
Stanton Township

Goodhue County

2006 Comprehensive Plan

June 2006

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I Introduction

A. Purpose of Comprehensive Plan

The Stanton Township Board of Supervisors has prepared this Comprehensive Plan to guide future growth and development within the Township over the next twenty years. In particular, this Plan responds to the continued interest in the township for rural residential and agricultural land uses. This Plan provides an overview of Stanton Township, including the historical setting, natural features, existing land use, public facilities and population and employment trends, followed by goals and policies, a Growth Management Plan, and an Implementation Plan.

Under Minnesota Statutes 462.351-375, Stanton Township has the authority to prepare a comprehensive plan to direct development and manage growth. Minnesota Statutes 394.33 also requires that township plans not be inconsistent with or less restrictive than county plans.

This Plan is intended to reflect the values and goals that the Township residents view as important, and to establish a sound direction for future development within the Township consistent with the Goodhue County planning activities. The planning process to establish this Plan included participation by citizens, local officials and business owners at Town Meetings, the Annual Meeting, and a public hearing. This Plan replaces an earlier Comprehensive Plan prepared in 1998.

This Plan has been prepared under the guidance of the Stanton Township Planning Commission and Town Board with technical services and support provided by Resource Strategies Corporation. The Township wishes to acknowledge Goodhue County for providing Geographic Information Systems (GIS) data files for use in completing all graphic illustrations and land use calculations.

B. Community Planning Process

The update to the *Comprehensive Plan* is the result of a process that included research and analysis of existing conditions, review of growth forecasts, and presentation of information and goals and policies at public meetings. It is the intent of the Township to implement this updated plan, which is representative of the values and goals of the community, and which serves as a guide for addressing growth and the preservation of agriculture in the Township.

Township meetings provided opportunities for elected and appointed officials to identify and discuss planning-related issues as well as to learn about the various elements of the planning process. Data collection and analysis followed the orientation meetings with elected officials. Research has reflected issues of concern to the Township and general planning requirements cited in Minnesota State Statutes pertaining to local planning activities including the following:

- History and trends in demographic data.
- County growth and planning policies.
- County transportation planning and policies.
- Inventory of current uses of land.
- Inventory of natural features, such as water resources, vegetation and soil associations.
- Federal, state and regional regulations related to the environment.

The draft Comprehensive Plan was available for review at the March 7, 2006 Annual Meeting. On _____, 2006, the Planning Commission held a formal public hearing to receive public comment on the draft *Comprehensive Plan* and recommended that the Town Board approve the plan. The Town Board approved the updated plan on _____, 2006.

II Community Profile

A. Introduction

Stanton Township is located in the northwestern corner of Goodhue County, and immediately adjacent to Dakota County that is within the seven county Twin Cities Metropolitan Area (see **Figure 1**). The Township is comprised of primarily agricultural land uses, however, rural residential lots are becoming more prevalent, especially along its eastern edge. The Township is located within an area that faces increased regional development pressure from the expanding Metropolitan region to the north.

B. Population and Households

Table 1 shows the change in population, the number of households and average household size in Stanton Township and Goodhue County since 1970. The decades between 1970 and 1980, and 1990 and 2000 represented the largest growth rates in population for Stanton Township. However, between 1980 and 1990, there was a slight decrease in the population. Additionally, the number of housing units in the Township has experienced a fluctuating increase since 1970. The largest gain in the number of housing units occurred between 1970 and 1980.

Table 1
Population and Household Growth

	1970	1980	1990	2000	2004 est. ¹	Increase 1970 - 2004
Population						
Stanton Township	722	918	838	1,080	1,117	395
Percent Change	--	27%	-9%	29%	3%	55%
Goodhue County	34,804	38,749	40,690	44,127	45,679	10,875
Percent Change	--	11%	6%	8%	4%	31%
Housing Units						
Stanton Township	200	287	312	384	388	188
Percent Change	--	44%	9%	23%	1%	94%
Goodhue County	11,436	14,368	15,936	17,879	17,900	6,464
Percent Change	--	26%	14%	12%	0%	57%
Average Household Size						
Stanton Township	--	3.33	2.92	2.9	2.87	
Goodhue County	--	2.76	2.6	2.53	2.48	

¹ Estimates from the Minnesota State Demographer
Source: U.S. Census Bureau

Goodhue County has experienced increases in population and the number of housing units since 1970, however at a lower percentage of increase than Stanton Township. It is likely that this growth is due, in part, to proximity to suburban job growth in Dakota County to the north and greater accessibility provided by the expansion and convenience

Figure 1

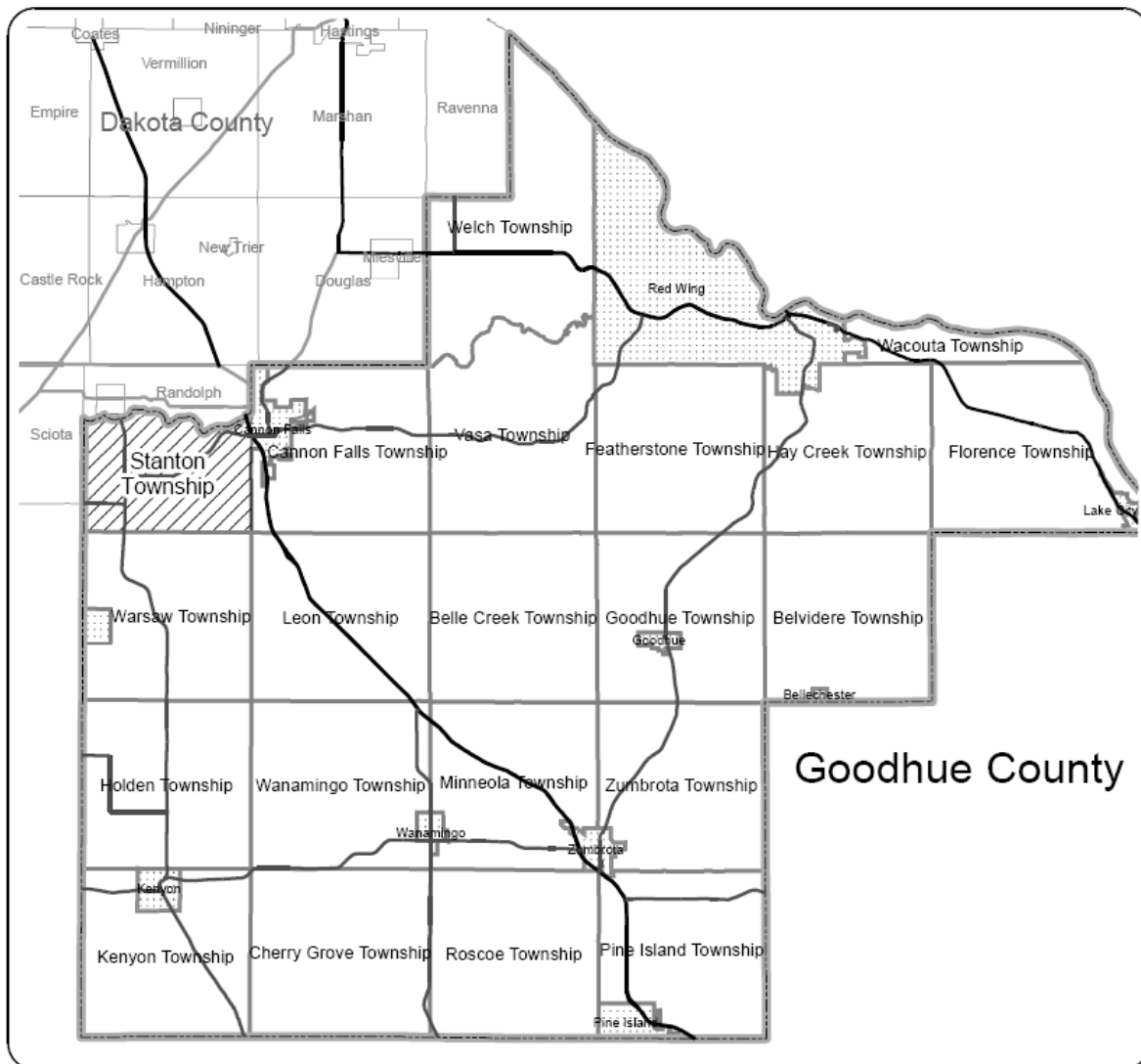


Figure 1 - Location Map
Stanton Township
 Goodhue County



Resource
Strategies
Corporation

Draft February 2006



of the regional highway system.

Although the percentage change in the population and number of households has increased in the Township and County, the actual population and household number remains modest compared to Dakota County to the north, as the vast majority of the Township and Goodhue County is agricultural in nature.

Table 2 identifies the age characteristics of the Stanton Township population in 2000, as compared to the Goodhue County townships

and the cities. In general, Stanton Township has a larger middle aged (35 to 49 years) population and fewer number of retirement aged persons compared to the other townships and cities in the County.

Table 2
Age Breakdown of Population

	1-4	5-9	10-19	20-24	25-34	35-49	50-64	65-74	75+	Total
Stanton Township	83	89	170	36	143	423	193	50	36	1,223
Percent of Total	7%	7%	14%	3%	12%	35%	16%	4%	3%	100%
All Townships	876	1,123	2,679	548	1,358	4,128	2,553	933	652	14,850
Percent of Total	6%	8%	18%	4%	9%	28%	17%	6%	4%	100%
Goodhue Co. Cities	1,815	1,944	4,501	1,499	3,560	6,708	4,231	2,203	2,816	29,277
Percent of Total	6%	7%	15%	5%	12%	23%	14%	8%	10%	100%
Goodhue County	2,691	3,067	7,180	2,047	4,918	10,836	6,784	3,136	3,468	44,127
Percent of Total	6%	7%	16%	5%	11%	25%	15%	7%	8%	100%

Source: 2000 U.S. Census

C. Housing

Statewide, there has been an increasing concern about the ability of communities to retain and encourage the affordability and availability of housing. Although the choice of housing is strongly related to market conditions and the availability of services, the Township monitors housing information to evaluate if housing needs are being met within the community. Through the adoption of housing policy, the Township can encourage housing choice and availability through regulatory or programmatic means.

Table 3 shows the type of housing available within Stanton Township and other Goodhue County townships in 2000. Similar to other rural and semi-rural areas, there is a limited range of housing choices within the Township with single family as the predominant housing type. Compared to other Goodhue County townships, Stanton Township has a higher percentage of single family homes and homes that are owner occupied.

Table 3
2000 Housing Units and Tenure

	Single Family ¹	2 Units	3-4 Units	5+ Units	Mobile Homes	Other ²	Total	Percent
Stanton Township								
Owner occupied	356	2	0	0	5		363	94%
Renter occupied	20	1	2	0	2		25	6%
Total	376	3	2	0	7		388	100%
Percent	96.9%	0.8%	0.5%	0.0%	1.9%	0.0%	100%	
Goodhue Co. Twps								
Owner occupied	4,355	11	4	0	234	2	4,606	90%
Renter occupied	415	18	10	16	62	0	521	10%
Total	4,770	29	14	16	296	2	5,127	100%
Percent	93.0%	7.5%	0.3%	0.3%	6.2%	0.0%	100%	

¹ Includes census category single family attached units

² "Other" includes RV's, vans, etc. used as housing units

Source: 2000 U.S. Census

The housing stock in Stanton Township is relatively newer compared to the age of housing of the Goodhue County townships. Only 20 percent of the homes were built before 1950 compared to nearly 40 percent for the County townships. Likewise, nearly 60 percent of the Stanton Township housing was built after 1970 compared to 45 percent of the housing in the Goodhue County townships.

Table 4
Age of Housing

Age of Housing	Pre 1950	1950-59	1960-69	1970-79	1980-90	1990-2000	Total
Stanton Township	79	21	63	99	48	86	396
Percent	20%	5%	16%	25%	12%	22%	100%
Goodhue Co. Townships	2,010	289	516	1,079	483	754	5,131
Percent	39%	6%	10%	21%	9%	15%	100%

Source: 2000 Census

Table 5 depicts owner occupied housing value in 2000. The majority of homes within Stanton Township were between \$100,000 and \$400,000 in 2000, similar to the other townships in the County. However, the median housing value was more compared to the County as a whole.

Table 5
2000 Housing Value

	Less than \$100,000	\$100,000-\$199,999	\$200,000-\$399,999	\$400,000-\$499,999	\$500,000-749,999	Over \$750,000	Total	Median Value
Stanton Township	20	215	110	7	5	6	363	\$165,500

Percent	6%	59%	30%	2%	1%	2%	99%	
Goodhue Co. Twps	785	2,186	1,156	148	87	42	4,404	\$142,152
Percent	18%	50%	26%	3%	2%	1%	100%	
Goodhue Co.	5,008	6,346	1,738	162	99	48	13,401	\$119,300
Percent	37%	47%	13%	1%	1%	0%	100%	

Source: 2000 Census

D. Employment

Table 6 shows that the occupation of Stanton Township's residents in 2003 was primarily sales and office occupations, slightly higher than the County as a whole and the townships. Additionally, Stanton Township had a higher percentage of persons employed in the combined construction and production occupations than the County and Townships.

Table 6
2000 Occupation of Employed Population, over 16

Occupation	Goodhue Co.		Goodhue Co. Twp.s		Stanton Township	
	No.	Percent	No.	Percent	No.	Percent
Management, business and financial operations	2866	12%	1357	16%	78	13%
Professional and related services	4034	17%	1451	18%	91	15%
Services	3488	15%	1066	13%	70	11%
Sales and office	5522	24%	1735	21%	160	26%
Farming, fishing and forestry	399	2%	267	3%	12	2%
Const., extraction and maintenance	2439	10%	960	12%	86	14%
Production, transp. and material moving	4615	20%	1452	18%	117	19%
Total	23363	100%	8288	100%	614	100%

Source: 2000 Census

Stanton Township workers have a longer travel time to work compared to the total workers in Goodhue County. Thirty four percent of Township workers traveled to jobs within 15 minutes of their home compared to 45 percent of County workers in 2000. The mean travel time to work for Township residents was 26.4 minutes while the mean for County residents was 21.3 minutes.

The majority of Township residents traveled to work by motorized vehicle with the vast majority driving alone. Workers in Goodhue County as a whole, participated in more carpooling than Township workers.

Table 7
2000 Workers Travel Time and Means of Travel

Time	Travel Time		Mode	Means of Travel	
	Goodhue Co.	Stanton Twp.		Goodhue Co.	Stanton Twp.
0-15 minutes	45 %	34 %	Car, truck, van	89 %	91 %
15-30 minutes	27 %	20 %	Drove alone	79 %	87 %
30-44 minutes	15 %	25 %	Car-pooled	10 %	4 %
45-60 minutes	7 %	17 %	Public transit	1 %	1 %
60+ minutes	6 %	4 %	Other	4 %	2 %
Mean Time	21.3 minutes	26.4 minutes	Worked at home	6 %	6 %

Source: 2000 Census

E. Public Facilities

The eastern half of the Township is part of the Cannon Falls School District and the western portion falls within the Randolph School District. The Goodhue County Sheriff's Department provides policing services to the Township and the Township is within the Cannon Falls Ambulance District. Fire services are provided by the Randolph and Cannon Falls Volunteer Fire Departments. The Stanton public works facility is located in the Stanton Town Center. A new Town Hall is being built at the junction of 310th Street and 40th Avenue.

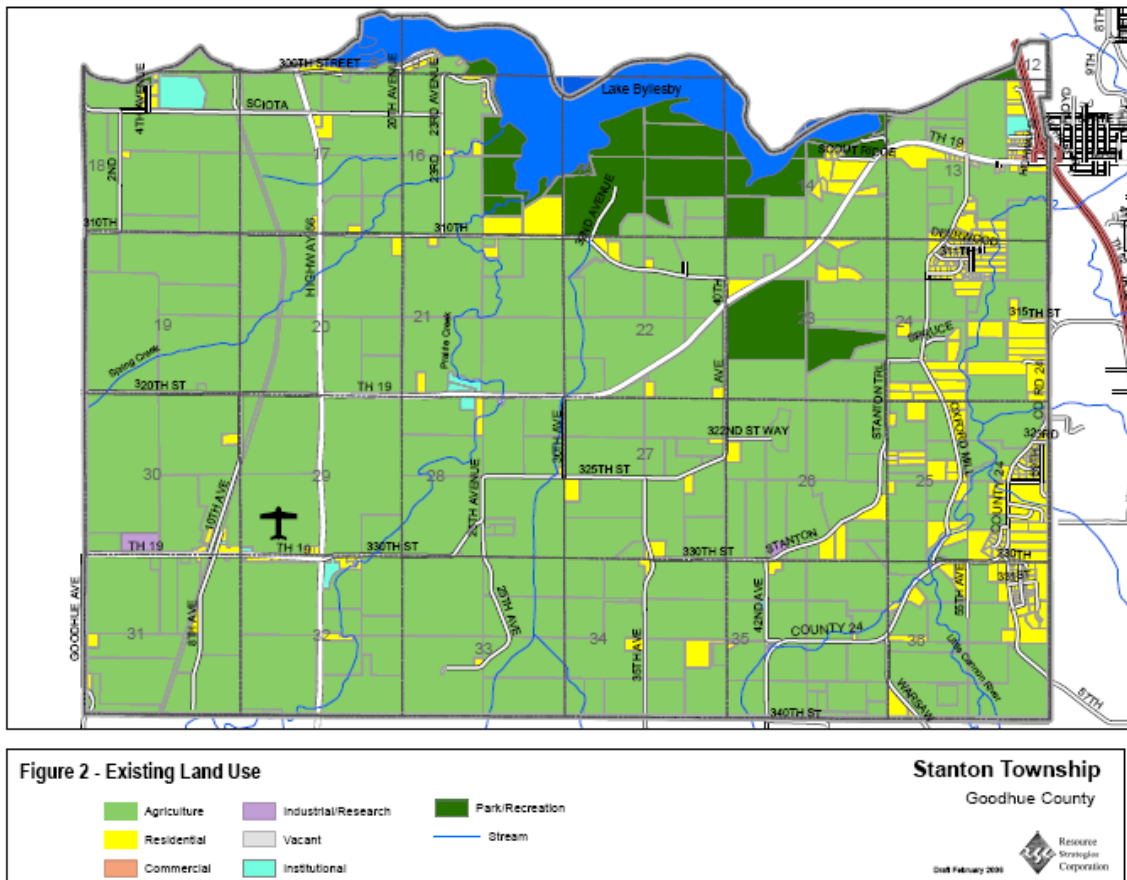
The Stanton Airport was originally established by Carlton College in 1942 to train WW II pilots. It has been under continual use since 1942 and is now owned by Stanton Sport Aviation for recreational flying, soaring and training. The airport was placed on the National Register of Historic Places in 2004 and it has retained the original turf runways and primary operational buildings. Presently, the airport is operated during the daytime and contains several hangars and a playground area.

F. Land Use

A breakdown of the existing Stanton Township land uses by type is shown on **Table 8** and is illustrated on **Figure 2**. The primary land use in the Township is agricultural land that includes scattered farmsteads. The majority of the agricultural land is in active crop production. Secondary uses include significant parks and recreation property consisting of the Lake Byllesby County Park properties on the south shore of Lake Byllesby, the Phillippo Boy Scout Reservation on the south shore of Lake Byllesby, and the Summit Golf Club south of Highway 19 at 40th Avenue.

The eastern portion of the Township contains scattered rural residential homes and a number of single family home subdivisions. Vacant land consisting of wooded and wetland areas are scattered primarily in the eastern and northern parts of the Township. There are several institutional land uses

Figure 2



in the Township including St. Paul's Evangelical Lutheran Church near the TH 52 interchange with Highway 19 and a church and cemetery within the Stanton Town Center area located near the intersection of Highway's 19 and 56.

Industrial/research uses include the Novartis Seed Co. facility located to the west of the Stanton Town Center, the Monsanto facility located on the south side of Highway 19, east of Highway 56, and the Cooperative Power electrical sub-station at the intersection of Stanton Trail and 330th Street.

Table 8
2006 Existing Land Use

Land Use	Acreage	Percent
Agriculture	11,381.2	74.80%
Residential	1,019.9	6.70%
Commercial	1.6	0.01%
Industrial/Research	43.2	0.28%
Institutional	13.3	0.09%
Park	1,268.1	8.33%
Vacant	797.7	5.24%
Lake	677.1	4.45%
	15,215.9	100.00%

G. Transportation Facilities

There are three state highways within Stanton Township: Trunk Highway (TH) 52, TH 56, and TH 19. TH 52, a state interregional corridor, connects the Township to major transportation networks throughout the state. It is located at the northeast corner of the Township and is accessed via the TH 19 interchange. TH 52 functions as a principal arterial and the Minnesota Department of Transportation (MnDOT) is planning to implement several improvements within the TH 52 corridor over the coming years to convert the highway to an interstate type of design. A long range corridor plan has been conducted for the TH 52 corridor and improvements identified that affect Stanton Township include the construction of a new interchange in the vicinity of County Road 24.

TH 19 is a two lane highway that extends from the South Dakota border to Red Wing. This highway functions as a minor arterial and provides the major east-west route throughout the Township. TH 56 is a north-south minor arterial that traverses the western portion of the Township. It provides access to the City of Randolph and beyond in Dakota County to the north and Kenyon and beyond to the south.

County Road 24 is the only county-owned roadway in the Township and is eligible for county state aid funds. It is designated a minor collector in the Goodhue County 2004 Transportation Plan. Other county transportation facilities within the Township include several bridge crossings.

There are two planned pedestrian/bicycle trails planned by the County within the Township. The first is a westward continuation of the Cannon River Trail that currently ends in Cannon Falls. The trail corridor is planned along Lake Byllesby with connections to the County Park and the existing and planned Cannon River Trail in Rice County. The second is a trail corridor following the Little Cannon River southward from the City of Cannon Falls through the Township.

III Environmental Features and Natural Resources

Stanton Township contains a variety of natural features and resources, including productive farmland, rolling hills, a river and several tributary creeks, and associated floodplains and wetlands. The Cannon River/Lake Byllesby corridor forms the northern boundary of the Township and is one of the significant environmental features of northern Goodhue County.

A. Bedrock and Surface Geology

The location and depth to bedrock is an important factor to consider in locating and preserving domestic water supply, and preventing individual sewage treatment systems (ISTS) seepage into bedrock areas, as malfunctioning ISTS may transmit pollutants to groundwater and aquifer supplies. Aquifers are typically located between bedrock layers.

The predominant bedrock in Stanton Township is part of the Prairie du Chien group, which consists of limestone formations deposited by an inland sea about 500 million years ago. The St. Peter Sandstone and Decorah Shale bedrock groups extend through a corridor in the central part of the Township. The distance from the ground surface to the St. Peter Sandstone is shallow in many areas and in some places, exposed.

The surface geology of the western half of the Township is dominated by Des Moines Lobe glacial outwash. The Des Moines Lobe consists of loam, sand, and gravel that are generally poorly-drained. The eastern half of the Township is dominated by Till consisting of loam and clay loams deposited during early glacial periods. Alluvium underlies most of the stream beds within the Township. Sand and gravel deposits are found along the Prairie Creek floodplain and near Lake Byllesby.

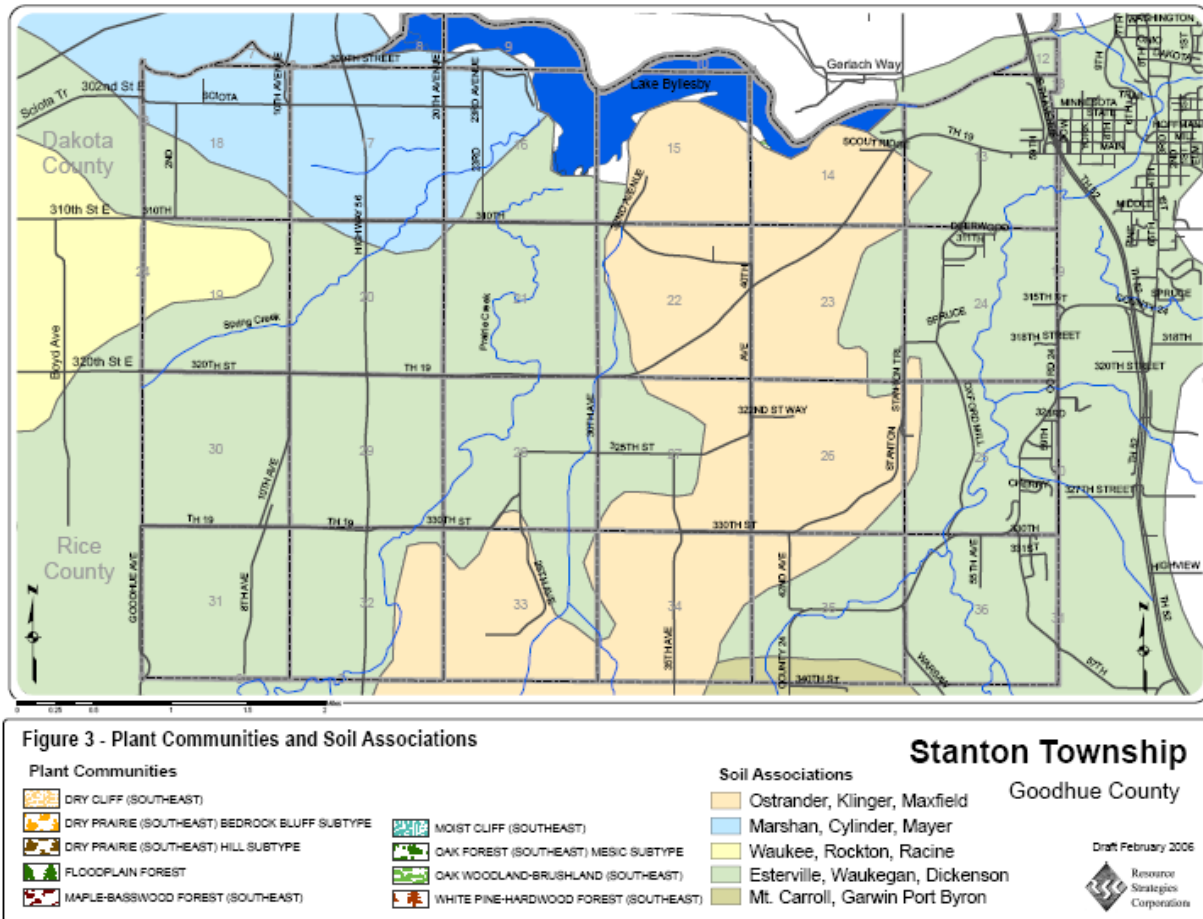
B. Topography and Soils

The Township is characterized by rolling hills in the east and north, scattered steep slopes, and flatter prairie areas in the west. Additionally, there are concentrations of plant communities oak and pine forests in the northern and eastern portions of the Township and along the stream beds. Prairie plant communities exist in the west and central portions of the Township. **Figure 3** depicts the plant communities and general soil associations within the Township.

Much of the Township is comprised of soils that are part of the Esterville, Waukegan, Dickenson; and the Ostrander, Klinger Maxfield soil associations. The majority of soils within these associations are highly productive soils and are used for cultivation of crops. Corn, soybeans, and small grains are commonly grown on the soils in this association.

A large area of land in the northern portion of the Township, along the Cannon River and the southwest shore of Lake Byllesby is part of the Marshan, Cylinder, Mayer Association soil association. Areas with soils in this association are used for cultivated crops, however, wetness and a seasonally high water table may restrict root growth, causing the soil to warm slowly in the spring and limit fieldwork. Because of the high water table, this area is generally poorly suited to buildings and ISTS, unless specially design techniques are utilized to prevent groundwater pollution.

Figure 3



Bluffs (as defined in the County Zoning Ordinance) and steep slopes of 12 percent and over are located primarily in the eastern half of the township and along the stream corridors. **Figure 4** depicts the bluff areas and steep slopes.

Goodhue County uses the University of Minnesota Crop Equivalent Rating (CER) system to determine the location of non-farm development within agricultural areas of the County. A high CER on property indicates that the soil is conducive to high yield, cost effective crop production. **Figure 4** shows the area within the Township where the CER is 60 or more, the threshold for discouraging non-farm residential development except in wooded areas. Most of the land in the Township is suited for agricultural uses, but there are portions of the community that are non-productive, as a result of limitations such as drainage, slopes and/or severe erosion.

C. Surface Water and Wetland Resources

Stanton Township lies entirely within the Cannon River Watershed which is the area of land where precipitation, melting snow, and other sources of water drain. Water resources within the watershed include Lake Byllesby, Spring Creek, Prairie Creek, the Little Cannon River and several smaller unnamed streams. The Cannon River empties into the Mississippi River north of Red Wing. Portions of Cannon River are designated for protection and management under the State Wild and Scenic River program. The water resources within the Township are shown on **Figure 5**.

The 100 year floodplain, determined by the Federal Emergency Management Agency (FEMA), identifies areas that could flood during extended rainstorms or snowmelts. The 100 year floodplain is a term refers to the floodplain area caused by a flood of a magnitude severe enough to only occur, on average, once every 100 years. Structural development is restricted in these areas due to the strong potential for property damage, including damage that might result outside of the floodplain due to water displacement. In addition to storing water during storms or periods of snow melt, floodplain areas also share many of the ecological and environmental functions that wetlands possess.

Wetland areas within the Township provide many practical, aesthetic and ecological benefits. These include acting as storage areas for water during flooding, the filtering of sediments, nutrients and toxic substances before they enter lakes, rivers, and streams, providing habitat for fish and other wildlife, and the replenishing of groundwater sources. Wetlands identified under the National Wetland Inventory (NWI) are identified on **Figure 5**.

Figure 4

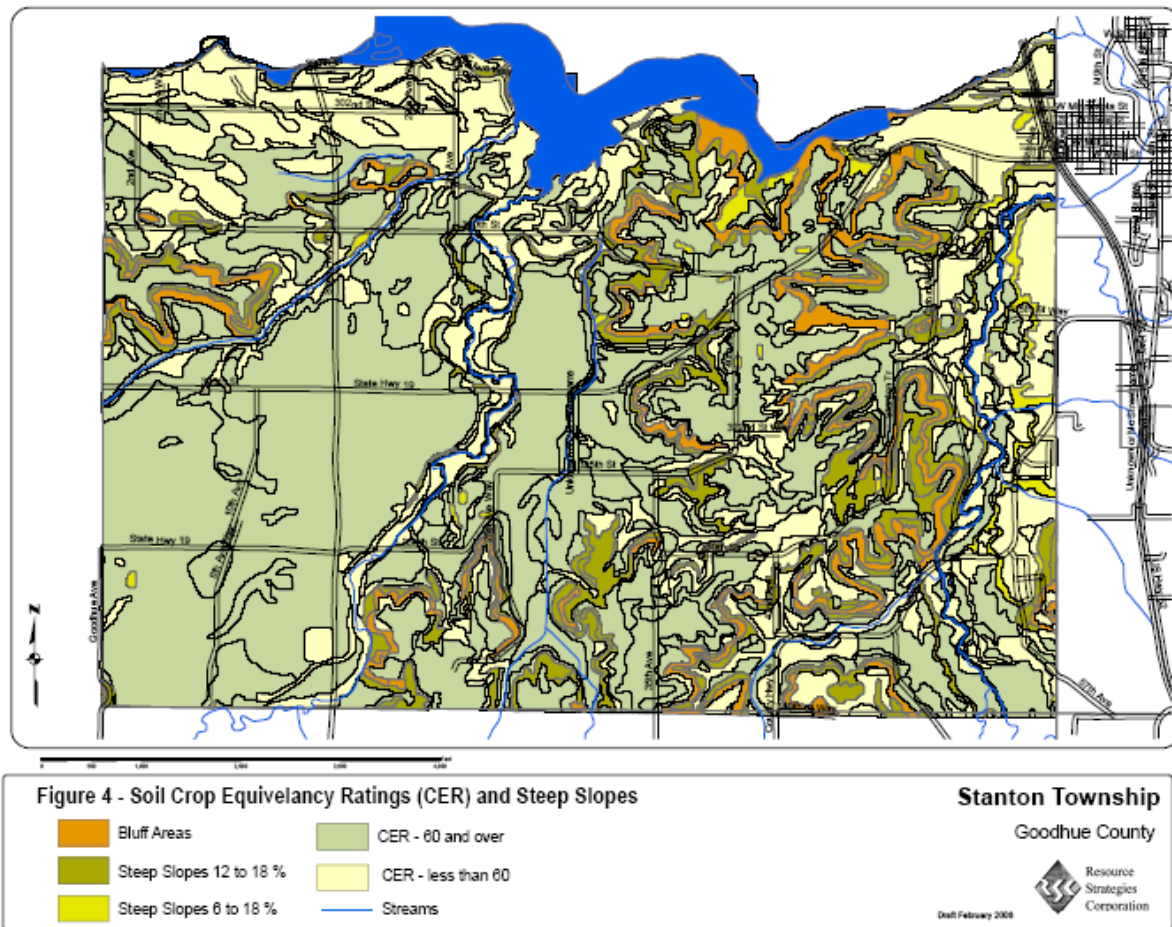
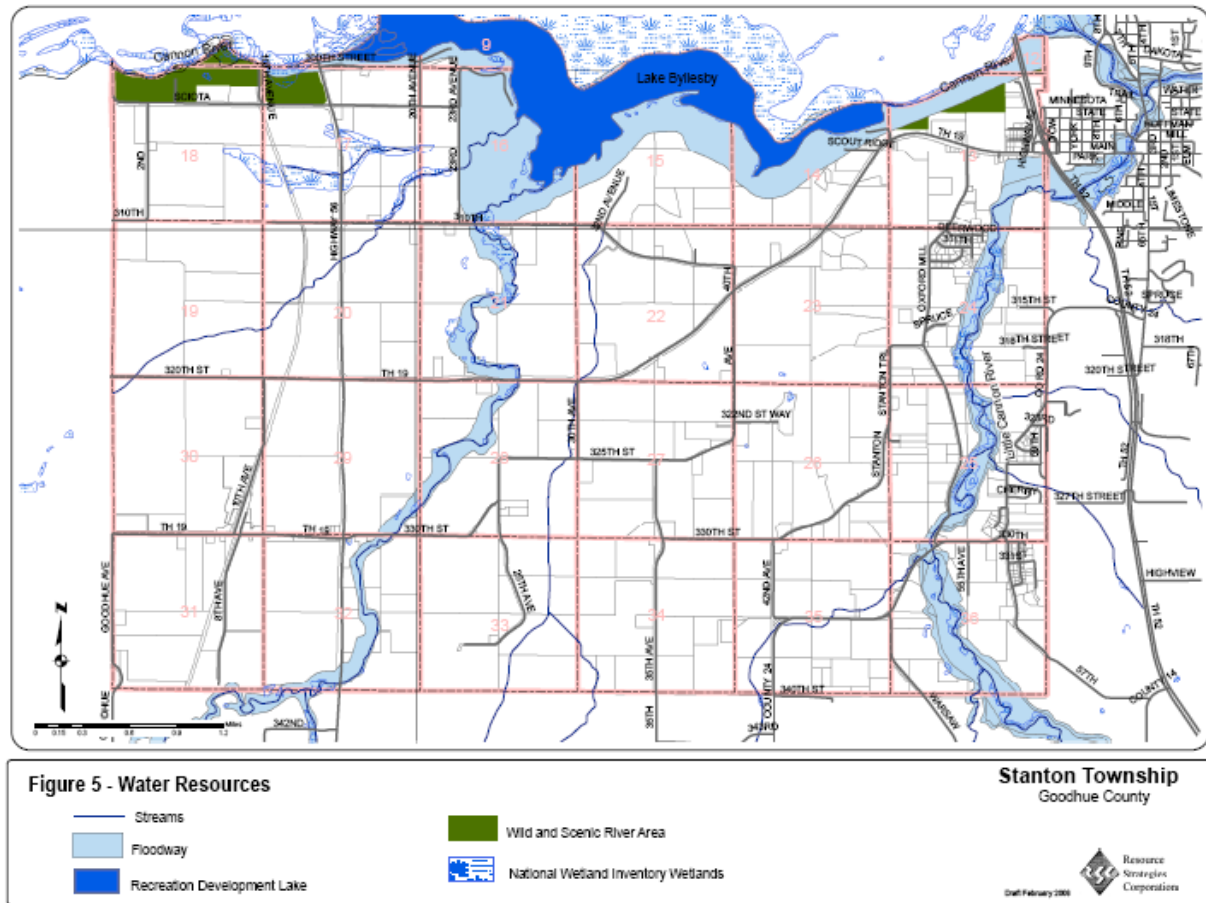


Figure 5



IV Future Land Use Plan

Minnesota Statutes grant townships the authority to adopt land use plans and ordinances, provided such plans and ordinances are not inconsistent with or less restrictive than official controls adopted by the county. Goodhue County has adopted such official controls which serve as the basis and framework for this Plan. Nothing in the law precludes township plans and ordinances from being more restrictive than the official controls adopted by the county.

The plan for future land uses is based upon the vision of the community. A **Town Meeting** was held in November 2005 to discuss the updating of the Stanton Township Comprehensive Plan and solicit input from Township residents. A series of exercises were conducted to determine community strengths and weaknesses, resident concerns about future growth and development, and preferences for future land use planning. Approximately 80 residents, landowners, and other interested parties attended the Town Meeting.

Nearly two-thirds of the meeting participants cited the *rural atmosphere, good farmland, and natural amenities* as the main strengths of Stanton Township. Other strengths *include good location and access* (15%), and *good schools, services and safety* (15%).

There is less overall consensus on community weaknesses, which include a variety of issues led by the *threat of annexation* (16%), local and county *zoning is too lax* (15%), *dwindling farms and worsening farm economy* (13%), *road congestion and road conditions* (10%), *lack of communication with Township officials* (9%), and *zoning is too restrictive* (7%).

The primary growth concerns include the *loss of the rural atmosphere, natural amenities, and farms, and current non-farm over-crowding* (62%) and *increased burdens on services and taxes and increases in traffic congestion* (32%). Another 6% felt that the *lack of growth options hurts the Township*.

The desires for future land use or preferred land use alternatives include *protecting the rural atmosphere, natural amenities, and agriculture* (45%), *creating more restrictive zoning and development standards* (29%). Conversely, 15% of the participants preferred *allowing less restrictive zoning and development standards*.

The Town Meeting participants also prepared statements about their visions for the community and newspaper headlines they would like to about Stanton Township in the next 20 years. Three primary themes emerged with the vision statements: *preserve agriculture, the rural atmosphere, and natural amenities* (70%); *exercise good planning in allowing any future growth* (13%); and *balance rural amenities with sensible growth options* (8%).

Three primary themes also emerged with the newspaper headlines that were prepared: *agriculture, rural, and natural amenities preserved in Stanton Township* (43%); *good planning and citizen participation prevails in Stanton Township* (27%); and *Stanton Township remains a great place to live* (17%).

Input from the Town Meeting became the basis for creating an overall community vision for Stanton Township and for preparing goals and policies for the future land use plan. Many of the following goals and policies were also included in the 1998 Stanton Township Comprehensive Plan.

A. Community Vision, Goals, and Policies

A **vision** is a realistic description of a future condition desired by the community. The following vision statement for Stanton Township is a reflection of the vision statements prepared by the residents of the Township. **Goals** describe the vision or general long-term expectations by the community for the future. **Policies** represent the official positions of the Township or specific courses of action to be followed to achieve community goals. Collectively, goals and policies are the official statements which provide the basis for growth management strategies in the Stanton Township Comprehensive Plan.

COMMUNITY VISION

It is the vision of Stanton Township to preserve long-term agriculture as the primary land use and economy in the community, to preserve the rural atmosphere of the community, and to protect natural resources and amenities for future generations to enjoy.

Agriculture Goals

It is the goal of Stanton Township to:

- Preserve agricultural land as the primary land use and economy in the Township.
- Protect long term investments in agricultural operations.
- Prevent land use conflicts that discourage agricultural investment.
- Preserve the rural character of the Township.
- Promote responsible land management practices in all agricultural activities.
- Prevent non-agricultural uses from encroaching on or impacting agricultural uses.

Agriculture Policies

It is the policy of Stanton Township to:

- Limit residential dwellings to densities consistent with or more restrictive than the Goodhue County Comprehensive Plan and Zoning Ordinance.
- Prohibit non-agricultural businesses in designated Agricultural areas.
- Prohibit any development in designated Agricultural areas that cannot be supported by private utility systems or generates a high demand for public services.
- Encourage and support programs and incentives to sustain agriculture in the Township.
- Establish right-to-farm provisions in the Stanton Township Zoning Ordinance.
- Prohibit private recreational facilities which result in the loss of prime farmland, disrupt contiguous agricultural activities or investments, create excessive traffic, or require additional public services.
- Establish and enforce standards to minimize impacts of large feedlot operations.

Natural Resource Protection Goals

It is the goal of Stanton Township to:

- Protect and preserve unique and sensitive natural resources in the Township.

Natural Resource Protection Policies

It is the policy of Stanton Township to:

- Prohibit or severely restrict new development on floodplains, steep slopes, wetlands, and other environmentally sensitive areas in the Township.
- Adhere to State and County shoreland management standards for development near designated lakes and rivers, and the Cannon River Wild and Scenic River Area.
- Establish development densities and standards that will protect all environmentally sensitive areas.

- Minimize the loss of significant woodlands areas for all non-agricultural land uses.
- Regulate individual sewage treatment systems (ISTS) through performance standards consistent with Minnesota Rules Chapter 7080 and the requirements of Goodhue County.
- Work with Goodhue County and other townships in Goodhue County to implement a program for maintenance and inspection of on-site treatment systems, consistent with recommended standards of Minnesota Rule Chapter 7080.
- Establish and enforce standards to minimize impacts of large feedlot operations.
- Require that new water wells drilled in the Township are installed in conformance with Minnesota Department of Health standards and Goodhue County standards and requirements. Abandoned wells will be required to be capped and grouted, in conformance with State requirements.
- Require minimum buildable areas in addition to minimum lot size requirements for all land uses.
- Adopt and enforce wetland alteration and mitigation requirements consistent with the Wetlands Conservation Act.
- Cooperate and coordinate actions with Goodhue County regarding the enforcement of County shoreland and floodplain management regulations.
- The natural drainage of the Township will be protected and used to the extent possible for storage and flow of stormwater runoff generated by any development.
- Wetlands should be used as natural recharge areas. Pre-settling/treatment of runoff will be required prior to discharge to wetlands.
- Work with Goodhue County to adopt watershed management goals, policies, and regulations by reference.
- Cooperate with the Soil and Water Conservation District to require erosion and sedimentation control measures for all non-farm development consistent with National Pollutant Discharge Elimination System (NPDES) permitting requirements.
- Slopes greater than 18% are unsuitable for development and will not be considered for development.
- Encourage development in the Township to conform to the natural limitation of the topography and soil so as to create the least potential for soil erosion.
- If erosion is resulting from agricultural operations in the Township, the Soil and Water Conservation District should be consulted regarding possible corrective or preventive measures.
- Establish performance standards for mineral extraction operations within the Township consistent with long term agricultural preservation goals and policies.
- Establish and enforce regulations restricting the clear cutting of woodland areas.

Residential Goal

It is the goal of Stanton Township to:

- Provide rural housing opportunities that minimize the demand for public services, minimize the loss of agricultural land, and minimize impacts on natural features.

Residential Policies

It is the policy of Stanton Township to:

- Limit residential densities consistent with or more restrictive than Goodhue County density standards.
- Restrict development along major roads, consistent with MnDOT and Goodhue County access spacing guidelines.
- Establish minimum buildable areas within lot area requirements to insure that sufficient land area and adequate soils exist to accommodate an alternative drainfield site that would meet MPCA standards.
- Consider the expansion of areas suitable for residential development, including the Town Center, consistent with density limitations of the Goodhue County Comprehensive Plan and Zoning Ordinance.

- Encourage clustering of higher density residential developments to preserve farmland, the rural atmosphere, and natural features in the Township.

Commercial/Industrial Goal

It is the goal of Stanton Township to:

- Allow commercial and industrial uses that are consistent with the preservation of long-term agriculture and the rural atmosphere in the Township.

Commercial/Industrial Policies

It is the policy of Stanton Township to:

- Direct non-agricultural commercial uses with minimal traffic and public service demands to the existing commercial area in the Stanton Town Center in the South Half of Section 29 at the intersection of Trunk Highway 19 and Trunk Highway 56.
- Prohibit non-agricultural commercial and industrial uses in designated Agricultural areas.
- Regulate individual sewage treatment systems (ISTS) through performance standards consistent with Minnesota Rules Chapter 7080 and the requirements of Goodhue County.
- Cooperate with the Soil and Water Conservation District to require erosion and sedimentation control measures for all non-farm development consistent with National Pollutant Discharge Elimination System (NPDES) permitting requirements.
- Enforce all applicable Natural Resource Protection Policies in commercial/industrial developments.
- Establish development standards that minimize or mitigate impacts on properties adjacent to commercial/industrial developments.
- Establish performance standards for mineral extraction operations within the Township consistent with long term agricultural preservation goals and policies.

Park/Recreation Goals

It is the goal of Stanton Township to:

- Coordinate the planning of regional trail corridors with Goodhue County and contiguous communities, provided such public facilities minimize impacts on local landowners and investments for long term agriculture.
- Coordinate the planning of regional park facilities with Goodhue County and contiguous communities, provided such public facilities minimize impacts on local landowners and investments for long term agriculture.

Parks and Recreation Policies

It is the policy of Stanton Township to:

- Require dedication of land or cash in lieu of land for parks or other designated public purposes in any subdivision developments.
- Develop land use regulations that are conducive to adjacent park areas and natural features.

Transportation Goal

It is the goal of Stanton Township to:

- Maintain a safe and efficient transportation system.

Transportation Policies

It is the policy of Stanton Township to:

- Cooperate with the Minnesota Department of Transportation (MnDOT) and Goodhue County in maintaining and improving existing roadways.
- Coordinate regional trail corridor opportunities with appropriate jurisdictions, provided such development is compatible with Township goals and policies.
- Prohibit the construction of new local roads in designated Agricultural areas.
- Establish access spacing guidelines consistent with the jurisdictional and functional classification of individual roadways.
- Maintain an ongoing road and bridge funding for long term maintenance and reconstruction of Township roads.

B. Population and Household Forecasts

The Minnesota State Demographer provides forecasts for future population growth for each municipality and provides forecasts for households at County levels. The July 2004 State population forecasts for Stanton Township are illustrated below along with household forecasts prepared by Resource Strategies Corporation. The household forecasts were estimated using nearly constant household sizes throughout the forecast period. (Households are considered occupied housing units rather than total housing units).

Stanton Township	2000	2010	2020	2030
Population	1080	1250	1460	1635
Households	372	430	500	560

The household forecasts show an increase in 188 households over the 30-year forecast period. This compares to 184 households added in the previous 30-year period. An inventory for available residential building sites (zoning eligibility) included in the 1998 Comprehensive Plan revealed a limit of less than 40 remaining eligible building sites. If this estimate is verified, the State forecasts for 2030 population growth can not be met without changes in future land use designations that may allow additional residential opportunities.

C. Agricultural Land Uses

The Goodhue County Comprehensive Plan includes many goals and policies that reflect the County's desire and commitment for long-term agricultural preservation. The Goodhue County Zoning Ordinance assigns two zoning categories for this purpose: A-1 Agriculture Protection and A-2 Agricultural. A third agricultural category, A-3 Urban Fringe, regulates land use adjacent to cities throughout the County. All three land use designations exist in Stanton Township and occupy the vast majority of land in the Township.

The Goodhue County A-1 Agriculture Protection District covers eight sections of land in the southwesterly portion of Stanton (Sections 19, 20, 28, 29, 30, 31, 32, and 33) as shown on **Figure 6**. The A-1 District limits residential densities to four homes per section (4:640 acres). This area is identified in the Stanton Township Plan as **Agricultural Preservation** and it maintains **the maximum residential density of 4:640**.

The Goodhue County A-2 Agricultural District includes most of northerly and easterly portions of the Township (Sections 13-18, 21-23, 25-27, and 34-36). Residential densities are limited to 12 homes per section (12:640) in the A-2 District. This area is identified in the Stanton Township Plan as **Agriculture** and it maintains **the maximum residential density of 12:640**.

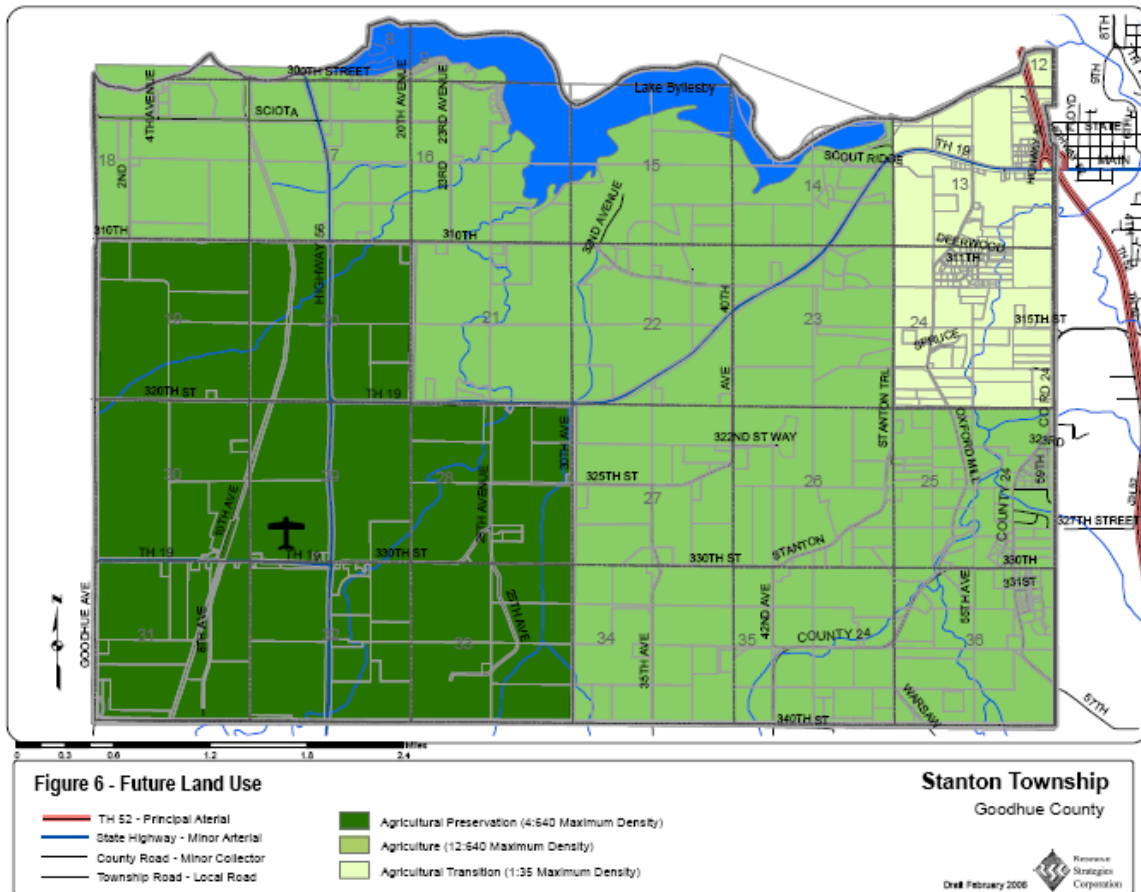
The Goodhue County A-3 Urban Fringe District lies adjacent to the City of Cannon Falls (Sections 13 and 24) and allows residential development on minimum 35-acre lot sizes. This area is identified in the Stanton Township Plan as **Agricultural Transition** and it maintains **the minimum lot size requirement of 35 acres** for residential development.

Stanton Township encourages agricultural lifestyles and crop production in all of the agricultural areas of the community. Limitations on the types and intensities of non-farm activities in the agricultural areas protect long-term agricultural investments, preserve the rural atmosphere, and protect natural resources and natural amenities in the Township. Larger feedlot operations are limited to the **Agricultural Preservation** area where residential densities are the most restricted.

D. Rural Residential Land Use

Residential land use is also allowed in the Goodhue County R-1 Suburban Residence District. The R-1 District allows single family homes on 20,000 square feet lot sizes. Existing residential subdivisions near Cannon Falls, Lake Byllesby and the Stanton Town Center are the only locations of the R-1 Districts in the Township. These areas are considered **Rural Residential** land uses in the Stanton Township Comprehensive Plan. Because they reflect existing, scattered residential developments within each of the three agricultural areas, a separate land use category is not illustrated on the future land use plan. These areas will, however, be identified as a separate zoning district in the Stanton Township Zoning Ordinance and Zoning map.

Figure 6



It is acknowledged that relatively little residential development will occur within the agricultural areas of the Township, because of the low residential densities allowed and existing levels of development. **Areas that may be suitable for additional Rural Residential land uses include the Stanton Town Center and the Lake Byllesby shoreland area.** Any new Rural Residential areas in Stanton Township will be limited to a **maximum density of eight homes per quarter-quarter section**, will require a **minimum lot size of one acre**, and will require a **corresponding land use/zoning designation by Goodhue County**. Stanton Township will work with Goodhue County to consider the appropriateness of additional Rural Residential land use designations in the Township.

E. Commercial/Industrial Land Use

Future commercial/industrial land uses in the Township include agri-businesses allowed throughout the agricultural area. Specific permitted uses are clarified in the Stanton Township Zoning Ordinance. **Business development is also allowed in Section 29 near the Stanton Airport** (west of TH 56 and north of TH 19). This area is designated B-2 Highway Business District by Goodhue County. **Stanton Township recognizes and accepts the County's business classification for this property but does not establish a separate land use category for business in the Plan.** A commercial/industrial classification will, however, be identified as a separate zoning district in the Stanton Township Zoning Ordinance and Zoning map.

F. Parks And Recreation

As an agricultural community with low residential density, large lots, and considerable open spaces, Stanton Township is not planning for local parks and recreation facilities. Regional recreational opportunities are available at Lake Byllesby County Park and organized activities are provided through local schools, community education programs, and adjacent municipalities. Stanton will cooperate with Goodhue County in extending regional trails through the Township.

G. Transportation Plan

TH 52, a state interregional corridor, connects the Township to major transportation networks throughout the state. It is located at the northeast corner of the Township and is accessed via the TH 19 interchange. TH 52 functions as a principal arterial MnDOT is planning to implement several improvements within the TH 52 corridor over the coming years to convert the highway to an interstate type of design. A long range corridor plan has been conducted for the TH 52 corridor and improvements identified that affect Stanton Township include the construction of a new interchange in the vicinity of County Road 24.

TH 19 is a two lane, minor arterial and provides east-west through the center of the Township. TH 56 is a two-lane, minor arterial that traverses the western portion of the Township providing north-south access. County Road 24 is a minor collector in the southeasterly corner of the Township. There are no immediate plans for major upgrades to any of the minor arterials or collectors in Stanton.

Access management is an important strategy to minimize congestion and reduce accidents on all State and County highways. Stanton Township will work with MnDOT and Goodhue County to control access locations consistent with access management guidelines.

H. Environmental Protection Plan

Stanton Township is governed by a number of official controls to ensure protection of natural resources and to protect the public health, safety, and welfare. Such controls include but are not limited to goals and policies of the 2004 Goodhue County Comprehensive Plan, the 2005-2010 Goodhue County Comprehensive Local Water Management Plan, the Goodhue County Zoning Ordinance, the Stanton Township Zoning Ordinance, and the natural resource protection goals and policies of the Stanton Township Comprehensive Plan.

These official controls include strategies and regulations for groundwater quality protection, surface water quality protection, wetland protection and management, shoreland and floodplain management, and erosion and sedimentation control. The regulations also govern air quality, noise and odors, public nuisances, and solid and hazardous waste.

V Implementation Plan

This Plan has been prepared with input from the residents of Stanton Township and guidance by its public officials. The Plan has also been prepared in conformity with the Goodhue County Comprehensive Plan and Zoning Ordinance. Implementation of the Plan requires updating of the Stanton Township Zoning Ordinance to ensure consistency between the Zoning Ordinance and the Plan. Once the ordinance amendments are completed and adopted the Comprehensive Plan may be implemented and serve as the official guide for future growth and development in Stanton Township.

From time to time it may be necessary to update and amend the Comprehensive Plan. Such amendments may be initiated by the Township or may be the result of changes in the Goodhue County Comprehensive Plan. Amendments initiated by the Township must coordinate with Goodhue County to ensure that the County Plan will also be amended, if necessary and appropriate, and remain complementary with the Stanton Plan.

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

1. Amendments may be initiated by land owners, the Planning Commission, the Town Board, or other interested parties.
2. The Planning Commission will conduct an analysis of the proposed amendment and make preliminary findings and recommendations on whether or not to proceed with the proposed amendment.
3. The Planning Commission shall forward its preliminary recommendations to the Town Board for consideration.
4. If a decision to proceed is made, the Town Board shall initiate discussions with Goodhue County to determine whether amendments to the County Plan are required and will be considered by the County. This step is not necessary if the Township Plan amendment is prepared in response to a County Plan amendment.
5. If amendments to the County Plan are required and the County does not agree to amend its Plan, the amendment will not be pursued by the Township.
6. If a decision to proceed is made (a County amendment is not needed or the County has amended or agrees to amend its Plan), a formal public hearing will be held by the Planning Commission on the proposed amendment.
7. Following the public hearing the Planning Commission will make its findings and recommendation to the Town Board.
8. The Town Board will receive the recommendation from the Planning Commission and make a final decision on whether to adopt the amendment.
9. All amendments to the plan will be submitted to Goodhue County for review and filing.