

Ravenna Township

Comprehensive Plan

Addendum to

Dakota County Rural Collaborative
Comprehensive Plan

July 2009

Preface

Ravenna Township participated in a 15-community Rural Collaborative in Dakota County to prepare a comprehensive plan fulfilling the requirements of the Metropolitan Land Planning Act. This *Addendum* is a brief summary of local information from the *Dakota County Rural Collaborative Plan* (July 2009), unique to Ravenna Township. The *Dakota County Rural Collaborative Plan* was prepared in a joint effort by the communities between 2007 and 2009 and replaces the *Composite Comprehensive Plan Update for Eighteen Cities and Townships*, dated March 2000. The *Dakota County Rural Collaborative Plan* was found consistent with the *Metropolitan Development Framework* by the Metropolitan Council on July 24, 2009.

This *Addendum* contains demographic trend data, goals and policies, growth forecasts, an Existing Land Use map and acreage table, a Future Land Use map and acreage table unique to Ravenna Township. Also included is the procedure to amend the Comprehensive Plan. This Addendum is a convenient reference to local information to and a supplement to the *Dakota County Rural Collaborative Plan*. Please refer to the *Dakota County Rural Collaborative Plan* for details about additional background data, regional planning data and relationships, natural features, land use descriptions, regional park planning, natural resource management, and transportation planning.

Demographics

Population, household and employment trends for Ravenna Township are illustrated below.

Ravenna Township 1970-2006 Population, Household and Employment Trends

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2006</u>	<u>Annual %</u>
Population	550	1683	1926	2355	2429	9.49
Households	120	433	546	734	767	14.98
Employment	50	20	20	103*	56	-

Source: US Census; Metropolitan Council; DEED; (* unsubstantiated/questionable)

Existing Land Use

The Ravenna Township 2007 Existing Land Use map is attached to the Addendum. The 2007 Existing Land Use acreage breakdown for Ravenna Township is illustrated below.

Ravenna Township 2007 Existing Land Use Acreages

	Gross Acres	Wetland Floodplain	Net Acres	Net Percentage
Agriculture	5,198.48	870.1	4,328.38	30.8%
Residential	4,097.30	127.7	3,969.60	28.3%
Commercial	13.89	-	13.89	0.1%
Park	0.67	0.67	0.00	0.0%
Public/Institutional	3,410.33	2447.44	962.89	6.9%
Right of way	214.62	0.78	213.84	1.5%
Railway	45.90	15.8	30.10	0.2%
Lakes/Rivers	1,049.22	1,049.22	1,049.22	7.5%
Wetlands	-	-	3,462.49	24.7%
Total	14,030.41	4511.71	14,030.41	100.0%

Goals and Policies

Goals and policies are official community positions that provide the basis for strategies to manage growth and change. Goals are general statements that reflect community values regarding the built and natural environments. Policies are more specific, official positions of communities that guide future planning decisions and implementation strategies. Policies are included with each future plan element of this Section. The goals for future growth management within the collaborative communities have been redefined and expanded since the 2000 Composite Comprehensive Plan and are outlined below.

Agricultural Goals

- ◆ Preserve agriculture as a primary land use and economic opportunity in the area.

- ◆ Minimize the conversion or disruption of agricultural land uses by limiting non-farm uses in long-term agricultural areas.
- ◆ Minimize the impact on long-term agricultural areas by maintaining very low density residential development.
- ◆ Minimize conflicts between land uses.
- ◆ Protect the rural atmosphere of the area.

Agricultural Policies

- Promote right-to-farm provisions and protection in long-term agricultural areas.
- Support and encourage incentives that will maintain and enhance farming operations and agricultural land use.
- Support voluntary enrollment of land in the Agricultural Preserves Program in areas designated for long-term agriculture.
- Limit non-farm residential development densities in long-term agricultural areas to one home per quarter-quarter section.
- Prohibit development in the long-term agricultural area that requires public utilities or extensive public services.
- Limit business development in long-term agricultural areas to businesses that directly serve or support agriculture or are located in areas clearly planned and designated for business development.
- Limit home occupations from expanding into non-agricultural businesses that should be located in cities or areas with appropriate services and facilities.
- Promote MPCA's and other related or appropriate agency's "best management practices" for farmland to ensure that soils are protected and water quality standards are maintained.
- Encourage farm practices that are consistent with conservation methods.
- Enforce uniform feedlot standards.

Residential Goals

- ◆ Maintain the quality and character of existing residences.
- ◆ Support affordable housing opportunities for all age groups.
- ◆ Protect residential uses from potential impacts of incompatible uses.
- ◆ Limit non-farm residences in areas designated long-term agriculture.
- ◆ Educate non-farm residents on the potential impacts from normal farm practices and the support for long-term agriculture as a primary land use in the area.
- ◆ Maintain the rural atmosphere.
- ◆ Promote higher density housing, life-cycle housing, and affordable housing opportunities in the communities with public utilities.

Residential Policies

- Protect and maintain the quality of existing housing stock.
- Participate in or promote county and state programs for housing maintenance and rehabilitation assistance to sustain and improve existing housing quality and retain affordable housing options.
- Limit residential development and densities consistent with planned land use designations and local ordinances.

- Minimize conflicts between residential and non-residential uses through appropriate land use designation and official controls.
- Promote life cycle housing choices and affordable housing opportunities in communities with access to public utilities.

Commercial and Industrial Goals

- ◆ Promote the economic viability and vitality of long-term agricultural operations.
- ◆ Support agri-business expansion in the community and retain existing service industries.
- ◆ Limit non-farm business development to areas not designated for long-term agriculture and areas where the provisions for higher levels of service may be available.
- ◆ Promote the expansion of non-farm business development in area cities and designated rural centers.

Commercial and Industrial Policies

- Evaluate business development opportunities that are consistent with local land use designations and zoning regulations.
- Require adequate lot size, site coverage, setback, parking, access, environmental controls, screening and landscaping standards for business development in order to provide safe and convenient access, and compatibility with adjoining land uses.
- Ensure that business developments are designed in a manner that is compatible with adjacent land uses, functional, safe and aesthetically pleasing.

Public Facilities and Services Goals

- ◆ Protect the health, safety, and welfare of area residents and businesses.
- ◆ Maintain a level of public services appropriate for the rural/agricultural nature of the area, the needs and desires of the community, and the priorities of the community.
- ◆ Maintain responsible fiscal management based upon limited tax values and government aids.
- ◆ Cooperate and coordinate with area communities and governments on issues that have the potential for affecting the long-term goals of the community.
- ◆ Ensure that residents have the opportunity to offer input and have access to local government activities.
- ◆ Promote solar access and sustainable energy alternatives for residents and businesses.
- ◆ Support the preservation of cultural heritage sites.

Public Facilities and Services Policies

- Provide cost effective delivery of services through periodic analysis and updates of services, operating budgets, and capital improvement needs.
- Evaluate public safety needs and service options as the community grows.
- Ensure the proper functioning of individual sewage treatment systems through proper installation and periodic inspections through programs established in cooperation with Dakota County.
- Cooperate with the watershed management authority on area-wide capital improvement needs.
- Identify and plan for cost-effective improvements to public facilities as needs arise.
- Identify ongoing administrative requirements as the community grows.

- Maintain and improve existing public utility systems consistent with permitting standards. Accommodate provisions for the delivery of essential services that are consistent with need and the protection of public health, safety, and welfare.
- Evaluate cooperative service delivery options with adjacent communities and appropriate agencies.
- Implement existing and proposed plans, ordinances, and regulations to promote and protect the public health, safety, and welfare.

Environmental Resources Goals

- ◆ Protect the natural habitat qualities and biodiversity of the area.
- ◆ Ensure that all land use activities take place in harmony with natural systems.
- ◆ Protect and preserve natural systems for the collection and dispersion of stormwater and runoff.
- ◆ Protect existing woodlands throughout the area.
- ◆ Protect the open space quality
- ◆ Protect the quality and quantity of the groundwater supply.
- ◆ Protect surface waters and wetland areas to promote water quality, natural habitat areas, groundwater recharge, and recreational opportunities.
- ◆ Reduce instances of harmful erosion, sedimentation, and pollutants from affecting water resources.
- ◆ Protect high quality aggregate resources for future use.

Water Resources Goals

- ◆ Protect water resources from improper land use resulting in unnecessary impacts.
- ◆ Maintain and enhance natural systems and water resources for future generations to enjoy.
- ◆ Protect surface waters and wetland areas to promote water quality, recreation opportunities, aesthetic qualities, natural habitat areas, and ground water recharge.
- ◆ Protect the habitat and biodiversity of the area.
- ◆ Work with local watershed organizations to improve water resources.

Water Resources Policies

- Adopt and enforce wetland alteration and mitigation requirements consistent with the Wetlands Conservation Act.
- Cooperate and coordinate actions with Dakota County regarding the enforcement of the County Shoreland and Floodplain Management Ordinance.
- Require, as part of any proposed subdivision, that the natural drainage system remain intact to the extent practicable.
- Approval of land disturbance activities will be consistent with the Rural Collaborative Water Resources Management Ordinance, NCRWMO model Erosion Control and Stormwater Management Ordinance and/or pending NCRWMO model wetland management ordinance.
- The natural drainage will be protected and used to the extent possible for storage and flow of runoff. Wetlands should be used as natural recharge areas. Pre-settling of runoff will be required prior to discharge to wetlands.
- Temporary storage areas and pre-sedimentation ponds will be required to accommodate peak flows of water runoff. Newly constructed stormwater sedimentation ponds will be required to meet pond design standards of the Nationwide Urban Runoff Program (NURP).

- Monitor actions of the Vermillion River Watershed JPO and/or North Cannon River WMO to insure that local interests are addressed in a coordinated and equitable manner.
- Develop goals and policies related to the prevention of agricultural runoff and water quality, including educational programs in cooperation with the Dakota Soil and Water Conservation District.
- Use MPCA's urban "Best Management Practices" (currently titled "Protecting Water Quality in Urban Areas") for all new or redeveloped land developments.
- Incorporate stormwater management practices and regulations through amendments to local zoning ordinances or separate ordinances, consistent with watershed plans and standards.
- Require and review Stormwater Pollution Prevention Plans (SWPPP) that provide preventive measures for erosion and sedimentation related to proposed development.
- Require and review NPDES Construction Permit documentation for all land disturbances exceeding one acre in area.
- Require development proposals to include measures for preventing erosion, minimizing site alteration, minimizing and improving the quality of runoff, and addressing view impacts during and after construction.
- Prohibit development on slopes greater than 18%.
- Encourage development to conform to the natural limitation of the topography and soil so as to create the least potential for soil erosion.
- Proposed extraction operations shall be required to submit permit documentation and land reclamation plans consistent with standards outlined in local ordinances.
- If erosion is resulting from an agricultural operation, the Soil and Water Conservation District should be consulted regarding possible corrective or preventive measures.
- Work with the Vermillion River Watershed JPO and/or the North Cannon River WMO and member communities to adopt, implement, and update local water management plans and ordinances.
- Work with the Dakota Soil and Water Conservation District to enhance education and programs related to the prevention of agricultural runoff and water quality.
- Utilize services through the Soil and Water Conservation District to review predevelopment in steep sloped areas, wet soils, and high water table areas.
- Wet soils and high water table areas will be regulated through the Zoning Ordinance.
- Establish and enforce standards and regulations restricting the clear cutting of woodland areas.

Individual Sewage Treatment System Policies

- Maintain the joint management program for individual sewage treatment systems that includes:
 - ◆ Design, construction, and inspection of new systems;
 - ◆ Record keeping of existing systems;
 - ◆ Pumping and inspection of systems every three years;
 - ◆ Repair or replacement of systems found to be an imminent public health threat or failure.
- Require ISTS inspectors to maintain adequate training and certification regarding updated installation techniques and regulations relating to individual sewage treatment systems.
- Require existing individual sewage treatment systems that need to be expanded or replaced to meet the standards of MPCA Rules Chapters 7080-7083, as amended, and Dakota County

Ordinance #113 standards and regulations. Only alternative systems identified in MPCA Chapter 7080 will be allowed in the communities.

- Update local ordinances to incorporate amended MPCA Rules Chapters 7080-7083 standards.

Transportation Goals

- ◆ Promote a safe and efficient transportation system within the community and region.
- ◆ Promote opportunities for the development of regional trail corridors.
- ◆ Preserve opportunities for future highway expansion serving the region.

Transportation Policies

- Enforce county and state access spacing guidelines by limiting access to major roads in the community and encouraging shared access, frontage roads and local road intersection spacing guidelines.
- Coordinate transportation planning and system improvements with local, county, regional and state jurisdictions.
- Cooperate and coordinate with area communities, the county, and state for the development of regional trail corridors.
- Cooperate with county and state agencies in preserving right-of-way needs for future roadway improvements.
- Evaluate land use development standards that promote safety for both vehicles and pedestrians.
- Periodically review priorities to improve the local transportation system.
- Evaluate and coordinate available and potential transit programs and opportunities for residents and businesses, such as park and ride facilities, rideshare programs, and dial-a-ride services.
- Evaluate cooperative efforts and opportunities to preserve long-range potential transportation corridors needed to serve the region.
- Protect navigable airspace by limiting structure heights consistent with FAA rules.

Recreation and Open Space Goals

- ◆ Support recreational opportunities that are not disruptive to long-term agriculture and are compatible with the rural character of the area.
- ◆ Preserve open spaces that enhance rural aesthetic values, protect natural habitat, allow recreational uses, and promote area-wide greenway corridor potential.
- ◆ Promote regional trails that provide connectivity between communities, regional parks, water resources, and significant natural features.
- ◆ Support active youth and senior recreational opportunities and facilities in area cities and schools.

Parks, Recreation, Trails, and Natural Areas Policies

- Periodically evaluate community parks, trails, and recreation needs and opportunities.
- Coordinate regional parks planning and regional trail opportunities with Dakota County and adjacent communities.
- Review and evaluate opportunities to implement the Dakota County Farmland and Natural Areas Program.

- Identify the potential for trail corridors in the community that link local and regional trails, parks, natural features, and community destinations.
- Evaluate regional greenway concepts in cooperation with Dakota County and local participation opportunities.
- Evaluate potential land gifts, conservation easements, and property forfeitures in areas with recreational development opportunities or natural resource protection that benefit the community and region.
- Monitor local land use development activities for compatibility with existing and proposed parks and recreation areas, natural features, and trails.
- Design and maintain local parks to ensure public and property safety.

Growth Forecasts

The population, household and employment trends and forecasts for Ravenna Township from 2000-2030 are illustrated below.

Ravenna Township 2000 – 2030 Population, Household and Employment Trends and Forecasts

	<u>2000</u>	<u>2006</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Population	2355	2429	2500	2600	2800
Households	734	767	840	920	1000
Employment	103*	56	120	130	140

Source: US Census; Metropolitan Council; DEED; (* unsubstantiated/questionable)

Future Land Use

The Ravenna Township 2030 Future Land Use map is attached to the Addendum. The 2030 Future Land Use acreage breakdown for Ravenna Township is illustrated below.

Ravenna Township 2030 Future Land Use Acreages

	Gross Acres	Wetland Floodplain	Net Acres	Net Percentage
Agriculture	1,036.70	0.76	1,035.94	7.4%
Rural Residential	8,187.87	209.99	7,977.88	56.9%
Conservancy	3,459.70	3226.97	232.73	1.7%
Lakes/Rivers	1,049.22	1049.22	1,049.22	7.5%
Park	0.67	0.67	0.00	0.0%
Public/Institutional	35.73	7.52	28.21	0.2%
Right of way	214.62	0.78	213.84	1.5%
Railway	45.90	15.80	30.10	0.2%
Wetland/floodplain	-	-	3462.49	24.7%
Total	14,030.41	4,511.71	14,030.41	100.0%

Plan Amendment Process








When considering amendments to this plan, the Township will use the following procedure:


1. Landowners, the Planning Commission, the Town Board or other interested parties may initiate plan amendments.
2. The Planning Commission will conduct a thorough analysis of the proposed amendment.
3. The Planning Commission will prepare a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.
4. The Planning Commission will hold a formal public hearing on the proposed amendment.
5. Following the public hearing, the Planning Commission will make a recommendation to the Town Board.
6. The Town Board will receive the recommendation from the Planning Commission and make a final decision on whether to adopt the amendment.
7. All amendments to the plan will be submitted to adjacent and affected jurisdictions and the Metropolitan Council for review prior to implementation, as required by State law.

Ravenna Township
Dakota County, MN


2007 Existing Land Use

Land Use Category

-  Agriculture/Vacant
-  Single Family Residential
-  Multiple Family Residential
-  Industrial (includes mining)
-  Commercial (includes golf)
-  Public/Institutional
-  Public Park, Recreation and Open Space


 MNRRRA Boundary

 Gores Wildlife Management Area

 Lakes/Rivers

 NWI Wetlands

 Floodplain Area

 Streams

