

THE
COMPREHENSIVE
PLAN
AVON TOWNSHIP

EXTRACT OF MINUTES OF THE MEETING OF THE
TOWN BOARD OF SUPERVISORS OF THE TOWN
OF AVON, MINNESOTA

HELD: Aug. 5, 1981

Pursuant to due call and notice thereof, a meeting of the Town Board of Supervisors of the Town of Avon, Minnesota, was duly held at the Town Hall in said Town on the 5 day of Aug., 1981, at 2:00 o'clock p.m.

The following supervisors were present: Stanley Kolodjiski
Elmer Sauer & Maynard Sand
and the following were absent: None

Supervisor Elmer Sauer introduced the following resolution and moved its adoption:

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN
PREPARED BY THE PLANNING COMMISSION FOR
THE TOWN OF AVON, MINNESOTA

WHEREAS, the Minnesota State Legislature, finding that Towns are faced with mounting problems in providing means of guiding future development, enacted Minnesota Statutes Section 366.10, et seq, to provide Town the power to regulate land use and future development; and

WHEREAS, the Town Planning Commission has formulated a comprehensive plan for the Town of Avon, presented it to the public and recommended its adoption by the Town Board; and

WHEREAS, the Town Board of Supervisors, realizing the rapid growth in development which is taking place in the Town, find that adoption of this comprehensive plan is in the best interests of the Town of Avon;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors for the Town of Avon, Minnesota, as follows:

1. That the comprehensive plan attached hereto, which was prepared by the Town Planning Commission and recommended by that Commission for approval by this body is hereby approved and adopted as the official comprehensive plan for the Town of Avon, Minnesota.

2. That any prior comprehensive plans adopted by the Town, to the extent they conflict with this plan, are hereby revoked.

The motion for the adoption of the foregoing resolution was duly seconded by Supervisor Maynard Sand and upon a vote being taken thereon, the following voted in favor thereof: Stanley Kolodjiski
Elmer Sauer & Maynard Sand
and the following voted against the same: None

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF STEARNS
TOWN OF AVON

I, the undersigned, being the duly qualified and acting Clerk of the Town of Avon, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the Town Board held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom and that notice of said meeting was duly given in accordance with law.

WITNESS, my hand as such Clerk of the Town on this 5th day of

August, 1981.

Gertrude Schramm
Town Clerk

AVON TOWNSHIP

Treasurer

Sylvester Salzer

Clerk

Gertrude Schwinghamer

Supervisors

Stanley Kolodjeski

Elmer Sauerer

Maynard Sand

PLANNING COMMISSION

William Dreher, Chairman

Leo Schirmers

Bert Schwinghamer

Leander Buettner

Tony Beuning

CONSULTANT

Stan J. Weinberger, Attorney

Special thanks to the following for their contributions:

Stearns County Highway Engineering Department

Stearns County Planning Department

St. Cloud Public Library

Stearns County Surveyors Office

Laurence D. Huls

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1. INTRODUCTION

Planning is the process of adjusting the present to provide for the desired results in the future. Since the basic element of society is the family (husband, wife and children), the ultimate goal of planning in any governmental unit should be the protection and improvement of the family environment economically, morally, socially, physically, and intellectually. It is not sufficient to plan only for the physical environment but should plan for the moral and intellectual environment as well.

The Comprehensive Plan is a review of existing conditions in the Township and makes predictions and projections for the future based on existing data, which will improve or maintain the quality of life. It is important that the Comprehensive Plan be followed, however, it is not a law and there is no penalty for not following the plan. The plan should be followed to insure orderly development of the Township.

The City of Avon is in the Avon Township and the Townships adjoining Avon Township have common interests. It is essential that the Township officials work co-operatively with these governing bodys and in particular with the City of Avon Planning Commission although it is a separate governing unit for the good of the Avon Township.

Famil farm plus the rural residence and lake shore residence compose most of the Township. This provides ideal places to live and to raise a family. The Comprehensive Plan attempts to establish goals to preserve this quality of life.

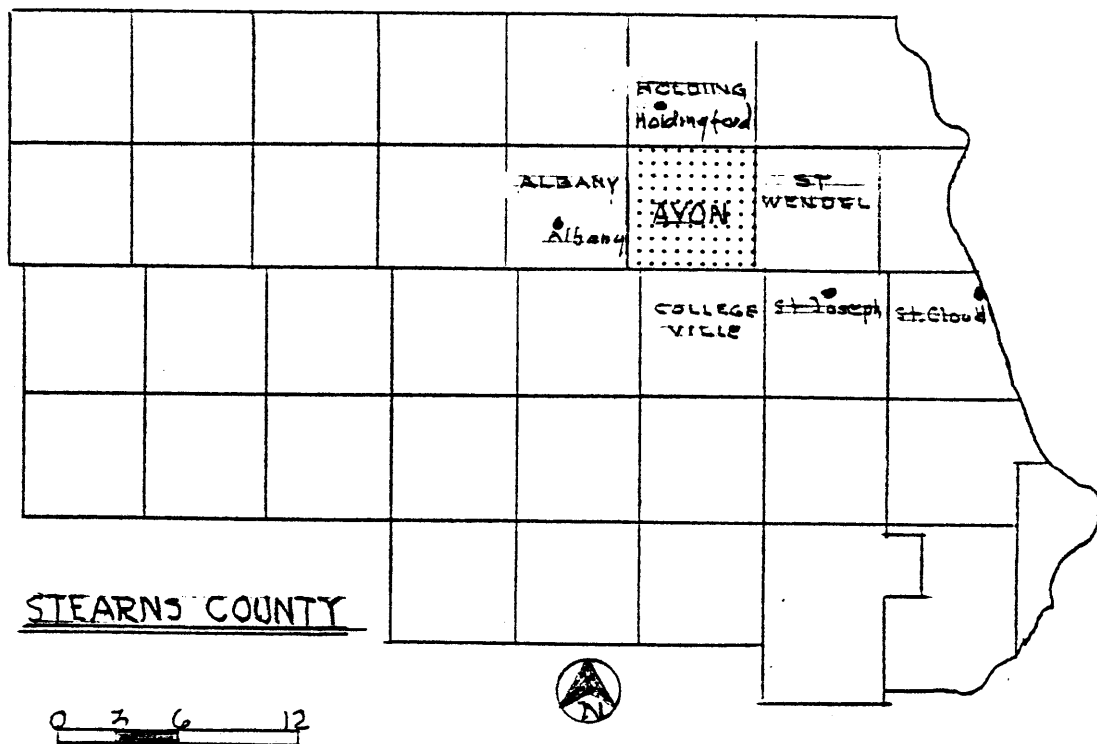
2. HISTORY AND LOCATION

The Township of Avon was originally established in 1866 as a split from a larger tract known as Brockway Township. The Township of Albany was then split off from Avon Township in 1868 leaving Avon Township as its present size of 23.040 acres. The Township contains 36 sections, or 36 square miles. Some of the earliest settlers, beginning in 1856, were James Tanner who settled where the City of Avon presently stands. John Barret settled in section 12 in 1859. Other early settlers were Peter Gothard, Nicholas Theisen, Andrew Agthman (Achman), John Knoblach, Matthew Solinger, and Nicholas, John and Nicholas S. Keppers. The first elections were held at the Nicholas S. Keppers residence. Officers elected were as follows: Supervisors; Nicholas S. Keppers (Chairman),

Isidore Obermiller, and Paul Obermiller, Clerk; John Brakefield, Treasurer; Nicholas S. Keppers, Justice of the Peace; William Murphy and Assessor John Schinghamer. The Township was divided into several districts and the first school was taught by Mary Sutrup in 1870 in N. S. Kepper's home.

3 LOCATION

Avon Township is located in the northeastern portion of Stearns County. It is bounded on the north by Holding Township, on the east by St. Wendel Township, on the south by Collegeville Township and on the west by Albany Township. It is situated nearby to a number of municipalities which serve as commercial centers for the township's residents. St. Joseph, Avon, Holdingford and Albany are all within four miles of the border of the township. The township is a standard six-mile square covering an area of 36 square miles. Its technical description is T 125 N, R 29 W.



4. PHYSICAL FEATURES

A. General Soils Associations

Avon Township is made up of four basic soils groups. They are Flak-Holdingford, Estherville-Hubbard, Emmert-Flak, and Lester-Hayden. The Flak-Holdingford soil association are light colored soils formed in brown colored sandy loam glacial till with gray colored glacial till at 3 to 4 feet below the surface. This association occupies about 50% of Avon Township (mostly the North one half). Flak soils make up about 40% of the association and occupy sloping and rolling areas. Holdingford soils make up about 35% of the association and occupy the less sloping areas. Corn, oats, and alfalfa are the best suited crops in the association with the lower wet bogs and meadows used for pasture and wild hay. Wooded pastures and woodlots are common.

The Estherville-Hubbard soil association are dark colored soils formed in 1 to 2 feet of loamy material above calcereous gray sands and gravel. This association lies in an area surrounding the Spunk Lakes and extends in a narrow one half mile wide band to the eastern edge of the Township. Estherville soils make up about 50% of the association. These soils are somewhat excessively drained and occupy nearly level and undulating slopes. Hubbard soils occupy nearly level to very steep slopes and comprise about 30% of the association. They are very dark gray to black sandy loam. These soils are mainly used as cropland with many small stands of oak and aspen scattered about. The soils are a good source of sand and gravel. Other than steep sloped, these soils have few limitations for most urban and recreational purposes.

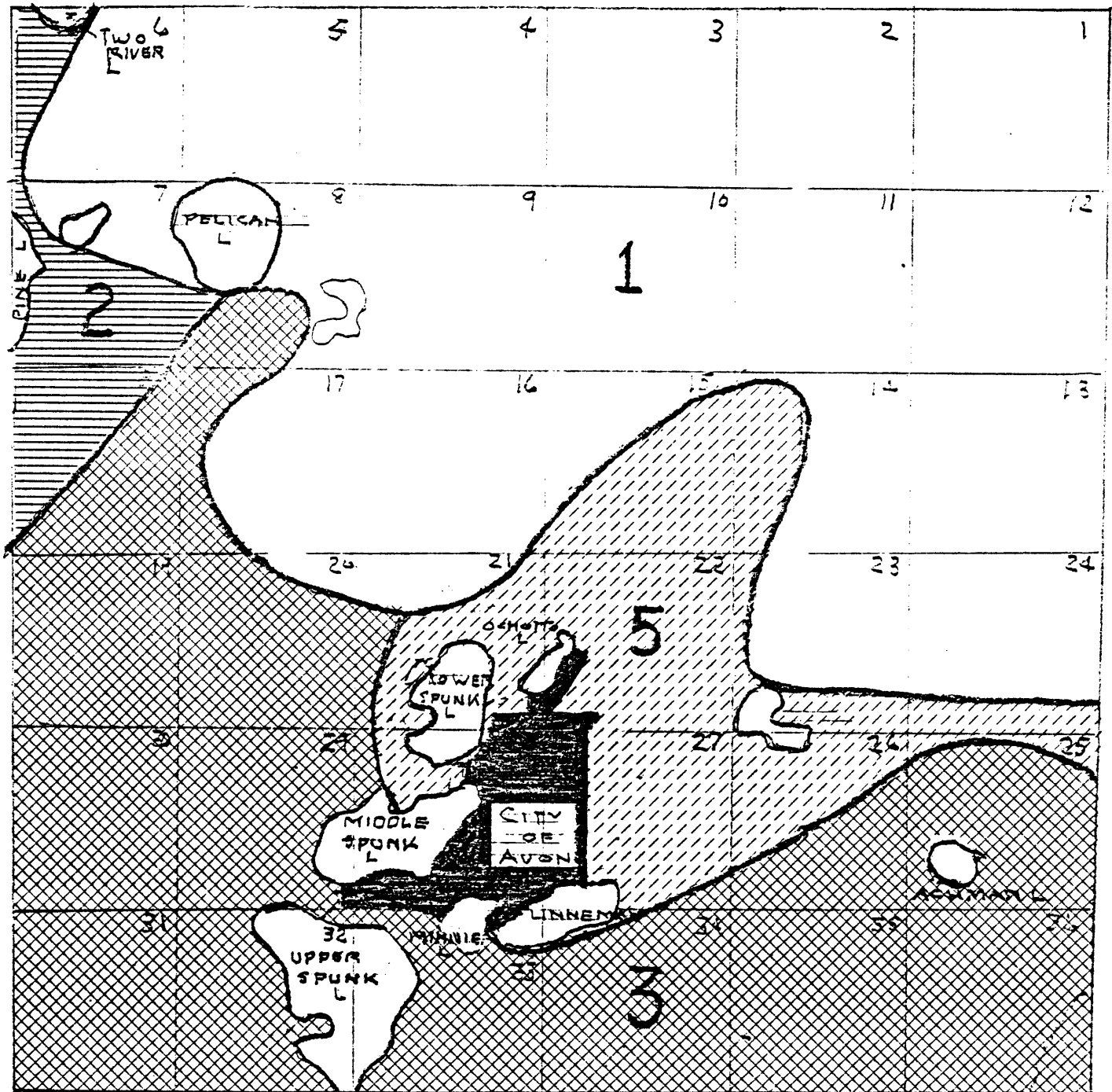
The Emmert-Flak association starts at the south shore of Pelican Lake in a one half mile wide strip and then runs south, gradually widening to approximately 3 miles at I-94 and occupying the southern tier of sections in Avon Township. The Emmert-Flak soils are light colored soils formed from brown glacial drift. Approximately 50% of the association are Emmert soils. Emmert soils occur on very steep slopes, the steepest in Stearns County. They are excessively drained and have thin black or very dark brown sandy loam surface layers over dark brown loamy sand subsoil and reddish brown coarse sand and gravel underlying material. Flak soils make up about 40% of the Emmert-Flak association. These soils are well drained soils occupying sloping and rolling slopes that are usually somewhat less sloping than Emmert soils. They have thin, very dark brown over brown sandy loam surface layers over

brown and reddish brown sandy loam subsoils and brown and reddish brown sandy loam underlying material. Many lakes are present in the association and provide quality recreation. Some high quality aggregate is taken from several gravel pits in the area. Problems with slopes will limit urban development.

A very small portion of the Township, about 1 square mile in the extreme northwest corner from Pine Lake to Two Rivers Lake consists of Lester-Hayden association soils. These soils formed in calcereous gray colored loam glacial till. Lester soils make up about 35% of the association. These soils are well drained soils occupying gently rolling slopes. They have very dark gray loam surface layers over subsoils of dark brown clay loam and underlying olive brown loam. About 30% of the association is Hayden soils. These are well drained soils occupying the steeper slopes near lakes and streams. They have thin very dark loam surface layers over dark grayish brown to olive brown clay loam subsoils. The underlying material consists of olive brown loam. The low wet bogs and meadows are used for pasture and wild hay. Wooded pasture and woodlots are common. Dairy farming predominates in all of the soils associations in the Township. Corn, soybeans and alfalfa are the main crops grown.

AVON

T125N-R30W

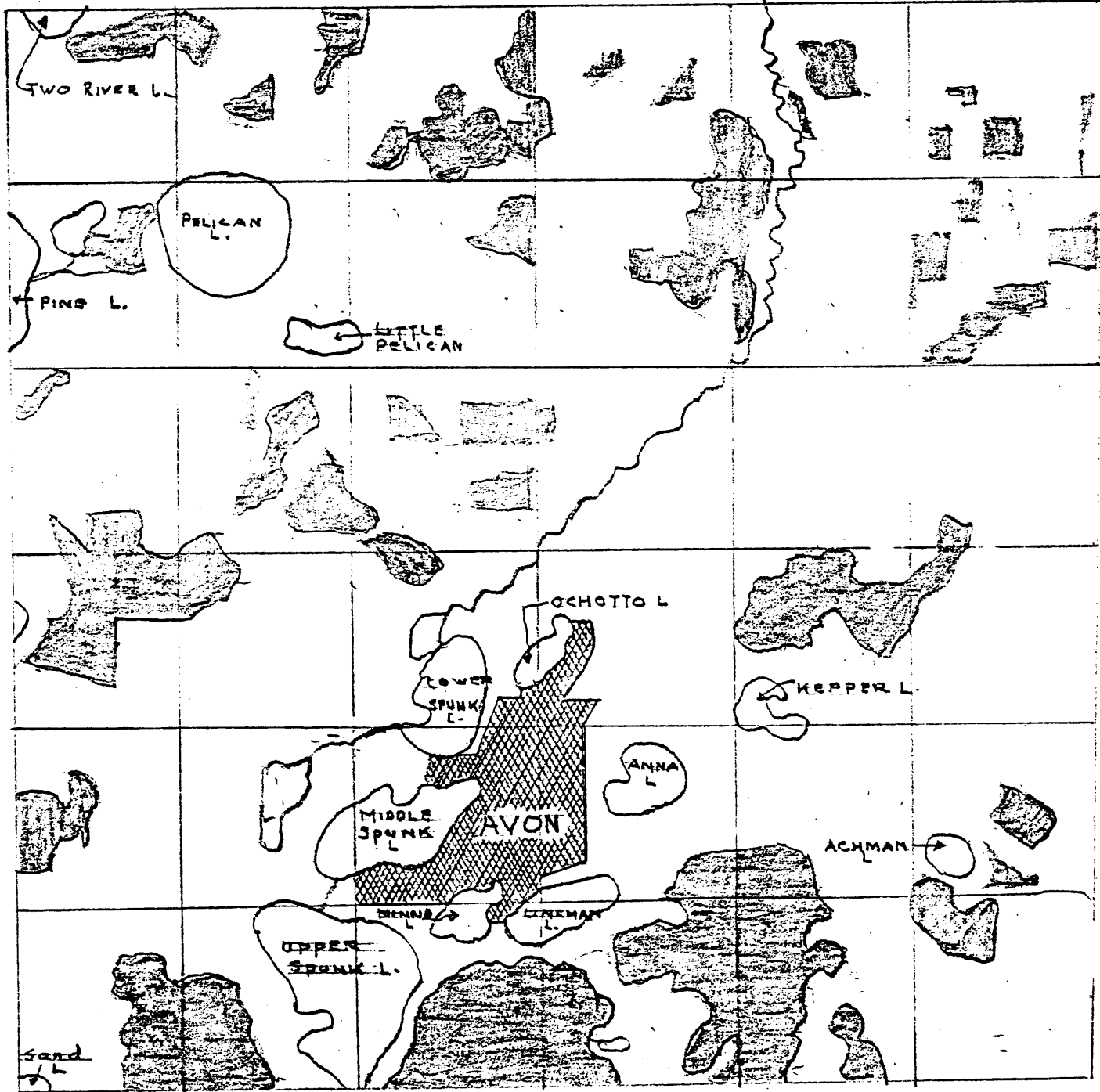


SOIL ASSOCIATIONS

- 1 Flak-Holdingford Association
- 2 Lester-Hayden Association
- 3 Emmert-Flak Association
- 4 Lester-Hayden Association
- 5 Esther-Hubbard Association

AVON

T125 N-R30W



HEAVILY WOODED AREAS

WOODED AREAS

Wooded areas consist of a mixture of second growth Elm, Maple, Birch, Ash, Basswood, Red and White, Oak, with some Aspen & Red Cedar. Tamarack is found in swamp areas

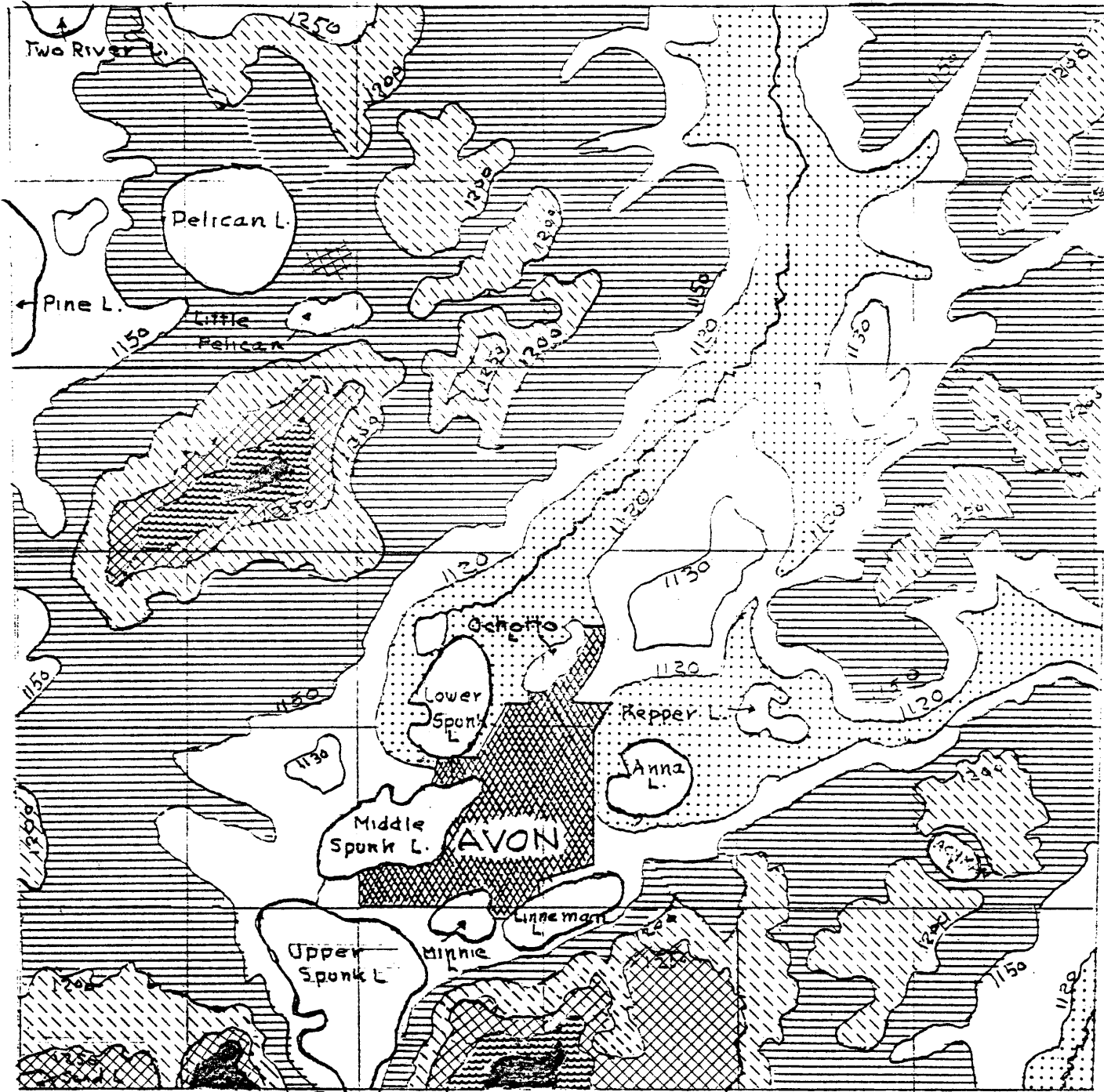
C. CLIMATE

Avon Township is in a humid continental climatic zone. Marked changes in temperature are characteristic of this type of zone. Winters are subject to frequent outbreaks of cold Canadian air, while warm moist air, from the Gulf of Mexico, rarely pushes far enough north to make summers uncomfortable, but rather very pleasant. The average annual rainfall is approximately 26 inches and the average annual snowfall is 45 inches. The growing season averages 140 days extending from mid-May through September.

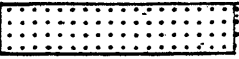

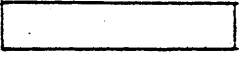
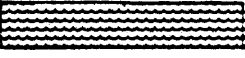
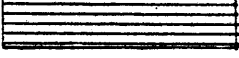


D. GEOLOGY AND TOPOGRAPHY

The topography of Avon Township is a result of glacial action that occurred tens of thousands of years ago. The passing glacier left its debris in various forms.

Avon Township is a hilly, picturesque area, consisting of mostly red moraines (hills) with a narrow band of outwash running from the Spunk Lakes area east and some red till plains area extending north and east of Avon to St. Wendel. The red color of the moraines is due, principally, to iron compounds brought in by the glacier from the iron ranges.



TOPOGRAPHICAL MAP

1120' And Under		1250' to 1300	
1120' to 1150'		1300' to 1350	
1150' to 1200'		1350' And Up	
1200' to 1250'			

TRANSPORTATION

A good system of roadways traverses Avon Township. This includes a U.S. highway, county state aid roads and township roads.

There is a total of 93.8 miles of roadway within the Township of which 59.7 miles are Township owned. Slightly over one-third of all roadways are blacktopped. The Township roads are gravel surface roads, and some require rebuilding and repair.

AVON TOWNSHIP ROAD MILEAGE

<u>U.S.</u>	<u>State</u>	<u>C.S.A.</u>	<u>County</u>	<u>Township</u>
6.5	0	15.3	12.3	59.7

Source: Stearns County Plat Book, 1980

The Township is responsible for the building, maintenance and improvements of all Township roads. Now and in the past, all road work, including grading, snow removal, maintenance, improvements and new road construction has been done by contract for labor and equipment plus materials as required. The contract system for providing Township road work appears to be economically sound as compared to buying, housing and maintaining equipment plus employing full time operating personnel.

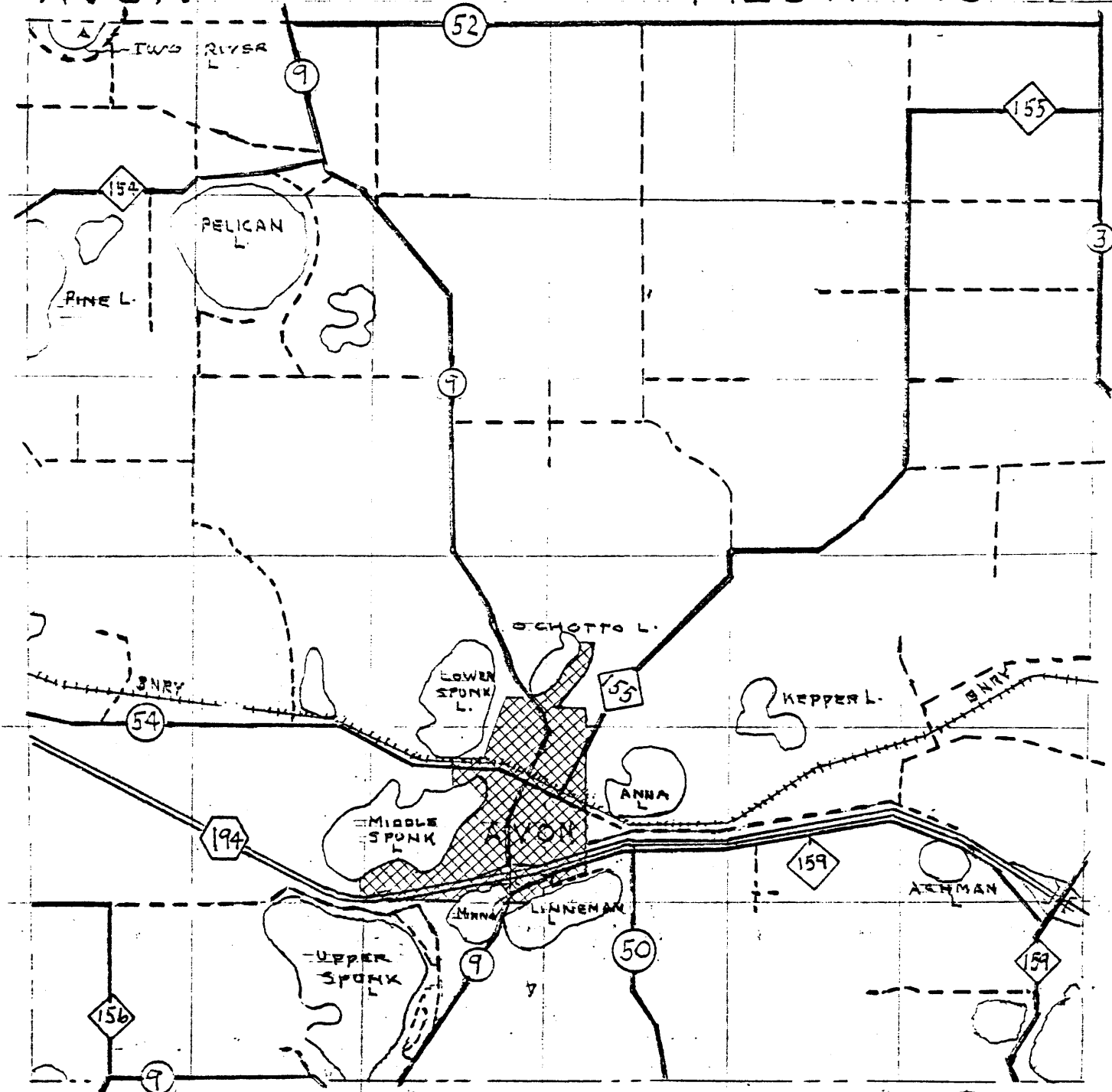
Interstate 94 passes through the southern half of Avon Township with an interchange at the City of Avon. The Burlington Northern Railroad passes the Township parallel to Freeway I-94 with a freight depot or loading facility in the City of Avon. Because of these facilities, excellent County roads, and active City of Avon government some industrial development adjacent to the Freeway (I-94) can be expected, but not in the immediate future.

Township roads in some areas require rebuilding and in some other areas better maintenance. As a long range project the Township should set up a schedule of road repair and rebuilding with a goal of blacktop surface for all Township roads in the future.

It should be noted that many residents of the Township work in surrounding cities such as St. Cloud, Sartell, St. Joseph, and Albany which necessitates that all Township roads should be well kept.

AVON

T125N-R30W



AVON TOWNSHIP

ROADWAYS



- FREEWAY ———— 194
- COUNTY STATE AID ———— 3
- COUNTY ———— 154
- TOWNSHIP ———— ▽

POPULATION

The population of Avon Township has increased rapidly in the past ten years, outstripping the growth rate of the City of Avon, and the overall growth rate of the County.

There are concentrated areas of population (Dwelling) around Pelican, Lower, Middle and Upper Spunk Lakes, and 95% of these dwellings are single family residences. The average farm size is approximately 160 acres and many farmers find employment elsewhere to supplement their farm income. In 50% of non-farm families both husband and wives hold full time jobs.

Considering the economic condition of the county, the decreasing birth rate of the county, and governmental laws and regulations penalizing the family growth rate for the Township should be between 10 and 15% for the next ten years.

It is essential that the Planning Commission and the governing body of the Township of Avon recognize that the family is the first and most essential of all social organizations and all decisions should be made to enhance the family environment.

Because of the industrial areas developing in the western part of St. Cloud and eastern area of St. Joseph with tax concession and low interest rate loan etc., it is predictable that industry will tend to concentrate in this area. However, this industry will require new personnel and cause some migration to the Avon Township to establish new homes.

POPULATION 1940 to 1980					
	1940	1950	1960	1970	1980
AVON TOWNSHIP	830	792	786	1157	1737
% Increase				47%	50%
AVON CITY	403	386	443	725	804
% Increase				64%	119%
STEARNS CO.				95400	108161
% Increase					13.4%

Avon Township including Avon City population is the ninth largest in the county and excluding Avon City population it is the seventh largest in the county.

HOUSING UNITS			
	1970	1980	% change
AVON TOWNSHIP	367	588	60.8%
AVON CITY	193	268	38.9%

PROJECTED POPULATION - AVON TOWNSHIP						
1940	1950	1960	1970	1980	1985	1990
830	792	786	1157	1737	1868	2000

AVON TWP.	MALE	FEMALE	WHITE	OTHER	Median Age	% over 18	% over 65
	991	891	189	1	21.4	44.3	7.4

From 1970 Census report

TOWNSHIP FACILITIES

A. POLICE PROTECTION

Police protection in the Township is the responsibility of the Stearns County Sheriff's Department, which makes occasional patrols on the major roads. The Sheriff's office is generally able to answer emergency calls from within the Township from its' headquarters in St. Cloud within thirty minutes. Future planning should consider the feasibility of joint police protection with the City of Avon.

B. FIRE PROTECTION

The City of Avon Volunteer Fire Department provided fire protection for the Avon Township, for which service a fee is paid to the City of Avon. The longest distance from the Fire Department is four miles. While location of the Fire Department is adequate, it should be beneficial for the Township to work jointly with the City of Avon to support and improve the Fire Department.

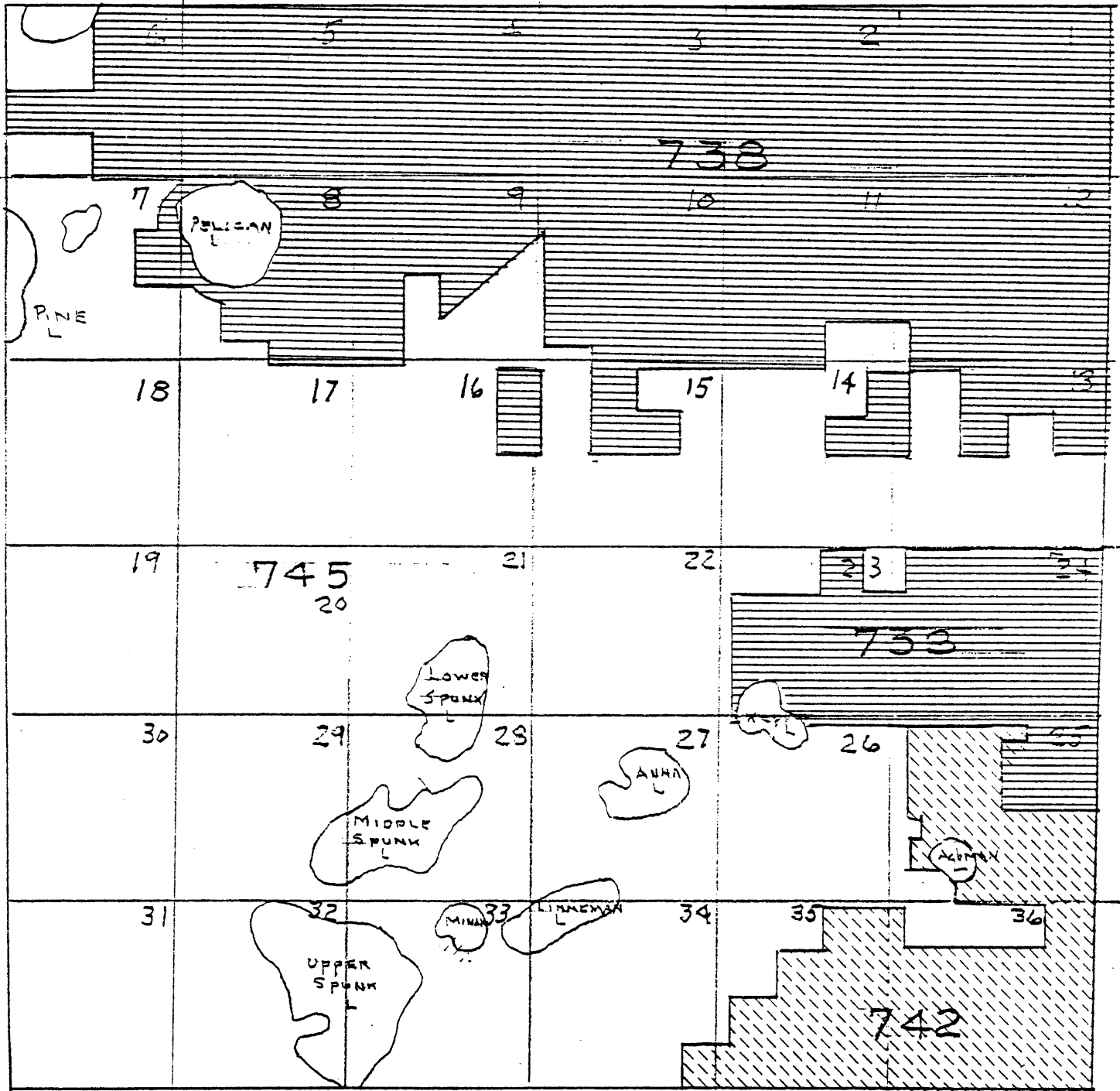
C. TOWNSHIP OFFICE

A meeting room in the basement of the Avon State Bank is rented to the Township for its' monthly meetings at a minimum fee. The Bank also provides a small locked room for Township files, maps, etc. Since the Bank basement is used by several other organizations, and when not in use is locked, it is impossible for the Township Clerk to use this area on a daily basis. A Planning Commission and Planning Inspector added to the Township Government and the necessary plans, permits, rejections, notices, etc., possibly will require a more convenient office arrangement for the Township Clerk.

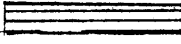


D. EDUCATIONAL FACILITIES

The Avon Township now contains portions of three school districts which include Albany District 745, Holdingford District 738, and St. Cloud District 742. In District 745, both Farming and Avon have schools for grades from 1 to 6 inclusive, while grades 7 to 12 inclusive attend school at Albany.

When discussing education we should realize that riding school buses is not economically, socially, or intellectually rewarding and therefore should make every effort to reduce school busing time to a minimum for all school children. Redrawing boundaries for school districts is the responsibility of the Stearns County Commissioners, however, the Township Planning Commission should give consideration to adjusting school district boundaries for the purpose of reducing bus riding time and



SCHOOL DISTRICTS

- 738 - HOLDINEFORD -- 
- 742 ST. CLOUD --- 
- 745 ALBANY - - - - 

overlapping of bus routes. These studies should be done in conjunction with the County Commissioners and School Boards involved.

It should also be noted that St. Cloud State University, St. John's University and the College of St. Benedict, plus two Technical Vocational schools are within the commuting distance of the Township.

E. RECREATION

The Township of Avon does not own or maintain any recreation facilities, however, Stearns County provides 2 public boat landings, one on Pelican Lake and one on Upper Spunk Lake; also the County provides and maintains a picnic grounds at the south end of Upper Spunk Lake. Also public bathing beach in the City of Avon.

LAND USE

Land, water, and air are three basic elements necessary for all human life. In the past we have treated these elements as though they were unlimited. However, air can be polluted by industrial complexes by the expulsion of noxious gases into the air. Water is polluted by careless waste disposal, various fertilizers, weed killers, and dust from arid areas etc. Also our water supply is decreasing due to irrigation projects, and draining and filling of wetlands. Land has almost unlimited uses from mining, farming, roadways, etc., to game refuges. Land use planning obviously is a complex matter because of its relationship to all other elements and concepts of this plan.

A. INDUSTRIAL

The Township's only industrial operation is a gravel pit and ready mix concrete plant whose offices are in the City of Avon. Future planning should consider the designation of an industrial area for light manufacturing to provide employment for a growing population.

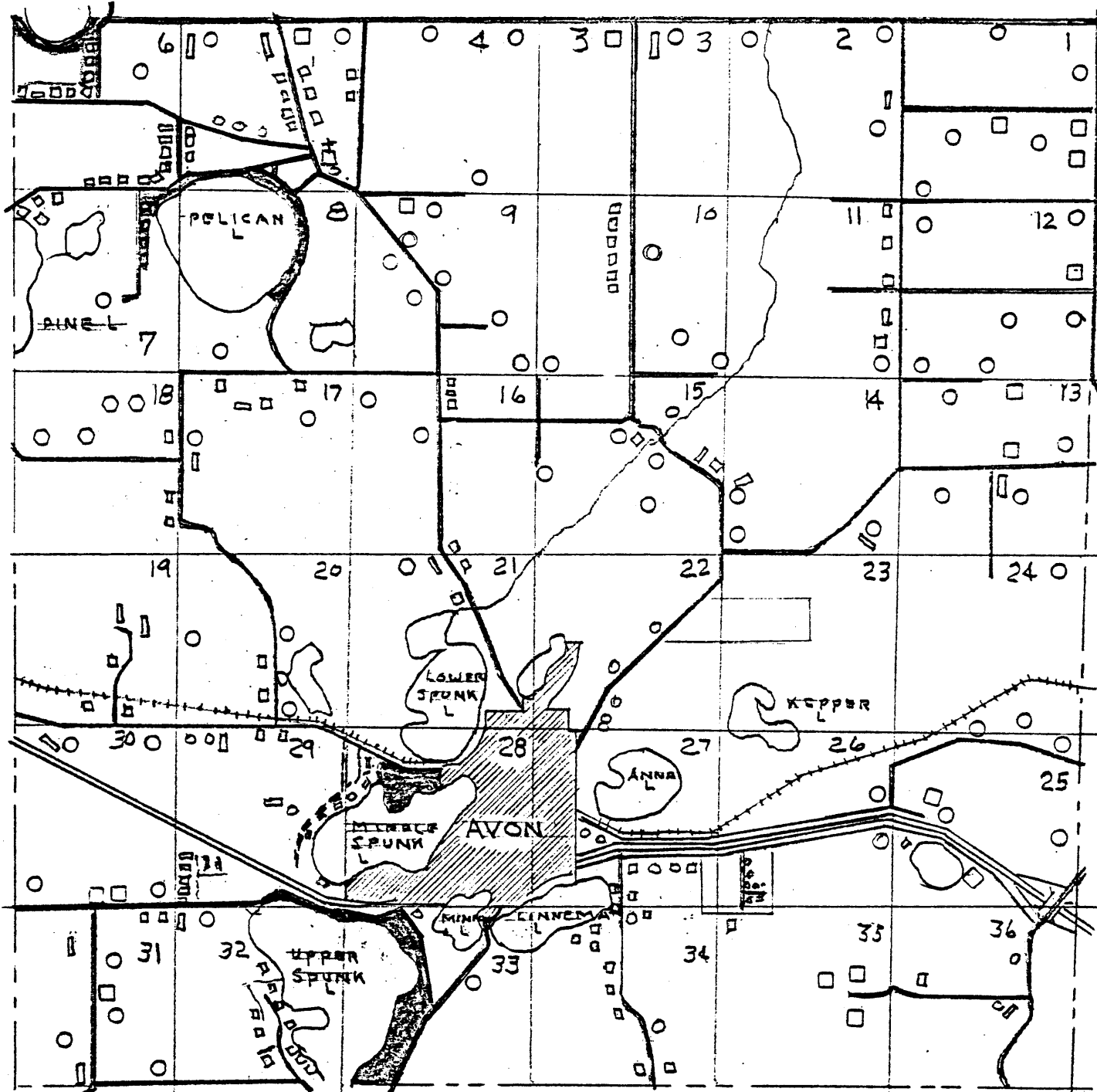
B. COMMERCIAL

At the present time there are two Ball Rooms (Dance Halls), one Bar, and one Night Club. Since the above businesses, except the Bar will be a non-conforming use in a residential area, these businesses will not be expanded or other businesses started in these areas.





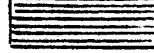




As population increases in the City of Avon and Township of Avon it is advisable that commercial developments occur within the City of Avon and include professional people such as Doctors, Dentists, Attorneys, etc.

C. RESIDENTIAL

Over the last 20 years the Township population has increased at a rate of over 6% per year. While the farm dwellings have remained quite static the rural non-farm and lake shore dwellings have increased rapidly. One new subdivision of 90 lots is being promoted at this time with one dwelling completed and one under construction. Rural non-farm dwellings are scattered along various Township and County roads. There are few lake shore lots available for development which indicates that most future dwellings will be constructed in subdivisions or dispersed in farm land areas. Subdivisions on productive farm land should be avoided.



EXISTING LAND USE

- | | | | |
|---|--------------------------|---|---------------|
|  | AGRICULTURAL RESIDENTIAL |  | FARM DWELLING |
|  | CONCENTRATED DWELLINGS |  | DWELLING |
|  | COMMERCIAL |  | CHURCH |
|  | INDUSTRIAL |  | MOBILE HOME |
|  | CITY OF AVON | | |

D. AGRICULTURE

Avon Township is a rural area with the major land use activities devoted to agriculture, however, approximately half of the Township is marginal farm land. Farms average from 100 to 200 acres and some farmers or their wives obtain other employment to supplement their farm income.

The trend in Avon Township, as in Stearns County and the Nation, will be to fewer but larger farms.

There are areas in the Township that are covered with second and third growth timber which would not make good crop land and possibly marginal pasture land. Consideration should be given to preserving these areas.

There should be incentives to promote farming and housing subdivisions or industrial parks, etc., in farm land area should be discouraged.

Agricultural pollution of lakes and streams and the erosion of land are minor problems, however they should be defined and solved.

AIR

Air quality is not a problem in Avon Township due to the non-existence of the two major air pollution contributors - industry and automobile congestion. The only potential threat to air quality is burning and that threat has been lessened by the enactment of burning regulations in Stearns County.

Under this program, burning permits are required for all open fires regardless of size. An exception to this requirement is that permits are not required for recreational fires. Permits are issued by designated township fire wardens. Avon Township Fire Warden is Leander Buettner, Route 1, Avon.

Stearns County has been divided into three classifications for burning. Avon Township is included in Area III which is defined as an unincorporated area of less than 100 dwelling units per square mile.

In this area burning permits may be obtained for the following purposes:

1. Agricultural burning
2. Land clearing
3. Ground thawing
4. Scientific projects
5. Right-of-way maintenance
6. Disease control
7. Training of fire fighters
8. Vegetative matter

Materials which may not be burned are:

1. Garbage
2. Household rubbish
3. Animal wastes
4. Buildings or man-made structures
5. Construction or demolition debris
6. Animal carcasses

Burning controls must be enforced and proper placement of any potential polluting industry must also be regulated to minimize air pollution and potential health hazards.

LAND

Land is required for practically every human endeavor and is adaptable to many uses, subject to many exterior factors. It is the planners duty to determine the most efficient use of land.

The major part of Avon Township is agricultural farm land and should be preserved as such. All housing subdivision on agricultural land should be discouraged, also commercial or industrial activities should be discouraged.

Avon Township has considerable areas of marginal farm land to land that does not support farming with quite heavy timber growth. These areas would provide excellent lots for rural dwellings.

The major problems arising from land utilization are:

Erosion due to cultivating, excavating, deforesting, road building, flooding, etc.

Water pollution due to runoff from farm and residential land, faulty sewage disposal systems, oil spills.

Air pollution due to automotive exhaust, factories expelling noxious fumes, gases from fertilizer and weed killing materials.

SOIL SUITABILITY

SOIL ASSOC	%	ROAD FILL	SAND & GRAVEL	TOP SOIL	CROPLAND
① FLAK-	40	Fair: slope frost action	Poor	Good to poor: slope large stones	Good to poor: slope large stones
HOLDINGFORD	35	Fair: slope shrink swell frost action	Unsuited	Good to poor: slope large stones	Good to fair: slope large stones
② LESTER	35	Fair: slope shrink swell frost action	Unsuited	Good to poor: slope	Good to fair: slope
HAYDEN	30	Fair: slope shrink swell frost action	Unsuited	Good to poor: slope	Good to fair: slope s
③ EMMERT	50	Good to fair: slope large stones	Good for both	Poor: slope thin layer area reclaim	Poor: slope shallow rooting depth sandy, erodes rapidly
FLAK	40	Fair: slope frost action	Poor	Good to poor: slope large stones	Good to fair: slope large stone
⑤ ESTHERVILLE	50	Good	Good for both	Fair: slope small stone to sand	Fair: rooting depth. Peres rapidly drough prone
HUBBARD	30	Good to fair: slope	Good for sand	Poor: slope to sandy	Fair to poor: slope sandy erodes easily

SOIL LIMITATIONS

SOIL ASSOC. %	SEPTIC TANK & DRAIN FIELDS	SHALLOW EXCAV. & TRENCHES	DWELLINGS WITH BASEMENTS	LOCAL ROADS & STREETS
① FLAK - 40	Severe: Percs. slowly, slope	Slight to Severe slope large stones	Moderate to severe slope large stones frost action	Moderate to severe frost action slope
HOLDINGFORD 35	Severe: perc. slowly slope	Slight to severe: slope large stones	Moderate to severe: slope large stones shrink, swell frost action	Moderate to severe: frost action, slope
② LESTER 35	Moderate to Severe Percolates slowly slope	Slight to Severe slope	Moderate to severe: slope shrink swell frost action	Moderate to severe: shrink swell frost action slope
HAYDEN 30				
③ EMMERT 50	Slight to severe: slope large stones ⊕	Moderate to severe: slope cutbanks cave	Slight to severe: slope large stones	Slight to severe slope erodes easily large stones
FLAK 40	Severe: Percolates slowly slope	Slight to severe: slope large stones	Moderate to severe: slope large stones frost action	Moderate to severe: frost action slope
⑤ ESTHERVILLE 50	Slight to Moderate: slope ⊕	Moderate to severe: slope cutbanks cave	Slight to Moderate: slope	Slight to Moderate: slope
HUBBARD 30	Slight to severe: slope ⊕	Severe: cutbanks cave slope		

⊕ Potential hazard of pollution to underground water supply & lakes & streams

WATER

Basically, the protection of water quality in lakes and streams has already been achieved in large part through the implementation of the 1969 Minnesota Shoreland Management Act. In accordance with this act, all lakes and rivers within the State are classified in one of three categories of shoreland development and their shorelines zoned for permitted uses. Lakeshores are zoned to a distance of 1,000 feet away from the shore while rivers are zoned to a distance of 300 feet away from their banks. County government is responsible for shoreland zoning administration.

In shoreland area zoned Residential-Recreation, residential development is permitted but building restrictions include: minimum lot size requirements, building setback requirements, minimum water frontage requirements and septic system setback requirements. Exact setback distances are dependent upon the particular category of each lake. Sewage system permits are required for all residential dwellings constructed within shoreland zoning areas.

In areas zoned Special Protection, residential building is not permitted and the land must remain open or in its present state.

The three categories of lakes are General Development, Recreation Development and Natural Environment.

SHORELAND ZONING REQUIREMENTS

<u>Lake Classification</u>	<u>Minimum Lot Size</u>	<u>Building Setback</u>	<u>Septic System Setback</u>	<u>Shoreline Frontage</u>
General Development	20,000 sq ft	75 ft	100 ft	100 ft
Recreation Development	40,000 sq ft	100 ft	100 ft	150 ft
Natural Environment	80,000 sq ft	200 ft	150 ft	200 ft

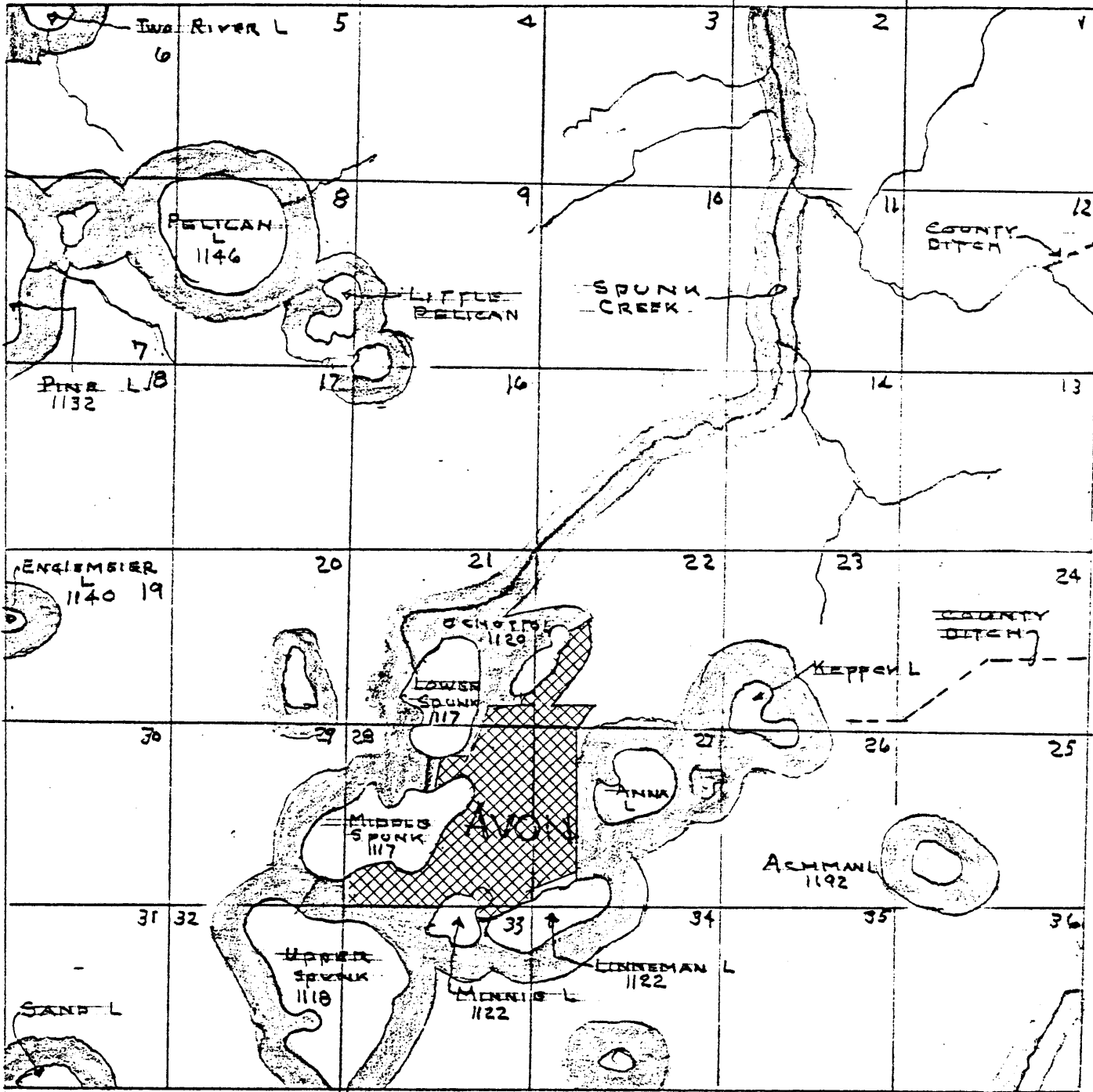
The purpose of shoreland zoning is to retain good water quality of the lakes and control development along their shorelines. Specific problems which the act is aimed at controlling are:

1. Strip development
2. Haphazard location of buildings
3. Excessive docks
4. Sewage disposal

It is also essential that the Township be concerned with the installation of all wells, drainfields, septic tank and cesspool installations in the Township that are not covered by lakeshore ordinance requirement.

AVON

T 125 N - R 30 W



SHORELAND MANAGEMENT & DRAINAGE

SHORELAND MANAGEMENT AREAS

Two River L.	10 Acres	Upper Spunk L.	410 Acres
Pine L.	23 "	Middle Spunk L.	242 "
Pelican L.	344 "	Lower Spunk L.	269 "
Little Pelican L.	46 "	Minnie L.	59 "
Sand L.	5 "	Linneman L.	108 "
Anna L.	138 "	Kepper L.	191 "
Achman L.	49 "		

TOTAL LAKE AREA = 1984 ACRES - 8.2% LAND AREA

GOALS

1. Preserve agricultural land
2. Develop sound soil conservation practices which can be made available to all farmers
3. Encourage installation of agricultural irrigation systems to improve farm productivity
4. Preserve the wooded areas in the Township as a wildlife management area; also to reduce water runoff and minimize erosion
5. Preserve shoreland areas and water quality of lakes and streams for recreational and residential development
6. Adopt controls which prevent agricultural runoff from polluting the surface water of the Township
7. Promote the family farm and also non-farm families. To provide a suitable environment for all
8. Maintain good air quality throughout the Township
9. Promote the orderly development of residential subdivisions in non-agricultural or marginal agricultural land
10. Plan for orderly and economically and ecologically sound development of future industrial areas in the Township
11. The ultimate goal of planning is the improvement of the family environment, both farm and non-farm dwellings. The moral, physical, economic and intellectual well being of the family environment should be the basic consideration in all planning decisions.