

CLITHERALL TOWNSHIP LAND USE PLAN

Clitherall Township
Otter Tail County, Minnesota

Adopted February 12, 2015

LAND USE PLAN
FOR CLITHERALL TOWNSHIP
OTTER TAIL COUNTY, MINNESOTA

Authority

This Clitherall Township Land Use Plan (“Plan”) is adopted pursuant to the authority provided in Minnesota Statutes, sections 462.353 & 462.356, and this Plan shall constitute the Township’s comprehensive municipal plan for the purposes of Minnesota Statutes, sections 462.351 to 462.364.

Community Description

Clitherall Township has a population of approximately 500 residents.

The physical appearance of Clitherall Township consists of a topography of flat to rolling hills, with some marshes, sloughs and major waterways. Shoreland areas include ponds, lakes and streams. There are approximately 51.8 miles of Township roads, 5.52 miles of county roads, 5.18 miles of city streets and roads, and 11.48 miles of state highways.

Community Development

The economy of Clitherall Township is predominately agriculture and tourism. Many of its residents have employment outside of the Township but have elected to build and maintain homes or second residences in the Township because they enjoy the rural nature and character of the area. Clitherall Township's land use regulations are intended to preserve the character of land use in the Township as it develops and to address and resolve issues of compatibility between various uses.

The Clitherall Township Board of Supervisors and its residents understand industry and commerce are a vital facet of their community development and are mindful that an adequate supply of livestock, poultry, swine, and other animals and grains are essential to the well-being of its residents as well as to the larger community. Their efficient and economic production must be the concern of all producers and consumers, if this nation is to have a continued abundance of high quality nutritious food and agricultural products at a reasonable price while still providing a profit to producers.

The Clitherall Township Board of Supervisors and its residents are also mindful that animal manure provides beneficial qualities to the soil, aids in the production of agricultural crops and replenishes the soil with nutrients.

Goals and Policies

The Town Board and the Township's residents understand that any inappropriate activity whether emanating from improper maintenance of a home, farm, industrial, or commercial activity can adversely affect the environment and may create a nuisance and be injurious to the public health, safety, comfort, convenience, and general welfare of its residents and result in the diminution of property values in the Township. The following goals and policies are adopted to accomplish these purposes:

- Goal: To protect the health, safety and general welfare of Clitherall Township's residents.
- Policy: Require that all activity not adversely affect the environment and require that such activities minimize any adverse impact on air, water, and other negative environmental impacts.
- Goal: To protect property values in the Township.
- Policy: To promote economic development to enhance the tax base in the Township and discourage development which may devalue property.
- Goal: To provide safe and adequate roads.
- Policy: Require that new developments which will involve road construction be undertaken and completed in accordance with County and/or Township specifications. Road costs, inspection fees, and county recording fees shall be included within total development costs.

The Clitherall Township Board of Supervisors and its residents understand that a proper balance must be maintained between adopting procedures and measures to protect the environment and the need to foster a strong and healthy economy in the Township, including the production of livestock and grain, mining, and other activities, whether such endeavors be accomplished by its private residents or public entities.

This Land Use Plan and the zoning ordinance adopted to further the goals identified herein are intended to provide a balance of interests and is designed to undergird, support, and effectuate these goals and policies.

Purpose

By state law every township zoning ordinance must be at least as restrictive as the County's. Therefore, any land use prohibited by the County under its zoning regulations remains prohibited in Clitherall Township. The primary purpose of this Plan is to identify those areas where the long-term best interests of Clitherall Township are served by considering additional restrictions and /or local rules or regulations for certain uses.

A major purpose of this Plan is to provide goals and policies specific to Clitherall Township that will guide any future growth and development within the Township and provide a basis for land use decisions. The Land Use Plan will also balance the inevitable pressures for land development with the fiscal, environmental, land resource, and public infrastructure impacts which result from development.

The Plan provides the public, and particularly Clitherall Township land owners, with guidance so that they can anticipate the positions which Clitherall Township officials will take in relation to land use issues. The plan also provides the framework from which the Clitherall Township Zoning code will be created and interpreted. Land use planning is a dynamic process and while this plan represents carefully considered goals for the long-term benefit of Clitherall Township. The Plan anticipates periodic reviews and occasional updates will be required.

Goals

The following are the overall goals of this Land Use Plan:

1. Identify the following areas within the township:
 - A. Agricultural
 - B. Residential
 - C. Commercial
2. Establish land use policies, regulations, restrictions, and requirements consistent with each of these zones.