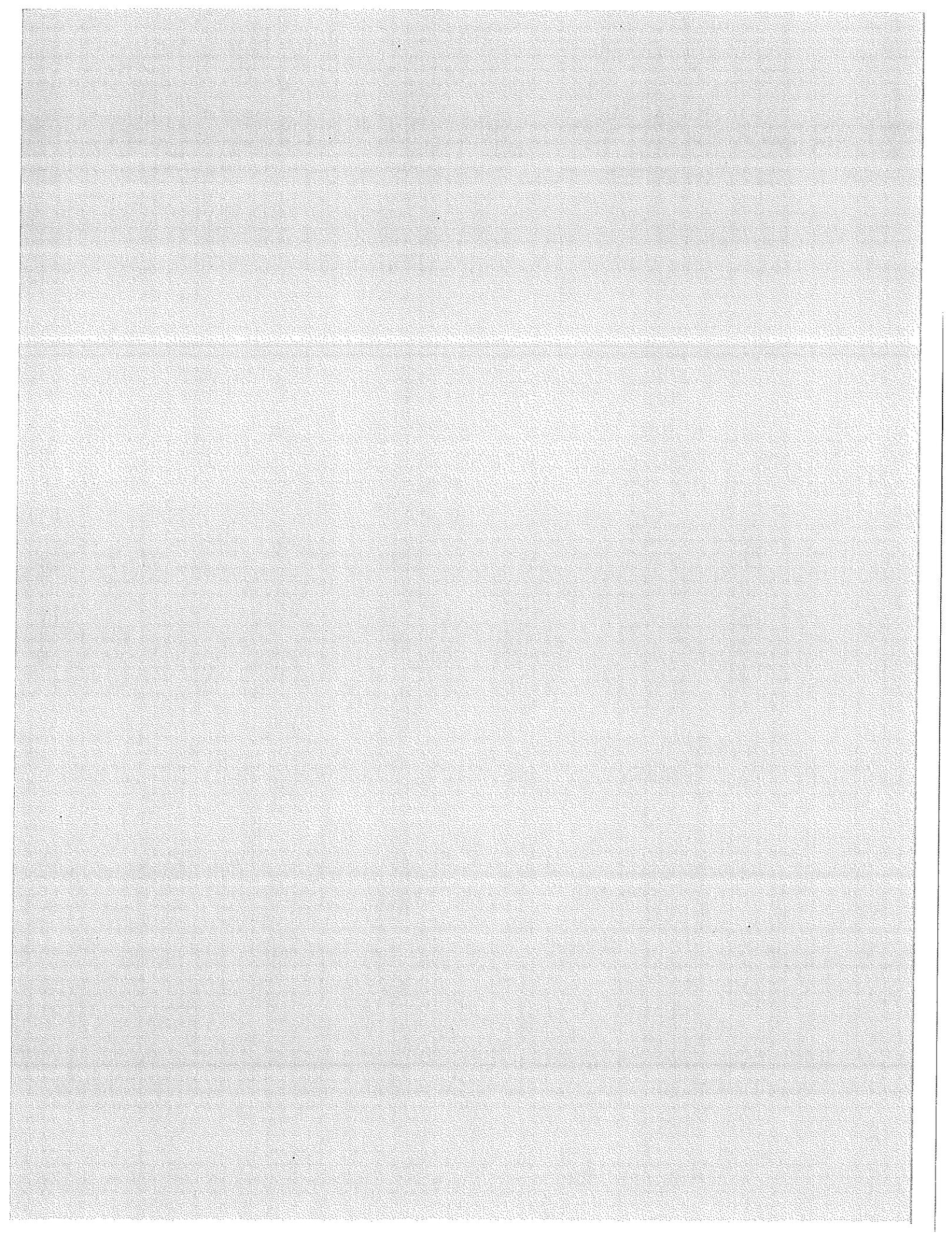
Goal 2: Organize with the elder residents of Baldwin Township, to identify historical background and the original genealogical history of the first residents in the township. Knowledge of the townships beginnings help residents to develop a pride and cultural understanding of their township.

1. Prepare a listing of the historical documents within the township inclusive of all oral and written materials known for the area and site.
2. Catalog each site's background for future references such as the soils, architecture and transportation in the area.
3. Implement or work with a historical society that can accomplish the goals of preservation and meet the challenges that older structures and site will need to stay intact.
4. Seek assistance from the local Sherburne County Historical Society regarding a long term planning and self-support of any historical site within Baldwin Township.

COMMUNITY HISTORY

Source information courtesy of Mr. Rich Harris, Commissioner per emails dated 04.03.2013.

ⁱ 04.03.2013. Per email from Mr. Rich Harris, Commissioner. From State Historical Society.



COMMUNITY SERVICES



COMMUNITY SERVICES

BALDWIN TOWNSHIP is very fortunate in that they have a range of community services in and out of the township proper. As people of all ages move into a new area, they will usually have a list of needs with priorities about what they want for services. With younger couples or professionals, they usually look at schools and a range of activities while an older person will want to know if there are health services and other conveniences such as transportation available to get around. In addition, many have personal preferences for their denominational churches, familial organizations that they may be in, the quality of life around them and the ability to get to work by different transportation options. There will always be the issue of property taxes, septic and well versus city infrastructure and other conveniences.

The township and surrounding area are rich in many of these items including health, civic and governmental organizations. There are also many opportunities to get involved in the township. At this time, Baldwin Township has the Baldwin Volunteer Committee (BVC) created in August of 2011(after combining a number of committees from the Healthy Communities Partnership Task Force) which is moving forward with work on business development opportunities, parks and recreational activities such as the Young Park Funfest. There is a Park Board and membership in the 4R (Rum River Recreational and Resources Board) Board which works with the neighboring Townships and the City of Princeton to develop a coordinated recreational and open space planning and trail system. The township recently acquired a new park from the County called Goose Lake Park in 2012 and these volunteers will begin to work on development of this park for the future.ⁱ In addition to the park and recreational opportunities, there is a Cemetery committee to manage the long standing Baldwin Cemetery.



Baldwin Township is in the process of identification of their small home and commercial business directory. There will be a map on file at the township offices of the business ownerships in the township, both small and large.

COMMUNITY SERVICES

The cities of Princeton and Zimmerman have Chamber of Commerce sites on their websites. The township also has a website for residents to see what is happening in the township. The website is at: www.baldwintownship.govoffice.comⁱⁱ

If you are looking for health and wellness, the area has the Fairview Northland Medical Center with twenty-four (24) hour care, including emergency and surgical services, pediatric care, intensive care, coronary care and obstetric care. Located in Princeton is the Fairview Northland Health Services which offers comprehensive rehabilitation services, a retail pharmacy, home health care and hospice services, counseling, and outpatient services. There are many senior housing complexes, and senior care options that are available through providers in and near Baldwin Township. There is a dialysis center located in Princeton as are many professional care facilities including dental, chiropractic, optometrist, hearing, and other holistic services.ⁱⁱⁱ



Should you be looking for civic and performing arts, there are some in Baldwin Township as well in the neighboring city of Princeton. Examples of these are the Princeton Performing Arts Center, the Thunder Blades Roller Rink in Baldwin, and the Princeton Golf Club. There are numerous public and private schools, hockey and sporting events as well as swimming pools and tennis courts located for healthy activities. Through May-September, there is a Farmer's Market featuring locally grown food and locally produced products.

There are numerous eating establishments along with local summer activities available to families and residents in the township and area such as walking paths, bicycling paths, roller rink, hockey rink, tennis and basketball opportunities. On file at the Baldwin Town Hall are local biking and hiking trails and the Minnesota Bike Map provided by the Minnesota Department of Transportation dated 2013. There are also numerous abundant lakes and parks within Baldwin Township such as the Rum River Scenic and Wild River, the Sherburne Natural Wildlife Refuge, Young Park and the new Goose Park which may be an environmental learning area. Some of the local lakes in Baldwin Township have public accesses for use.

Civic activities available to the area and residents are the Lions, Jaycees, Kiwanis, Kinship Mentoring, Volunteer Bridge (Linking Volunteers to Community Needs in the Sherburne County Area) and the Princeton Area Library. A compilation of brochures and items are available at the Baldwin Town Hall.

There is an Industrial Park in Princeton along Hwy 169 as well as the township's commercial and industrial area.

The Princeton Municipal Airport, located on Airport Road, is a general aviation airport, covers 304 acres, and has one runway which is 75 feet by 3900 feet long. The airport averages 36 airplanes per day. In 1978, an airport zoning board was created, consisting of representatives of the City of Princeton, Mille Lacs and Sherburne counties. An ordinance regulating zoning use was also adopted and approved by



COMMUNITY SERVICES

MNDOT (MN Department of Transportation), in compliance with MN Statute § 360 of the Airport Zoning Act. The joint Zoning Board's jurisdiction includes land use within the Airport Hazard Area as defined in the ordinance, and within two (2) miles of the airport boundary, and height restrictions within 1.5 miles of the airport boundary. The ordinance regulates land use and airspace in proximity of two planned runways. Runway 15-33 was planned for a length of 2,600 feet, and runway 04-22 was planned for a length of 2,133 feet. As of 2010, runway 15-33 is constructed at 3,900 feet in length. Runway 04-22 was never constructed. The joint Airport Planning Board is semi-active, with membership consisting of representatives from Baldwin Township sitting on it. The Board reviews all land use applications with Airport Zones A, B, and C. The Board has submitted an Airport Layout Plan (ALP), to the FAA for approval (pending as of 2010), which includes a planned second runway. The ALP does not include an updated zoning ordinance. It is the intention for land use zoning to be left to applicable land use authorities (i.e. city, county and township). It will be the intent of Baldwin Township to obtain a copy of the prior ordinance so an updated one can be developed in the future.^{iv}

The Baldwin Township Hall and Maintenance complex is located at 30239 - 128th Street in the township. In addition, the Northeast Sherburne Fire Department and the Public Works garage are also located on the same complex.

In review, it seems that Baldwin Township has the best to offer in the township and can meet its mission of providing for the health, safety and welfare of its community. It is but a small distance to travel to work in the metropolitan area and to be home in time to enjoy the area and its activities. Baldwin Township provides the best of both worlds for work and play.

Baldwin Township Community Survey 2013-2014

In the fall of 2013, the planning commission asked the town board if they could do a community-wide survey to ask some general questions. The town board authorized the survey and it was sent out at the end of November, 2013. Subsequently, a smaller amended survey was also sent out to possible landowners that may have not received the initial survey.

The Baldwin Township Planner presented the final survey results to the town board of Supervisors, the Baldwin Township Planning Commission and the residents at a March 13th, 2014 special meeting. In addition to the recent survey with its amendment portion, the Planner also reviewed and collated four other surveys that were done in the past. They were as follows:

Community Visioning Session done in 2005 / 2006
Business Community Survey (Business Luncheon) done in 2011
Business Community Survey (Business Luncheon) done in 2012
Community Visioning Session done in 2010

COMMUNITY SERVICES

The survey was sent out to 2,382 parties with 698 surveys returned for a 29% response. The survey was completed by mostly full time residents with agricultural, seasonal, commercial and renters following. Ownership showed the majority of residents have lived here longer than ten years meaning that the township shows a very stable community. This was further borne out in the other surveys above and in the census data to date.

Overall, landowners in the township were satisfied with the quality of life in the township. Those that were not were in the minority and their reasons were poor roads, taxes, poor development processes in the past, and town board procedures (finding them difficult to understand or do).

Main concerns within the township are the same as every township such as roads, taxes, land use conflicts, business climate, not wanting change versus those that do and those wanting better communications between the town board and the community.

When asked about orderly annexation and/or incorporation and if they wished to know more, the community was split almost equally on this subject. More information in the future may help this to shift one way or the other. This is a very difficult subject to understand with passions on both sides felt and expressed.

Roads were discussed and how to proceed with them. Here the community showed that they were incredibly astute on the subject. They stated the following:

- ~Leave them as they are or improve and repair more roads
- ~If more roads are to be improved or repaired, then the township should implement a capital improvement plan or assess the landowners involved.

When asked about land use and permitting in the township, the community was again split almost evenly with slightly more in the negative than positive. Since this questions was asked with a yes or no response, understanding their concerns either way was not completed.

The community was very interested in keeping their parks and trails available to be used. They stated that they would like to see the township consider a park capital improvement plan to develop more parks and trails. The only consideration here is that the maintenance and operation of the parks and trails would ultimately increase taxes in the township. So the consequences of creating and constructing parks would need additional consideration in the future.

Finally, the qualities important to the community of Baldwin were almost the same in all of the surveys when asked. They were in order of the highest to the lowest: a.) Natural resources, b.) Low crime, c.) Friendly people, d.) Community activities, e.) Business opportunities, and f.) Near to public services.

Overall, the survey did reinforce that most of the Baldwin Township community is content with their life and where they live. That while there are always some nagging issues, that they can be handled. If you wish to see the full survey, a copy of the final survey with attachments will be

COMMUNITY SERVICES

on the website at www.baldwintownship.govoffice.com. The survey in its entirety is also attached as an Appendix B in the Baldwin Township Community Comprehensive Plan once it is completed.

Business Community General Comments in Surveys

The most recent survey did not have a focus on the business community, but there were general comments. Past surveys that are identified above were reviewed and this gave some common thoughts to the business community itself. Below are the comments presented:

The following comments were made regarding business:

- Community would like to see growth
- Possibly want a main street to identify with Baldwin Township
- Internet speed increased
- Promotion of job opportunities
- Expand and attract businesses to the area
- More infrastructure for business / streets, water and sewer where necessary
- Manage commercial, but don't have a lot of regulations
- Need more light commercial
- Decrease impact of lighting / more consistent and uniform
- Retail stores
- Have businesses that the residents can use all of the time

There were some other themes that presented themselves throughout all of the surveys and they are listed below:

- Develop a business community redevelopment plan which could also lead to business retention and expansion
- Consider an "incubator" (for beginning businesses that might wish to grow larger) business option to attract and allow local home based businesses to grow
- Review and implement plans for improvements for all types of infrastructure inclusive of more wireless opportunities
- Identify a road improvement plan for just the business area / inclusive of tree planting and walking trails for residents to use the retail stores that are available. Possibly create a main street theme for the business area.

The Baldwin Township downtown business area is a valued area for and by the township community. It has provided part of the township's revenue and tax base and reduces taxes to residential property by being here. Many of those with businesses do live here and wish to remain. Further consideration to enhance their business climate is a goal the township desires in order to keep and expand their business base for the future.

COMMUNITY SERVICES

COMMUNITY SERVICES

Goals / Objectives (Action Plans)

Goal No. 1: Initiate, through the business, health and community sectors, a conversation on how to work together to help make Baldwin Township and the neighboring communities more efficient in their delivery of services to the residents of the area.

1. Cultivate quarterly work meetings rotating around the area consisting of local leaders, both in the public and private sector with the goal of economic improvement to the area. Some examples of topics could be the following: business and home protection, community public service events and cultural and economic activities which promote the local area as a whole.
2. Consider green models at businesses to help citizens understand how to be more efficient and how to be efficient with their budgets.
3. Consider a standing committee comprised of all interested jurisdictions to review the public transportation network and its changing nature including road, rail, light rail, airport services, bus and their facilities. Look for efficiencies in networking together for the area.
4. Working with Sherburne County and others, develop and implement an economic development policy for Baldwin Township. This will give direction to the business community and help growth to happen in a managed way.

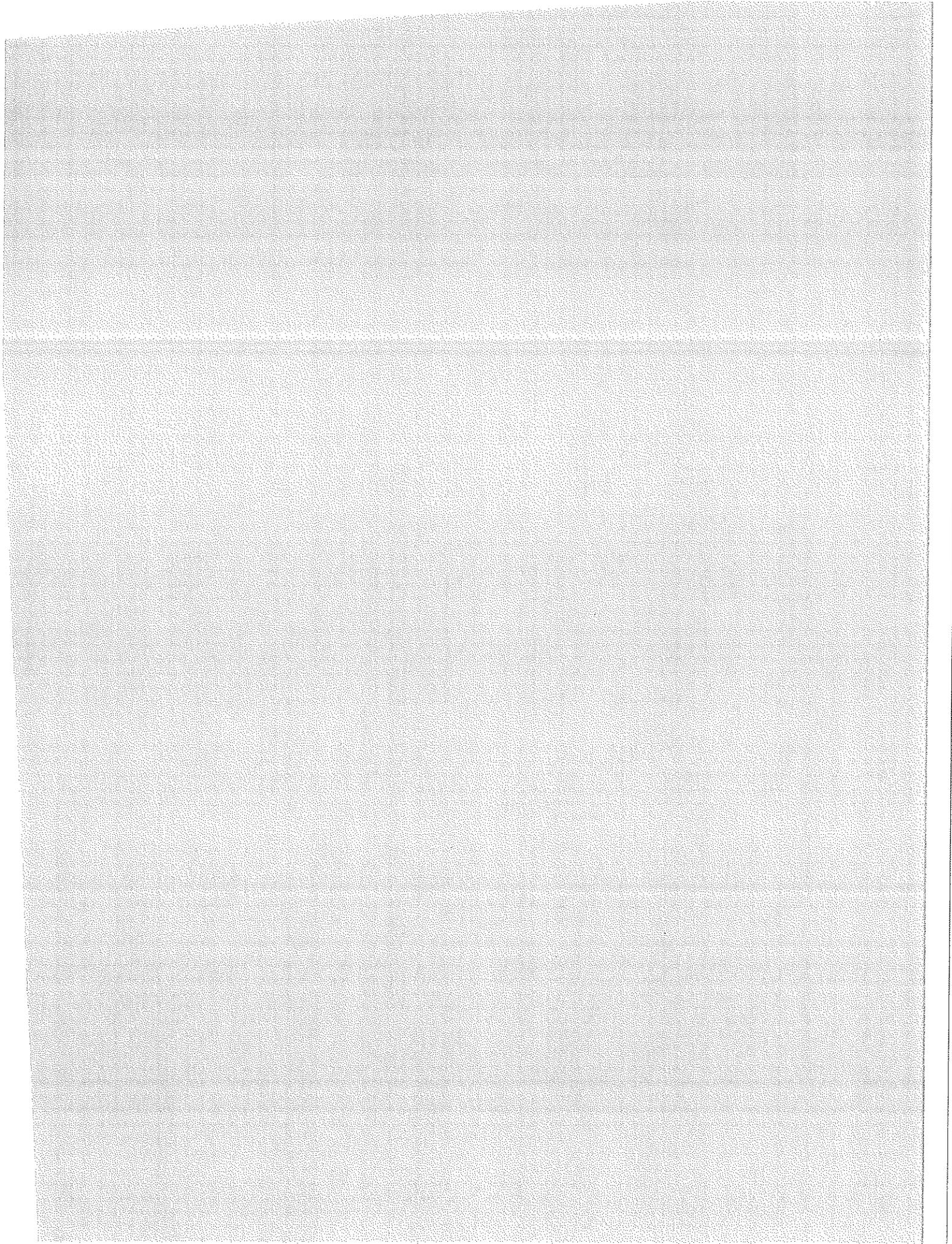
Goal No. 2: Build harmonious relationships with Sherburne County, the neighboring townships and the city of Princeton that will benefit the business and commercial communities.

1. Assist in different transport methods for those that are disabled or in need of transportation.
2. Consider a coffee chat dialogue with neighboring jurisdictions wherein all gather together and discuss the challenges begin faced. Some call it on the 5th Friday of those months where it happens. Rotate the meetings and topics.
3. Working together as a joint group, leverage your knowledge and talent toward financing projects when it is necessary and beneficial for the communities in the area.
4. Encourage the use of mentoring programs for small businesses and/or those that might be interested in an “incubator” business model to see if their idea works. Implement workshops for business people to come and learn and to listen to their concerns.

COMMUNITY SERVICES

Information and Resources courtesy of Ms. Elly Rittenour (retired) and Ms. Judy Thorson,
Planning Commissioners

-
- i Numerous local brochures and informational materials on file at the Baldwin Town Hall offices
 - ii Chapter 7. Parks & Recreation. Sherburne County. County Comprehensive Land Use Plan
 - iii <http://rumriverhs.org> Rum River Health Services. 11/16/2012
 - iv <http://www.princetonmnchamber.org/index.php/community-information>. Princeton Chamber of Commerce website. 2012



COMMUNITY HISTORY

NATURAL HISTORY

BALDWIN TOWNSHIP is situated in the northeast corner of Sherburne County. Two kinds of glacial drift of slightly different age and markedly different composition were deposited in the county during the last major glacial stage of the Pleistocene epoch. The older drift was deposited by ice of the Superior Lobe, which flowed in the area from the north with some blending of the Rainy Lobe. The till in this drift is reddish brown, is generally loamy and noncalcareous, and has a high bulk density. It is commonly referred to as "red till" on drumlins. Pebbles of basalt, gabbro, felsites, and red sandstone (different soils) are common. The Superior Lobe retreated from the area about 13,500 years ago. Milaca, Mora, and Ronneby soils, which are near Santiago, formed in till deposited by the Superior Lob.

The parent soils in the township area were probably created by the Grantsburg Sublobe, a protrusion of the Des Moines Lobe. This ice flowed generally northward to the northern boundary of Sherburne County, and brought a light olive brown, loamy, calcareous drift that contained pebbles of limestone and shale. The till deposited by the Des Moine Lobe is commonly referred to as "gray till" or "bluff till". In some places the Grantsburg Sublobe picked up deposits previously laid down by the Superior Lobe; consequently, complex mixtures of reddish brown and light olive brown drift were deposited in some areas. Such mixtures are part of the Elk River Moraine Complex visible on the islands of till that project through the sand plain north of Becker and northeast of Elk River. Others project through the sand on the south side of St. Cloud and in other small areas in the northwestern part of the county. A thin smear of sand generally mantles the surface on the lower slopes of these till islands.ⁱ

During the retreat of the Grantsburg Sublobe about 12,500 years ago, the ice stagnated in the northern and eastern parts of the county. Meltwater left intermixed outwash gravel and sand from both the Grantsburg and Superior Lobes in a large crevasse in the ice along the eastern edge of the county. When the ice melted, this outwash deposit remained and is evident above the surrounding countryside. Pierz, Sanburn, and Stonelake soils formed in this gravelly and sandy material of the Elk River Moraine Complex.ⁱⁱ

The Anoka Sand Plain area of the Late Wisconsin outwash in east-central Minnesota was deposited as the Grantsburg Sublobe receded (Cooper, 1935). Later, the ice became stabilized along the northeastern edge of the Mississippi Valley, and meltwater produced an outwash apron

COMMUNITY HISTORY

sloping toward the northeast. The material deposited by the meltwater consisted of well stratified fine sand on the Anoka Sand Plain, part of which had not been deeply reworked by wind. The sand plain was once thought to be entirely of eolian (noting or pertaining to sand or rock material carried or arranged by the wind) origin (Leverett and Sardeson, 1932). However, sand-dune areas cover only 7 percent of the Anoka Sand Plain (cooper, 1935). Zimmerman, Cantlin, Lino, and Isanti soils formed in these fine sand deposits.

As the glacier retreated from the area, large blocks of ice were left in the till and outwashes. The melting of these blocks produced depressions in nearly all of the glacial deposits. Many of these depressions are now lakes or bogs. Organic soils developed in shallow depressions where water stood for part of the year and along drainageways that were frequently flooded.

The sand dunes ridges and parabolic dunes are organized in larger parabolic dune blankets, which migrated only limited distances to the southeast. The predominant dune-building winds were from the northwest, but south and west winds modified the dune forms (Keen and Shane, 1990). In some areas large sand dunes developed on the deposits of fine sand, probably soon after the ice melted and before vegetation became well established. The major soils in this area are the Zimmerman soils that have a thick solum (Solum, plural, sola) in soil science consists of the surface and subsoil layers that have undergone the same soil forming conditions. Recent alluvium, the texture of which ranges from loam to sand, has been deposited on the flood plains along the major streams in the county. Soils on the flood plains include Elk River, Fordum, and Winterfield soils.



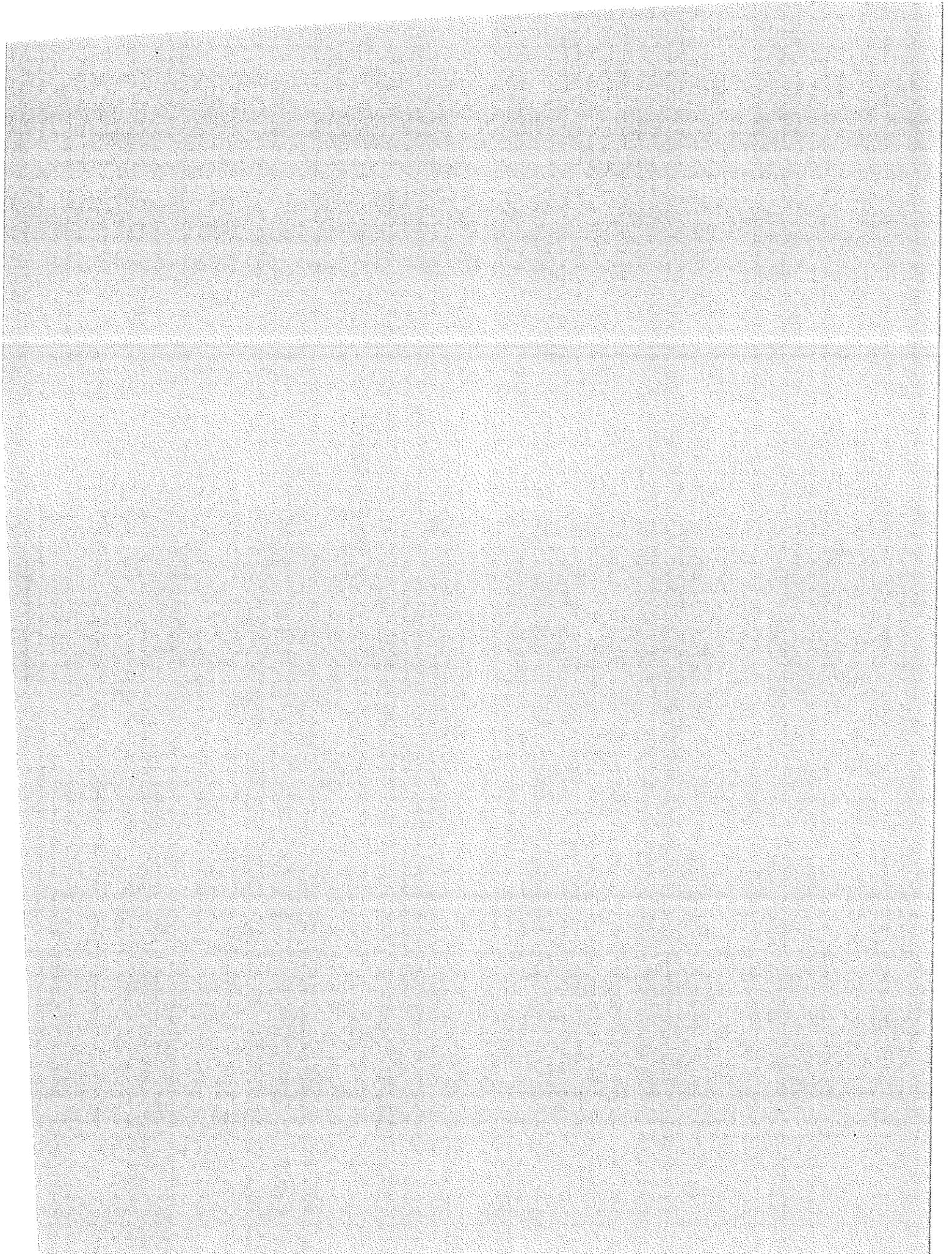
In Sherburne County, differences in parent material and vegetation account for most of the differences among the soils. Climate and relief are fairly uniform throughout the county, and all of the soils have been forming for about the same length of time. Many of the soils in Sherburne county exhibit characteristics of soils that formed under both grassland and forest vegetation. The county is in a transition zone between areas of these two types of vegetation.

In Baldwin Township, along the Rum River, we see the Cantlin soils, to the south on 169 below Princeton you will see the Seelyville and Bowstring soils, to the west of the city in the township, you will see the Zimmerman fine sand, to the southwest in the township you will see a mixture of different Zimmerman fine sands and to the east Zimmerman fine sands mixed with others soils, and finally to the south and southeast in the township you will see Zimmerman again with a lot of mixed soils. A map of the soils and their names are on file in the Township along with a CD discussing the Soil Survey of Sherburne County, MN. The soil survey for Sherburne County was done in 1993-1994 and was paid for by Sherburne County, MN.ⁱⁱⁱ

COMMUNITY HISTORY

Excerpts and Resource materials provided by Mr. Rich Harris, Commissioner
P.C. Materials on file

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- i Soil Survey of Sherburne County, Minnesota 1993-1994, p. 13-15 Background information
 - ii Anoka Sand Plain, Subsection Profile by Minnesota Comprehensive Wildlife Conservation Strategy
 - iii Soil Survey Map of Baldwin Township, created 09/05/12 Stearns County GIS Office



COMMUNITY HISTORY



CULTURAL HISTORY

BALDWIN TOWNSHIP 1858

BALDWIN TOWNSHIP is situated in the upper northeast corner of the county. It was organized on September 13, 1858 and was named after F.E. Baldwin of Clear Lake, who was an early county commissioner. At the time of its organization it included all the territory, which is now Baldwin, Blue Hill, and Santiago Townships. In 1877 it was reorganized and reduced to its present size, 23,040 acres.

Farmland drew settlers to the area. Others soon followed to offer goods and services to the farmers. To accommodate them the land needed to be divided because, unlike the Native Americans, these settlers wanted to have ownership. Surveyors divided the land, so they and their surveys, are a vital part of the history of the County.



According to the 1880 census the population of Baldwin was 256 persons. By the thirties the population had risen to 464 persons, followed by 538 persons in the forties, 416 persons in the fifties, 492 persons in the sixties and increasing to 1,099 persons in the seventies. Part of this 123 percent (123%) increase was due to individuals migrating from Blue Hill Township to Baldwin Township after the establishment of the National Wildlife Refuge. By 1977 the population was 2,208 persons.

The first white person to settle in Baldwin Township was Homer Hulett in 1854, followed by H.P. Burrell in 1855 and C.H. Chadbourne in 1856. Chadbourne, who became an important figure in Baldwin Township and was born near the battleground of the Revolutionary War in Lexington, Massachusetts. When he moved to Baldwin Township he owned little more than a claim to a primitive shanty. His holdings grew and improved until he owned an estate comprised of a comfortable residence and 614 acres of good farmland. At one time it was the largest farm in the county. He was considered to be a man of sound judgment and was respected in the community. He served as a State Legislator in 1874 and as a Sherburne County Commissioner for several terms. He also held numerous township offices.

COMMUNITY HISTORY

Other early pioneers and the dates of their arrival in Baldwin Township were: William Brown, 1861; Morris Guyett, 1856; Edward E. Grant, 1868; M.C. Sausser, 1881; F.B. Knapp, 1870, who served as chairman of the board of supervisors for three terms; W.H. Shaw, 1856, who served in the Second Minnesota Battery and was town clerk for many years and county commissioner for one term; Smith S. Trask, 1878, who served as township treasurer; and Isaac Young, 1866, who held offices of supervisor and assessor for several years.

The land that is now known as Sherburne County was originally part of Benton County. On February 25th in 1856, Sherburne County was organized through an act of the Territorial Legislature. The County was named after Moses Sherburne, Associate Justice of the Supreme Court of the Minnesota Territory. Sherburne County was organized before Minnesota became a State on May 11, 1858.

But how did Sherburne County get to its present size and shape? The answer is that Minnesota and the rest of the "frontier" land west of the 13 original colonies were surveyed into 6 mile "square" sections. This was done over a period of years. The last surveys in far northern Minnesota were completed in the early 20th Century. As areas were defined by these government surveys, they could then be described and sold.

School was in session in Baldwin Township as early as 1857. School District No. 10 was organized soon after the township came into existence and a schoolhouse was built shortly after on the west side of Section 8. The Baldwin Cemetery is located on land which was donated by a Mr. McClure. Many of the tombstones date back to the 1800's, some of them being over a hundred years old. Although a church had never existed in Baldwin Township, Sunday school was often held in the District No. 31 school house. It was also referred to as the Judkins School.¹

Settlement patterns followed transportation routes. These transportation routes included rivers, the Red River Ox Cart Trail, and later the U.S. Military Road. The railroad arrived in Elk River in 1864, but due to financial problems ("panics"), it took about another decade to reach St. Cloud.



As the development of the county changed, from decades of establishing farms and townsites to one of improving roads for farmers to get their crops to market, the role of the county surveyor gradually gave way to that of the County Highway Engineer. As a result of improved transportation, and difficulty making a living at farming, many people moved to the towns and cities, and housing began to replace farms. Also, at about this same time, most counties instituted zoning and subdivision ordinances to regulate platting development.

Sherburne County continued to attract new people. In 1969, the county's housing "boom" began with 33 plats filed in 3 years. It really began in earnest in 1972 with 26 plats, followed by another 16 and 22 respectively over the next 2 years. Development after development was proposed.

COMMUNITY HISTORY

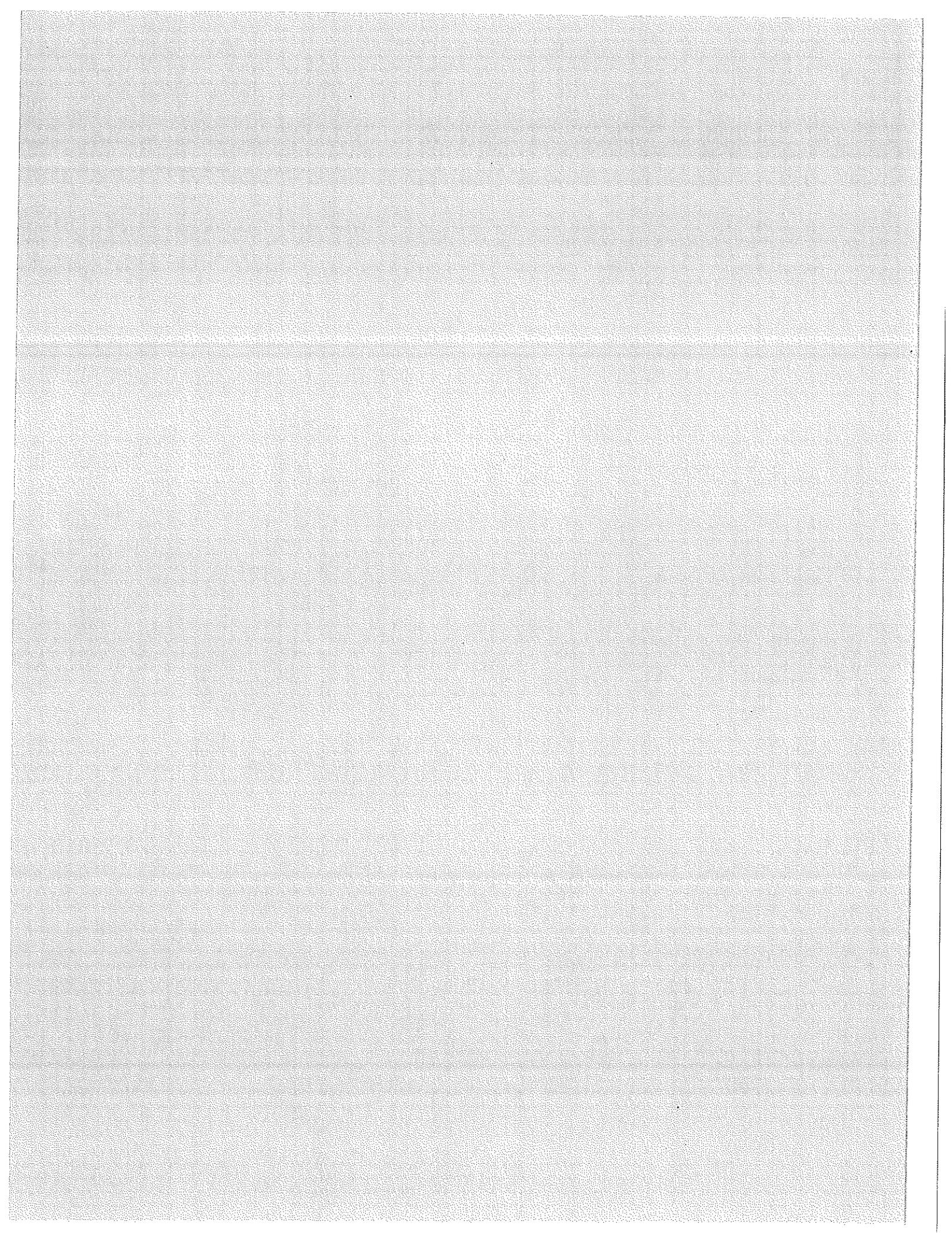
From 1972 through 1999 there were another 824 plats recorded. The “record setting” year was 1996 with 105 plats. It is easy to follow economic recessions by the number of plats recorded. From 2000 onward the pace of development has continued and land values increased with an average of an additional 9 plats being added per month. Plats became larger with 20, 30, or more lots becoming common. This era also saw the advent of condominium and townhouse projects with “zero lot lines” between buildings. Those now moving back to the country onto smaller parcels, began to want (and needed) to know where their property lines were.ⁱⁱ

In the 1990s, the economy began a downturn and while Baldwin Township continues to grow, it does so in a much slower fashion. Today, there is approximately 6,756 population living in the Township. They commute to places of employment within the area of Princeton and Minneapolis as well as working with small businesses out of their homes with the advent of electronic and wireless communications. This small growing sector of businesses may be part of the reason that Baldwin residents prefer the area and make it their home today. Other reasons for the interest in living in Baldwin Township include some of the following; prime geographic positioning, a wealth of recreational opportunities, a classic rural atmosphere, and a growing employment sector.



Excerpts and Research done by Mr. Richard Harris, Commissioner
Planning Commission materials on file

- ⁱ Baldwin Township. www.baldwintownship.com. (From: *The information about Baldwin was found in an unpublished manuscript called History of Sherburne County. It was written by Elaine Anderson. The manuscript (N.P.N.D.) is found at the Sherburne Co. Historical Society in Becker. This material is also included in HISTORICAL SKETCHES from BALDWIN TOWNSHIP & the SURROUNDING AREA by Herb Murphy.*)
- ⁱⁱ Summer 2001. *Historically Speaking*. Newsletter of Sherburne County Historical Society, Volume 15, Summer 2001.)



DEMOGRAPHICS



POPULATION / HOUSING / INCOME

Population / Census Numbersⁱ

BALDWIN TOWNSHIP is the second most populated township in Sherburne County and the third most populated township in the state of Minnesota behind White Bear Township in Ramsey County and Big Lake Township in Sherburne County. Yet, the township has retained much of its warm community setting and openness.

The U.S. Department of Commerce, U.S. Census Bureau identifies Baldwin Township with having a population of 6,739 in 2011, a median age of 36.1, with 90% having a high school certification, 2,518 housing units and a median household income of \$76,600. Baldwin Township continues to show a healthy population growth higher than the neighboring cities and townships. Since the Township is situated along a major highway (State Highway 169) running north and south along with other county roads bisecting the township, it remains a progressive area for growth. While in the 2000's the economy was not as robust, the chart below shows a steady rise in the population, number of households continue growing and the persons/household remaining fairly steady. The 2011 Sherburne County Building and estimated Population Report stated that Baldwin Township had a population of 6756 which is slightly higher than the chart shows below. This is a positive curve for the township. The chart below notes the changes from 2000 to 2011.



DEMOGRAPHICS

	2011	2011	2011	2010	2010	2010	2000	2000	2000
	Population	Households	Persons/ Households	Population	Households	Persons/ Households	Population	Households	Persons/ Households
Baldwin Township	6746	2343	2.88	6739	2334	2.89	4623	1556	2.97
Livonia Township	5969	1910	3.13	5951	1900	3.13	3917	1222	3.2
Mille Lacs Co. Princeton City (part)	50	36	1.39	50	36	1.39	7	4	1.75
Sherburne Co. Princeton City (part)	4648	1892	2.37	4648	1890	2.37	3926	1620	2.33
Princeton Township	2240	835	2.68	2256	837	2.7	1947	693	2.81
Zimmerman City	5235	1808	2.9	5228	1802	2.9	2851	963	2.96

TABLE 1: POPULATION GROWTH 2000-2011

As you review the table below for the future population growth for Sherburne County from the year 2000 to 2040, you can see there are consistent increases predicted for the township. This may be due to fact that Baldwin Township is just a short distance away from entering the cities for work and play. It appears that the township will continue to grow at a moderate rate in the foreseeable future. This means that the township needs to identify their needs and build the necessary infrastructure to meet this growth and provide a healthy and productive environment for their residents.

	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>
Sherburne County	64,417	88,499	98074	108886	119364	129414	139117	148613

TABLE 2: Sherburne County: Population Projections from 2000 to 2040 in Sherburne County

DEMOGRAPHICS

iiThe table below shows, based on the town's population of 6,667 in 2010 (as identified by the Census), the types of ancestry that are part of the Township. It is interesting to note that the predominant ancestry consists of German, Norwegian and Swedish descents.

ANCESTRY	Estimate	Margin of Error	Percent	Percent Margin of Error
Total population	6,667	+/-16	6,667	(X)
American	134	+/-139	2.0%	+/-2.1
Arab	0	+/-69	0.0%	+/-0.3
Czech	27	+/-27	0.4%	+/-0.4
Danish	76	+/-65	1.1%	+/-1.0
Dutch	96	+/-99	1.4%	+/-1.5
English	550	+/-305	8.2%	+/-4.6
French (except Basque)	363	+/-160	5.4%	+/-2.4
French Canadian	93	+/-69	1.4%	+/-1.0
German	3,301	+/-546	49.5%	+/-8.2
Greek	22	+/-34	0.3%	+/-0.5
Hungarian	8	+/-14	0.1%	+/-0.2
Irish	562	+/-210	8.4%	+/-3.2
Italian	245	+/-202	3.7%	+/-3.0
Lithuanian	0	+/-69	0.0%	+/-0.3
Norwegian	1,067	+/-340	16.0%	+/-5.1
Polish	595	+/-252	8.9%	+/-3.8
Portuguese	0	+/-69	0.0%	+/-0.3
Russian	73	+/-85	1.1%	+/-1.3
Scotch-Irish	60	+/-86	0.9%	+/-1.3
Scottish	44	+/-71	0.7%	+/-1.1
Slovak	0	+/-69	0.0%	+/-0.3
Sub-Saharan African	0	+/-69	0.0%	+/-0.3
Swedish	860	+/-317	12.9%	+/-4.8
Swiss	0	+/-69	0.0%	+/-0.3
Ukrainian	17	+/-25	0.3%	+/-0.4
Welsh	16	+/-24	0.2%	+/-0.4
West Indian (excluding Hispanic origin groups)	0	+/-69	0.0%	+/-0.3

TABLE 3. 2010 BALDWIN TOWNSHIP ANCESTRY

DEMOGRAPHICS



HOUSINGⁱⁱⁱ

The age of housing in Baldwin Township demonstrates that the majority of homes were built from 1990 – 2004 (see table below this portion). This would mean that the housing stock in the township remains fairly new and that growth in the township really happened during these years. The majority of these homes are owner-occupied with a very small amount showing as rented. When the total housing units are reviewed below, they are defined as 1 unit, detached homes (2,346 homes) with 102 mobile homes. In 2011, Sherburne County stated that they issued seven (7) single family homes for Baldwin Township. This shows a consistent growth for the community in the Township.^{iv}

YEAR STRUCTURE BUILT	Estimate	Margin of Error	Percent
Total housing units	2,456	+/-152	
Built 2005 or later	84	+/-50	3.4%
Built 2000 to 2004	652	+/-152	26.5%
Built 1990 to 1999	765	+/-171	31.1%
Built 1980 to 1989	232	+/-113	9.4%
Built 1970 to 1979	431	+/-174	17.5%
Built 1960 to 1969	57	+/-58	2.3%
Built 1950 to 1959	170	+/-89	6.9%
Built 1940 to 1949	19	+/-30	0.8%
Built 1939 or earlier	46	+/-61	1.9%

TABLE 4. HOUSING STOCK AND AGES

The table below identifies the number of owner-occupied and renter occupied units and the average household size of each. Owner-occupied housing is the preferred use in the Township.

HOUSING TENURE	Estimate	Margin of Error	Percent
Occupied housing units	2,270	+/-146	
Owner-occupied	2,136	+/-167	94.1%
Renter-occupied	134	+/-145	5.9%
Average household size of owner-occupied unit	3.04	+/-0.21	(X)
Average household size of renter-occupied unit	1.28	+/-0.47	(X)

TABLE 5. HOMEOWNER AND RENTAL RATES

DEMOGRAPHICS

The homeowner vacancy rate is at .8% and the renter vacancy rate stands at 0% meaning it is not measurable. Table 6 below show the owner occupied costs for a home in the Township.^v The majority of the homes are valued within the range of \$200,000 to \$299,999 with the second tier identified as \$300,000 to \$499,999. However, there are comparable numbers in the \$150,000 to 199,999 ranges. The median value for a home in Baldwin Township is around \$252,500.

NOTE: Clarification of definitions.

Median definition: One type of average, is found by arranging the values in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the mean of the two middle numbers. The median is a useful number in cases where the distribution has very large extreme values which would otherwise skew the data.

Average definition: This is a term that is used, miss-used and often overused. Typically many individuals refer to average when they really mean the arithmetic average (mean). Average can mean the mean, the median and the mode.

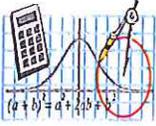
VALUE	Estimate	Margin of Error	Percent
Owner-occupied units	2,136	+/-167	
Less than \$50,000	84	+/-70	3.9%
\$50,000 to \$99,999	29	+/-44	1.4%
\$100,000 to \$149,999	103	+/-76	4.8%
\$150,000 to \$199,999	458	+/-151	21.4%
\$200,000 to \$299,999	878	+/-191	41.1%
\$300,000 to \$499,999	500	+/-149	23.4%
\$500,000 to \$999,999	84	+/-64	3.9%
\$1,000,000 or more	0	+/-69	0.0%
Median (dollars)	252,500	+/-20,619	(X)

TABLE 6. BALDWIN TOWNSHIP HOUSING VALUE

Rental Rates:

Rental rates reviewed in the township vary from a home ranging \$1,495.00/month to a rental unit for \$450.00/month to \$270.00 for office space. Rates become higher as you go further south into the Metro area. A sampling of the area's rates as of April, 2013 was made and is on file at the town hall offices. While there is no census data regarding turnover rates, it looks as if the community data shows stability and a lower housing turnover in general.

DEMOGRAPHICS



INCOME^{vi}

Below are two tables showing the income levels within Baldwin Township. These tables show that there is a natural bell curve to the income in the township and a comfortable middle to higher range of income.

Since the average age in the Township is 36.1 years, the tables below show that the township is perhaps in the best situation at this time to do infrastructure and provide quality services to the residents while the income level is strong.

INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)	Estimate	Margin of Error	Percent
Total households	2,270	+/-146	
Less than \$10,000	40	+/-53	1.8%
\$10,000 to \$14,999	19	+/-30	0.8%
\$15,000 to \$24,999	281	+/-113	12.4%
\$25,000 to \$34,999	31	+/-34	1.4%
\$35,000 to \$49,999	240	+/-89	10.6%
\$50,000 to \$74,999	492	+/-172	21.7%
\$75,000 to \$99,999	559	+/-167	24.6%
\$100,000 to \$149,999	463	+/-139	20.4%
\$150,000 to \$199,999	75	+/-70	3.3%
\$200,000 or more	70	+/-53	3.1%
Median household income (dollars)	76,600	+/-8,838	(X)
Mean household income (dollars)	80,895	+/-7,833	(X)

TABLE 7. HOUSEHOLD INCOME AND BENEFITS IN BALDWIN TOWNSHIP

DEMOGRAPHICS

When you review the family income table below, the median family income, in dollars, is \$82,261 with a per capita (per person) amount of \$28,216. This table shows that Baldwin Township is again in the middle range for income.

Families	1,816	+/-135	
Less than \$10,000	11	+/-18	0.6%
\$10,000 to \$14,999	0	+/-69	0.0%
\$15,000 to \$24,999	162	+/-95	8.9%
\$25,000 to \$34,999	42	+/-45	2.3%
\$35,000 to \$49,999	259	+/-93	14.3%
\$50,000 to \$74,999	298	+/-108	16.4%
\$75,000 to \$99,999	471	+/-150	25.9%
\$100,000 to \$149,999	458	+/-139	25.2%
\$150,000 to \$199,999	73	+/-68	4.0%
\$200,000 or more	42	+/-44	2.3%
<u>Median family income (dollars)</u>	82,261	+/-4,241	(X)
Mean family income (dollars)	85,158	+/-8,695	(X)
<u>Per capita income (dollars)</u>	28,216	+/-2,674	(X)

TABLE 8. FAMILY INCOME IN BALDWIN TOWNSHIP

DEMOGRAPHICS

POPULATION / HOUSING STOCK

GOALS/OBJECTIVES (ACTION PLANS)

GOAL 1: Identify, propose and support strong development practices within the township in order to support housing and the open town warmth and character of the community.

1. Implement a strong developer's agreement with sureties to guarantee that a development will be executed correctly.
2. Analyze the present road transportation and its' functions, and when a developer builds, identify possible connections to the older portion of the transportation system, and fund the new portion as well as the older affected road when it impacts that area in order for the town's transportation system to function efficiently.

GOAL 2: Review existing housing to see where there have been problems. Verify the plat and housing ages in order to recognize present and future infrastructure problems.

1. Begin a review of the plats within the township to see if they are built out completely and if they are not, then try to ascertain why they did not complete. Look for commonalities and/or problems within the plat.
2. Propose transition housing for all ages and examine new housing options for all life cycle housing and their placement in the township.
3. Identify the older housing and density within the township and consider future infrastructure work where it is necessary to help improve the standard of living for those that are there.

GOAL 3: Consider the present development of each land use within the township and develop a model for future growth so impediments will be minimized for orderly growth and expansion of each use.

1. Review and determine the business and home business situation within the township and decide if there are actions that can be used to support and encourage retention yet minimize any concerns with the neighboring areas.
2. Consider and investigate the possibility of an incubator (starter) business opportunities for the home based business in the township that might be at their full capacity and which could cause harm to the health, safety and welfare of the neighboring residences.

DEMOGRAPHICS

Excerpts, general research, rental review, and demographic sources obtained by Ms. Elly Rittenour and review by Ms. Judy Thorson, Commissioners

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- i Sherburne County from 2000-2040. Minnesota Population Projections
 - ii Census data taken from the MN Demographic Center
 - iii U.S. Department of Commerce, U.S. Census Bureau, American Fact Finder. Megan Robertson October 16, 2012
 - iv Annual Report, 2011. Sherburne county Planning and Zoning Administration
 - v Online Research regarding rental units and costs. April, 2013. Commissioner Elly Rittenour
 - vi U. S. Department of Commerce, U.S. Census Bureau American Fact Finder, Megan Robertson October 16, 2012

