

**Haven Township,  
Sherburne County Minnesota**

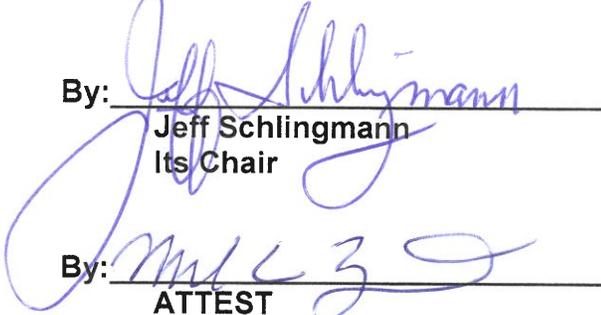
**Adoption of Comprehensive Plan: 2011-2025**

On April 29, 2011, the Haven Township Planning Commission and the Haven Town Board adopted a Comprehensive Plan: 2011-2025 with regard to the area known as the Orderly Annexation Area. Attached is a true and correct copy of the Comprehensive Plan that was approved for adoption along with a copy of the August 29, 2011 Meeting Minutes.

**HAVEN TOWN BOARD**

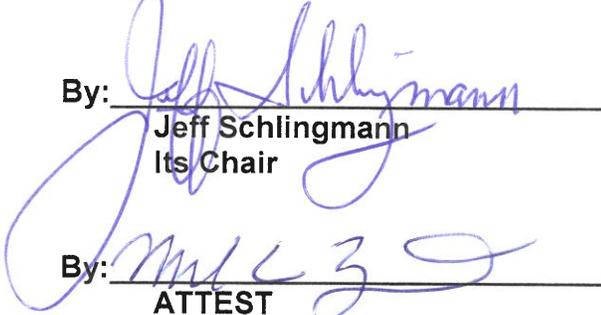
**August 20, 2018**

**By:**

  
\_\_\_\_\_  
**Jeff Schlingmann**  
**Its Chair**

**August 20, 2018**

**By:**

  
\_\_\_\_\_  
**ATTEST**  
**Mike Zniwski**  
**Its Clerk**

# Haven Township, Sherburne County Minnesota

## Comprehensive Plan: 2011-2025

### Introduction / Purpose

This comprehensive plan fulfills a portion of the Township's obligation to the City of St. Cloud to preserve and safeguard that part of Haven Township covered by the Orderly Annexation Agreement [OAA] adopted on October 18, 2010 from premature development. The Plan will serve as the guide for the Township Board to enact appropriate land use controls to limit development in Tracts 1 and 2. The intent is to continue to protect farm land and sensitive environmental area, and existing commercial / industrial uses from scattered residential and non-residential development.

Haven Township's goal in adopting this plan and companion ordinances will be to maintain the existing rural character and uses in Tract 1 and 2. The Township will protect current agricultural uses by limiting non-farm housing to one home per 40 acres without a plat and to five acres in areas substantially wooded. Haven will maintain existing commercial and industrial districts, and protect and promote those activities. Existing homes and lots of record will remain and be allowed to continue with their current uses. The Township will adopt the Mississippi Scenic River ordinance and include additional controls to avoid harmful development and uses.

### General Conditions

Haven Township is located in the northwest corner of Sherburne County, adjacent to the City of St. Cloud. It has, since its organization in 1872 remained primarily agricultural and undeveloped with the exception of a handful of scattered residential neighborhoods. The only other large intrusion in the township is the City of St. Cloud's Airport.

Population growth over the last twenty years has remained flat. The census figures for 1990 were 1921, for 2000 the count was 2024, and the latest 2010 population figure was 1986. By promoting a no growth policy, the population should remain constant through the planning period.

Haven Township does possess one important natural feature that will influence regional development, large aggregate reserves. As the region grows the Township expects these deposits will be excavated and processed. These deposits, covering 2000 to 3000 acres, are primarily located in west central Haven and include a large portion of the orderly annexation area.

## **Previous Studies**

Haven Township has had a plethora of planning studies completed by other governmental entities on our behalf that outline a variety of future land use configurations for the township when growth finally arrives. Sherburne County is finalizing their latest comprehensive Plan Update, the City of Cloud, St. Cloud Airport, the St. Cloud Area Joint Planning District and the Area Planning Organization all have included Haven Township in their respective planning processes.

The Township Board in 2008, also commissioned a group of interested township citizens along with representatives from the Board to look forward at the types of development that would promote a no residential growth position. The outcome of that group's effort is reflected in the Comprehensive Plan Map, [fig.1]. The group also laid out the following recommendations to the Board.

1. West of County Road 8; the Agricultural [AG] District should overlay the Wild and Scenic District [WS] and the [WS] should be extended east as an overlay of the AG District.
2. Resource Development
  - Restrict residential development
  - No landfills permitted
  - Limited manufacturing and retail
  - Promote gravel and granite extraction
3. Resource Reserve
  - Maintain rural isolation
4. Airport Impact
  - Give notice to all development of the airport operation

## **Orderly Annexation Agreement**

As stated before this plan is intended as a land use guide to implement the OAA between Haven Township and the City of St. Cloud. During the negotiations with the City, the Township held forth a set of guiding principles that formed the basis of our sense of community. Those principles are as follows.

- URBAN GROWTH AND SERVICES – Annexed properties must be immediately serviced with municipal services.
- TRANSITION FROM NON-RESIDENTIAL USES – Development that occurs adjacent to airport, railroad, mining, and commercial/industrial properties should be compatible. Buffer zones are necessary between residential and commercial/industrial development with transportation plans.

- ENVIRONMENTAL PRESERVATION – Preserve environmental features near the airport and Highway 10.
- PRESERVATION OF MISSISSIPPI RIVER CORRIDOR – Preservation of the Mississippi River corridor through use of current Wild and Scenic boundaries.
- 33<sup>RD</sup> STREET SOUTH BRIDGE – Do not build a bridge over the Mississippi River
- EXISTING COMMERCIAL USES – Commercial businesses will be allowed to continue without interference.
- AIRPORT AREA LAND USE – The airport should not be used as an island for annexation of surrounding property. Residential uses should be prevented.
- TAXES AND SERVICES – The town must protect its commercial and industrial viability from unwanted annexation in order to continue to serve its citizens.
- TERMS FOR ANNEXATION – Annexation should only occur with the consent of the property owner whose land is proposed for annexation.

### The Plan

As previously stated this planning document is structured to, as closely as possible, carry out the Township's obligation under the OAA. To that end, growth in terms of future residential developments will be discouraged until such time that unmet demand is apparent and the City of St. Cloud has in place adequate infrastructure to serve new developments with City services. Any new residential subdivision should include annexation into the City as part of the platting process. Further the Township does not plan to accept any future roads that service residential developments. The future land use plan [fig.2] for the township does not delineate any area for future residential growth.

To reinforce the notion of our no growth position, agriculture is the predominant land use characteristic shown on the plan and with it forms the basis for limited development options under an agricultural zoning district. Because a large portion of the agricultural land has been identified by the Minnesota DNR as containing significant aggregate deposits, the Township will encourage the fullest utilization of this resource as demand dictates. Terms for mining and land reclamation will be included in the zoning ordinance.

Commercial and industrial development that exists primarily along the Highway 10 corridor will be encouraged to expand, provided their needs can be adequately serviced by private systems.

Environmentally sensitive areas around the airport and east of Highway 10 will be given protection consideration should any future development be suggested. The lands lying between the State designated Scenic Mississippi River and County Road 8 will be protected by an expanded Scenic River District in the

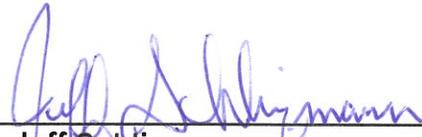
zoning ordinance. This will accomplish the objective of both the City and Township to protect the visual and environmental assets contained within the river corridor.

This plan will serve as the Township's guide in determining the appropriate future uses of properties within its jurisdiction. The plan will serve as the basis of any land development ordinances the Township will promulgate to implement or restrict future development.

The undersigned certify that a Public Hearing was held on this Plan on August 29, 2011. Notice was published as shown on the attached Affidavit of Publication at least 10 days prior to the Hearing in the official Town newspaper.

This Plan was adopted by the Haven Township Board on August 29, 2011, at its regular monthly meeting.

August 20, 2018

By:   
\_\_\_\_\_  
Jeff Schlingmann  
Its Chair

August 20, 2018

By:   
\_\_\_\_\_  
ATTEST  
Mike Zniwski  
Its Clerk

*Affidavit of Publication*

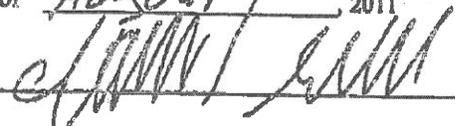
**SHERBURNE COUNTY CITIZEN**  
Becker Minnesota 55308  
State of Minnesota  
County of Sherburne

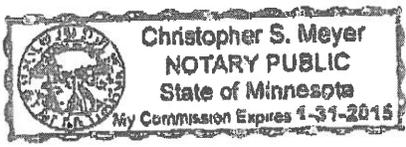
Gary Meyer, being duly sworn on oath says: that he is now and during all the time herein stated has been Gary Meyer, the publisher and printer of the newspaper known as the *Sherburne County Citizen*, and has full knowledge of the facts herein stated. That for more than one year prior to the publication therein of HAYEN TOWNSHIP NOTICE OF SPECIAL MEETING- AUGUST 22 printed here-to attached, said newspaper was printed and published in the English language from its known office of publication within the County of Sherburne, State of Minnesota, on Saturday of each week in the column and sheet form equivalent in space of 450 running inches of single column 2 inches wide; has been issued from a known office established in said place of publication equipped with skilled workers and the necessary material for preparing and printing the same: The *Sherburne County Citizen* has had in its make-up not less than twenty-five (25) percent of its news column devoted to local news of interest to said communities and purports to serve, the press work of which has been done in its known place of publication, has contained general news, comments and miscellany; has not duplicated any other publication; has not been entirely made up of patents, plate matter and advertisements; has been circulated at and near its said place of publication to the extent of 500 copies regularly distributed without charge to local residents; that herein has been on file with the office of the Minnesota Secretary of State the affidavit of a person having firsthand knowledge of the facts constituting its qualification as a newspaper for publication of legal notices; and that its publishers have complied with all demands of said office for proofs of its said qualification. A copy of each issue has been filed with the State Historical Society, St. Paul, Minnesota. That the printed HAYEN TOWNSHIP NOTICE OF SPECIAL MEETING- AUGUST 22 herein attached as a part hereof was cut from the columns of said newspaper, was published therein in the English language once a week for ONE successive weeks; that it was first published on the 13 day of AUGUST 2011 and thereafter on Saturday of each week to and including the 18 day of AUGUST 2011 and that the following is a copy of the lower case alphabet which is acknowledged to have been the size and kind of type used in the publication of said HAYEN TOWNSHIP NOTICE OF SPECIAL MEETING- AUGUST 22.

abcdefghijklmnopqrstuvwxyz

  
\_\_\_\_\_  
Gary Meyer, Publisher

Subscribed and sworn to me this 15 day

of August, 2011  
  
\_\_\_\_\_



**MINUTES OF THE HAVEN TOWNSHIP PLANNING COMMISSION**  
**August 29, 2011**

The Haven Planning Commission Board met at the Haven Town Hall on Monday, August 29, 2011. The meeting was called to order at 6:00 p.m. by Chairman Mike Pesch. Members present: Chairman Mike Pesch, Supervisor Jeff Schlingmann, Supervisor Mark Knowles, Supervisor Kathi Sims-Kosloski, Supervisor Randy Linn, David Meyers and Tammy Schefers. There were approximately 50 residents who attended the meeting.

Supervisor Mark Knowles made a motion to approve the agenda. Supervisor Kathi Sims-Kosloski seconded the motion. The motion carried.

Comprehensive Land Use Plan for Haven Township – Supervisor Jeff Schlingmann talked about the Haven Township Comprehensive Land Use Map. This map is used as a guide for Future Development for Haven Township. At 6:09 p.m. Chairman Mike Pesch opened up the meeting for Public Hearing.

Lewis Stark- Questioned why the Township had to enter into an orderly annexation in certain areas on the map. He also made the comment that taking on the zoning for Tract 1 & 2 is a big responsibility. He feels the board should have not done that. The County was doing a good job. The Township now has a big responsibility with Del-Tone/Luth gun range in the zoning of the Township. He feels that should have stayed with Sherburne County.

Timothy Stier- Had the question of why residential properties are not on the Haven Comprehensive Land Use Map. There is a lot of residential property in Haven Township and he feels that also should be shown on the Map.

Dennis Lietha – Asked if the Comprehensive Plan is the only area you are dealing with tonight. Will there be discussion on the Road Assessment Policy?

Supervisor Jeff Schlingmann stated that there will be no discussion on the Road Assessment Policy tonight and that the Haven Township Comprehensive Plan Map is just a guideline that they will follow for the Township.

Chairman Mike Pesch then closed the public hearing at 6:21 p.m. After discussion from the Planning Board, Supervisor Jeff Schlingmann made a motion to recommend the approval of the Haven Township Comprehensive Plan with the Map included to the Haven Township Board. Supervisor Kathi Sims-Kosloski seconded the motion. The motion carried.

Application for an Interim Use Permit from Canine Agility of Central MN / John Schreifels - Dorein Johnson from the Canine Agility Club talked and explained to the Board what she was requesting. Canine Agility of Central MN, Inc. is requesting an Interim Use Permit for our not-for-profit club's canine agility activities and possibly some other canine training classes. This club has been in existence since 1993 and must rent property for our activities since we have been unable to purchase land for our use. Along with our classes and competitions we also give back to the community through outreach programs at no cost to the participants (Youth Outreach Program, Veteran's Outreach Program and 4-H Youth). They are looking to lease the property located at 3388 County Road 8 SE, St. Cloud, MN. She also explained to the Planning Board on how they will use the property. At 6:41 p.m. Chairman Mike Pesch opened up the meeting to hear public comment.

Brock Lieberman – He wanted to know if there were any residential homes at the other locations that the club previously leased.

Lewis Stark – He is on the Fair Board for Benton County and has had experience with this Group. They are a good clean outfit and are very professional in what they do.

LeRoy Pauley- Asked if the set-up was like a playground for dogs. Like the one on 2<sup>nd</sup> Street SE near the Ken Neeser property.

Timothy Stier- Stated that this is not for profit, but you charge for classes. Does the property owner John Schreifels get compensated for the land use? If yes, then it would be a commercial organization and then should be in a commercial area. Not by a residential area.

Jim Allaire- He is a member of the Canine Agility. There is not a high impact. We shut down before dark. We are done during daylight savings time.

Julie Klien- She has had the opportunity through 4-H to be involved with this club. It is an awesome club. It was great excitement when this became possible for the 4-H youth to be involved. They are a professional group and also go to show at the State Fair Grounds. I really thank Dorein for the opportunity she gave us as a group.

Joe Casey- Is a participant from the Veteran's Group. He feels it gives him the ability once a week to be more involved in the community. It is a very good group of people.

Michelle Patterson- She works with the Catholic Charities. The income that the club generates goes back to pay for the expenses of the club. She does not understand why anyone would not want them in the community. They have a huge impact on people and they meet the requirements. It is a very relaxing evening when working with the trained dogs. The neighbors will not be disappointed. They are a very professional club.

Corrine Francy- She is concerned about the traffic impact most on County Road 8. She also does not want to hear barking dogs all the time. What does Interim mean? One Year? She also has the concern of the sign on the property. Will it be taken down if the property is leased? Will this be an all year thing or just May – September? I don't feel this belongs here at this location.

Supervisor Jeff Schlingmann described the difference between an Interim Use Permit and a Conditional Use Permit.

Marty Petersen- Stated that it is a good idea, but who will be responsible for all the kids on the site. The liability for all of this? How much freedom will these 50-60 people have? How will the traffic be managed?

John Schreifels- He is the owner of the property. He made the comment that there is no alcohol on the premises. He said that there have been no issues when they were at the V.A. site. The kids were well under control as well as the dogs. There were also no impacts with traffic issues. There is real good support. He mowed the lawn to make the area look nicer. He does support this and hopes the board will also.

Lynn Arnold- She works with the Veteran's Outreach Program. It has an impact on all of the people who have the opportunity to work with this group. This group is well accepted and is a good group to work with.

Timothy Stier- He is concerned if this belongs here or not. This is not a commercial area. It is more residential. This is a commercial organization and is in high density use which should be in a different area.

Hal Lieberman- He lives north of this property. He stated that his wife was involved in 4-H, the V.A. and with handicapped children. It is hard to oppose such an activity as this. That is not the problem. The problem is should it be located at this site where it is surrounded by all residential properties. This should be in a commercial area. It should not be in an area that is considered agricultural or residential.

Troy Ostrowski- The speed on that road is already a problem. There is too much barking with the dogs around that area already. Dogs are dogs, they will bark where ever they are. What is the procedure and how will the barking be controlled?

Peter Stier- He had his dog in the class four years ago. It is not the dogs that are in Canine Agility that do all the barking, it is the other dogs in the area that are doing it.

Brock Lieberman- This certainly needs conditions on this. He usually hears noise from the people on the site. I was told there could be no portable toilets on the site. There is a lot of

dust on the site. How will this be taken care of? This is unacceptable for a residential area. It needs to be in an industrial or commercial area. It does not fit this area.

Tom Leonard- Traffic has picked up. He has lived in this area for 27 years. There is no parking for this. They say 50 – 60 cars, soon to be 100 -200. What is the limit? The dust, dirt will be a problem. It will be also a lot of noise on those weekend events. Why doesn't Catholic Charities take this and put it somewhere else. This is not right for this neighborhood. Chairman Mike Pesch closed the public comment at 7:26 p.m. The Board had more discussion on this issue. Supervisor Jeff Schlingmann then made a motion to recommend approval of this Interim Use Permit request to the Haven Township Board with these conditions:

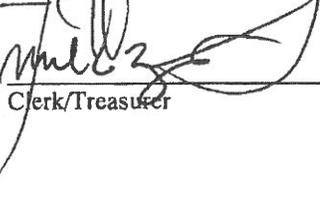
- \* Canine Agility will use the Club House Bathroom facilities and rent portable toilets for the weekend competitions.
- \* No dogs will be kenneled on site or stay over night.
- \* There will be two 100' x 100' rings. They will be locked when not in use.
- \* Maximum of 15 dogs, 15 people and 15 cars on week day training.
- \* Hours will be from 5:00 p.m. – 9:00 p.m. Monday – Thursday, occasional Friday classes.
- \* The property will be gated and locked while not in use.
- \* There will be at least one member at the site while the facility is open for use.
- \* The site will be open from April 15<sup>th</sup> – November 1<sup>st</sup>.
- \* There will be four special weekend events a year. They are usually held the end of April first part of May, Father's Day weekend in June, third weekend in August and third weekend in September.
- \* The weekend events will start at 10:00 a.m. on Friday - Sunday till 5:00 p.m.
- \* No camping on the site overnight.
- \* No food vendors allowed.
- \* Must pick up dog poop and all garbage on site.
- \* No alcohol on site.
- \* No new buildings with-out administration approval.
- \* Haven Township has a Dog Complaint Ordinance.
- \* Must Revoke the Current Conditional Use Permit on this property.
- \* All on site parking centralized around the paved area.
- \* Only a total of 60 registrants for the special events weekend.
- \* Must have a garbage collection the Monday that follows the weekend event.

Supervisor Mark Knowles seconded the motion. The motion carried.

There were no pending matters as requested by the Zoning Administrator.  
There was no discussion or comment on the Zoning and Subdivision Ordinances.

Supervisor Mark Knowles made a motion to adjourn the meeting. Supervisor Jeff Schlingmann seconded the motion. The meeting was adjourned at 7:53 p.m.

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Clerk/Treasurer

**MINUTES OF THE HAVEN TOWN BOARD SPECIAL MEETING**  
**Discuss IUP for Canine Agility of Central MN Inc.**  
**Discuss Variance Request for Richard Heath**  
**August 29, 2011**

The Haven Board met at the Haven Town Hall on Monday, August 29, 2011. The meeting was called to order at 7:58 p.m. by Chairman Jeff Schlingmann. Members present: Chairman Jeff Schlingmann, Supervisor Mike Pesch, Supervisor Mark Knowles, Supervisor Kathi Sims-Kosloski, Supervisor Randy Linn, David Meyers and Tammy Schefers. There were approximately 50 residents who attended the meeting.

Supervisor Mark Knowles made a motion to approve the agenda. Supervisor Kathi Sims-Kosloski seconded the motion. The motion carried.

Interim Use Permit Request – Canine Agility of Central MN, Inc. requested an Interim Use Permit for occasional special events and recreational activity on the property located at 3388 County Road 8 SE. It was recommended by the Haven Township Planning Commission Board to approve this request with several conditions. Supervisor Mark Knowles made a motion to waive reading the conditions but to approve this with these conditions listed:

- \* Canine Agility will use the Club House Bathroom facilities and rent portable toilets for the weekend competitions.
- \* No dogs will be kenneled on site or stay over night.
- \* There will be two 100' x 100' rings. They will be locked when not in use.
- \* Maximum of 15 dogs, 15 people and 15 cars on week day training.
- \* Hours will be from 5:00 p.m. – 9:00 p.m. Monday – Thursday, occasional Friday classes.
- \* The property will be gated and locked while not in use.
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- \* Must Revoke the Current Conditional Use Permit on this property.
- \* All on site parking centralized around the paved area.
- \* Only a total of 60 registrants for the special events weekend.
- \* Must have a garbage collection the Monday that follows the weekend event.

Supervisor Randy Linn seconded the motion. The motion carried.

Richard Heath Variance Request – Richard Heath talked with the board on his three variance requests. He is requesting a 53.7' variance from the right-of-way of 48<sup>th</sup> Avenue SE for a new residence. Required setback from the right-of-way is 67' - residence would be 13.3' from the right of way. He also is requesting a 48' variance in setback from the O.H.W.L. of Pickerel Lake for a septic system. Required setback from a recreational development lake is 100' – septic system would be 52' from the O.H.W.L. The last request is a 37' variance in setback from the O.H.W.L. of Pickerel Lake for a new residence. Required setback from a recreational development lake is 100' – residence would be 63' from the O.H.W.L. After discussion with the board on this Chairman Jeff Schlingmann opened it up for Public Comment.

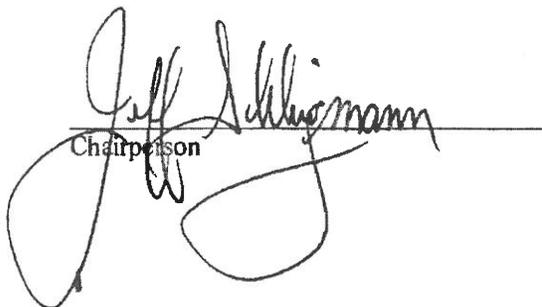
Linda Fischer talked with the board that this was a similar request done in 2005. It was not granted then and should not be granted now. It is a very unique lot and has lots of trees on it (about 90). It is the wildlife lot. There would be a lot of disturbance if a home would be built on this piece. It is not big enough for a home to be there. She is not in favor of the variances and is asking the board to not approve this. This is not a good request and what will the lake benefit from this.

Jim Schuweiler- He made the comment that he does not see why the home can not be built there. The Fischers also had variances when they built the home they live in. Chairman Jeff Schlingmann then closed the Public Comment. The board discussed the issue some more. They brought up the documents from 2005 when this happened. They feel the realtor should not even have this piece listed for sale. Supervisor Mike Pesch then made the motion to send a negative comment for the three variances. The board addressed this in 2005 and found it was not buildable then. See Document Number 613532, 613533 and 613534. There is also no control of water run-off on the Haven Township right-of-way. Supervisor Randy Linn seconded the motion. The motion carried.

Comprehensive Land Use Plan – Supervisor Mark Knowles made a motion to accept the recommendation by the Haven Township Planning Commission to approve and accept the Comprehensive Land Use Plan and Map for Haven Township. Supervisor Kathi Sims-Kosloski seconded the motion. The motion carried.

Zoning & Subdivision Ordinances – The Board discussed the draft of the Zoning & Subdivision Ordinances. There were some changes David Meyers made and he will get a red-lined copy to the Board members so they can review these again. The board will discuss this in the future and set up a workshop meeting. The Board also discussed if they wanted township citizens to be on the Planning Commission Board.

Supervisor Mike Pesch made a motion to adjourn the meeting. Supervisor Kathi Sims-Kosloski seconded the meeting. The meeting was adjourned at 8:49 p.m.

  
Chairperson

*MCC3*  
Clerk/Treasurer