KALMAR TOWNSHIP LAND USE PLAN

DEMOGRAPHIC DATE AND GENERAL GROWTH PHILOSOPHY

Prior to the 1980's the Township was primarily agricultural. Since then a transition to rural dwelling with off-farm jobs has predominated.

Kalmar is located in growth corridor West of Rochester extending along Highway 14.

Byron is located at the West edge of Kalmar and is showing growth. Trends toward rural dwellings will continue while agriculture will change. These dwellings will contribute to our tax base. Residential development should be located along or close to existing roads.

Orderly growth and coexistence with agricultural operations will be required in the Township with strong emphasis placed on existing agriculture.

PURPOSE

Provide a consistent set of goals and policies specific to Kalmar Township that will guide the future growth and development with the Township and provide a basis for land use decisions.

The future is built upon the past and the present. Understanding physical, social, economic, and political environments is necessary to develop realistic and achievable goals to incoroporate into this land use plan. This plan will be reevaluated as necessary and amended to reflect the changing conditions.

GOALS

1. Provide for orderly use of land and the protection of environmentally sensitive areas consistent with Federal and State mandates.

2. Allow opportunities for commercial, industrial, and residential development, while protecting existing agricultural land from non-farm encroachment and provide assurances that such areas will remain agricultural in nature.

3. Provide recreational opportunities for the Township's residents and for stimulating additional tourism.

POLICIES

1. The Township will view the agricultural district as a zone in which land is used for commercial agricultural production. Owners, residents, and other users of property in this zone or neighboring properties may be subjected to inconvenience or discomfort arising from normal and accepted agricultural practices and operation, including but not limited to noise, odors, dust, operation of machinery of any kind including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, residents, and users of this property or neighboring property should be prepared to accept such inconveniences or discomfort from normal agricultural operations, and are hereby put on official notice that this declaration may prevent them from obtaining a legal judgment against such normal agricultural operations. Coexistence and respect for our neighbor's right to live or to operate an agricultural business is necessary.

2. Define "prime agricultural land" based on soil type, slope, wooded or not, and productivity.

3. Define "non-prime agricultural land" based on soil type, slope, wooded or not, and productivity.

4. In the prime agricultural districts a density restriction for non-farm residential development will be one residence per 40 acres and no less than a 3-acre lot size. This standard is intended to promote economical farming operations and prevent or at least reduce the possibility of farmer/non-farmer disputes regarding nuisances, fences maintenance, odors, etc.

5. Control locations of new feedlots to minimize potential conflicts and nuisance problems associated with their operation and maintenance.

6. Scattered rural residential subdivisions will be discouraged in the prime agricultural districts.

7. Change or add zoning districts to support the above policies in agricultural areas.

8. Woodlands of Kalmar Township will be permitted to develop at higher development densities in non-prime agricultural districts.

9. Encourage rural/residential development only along existing Right of Ways.

10. Define an area adjacent to Byron that will have urban services and allow rezoning to accommodate more dense residential activity.

11. Identify growth management areas within the Township in which various development opportunities can be accommodated with urban services.

12. Neither the Township nor Olmsted County will provide any urban level of service to rural areas unless development agreements between municipalities and townships occur.

13. Change or add zoning districts to support the above policies.

14. Encourage the development of agreements with other public agencies, Olmsted County and communities for joint development of recreational facilities.

15. Where appropriate, encourage reforestation in developing areas.

Adopted by the Kalmar Township Board of Supervisors on the 12th day of Oct, 1999.

James H. Strain
Clerk of Kalmar Township

Supervisor of Kalmar Township

Charles F. Ill
Treasurer of Kalmar Township

Dale Brooks
Supervisor of Kalmar Township

John Meyer
Chairman of Kalmar Township

Sworn and subscribed before me on this _____ day of _____ _____.

My commission expires _____.

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