

**IRONDALE TOWNSHIP**

19121 CO. RD. 12  
IRONTON MN 56455

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Phone 218-546-8112 (CLERK HOME)  
Phone 218-546-6499 (CLERK TOWN HALL)

September 11, 2006

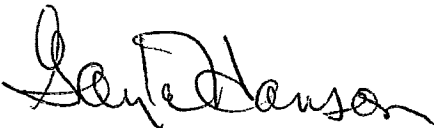
Crow Wing County  
Planning & Zoning  
322 Laurel Street, Suite 14  
Brainerd, MN 56401

Gentlemen:

At our annual election in March of 2006, Irondale residents voted to take back Planning & Zoning from Crow Wing County. We have revised our old comprehensive plan, and would like to be able to do our planning & zoning at the Township. Would you please let us know what steps are necessary to complete this process.

Thank you.

Sincerely,



Gayle Hanson, Clerk  
Irondale Township

cc: Crow Wing County  
Board of Commissioners

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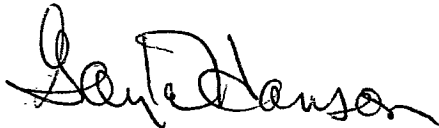
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Irondale  
Township  
Comprehensive  
Plan  
2006

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## Introduction

In May of 2006 the Township Board of Irondale Township appointed a committee to compile a comprehensive plan to guide the Township's growth over the next five to ten year period. The committee members listed below met numerous times to describe the Township, including its history, facilities and operation, to discuss various alternatives for the future of the community and to explore some ideas to enhance the viability and integrity of the community into the future.

A draft Comprehensive Plan was then compiled, and the committee reviewed the plan and made a number of revisions. A public hearing was then called in front of the town Board and Planning Committee to allow members of the community at large to have input into the draft plan. These comments received at the public hearing and then incorporated into the final document, which was duly adopted by the Township Board on August 14, 2006.

It was the intention of the Township Board that this Comprehensive Plan, including a Land Use Map, would provide the basis for a new zoning and subdivision ordinance, identify various improvements needed within the community and identify some specific actions the Township might take to enhance the future of Irondale Township.

The authority for the action of the township is found in Minnesota Statutes 394, 462, 379, 105, 115 and 116. The first two citations in particular provide for the Township to utilize the authorities of a municipality and enter into municipal planning and to create the documents which then effectuate the plan.

The Committee:

Barry Aldridge  
Huck Durant  
Joe Hamm  
Greg & Deb Welna  
Brian Biever  
Phil Juracek  
Bill Hanson

GENERAL - Irondale Township, Township 46 North, Range 29 West and a part of Range 30 West, Crow Wing County, Minnesota, is a unique community. While the exterior boundaries

include a full township and approximately 3 additional square miles to the west, the Cities of Riverton, Trommald, Ironton, Crosby and Cuyuna are all located within the government township boundaries and are independent. The Township has approximately four miles of frontage on the Mississippi River and a number of small to medium size lakes including Little Rabbit, Mahnomen, Serpent, Lookout, and Wolf.

The Township includes the Trunk Highway Number 210 corridor running east and west and County Road 12, also known as the Deerwood Shortcut, also running east and west, and on the south side of Serpent Lake, The Burlington Northern has a railroad running east and west.

The Township is near Brainerd Lakes Regional Airport and is near the Crow Wing County land fill. A major employer, Weyerhaeuser, produces wood products. The region is a historic mining area and there are indicated mineral reserves remaining , which may be economically feasible to mine in the future.

The State of Minnesota has recently designated the north and northeast portion of the Township as the Cuyuna Country State Recreation Area. This will be an area similar to a State Park, but with lesser restrictions and potential for future mining. This recreation area is in place today.

The demographics of Irondale Township are quite similar to those of Crow Wing County as a whole. Further information can be found in the Comprehensive Plan for Crow Wing County of 2004 and the 2000 census data for Irondale Township.

The community had a permanent population in 2004 of 1192 with 416 households. A typical family size was 2.5 people. The median per family income was \$40,625.00. Public sewer and water are not available in the community.

The community is organized as a formal Township and as such is under the statutory jurisdiction of Crow Wing County. The community has historically had its own Planning and Zoning and under the statute has to be as restrictive as the County zoning and subdivision ordinances, as well as the State shoreland management rules, and Mississippi Headwaters Guidelines, and the State and Federal wetlands rules.

## LAND USE

### General

A strong concern exists over the appearance of the community and the compatibility of the various land uses. One of the uses considered in a number of the land use districts is timber management.

Three categories of timber management are included: Select Cutting - the uniform thinning of up to 25% of a stand of timber; Open Cutting - the removal of up to 75% of the timber on a parcel; and Clear Cutting - the removal of more than 75% of the timber.

## PUBLIC

### Policy

For the purposes of providing land for public use, public recreation and public buildings, including those lands administered by County and State agencies, a policy is recommended that will designate these properties as Public.

The Township presently owns several parcels of land, including the site of the town hall, the cemetery and a parcel in Section 7. The State of Minnesota has created the Cuyuna Range Recreational Area and will ultimately own sizable parcels in the north and northeast corner of the Township. Certain properties currently administered by Crow Wing County may be identified as permanently belonging in the public sector. All these parcels should be designated public.

## OPEN SPACE

### Policy

For the purposes of retaining significant wetlands, providing for public recreation, both passive and active, and providing for the orderly growth of the community, a policy is recommended that will designate wetlands as open space and will encourage the utilization of these properties for purposes other than development and dwellings.

The community of Irondale contains a number of significant wetlands. Many of these wetlands are on the upper end of watersheds of several of the chains of lakes that provide the recreation base for the community. These wetlands should be retained in their natural condition to provide for nutrient removal and wildlife purposes and protect the downstream watersheds from the effects of filling below the water table. These areas are designated Open Space use and should not be considered in the land base for development. No dwellings are allowed in this land use.

Active recreation facilities such as trails, elevated walkways and other facilities not requiring fill could be considered by conditional use permit. In general, a 50 foot setback would be required from the Open Space boundary unless a conditional use allowed a lesser dimension.

Wetlands within the Township are managed by the Crow Wing County Soil and Water District at the local level, certain wetlands are managed by the Department of Natural Resources at the State level, and all wetlands are managed by the Corp of Engineers at the Federal level.

## AGRICULTURAL/FORESTRY

### Policy

For the purpose of retaining agricultural lands and lands for forest management, a policy is recommended that will reduce the random subdivision of these lands into small parcels, that will reduce conflicts with neighboring uses, that will encourage the placement of marginal lands into forestry uses and that will provide for orderly transition into the residential uses near the population centers and lakes.

Crow Wing County farms were an important consideration in the economy of the area in recent years. Currently, expansion and consolidation of land ownership is occurring. Marginal land is generally being converted through planting to forestry uses. A number of programs are available at the County, State and Federal level to help plan for the best use of agricultural/forestry lands. At the current time, approximately 50% or more of Irondale Township is consolidated into larger parcels and being utilized for agricultural or forestry purposes. A large portion of the remainder is in parcels utilized for homestead purposes from 20 to 40 acres in size.

To protect the integrity of the ag/forestry land, a minimum parcel size of 10 acres will be required. Agricultural and forestry practices will be permitted; however, livestock at a density of over 1 animal unit per acre will require a conditional use permit and a PCA permit. The land base for that computation is only the portion used for pasture.

Under certain circumstances a large parcel of land, which contains shorelands, within 1000 feet of a lake or 300 feet of a stream or even shoreline property, may be considered Ag/Forestry at present and in the near future, but ultimately it can be expected to be subdivided into residential lots adjacent or near the water body. This property should be considered for rezoning or reclassification to residential at the time of a proposed subdivision, but not divided as Ag/Forestry.

## RESIDENTIAL

### Policy

For the purpose of providing a variety of housing options, a policy is recommended that will maintain the natural character of the community while accommodating growth with adequate controls to assure sound development. Areas designated as residential need to be protected by appropriate ordinances from the environmental intrusions of other uses.



The community recognizes a wide variety of residential uses within its boundaries. It is critical to the well being of our area to maintain the natural, generally wooded rural character which our residents and visitors find so attractive. The Department of Natural Resources in the late 1970's classified each of our lakes as to their particular character into three general classifications: General Development, Recreational Development or Natural Environment, including the pit lakes. Each classification has distinct rules. In addition, concern exists over the practicality of providing urban type services throughout the community, rather than an orderly growth pattern starting at the core of existing cities or lake developments.

Throughout the residential land uses, it is common in our community to work out of a person's own home. This concept known as home occupation should be allowed by Conditional Use Permit with limitations to prevent problems with neighbors, and the work force should be limited to the occupants of the home only.

Two distinct types of residential development are projected: Rural Residential and Shoreline Property.

#### RR - RURAL RESIDENTIAL

The rural portion of the community which is not actively farmed, and which is outside shoreland areas, represents the background type of land use for North Central Minnesota. This rural, quasi-residential area is suitable for uses from light forestry to country homes and hobby farming. Minimum parcel size for Rural Residential land should be 2 1/2 acres with 165 feet of minimum width. While animal husbandry is permitted, density of animal use should not exceed 1 animal unit per acre. Open cutting of up to 75% of the timber would be permitted; however, clear cutting would require a conditional use permit.

Residential Planned Unit Development could be allowed by Conditional Use Permit with a maximum density of 1 unit per 40,000 square feet. A minimum parcel of 5 acres and 400 feet of width would be required for a P.U.D.

#### SR - SHORELINE RESIDENTIAL

Property on the shores of public waters or public water courses-first tier-undoubtedly constitutes the most valuable residential property in the community. Lands unsuitable by virtue of elevation or size should not be developed. Development should be by subdivision with residential streets and provisions for surface drainage and on-site sewer and water systems. A potential does not exist for expansion of the Serpent Lake Sanitary District in Section 13. Particular care must be taken during development regarding impervious ground cover, retaining vegetative ground cover, visual impact from the lakes, neighboring lot conflicts and potential for water pollution.

Continuing problems are anticipated on existing nonconforming land uses in this zone, and every effort should be made to continue to remedy these deficiencies within reason. Density in this zone is controlled by minimum requirements of the DNR based on lake classification.

Timber cutting would be limited to select cutting only. Earth moving would be controlled by permit, and commercial uses should be prohibited in all residential zones with the exception of home occupation. Boat houses, while allowed by DNR rules, are considered undesirable, and new structures should not be allowed. The repair of existing boat houses by permit is permissible; however, structural repairs which would enhance the life of the structure would be prohibited.

Residential P.U.D.s would be allowed by Conditional Use Permit with density not exceeding the DNR limitations. A minimum parcel of 5 acres and 400 feet of width would be required.

## COMMERCIAL

### Policy

For the purpose of providing for commercial growth, for providing goods and services needed by the community, a policy is recommended that will provide adequate areas for new commercial buildings and will consolidate the commercial portions of the community to limit traffic conflicts, to limit other land uses from unsightly strip development, and to preserve the character of the community.

Two distinct types of commercial use are expected in the Township, waterfront commercial, oriented to lake usage, and general commercial oriented to providing goods and services to the community.

### WC - WATERFRONT COMMERCIAL

The land available for waterfront commercial usage is very limited due to the growth of other types of land use. Waterfront commercial would be located in the shoreland portion of the community, which is subject to the rules of the Department of Natural Resources. These rules consider virtually all resorts, campgrounds and similar uses as commercial Planned Unit Developments which require a Conditional Use Permit. The community feels 400 feet of frontage and 5 acre minimum size within the first two tiers of lakeshore would be the minimum parcel size required for this type of activity. Only the density allowance for those first two tiers could be allowed access to public waters. Signing should be minimized.

## C - COMMERCIAL GENERAL

It is desirable that the retail goods and service sector of the commercial community be expanded to provide the scope of goods and services needed. These uses should be consolidated into one or two portions of the community to the greatest extent possible to limit traffic conflicts and to limit conflicts with other land uses. Good highway access is critical. Farm type pole buildings should not be allowed due to their early deterioration and community image. On-site all weather parking is necessary along with traffic control to provide for safe ingress and egress. A maximum of 50% impervious coverage would be allowable. A lot size of 40,000 square feet minimum would be required.

Three locations for potential commercial development have been identified: the intersection of T.H. # 210, CSAH #12 (Deerwood Shortcut) and Tower Road, the intersection of CSAH #12 and Woodland Road and the intersection of CSAH #12 and CSAH #28. The growth of commercial land use in other areas should be discouraged to prevent random or strip development.

Rezoning or redesignation of properties in the above 3 locations can take place at the time of presentation of a viable plan by an owner with consideration for neighbors and the need for sound commercial development practices.

Excessive signing has been found to be offensive to the community standards and to the community well being by commercializing the rural area. Accordingly, commercial signing needs to be limited as follows: On site signs advertising the business on the site would be allowable with limitations generally calling for one free standing and some advertising on the building. Off site signs, such as billboards, would be prohibited except for those which currently exist. Advertisers are encouraged to use the County and State highway blue information sign program. Public signs placed by the public for traffic direction and safety are considered a necessity and are not limited hereunder.

All commercial uses need to have particular care paid to controlling any nuisance emissions such as noise and smoke. All sites need to be well-designed and to appear attractive to the community. Retention of specimen trees and the planting of additional trees on sites to help blend the sites into the community are recommended.

## INDUSTRIAL

### Policy

For the purpose of providing for growth and broadening the base of employment in the community, a policy is recommended that will encourage the marketing of our community to the industrial sector of our State economy and that will provide a new area of light industrial growth, which can be served with good transportation and power facilities. Industrial types of development are not normally extremely attractive and would detract from the natural wooded character of our area. Consequently areas sited for industrial growth should be screened from the major transportation corridors of T.H. # 210 and C.S.A.H. #12; conversely, most industrial users do need a 9 or 10 ton all weather roadway and railroad access, if possible. Consequently, the cost of locating a site a long distance from our current highway system could be prohibitive. In consideration of the foregoing, the community recommends that property near the existing Weyerhaeuser Plant facility be considered as an area for future industrial growth.

The Township has some attributes such as good transportation, railroad, power availability, space and buffering, with adequate setbacks to provide for a certain type of non-polluting industry.

Due to the difficulties of user conflict, no residential land use should be allowed within the industrial zone. A maximum of 50% impervious coverage on 5 acre minimum size sites would be required. All uses should be considered as Conditional Use Permits. In all cases where the usage would be adjacent to a non-compatible land use, a buffer area consisting of screening and/or natural vegetation must be left on the industrial property to help buffer the most intensive usage.

Of particular interest to the community are the following: Good year-around industry growth which will provide for the continuity of the existing community, businesses with long term growth possibilities, and industries which employ a range of people, including the unskilled to those with a high level of education and technical background.

## ROADS/TRANSPORTATION/GRAVEL PITS

### Policy

For the purpose of providing for the transportation needs of the community, a policy is recommended that will provide and maintain a network of roads to serve every parcel of land in the community and to provide for the future potential of other forms of transportation by maintaining rights-of-way wherever available. Continued commercial rail service and nearby commercial air facilities must be encouraged.

### ROADS

Current highways, roads, streets and driveways are maintained by the State of Minnesota, Crow Wing County, Irondale Township, and a number of roads and driveways are maintained by individuals or groups of individuals on a private basis.

T.H. #210, C.S.A.H. #12, and a portion of C.S.A.H. #102 are designated for 10-ton service year around. C.S.A.H. #28 is designated for 9-ton service year around. Other County roads have a maximum load limit of 9-tons and may be more severely restricted during seasonal breakup, typically to a 5-ton level. The township roads are typically 7-ton with additional restrictions in the spring.

The Township maintains approximately 35 miles of Township level local roads, of which approximately 50% are bituminous surface and the remaining 50% gravel. Approximately \$250,000.00 or more is spent by the Township annually on upgrading and maintaining their portion of the road systems. The Township owns much of its own equipment.

A 5-year capital improvements plan, designating those roads to be improved during that period and prioritizing them, is in place.

The Soo Line Railroad bed which was abandoned a number of years ago appears to have significant status in the DNR's planning for the Cuyuna Country State Recreations Area. The Burlington Northern Railroad is a major hauler of goods and raw materials East and West through the Township and provides spur service.

During the process of land development, including the simplest form known as lot splits, provision must be made for new residential or commercial streets to be dedicated to the public or as a minimum for lot splits, 80 feet of frontage on existing public roadways & 80 feet for cul de sacs.

Under certain circumstances, a commonly owned 33- foot strip for driveway purposes covered by a homeowners agreement for maintenance would suffice. Under no circumstances should easements to a new parcel be allowed across an existing parcel.

## GRAVEL PITS

While a steady nearby source of high quality gravel is desirable to the community for economical road maintenance, construction and upgrading, gravel pits often constitute a blight on the land and neighborhood. New pits, or expansion of old pits, should be allowed only on lands designated as Ag/Forestry, Commercial or Industrial, located at least 500 feet from any residential property.

Buffer strips, continual annual reclamation, dust and noise control, haul road maintenance and replacement, hours of operation, quantity of removal, final restoration, and land use along with safety concerns should be considered at the time of approval. All new pits or expansions should be by Conditional Use Permit only. Special consideration should be made regarding bituminous plants.

## WASTEWATER/WATER SUPPLY/SOLID WASTE

### Policy

For the purpose of providing for the public health, it is recommended that the township only allow land development where on-site water and sewer systems can be safely constructed and that the township continue to embark on a program of upgrading nonconforming sanitary systems and encouraging the upgrading of non-conforming wells to a conforming status by the land owner. Computerizing this system is a high priority.

The residents and businesses in the Township rely on on-site wells and on-site sewer systems. The soils in the County are generally conducive to on-site sewer systems. A number of older systems are non-conforming, and in general are allowing nutrients and pollutants to escape to the water table, where they pose the chance of polluting neighboring wells and degrading lakes and streams. Non-conforming sewer systems will be required to upgrade.

The first priority is the shoreland areas; the second priority will be those lands outside the shoreland areas. New development needs to show two satisfactory sites on each new lot for an on-site sewer system in order that a future replacement will have an adequate location also.

Generally, ground water in adequate domestic supply can be found throughout the Township. The State Health Department requirements for wells require that a new well be deeper than 50' or pass through 10 feet of impervious material. Wells of that depth do have a high iron content and, often, manganese content in the water supply. For small systems, softeners are usually adequate to remove the excess minerals. Water quantity for larger wells for industrial purposes or municipal supplies is more difficult to locate and treat.

Solid waste disposal is generally by private hauler, and a number of vendors are available to the Township. Disposal of solid waste falls under the county jurisdiction and generally takes place at the Crow Wing County Landfill located west of Irondale Township.

## PUBLIC SERVICE UTILITIES

### Policy

For the purpose of planning the community and its need for public utility service, a policy is recommended that will map the service lines of the power companies and telephone companies and make this information available to interested future companies.

The community is currently served by a combination of Minnesota Power and Crow Wing Rural Electric Association, and it is anticipated that Minnesota Power will be building an additional substation and another overhead line in the community in the near future. A natural gas pipeline is available to a limited service area. The remainder of the community utilizes propane, fuel oil or wood for an energy supply. All fuels are in adequate supply by local vendors.

Telephone service is provided to the community. Several long distance carriers are available. Cable television service is available to portions of the Township.

## EMERGENCY SERVICES

### Policy

For the purpose of providing high quality emergency service and medical care to the community, a policy is recommended that will encourage the growth and depth of service provided throughout the medical community and into nursing and elderly care facilities. Police and fire protection need to be given adequate priority to ensure continued good coverage throughout the community.

The community is blessed with excellent medical facilities including the Cuyuna Regional Medical Center in Crosby and the St. Joseph's Medical Center in Brainerd. The Cuyuna Regional Medical Center provides its own ambulance service with North Ambulance providing backup and backup helicopter service. First Responders are also active throughout the community along with good neighbors taking care of neighbors. A home health care including the Meals on Wheels program is also available. An eye clinic and dentist offices are available in the nearby towns of Crosby, Ironton, and Deerwood. Nursing home care is provided adjacent to the Cuyuna Regional Medical Center.

Irondale Township utilizes the county-wide services of the County Sheriff.

Private security firms are available along with alarm service. The community feels the above service is adequate with no need to change at the present time.

Fire protection is provided primarily through the Crosby Fire Department with backup from the Cities of Deerwood, Cuyuna, Ironton and the City of Brainerd when needed for more serious fires and problems. Open land fires are the responsibility of the DNR and the DNR operates an aerial base at the Brainerd Lakes Regional Airport.

The Enhanced 911 program is in place in the Township.

## MISCELLANEOUS

### Education

The primary and secondary education program for the community is carried out by the Crosby-Ironton School District. Also provided by the high school is the RAAP program which significantly reduces the number of dropouts. Open enrollment is available for families who wish to enroll in another district. In addition to advance placement classes at the high school level, a post secondary program is available at the nearby Central Lakes Community College.



## ELDERLY AND LOW INCOME HOUSING

Subsidized housing primarily for the elderly is available with a waiting list in the cities of Crosby, Ironton and Deerwood. Additional facilities are available in the cities of Brainerd and Aitkin.

## PARKS AND RECREATION

At the present time the township does not provide facilities for active recreation. Playground and playing fields, tennis courts, and the like are provided by the City of Crosby and by the school system.

A number of lands within the township are dedicated to either multi-use or generally passive recreation. The County has large areas of Memorial Forest and tax forfeit properties which are also available for multi-use. The State of Minnesota has created the Cuyuna Country State Recreation Area which will involve multiple use recreation in a pleasing natural environment which can be used by large numbers of people. The recreation area includes mining overburden and stockpiles along with deep mine lakes with steep drop off along the shore. Several snowmobile trails utilizing the Grant In Aid program of the State of Minnesota are located in Irondale Township.

## WILDLIFE AND HUNTING

The enhancement of wildlife and hunting is a strong tradition throughout the middle portion of the State of Minnesota. The Cuyuna Country State Recreation Area specifically will allow hunting within the boundaries. The State has a regulation prohibiting hunting within 500 feet of any dwelling and does not allow shooting across roads. The rules for waterfowl and upland game hunting are somewhat weaker. Discussion has been held in nearby communities regarding the advisability of limiting deer hunting to shotguns and slugs as opposed to rifles. At the present time Irondale sees no problem with current practices and does not foresee any changes in the rules or limitations of the areas available for hunting in the near future.

## SEXUALLY ORIENTED BUSINESS

Due to the periodic appearance of various businesses of this nature and the problems which tend to arise regarding neighborhood deterioration, crime and citizen harassment, it is recommended that an ordinance provision be drawn which would address this type of business and generally prohibit it within the township.

## INTERNATIONAL BUILDING CODE

Building quality or building materials are more difficult to govern without the building code in place. The State of Minnesota has adopted rules which require the adoption of the entire Minnesota State Building Code, which includes the International Building Code, if a building code is desired within the community. The fee schedule that is included in the code is adjustable, and several provisions are optional. Whether a community adopts the code or not, the Minnesota State Electrical Code is in effect for every structure in the township. Generally, plumbing plans for all commercial businesses need to be submitted to the state for approval, and an electrical inspection takes place on all residences and businesses. Some provisions can be added to the zoning permit program, which is an inherent part of the Township Zoning Ordinance regarding completion of structures under construction on permits, Conditional Use Permits and other similar controls on land use.

## CEMETERY

Irondale Township owns and operates a cemetery for residents and former long term residents.

## ORGANIZING FOR PLANNING AND ZONING

It is the recommendation of the planning committee that the township organize itself in the following manner for planning & zoning activities:

A zoning administrator, responsible for issuing permits, making inspections and generally insuring that the ordinance is enforced.

A combined planning commission and board of adjustments, which provides the body for the planning of the future of the community. They, also, hear the public hearings on all Conditional Use Permit applications, variance applications, rezoning or ordinance changes and the preliminary plans for subdivision. They, in addition, are the appeal body for appeals from the actions of the zoning administrator.

The Township Board then acts as the appeal body for any actions of the Planning Commission Board of adjustments and retains the final approval of any subdivision plats and rezoning and/or ordinance changes.

District Court then provides for the ultimate appeal from any actions, of the Township Board.

To effectuate the various land use matters in this document and to incorporate the requirements of the various statutes and rules and regulations, the township needs to adopt a new planning and zoning and subdivision ordinance which also meets the minimum standards of the DNR and the county for shoreland.

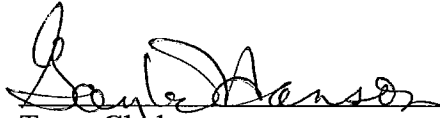
#### GOVERNMENT LIAISON AND COOPERATION.

##### Policy

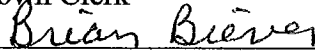
For the purpose of coordinating and cooperating with the surrounding communities, cities, Crow Wing County, The State of Minnesota and the Federal government, a policy is recommended that the Township Board specifically address this concern by appointing various members to maintain the necessary contacts. Further it is recommended that all agreements regarding boundary roads be reduced to writing.

Irondale Township, as previously indicated, includes the Cities of Cuyuna, Crosby, Ironton, Trommald and Riverton and shares certain roadways on the common boundaries as well as similar situations with neighboring townships. It is recommended that these be reduced to writing as regards both maintenance and future construction or reconstruction. In addition the cities provide emergency services and in some cases may in the future provide municipal services to portions of the township through agreement. Crow Wing County administers the state wetland program within the township. The County Lands Department administers the Crow Wing County Memorial Forest and the Crow Wing County tax forfeited lands throughout the township. The County Highway Department administers the maintenance and construction of all the county state aid highways and county roads. The State Highway Department administers the maintenance and construction of all the state highways within the township. The State of Minnesota will be deeply involved in the Cuyuna Country State Recreation Area and the Corp of Engineers at the Federal level also is involved in wetland management. Clear avenues of communication need to be established with all of the above governmental agencies.

The foregoing was duly adopted at the meeting of the Township Board on August 14, 2006.

  
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Town Clerk

  
\_\_\_\_\_

Supervisor

  
\_\_\_\_\_

Supervisor

  
\_\_\_\_\_

Supervisor

## KEY TO LAND USE MAP

- P Public - Public ownership, recreational area or public building site.
- O Open - wetlands or other limiting topographical considerations, suited for wild life or passive recreation.
- A/F Agriculture/Forestry - Agriculture or silviculture land use. Typically large parcels in excess of 10 acres. Agriculture uses are permitted, and open cutting of timber is an allowable use.
- RR Rural Residential - Low density wooded land and hobby farms serving both as a buffer between Ag/Forestry and residential uses and as a rural single family setting: with limited Ag/Forestry uses. One unit on 2 ½-10 ac parcels, 165 feet minimum width. Important to retain the character of the community. Residential Planned Unit Developments allowed with density not exceeding one unit per 40,000 square feet.
- SR Shoreline Residential - residential property on the shores of Public waters where lot size is controlled by the lake classification. No animal husbandry is allowed. Timber cutting is limited to select cutting and removal of dead and diseased trees. Grading and earthmoving is controlled by permit. Generally it is the most restricted residential zoning. Residential P.U.D. s are allowed as provided in the zoning ordinance.
- WC Waterfront Commercial - water oriented commercial uses including marinas, resorts, restaurants, and bars, rental units and related uses for guest oriented businesses. Minimum parcel size is 5 acres and 400 feet of frontage on a public water. All uses are commercial P.U.D.s.
- C Commercial - Offices, stores, retail, sales, restaurants, bars, storage facilities, repair shops and other commercial businesses needed to support the community. Minimum lot size 40,000 square feet. Impervious coverage 50% maximum.

I

Industrial - Manufacturing, repair facilities, businesses or light industrial uses with strict emission control requirements and nuisance abatement requirements. Minimum lot size 5 acres. Maximum impervious coverage 50%. All uses with conditional use permit.