

## Wabedo Township Comprehensive Plan – Appendix I

Appendix I is used to “save” language that has been replaced in the main document, but commissioners want the text saved for posterity.

The following text was in the June, 2005 version of the Plan and has been replaced by the section titled: Goal: Conservation Design Guidelines.

### **GOAL: PLANNED UNIT DEVELOPMENT GUIDELINES**

The definition in the Cass County Land Use Ordinance, for a “Planned Unit Development”, is a type of development characterized by a unified site design for a number of dwellings or dwelling sites on a parcel, whether for sale, rent or lease, and also usually involving clustering of these units or sites to provide such areas of common open spaces, density increases, and a mix of structure types and land uses. There are many types, both residential as well as commercial and many types of organizational tools to manage them.

The Cass County Land Use Ordinance states that the purpose of a PUD “is intended to provide a relationship between buildings, and between buildings and site, that cannot be accomplished by the one-building one-lot application of the land use provisions.” The Township agrees with this premise and requests that the following ideas be given serious and full consideration when the County has an application before them:

1. That a Township Planning Commission Representative be included in the preliminary work meetings prior to an application submittal.
2. Regarding New Development:
  - a. That for new developments, no PUD be allowed where the land can be divided into lots according to the regular land use ordinance and provide for single-family residences.
  - b. Where the PUD is allowed for a new development, no density bonus should be given and the resultant lots would have been the same as the present land use district. Density calculations will be based on “buildable” area only with no credit given for marginal areas.
  - c. Where a PUD is considered for the re-development of an existing resort, the Township recommends that the first tier existing structures be pulled back and that review of the existing sites, wastewater treatment system, and wells be conducted to meet current rules.
3. If an existing resort is considering a PUD without using the existing building sites, then the land should be considered the same as under items *number 2 "a" and "b"* above.
4. Where a PUD is allowed, that the goals be the following:
  - a. Use of “conservation-designed development” to protect green space and the North Country character and beauty of the area.
  - b. Flexibility in land development and re-development in order to utilize new techniques for construction, building design, wastewater treatment and management, etc.
  - c. Energy conservation through the use of more efficient building designs, correctly placing home sites on the property itself with proper consideration of the topography, soils, well, and wastewater system. Proper management and maintenance through a service contract for the well and wastewater system(s).
  - d. Preservation of desirable site characteristics, provide for efficient use of land, open space and other amenities.
  - e. Where large tracts of land are being considered for a PUD, more effective and efficient use of land and common facilities along with a mixture of sizes of parcels offering opportunities for many different single family residential uses.
  - f. Restrict sensitive development in transitional areas located where there are delineations of different land uses due to natural resources, wetlands, and critical habitat that may be within the project area.

5. Initiate conversations with Cass County to re-consider the density and “buildable” area model around the more sensitive lake areas in the Township to reduce pressure on the ecology of the lake.
6. That the neighboring Townships, Wabedo Township, and Cass County implement a model called a “Design Review Team” whereby all parties that are involved in a development proposal work together from the beginning to resolve problems before the final application goes to a Preliminary Plat review. This model has worked successfully in other areas of the state and saves all parties time and money and prevents problems and miss-communications later on.
7. Develop and implement new criteria and conditions for Planned Unit Developments that the Township will provide for long-term environmental safety and use in areas of the Township where they are compatible.