

PEACE TOWNSHIP

OF

KANABEC COUNTY, MINNESOTA

Comprehensive Plan

DECEMBER 2005



## T A B L E O F C O N T E N T S

	Page
I. Introduction	1
Elements of the Comprehensive Plan	
II. Survey and Analysis	3
Location	
Population	
Housing	
Income Characteristics, Profile	
Physical Development: Soil	
Shore Lands -Protected Water	
Existing Land Use	
Transportation	
Public facilities/Services	
III. Goals and Policies	10
IV. Development Plan	13
V. Additional Maps, Details	15
Location Maps	16-18
Land Ownership and Residences	19-20
Transportation System	21-22
Soils and Protected Waters/Wetlands	23 -36



## 1. INTRODUCTION

The purpose of this Comprehensive Plan is to provide a means of guiding the present and future development and use of the Township so as to insure a safer, more pleasant, and more economical environment for agricultural, residential, commercial, public use and activities. To preserve open lands and their use and to promote the public health, safety, and general welfare, in accordance with the authorities granted in Minnesota Statutes.

The Comprehensive Plan provides a means for setting forth a unified group of basic goals and objectives, and general proposals and guidelines which will enable the Town Board, Planning Committee, and citizens, to review current and future issues and proposals alongside a clear picture of what has been decided as the most desirable plan for the future physical development, usage, and character of Peace Township.

### Elements of the Comprehensive Plan

The Comprehensive Plan consists of the following three main sections.

#### Survey and Analysis:

Assesses those factors which have and will continue to influence development and use. These factors will usually include the following: Population, economy, physical resources, natural resources, land use, recreational use, entertainment use, housing, public facilities, and the transportation system. The survey and analysis stage involves gathering of background data about the Township, and also of any problems and/or deficiencies in the existing system which should be corrected.

#### Goals and Policies:

Represents the values and desires of the citizens of the Township relative to the growth, development, and use of their Township. These goals and policies establish public position to guide the decisions of the Planning Committee and Township Board concerning growth, development, and use decisions.

#### Development Plan:

A generalized future plan which reflects the existing conditions identified in the Survey and Analysis Section, and the Goals and Policies Section. This section includes a future land use plan map which geographically locates the desired future land uses and development densities within the Township.

This Comprehensive Plan represents the desired future state of the physical development, growth, and use of the Township. It provides the rationale and legal basis for the institution of official controls. These official controls, which may include a Zoning Ordinance, will act to implement the goals, objectives, and recommendations of the Comprehensive Plan.

Finally, the Comprehensive Plan needs to be re-evaluated on a periodic basis and updated or amended, as needed. There may be several reasons why: A change in conditions in the Township brought about by ongoing recent development, and also there may be changes in the goals and objectives of the Township. The Comprehensive Plan should also be consistent with any official controls currently in effect. At anytime the official controls are amended, the Comprehensive Plan should also be amended to maintain consistency. A good indication of the need to update is when the Comprehensive Plan and/or official controls are subject to frequent amendments caused by, and/or when an activity is creating conflict and/or damage to the Township resources, goals, and policies.

## 11. SURVEY AND ANALYSIS

### Location

The Township of Peace is located in the North Central portion of Kanabec County and is approximately seven miles north of the city of Mora, which is the County seat. The Township is approximately seventy miles north of the Minneapolis-St. Paul metro area and one hundred miles Southwest of Duluth, Minnesota on Lake Superior. See the following Kanabec County Township Map.

### Population

An important factor in planning for future land uses and services are the demographics of the Township. An analysis of past population trends can provide an insight into factors which have influenced past and those which may impact future growth. See the following Population Profiles.

### Housing

An analysis of housing characteristics is part of the community's planning process. This is because housing is an essential element needed by individuals and families and the availability of sufficient housing is an important factor in the area environment and quality of life. See the following Housing Profiles.

### Economic Characteristics

The economic base of Peace Township is like everywhere else, very diversified. Economic activities within the Township are primarily agricultural with very limited commercial and/or industrial activities. The employment of the Township residents is also distributed across a wide spectrum of occupations as everywhere else. See the following Income Profiles.





For more information you can look on the web at  
[www.lmic.state.mn.us/datanetweb](http://www.lmic.state.mn.us/datanetweb)

**CENSUS: PEACE TOWNSHIP (KANABEC COUNTY)**  
**POPULATION PROFILES: POPULATION IN 1970, 1980, 1990, AND 2000**

	1970	1980	1990	2000	2000-2002	
					Actual	Percent
Population	386	485	609	963	354	58.13
Land Area(sq. mile)	36.10	36.84	36.41	36.41	-0.00	-0.01
Density (persons per sq. mile)	10.69	13.17	16.73	26.45	9.72	58.14
Housing Units	217	419	460	537	77	16.74
Households	--	155	230	358	128	55.65
Persons Per Household	--	3.13	2.65	2.69	0.04	1.59
Persons in Group Quarters	--	0	0	0	0	--

	2000	2001	2002	2000-2002	
		Estimate	Estimate	Change	
				Actual	Percent
Population	963	1,014	1,026	63	6.54
Households	358	377	383	25	6.98
Persons Per Household	2.69	2.69	2.68	-0.01	-0.37
Persons in Group Quarters	0	0	0	0	0.00

\* The 2001 and 2002 estimates are not available for American Indian Reservations, Unorganized Townships and Tracts.

Definitions Demographic Helpline or 651-296-2557

**2000 CENSUS: PEACE TOWNSHIP (KANABEC COUNTY)**  
**HOUSING PROFILES: NUMBER OF OWNED AND RENTED UNITS**

SF1-H4: Occupied Housing Units		
Status	Units	Percent
Owned	334	93.3
Rented	24	6.7
Total	358	100.0

SF1-H3: Occupancy Status		
Status	Units	Percent
Occupied	358	66.7
Vacant	179	33.3
Total	537	100.0

SF1-H5: Vacancy Status	
	Vacant Housing Units
Total:	179
For rent	0
For sale only	3
Rented or sold, not occupied	1
For seasonal, recreational, or occasional use	171
For migrant workers	0
Other vacant	4

Definitions Demographic Helpline or 651-296-2557

**2000 CENSUS: PEACE TOWNSHIP (KANABEC COUNTY)  
INCOME PROFILES: FAMILY AND HOUSEHOLD INCOME**

**All Races**

SF3-P82: Per Capita Income in 1999		SF3-P52, P53, P54, P76, P77, P78: Median and Average Income in 1999	
		Median Income	
\$14,546		\$33,929	\$35,962
		Average Income	
		\$38,405	\$41,704

SF3-P52, P76: Household and Family Income in 1999		
Total:	352	256
Less than \$10,000	24	5
\$10,000 to \$14,999	22	18
\$15,000 to \$19,999	39	19
\$20,000 to \$24,999	43	32
\$25,000 to \$29,999	25	27
\$30,000 to \$34,999	29	22
\$35,000 to \$39,999	27	18
\$40,000 to \$44,999	13	15
\$45,000 to \$49,999	30	16
\$50,000 to \$59,999	45	35
\$60,000 to \$74,999	35	31
\$75,000 to \$99,999	10	10
\$100,000 to \$124,999	7	5
\$125,000 to \$149,999	0	0
\$150,000 to \$199,999	3	3
\$200,000 or more	0	0

Definitions Demographic Helpline or 651-296-2557

## Physical Development

### A. Soil ( data compiled February 2001)

The soil characteristics of Peace Township often influences land uses and development. All information herein is the latest information available to the Township and was provided by the U.S. Department of Agriculture, Natural Resource Conservation Service, Soil Survey Office.

The Township is made up of two basic soils characteristics, Glacial Outwash and Glacial Till. A further breakdown of the soil characteristics are as follows: Glacial Outwash -Main soils are Antigo, Rosholt, and Ossmer. Minor soils are Sanborn, Mahtomedi, Billyboy, Scott Lake, Minocqua, Warman, and Nadaros. Glacial Till- Main soils are Mora, Brennyville, and Cathro. Minor soils are Milaca, Cebana, and Seelyeville. There is further and other breakdowns of soil types. It is quite extensive.

Each soil type has different, unique, properties and qualities which may be a determining factor for the particular use on it. Some soils found in Peace Township have physical properties not conducive to structural development. These soils may be subject to flooding, have low strength, poor percolation, or other characteristics which make them hazardous for building or for road construction.

The maps herein should not be used to make specific determinations regarding the suitability for building or development. Therefore all such determinations should be made on a site by site evaluation which follow the Goals and Policies section of the Comprehensive Plan.

### B. Shore lands -Protected Waters

Shore lands as defined in MN Statutes Chapter 103, and the planning and zoning enabling legislation in MN Statutes Chapter 394 for Counties.

The Environmental Services Director of Kanabec County is responsible for the administration and enforcement of these ordinances. They are on file at Kanabec County Environmental Services Office.

Peace Township has surrendered Shore lands control to Kanabec County Ordinance # 5 titled Ordinance For The Management Of Shore lands Areas of Kanabec County, MN, established May 2002.

Peace Township may determine to establish shoreland ordinances that are more restrictive than State or County Ordinances. The more restrictive ordinance would prevail.

The MN Shorelands Management Act establishes minimum lot size, building setback and other provisions in order to protect the quality of waters and adjacent lands.

The shorelands of Peace Township have been classified as environmentally sensitive areas requiring special management.

Major shorelands of Peace Township include Knife Lake, Pornroy Lake, and Snake River. See shorelands maps for additional areas of protected shore lands and protected waters. Maps provided in the Peace Township Comprehensive Plan may not be official. They are provided as information only.

#### Existing Land Use

The existing land use and land characteristics of Peace Township are very important and shall/must be considered in determining the type of future land use and densities that are desired. A following map indicates generalized land uses and land cover of Peace Township. Forested land constitutes the major land area with pasture, open, cultivated, and wetlands, making up the rest of the Township land area. Pasture, open and cultivated use areas are generally found in the Central, Western portion of the Township. The majority of the forested land is located in the East side of the Township. Major and minor wetlands are located throughout the township. The most intensive development exists and continues in the Southern portion of the Township and adjacent to the Knife Lake area and consists of year-round and seasonal residences. The following Plat Map copy of Peace Township shows residences, density, and land ownership patterns.

#### Transportation

The transportation system of Peace Township is shown on a following map. This map indicates the jurisdiction of roads, and type of road surfaces.

Of the approximate 62 miles of roads within Peace Township, The breakdown is: 6 miles of State trunk highway; 15.5 miles of County State Aid roads; 9 miles of County roads; 31.5 miles of Township roads. Of the approximately 62 miles of road, 22 miles are paved or of a bituminous surface and 40 miles are gravel or soil surfaced. The Town Board shall contract with a private contractor(s) for maintenance of the Township roads. Periodically, on a timetable set by the Town Board from Township residents input (normally annually or biannually), the Board shall call for bids on maintenance, material, and equipment to insure the most efficient and effective use of township funds. Larger Township projects shall require a call for bids on an individual basis.

### Public facilities/Services

There are no public water or sewer systems within the Township. All existing water and sewer systems are on-site systems. There is a State Wayside Station located on the West side of Highway 65 by Knife Lake. The Town Hall is located on Highway 65 near Knife Lake. The Township leases this building which consists of a meeting room used for Township Board meetings, Planning Committee meetings, various other Township related meetings, and a voting poll for elections.

Fire service is provided through a contract with the local area Volunteer Fire Department. Law enforcement is provided by the Kanabec County Sheriff's Department. Planning and Zoning services are provided for the Township through the Board of Supervisors with the assistance of a Planning Committee and a Zoning Administrator .

### III. GOALS AND POLICIES

#### Natural Environment

- A. Goal -To preserve and to protect from commercial, industrial, and residential use and development unique features and environmentally sensitive areas.

#### Policies

1. Development will be prohibited in areas with significant environmental or ecological vulnerability or other factors which have been determined unsuitable for or hazardous to development.
2. The quality and quantity of surface water and groundwater resources shall be preserved by the appropriate regulations on all development activities which has the potential of impacting the water resources of the Township.
3. The importance of Township woodlands, lakes, waterways, soils, glacial, and other natural features and characteristics on the quality of their natural resources and their enjoyment shall be recognized and appropriately managed to be preserved for current and future generations.
4. The Township's unique, natural, scenic and historic areas shall be identified, protected, and may be developed for public use and enjoyment with the primary purpose of preservation of these natural resources.

#### Physical Development of the Township

#### Land Use

- A. Goal- To identify areas suitable for development, prevent incompatible land uses, and establish compatible land uses and development patterns appropriate for the level of services and facilities available in the Township.

#### Policies

1. No structural development such as construction of commercial, industrial, or residential structures shall be permitted on soils with severe or very severe limitations, unless current acceptable engineering standards and safeguards are employed in construction and are not in conflict with current wetlands, soils, and shore lands regulations. These limitations shall include:

- a. Slopes in excess of 12 percent.
  - b. Wetlands, peat, and muck areas. (Wetlands map, description, terms.)
  - c. Areas of exposed bedrock. (Soil depth less than six feet. )
  - d. High water table. (Area within.)
  - e. Soils subject to severe wind and water erosion.
  - f. Soils of low permeability.
2. Development shall be limited in those portions of the Township that have significant areas of unsuitable soils and/or topography for buildings.
3. The open storage or accumulation of materials, equipment, or vehicles shall be limited to prevent nuisances and/or prevent a depreciative value effect on adjacent properties, and/or threaten the health, safety, and welfare of the public.
4. Development will be encouraged in those areas that have potential for providing an appropriate range of public services, including transportation, at the most economical cost to the County, Township, and School District. Development which would result in a negative fiscal impact to the Township and other Governmental Agencies due to increased service requirements, shall be discouraged.
5. Agricultural and residential should be the primary land use within the Township.  
Agricultural use shall occur on land of adequate size as to not adversely effect/impact adjacent lots. The issuance of Conditional Use Permits within the Township for other secondary, appropriate uses, after Township Board approval, shall continue.
6. Residential, commercial, and industrial development may be accommodated, consistent with the needs and desires of the Township and shall be located on existing, maintained roads and not adversely effect/impact any existing land uses.
7. The Township will encourage quality housing for its residents by establishing minimum standards for dwellings.



Public Services and Facilities

- A. Goal- To provide for a cost effective, suitable level of services consistent with the rural characteristics and land use goals and policies of the Township.
1. Development shall be encouraged to occur in patterns and locations where services presently exist. Development in remote areas or development patterns which require additional services and facilities, including new roads, will be discourage.
  2. The Township shall maintain a limited level of public services and facilities, consisting primarily of fire protection and road maintenance. The Township public service and facility standards shall be maintained and improved only when necessary to accommodate existing and planned development.
  3. The investment and mobility of the existing transportation system shall be protected by instituting appropriate land use, density, building setback, and access controls as to not exceed or reduce the functioning the current system.

## 1 V .DEVELOPMENT PLAN

### Future Land Use Plan

The Future Land Use Plan represents the future land use patterns and development densities desired by Peace Township residents. The recommendations of the plan are based on the issues and factors discussed in the Survey and Analysis Section and the Township's desires and values stated in the Goals and Policies Section.

The Future Land Use Plan identifies two development areas as shown on the following map. These are Agricultural/Residential Area and Shoreland -Protected Waters Area.

#### A. Agricultural/Residential Area

The Agricultural/Residential Area is characterized by mixed agricultural and residential uses side by side. This area has and is becoming more densely developed and is very well served by existing roads.

The recommended development for this area is for agricultural and residential uses as the predominant uses. Commercial and industrial uses will be accommodated as secondary uses under special conditions and must follow the guidelines in Section III,' Goals and Policies, Land Use, #5.

#### B. Shoreland -Protected Waters Area

The Shoreland -Protected Waters Area is the area in the Township within one thousand feet (1,000) from the ordinary high water of lakes and three hundred feet (300) from rivers and other protected waters. This area is subject to special management under the State Shore lands Management Act. Any development activities and restrictions have to be in conformance with this Act. Accordingly, regulations, enforcement, and administration are under the control of Kanabec County Ordinance #5.

### Public Services. Facility Plan

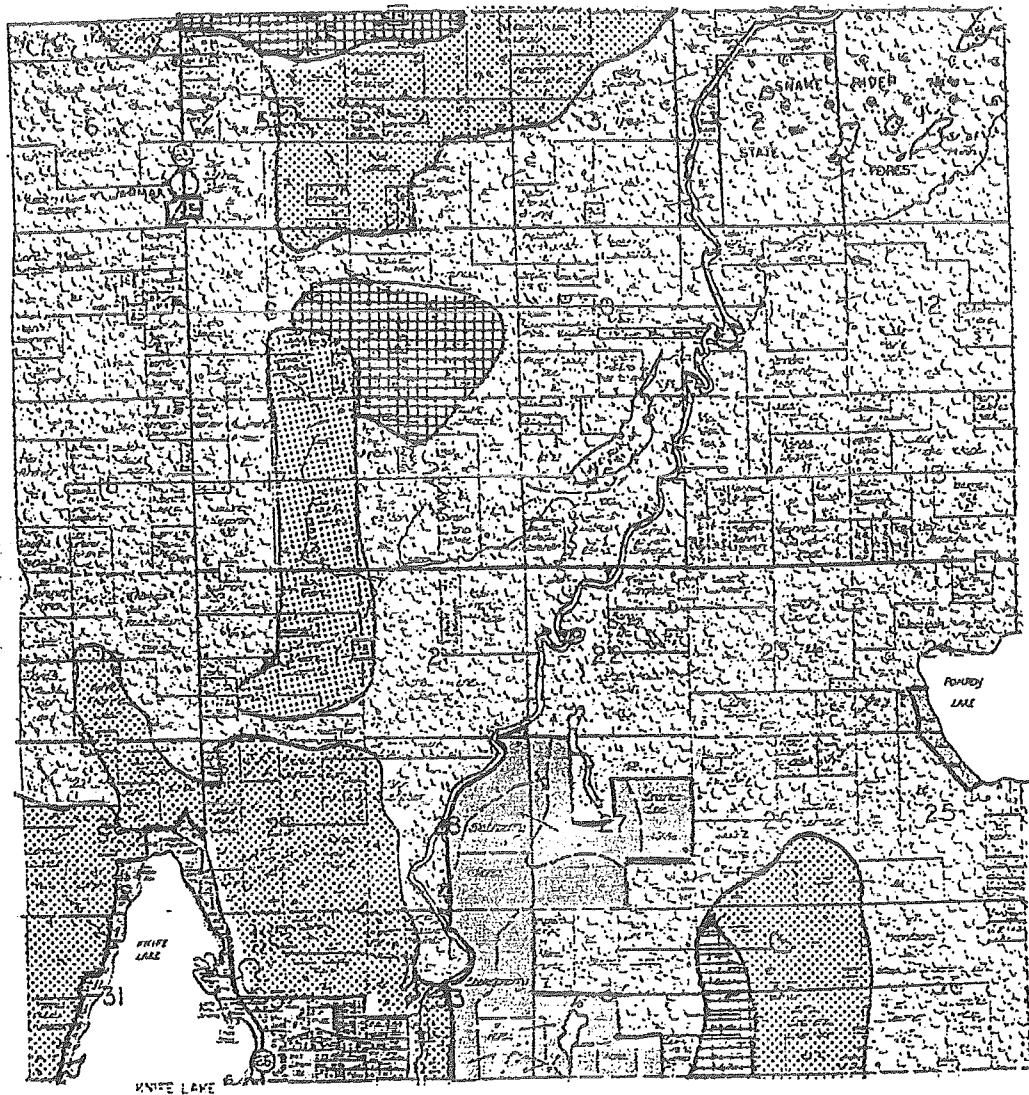
The exiting level of public services and facilities are planned to be well maintained. Services such as public water and sewer systems are not planned for in the future The existing transportation system generally will be maintained with no new road systems. The Township shall, to the best of its ability, upgrade and maintain roads in a fiscally responsible manner.





In all situations concerning upgrades and new roads, the Township Board shall work with the Township residents and the primary land owners to establish and maintain good relations within the township. The Township Board shall act in such a fiscally responsible manner as to not burden the Township residents with undue taxes, and also protect the Township from outside sources that will create unnecessary tax burdens as well.



V. ADDITIONAL MAPS - DETAILS

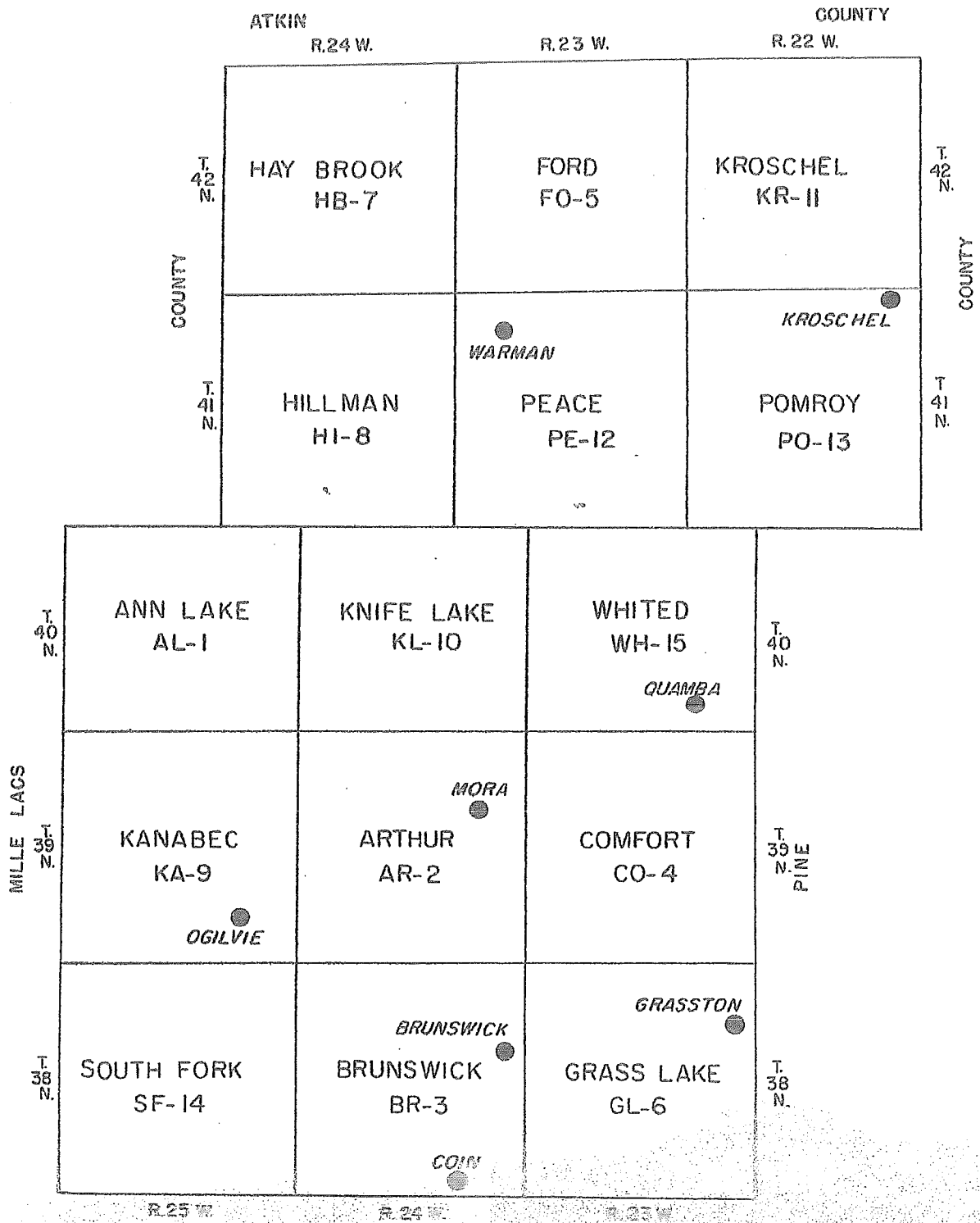
# EXISTING LAND USE



-  FORESTED
-  CULTIVATED
-  RESIDENTIAL
-  PASTURE AND OPEN

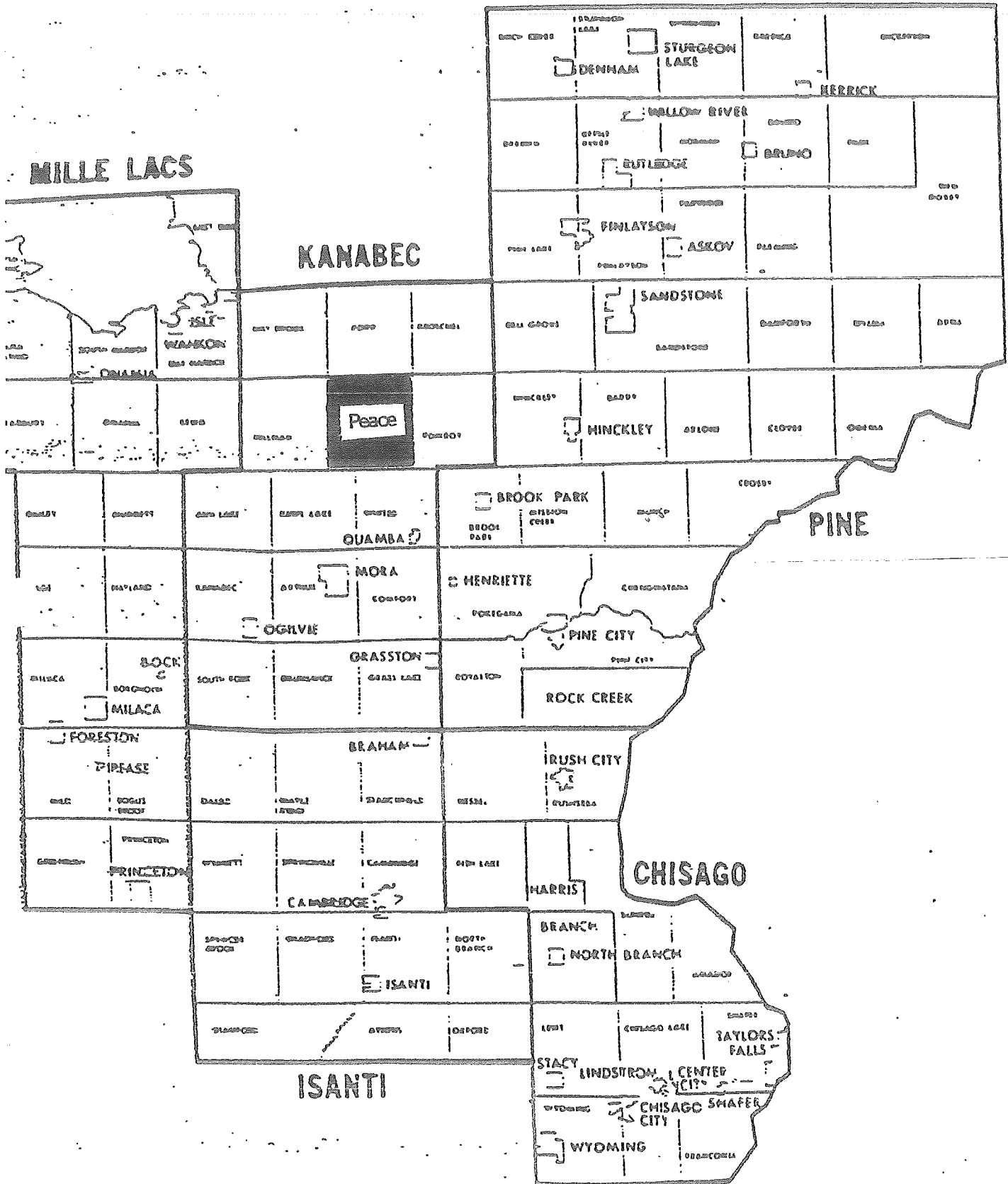


# LOCATION MAPS











# TOWNSHIPS - KANABEC COUNTY

