
ALEXANDRIA TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
December 22, 2014



PRELIMINARY AGENDA
Alexandria Township Planning Commission
December 22, 2014
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes

November 24, 2014

Public Hearing

1. None

Zoning Administrator's Report

New Business:

1. Request for Extension of condition – Chris Just conditional use (July 2014)

Old Business:

1. Discussion – Comprehensive Plan Update

Adjournment

**NOTE: This is a preliminary agenda, subject to change at any time.

VII. Implementation

Implementation is perhaps the most important step within a Comprehensive Plan process. Extensive time and effort was put into developing a vision statement for the Township as well as in identifying the goals and policies of the Township. However, if nothing is done to move toward accomplishing these goals and vision, there is little value to the Plan.

While State laws limit the ability of a Township to implement land use controls to a certain degree, there is much that the Township can do to achieve the goals and vision identified earlier in this Plan. The following is a listing of the implementation steps identified during the series of public meetings.

Land Use

- Adopt Township Zoning Ordinances that Implement Future Land Use Map.
- Adopt Ordinances related to Planned Unit Developments, Subdivisions, Tree Preservation and Stormwater Management.
- Hire/Appoint a Zoning Administrator to help enforce and administer ordinances.
- Study options for facilitating orderly growth.
 - a. Downzoning
 - b. Require that urban infrastructure (roads, sewer, etc...) be constructed at the time of development (for developments proposing urban densities) to prepare for expansion of these services
 - c. Keep County Regulations (least restrictive option)
 - d. Ghost Platting
 - e. Where/whether to allow multi-family housing (should require that multi-family housing be connected to public water supplies to ensure adequate drinking water and fire protection?)
- Adopt/Create a Conservation Subdivision Ordinance.
- Develop a Sensitive Areas Map of the Township.
- Work with Douglas County and the State of Minnesota to identify areas likely to have significant gravel deposits.
 - a. Review existing County Ordinance related to mining and extraction to ensure they are adequate to protect neighboring properties, control secondary uses of gravel pits (i.e. concrete recycling, shooting ranges, ATV riding, etc.), and ensure proper reclamation of existing and new pits.
 - b. Consider requiring subdivision applicants to show whether there are gravel deposits in the land proposed for development to help ensure that dwindling gravel resources remain available.
- Identify types of businesses that would be appropriate for the commercial/industrial areas identified on the Future Land Use Map.
 - a. Work with the Alexandria Area Economic Development Corporation (AAEDC)
 - b. Work with Douglas County, the Alexandria Airport Commission, and the owners of Viking Speedway, or other relevant agencies/organizations to ensure that any potential sites within the Township that may be considered for a relocated airport or race track would be compatible with the Future Land Use Plan.
- Review existing Township and County Ordinance related to adult use businesses to ensure that these types of businesses are appropriately located. If necessary, work to have these ordinance revised.

Infrastructure & Public Services

- Review existing studies and research and consider the feasibility of implementing new policies to



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ensure that proposed subdivisions and other developments pay their share of new infrastructure and public services.

- Establish a process within the Subdivision Ordinance or other appropriate means to solicit comments from local service providers and help ensure that adequate infrastructure and services are available to serve the increased population as development occurs.
- Create an Official Map for the Township consistent with state law that may include:
 - a. Existing and proposed future streets, roads, highways, and airports.
 - b. Areas needed for widening of existing streets, roads and highways.
 - c. Existing and future rights-of-way.
 - d. Existing and future public land and facilities.

Parks & Recreation

- Work with Douglas County to review park dedication needs as new development takes place. Request that Park Dedication is in the form of land, rather than cash, where appropriate.
- Develop a Parks and Recreation Plan for the Township to identify where parks may be needed based on current and projected residential areas based on the Future Land Use Map.

Governance

- Work closely with Douglas County and the City of Alexandria to ensure that County and Township Zoning and Subdivision Ordinances and Building Code regulations are implemented in a clear, consistent manner and to avoid confusion or “double permitting” of new development activities
- Explore and implement methods to increase public participation in and/or understanding of Township decision-making.
 - a. Consider re-establishing a regular Township newsletter to inform residents of decisions the Township is facing and how they can get involved.
 - b. Explore other options to increase public participation, such as holding certain meetings on Saturdays, e-mail distribution lists, newspaper advertisements, etc....
 - c. Develop educational materials to help inform residents and landowners of the importance of township government.
 - d. Attempt to be as proactive as possible to address land use and other issues before they become problems. When issues generating significant public participation arise, use those opportunities to educate the public about the importance of becoming involved as early as possible.
 - e. Review existing public notice policies to consider expanding the number of landowners notified of land use issues, simplify public notice language, and more clearly explain how they can become involved.