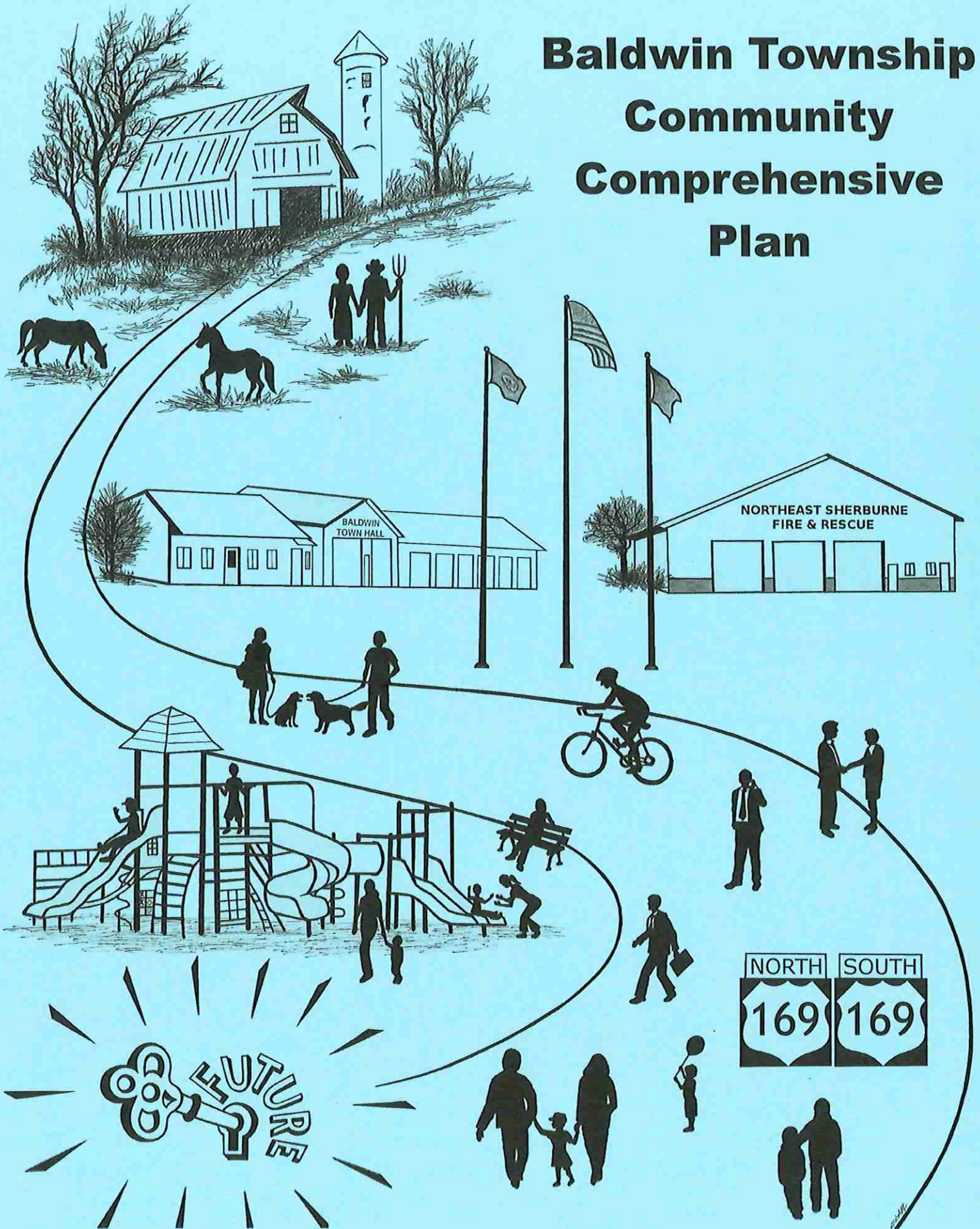


# Baldwin Township Community Comprehensive Plan



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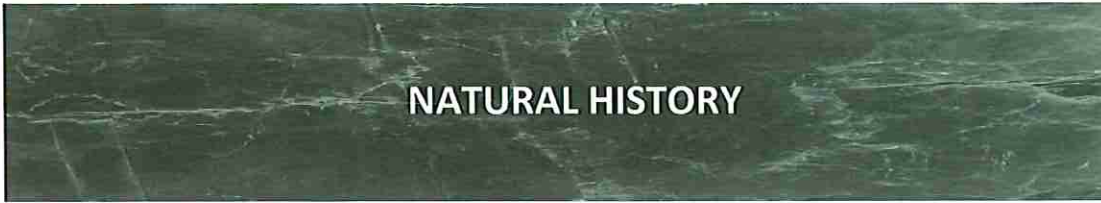
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**PUBLIC NOTICE OF HEARING  
RESOLUTION TO ADOPT COMPREHENSIVE PLAN**

## COMMUNITY 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.<sup>i</sup>



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.<sup>ii</sup>

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.<sup>iii</sup>

## COMMUNITY HISTORY

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

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- <sup>i</sup> Soil Survey of Sherburne County, Minnesota 1993-1994, p. 13-15 Background information
  - <sup>ii</sup> Anoka Sand Plain, Subsection Profile by Minnesota Comprehensive Wildlife Conservation Strategy
  - <sup>iii</sup> 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 25<sup>th</sup> 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 20<sup>th</sup> 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.<sup>1</sup>

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.<sup>ii</sup>

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

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<sup>i</sup> Baldwin Township. [www.baldwintownship.com](http://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.*

<sup>ii</sup> Summer 2001. *Historically Speaking*. Newsletter of Sherburne County Historical Society, Volume 15, Summer 2001.)

## 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 location<sup>i</sup>

# 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.*

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<sup>i</sup> 04.03.2013. Per email from Mr. Rich Harris, Commissioner. From State Historical Society.

# DEMOGRAPHICS



## POPULATION / HOUSING / INCOME

### Population / Census Numbers<sup>i</sup>

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
<b>Baldwin Township</b>	6746	2343	2.88	6739	2334	2.89	4623	1556	2.97
<b>Livonia Township</b>	5969	1910	3.13	5951	1900	3.13	3917	1222	3.2
<b>Mille Lacs Co. Princeton City (part)</b>	50	36	1.39	50	36	1.39	7	4	1.75
<b>Sherburne Co. Princeton City (part)</b>	4648	1892	2.37	4648	1890	2.37	3926	1620	2.33
<b>Princeton Township</b>	2240	835	2.68	2256	837	2.7	1947	693	2.81
<b>Zimmerman City</b>	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>
<b>Sherburne County</b>	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



## HOUSING<sup>iii</sup>

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.<sup>iv</sup>

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.<sup>v</sup> 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.

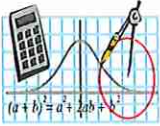
VALUE	Estimate	Margin of Error	Percent
Owner-occupied units	2,136	+/-167	
Less than \$50,000	84	+/-70	3.9%
\$50,000 to \$99,999	29	+/-44	1.4%
\$100,000 to \$149,999	103	+/-76	4.8%
\$150,000 to \$199,999	458	+/-151	21.4%
\$200,000 to \$299,999	878	+/-191	41.1%
\$300,000 to \$499,999	500	+/-149	23.4%
\$500,000 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<sup>vi</sup>

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
<b>Total households</b>	<b>2,270</b>	+/-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%
<b>Median household income (dollars)</b>	<b>76,600</b>	<b>+/-8,838</b>	(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.

<b>Families</b>	<b>1,816</b>	+/-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%
<b>Median family income (dollars)</b>	<b>82,261</b>	+/-4,241	(X)
Mean family income (dollars)	85,158	+/-8,695	(X)
<b>Per capita income (dollars)</b>	<b>28,216</b>	+/-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

- 
- 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

## LAND USES



### Land Use

In the table below, there is a breakdown of the types of property (land uses) within Baldwin Township that were obtained from the Sherburne County Assessors' Office for the year 2014. The following also includes the property classifications and the amount of acres involved in the Township.

Type	Acres
Ag Homestead Improved	2,564.52
AG Homestead Unimproved	2062.43
Ag New Homestead Improve	660.30
Ag New Homestead Unimproved	<u>3788.01</u>
<b>Total AG</b>	<b>9075.26</b>
Managed Forest Land	427.17
Seasonal Recreational Residential Improved	55.55
Seasonal Recreational Residential Unimproved	<u>8.98</u>
<b>Total Seasonal Recreational</b>	<b>64.53</b>
Non-Ag HS Improved	8460.59
Non-Ag HS Unimproved	249.26
Non-Ag NH Improved	882.60
Non-Ag NH Unimproved	<u>776.75</u>
<b>Total Non-Ag</b>	<b>10369.20</b>
Apartments 4-more	None
Apartments Low-Income	None
Resorts Improved	None
Resorts Unimproved	None
Commercial Services	34.29
Golf Course	66.63



## LAND USES

Commercial	162.28
Industrial	18.80
Public Utility	10.83
Railroad Operating	.77
Mineral	None
Tax Exempt / Forfeit	371.99

**TABLE 9. BREAKDOWN OF PROPERTIES IN BALDWIN TOWNSHIP<sup>i</sup>**

Baldwin Township, according to the classification system, much of the township is in a residential pattern with agriculture and tax exempt/tax forfeit lands next. Then comes commercial and industrial properties with the seasonal recreational properties bringing up the rear. For 2014, the tax capacity of the township will be \$4,075,957. Promoting quality housing and good farming practices will help to keep the township diversified and prosperous. It is good to have a balance of uses to keep the township tax base healthy and allow the community to maintain roads and other infrastructure.

### **Agriculture**

Agriculture covers the second largest amount of acreage (8,056 acres) in the township. The predominant agricultural area is the northwest corner, the middle or southerly area of the township. It is usually mixed in with residential areas with plats. While it may be the largest area in acres, it is not the largest occupation as shown in the table below:<sup>ii</sup>

## LAND USES

<u>TYPE OF INDUSTRIES</u>	<u>Estimate</u>	<u>Margin of Error</u>	<u>Percent</u>
Civilian employed population 16 years and over	3,485	+/-299	3,485
Agriculture, forestry, fishing and hunting, and mining	57	+/-47	1.6%
Construction	443	+/-143	12.7%
Manufacturing	754	+/-227	21.6%
Wholesale trade	66	+/-48	1.9%
Retail trade	473	+/-169	13.6%
Transportation and warehousing, and utilities	204	+/-104	5.9%
Information	10	+/-17	0.3%
Finance and insurance, and real estate and rental and leasing	256	+/-126	7.3%
Professional, scientific, and management, and administrative and waste management services	131	+/-72	3.8%
Educational services, and health care and social assistance	648	+/-173	18.6%
Arts, entertainment, and recreation, and accommodation and food services	114	+/-71	3.3%
Other services, except public administration	198	+/-108	5.7%
Public administration	131	+/-88	3.8%

TABLE 10. Types of Occupation in Baldwin Township<sup>iii</sup>

It shows that manufacturing (754) is first, followed by education and health care services along with social assistance (648) as the larger industries in the township. Then they are followed by retail trade (473). Agriculture is ranked 13th out of 14 types of industry.

When you look at the breakdown of the workers in the township in the table on the next page, you can see the different types. It is interesting to note that private wage and salary workers are the majority followed by government workers. Self-employed workers owning their own business comprised 282 of the total workers which may be underreported according to the township's knowledge of the private home based businesses.

## LAND USES

CLASS OF WORKER	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	3,485	+/-299	3,485
Private wage and salary workers	2,812	+/-352	80.7%
Government workers	375	+/-130	10.8%
Self-employed in own not incorporated business workers	282	+/-149	8.1%
Unpaid family workers	16	+/-26	0.5%

**TABLE 11. CLASSES OF WORKERS IN BALDWIN TOWNSHIP**

A compilation of the number of farming operations located in the township along with the acreages of each was completed and is on file at the town hall. Complete verification will need to be done and updated to understand the needs of the agricultural sector as well as the setback and land use classifications around them for future use.



While it is unknown what specific types of farming are done in Baldwin Township, there is a 2007 Census of Agriculture for Sherburne County (in township office files/Planning & Zoning) which states that the county ranks 54<sup>th</sup> in the value of crops including nursery and greenhouse products sold and 61 in the value of livestock, poultry, and their products sold. The value of sales for the commodity groups were state ranked (87 counties) are stated below:<sup>iv</sup>

ITEM	STATE RANKING
Grains, oilseeds, dry beans, and dry peas	65
Tobacco	-
Cotton and cottonseed	-
Vegetables, melons, potatoes, and sweet potatoes	2
Fruits, tree nuts, and berries	29
Nursery, greenhouse, floriculture and sod	8
Cut Christmas trees and short rotation woody crops	1
Other crops and hay	57
Poultry and eggs	41
Cattle and calves	55
Milk and other dairy products from cows	71
Hogs and pigs	59
Sheep, goats, and their products	76
Horses, ponies, mules, burros, and donkeys	36
Aquaculture	39
Other animals and other animal products	49

**TABLE 12. RANKING OF SHERBURNE COUNTY IN AGRICULTURAL CROPS**

## LAND USES

Sherburne County ranks first & second in cutting Christmas trees and in vegetables, melons, potatoes and sweet potatoes. The rest of the rankings were at the lower end with milking ranked at 71 out of 87 counties. Tobacco and cotton are not grown in Sherburne County. The rest of the census showed the following: a). that farming was not the primary occupation in the county, b). males tended to be the principal operators in agricultural and c). that the average age of the principal operators were 58.4 indicating that this occupation may be on the decline in Sherburne County.<sup>v</sup>



Prime farmland is land with a dependable water supply, favorable temperatures and a good growing season, acceptable levels of certain nutrients in the soil, and few or no rocks. While Baldwin Township has a more sandy soil mantle, the soils are more porous and therefore the Crop Productivity Index for land in agricultural production in Baldwin Township appears to be around 0-20 in some places and 20-40 (with 100 = best) in others. In order to obtain a higher yield of crops, added expenses for water irrigation of crops and fertilizer are needed for sandy and marginal soil quality.

In the early fall of 2012, a committee of representatives and Sherburne County staff and related departments met and discussed the issue of feedlots. A planning commissioner from Baldwin Township represented the township at these meetings. Healthy discussions and comments were given and a draft Feedlot Ordinance was developed and a public hearing was held in December. At this time, the Sherburne County Board of Commissioners has put the Feedlot Ordinance on hold and there is no indication that the ordinance will be approved in the near months.<sup>vi</sup> Feedlots that are located in the township are identified on a map filed at the town hall.<sup>vii</sup>

### Soils

The soils in Baldwin Township were formed from deposits of glacial till, outwash sand and gravel. These soils tend to have rapid to very rapid permeability, low moisture holding capacity, low natural fertility, and low organic matter content. Due to rapid permeability and other factors, these soils are poor filters for such things as wastewater system and fertilizers on field. This can lead to a moderate or severe groundwater issue for wells and aquifers.



A map of the soils within Baldwin Township is available at the town hall (Planning and Zoning files). It shows the varying degrees of soils and mixtures which are located in the predominant soils. It is interesting to note that where the soils have loam in them, you will generally find agriculture. The pattern of land uses can sometimes follow the soils in the township. When

## LAND USES

reviewing the types of soils and their characteristics for building site development, wastewater treatment systems, crops, pastures and windbreaks, each soil unit reveals what they do well.

The details for each soil can be found by going to the soils website at: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.<sup>viii</sup>

### Subdivisions / Plats

Baldwin Township has a copy of all of the numerous plats and land surveys completed in the Township. Mr. Ross Perry, Commissioner researched all of the township plats and they are now on file in the township office in two large books (in alphabetical order). There are 200 signed copies of the final plats and there is an attached sheet to each plat that details the following information:

- Date the plat was recorded
- The sleeve number at the courthouse
- The recorded document number
- Whether the plat is Torrens registered or not
- Township name, section and range
- Whether it is a replat
- Number of blocks, lots, and outlots
- If there are any parks in the plat
- Easements and drainage dedications
- Wetlands and topographical information
- Names of public waters
- Local streets or county names
- Land Surveyor's name that completed the Plat
- Land Surveyor's firm that completed the Plat

In addition to the above information, Baldwin Township has obtained a map from Sherburne County showing all of the known plats and where they are located. This is a great visual in understanding the relationships of each plat to the other. There were a number of other items available through Commissioner Perry's reviews which are also in file:

- Township corner sections which have been resurveyed
- Some Highway replats and easements
- Baldwin Cemetery which was done in 1928 with 186 lots. Baldwin Township manages this Cemetery.

## LAND USES

All of this information is valuable in application review work for dedication of easements, utilities and drainage issues, and in future platting work such as street connections, water bodies and possible topography issues. Future review of the plats should be done to see which plats may be fully built and where others are not, what was the cause. This may give insight and helpful answers towards future matters and how to prevent them.

### **Economy / Commercial and Business Uses**

Presently, there is approximately 282 acres of commercial and industrial land in the township. There is also a silent majority in the township that have home based businesses. To date, 768 home based businesses are listed with the State of Minnesota that are licensed. A map has been compiled showing where these businesses may be located. While it is certainly not the most current, it gives the township a sense of what and why landowners remain in the township besides going to work in the cities and neighboring areas.

In addition, the township has their primary business in sections 4 & 9. It is comprised of both commercial (retail and general business) as well as industrial businesses. Recent surveys in the past years have asked the commercial businesses for their comments on their location, what their needs were, how long they have been there, etc.

A recent community survey was commenced in the fall of year 2013 and the final results were collated along with the past surveys, and submitted to the Baldwin Town Board and Planning Commission in March, 2014 at a joint meeting. The complete survey along with past surveys are attached in Appendix B and some of the business related comments are listed below.

Even though each survey did not have the same specific question, in general the following comments were made:

- The answers stated that they have had their business here for a long time
- That there was a large home based business group interested in many items such as:
  - More internet access
  - Social networking
  - Need more infrastructure and media needs
  - They liked the “small downtown” feel
- Many were self-employed operators showing a strong sense of entrepreneurship
- They had minimal time to do “outside” work. Suggest that semi-annual meetings would be good
- Most businesses located here because they are township residents meaning

## LAND USES

that these businesses are probably vested in the future of the township.

- The businesses felt that this was a good place for them to conduct business
- There were some issues with the roads
- They did not care for the big box types of development, but were very much for economic development and job creation

In the recent 2013-2014 general survey, there were two places to comment. The following comments were made regarding business:

- Community would like to see growth
- Possibly want a main street to identify with
- 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

### General Suggestions:

1. Business community redevelopment plan which could also lead to business retention and expansion
2. Consider an incubator or beginning business option to attract and allow local home based businesses to grow
3. Review and implement plans for improvements for all types of infrastructure inclusive of more wireless opportunities
4. Consider 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.

In all of the surveys, common themes were seen such as fix roads, build a better business environment, offer more social and internet opportunities, and help to retain and bring in new businesses to spread the tax base out. The incubator business model has worked in other communities and it might be a recommendation to the township to consider this program. This might be a great way to help new business where there are large home based businesses.

Baldwin Township has always been very supportive and proud of their connections to the businesses in the township and are presently reviewing the opportunity to work with the Minnesota Extension Service to do a Business Retention and Expansion program. A successful

## LAND USES

outcome to this project could bring in more business with new and fresh ideas which will help the business community to grow and prosper.

## LAND USE GOALS

### Goals/Objectives (Action Plans)

**GOAL 1:** Establish land use patterns that will provide strong connections to existing developed areas, public amenities and the natural landscape. Maintain the community with a balanced mix of agricultural, residential, commercial services and industrial development.

1. Agricultural: Retain the quality agricultural land and protect agricultural zones in the Township from unwarranted residential land uses and other intrusions. This could be done by the following:
  - a. Identify the soils in the Township which support agricultural uses and determine if they are already being used for agriculture use. If not, designate those areas for agricultural that are available.
  - b. Support the Right to Farm Law in a policy which allows the agricultural uses within the township, once established for a period of five years, to be allowed to continue their uses even when residential is encroaching.
  - c. Support and maintain the known 215 farm parcels in the township classified as agricultural and are actively farming.
  - d. Promote the use of buffering techniques via open space development, greenways, and similar planning tools to protect farming from residential infringements.
  - e. Promote strong feedlot practices and setbacks and the encouragement of best management practices within the farming community.
  - f. Identify an agricultural land use district that will require minimum roads with no residential unless there are ten (10) acres and has agricultural productive use.
  
2. Residential: Preserve and expand the existing residential character and patterns while ensuring orderly development that will not spoil the amenities of scenery and open spaces. This can be done by the following:
  - a. Encourage diversified and different life cycle housing that maximizes the use of the existing infrastructure such as roads and other public services.



## LAND USES

- b. Allow the use of conservation based design models as well as a modified lot and block layout to provide for different densities and opportunities of housing in the residential areas.
- c. Adopt and implement a building code in the future to protect the housing stock and keep it vibrant and in good shape. Coordinate with neighboring townships for a building inspector.
- d. Develop and encourage parks and trails and character amenities in housing developments so that residents in the development can enjoy the area and not have to travel to go to parks and trails.
- e. Use the township's website and newsletter to inform the community about permitting practices, where to get them, and place signs around the township which will identify any permits required for construction.
- f. Review the parks and trails system in the township to see how they can interconnect neighborhoods together.
- g. Provide the Baldwin residents information regarding protection of their wells and wastewater treatment systems.
- h. Consider the creation of a work model to understand land use issues, transportation systems, the impact of existing neighborhoods to each other, and the services required with new developments while still providing logical land use patterns and policies making Baldwin Township a place to seek out and live.

## ECONOMIC DEVELOPMENT GOALS

### Goals / Objectives (Action Plans)

**GOAL 2:** Assist in the economic growth of the current businesses in Baldwin Township by developing strategies inclusive of retention, expansion and improvement of the area.

1. Commercial: Encourage a sound and diverse business economy that not only meets the employer's business needs, but also the communities' needs. This can be done by the following:
  - a. Initiate a monthly conversation group with local businesses to improve communications and to listen to their concerns.
  - b. Review the current airport zoning ordinance. Identify and encourage the land uses that best fit that zone such as wastewater treatment ponds, certain agriculture uses, cemeteries, golf courses, etc.
  - c. Through a capital improvement plan, develop the necessary infrastructure and regulations required to promote and support businesses. This is inclusive

## LAND USES

- of the following needed by business: water/wastewater, paved streets, lighting, high speed internet, social media, signage uniformity, green spaces and stormwater and drainage concerns. Use education and information to encourage better business practices.
- d. Review buffering where needed to protect commercial uses from neighboring residential uses.
  - e. Consider the idea of an incubator business site to help existing home based businesses that might want to consider becoming larger businesses. Use this model to retain their business in Baldwin Township.
  - f. Deliberate on the town square concept and begin to possibly identify the uses that the local neighborhoods and community may want.
2. Industrial: Provide industrial users with the necessary infrastructure. This could be done by the following:
- a. Develop a conversation with the industrial users in the Township to understand their needs. Build up a rapport and make this part of a quarterly work meeting.
  - b. Consider the development of an industrial park to keep like businesses together. This could help provide and support a positive business climate to attract a larger business community to relocate to Baldwin Township.
  - c. Review the potential business areas wherein industrial use might work and consider an industrial classification for future use. Allow complimentary industrial uses near commercial or agricultural related areas with sound service roads that present minimal traffic issues.
  - d. Consider regulations to reduce any nitrate/nitrogen level concerns in the industrial area by the use of known and established practices and equipment. Review the concentration of industrial uses and consider the impacts on the area. Where necessary consider different setbacks, based on engineering data, for the location of new industrial businesses.
  - e. Work with the local businesses to implement with the University of Minnesota Extension the Business Retention and Expansion program.

Sources and Excerpts courtesy of Ms. Peggy Patten and Mr. Ross Perry, Commissioners  
P.C. Materials are on file.

## LAND USES

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- i 11/04.13. Sherburne County, Property Tax System. Property Tax Analysis.
  - ii [www.agcensus.usda.gov](http://www.agcensus.usda.gov). 2007 Census of Agriculture. County Profile for Sherburne County
  - iii Ibid
  - iv Ibid
  - v 2012. Sherburne County. Agricultural Parcels in Baldwin Township
  - vi December 10, 2012. Draft Feedlot Ordinance
  - vii Sherburne County Feedlot Map. Sherburne County GIS Department. Courtesy of Commissioner Peggy Patten
  - viii Sherburne County Soils Map (Baldwin Township). Sherburne County GIS Department