

Revision of Policies and Objectives from Hay Creek Township 2000 Land-Use Plan

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June 5, 2014

Goal 1: To Provide Safe and Adequate Roads.

Policies/Objectives:

- Require responsible government or business entities to reimburse township for excessive wear and damage to township roads during intensive short-term activity such as road bypasses or large-scale land development
- Support County and State weight restrictions; prevent activity that would violate these restrictions.
- Prohibit row cropping in the road "right of way."
- Assure that there are adequate setbacks from roads to avoid obstacles that cause snow buildups.
- Establish controls for the township to protect and preserve the right of way.

Goal 2: To Protect the Scenic Character of the Township

Policies/Objectives:

- Maintain and enhance the natural qualities of the Township for future generations
- Regulate recreational bulldozing ☺
- Encourage the maintenance and cleanup of abandoned residential and commercial sites, including the reclamation of abandoned gravel pits.
- Discourage junkyards
- Keep bluff-tops free of conspicuous buildings. Site new homes such that they are difficult to see from public roads in valleys within five miles of that bluff.
- Develop official controls to conserve scenic resources

Goal 3: To Ensure an Orderly Pattern of Growth

Policies/Objectives:

- Require new industry investment be sustainable
- Discourage activity that adversely affects the environment and require any such activity to minimize negative impacts upon the air, land, and water.
- Discourage development that degrades quality of life for residents and creates a nuisance
- Discourage economic development that will decrease property value, decrease the tax base, or not pay for itself.
- Require developers of new housing subdivisions, should they occur in Hay Creek, pay for any new infrastructure, such as roads, utilities, and wastewater treatment infrastructure.
- Platted housing subdivisions shall occur only on the perimeter of, and contiguous to, existing incorporated towns.
- Avoid unplanned and haphazard development
- Ensure new development is orderly, balanced and in keeping with the Township's rural character.
- New infrastructure will be built to Township standards.
- Incorporated cities shall not extend sewer and water lines into Hay Creek Township.
- Ensure infrastructure costs related to large-scale development proposals are not shifted to property taxes or utility fees.
- Ensure that developments, with regard to location and density, can be efficiently provided with services.
- Develop a map determining where future development should or should not occur

Goal 4: To Protect Agriculture and Retain Agricultural Lands

Policies/Objectives:

- Promote sustainable agriculture as the principal Township land use
- Encourage family farm operations
- Minimize variances for new homes proposed on prime agricultural soils
- Allow no prime farmland to be rezoned for residential subdivisions
- Protect agriculture from incompatible adjacent land-uses
- Encourage farming practices that minimize soil erosion and protect and maintain the environmental quality of the township
- Establish buffers between intensive agricultural areas and dense residential housing
- Restrict new large confinement animal feedlots from building near existing residential homes; restrict new residential construction from building near existing large confinement animal feedlots and high intensity farming operations.

- Inform new residents about life in the country: noise, dust, odors, night lights, gravel roads, and nature's pests

Goal 5: To Protect Natural Areas and Open Space

Policies/Objectives:

- Encourage land use patterns and urban design that protect and incorporate natural features and open spaces.
- All new rural residential development should be designed to maintain the open character of rural areas and to protect and maintain agricultural uses.
- Identify opportunities for green and open spaces that are accessible to all members of the community.
- Maintain and enhance the natural qualities of the Township for future generations.
- Protect animal habitat areas and connectivity thereof, particularly in the bluffs.

Goal 6: To Protect the Environment

Policies/Objectives:

- Discourage activity that adversely affects the environment
- Discourage development that degrades environmental quality of life for residents
- Restrict hazardous developments (e.g., tire, nuclear and hazardous storage dumps; sanitary landfills and garbage dumps)
- Encourage water quality monitoring and ensure new development(s) provide a plan(s) for monitoring water quality.
- Assure that any development that may occur in the township comply with all applicable regulations of the MN Pollution Control Agency, the County, and Land and Resource Mgt.