

Barry Township's Comprehensive Plan

GOALS AND POLICIES

This Comprehensive Plan sets forth a unified group of basic goals, policies, and general plans. This enables the town board, planning commission and the citizens, to review current and future development issues and proposals, in light of what has been decided as the most desirable plan for the future physical development and character of Barry Township.

The goals and policies are broken down into sections relating to different land uses. A key feature of the comprehensive plan, is that it treats all of these many land uses individually, since all of these uses together determine the makeup of the township.

A goal is “a desired result or purpose”. The planning Commission has developed a list of goals that in a general yet achievable way, address identified issues in Barry Township, both positive and negative.

A policy is “a general principle or plan that guides the actions taken by a person or group”. These policies then become the means to achieve the stated goals and specific actions the township will take to accomplish the goals itemized in this section.

General Goals:

1. Provide for a mixture of land uses which maintains a rural environment and lifestyle, and avoids the necessity of installing municipal sewer, water systems and other urban services.
2. Protect surface water, groundwater, groundwater recharge areas and private wells, from all sources of contamination.
3. Preserve open space, wildlife habitat, and protect natural resources.
4. Protect steep slopes, tree cover, wetland and other fragile lands, through appropriate land use controls.
5. Develop a sound tax base and other means, to avoid excessive tax burdens upon individual property owners, and to minimize tax increases.

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Policies:

- A) Utilize this comprehensive plan as a guide to manage growth and development, and to provide a foundation for zoning ordinances.
- B) Assure that all development, including agriculture, is orderly, is balanced, and is in harmony with the township's rural, residential, and farming character.
- C) Assure that all development, including agriculture, will not impair the quality of life or enjoyment of property for the citizens of this township.
- D) Utilize planning practices that avoid the need for urban services such as intensive street maintenance, fire protection, curb and guttering.
- E) Continue to implement growth and ordinances in order to protect surface water, groundwater, groundwater recharge areas, and maintain the rural environment and atmosphere of the township.
- F) Monitor and control land uses which contribute to erosion, pollution and well contamination.
- G) Require property owners developing or improving their land to bear the costs of infrastructure improvements, and mitigate any adverse offsite impacts.
- H) Preserve and enhance governmental and private sector services.
- I) Restrict development that will negatively impact the quality of life, enjoyment of property, health and safety or the residents of the township.
- J) Preserve and enhance governmental and private sector services.
- K) Assure that any development that may occur in the township in the future, will be compatible with the capability and limitations of the land.
- L) The direct and indirect fiscal impact of growth and land development activities in the township, 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.
- M) Sustain local control of land use policy and administration by respecting land owners and citizens rights and responsibilities, developing consistent land use policies, procedures and practices to be used by all parties within the township, and ensuring consistent enforcement of laws and ordinances.
- N) Establish a review process for conditional use permits.

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Agricultural Goals:

1. Work to preserve the economic vitality of agriculture.
2. Use all available means to retain existing productive agricultural lands, and encourage the use of such lands for a variety of agricultural uses. (Including, without limitation, row crops, fruit and berry crops, nurseries, pasture lands, etc.)
3. Promote and maintain the open character of agricultural districts and other historical agricultural products in order to preserve large parcels of land for farming, orchards, livestock production, tree farms, community supported gardens, and other agricultural uses or as open space.
4. Promote wise land management so that the land is undiminished for future generations.
5. Resist development pressures and land speculation which tend to create sprawl.
6. Promote, with other jurisdictions and agencies, legislation and regulations that encourage preservation of agricultural land and open space.

Policies:

- A) Assure agricultural uses remain the dominate use whenever new residential uses are introduced into an agricultural area.
- B) Encourage transfer of land and development rights to preserve agricultural usage.
- C) Preserve agricultural land, open spaces and wetlands, using existing and new methods of conservancy.
- D) Encourage good soil and water conservation practices to protect the groundwater, to reduce soil erosion, or eliminate soil erosion.
- E) Establish zoning that is consistent with agricultural and open space preservation.
- F) Discourage residential development on land suitable for agricultural use and adhere to planning practices that will allow existing farms to continue operating without external pressures.
- G) Prohibit the construction of new streets in the agricultural zones except to the extent township ordinances and the township determine that a road will fit with the overall road plan, or is necessary in order to allow a property owner to use the property in keeping with the agricultural zoning and all other township ordinances.

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- H) Control the upgrading of existing roads and construction of new roads which would serve to encourage non-farm development in the agricultural zones.
- I) Encourage the use of "Open Space Designs" or Planned Unit Developments where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones.
- J) In areas where agricultural and non-agricultural uses interface, the non-agricultural developer is responsible for any desired screening, which must not interfere with the agricultural use.
- K) Residential use of a parcel will not set a precedent for granting residential use of another parcel of related physical type in the Agricultural zones.
- L) Assure that agricultural development is consistent with policies that preserve the rural character of the township.
- M) Discourage high density feedlots.
- N) Discourage large industrial-sized development.

Rural Residential Goals:

1. Maintain the township's overall low density, and preserve the rural character of the township, by encouraging residential development, primarily in designated residential areas.
2. To identify suitable areas where limited development will be allowed, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.
3. To encourage development in rural residential areas that does not require public sewers, wastewater treatment, water, and other services that the township does not provide.
4. Work to improve substandard housing.
5. To provide for development in an orderly manner that will retain Barry Township's remaining rural character, and protect the township's health, safety, and general welfare.
6. Allow for home occupations and home-based businesses that do not alter the residential character of the zone

Policies:

- A) Lot size alone does not determine a parcel's suitability for on-site sewage treatment systems. Such suitability depends upon soil types, depth to water table and bedrock, slope, whether the

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lot is in the floodplain or a wetland, and other physical features and environmental concerns. Lots may be required to be larger when physical conditions warrant.

- B) Guide future higher density residential development to areas in which public water supply and sewage disposal can best be provided.
- C) Development shall be discouraged in those portions of the township which have significant areas of unsuitable soils or topography for buildings.
- D) Require a minimum buildable area of contiguous buildable acres according to applicable zoning ordinances. Each building lot shall have enough area with suitable soils as dictated by current code.
- E) Permit no commercial or industrial uses in the Rural Residential Zone except agricultural and home occupations as permitted by ordinance.
- F) Require a minimum according to zoning ordinances of frontage on a public street for all lots in order to provide adequate separation of houses to preserve the rural atmosphere, reduce the need for setback variances by providing an adequate lot width, provide adequate separation and limit the number of driveways onto collector streets to ensure safe access and traffic flow, and to work to eliminate long and narrow lots and irregularly shaped lots, because both are difficult to define and develop.
- G) Require each applicant for a building permit to demonstrate that there is sufficient area on the lot within all setback requirements to construct a house and all allowable accessory structures.
- H) Encourage the continuation of existing agricultural uses on parcels in the rural residential zone and consider zoning for agricultural preserve where appropriate and when requested.
- I) Permit rural residential subdivisions that best utilize the available buildable land, protect environmentally sensitive areas, retain open spaces, maintain maximum vegetation and tree cover, and ensure the protection of surface water and groundwater.
- J) Prohibit land uses which are inconsistent with the rural character of the rural residential zone and which might place excessive demand on township services.
- K) Encourage the use of "Open Space Designs" or Planned Unit Developments where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones.
- L) Development shall be consistent with the needs and desires of the township, be located on or have direct access to existing maintained roads, and not adversely impact any existing land uses.

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- M) The township will encourage quality housing for its residents by working toward minimum standards for dwellings.
- N) Nuisances shall be addressed to prevent a depreciate effect on adjacent properties, and to not threaten the health, safety, and welfare of the public.
- O) Improve the available housing through federal and state housing rehabilitation programs. The township will a participate in state and federal grants and loans for housing rehabilitation and energy conservation.
- P) The township recommends that residential development in rural residential areas of the township be established at densities which minimizes the loss of agricultural lands and disruption to agricultural practices. Further, the township recommends that residential densities be established such that they do no detract from the existing rural character of the township.
- Q) The township will encourage commercial and private builders to implement adequate construction practices for all construction activities in the township.
- R) The township will rely on Pine County to administer and enforce on-site sewage treatment system design standards consistent with the Sate of Minnesota rules and statutes; however, the township should look for opportunities to encourage Pine County to adopt alternative system preference standards.
- S) Establish design standards, performance standards, and a review process for conditional uses.
- T) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

Residential Goals:

1. Work to improve substandard housing.
2. To identify areas suitable for development, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.
3. Assure that the residents of the township have access to safe and affordable housing in good neighborhoods and encourage the development of housing that meets the needs of all township residents.
4. The township will encourage new development in areas that demonstrate the potential to provide adequate public services and facilities such as utilities, transportation systems, water and sewer at an economical cost to the township.

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5. Proactively encourage housing and property maintenance to ensure stable neighborhoods and maintain property values.
6. Assure that the development or redevelopment of substandard lots or waterfront properties does not adversely impact the character of existing residential neighborhoods.
7. Allow for home occupations and home-based businesses without adversely impacting the residential character of the zone.

Policies:

- A) No structural development shall be permitted on soils with severe or very severe limitations unless acceptable engineering safeguards are employed.
- B) Permit no commercial or industrial uses in the Residential Zone, except home occupations as permitted by ordinance.
- C) Require each applicant for a land use permit to demonstrate that there is sufficient area on the lot within all setback requirements to construct a house and all allowable accessory structures.
- D) Require landowners to install and maintain driveways from the road frontage of the lot to such a standard that emergency vehicles will have ready access to all buildings.
- E) Subdivision within service areas where public utilities are not provided in advance of development is not allowed, residential land uses and residential subdivisions should encourage and provide for planned unit development and or clustering of residences in such a manner to allow for existing on-site utility systems with potential for providing utility systems in the future.
- F) Encourage site plan review for significant residential development activity to ensure the efficient provision of facilities and services, energy conservation practices, aesthetically pleasing site design, and minimum impact to the environment.
- G) Development may be accommodated, but shall be consistent with the needs and desires of the township, be located on or have direct access to existing maintained roads, and not adversely impact any existing land uses.
- H) Encourage residential additions, remodeling, and reconstruction to fit within the neighborhood context.
- I) The township will encourage quality housing for its residents by establishing minimum standards for dwellings.

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- J) Encourage rehabilitation or where necessary, redevelopment of substandard units, using available state and federal programs, as well as private development or public action.
- K) Improve the available housing through federal and state housing rehabilitation programs. The township will participate in state and federal grants and loans for housing rehabilitation and energy conservation.
- L) The township will encourage commercial and private builders to implement adequate construction practices for all construction activities in the township.
- M) Define density and intensity standards for the township.
- N) Address nuisance and blight issues to prevent a depreciative effect on adjacent properties.
- O) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

Environment and Natural Resources Goals:

- 1. To assure compatibility of development with the natural environment.
- 2. To protect and preserve the natural resources of the township.
- 3. To protect, preserve, and enhance the township's unique environmental and scenic areas.
- 4. To provide for the protection of the township's residents and property from natural and man-made hazards.
- 5. Promote clean surface and ground water.
- 6. Protect groundwater recharge areas such as wetlands.
- 7. Protect air quality.

Policies - Water:

- A) When not preempted by the state, protect ground and surface water.
- B) Promote and encourage the preservation and the development of wetland, setbacks, and other means of preserving or enhancing water quality.
- C) The quality and quantity of 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.

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- D) Protect surface water by preserving shore lands, wetlands, water bodies, floodplains, streams and rivers.
- E) 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.
- F) Required preservation of groundwater recharge areas through land dedication in subdivisions, scenic easements, and through zoning use permits.
- G) Preserve and protect all drainage ways.
- H) Encourage proper sealing of all abandoned water wells.
- I) Maintain and develop water drainage in such a way to prevent damage to neighbor's property.
- J) Discourage development in areas subject to flooding or areas that would contribute to flooding, erosion, or sedimentation.
- K) Require erosion control and other improvements in major drainage ways in all developments.
- L) Protect and preserve steep slope and highly-erodible areas.
- M) Prohibit the discharge of pollutant into water bodies, water courses, wetland, and groundwater recharge areas.
- N) Cooperate with all applicable governmental watershed management organizations to improve groundwater quality regardless of the jurisdiction involved and their limits.

Policies - Soil:

- A) Encourage the spreading of animal waste in an environmentally sound manner.
- B) Restrict contaminate soil storage or disposal in the township.
- C) Minimize soil erosion (filter strips, riparian buffers, contour farming).
- D) Encourage utilization of sound soil conservation practices for all agricultural operations to reduce soil erosion.
- E) Use sound soil conservation and engineering practices in the design and construction of all streets and driveways to assure soil stabilization.

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Policies - Development:

- A) Assure that any development offered in the township in the future will be compatible with the capability and limitations of the land
- B) Require all development to be located to preserve the natural features of the site, avoid areas of environmental sensitivity and minimize negative impacts and alteration of natural features.
- C) Encourage preservation of wetlands, creeks, and green spaces not suitable for farming, to provide wildlife habitat and natural beauty within the township.
- D) Encourage the preservation of standing groves of healthy trees.
- E) Encourage the preservation and maintenance of agricultural lands and managed forest lands.
- F) The township recommends that structural development be discouraged from occurring on soils that exhibit and of the following limitations:
 - a) Slope in excess of 12%.
 - b) Wetlands, peat or muck areas.
 - c) Areas where bedrock is within six feet of soil surface.
 - d) High water tables
 - e) Soils subject to severe wind or water erosion
 - f) Soils of low permeability

Policies – Air / Noise:

- A) When not preempted by the state, protect the residents from poor air quality.

Policies – General:

- A) Preserve as open space, environmentally sensitive areas.
- B) Work in cooperation with federal, state, and local agencies involved in environmental issues.
- C) Prohibit tire, incinerator, nuclear or medical waste storage or disposal in the township.
- D) Promote sound use of sand and gravel resources including the reclamation of commercial and gravel operations.

Environment and Natural Resources Goals:

1. Encourage commercial and industrial uses that develop a sound tax base.

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2. Concentrate future commercial and industrial development to existing commercial / industrial districts within the township.
3. Encourage home occupations.

Policies:

- A) Through zoning and efficient land use planning, encourage commercial developmental (both existing and future), to develop and expand in areas designated as suitable for commercial growth.
- B) Replace existing on-site sewer treatment facilities when a joint sanitary sewer system becomes available.
- C) Require commercial / industrial / service businesses to be served by major streets or have easy access to major streets. Discourage industrial oriented traffic from using residential streets.
- D) Ensure that adequate services, off street parking, and off street loading facilities are available prior to all new commercial or industrial development. Require industrial uses to effectively screen parking, loading, and storage or other activities from view.
- E) Restrict industrial development to those uses that do not generate large amounts of sewage and can operate efficiently on an on-site standard drain field approved by applicable ordinances.
- F) Restrict industrial uses to those which do not pose a threat to air or groundwater.
- G) Hazardous waste facilities will not be allowed in the industrial zone.
- H) All proposed industrial uses must comply with the performance standards in the ordinances as amended from time to time.
- I) The township will utilize signage, landscaping, berming, screening, sound, odor, and other controls through its zoning ordinances to protect adjacent areas from adverse impact by industrial uses.
- J) All commercial uses shall be environmentally benign.
- K) Create conditional use standards for home businesses that protect the residential character of surrounding areas.

Transportation Goals:

1. Preserve and enhance the quality of roads in the township.

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2. To provide safe and adequate roads for the mobility of the public
3. To enhance the right-of-way of the public roads.
4. Continue studies to upgrade all substandard township roads.
5. Conduct an annual road review of township street conditions.

Policies:

- A) Where desirable and safe, maintain existing gravel roads, thereby maintaining the rural character and reducing the potential run-off.
- B) The investment in and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback and access controls.
- C) Participate in planning with the County Highway Department in developing road standards that are in keeping with the rural character of the township.
- D) Provide for the possible extension of all local streets in new subdivisions to minimize the use of cul-de-sacs.
- E) Require minimum setbacks from the center line of streets through zoning and subdivision ordinances, to assure adequate right of ways in the future, as streets are upgraded.
- F) Require right-of-way dedication for existing easement roads and future streets whenever land is subject to township approval.
- G) To avoid traffic hazards and odd-shaped lots, require right angle intersections whenever possible.
- H) Coordinate street improvements with adjacent communities, county, and state agencies.
- I) Establish controls for township roads to protect and preserve the right-of-way.
- J) Require that the construction of new development, which may impact township roads, include the cost to repair such roads in the total project cost.
- K) Require those who cause excessive wear and tear on the township roads to be responsible for the cost to repair and restore those roads.
- L) Require review before permitting excavation on the road right-of-way.

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- M) Forbid row cropping the road right-of-way.
- N) Require the removal of all hazards from road ditches.
- O) Keep the road right-of-way free of junk and debris.
- P) Maintain the road right-of-way with grasses and permanent vegetation.
- Q) Restrict building construction in the Spring, and enforce weight restrictions to township roads.

Intergovernmental Goals:

1. Continue to participate in the design (capacity and aesthetics), maintenance, and placement of utilities.
2. Continue to participate with other governmental jurisdictions concerning infrastructure, planning, and development.

Policies:

- A) Coordinate and cooperate with Pine County, the surrounding townships, and public utility companies, in providing services and facilities to areas where possible development may occur.
- B) Work with surrounding townships, Pine County, and municipalities to jointly plan and coordinate land uses where the jurisdictions border.

Administrative Goals:

1. Maintain all government buildings and structures, at the highest standards, to serve as examples to private development.
2. Preserve the township form of government, unless annexation is threatened, then consider becoming a municipality.

Policies:

- A) Provide that land use and development decisions are made with the maximum advice of the township, and with full opportunity for public participation.
- B) Encourage routine mowing and upkeep of the Town Hall grounds.
- C) Within the limits imposed by the funds available for its use, encourage periodic cleansing, maintenance, and repairs of the Town Hall and its grounds.

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- D) Study the need for the acquisition of property by the township for future public facilities or preserves.