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## Appendix C – Public Meetings Summaries and Presentations

### **Public Information Meeting #1**

- Presentation
- Handout
- Questionnaire
- Sign-in Sheet
- Comment Form
- Completed Handouts
- Completed Tabletop Exercises

### **Region #1 Focus Group Material**

- Presentation
- Handout
- Sign-in Sheet
- Discussion Summary

### **Region #2 Focus Group Meeting**

- Presentation
- Sign-in Sheet
- Discussion Summary
- Comment Form
- Completed Handouts
- Completed Tabletop Exercises



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## Appendix C – Public Meetings Summaries and Presentations (cont.)

### **Region #3 Focus Group Meeting**

Presentation

Sign-in Sheet

Completed Tabletop Exercise

### **Region #4 Focus Group Meeting**

Presentation

Sign-in Sheet

Discussion Summary

### **Public Information Meeting #2**

Presentation

Implementation Boards





**BLUE EARTH COUNTY**  
COMPREHENSIVE LAND USE PLAN UPDATE

**Public Input Meeting**  
*Tuesday, April 18, 2017*  
6:30pm  
Maple River West Elementary School

## Agenda

- Welcome
- What is a Comprehensive Land Use Plan?
- Planning Overview and Process
- Existing Conditions Overview
- Table Top Exercises
  - Opportunities and Challenges
  - Vision Statement
  - Future Growth
- Next Steps/Ways to Stay Involved

# What is a Comprehensive Land Use Plan?

**Guiding Document**      **Intended for**  
**Citizen's Plan**      **Elected Officials,**  
**Staff and Residents**      **Plan for Implementation**  
**Plan for Future Growth**      **Guide County Decision Making**  
**Protect and Enhance County Amenities**      **Living Document**  
**Built from Community Engagement**      **Develops a County Vision,**  
**Influence Future Land Use Regulations**      **Goals and Objectives**

## 1998 Comprehensive Land Use Plan

### Blue Earth County Land Use Plan

*Effectively and Efficiently  
Delivering Essential Services*

- Current plan was adopted in 1998 with a forecast year of 2020
- Development has occurred within Urban Fringe Overlay Districts
- Growth pressure in the northeast region
- 14.4% population increase between 2000 and 2010
- Zoning Ordinance amendments



June 30, 1998

# SRF Consulting Group, Inc.

Founded in 1961, SRF currently employs more than 300 planners, designers and engineers throughout the Midwest.

**Our Mission: To help clients create vibrant, livable communities and sustainable transportation systems.**



# Planning Overview and Process



## Planning Overview and Process



**Blue Earth County  
Residents**



**Environmental  
Services Staff**



**Project Study  
Review Committee**



**SRF Consulting  
Group, Inc.**



**County Board and  
Commissions**

## Study Review Committee



- Committee tasked with overseeing the process
- Membership:
  - County Staff
  - County Elected and Appointed Officials
  - City and Township Representatives
  - Citizens-at-Large

## Public Involvement Opportunities



- Public Input Meetings
- Community Survey
- Regional Focus Group Meeting



## Public Input Meetings

### Public Input Meeting #1

April

- Review Existing Conditions Data
- Opportunities to discuss opportunities and concerns
- Community Survey

### Public Input Meeting #2

September

- Review and Comment on the Draft Blue Earth County Comprehensive Land Use Plan

# Community Survey

<https://www.surveymonkey.com/fr/cobblue-earthcomplandusesurvey>

**Blue Earth County Comprehensive Land Use Plan Update**

**Growth and Development**

8. What are your thoughts on growth and development within Blue Earth County?

I strongly disagree  
  I disagree  
  Neutral  
  I agree  
  I strongly agree

The County Government should have a stronger role in steering future growth and development to appropriate areas	<input type="radio"/>				
Property owners should be free to develop land without many restrictions	<input type="radio"/>				
Areas with prime agricultural soils should be protected from encroaching non-farm development	<input type="radio"/>				
Development should be encouraged in or near cities in Blue Earth County	<input type="radio"/>				
Development should be encouraged near major road/intersections	<input type="radio"/>				
Blue Earth County needs more recreational areas to meet demand in the county	<input type="radio"/>				
Development in close proximity to water resources should be closely monitored	<input type="radio"/>				

**Blue Earth County Comprehensive Land Use Plan Update**

**Business**

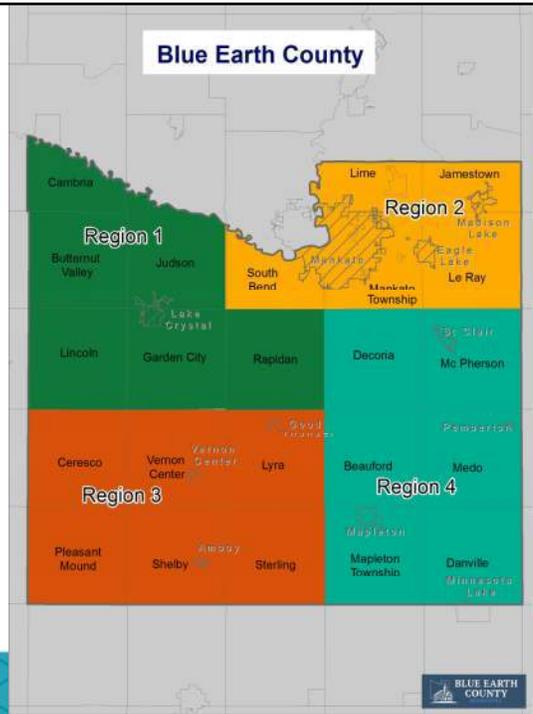
13. How important are the following types of businesses in urban areas (within Blue Earth County Cities) based on the needs of Blue Earth County residents?

Important  
  Not important  
  No opinion

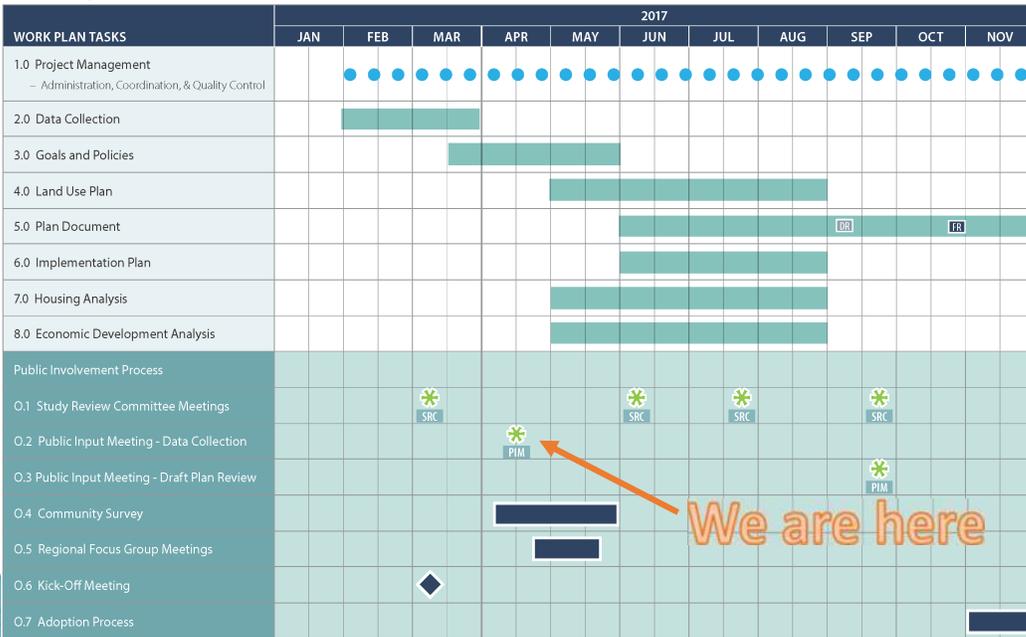
Agriculture production	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Livestock agriculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural business operations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home-based businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial and retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism and recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial and manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Technology related	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="text"/>		

# Regional Focus Group Meetings

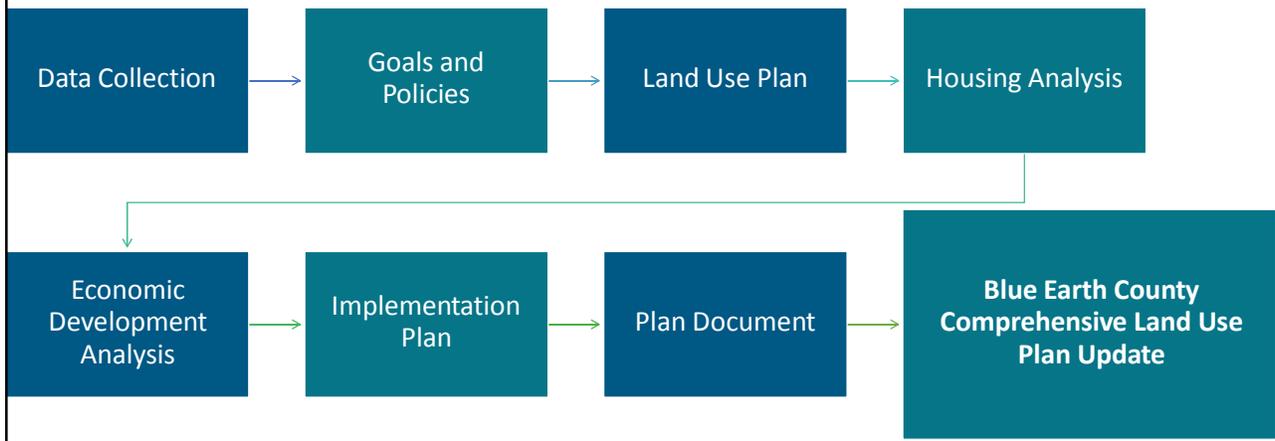
- Intended to gather input from specific areas of the county
- 4 meetings will be held
- Listening session format
- Meetings will be held following the first public input meeting



# Project Schedule



# Comprehensive Land Use Plan Update Tasks



## 2040 Vision, Goals and Policies

- Sets the priorities for the County
- Defines specific achievable strategies to achieve the vision
- Developed through Public Comments



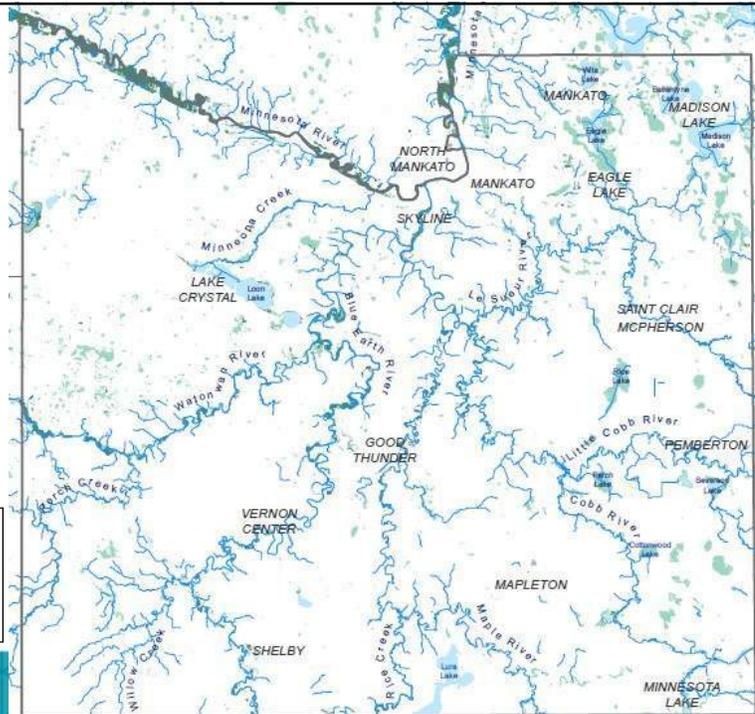
## Existing Conditions Overview

- Physical Characteristics
- Demographics
- Economic Characteristics
- Housing
- Land Use

# Rivers, Lakes and Wetlands

**Rivers, Lakes, and Wetlands**

	Freshwater Emergent Wetland		Lake
	Freshwater Forested/Shrub Wetland		Riverine Wetland
	Freshwater Pond		Rivers and Streams

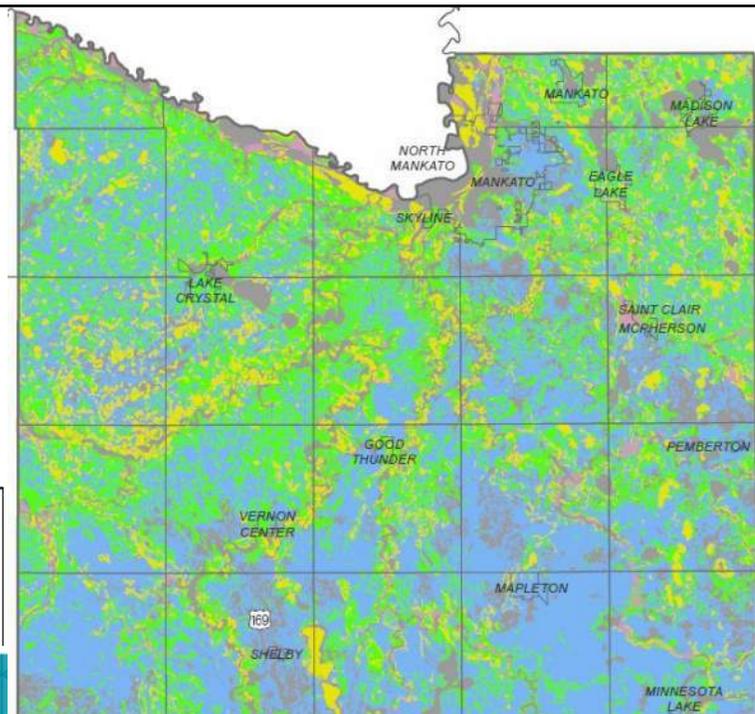


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Prime Farmlands

**Prime Farmlands**

	Prime farmland
	Farmland of statewide importance
	Prime farmland if drained
	Open water or flood hazard area

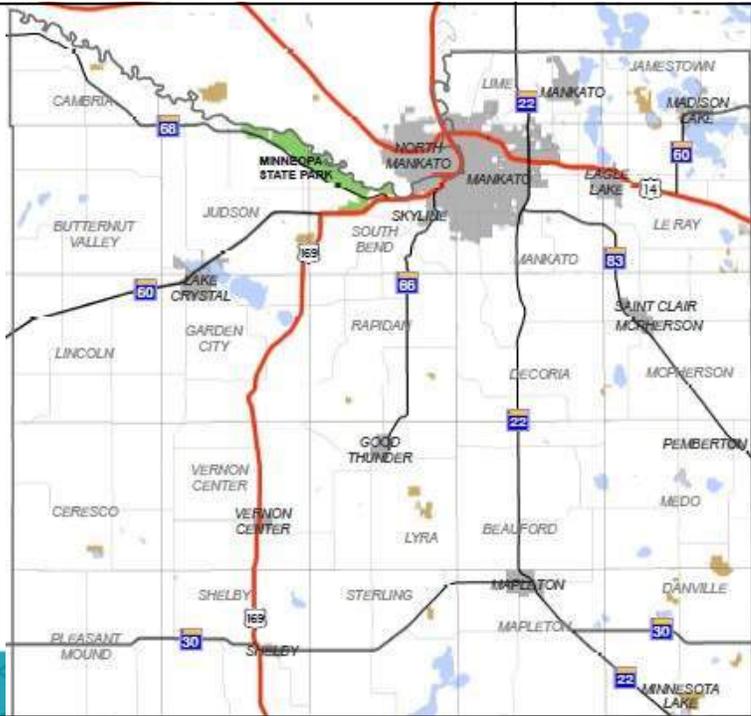


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Public Lands

**Public Lands**

- State Park
- State Wildlife Management Area

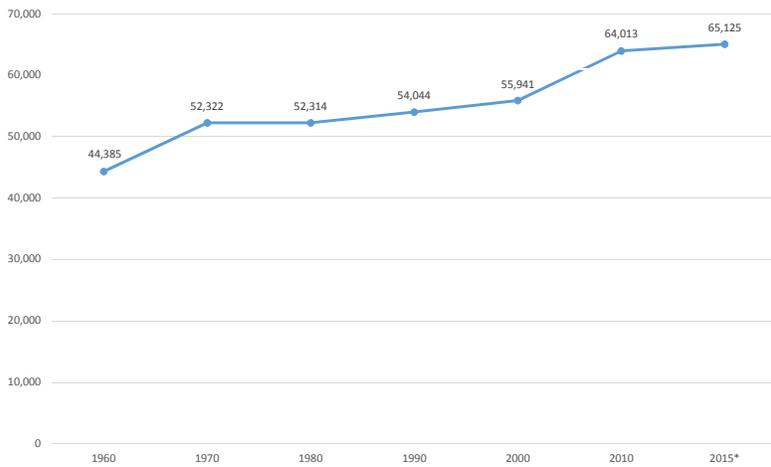


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Historic Population

Year	Population	% Change
1960	44,358	–
1970	52,322	17.9%
1980	52,314	0.0%
1990	54,044	3.3%
2000	55,941	3.5%
2010	64,013	14.4%
2015*	65,125	1.7%

\*ACS 2015 Estimate

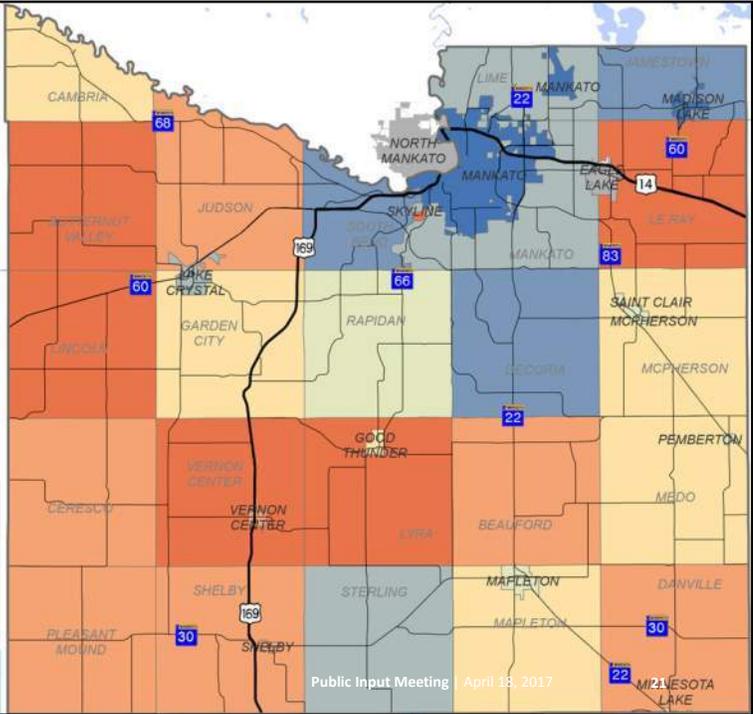
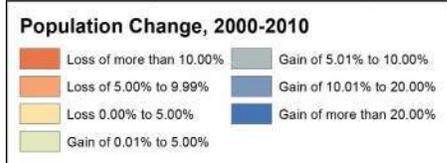


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

Public Input Meeting | April 18, 2017

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# Population Change 2000-2010



BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

Public Input Meeting | April 18, 2017

# Projected Population Change

	5 Year Growth Rate	2010	2015	2020	2025	2030	2035	2040	2045
MN Demographer	3.38%	64,013	66,177	68,413	70,726	73,116	75,588	78,143	80,784
ACS Estimate	1.74%	64,013	65,127	66,260	67,413	68,586	69,779	70,993	72,229
Average growth rate from the past 20 years	4.48%	64,013	66,878	69,870	72,997	76,264	79,676	83,242	86,967
2000 to 2010 Growth Rate	7.20%	64,013	68,622	73,563	78,859	84,537	90,624	97,149	104,143
1998 Plan Assumptions	2.50%	64,013	65,613	67,254	68,935	70,658	72,425	74,235	76,091

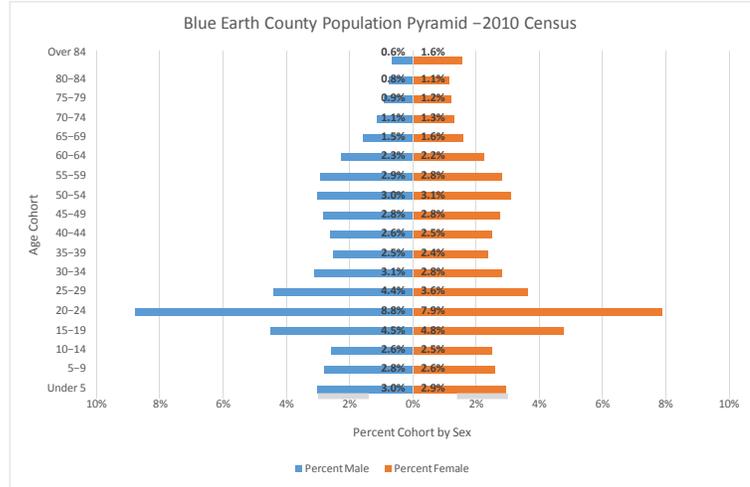
BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

Public Input Meeting | April 18, 2017

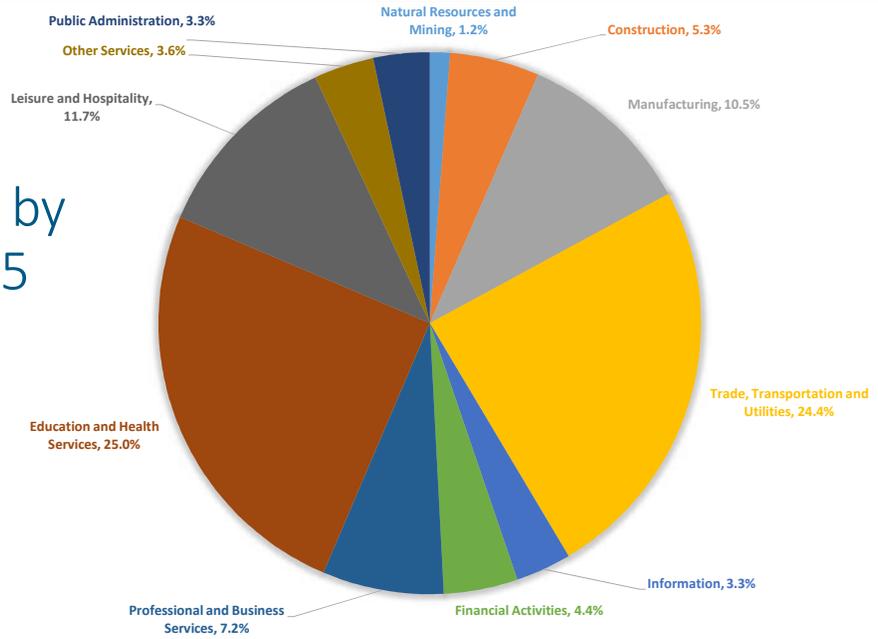
# Population Characteristics

Geography	Median Age	
	2000	2010
Cities*	34.4	35.1
Townships	41.8	44.9
City of Mankato	25.3	25.4

*\*Mankato Excluded*



# Employment by Industry, 2015

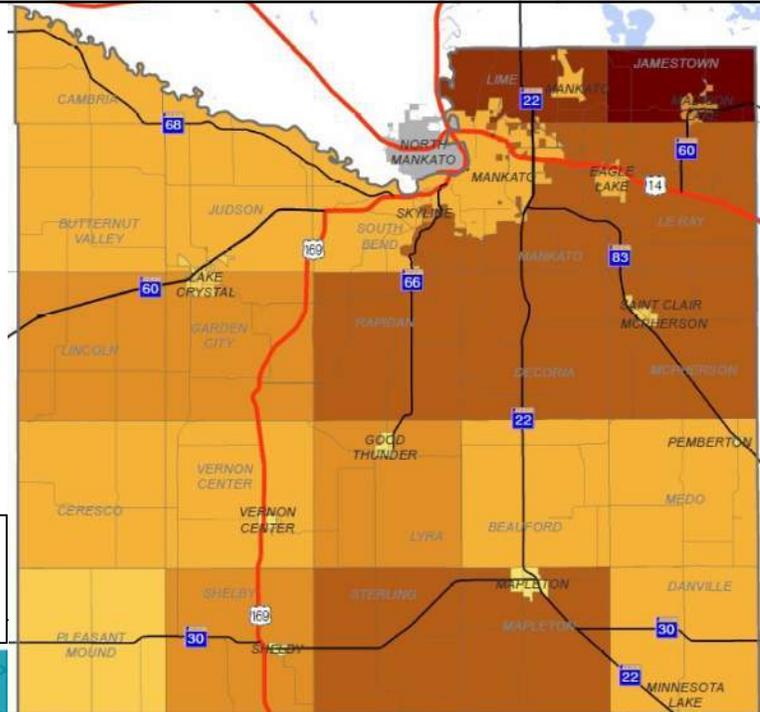


## Employee Inflow and Outflow Statistics

Geography	Live/Work Relationship	Total	Share of Total Employed or Total Workforce
Blue Earth County (Mankato included)	<b>Total Employed in Blue Earth County</b>	<b>33,469</b>	<b>100.0%</b>
	Employed in Blue Earth County but living outside	19,174	57.3%
	Employed and living in Blue Earth County	14,295	42.7%
	<b>Total Workforce living in Blue Earth County</b>	<b>25,792</b>	<b>100.0%</b>
	Living in Blue Earth County but employed outside	11,497	44.6%
	Living and employed in Blue Earth County	14,295	55.4%
City of Mankato	<b>Total Employed in Mankato</b>	<b>26,597</b>	<b>100.0%</b>
	Employed in Mankato but living outside	19,626	73.8%
	Employed and living in Mankato	6,971	26.2%
	<b>Total Workforce Living Mankato</b>	<b>14,191</b>	<b>100.0%</b>
	Living in Mankato but employed outside	7,220	50.9%
	Living and employed in Mankato	6,971	49.1%

## Housing Characteristics

Occupancy Characteristic	Percent
Owner Occupied	59.8%
Renter Occupied	32.8%
Vacant	7.4%



## Help us Plan for the Future of Blue Earth County

- Opportunities and Challenges
- Vision Statement
- Future Growth

Identify the largest opportunity for the future of Blue Earth County.

Identify the largest challenge for the future of Blue Earth County.

- Rivers and Wetlands
- Open Space
- Agriculture
- Small Town Feel
- Housing Choices
- Business Opportunities
- Orderly Growth
- Economic Development

## Develop a vision statement to guide the future of Blue Earth County

- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics will be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

## Define future growth areas within Blue Earth County

MN Demographer Estimate	Population	Households	Jobs
2010	64,103	23,889	39,394
2020	68,413	26,194	41,880
2030	73,116	28,098	44,759
2040	78,143	30,134	47,836

## Next Steps/Ways to Stay Connected

- Place your completed worksheet in the comment box
- Provide additional questions, comments, and concerns via the comment form
- Complete the online survey:

<https://www.surveymonkey.com/r/fcoblue-earthcomplandusesurvey>

- Visit the Comprehensive Land Use Plan Website:

<http://www.blueearthcountymn.gov/f1369/Land-Use-Plan-Update>



# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

Tuesday, April 18, 2017 - Maple River West Elementary School

### What is a Comprehensive Land Use Plan?

A Comprehensive Land Use Plan provides a future vision for Blue Earth County. It is intended for use by County Staff and Elected/Appointed Officials to based decisions upon, and should be developed based on input received from residents.

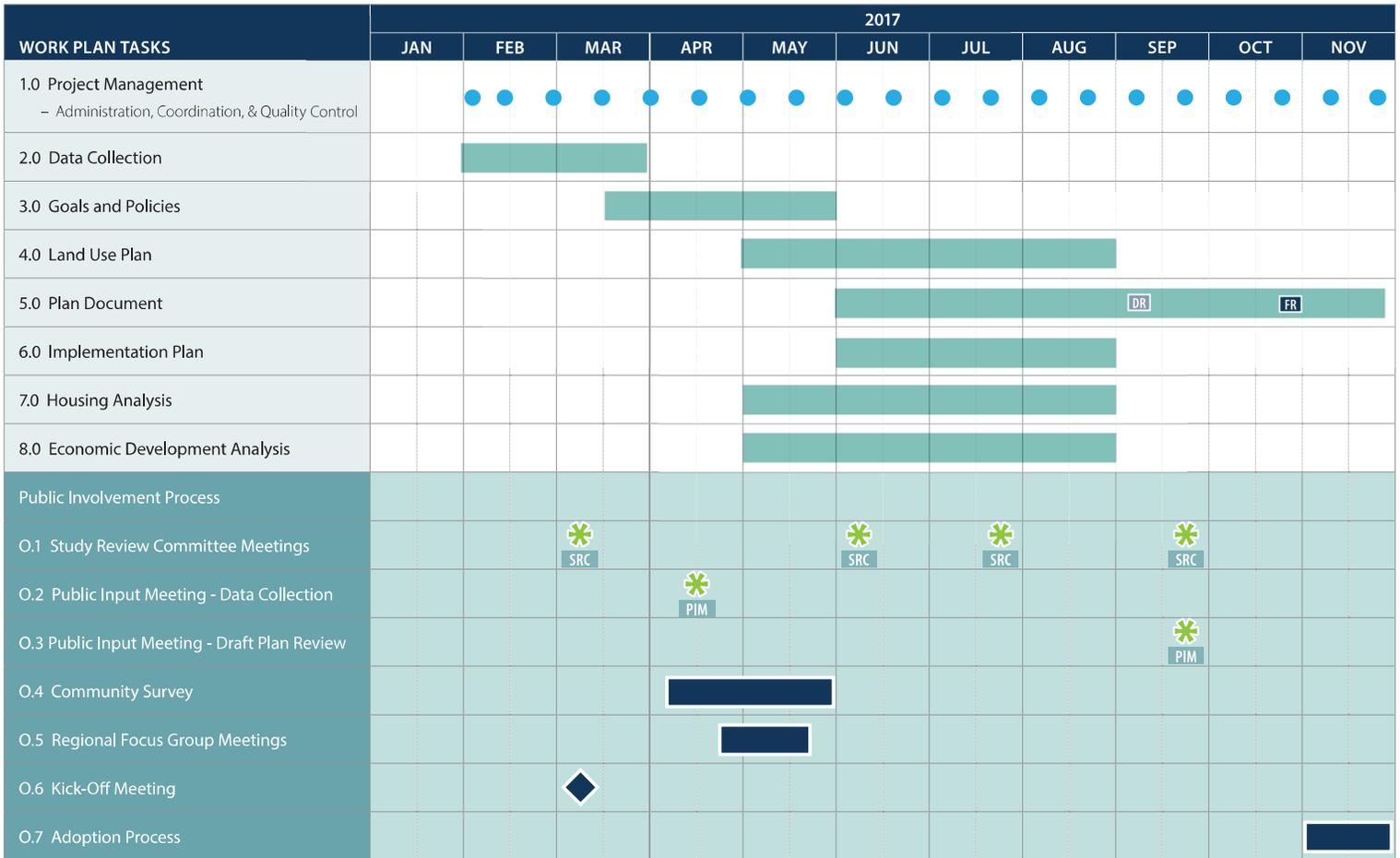
**Guiding Document**      **Intended for Elected Officials, Citizen's Plan Staff and Residents**      **Plan for Implementation**  
**Plan for Future Growth**      **Guide County Decision Making**  
**Protect and Enhance County Amenities**      **Living Document**  
**Built from Community Engagement**      **Develops a County Vision, Goals and Objectives**  
**Influence Future Land Use Regulations**

### Comprehensive Land Use Plan Contents

The plan will include multiple topic areas, including:

Land Use	Demographics	Economic Development	Vision	Implementation
Transportation	Housing	Natural Resources	Parks and Open Space	Goals and Polices

# Project Schedule



## Contact Information:

<http://www.blueearthcountymn.gov/1369/Land-Use-Plan-Update>

Survey: <https://www.surveymonkey.com/r/coblue-earthcomplandusesurvey>

Aaron Stubbs:

Stephanie Falkers:

# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

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Identify the largest CHALLENGE for the future of Blue Earth County:

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### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

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ENGINEERS  
PLANNERS  
DESIGNERS

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## BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

SRF# 10361

### Public Meeting #1

Tuesday, April 18, 2017 - 6:30 to 8:30 p.m.

Maple River West Elementary School

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Lisa Phillips	18675 Old Hwy 66 GT MN 56037	blueskyefarms@outlook.com	<input checked="" type="checkbox"/>
2	Bob & Karen Schull	11531-576 Ave	bobkaren375@gmail.com	<input checked="" type="checkbox"/>
3	Ken Darty	21786 First Rd Lake Crystal	cutkend@gmail.com	<input type="checkbox"/>
4	Dean Owens	53317 Hwy 68 Lake Crystal	owensoverland@yahoo	<input type="checkbox"/>
5	Dave & Carol Strang	48329 239th St New Ham		<input type="checkbox"/>
6	Kip Bruender	204 Joan Lane Endle Lake		<input type="checkbox"/>
7	Vance Strang	2316 E. Main St., Markota, MN		<input type="checkbox"/>
8	John Hillis	245 Fwing St. Goodthumper	507 278 4932	<input checked="" type="checkbox"/>
9	Will Purvis	13798 534 Ave. Verona Center	507-317-5465	<input type="checkbox"/>
10	Julie Conrad	126 W 8th St Markota		<input type="checkbox"/>

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## BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

SRF# 10361

### Public Meeting #1

Tuesday, April 18, 2017 - 6:30 to 8:30 p.m.

Maple River West Elementary School

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Alan Brekke	57470 178 <sup>th</sup> Ln. Good Thunder, MN 55037	awbrekke1@gmail.com	<input type="checkbox"/>
2	Bruce Sorensen	122 So L. 1/2 5 <sup>th</sup> Lake Crystal, MN		<input type="checkbox"/>
3	Mark Peterson	53683 108 <sup>th</sup> Ambay, MN		<input type="checkbox"/>
4	Mark Manderfeld	18527 Mor View Ln, Mankato		<input type="checkbox"/>
5	Ray Ott	1619 Beaver Av	swimfree80@yahoo	<input checked="" type="checkbox"/>
6	John Rollins	409 K. 1 <sup>st</sup> Street E MN <small>Venue Center</small>	rolcaji@kickorytech.net	<input type="checkbox"/>
7				<input type="checkbox"/>
8				<input type="checkbox"/>
9				<input type="checkbox"/>
10				<input type="checkbox"/>

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or give me a call.



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SRF #10361

COMMENT FORM

Blue Earth County Comprehensive Land Use Plan Update

Public Meeting #1

April 18, 2017 - 6:30 to 8:30 p.m.  
Maple River West Elementary School

Please share any comments or thoughts you have about the Blue Earth County Comprehensive Land Use Plan update. You may leave this form in the comment box or mail it to SRF Consulting Group Inc. (address on back - fold form, tape shut, and mail). If you wish, you may drop it off at the County Environmental Services Department, and it will be mailed to SRF. You may also e-mail your comments or thoughts to SRF at sfalkers@srfconsulting.com, or call us at 763-475-0010.

My property is about 6 miles south of Mantato on Old Hwy 16 (Country Rd 1)

We farm about 500 Acres... I want to turn our farm into a tourist attraction. We have a 4 acre garden (CSA Community Supported Ag) this year we will have a pumpkin patch open for about 5 weeks.

I would like to build an event center (weddings, parties ect) Also I would like to turn my house into a bed and breakfast and build myself a new house.

~~My property is about 6 miles south of Mantato on Old Hwy 16 (Country Rd 1)~~

Name Lisa Phillips

Address 18675 Old Hwy 16 Good Thunder

Would you like us to contact you about your comments?  Yes  No 50037

Contact Information 507-995-9793 (cell)

blueskyefarms@outlook.com ~~50037~~ Own property

Section 11 Rapidan Township is my home / Section 15 Rapidan 33 South Bend

# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Development of a good county zoning of the county for Agriculture and Development

Identify the largest CHALLENGE for the future of Blue Earth County:

County wide Broadband High-speed Internet  
Provide Opportunities for an aging population

### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for Economic, Education, and agricultural interests.
- Blue Earth County is known for its Education, Recreation, and agriculture, and these characteristics should be enhanced in the future.
- Blue Earth County will preserve natural resources and encourage enhancements to Rivers, recreation trail systems when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

- To diversify income & employment services for growth ~~to~~
- ~~to~~
- To have an opportunity to help the small cities
- To link communities with natural resources

Identify the largest CHALLENGE for the future of Blue Earth County:

- To bring high speed internet.
- To control development
- To help Vernon Centers add problem.
- To protect natural resources

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for shopping & employment, clean natural resources, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

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# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Business growth      Housing development

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Identify the largest CHALLENGE for the future of Blue Earth County:

having enough people for jobs created      housing  
getting enough taxes from outside townships to pay for  
roads + schools

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## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for Recreation, Jobs, and Shopping.
  - Blue Earth County is known for it's Farmland, Scenic Rivers, and Parks, and these characteristics should be \_\_\_\_\_ in the future.
  - Blue Earth County will preserve Rivers and encourage enhancements to Business opportunities when planning for a prosperous future.
- 
- 
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# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

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Identify the largest CHALLENGE for the future of Blue Earth County:

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### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for opportunity, Recreation, and Diversity.

• Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

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## Future Growth

As a group, define appropriate growth areas for future residential, commercial, and industrial development within Blue Earth County. Provide any specific comments below.

Population Projections			
Year	Population	Households	Jobs
2010	64,103	23,889	39,394
2020	68,413	26,194	41,880
2030	73,116	28,098	44,759
2040	78,143	30,134	47,836

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## Additional Comments?

Land use Ag as now practiced & what could/should be ag practices (small organic as example)

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# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

population

Small town feel

Identify the largest CHALLENGE for the future of Blue Earth County:

population... the little towns  
struggle GT, Amboy

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for Agriculture, tourism, and Education.

• Blue Earth County is known for it's Rivers, Lakes, and bike trails, and these characteristics should be preserved in the future.

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

Engagement Worksheet

GROUP SHEET

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

diversify income and employment resources for economic development

better planned natural resources linking communities with natural resource  
preserve agricultural land  
growth in municipalities - small communities

Identify the largest CHALLENGE for the future of Blue Earth County:

access to high speed internet in all areas of the county  
providing services to aging population  
protecting natural resources

preserve agricultural land rural and ag conflicts  
housing

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.

• Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

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# Blue Earth County Comprehensive Land Use Plan Update

## Public Input Meeting #1

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

better planned natural resources - linking communities with natural resources

Identify the largest CHALLENGE for the future of Blue Earth County:

altered hydrology, preserving agricultural lands  
~~and~~  
aging population

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

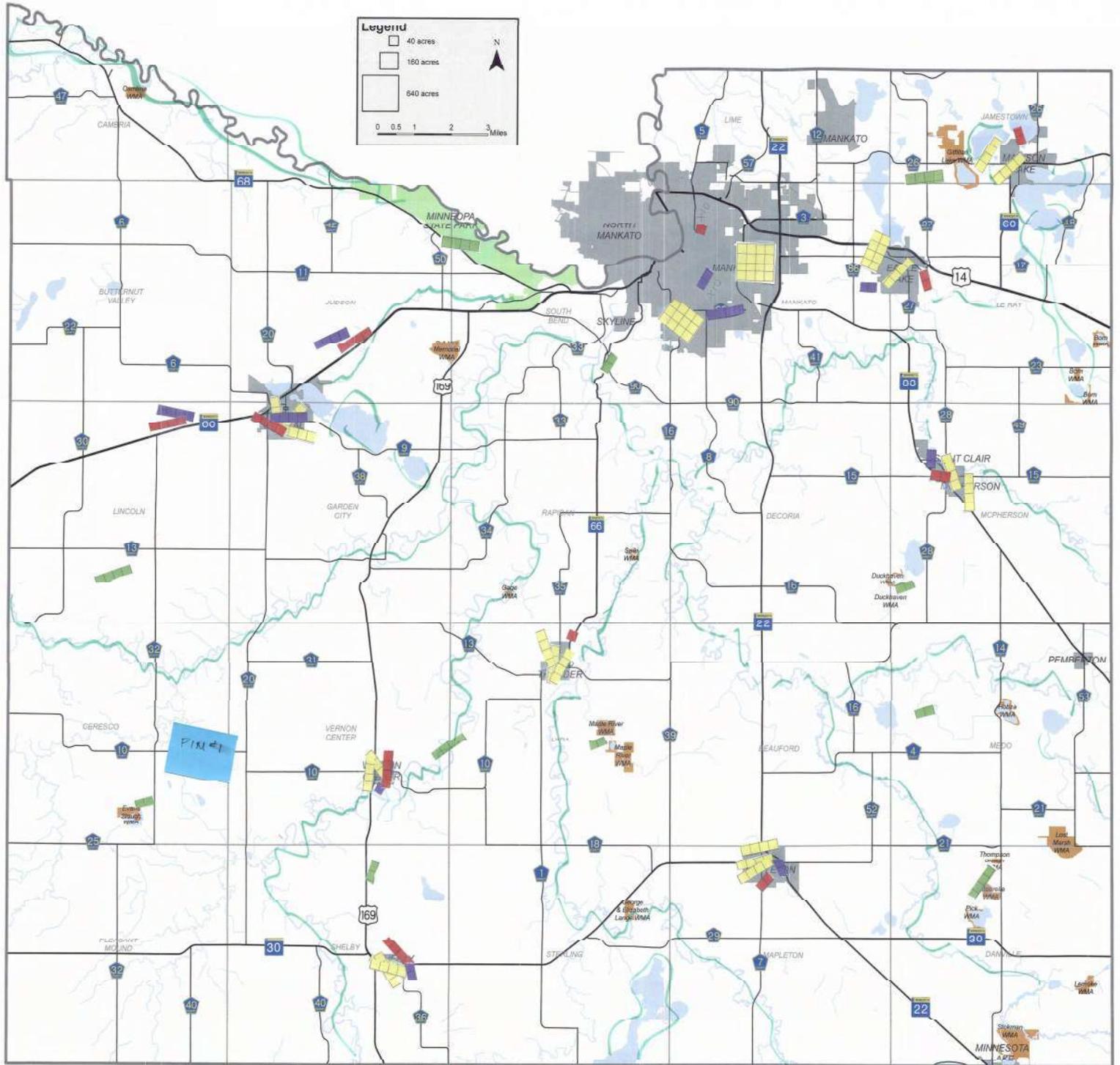
• In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.

• Blue Earth County is known for its rural character, diverse economy, and natural resources and these characteristics should be preserved and preserved in the future.  
enhanced

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

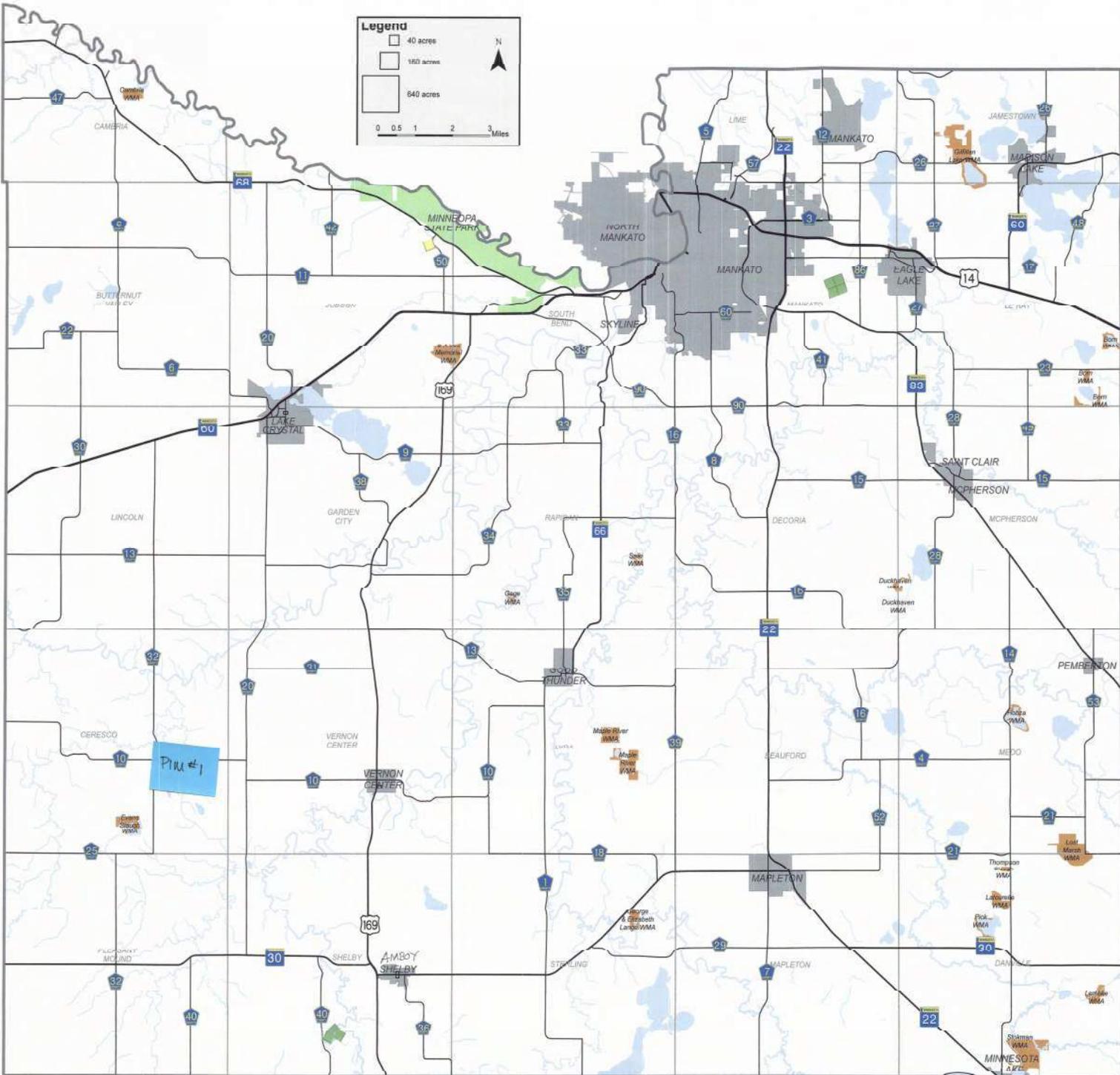


# BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE





# BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE





**BLUE EARTH COUNTY**  
COMPREHENSIVE LAND USE PLAN UPDATE

**Regional Focus Group Meeting #1**  
*Thursday, May 4, 2017*  
6:30 to 8:30 pm  
Lake Crystal

## Agenda

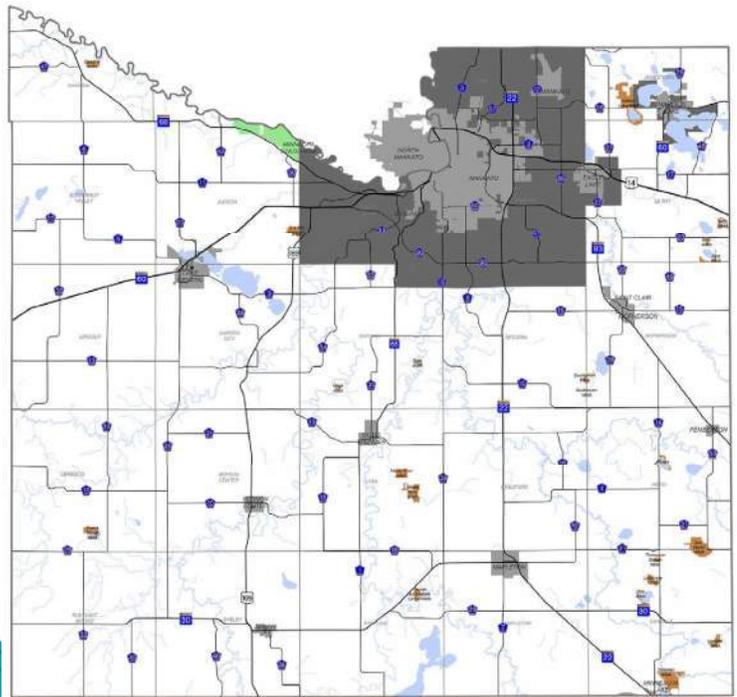
- Welcome
- What is a Comprehensive Land Use Plan?
- Planning Overview and Process
- Table Top Exercises
  - Opportunities and Challenges
  - Vision Statement
- Open Discussion
- Next Steps/Ways to Stay Involved

## What is a Comprehensive Land Use Plan?

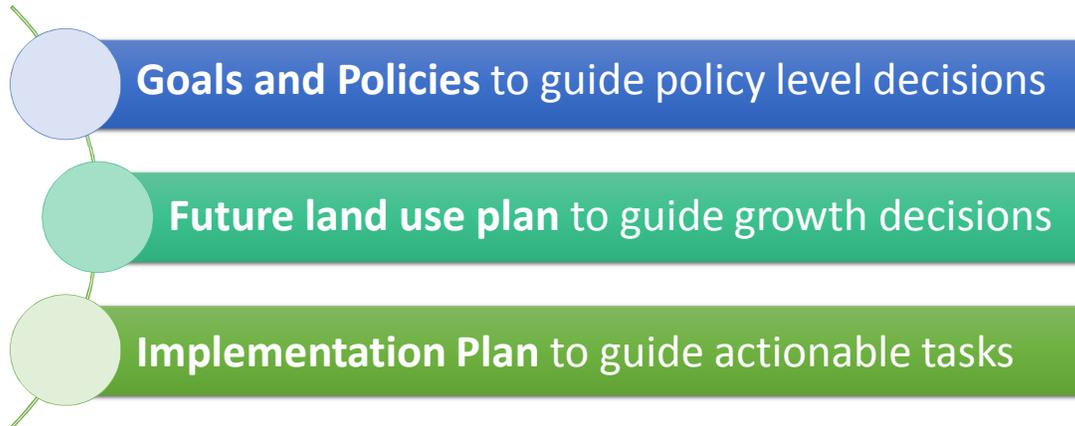
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**Staff and Residents**      **Plan for Implementation**  
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**Protect and Enhance County Amenities**      **Living Document**  
**Built from Community Engagement**      **Develops a County Vision,**  
**Influence Future Land Use Regulations**      **Goals and Objectives**

## What is a Comprehensive Land Use Plan?

- Outlines a future land use plan to base zoning decisions upon for areas within the County's land use jurisdiction.
- The plan is a living document that should be updated and modified as warranted through a public process.



## What is a Comprehensive Land Use Plan?



## 1998 Comprehensive Land Use Plan

### *Effectively and Efficiently Delivering Essential Services*

- Current plan was adopted in 1998 with a forecast year of 2020
- Development has occurred within Urban Fringe Overlay Districts
- Growth pressure in the northeast region
- 14.4% population increase between 2000 and 2010
- Zoning Ordinance amendments

## Blue Earth County Land Use Plan



June 30, 1998

# SRF Consulting Group, Inc.

**Founded in 1961, SRF currently employs more than 300 planners, designers and engineers throughout the Midwest.**

***Our Mission: To help clients create vibrant, livable communities and sustainable transportation systems.***



## Planning Overview and Process



**Blue Earth County Residents**



**Environmental Services Staff and Other County Departments**



**Project Study Review Committee**



**SRF Consulting Group, Inc.**



**County Board and Commissions**

## Study Review Committee



- Committee tasked with overseeing the process
- Membership:
  - County Staff
  - County Elected and Appointed Officials
  - City and Township Representatives
  - Citizens-at-Large

## Public Involvement Opportunities



- Public Input Meetings
- Community Survey
- Regional Focus Group Meeting



# Public Input Meetings

## Public Input Meeting #1

April

- Review Existing Conditions Data
- Opportunities to discuss opportunities and concerns
- Community Survey

## Public Input Meeting #2

September

- Review and Comment on the Draft Blue Earth County Comprehensive Land Use Plan

# Community Survey

<https://www.surveymonkey.com/fr/coblue-earthcomplandusesurvey>

Blue Earth County Comprehensive Land Use Plan Update

Growth and Development

8. What are your thoughts on growth and development within Blue Earth County?

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The County Government should have a stronger role in directing future growth and development in appropriate areas.	<input type="radio"/>				
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Development in close proximity to water resources should be closely monitored.	<input type="radio"/>				

Blue Earth County Comprehensive Land Use Plan Update

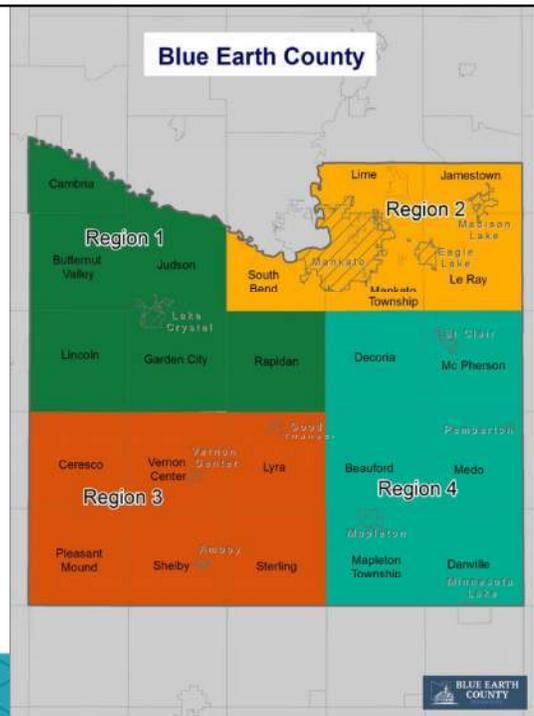
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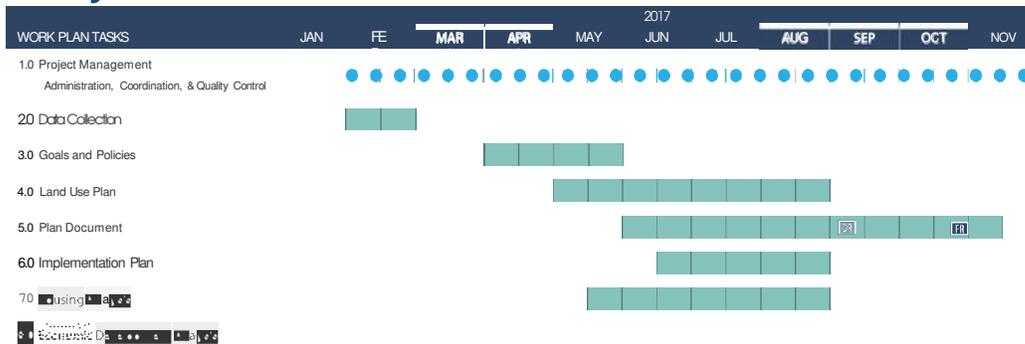
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Other (please specify):	<input type="text"/>	<input type="text"/>	<input type="text"/>

# Regional Focus Group Meetings

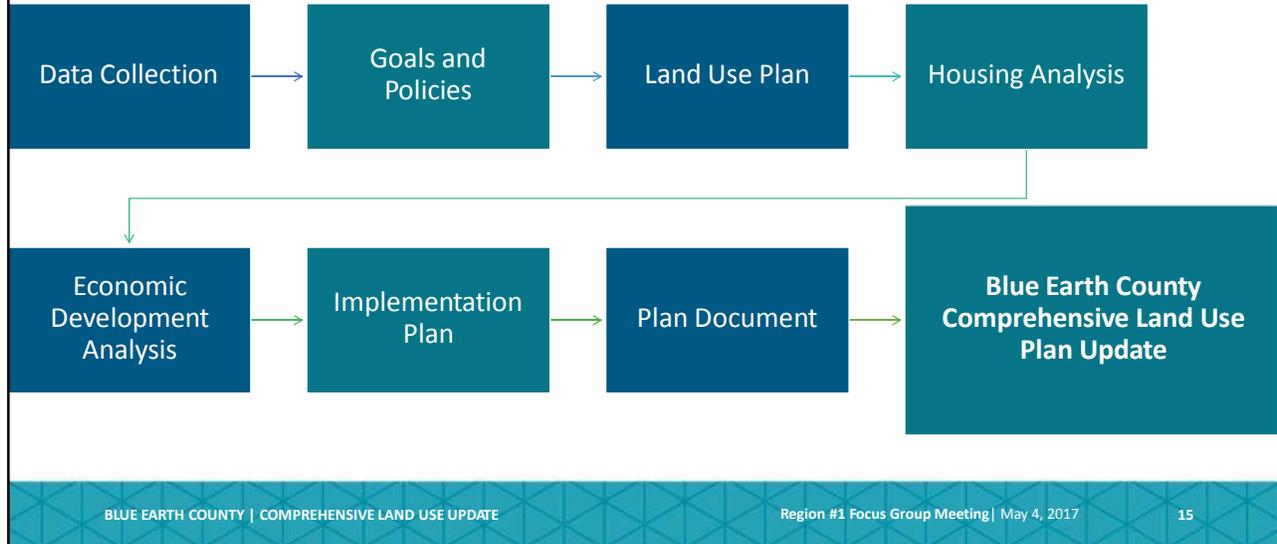
- Intended to gather input from specific areas of the county
- 4 meetings will be held
- Listening session format



## project schedule



## Comprehensive Land Use Plan Update Tasks



## 2040 Vision, Goals and Policies

- Sets the priorities for the County
- Defines specific achievable strategies to achieve the vision
- Developed through Public Comments



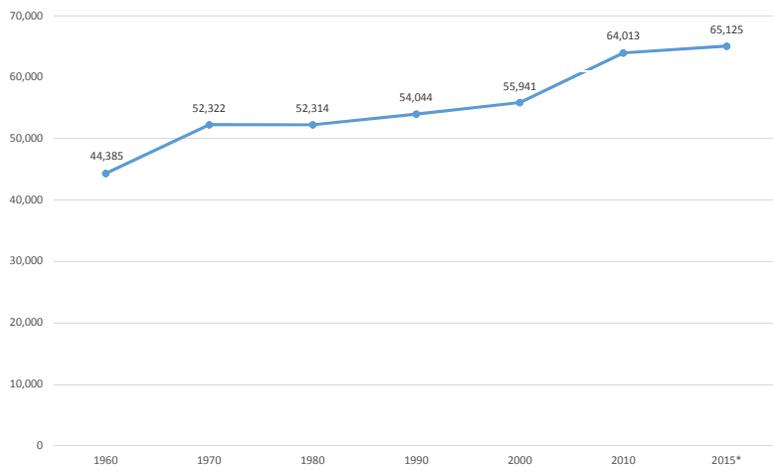
## What Have We Learned?

- Population Characteristics
- Zoning
- Land Use

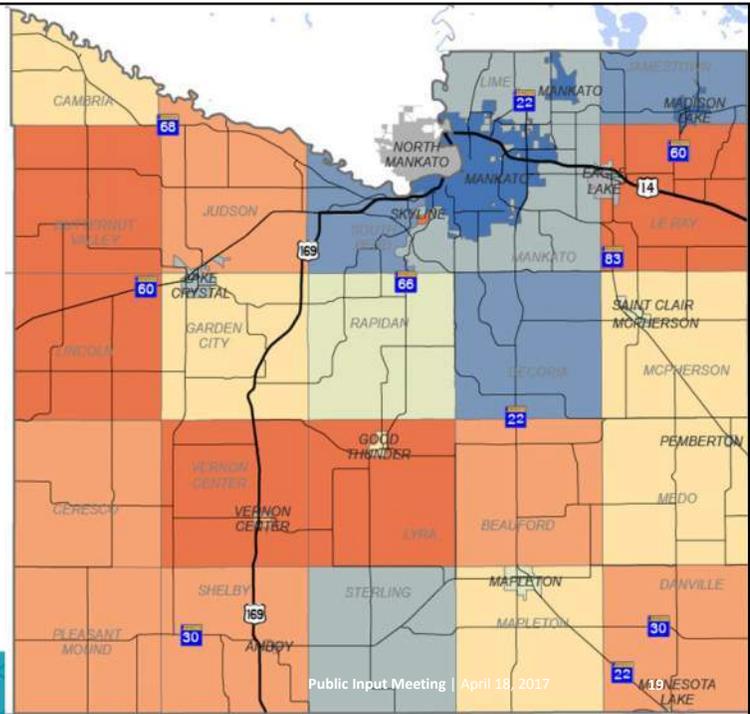
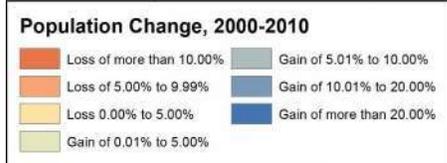
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1980	52,314	0.0%
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2000	55,941	3.5%
2010	64,013	14.4%
2015*	65,125	1.7%

\*ACS 2015 Estimate

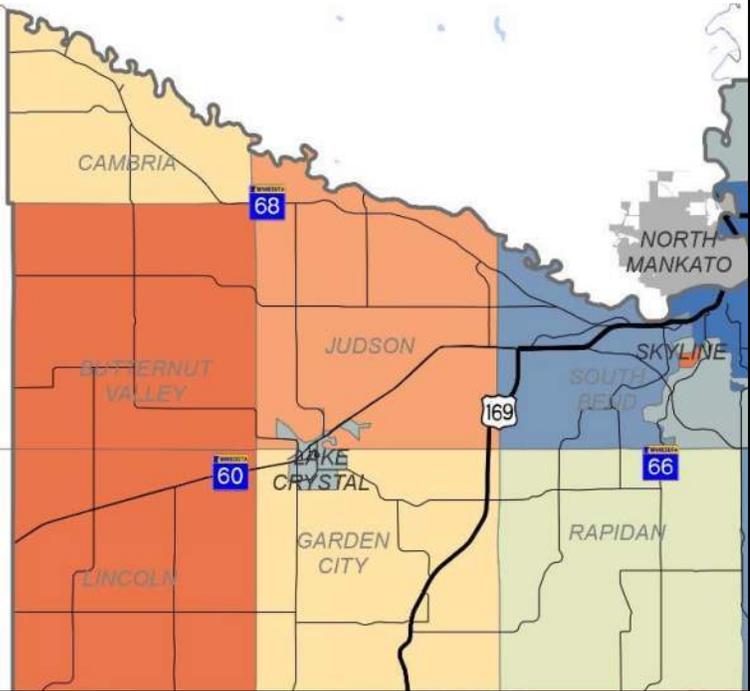
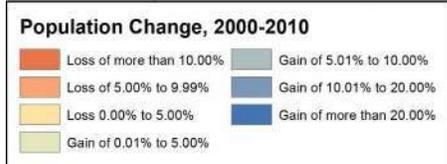


# Population Change 2000-2010



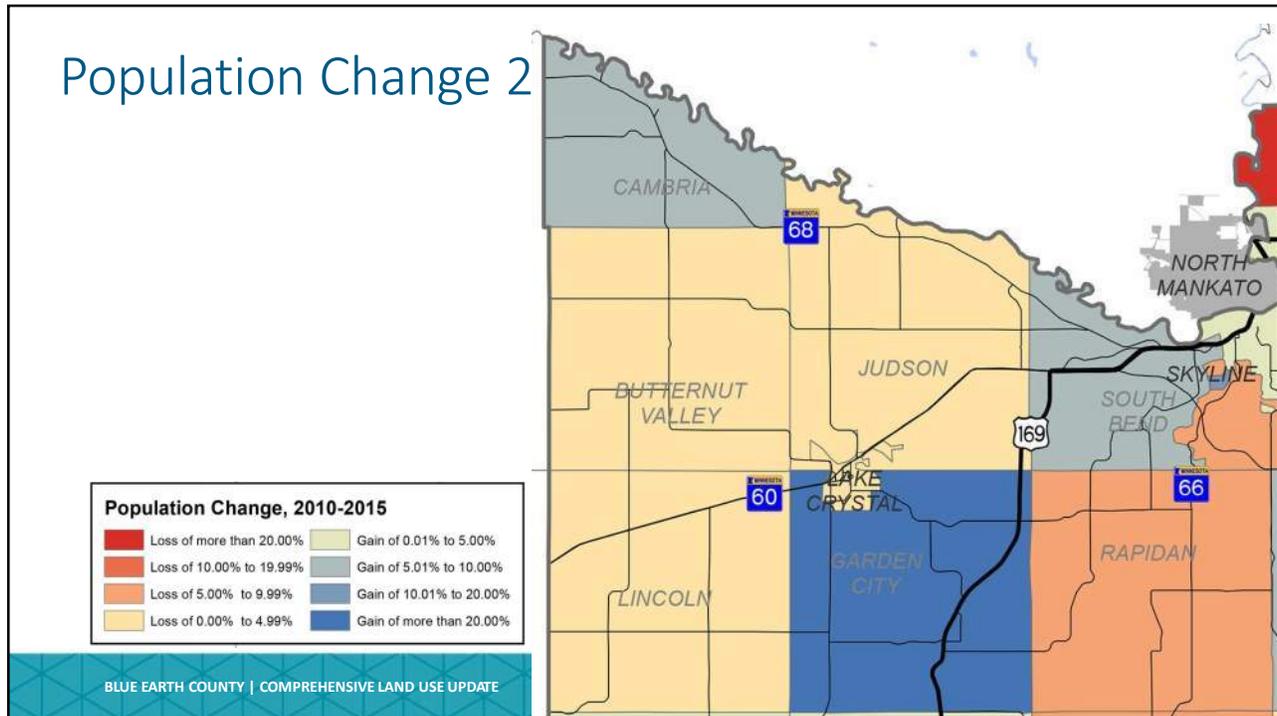
BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Population Change 2000-2010

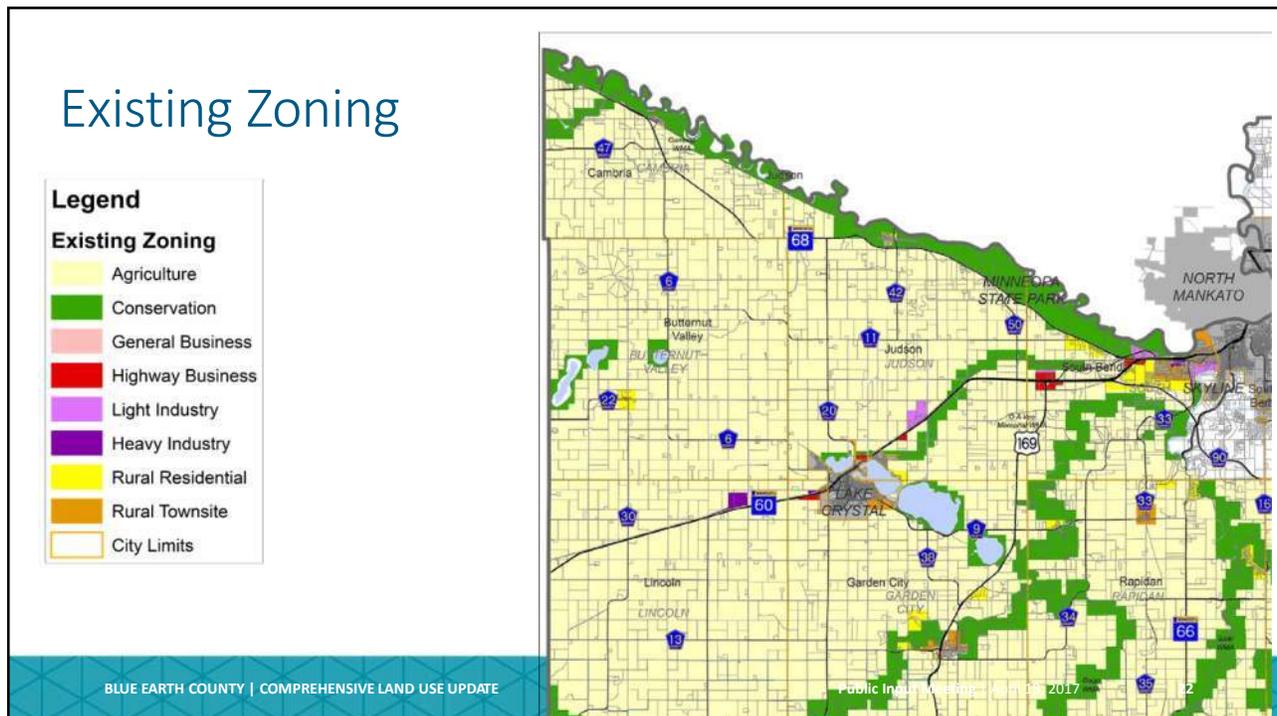


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## Population Change 2



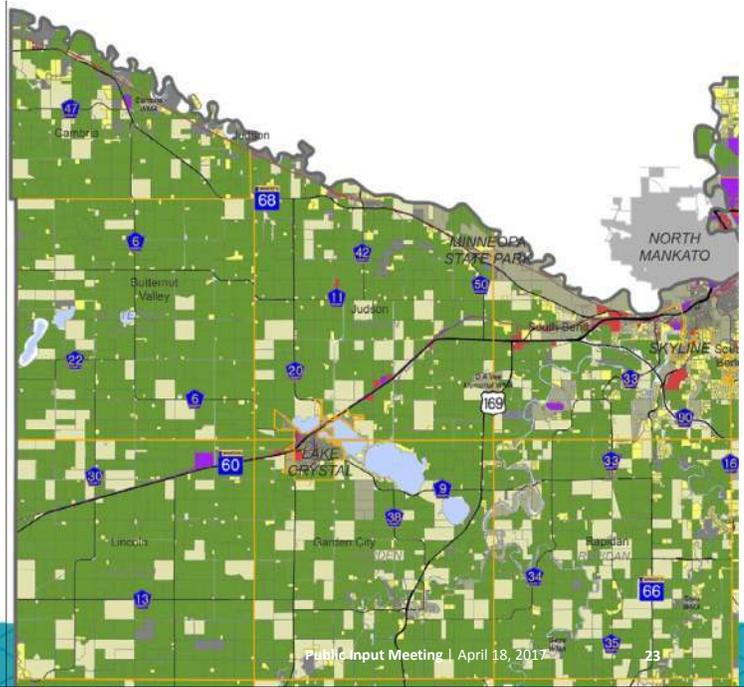
## Existing Zoning



# Existing Land Use

**Legend**

- City Limits
- Existing Land Use**
- Ag Land
- Residential
- Ag Dwelling
- Mfg Home
- Commercial
- Industrial
- Exempt
- Other



# Help us Plan for the Future of Blue Earth County

- Opportunities and Challenges
- Vision Statement
- Future Growth



Identify the largest opportunity for the future of Blue Earth County.

Identify the largest challenge for the future of Blue Earth County.

- Rivers and Wetlands
- Open Space
- Agriculture
- Small Town Feel
- Housing Choices
- Business Opportunities
- Orderly Growth
- Economic Development

Develop a vision statement to guide the future of Blue Earth County

- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

## Discussion/Q&A

- What current issues or trends do we need to be aware of?
- What elements should be included in the plan?
- What local efforts should be noted/understood?
- Others?

## Next Steps/Ways to Stay Connected

- Place your completed worksheet in the comment box
- Provide additional questions, comments, and concerns via the comment form
- Complete the online survey:  
<https://www.surveymonkey.com/fr/cobblue-earthcomplandusesurvey>
- Visit the Comprehensive Land Use Plan Website:  
<http://www.blueearthcountymn.gov/1369/Land-Use-Plan-Update>



# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### What is a Comprehensive Land Use Plan?

A Comprehensive Land Use Plan provides a future vision for Blue Earth County. It is intended for use by County Staff and Elected/Appointed Officials to base decisions upon, and should be developed based on input received from residents.

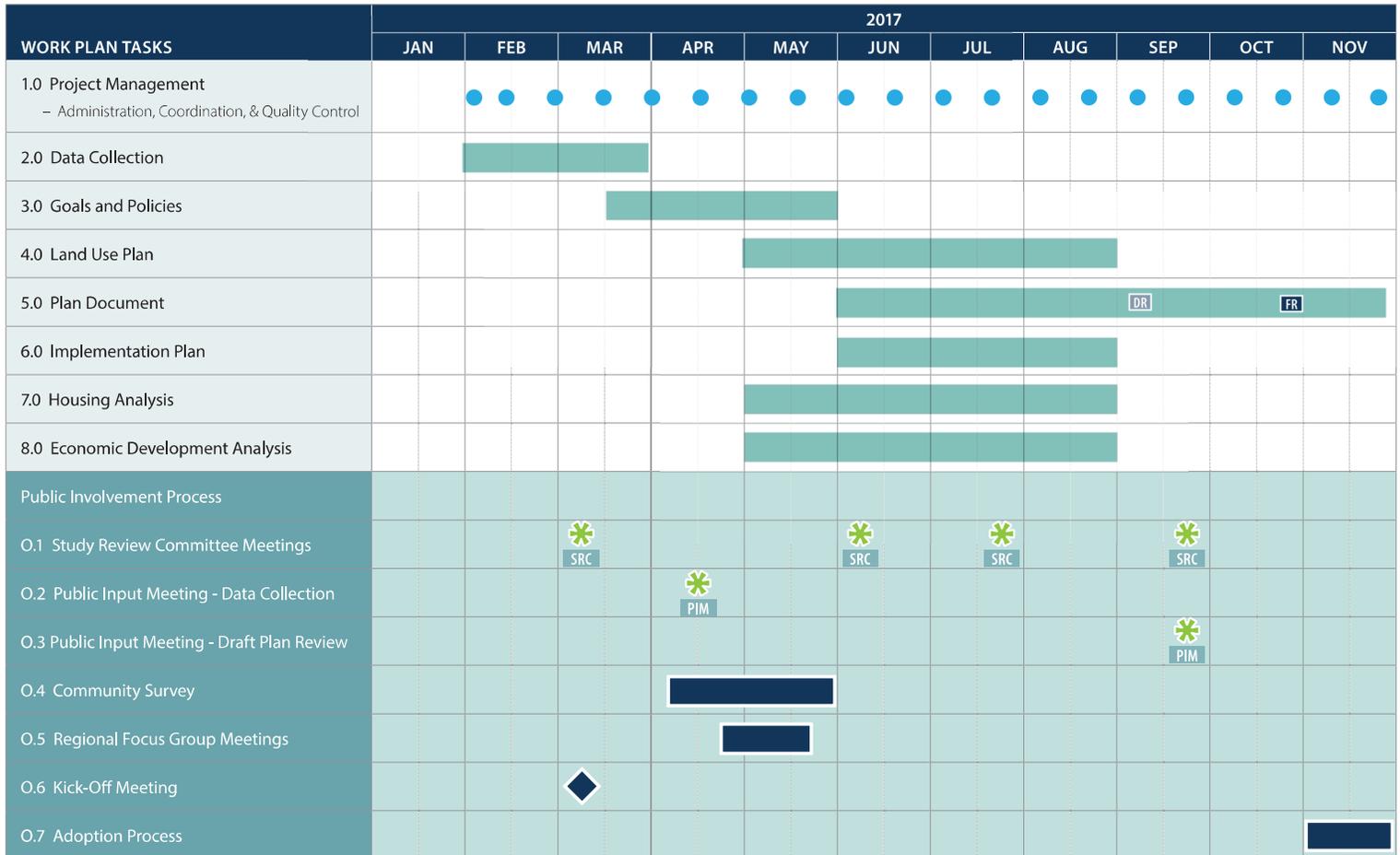
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**Influence Future Land Use Regulations**      **Goals and Objectives**

### Comprehensive Land Use Plan Contents

The plan will include multiple topic areas, including:

Land Use	Demographics	Economic Development	Vision	Implementation
Transportation	Housing	Natural Resources	Parks and Open Space	Goals and Polices

# Project Schedule



## For more information visit:

Project Website:

<http://www.blueearthcountymn.gov/1369/Land-Use-Plan-Update>

Community Survey:

<https://www.surveymonkey.com/r/coblue-earthcomplandusesurvey>

## Or Contact:

Aaron Stubbs

Blue Earth County

Aaron.Stubbs@blueearthcountymn.gov

Phone: 507-304-4381

Stephanie Falkers

SRF Consulting Group, Inc.

sfalkers@srfconsulting.com

Phone: 763-475-0010



ENGINEERS  
PLANNERS  
DESIGNERS

SRF# 10361

**BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE**

Regional Focus Group Meeting #1

Thursday, May 4, 2017 - 6:30 to 8:30 p.m.

Lake Crystal Rec Center

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Howard Ward	51478 136th Lane, Vernon Center 56090	hottoward@gmail.com	<input checked="" type="checkbox"/>
2	Mary Ward	51478 136th Ln. Vernon Center	hottoward@gmail.com	<input type="checkbox"/>
3	Lisa Phillips	18675 Old Hwy 66 Good Thunder	blueskyefarms@outlook.com	<input checked="" type="checkbox"/>
4	Al Berner	18415-561 Ln Good Thunder	278-4490	<input checked="" type="checkbox"/>
5	Dawn Carol Strenge	48329 239th St New Ulm		<input type="checkbox"/>
6	Barry Jacques	Box 336 122 South Lilly Lake Crystal	726-6941	<input type="checkbox"/>
7	Ken Wilton	51209 State Highway 68	TKWSCO AT AOL.com	<input type="checkbox"/>
8	E. Long	22313 511th Ave Crystal Valley		<input type="checkbox"/>
9	Roger Kienholz	Box 210 LC mn 56055	507-726-6455 roger.kienholz@crystalvalley.com	<input type="checkbox"/>
10	BOB DIESCH	53836 188th MANIKATO MN 56001		<input checked="" type="checkbox"/>

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One Carlson Parkway North, Suite 150 | Minneapolis, MN 55447-4443 | 763.475.0010 Fax: 763.475.2429

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# BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

SRF# 10361

Regional Focus Group Meeting #1  
Thursday, May 4, 2017 - 6:30 to 8:30 p.m.  
Lake Crystal Rec Center

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Bill Anderson	5367H 192 <sup>nd</sup> Lane Lake Crystal 56055	cwbillanderson@gmail.com	<input checked="" type="checkbox"/>
2				<input type="checkbox"/>
3				<input type="checkbox"/>
4				<input type="checkbox"/>
5				<input type="checkbox"/>
6				<input type="checkbox"/>
7				<input type="checkbox"/>
8				<input type="checkbox"/>
9				<input type="checkbox"/>
10				<input type="checkbox"/>

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## Region 1 Focus Group Meeting Discussion Summary

- Define reasoning behind population change for Le Ray Township and Garden City
- Opportunities
  - Retain family farms
  - Protect natural resources
  - Education
  - Small town feel
  - Maintain natural resources
  - Regional education industry
  - Agricultural production
  - Decrease water pollution
    - Redefining watersheds
    - Ditch 56 pollution problems
  - Keep agriculture economy at peak efficiency – can't add to farmers' expenses
- Challenges
  - Limited resources
  - Keeping small towns thriving
  - Retaining businesses
  - Maintain agriculture
  - Water quality
  - Keeping pollution under control
    - Crystal Lake
  - People's ability to be small land developers
- The effects of different land uses and changes in land must be considered
- Irrigation – why are drought prone lands being irrigated, may be a better use (i.e. conservation)
- There is little industrial zoning throughout the county – commenter interpreted that industrial is the only district where a Tupperware lady can have over 500 sf of display area.
  - The 500 sf of storage is connected to Level 1 home occupations, which are allowed in the in A, C, RR and RT districts, where residential dwellings are allowed
- Farming practices have greatly changed over the last 30 years. The term “progressive farmer” was used. New technologies allow farmers to use GPS to target fertilizer use based on the soil conditions.
- They are finding ways to work with sandy soils – going to no till or planting cover crops
  - Soil Warrior – is a company that works with soils.
- Blue Earth County is not a great area for growing forage
- Cost of land is high
- 500 sf for a Level 1 home occupation is limiting
- How does a greenhouse work with home occupations (level I or II)? Don't want to loosed additional ag zoning (increase in taxes). Have other hoops that have to be junked to as well.
- The plan should help to reduce barriers for development
- Is Blue Earth County over regulating, maybe...
- Environmental Services staff does a great job.

- We don't have to agree with everything Mark Dayton has done, but there are some great improvements for groundwater.
  - Ditch 56 is going to get sediment ponds when reconstructed
- We want to remain a rural county, while still allowing business growth
- Blue Earth County has an adult entertainment ordinance.
- Judson Townships – homeowner built to close to a buff without checking in with county and ran into issues.
- When people know who to ask about development questions, things run much better.
- Publish a Communicator article – “Call first”
- Livestock is a part of agriculture
- People only complain because they “don't want livestock”
- Livestock is critical to sustainable agriculture
- When we learned how to use manure, we saw an increase in yields
- Waste Handling from residential need to be reviewed (RAPIDAN and GARDEN CITY)



**BLUE EARTH COUNTY**  
COMPREHENSIVE LAND USE PLAN UPDATE

**SRF**

**Regional Focus Group Meeting #2**  
*Thursday, May 11, 2017*  
6:30 to 8:30 pm  
Eagle Lake

## Agenda

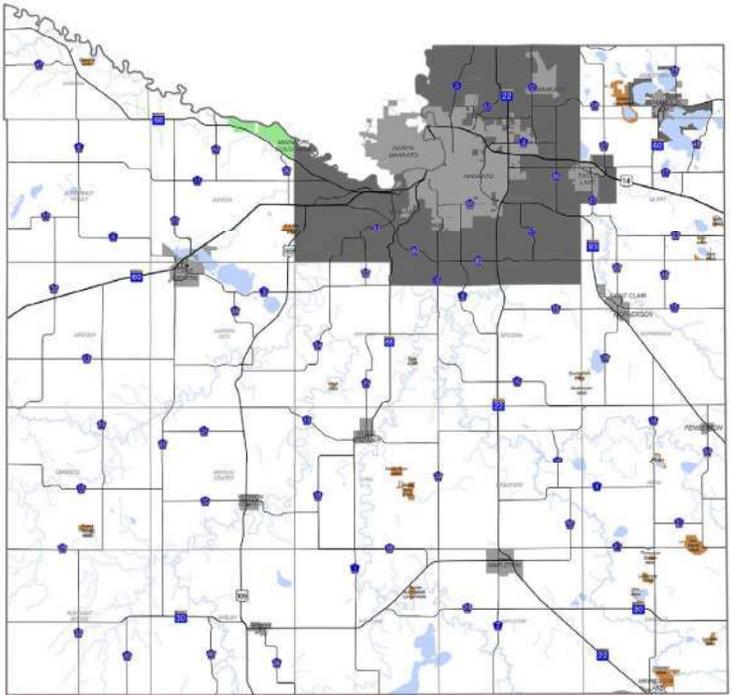
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- What is a Comprehensive Land Use Plan?
- Planning Overview and Process
- Region 2 Overview
- Open Discussion
- Next StepsfWays to Stay Involved

# What is a Comprehensive Land Use Plan?

**Guiding Document**      **Intended for**  
**Citizen's Plan**      **Elected Officials,**  
**Staff and Residents**      **Plan for Implementation**  
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June 30, 1998

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**Environmental Services Staff and Other County Departments**



**Project Study Review Committee**



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  - City and Township Representatives
  - Citizens-at-Large

## Public Involvement Opportunities



- Public Input Meetings
- Community Survey
- Regional Focus Group Meetings



# Public Input Meetings

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- Review Existing Conditions Data
- Opportunities to discuss opportunities and concerns
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Blue Earth County Comprehensive Land Use Plan Update

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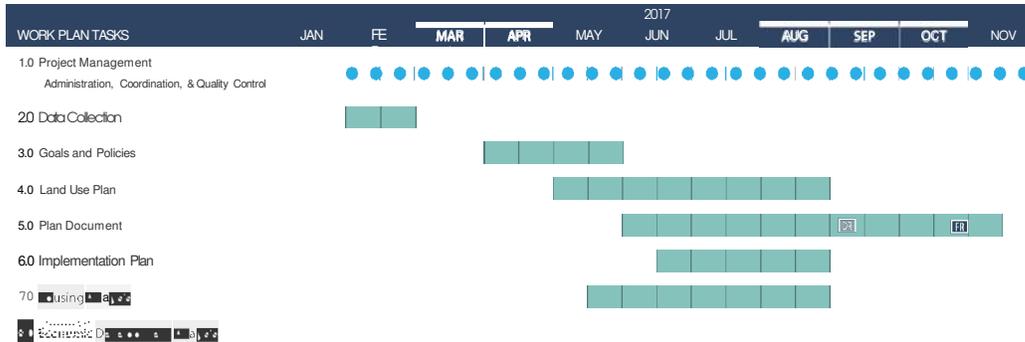
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# Regional Focus Group Meetings

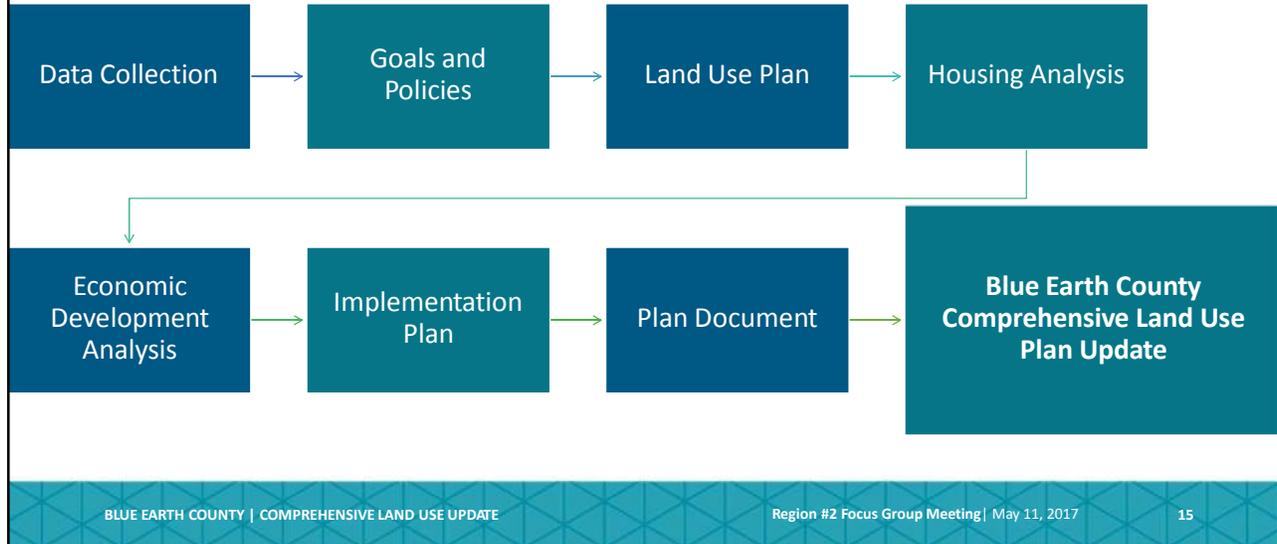
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  - Region 1 – May 4th
  - Region 2 – May 11th
  - Region 3 – Late May/Early June
  - Region 4 – Late May/Early June
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## project schedule



## Comprehensive Land Use Plan Update Tasks



## 2040 Vision, Goals and Policies

- Sets the priorities for the County
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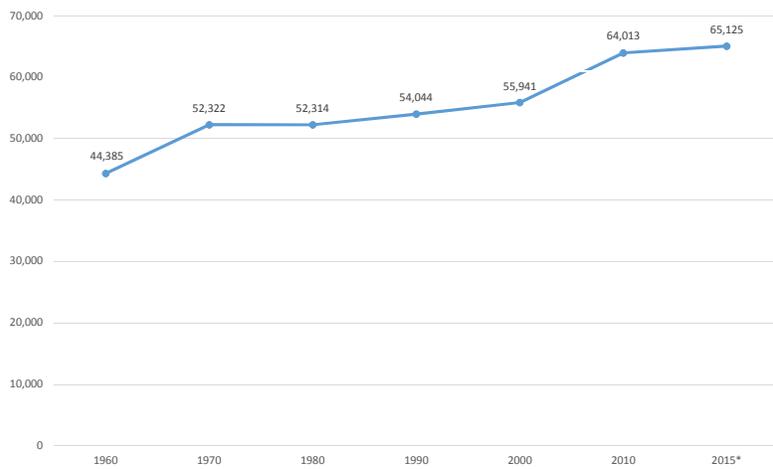


## Region 2 Characteristics

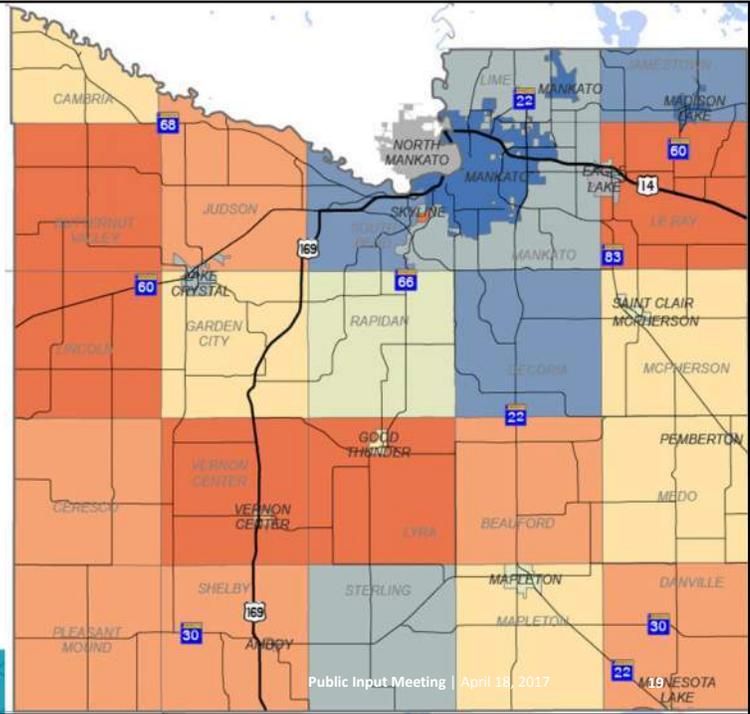
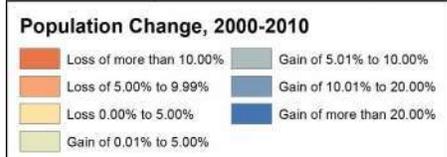
- Population Characteristics
- Geographic Characteristics
- Zoning
- Land Use

## Historic Population

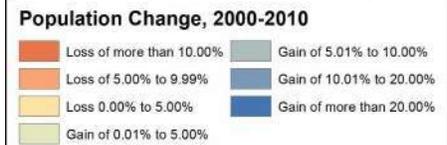
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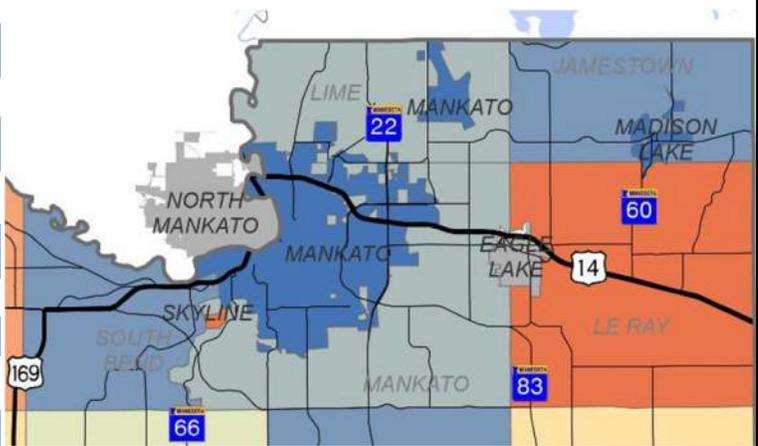
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# Population Change 2000-2010

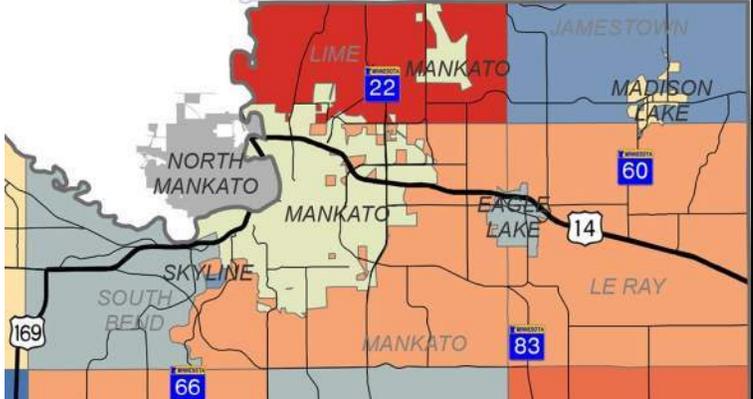
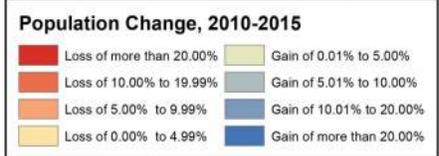


Jurisdiction	2000 Population	2010 Population	Change	% Change
City of Mankato	32,427	39,305	6,878	21.2%
City of Skyline	330	289	-41	-12.4%
City of Madison Lake	837	1,017	180	21.5%
City of Eagle Lake	1,787	2,422	635	35.5%
South Bend Twp.	1,491	1,682	191	12.8%
Lime Twp.	1,314	1,395	81	6.2%
Mankato Twp.	1,833	1,969	136	7.4%
Jamestown Twp.	628	693	65	10.4%
Le Ray Twp.	846	746	-100	-11.8%

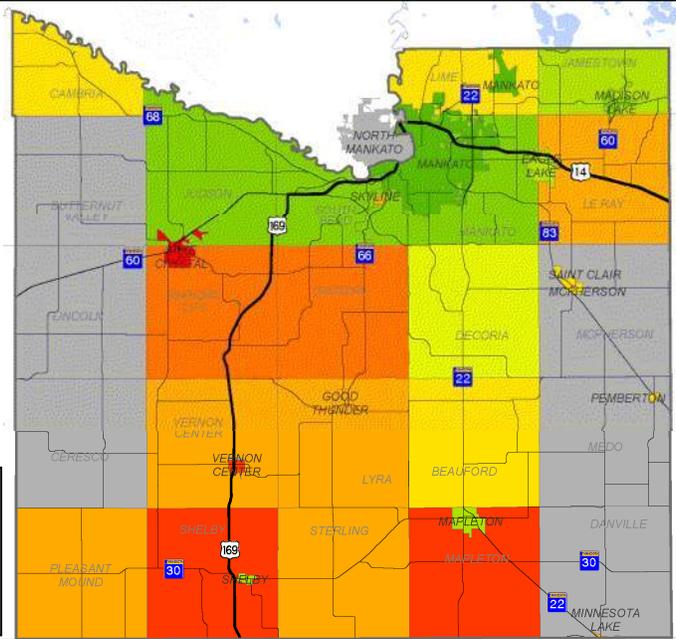
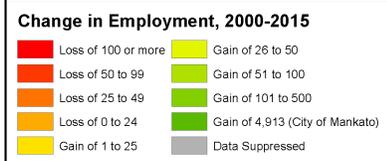


# Population Change 2010-2015

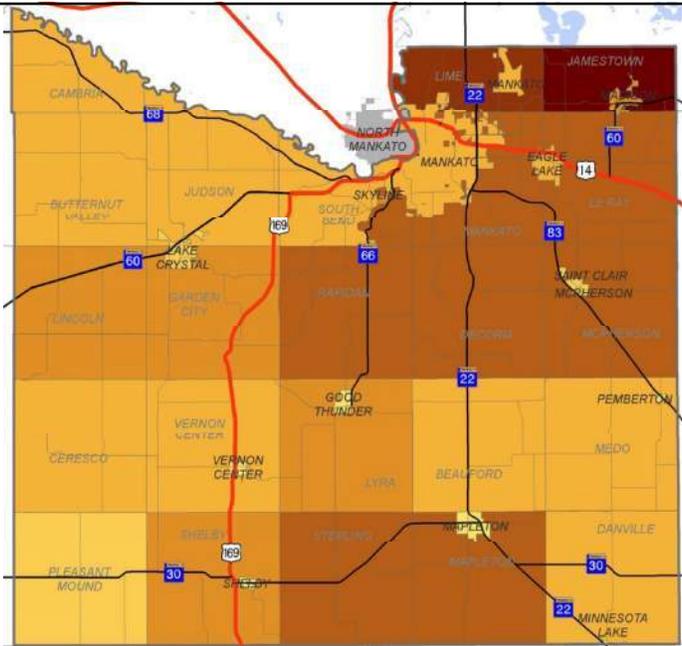
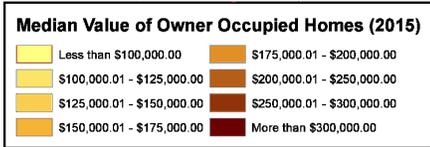
Jurisdiction	2000 Population	2010 Population	Change	% Change
City of Mankato	39,305	40,557	1,252	3.2%
City of Skyline	289	340	51	17.6%
City of Madison Lake	1,017	985	-32	-3.1%
City of Eagle Lake	2,422	2612	190	7.8%
South Bend Twp.	1,682	1,775	93	5.5%
Lime Twp.	1,395	987	-408	-29.2%
Mankato Twp.	1,969	1,801	-168	-8.5%
Jamestown Twp.	693	790	97	14.0%
Le Ray Twp.	746	705	-41	-5.5%



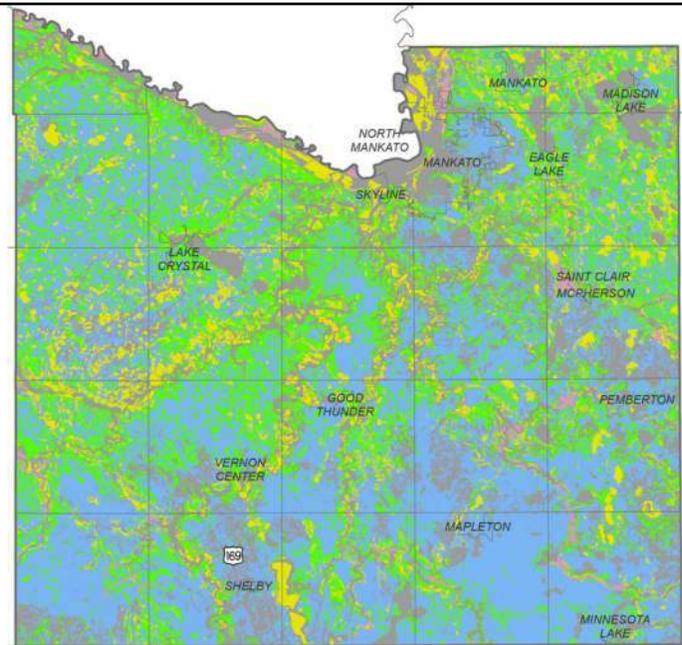
# Employment Change 2010 - 2015



# Median Value of Owner Occupied Homes (2015)



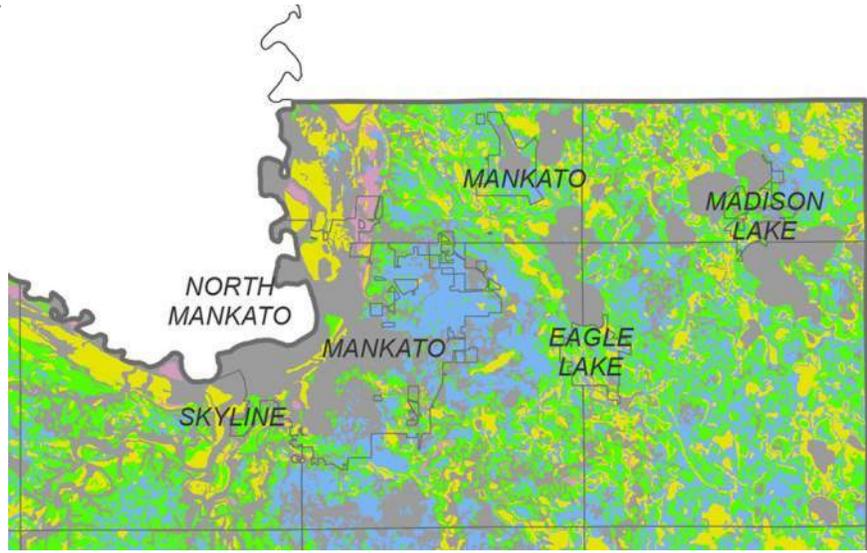
# Median Value of Owner Occupied Homes (2015)



# Median Value of Owner Occupied Homes (2015)

## Prime Farmlands

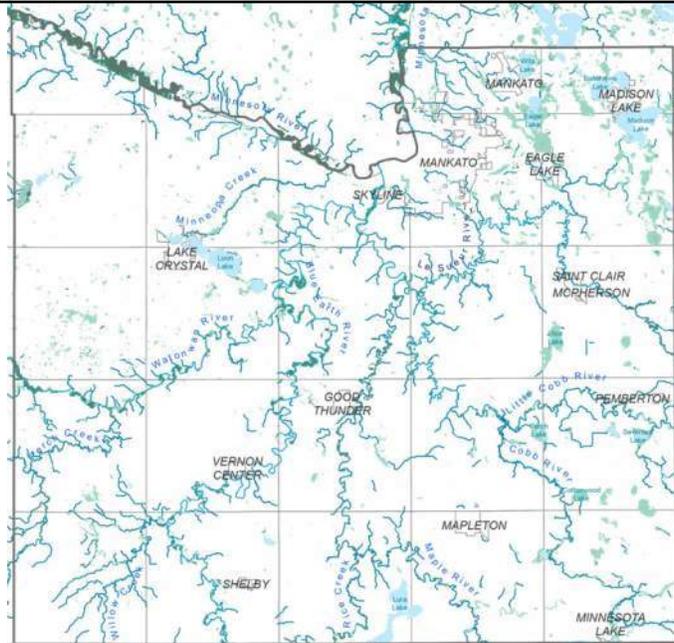
-  Prime farmland
-  Farmland of statewide importance
-  Prime farmland if drained
-  Open water or flood hazard area



# Existing Wetlands

## Rivers, Lakes, and Wetlands

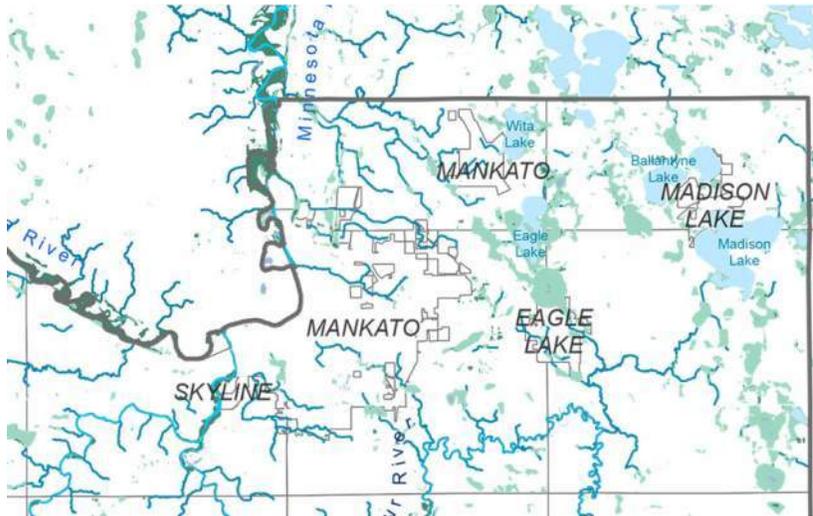
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine Wetland
-  Rivers and Streams



# Existing Wetlands

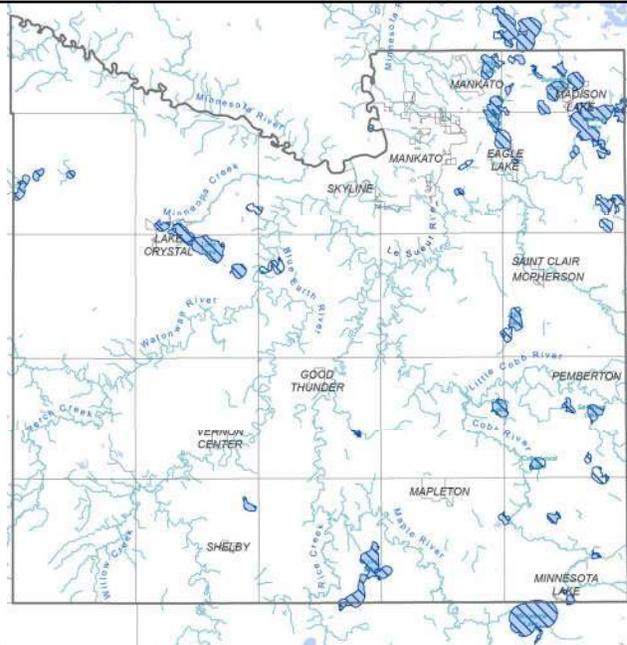
**Rivers, Lakes, and Wetlands**

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine Wetland
- Rivers and Streams

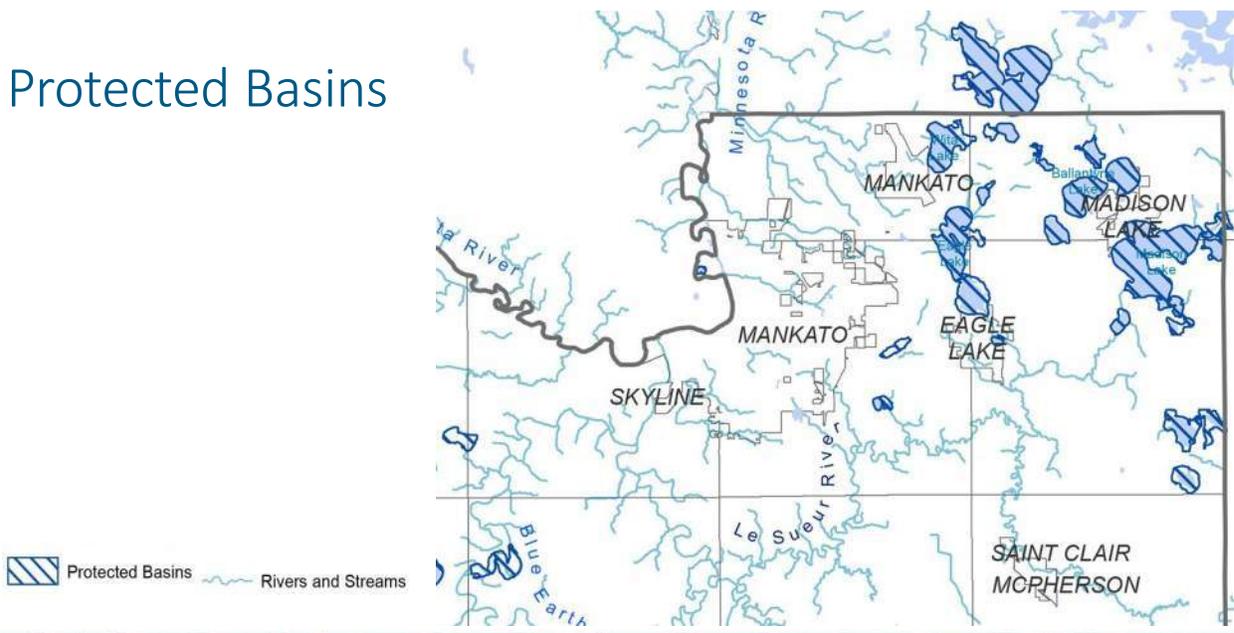


# Protected Basins

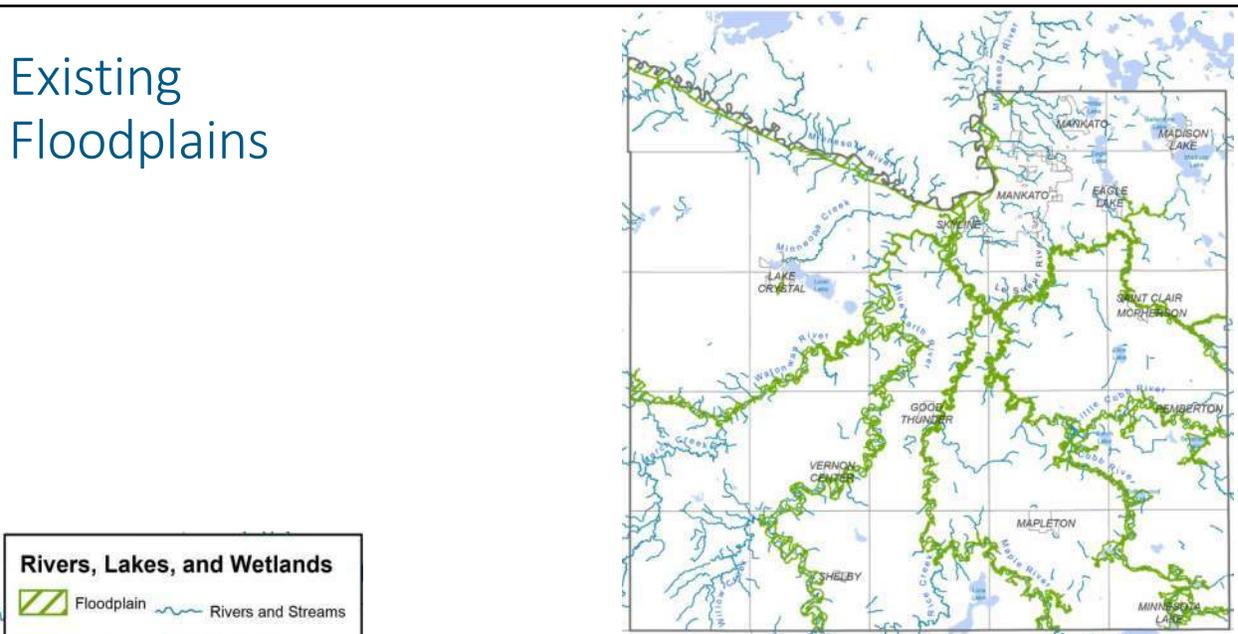
Protected Basins      Rivers and Streams



# Protected Basins

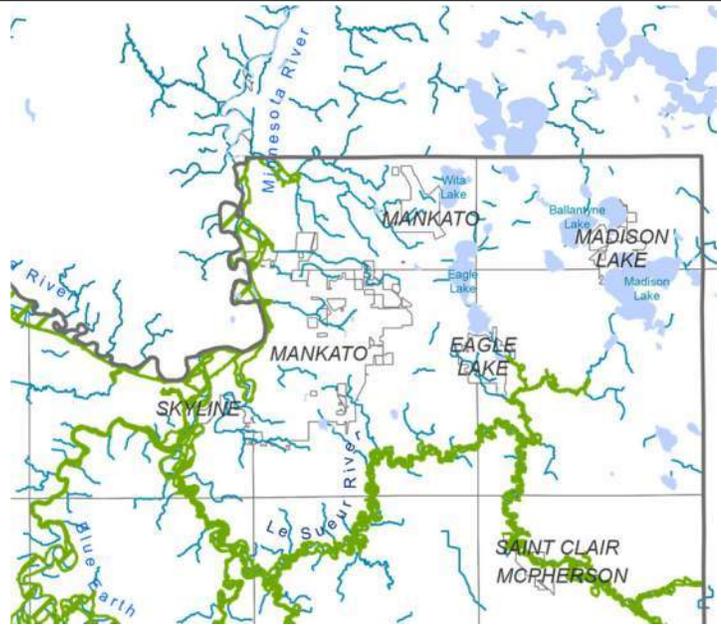


# Existing Floodplains



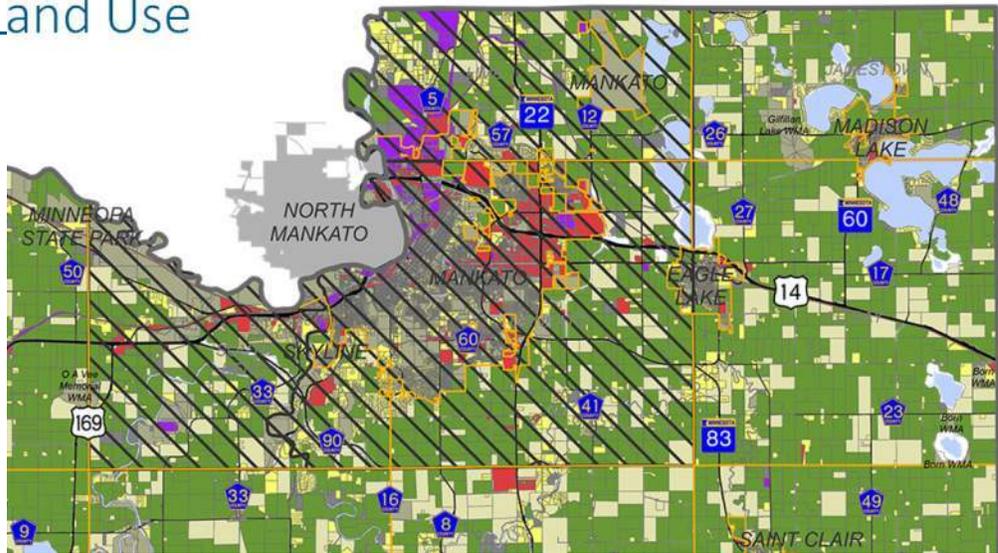
# Existing Floodplains

**Rivers, Lakes, and Wetlands**  
Floodplain Rivers and Streams



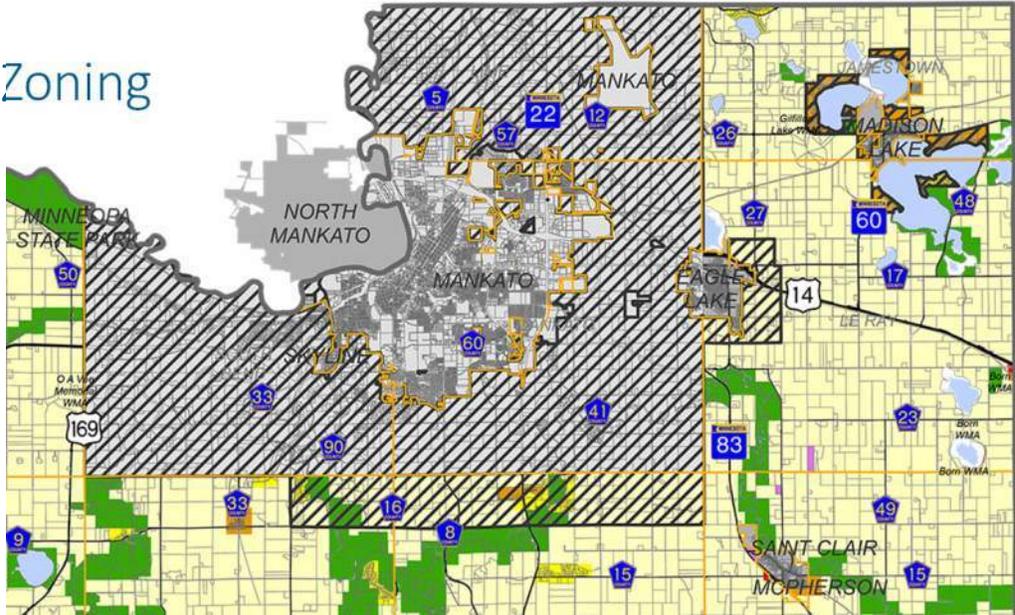
# Existing Land Use

**Legend**  
City Limits  
Orderly Annexation Agreement Area  
**Existing Land Use**  
Ag Land  
Residential  
Ag Dwelling  
Mfg Home  
Commercial  
Industrial  
Exempt  
Other



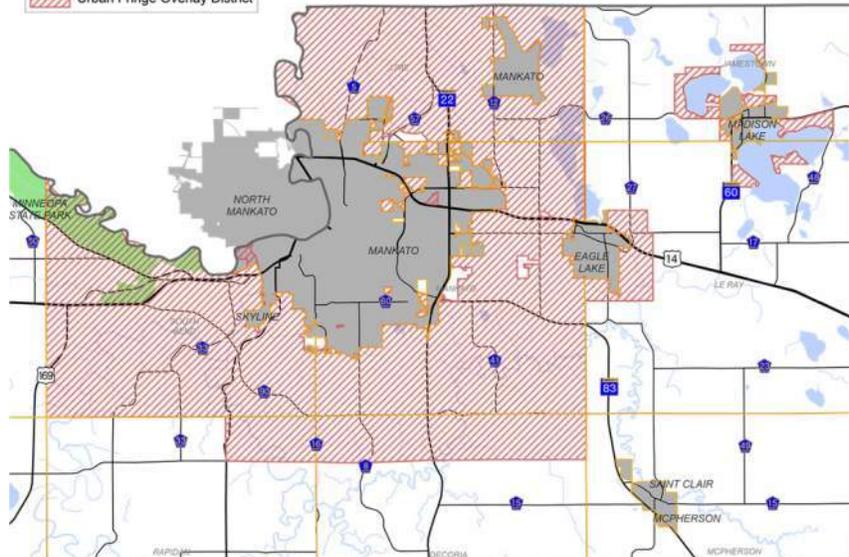
# Existing Zoning

- Legend**
- City Limits
  - Urban Fringe Overlay District
  - Orderly Annexation Agreement Area
- Existing Zoning**
- Agriculture
  - Conservation
  - General Business
  - Highway Business
  - Light Industry
  - Heavy Industry
  - Rural Residential
  - Rural Townsite

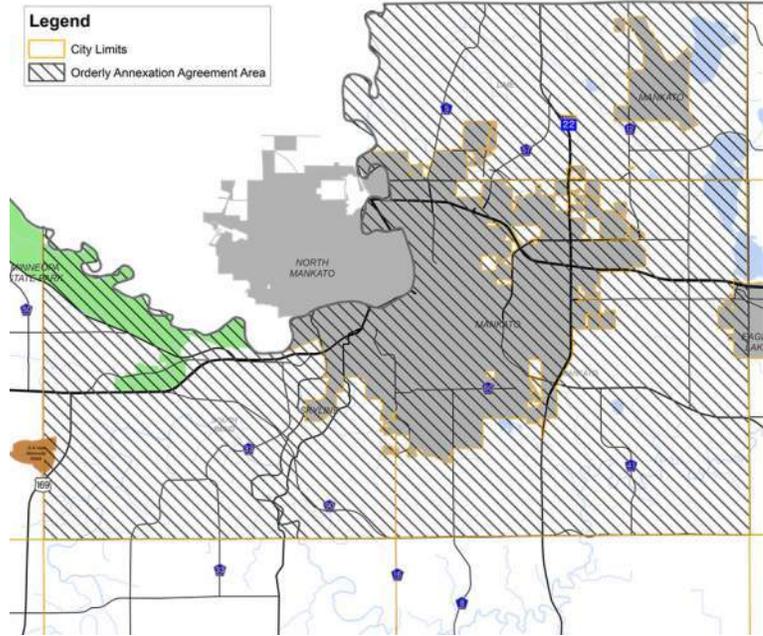


# Urban Fringe Overlay District

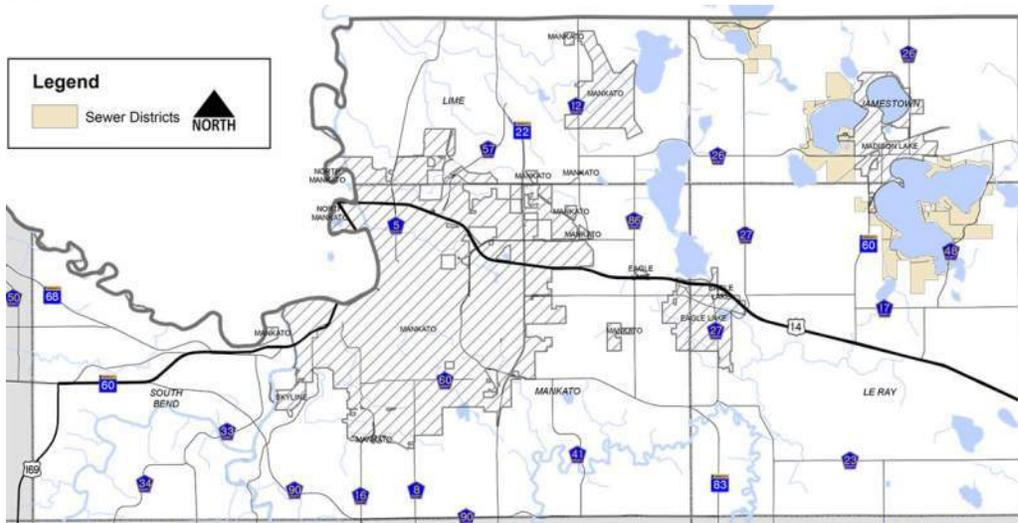
- Legend**
- City Limits
  - Urban Fringe Overlay District



# Orderly Annexation Agreement



# Sewer Districts



## Discussion/Q&A

- What opportunities do you see within Blue Earth County regarding growth and development?
- What challenges do you see within Blue Earth County regarding growth and development?
- What current issues or trends do we need to be aware of?
- What elements should be included in the plan?
- What local efforts should be noted/understood?
- Others?

## Next Steps/Ways to Stay Connected

- Place your completed worksheet in the comment box
- Provide additional questions, comments, and concerns via the comment form
- Complete the online survey:  
<https://www.surveymonkey.com/r/fcoblue-earthcomplandusesurvey>
- Visit the Comprehensive Land Use Plan Website:  
<http://www.blueearthcountymn.gov/1369/Land-Use-Plan-Update>

## Help us Plan for the Future of Blue Earth County

- Opportunities and Challenges
- Vision Statement
- Future Growth



Identify the largest opportunity for the future of Blue Earth County.

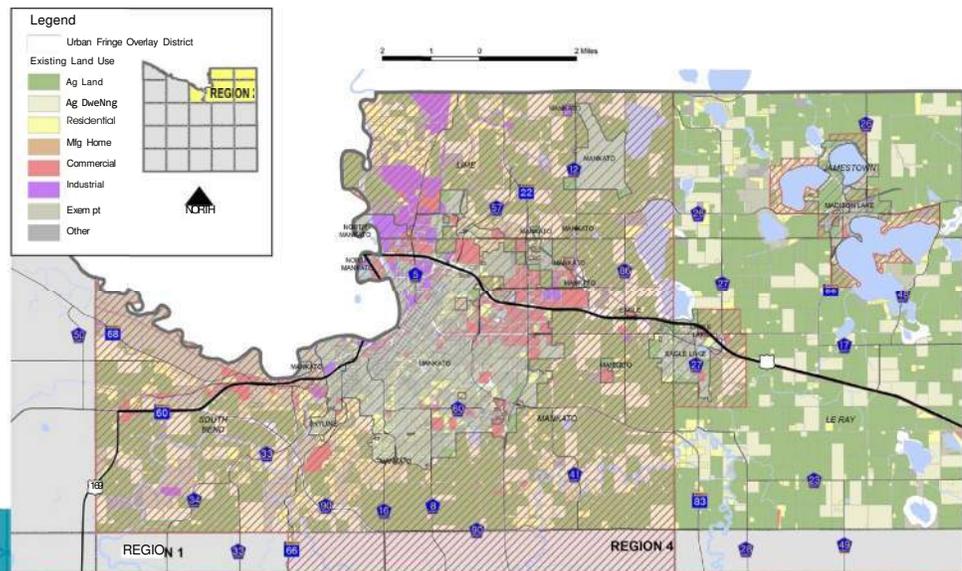
Identify the largest challenge for the future of Blue Earth County.

- |                       |                          |
|-----------------------|--------------------------|
| • Rivers and Wetlands | • Housing Choices        |
| • Open Space          | • Business Opportunities |
| • Agriculture         | • Orderly Growth         |
| • Small Town Feel     | • Economic Development   |

## Develop a vision statement to guide the future of Blue Earth County

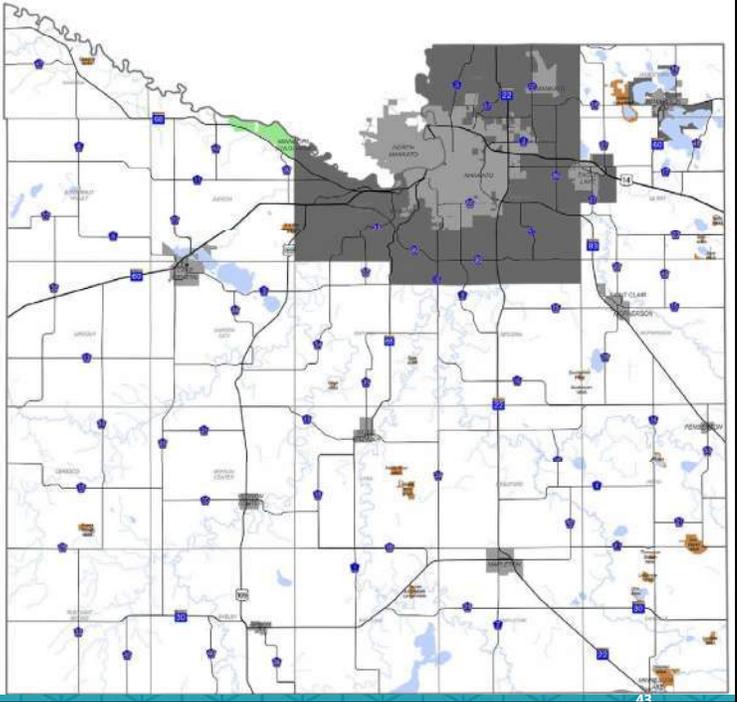
- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

## Review Existing Land Use



# Define future growth :

Land Use	
Yellow	Residential Growth
Red	Commercial Growth
Purple	Industrial Growth
Green	Agricultural Preservation
Light Green	Park/Open Space Preservation





ENGINEERS  
PLANNERS  
DESIGNERS

SRF# 10361

**BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE**

**Regional Focus Group Meeting #2**

Thursday, May 11, 2017 – 6:30 to 8:30 p.m.

Eagle Lake City Hall

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Bral Potter	708 Parkway Avenue	cityadmin@eaglelakemn.com	<input checked="" type="checkbox"/>
2	Bob Schmillen	24004 GINGERALE DR.	bschmillen@historypark.com	<input checked="" type="checkbox"/>
3	Darrell Hylan	105 Grovebrook Dr. Mankato	darrellhylan@gmail.com	<input checked="" type="checkbox"/>
4	CHARLES WINGERTS	1160 VILGREN DR. S. STE 6 MANKATO	charles@wingertrealty.com	<input checked="" type="checkbox"/>
5	Scott Hogen	ISD 77	shogen7@isd77.org	<input checked="" type="checkbox"/>
6	Tom DOUGAN	60 Idlewood Pt. MAD. LAKE	TDONGAN612@GMAIL	<input checked="" type="checkbox"/>
7	Paul Baer	22261 Lakewood Dr. Mad Lake	pbaer1@gmail.com	<input checked="" type="checkbox"/>
8	BRIAN BAYNES	60820 255 <sup>TH</sup> ST MADISON	BRIANBA@Condux.com	<input checked="" type="checkbox"/>
9	Dan Fogal	19727 Ridge Dr. Mankato	danfogal@hotmail.com	<input checked="" type="checkbox"/>
10	KURT ANDERSON	62165 LAKEVIEW RD. MADISON LAKE	-	<input type="checkbox"/>

www.srfconsulting.com

One Carlson Parkway North, Suite 150 | Minneapolis, MN 55447-4443 | 763.475.0010 Fax: 763.475.2429

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PLANNERS  
DESIGNERS

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**BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE**

**Regional Focus Group Meeting #2**

Thursday, May 11, 2017 – 6:30 to 8:30 p.m.

Eagle Lake City Hall

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Fred Friedrichs			<input type="checkbox"/>
2	Inne Longquist			<input type="checkbox"/>
3	Matt Matvin			<input type="checkbox"/>
4	Michelle Kussow	CITY OF MADISON LAKE		<input type="checkbox"/>
5	Jared Linder		Jared@linderenterprises.com	<input type="checkbox"/>
6	Jody Linder		Jody@linderenterprises.com	<input type="checkbox"/>
7	Julie Conroy	BREITBACH CO		<input checked="" type="checkbox"/>
8	Bryan Spindler	MPCA	Bryan.Spindler@state.mn.us	<input type="checkbox"/>
9	Kip Bruender	294 Joan Lane Eagle Lake	507 382 2440	<input type="checkbox"/>
10	Paul Ambros	22306 LAKE MOUNTAIN RD MADISON LAKE	320-2806	<input type="checkbox"/>

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## Region 2 Focus Group Meeting Discussion Points

- Eagle Lake is currently updating their land use plan
- Urban Fringe overlay district and the effects on development
  - Are different types of uses wanted/desired?
  - The district is pretty confining
  - More cooperation is needed
- Special Uses – Fall Festivals
- Urban Fringe Overlay District was laid out to allow Mankato to grow outward, but the mall on the hill has modified that – what is the process for changing the UFOD?
- NO stormwater slowdown in the existing subdivisions
  - Is there something in place now?
  - Need to disturb 1 or more acres of land to require review
  - Impaired water standards versus good water
  - Need to be a comprehensive look
- Be aware of increased residential development around the lakes.
- Sanitary system pretty small? – 30 million gallons/year
- Some subdivisions should be connected to water/sewer
- What are the impacts to our water resources from agriculture and residential in terms of pollution (fertilizer run off)
- Need to protect agriculture
- Need rules to protect/control rural residential development
  - No more than 4 units per quarter, quarter section
  - Key tools if concerned with natural resources and quality of life – These are things we need to protect
  - Need to look at the big picture.
- When it comes to the Urban Fringe Overlay District – BOA for county issues – there should be a similar mechanism to apply



ENGINEERS  
PLANNERS  
DESIGNERS

SRF #10361

**COMMENT FORM**

**Blue Earth County Comprehensive Land Use Plan Update**

**Regional Focus Group Meetings**

Please identify which Regional Focus Group Meeting you attended:

- Region 1 (May 4th)                       Region 2 (May 11th)  
 Region 3 (May 18th)                       Region 4 (May 30th)

Please share any comments or thoughts you have about the Blue Earth County Comprehensive Land Use Plan update. You may leave this form in the comment box or mail it to SRF Consulting Group Inc. (address on back - fold form, tape shut, and mail). If you wish, you may drop it off at the County Environmental Services Department, and it will be mailed to SRF. You may also e-mail your comments or thoughts to SRF at sfalkers@srfconsulting.com, or call us at 763-475-0010.

Duck and Ballantyne Lakes are lakes that represent some of the best water quality in southern MN. These lakes have small watersheds compared to others and are currently protected by wetland complexes. These lakes need currently not improved but are on the cusp of becoming improved based on Water Quality Standards.

Rules need to be established to protect these lakes from getting worse. We should also promote more staff to enforce the rules as this is a major problem. What good are rules if they are not enforced.

Name Bryan Sander

Address MPCA

Would you like us to contact you about your comments? Yes  No

Contact Information \_\_\_\_\_

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

The quality of life provided to raise a family is one of this areas greatest assets

Identify the largest CHALLENGE for the future of Blue Earth County:

taking on the population growth and the vehicles, housing and industry needed to provide jobs that will sustain this growth

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for agriculture, colleges, and safe place to raise a family
- Blue Earth County is known for it's Agriculture, Rivers, and Quality of life, and these characteristics should be our in the future.
- Blue Earth County will preserve its rural space and encourage enhancements to sustain a clean environment when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Jobless rate is Low - so more people will be moving into the area

Identify the largest CHALLENGE for the future of Blue Earth County:

Water runoff from tile and development

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for rivers, Lakes, and clinics.
- Blue Earth County is known for its shopping centers, MSU, and natural resources, and these characteristics should be expanded in the future.
- Blue Earth County will preserve water and encourage enhancements to water control when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Orderly growth within a growing region

Identify the largest CHALLENGE for the future of Blue Earth County:

Water Quality - Controlling run off

maintain high quality of life

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for regional center, recreation area, and water quality.
- Blue Earth County is known for it's Lakes Rivers, Ag land / agriculture, and \_\_\_\_\_, and these characteristics should be preserved + enhanced in the future.
- Blue Earth County will preserve environment and encourage enhancements to economic development when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

To keep B.E. County a wonderful place to live!

our great outdoors here in Southern MN.

Identify the largest CHALLENGE for the future of Blue Earth County:

Protect what we have

Agriculture is #1 - Keep it here

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for Ag, Recreation, and Healthy Living.
- Blue Earth County is known for it's Ag & Water, High Standard of Living, and Education - Recreation, and these characteristics should be Protected & Grown in the future.
- Blue Earth County will preserve Land - Water and encourage enhancements to Land & Water when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

manage Home growth in the county  
\_\_\_\_\_  
\_\_\_\_\_

Identify the largest CHALLENGE for the future of Blue Earth County:

Run off water from winter snow and spring rains  
I would like to see water hold back much farther up stream  
making farmer hold off on turning field pump on later  
in the spring to hold water back

### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for water,  
family, and \_\_\_\_\_.
- Blue Earth County is known for its water/farming,  
\_\_\_\_\_, and \_\_\_\_\_, and these  
characteristics should be covered in the future. Pharm
- Blue Earth County will preserve Healthy life and encourage  
enhancements to life when planning for a prosperous  
future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Protect surface waters from runoff by incorporating things like buffer strips into new developments near lakes, rivers, etc. Could also include rain gardens, retention ponds, etc.

Identify the largest CHALLENGE for the future of Blue Earth County:

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for agriculture, natural resources, and regional center.
- Blue Earth County is known for it's agriculture, natural resources, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to land use planning when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Blend of rural + urban life opportunities -

Identify the largest CHALLENGE for the future of Blue Earth County:

Sewage treatment + access to clean water (drinking) for residential. Macro planning of livestock placement, manure management and odor control!

Water management of farm drainage -

### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for AG, Education, and technical access to the world.

• Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

I HAVE TO PING THE ADDITION OF A TERRACE VIEW

FALL FESTIVAL - MAYBE NOT THE LARGEST BUT A

GREAT ONE.

Identify the largest CHALLENGE for the future of Blue Earth County:

\* WATER RUN OFF INTO LAKES FROM FARM LAND.

### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.

• Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.

• Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

Engagement Worksheet

### Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Continued growth of urban areas around the  
mankato area.

Identify the largest CHALLENGE for the future of Blue Earth County:

Largest Problem currently with the out reach  
area is the inability for it to grow and  
change as quickly as the area may. There needs  
to be a way for the plan to change by case  
by case matters.

### Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

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# Blue Earth County Comprehensive Land Use Plan Update

## Regional Focus Group Meetings

### Engagement Worksheet

## Opportunities and Challenges

Identify the largest OPPORTUNITY for the future of Blue Earth County:

Strong Agriculture

Many Resources

Awesome Planning Commission and Staff

Identify the largest CHALLENGE for the future of Blue Earth County:

Protecting Resources

Economic Growth

## Vision Statement

Fill in the blanks below to create a VISION STATEMENT to guide the future of Blue Earth County (or create your own!):

• In 2040, Blue Earth County will be known for Natural Resources,  
Agriculture, and Economic Development.

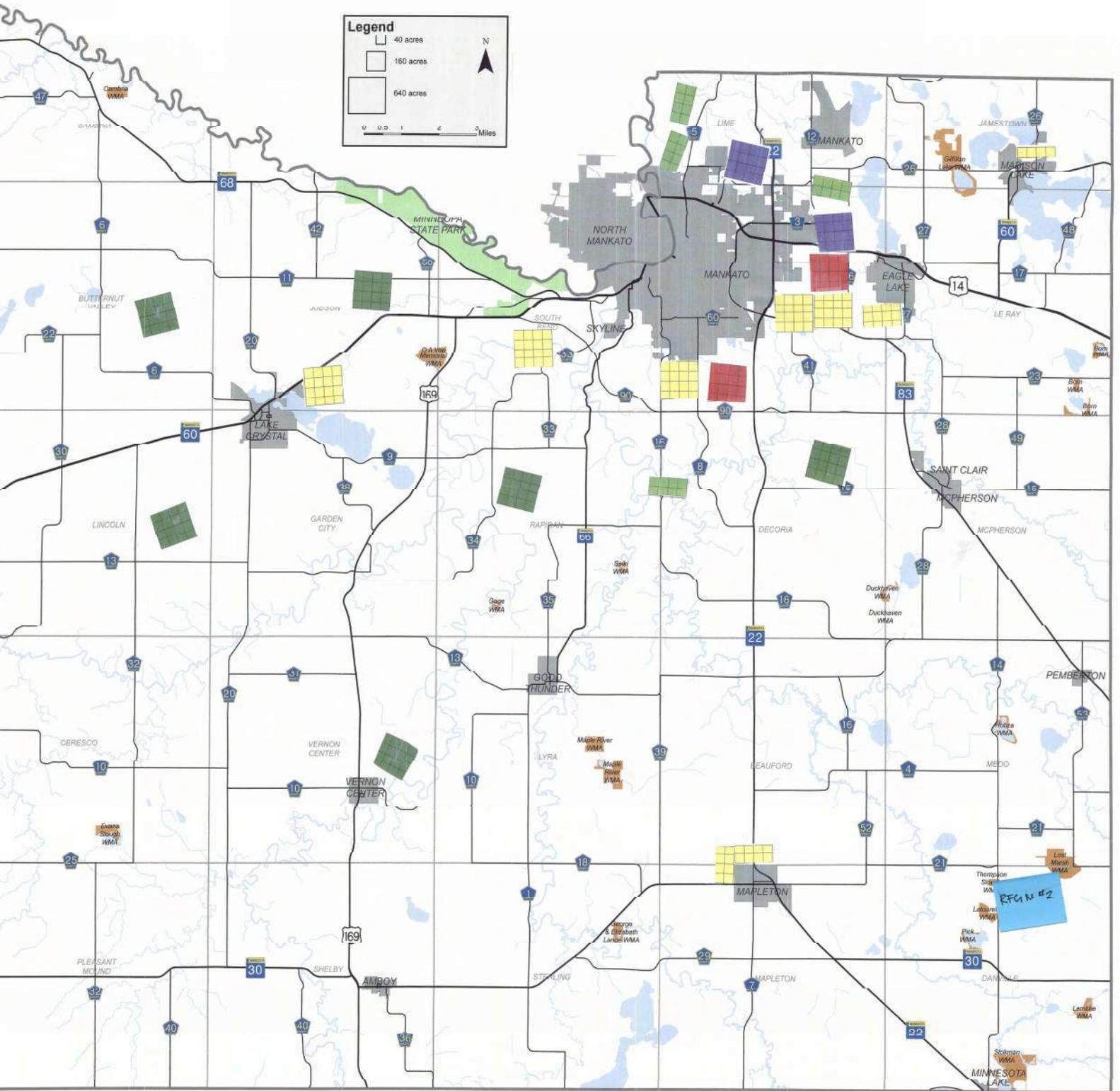
• Blue Earth County is known for it's Agriculture,  
Rivers, and Economic Development, and these  
characteristics should be preserved in the future.

• Blue Earth County will preserve Agriculture and encourage  
enhancements to Natural Resources when planning for a prosperous  
future.





# BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE



**Attachment D – Region 3 Focus Group Materials**



**BLUE EARTH COUNTY**  
COMPREHENSIVE LAND USE PLAN UPDATE

**Region 3 Focus Group Meeting**  
*Thursday, June 8, 2017*  
6:30 to 8:30 pm  
Amboy

## Agenda

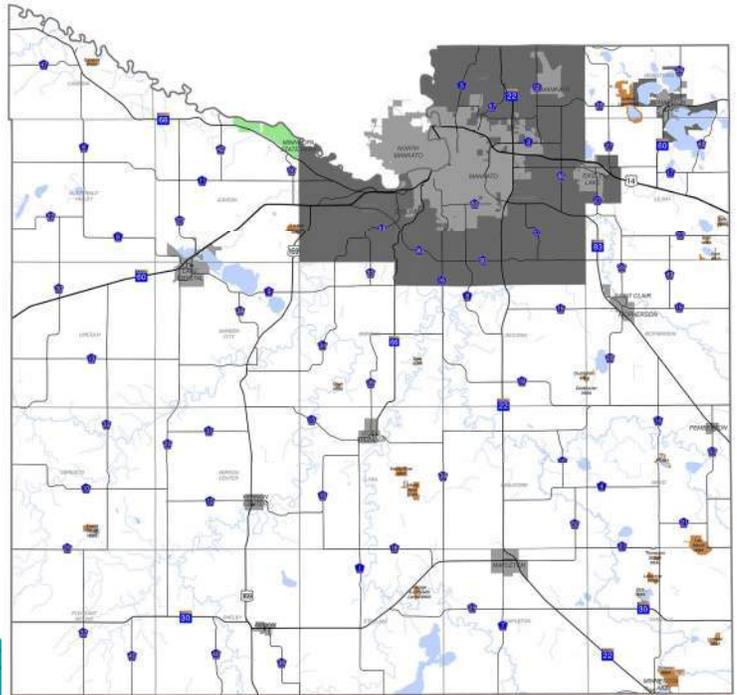
- Welcome and Introductions
- What is a Comprehensive Land Use Plan?
- Planning Overview and Process
- Region 3 Overview
- Open Discussion
- Next StepsfWays to Stay Involved

## What is a Comprehensive Land Use Plan?

**Guiding Document**      **Intended for**  
**Citizen's Plan**      **Elected Officials,**  
**Staff and Residents**      **Plan for Implementation**  
**Plan for Future Growth**      **Guide County Decision Making**  
**Protect and Enhance County Amenities**      **Living Document**  
**Built from Community Engagement**      **Develops a County Vision,**  
**Influence Future Land Use Regulations**      **Goals and Objectives**

## What is a Comprehensive Land Use Plan?

- Outlines a future land use plan to base zoning decisions upon for areas within the County's land use jurisdiction.
- The plan is a living document that should be updated and modified as warranted through a public process.



## What is a Comprehensive Land Use Plan?



## 1998 Comprehensive Land Use Plan

### *Effectively and Efficiently Delivering Essential Services*

- Current plan was adopted in 1998 with a forecast year of 2020
- Development has occurred within Urban Fringe Overlay Districts
- Growth pressure in the northeast region
- 14.4% population increase between 2000 and 2010
- Zoning Ordinance amendments

## Blue Earth County Land Use Plan



June 30, 1998

# SRF Consulting Group, Inc.

**Founded in 1961, SRF currently employs more than 300 planners, designers and engineers throughout the Midwest.**

***Our Mission: To help clients create vibrant, livable communities and sustainable transportation systems.***



## Planning Overview and Process



**Blue Earth County Residents**



**Environmental Services Staff and Other County Departments**



**Project Study Review Committee**



**SRF Consulting Group, Inc.**



**County Board and Commissions**

## Study Review Committee



- Committee tasked with overseeing the process
- Membership:
  - County Staff
  - County Elected and Appointed Officials
  - City and Township Representatives
  - Citizens-at-Large

## Public Involvement Opportunities



- Public Input Meetings
- Community Survey
- Regional Focus Group Meetings



# Public Input Meetings

## Public Input Meeting #1

April

- Review Existing Conditions Data
- Opportunities to discuss opportunities and concerns
- Community Survey

## Public Input Meeting #2

September

- Review and Comment on the Draft Blue Earth County Comprehensive Land Use Plan

# Community Survey

<https://www.surveymonkey.com/fr/coblue-earthcomplandusesurvey>

Blue Earth County Comprehensive Land Use Plan Update

Growth and Development

8. What are your thoughts on growth and development within Blue Earth County?

	I strongly disagree	I disagree	Neutral	I agree	I strongly agree
The County Government should have a stronger role in directing future growth and development in appropriate areas.	<input type="radio"/>				
Property owners should be free to develop land without nearly restrictions.	<input type="radio"/>				
Areas with prime agricultural soils should be protected from encroaching non-farm development.	<input type="radio"/>				
Development should be encouraged near major cities in Blue Earth County.	<input type="radio"/>				
Development should be encouraged near major transportation.	<input type="radio"/>				
Blue Earth County needs more recreational areas to meet demand in the county.	<input type="radio"/>				
Development in close proximity to water resources should be closely monitored.	<input type="radio"/>				

Blue Earth County Comprehensive Land Use Plan Update

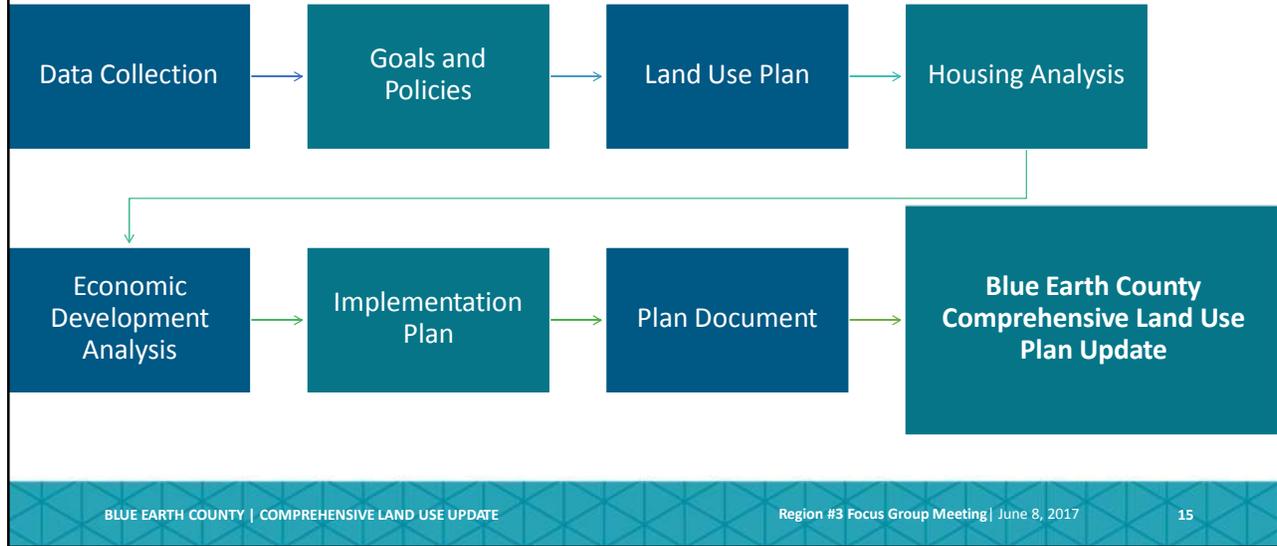
Business

13. How important are the following types of businesses in urban areas (within Blue Earth County Cities) based on the needs of Blue Earth County residents?

	Important	Not important	No opinion
Agriculture production	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Livestock agriculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural business operators	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home-based businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial and retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism and recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial and manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Technology related	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify):	<input type="text"/>	<input type="text"/>	<input type="text"/>



## Comprehensive Land Use Plan Update Tasks



## 2040 Vision, Goals and Policies

- Sets the priorities for the County
- Defines specific achievable strategies to achieve the vision
- Developed through Public Comments

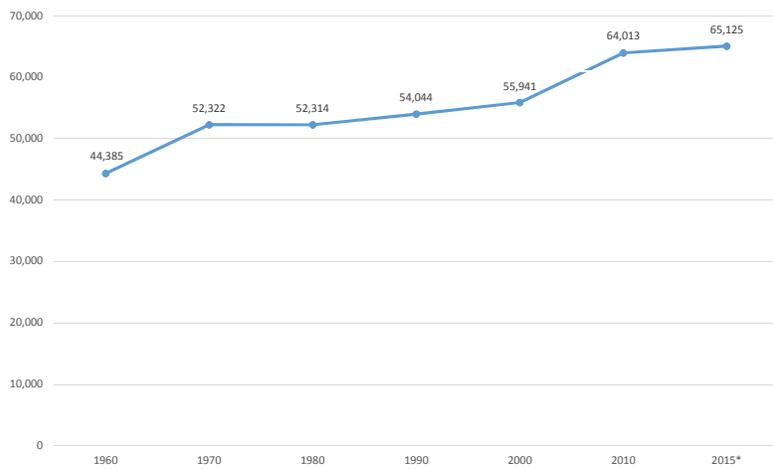


## Region 3 Characteristics

- Population Characteristics
- Geographic Characteristics
- Zoning
- Land Use

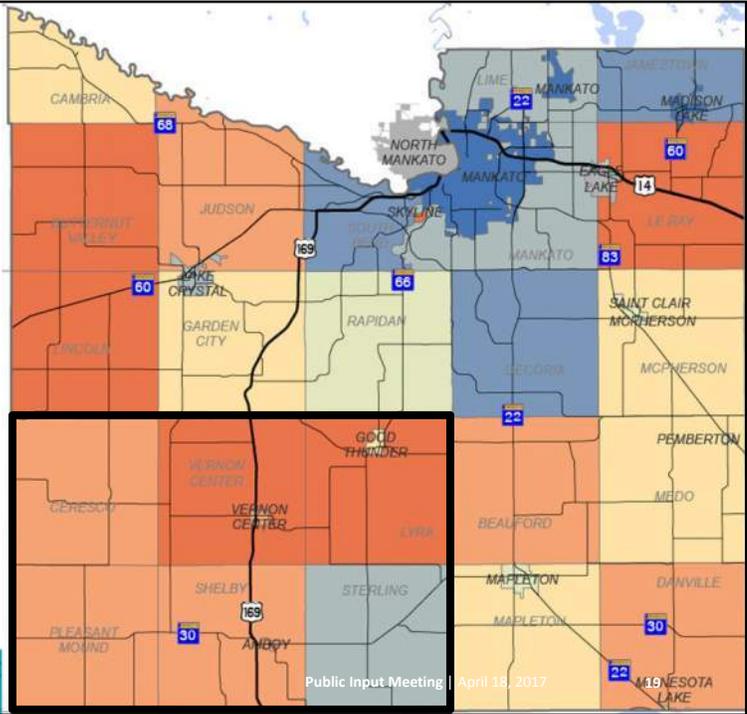
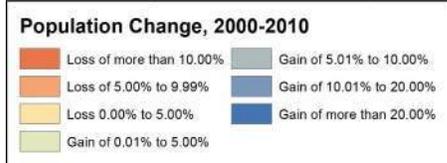
## Historic Population

Year	Population	% Change
1960	44,358	–
1970	52,322	17.9%
1980	52,314	0.0%
1990	54,044	3.3%
2000	55,941	3.5%
2010	64,013	14.4%
2015*	65,125	1.7%
*ACS 2015 Estimate		

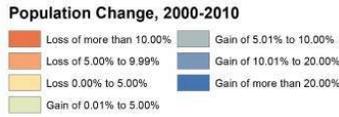


# Population Change 2000-2010

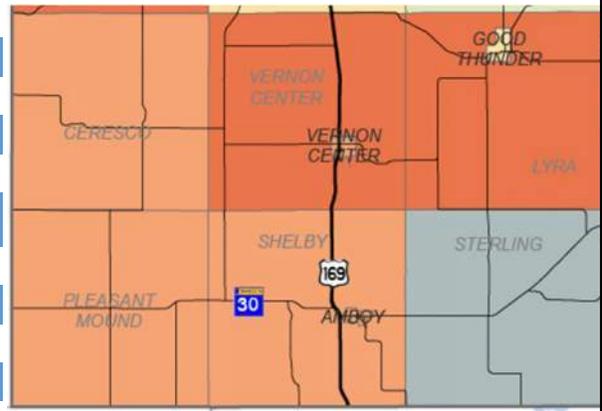
Region 3 comprised 5.8% of the County's 2000 population and 4.8% of the 2010 population



# Population Change 2000-2010

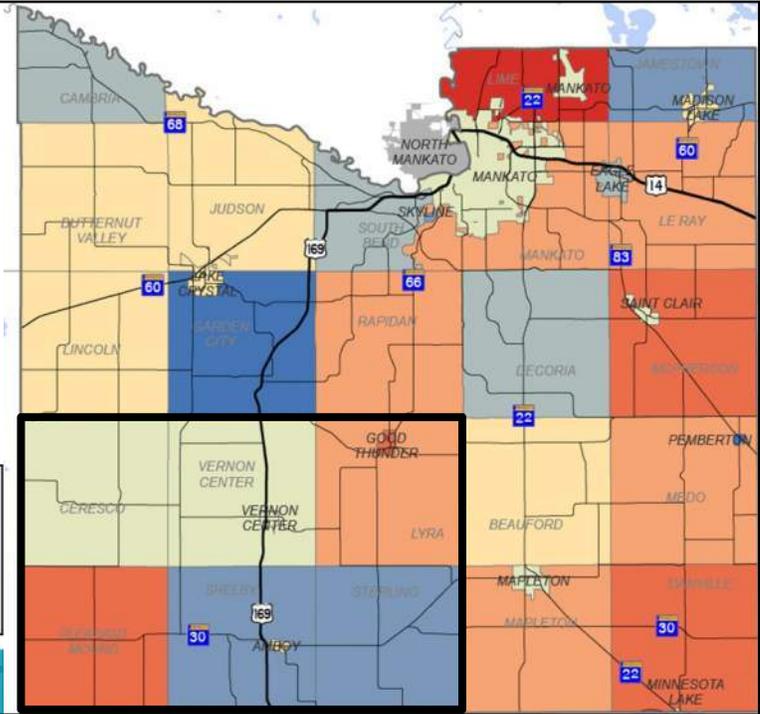
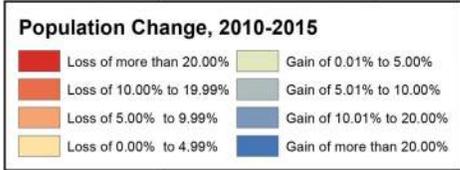


Jurisdiction	2000 Population	2010 Population	Change	% Change
Amboy	575	534	-41	-7.1%
Ceresco Township	255	239	-16	-6.3%
Good Thunder	592	583	-9	-1.5%
Lyra Township	378	327	-51	-13.5%
Pleasant Mound Township	235	214	-21	-8.9%
Shelby Township	294	265	-29	-9.9%
Sterling Township	276	296	20	7.2%
Vernon Center	359	332	-27	-7.5%
Vernon Center Township	301	262	-39	-13.0%

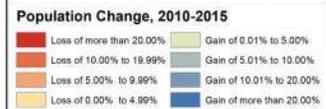


# Population Change 2010-2015 (US Census)

Region 3 comprised 4.8% of the County's 2010 population and 4.6% of the 2015 estimate



# Population Change 2010-2015 (US Census)



Jurisdiction	2010 Population	2015 Population	Change	% Change
Amboy	534	520	-14	-2.6%
Ceresco Township	239	249	10	4.2%
Good Thunder	583	518	-65	-11.1%
Lyra Township	327	297	-30	-9.2%
Pleasant Mound Township	214	190	-24	-11.2%
Shelby Township	265	303	38	14.3%
Sterling Township	296	342	46	15.5%
Vernon Center	332	338	6	1.8%
Vernon Center Township	262	268	6	2.3%

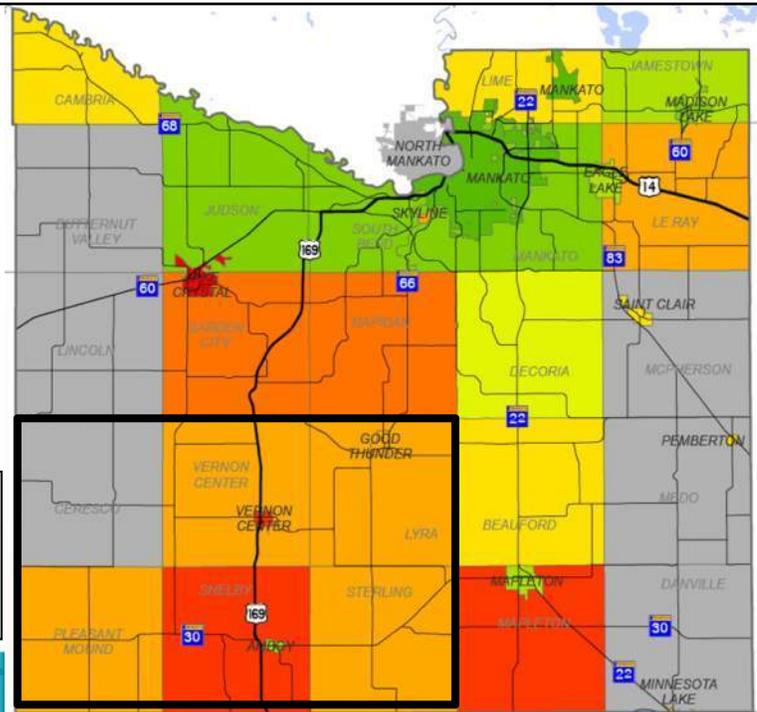
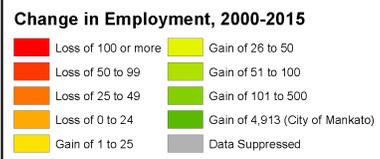


# Population Change 2010-2015 (MN Demographer)

Jurisdiction	2010 Population	2015 Population	Change	% Change
Amboy	534	525	-9	-1.7%
Ceresco Township	239	221	-18	-7.5%
Good Thunder	583	551	-32	-5.5%
Lyra Township	327	305	-22	-6.7%
Pleasant Mound Township	214	203	-11	-5.1%
Shelby Township	265	247	-18	-6.8%
Sterling Township	296	270	-26	-8.8%
Vernon Center	332	318	-14	-4.2%
Vernon Center Township	262	250	-12	-4.6%

Region 3 comprised  
4.8% of the County's 2010 population  
and 4.4 % of the 2015 estimate  
*(MN Demographer)*

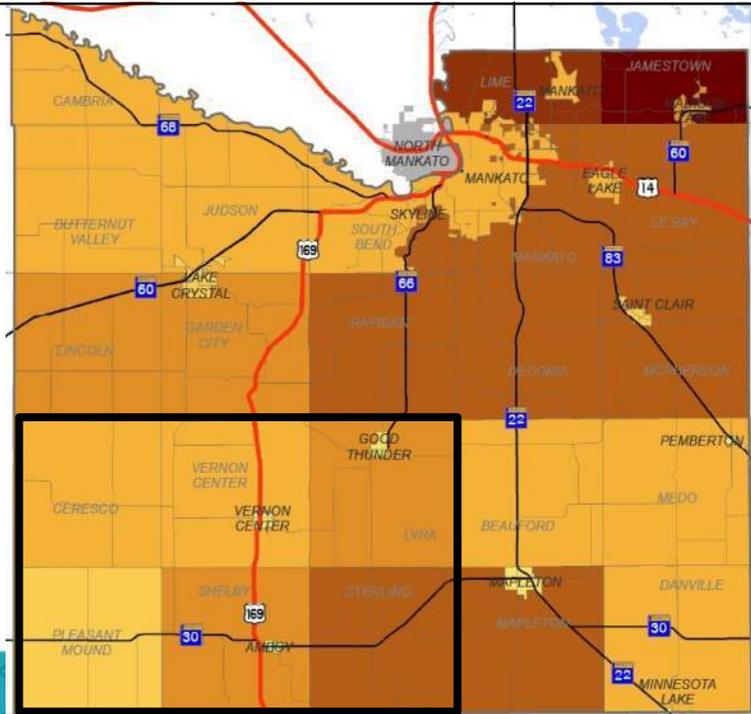
# Employment Change 2010 - 2015



# Median Value of Owner Occupied Homes (2015)

**Median Value of Owner Occupied Homes (2015)**

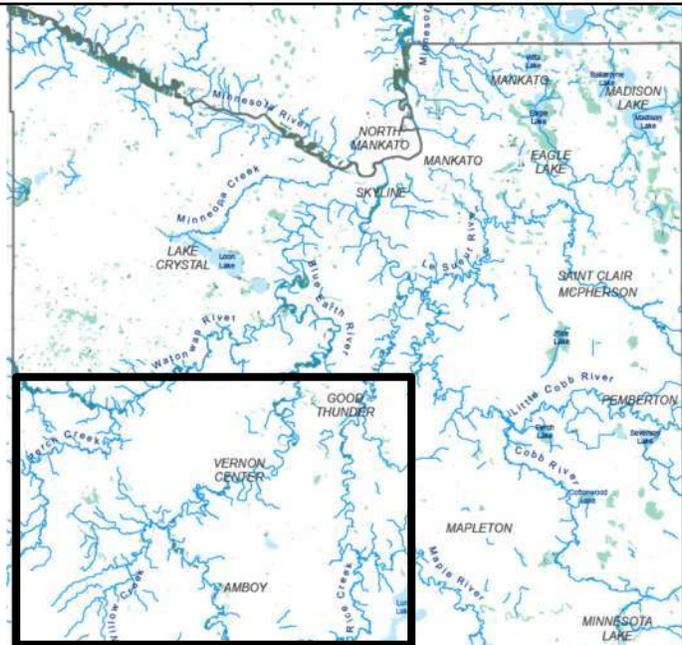
Less than \$100,000.00	\$175,000.01 - \$200,000.00
\$100,000.01 - \$125,000.00	\$200,000.01 - \$250,000.00
\$125,000.01 - \$150,000.00	\$250,000.01 - \$300,000.00
\$150,000.01 - \$175,000.00	More than \$300,000.00



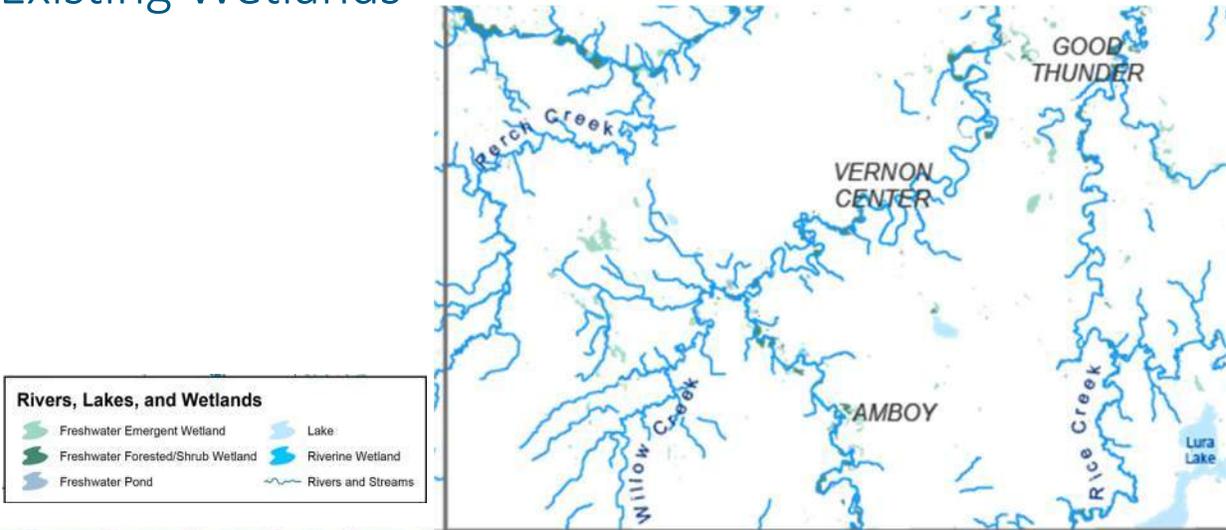
# Existing Wetlands

**Rivers, Lakes, and Wetlands**

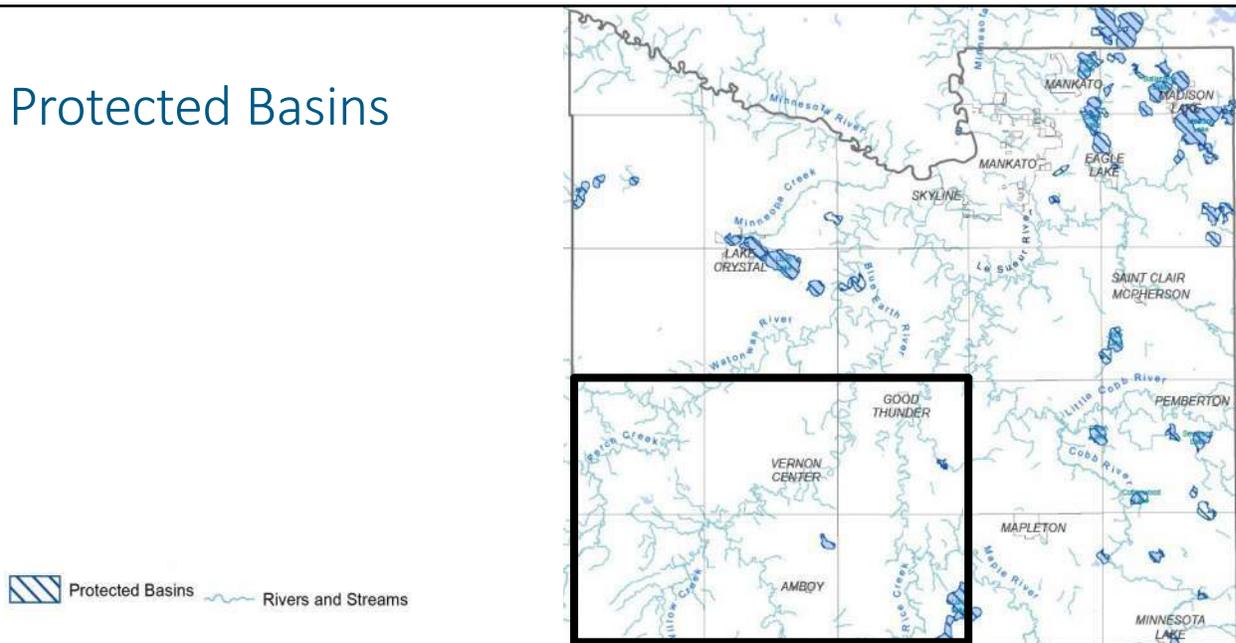
Freshwater Emergent Wetland	Lake
Freshwater Forested/Shrub Wetland	Riverine Wetland
Freshwater Pond	Rivers and Streams



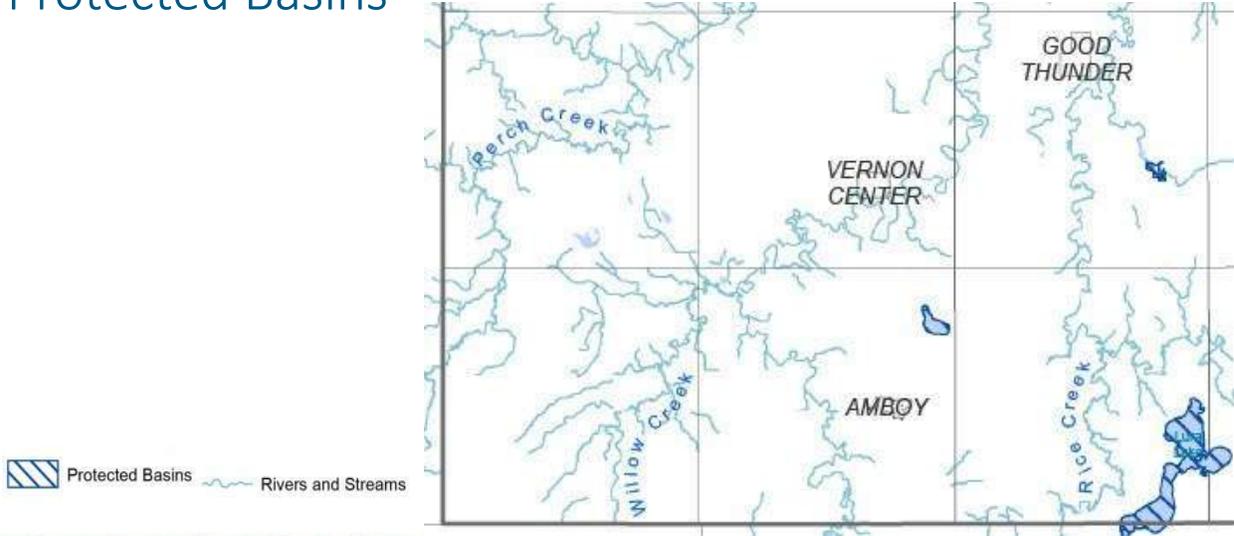
# Existing Wetlands



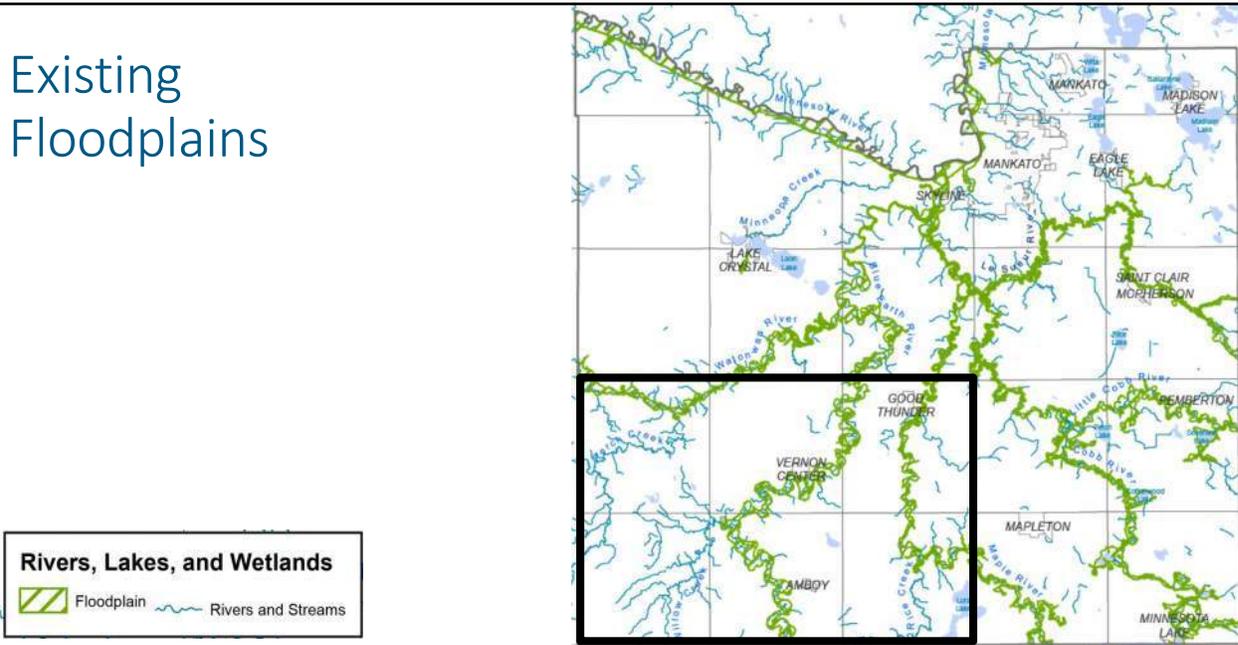
# Protected Basins



# Protected Basins

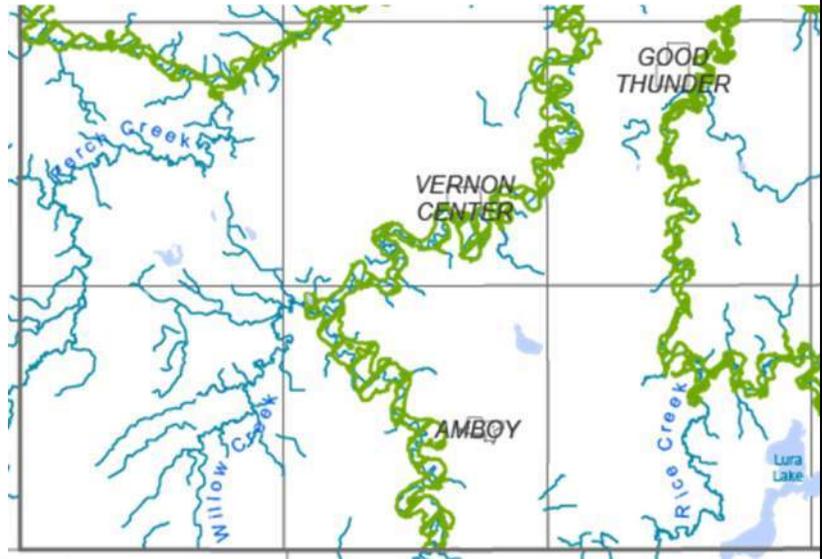


# Existing Floodplains



# Existing Floodplains

**Rivers, Lakes, and Wetlands**  
Floodplain    Rivers and Streams



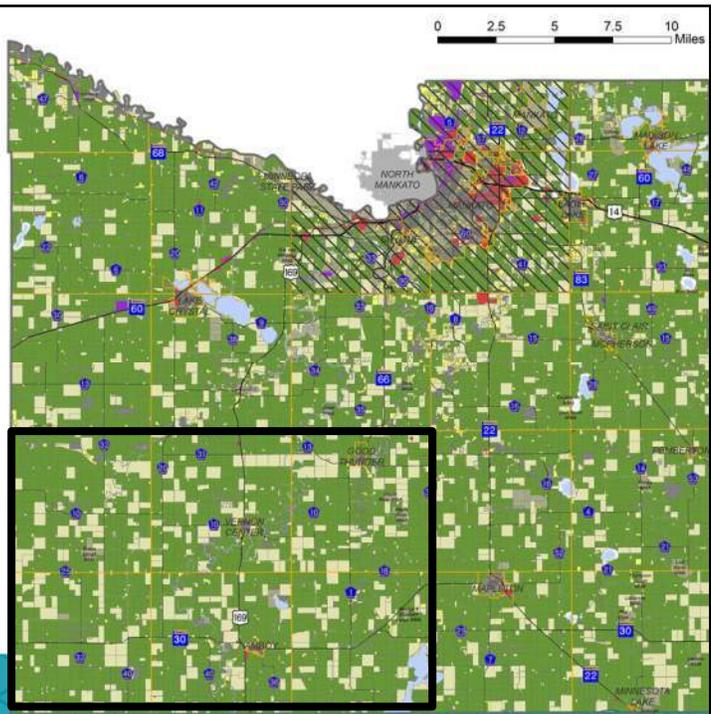
# Existing Land Use

## Legend

- City Limits
- Orderly Annexation Agreement Area

## Existing Land Use

- Ag Land
- Residential
- Ag Dwelling
- Mfg Home
- Commercial
- Industrial
- Exempt
- Other



# Existing Land Use

## Legend

- City Limits
- Orderly Annexation Agreement Area
- Existing Land Use**
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# Existing Zoning

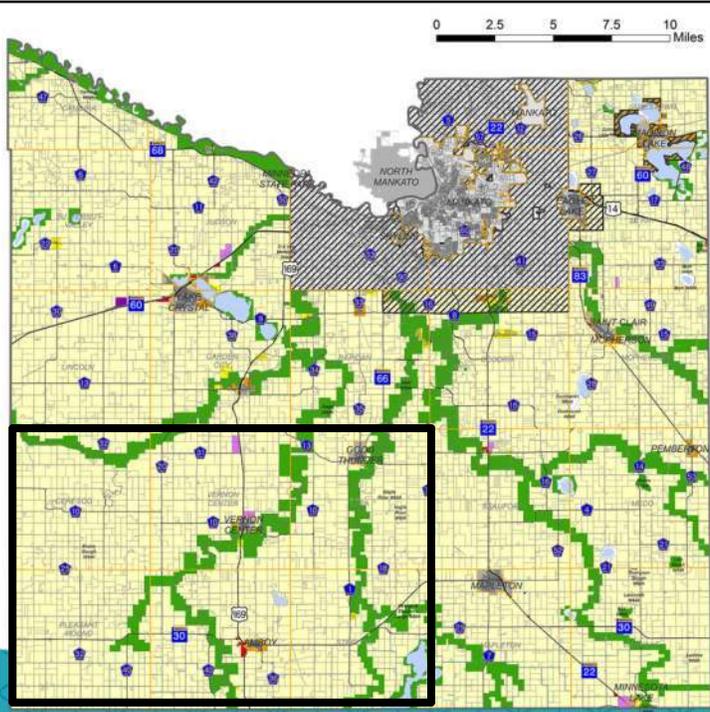
### Legend

-  City Limits
-  Urban Fringe Overlay District
-  Orderly Annexation Agreement Area

### Existing Zoning

-  Agriculture
-  Conservation
-  General Business
-  Highway Business
-  Light Industry
-  Heavy Industry
-  Rural Residential
-  Rural Townsite

BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE



# Existing Zoning

### Legend

-  City Limits
-  Urban Fringe Overlay District
-  Orderly Annexation Agreement Area

### Existing Zoning

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BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

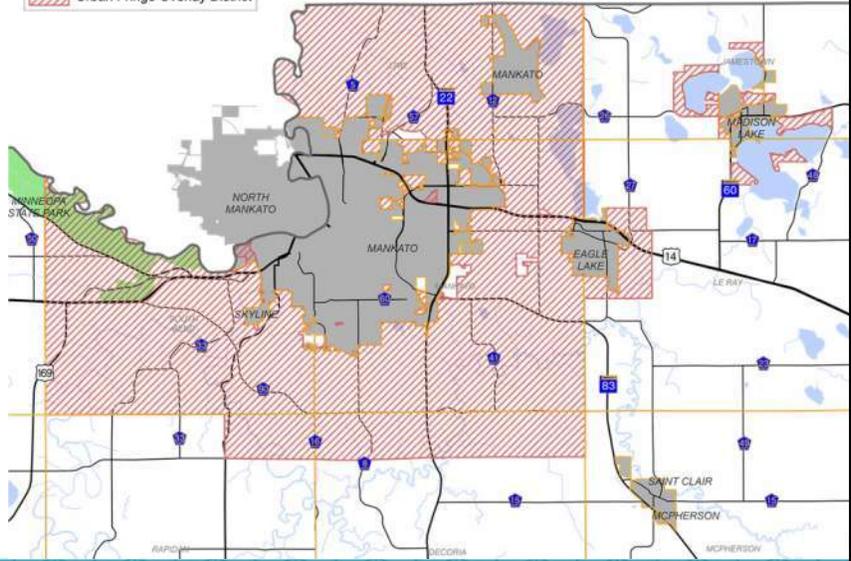


Region #3 Focus Group Meeting | June 8, 2017

38

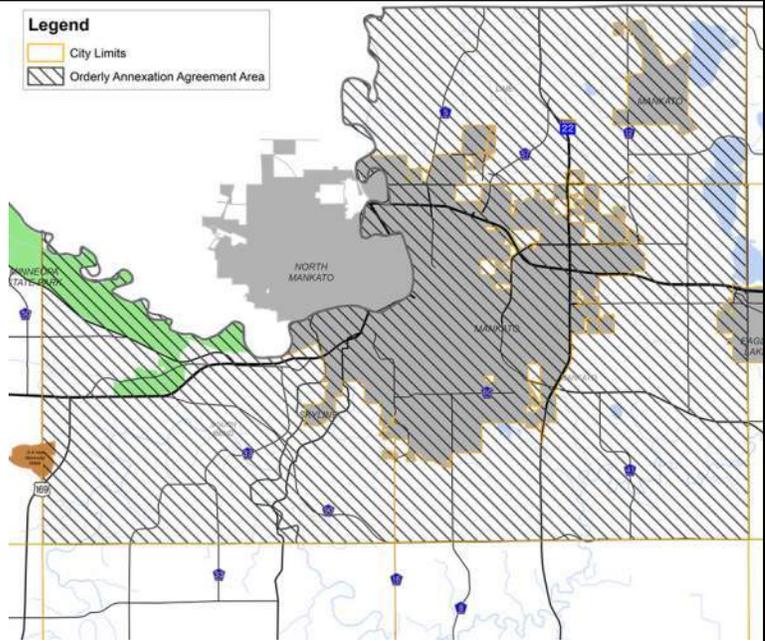
# Urban Fringe Overlay District

**Legend**  
City Limits  
Urban Fringe Overlay District



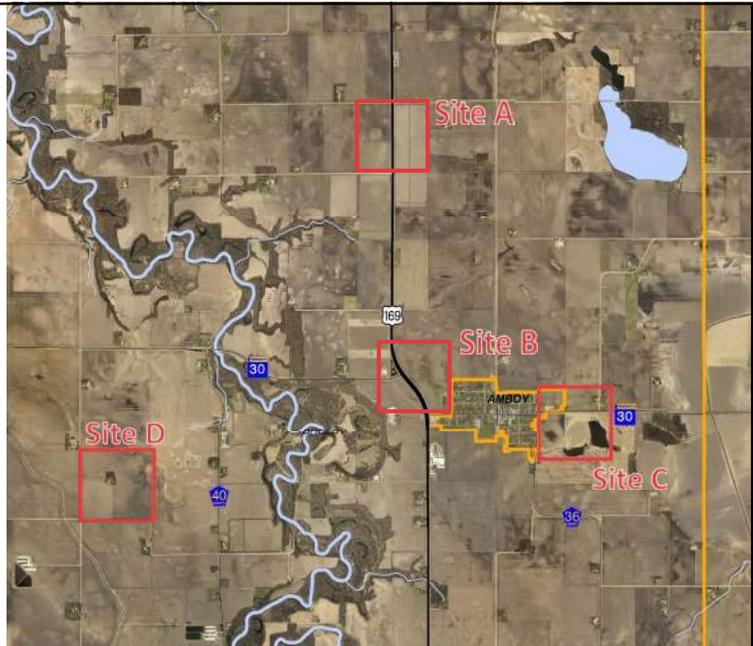
# Orderly Annexation Agreement

**Legend**  
City Limits  
Orderly Annexation Agreement Area



## Discussion

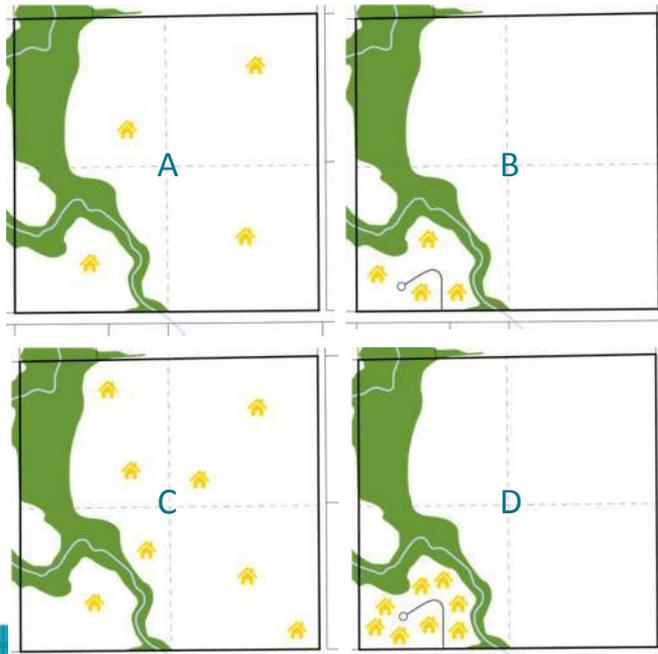
- Of the four sites highlighted, where would you prefer to see **commercial** development?
- Of the four sites highlighted, where would you prefer to see **industrial** development?



## Discussion

How should rural residential development occur within the County?

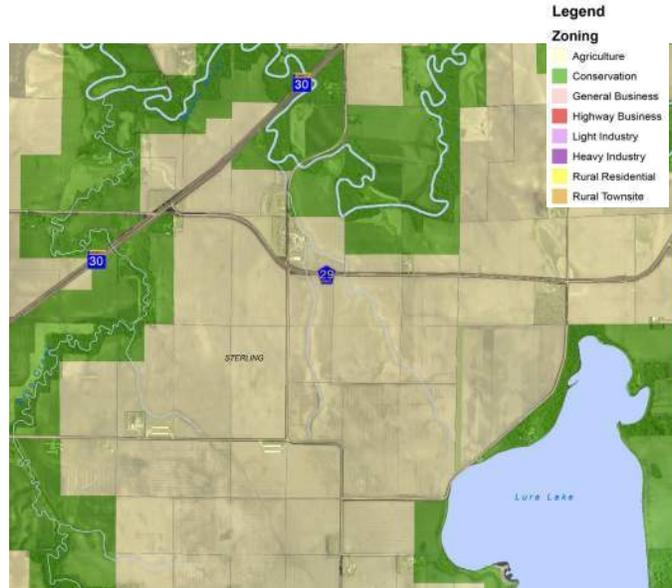
- 1 dwelling per ¼ ¼ Section – 40 Acre Lot Size
- 1 dwelling per ¼ ¼ Section – Conservation District
- 2 dwellings per ¼ ¼ Section – 20 Acre Lot Size
- 2 dwellings per ¼ ¼ Section – Conservation District



## Discussion

The Conservation District is intended to protect environmentally sensitive areas, preserve natural ground cover, and conserve natural resources. Generally, residential and outdoor recreation uses are allowed uses.

Should other low intensity uses also be allowed?



## Discussion

What changes in agricultural practices over the past 20 years affect the way we use land?



## Discussion

There are many outdoor recreation sites throughout the county. Where are improvements needed?

What other sites/activities are desired within the County? (i.e. private campgrounds)



## Discussion

Level I and Level II home occupations are permitted and conditional uses in Blue Earth County's residential districts. Are changes needed to meet the current desires for home occupations in the county?



## Discussion/Q&A

- What opportunities do you see within Blue Earth County regarding growth and development?
- What challenges do you see within Blue Earth County regarding growth and development?
- What current issues or trends do we need to be aware of?
- What elements should be included in the plan?
- What local efforts should be noted/understood?
- Others?

## Next Steps/Ways to Stay Connected

- Place your completed worksheet in the comment box
- Provide additional questions, comments, and concerns via the comment form
- Complete the online survey:  
<https://www.surveymonkey.com/r/fcblue-earthcomplandusesurvey>
- Visit the Comprehensive Land Use Plan Website:  
<http://www.blueearthcountymn.gov/1369/Land-Use-Plan-Update>

## Help us Plan for the Future of Blue Earth County

- Opportunities and Challenges
- Vision Statement
- Future Growth



Identify the largest opportunity for the future of Blue Earth County.

Identify the largest challenge for the future of Blue Earth County.

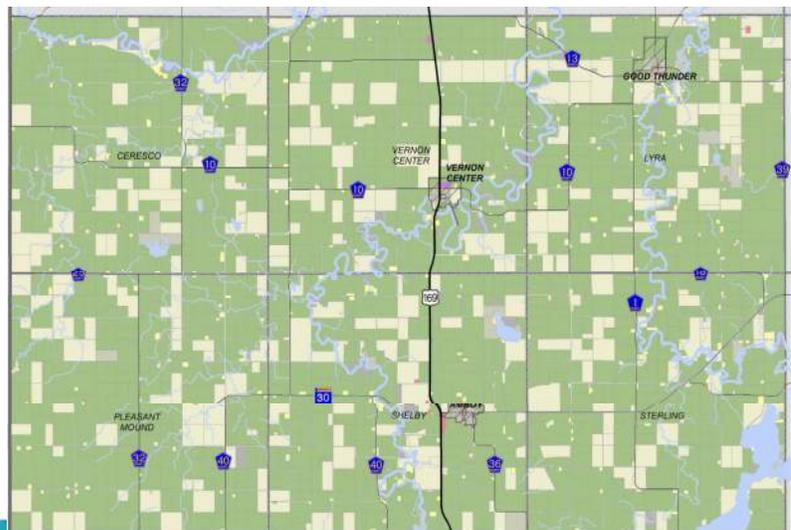
- |                       |                          |
|-----------------------|--------------------------|
| • Rivers and Wetlands | • Housing Choices        |
| • Open Space          | • Business Opportunities |
| • Agriculture         | • Orderly Growth         |
| • Small Town Feel     | • Economic Development   |

## Develop a vision statement to guide the future of Blue Earth County

- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

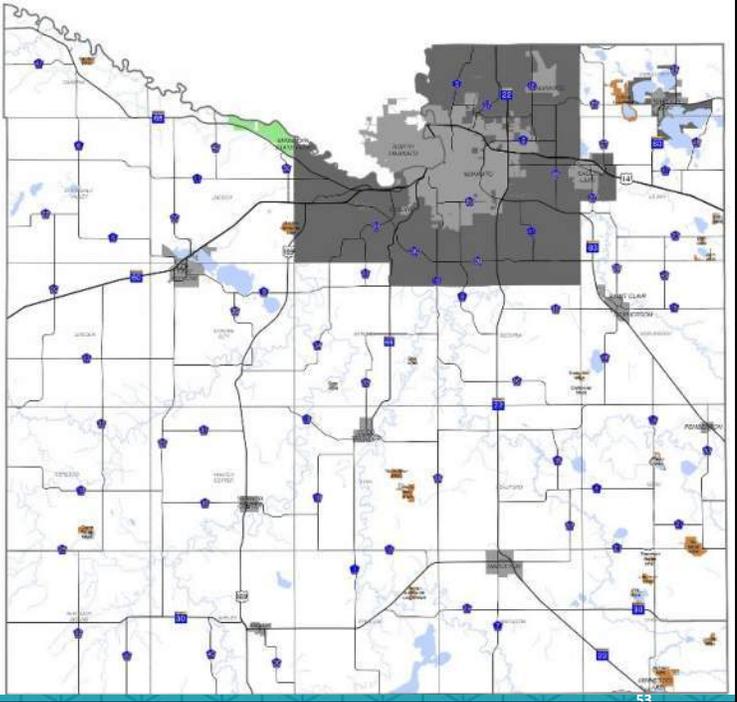
## Review Existing Land Use

- Legend**
- Existing Land Use**
- Ag Land
  - Ag Dwelling
  - Residential
  - Mtg Home
  - Commercial
  - Industrial
  - Exempt
  - Other



# Define future growth :

Land Use	
	Residential Growth
	Commercial Growth
	Industrial Growth
	Agricultural Preservation
	Park/Open Space Preservation





ENGINEERS  
PLANNERS  
DESIGNERS

SRF# 10361

**BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE**

**Regional Focus Group Meeting - Region 3**  
**Thursday, June 8, 2017 - 6:30 to 8:30 p.m.**  
**Amboy**

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Cathy Riley	10696 513 <sup>th</sup> Ave. Amboy	Cathyriley@hickorytech.net	<input type="checkbox"/>
2	Dusty Riley	11512 332 <sup>nd</sup> Ave. Amboy, MN	mriley82@hickorytech.net	<input type="checkbox"/>
3	Bruce Ward	211 Pleasant St. Amboy, MN	bward.mp@gmail.com	<input type="checkbox"/>
4	Dennis Urban	48254 105 <sup>th</sup> St Amboy MN	durban5885@yahoo.com	<input type="checkbox"/>
5	Shirley Rose	11504 507 <sup>th</sup> Ave Amboy, MN	ssrosefarms@yahoo.com	<input type="checkbox"/>
6	John Mack	12682 514 Ave Amboy	Jene.mack@AOL.com	<input type="checkbox"/>
7	Robert Roelofs	15436 521 <sup>st</sup> Ave Garden City	507-381-8070	<input checked="" type="checkbox"/>
8	Lyle Femrite	18770 Juneberry Rd Mkt	507-380-9599	<input type="checkbox"/>
9				<input type="checkbox"/>
10				<input type="checkbox"/>

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**BLUE EARTH COUNTY**  
COMPREHENSIVE LAND USE PLAN UPDATE

**Regional Focus Group Meeting #4**  
*Tuesday, May 30, 2017*  
6:30 to 8:30 pm  
Mapleton

## Agenda

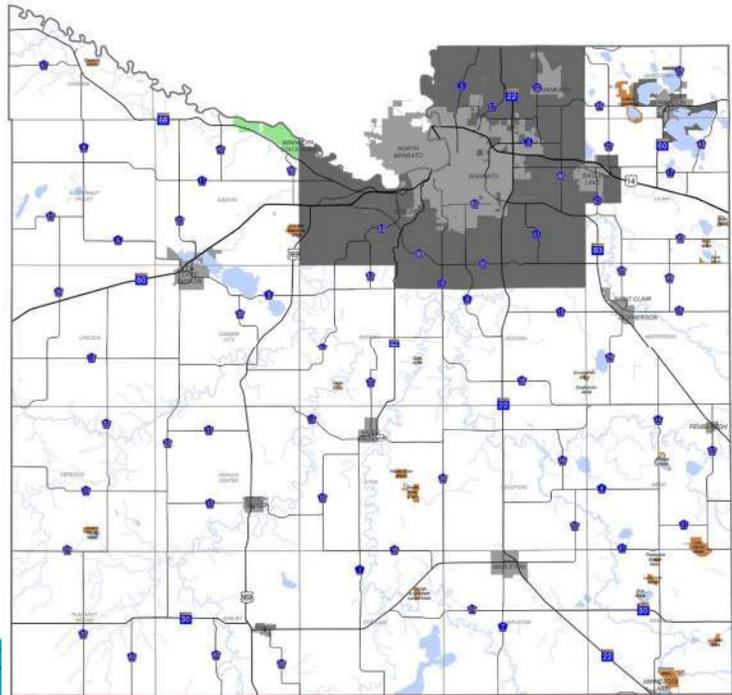
- Welcome and Introductions
- What is a Comprehensive Land Use Plan?
- Planning Overview and Process
- Region 4 Overview
- Open Discussion
- Next Steps/Ways to Stay Involved

## What is a Comprehensive Land Use Plan?

**Guiding Document**      **Intended for**  
**Citizen's Plan**      **Elected Officials,**  
**Staff and Residents**      **Plan for Implementation**  
**Plan for Future Growth**      **Guide County Decision Making**  
**Protect and Enhance County Amenities**      **Living Document**  
**Built from Community Engagement**      **Develops a County Vision,**  
**Influence Future Land Use Regulations**      **Goals and Objectives**

## What is a Comprehensive Land Use Plan?

- Outlines a future land use plan to base zoning decisions upon for areas within the County's land use jurisdiction.
- The plan is a living document that should be updated and modified as warranted through a public process.



## What is a Comprehensive Land Use Plan?



## 1998 Comprehensive Land Use Plan

### *Effectively and Efficiently Delivering Essential Services*

- Current plan was adopted in 1998 with a forecast year of 2020
- Development has occurred within Urban Fringe Overlay Districts
- Growth pressure in the northeast region
- 14.4% population increase between 2000 and 2010
- Zoning Ordinance amendments

## Blue Earth County Land Use Plan



June 30, 1998

# SRF Consulting Group, Inc.

**Founded in 1961, SRF currently employs more than 300 planners, designers and engineers throughout the Midwest.**

***Our Mission: To help clients create vibrant, livable communities and sustainable transportation systems.***



## Planning Overview and Process



**Blue Earth County Residents**



**Environmental Services Staff and Other County Departments**



**Project Study Review Committee**



**SRF Consulting Group, Inc.**



**County Board and Commissions**

## Study Review Committee



- Committee tasked with overseeing the process
- Membership:
  - County Staff
  - County Elected and Appointed Officials
  - City and Township Representatives
  - Citizens-at-Large

## Public Involvement Opportunities



- Public Input Meetings
- Community Survey
- Regional Focus Group Meetings



# Public Input Meetings

## Public Input Meeting #1

April

- Review Existing Conditions Data
- Opportunities to discuss opportunities and concerns
- Community Survey

## Public Input Meeting #2

September

- Review and Comment on the Draft Blue Earth County Comprehensive Land Use Plan

# Community Survey

<https://www.surveymonkey.com/fr/coblue-earthcomplandusesurvey>

Blue Earth County Comprehensive Land Use Plan Update

Growth and Development

8. What are your thoughts on growth and development within Blue Earth County?

I strongly disagree   I disagree   Neutral   I agree   I strongly agree

The County Government should have a stronger role in directing future growth and development to appropriate areas.	<input type="radio"/>				
Property owners should be free to develop land without many restrictions.	<input type="radio"/>				
Areas with prime agricultural soils should be protected from encroaching non-farm development.	<input type="radio"/>				
Development should be encouraged in or near cities in Blue Earth County.	<input type="radio"/>				
Development should be encouraged near major road intersections.	<input type="radio"/>				
Blue Earth County needs more recreational areas to meet demand in the county.	<input type="radio"/>				
Development in close proximity to water resources should be closely monitored.	<input type="radio"/>				

Blue Earth County Comprehensive Land Use Plan Update

Business

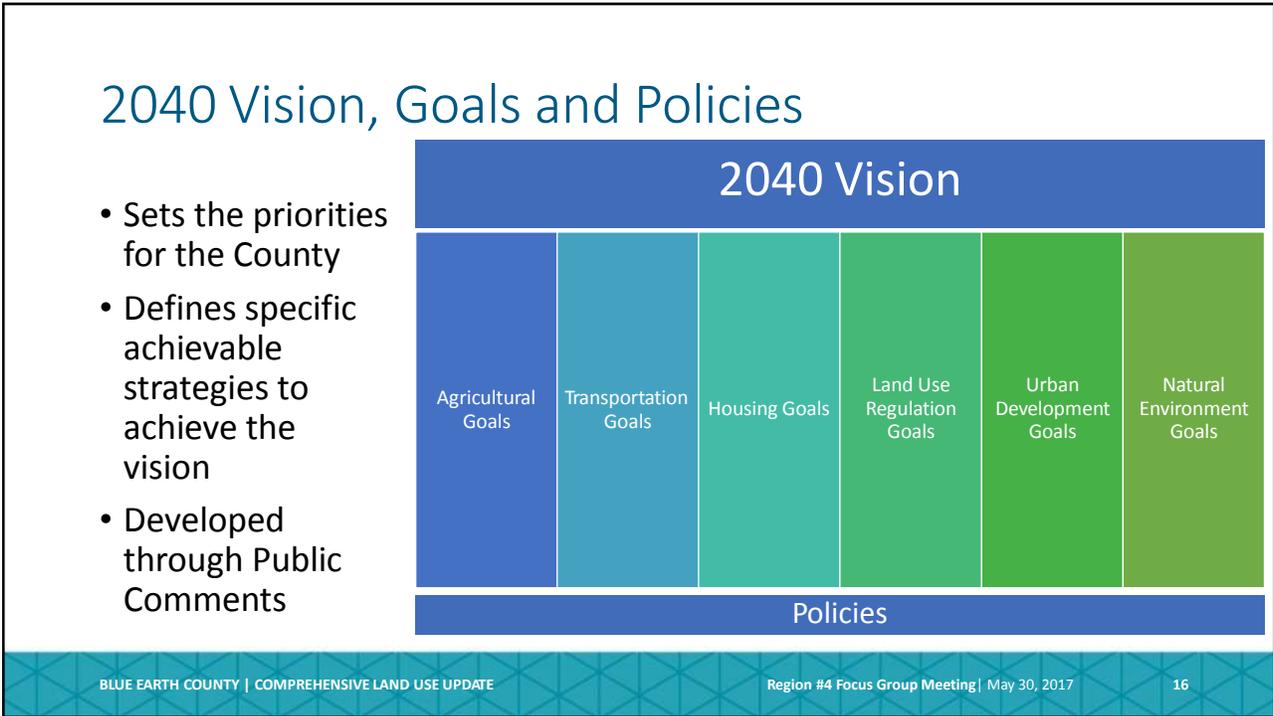
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Industrial and manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Technology related	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):





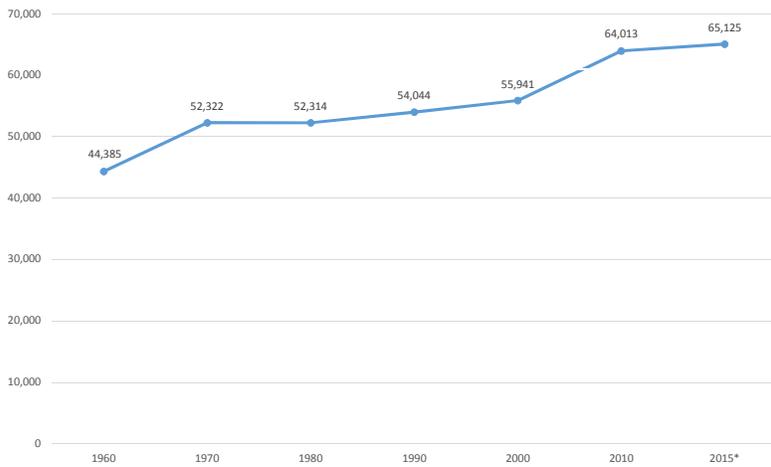
## Region 4 Characteristics

- Population Characteristics
- Geographic Characteristics
- Zoning
- Land Use

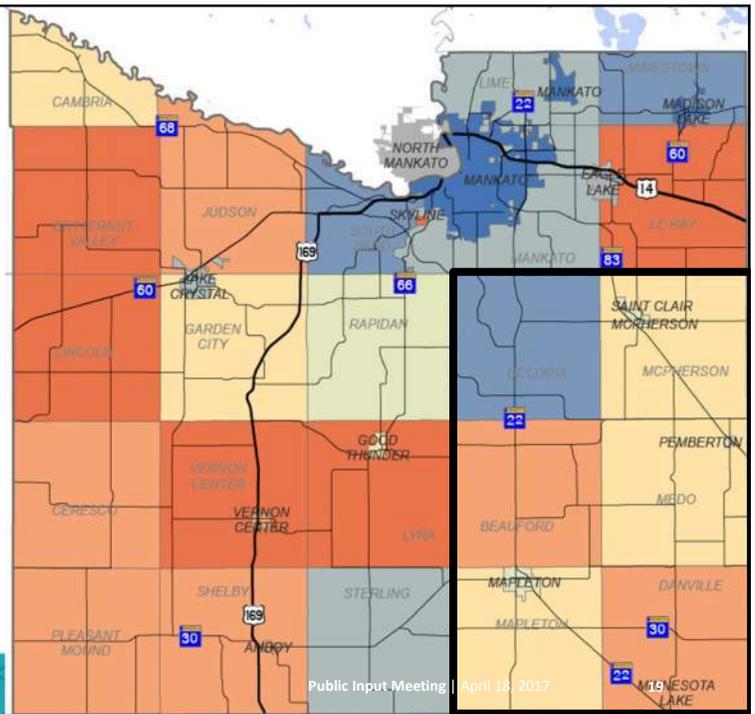
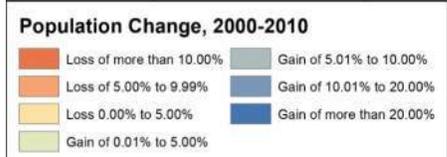
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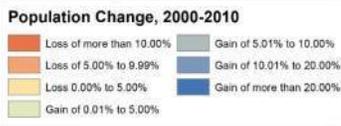
\*ACS 2015 Estimate



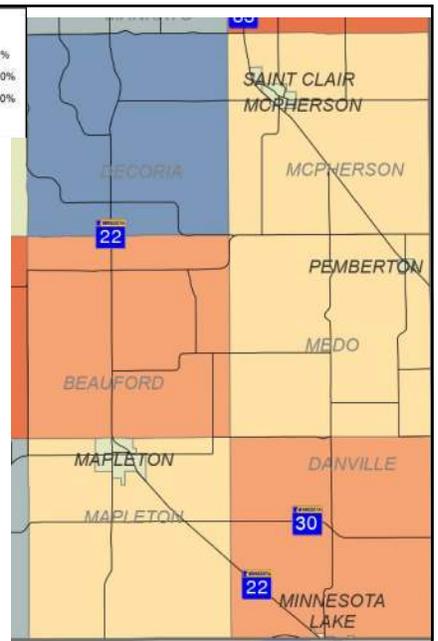
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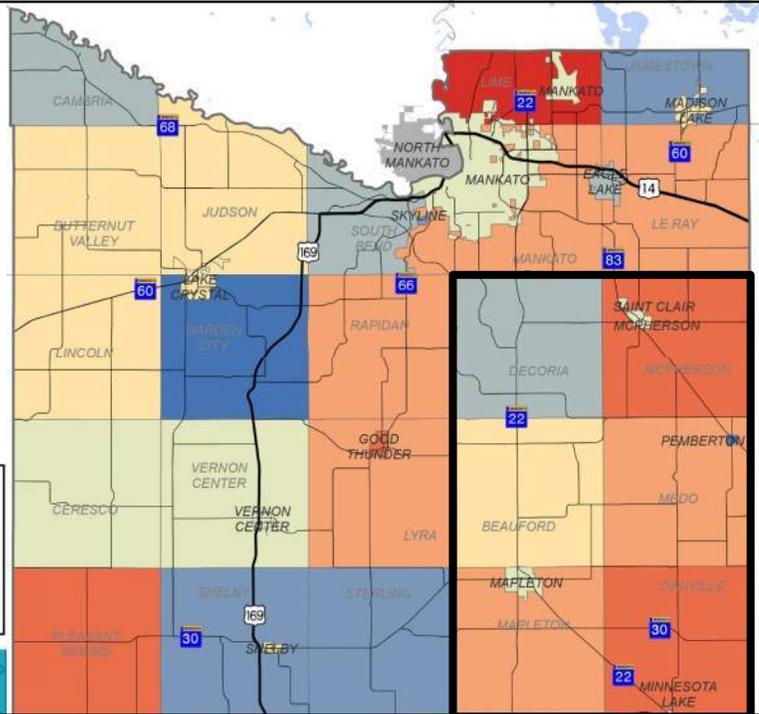
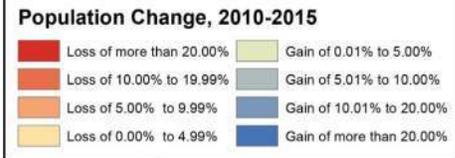
# Population Change 2000-2010



Jurisdiction	2000 Population	2010 Population	Change	% Change
Beauford Township	442	406	-36	-8.1%
Danville Township	262	240	-22	-8.4%
Decoria Township	992	1,104	112	11.3%
McPherson Township	470	466	-4	-0.9%
Mapleton	1,678	1,756	78	4.6%
Mapleton Township	310	310	0	0.0%
Medo Township	374	364	-10	-2.7%
Minnesota Lake (partial)	-	4	-	-
Pemberton	246	247	1	0.4%
St. Clair	827	868	41	5.0%

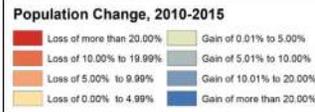


# Population Change 2010-2015

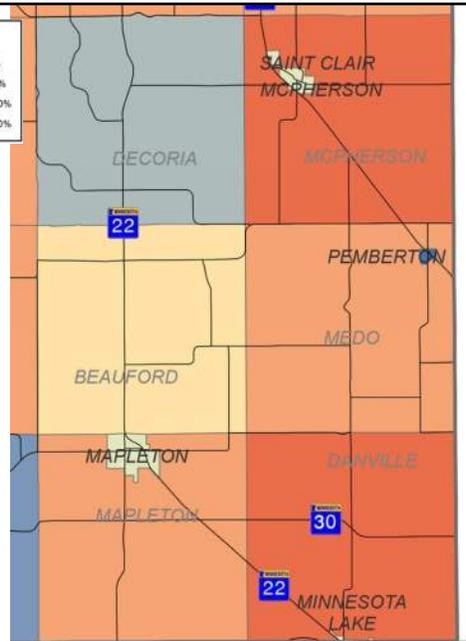


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Population Change 2010-2015



Jurisdiction	2010 Population	2015 Population	Change	% Change
Beauford Township	406	401	-5	-1.2%
Danville Township	240	208	-32	-13.3%
Decoria Township	1,104	985	-119	-10.8%
McPherson Township	466	418	-48	-10.3%
Mapleton	1,756	1,759	3	0.2%
Mapleton Township	310	284	-26	-8.4%
Medo Township	364	343	-21	-5.8%
Minnesota Lake (partial)	4	4	0	0.0%
Pemberton	247	297	50	20.2%
St. Clair	868	896	28	3.2%

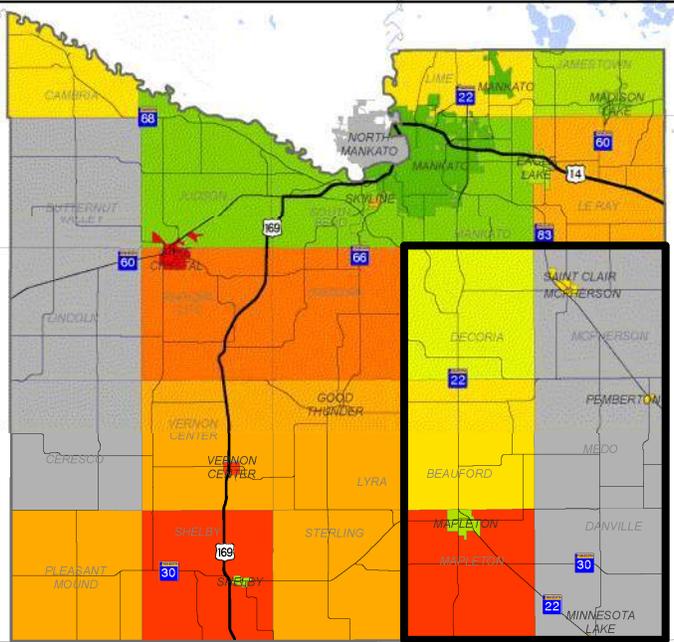


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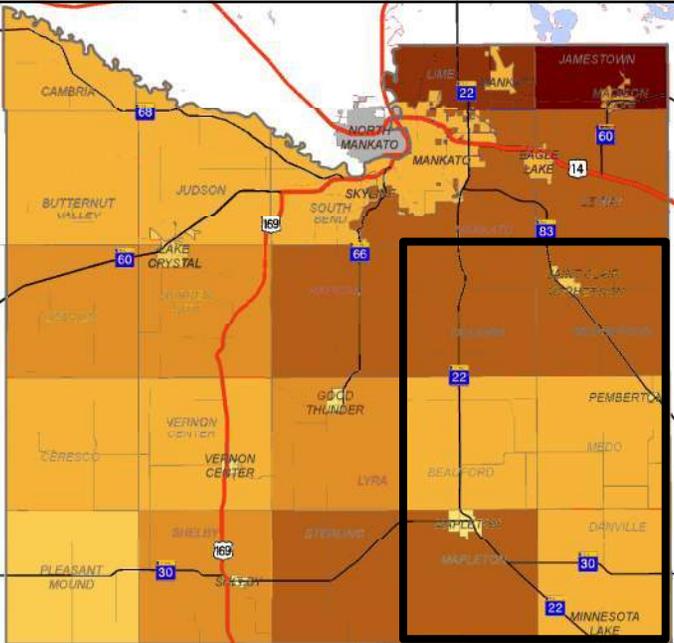
Region #4 Focus Group Meeting | May 30, 2017

22

# Employment Change 2010 - 2015



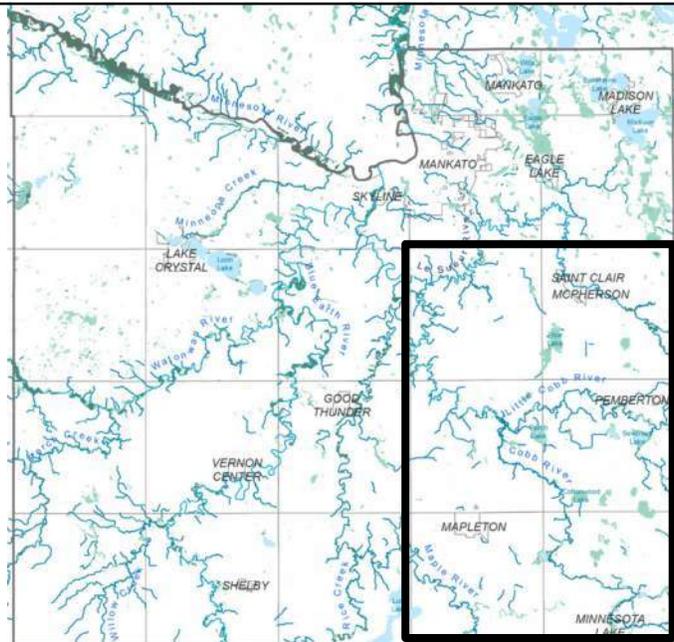
# Median Value of Owner Occupied Homes (2015)



# Existing Wetlands

**Rivers, Lakes, and Wetlands**

 Freshwater Emergent Wetland	 Lake
 Freshwater Forested/Shrub Wetland	 Riverine Wetland
 Freshwater Pond	 Rivers and Streams



# Existing Wetlands

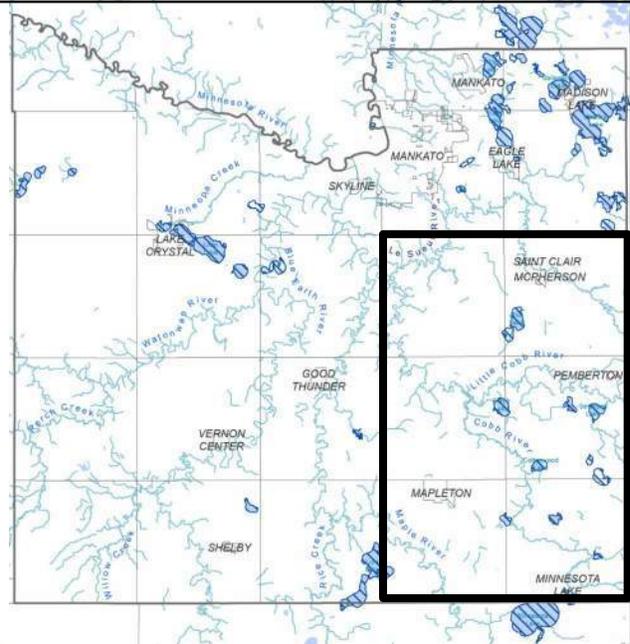
**Rivers, Lakes, and Wetlands**

 Freshwater Emergent Wetland	 Lake
 Freshwater Forested/Shrub Wetland	 Riverine Wetland
 Freshwater Pond	 Rivers and Streams



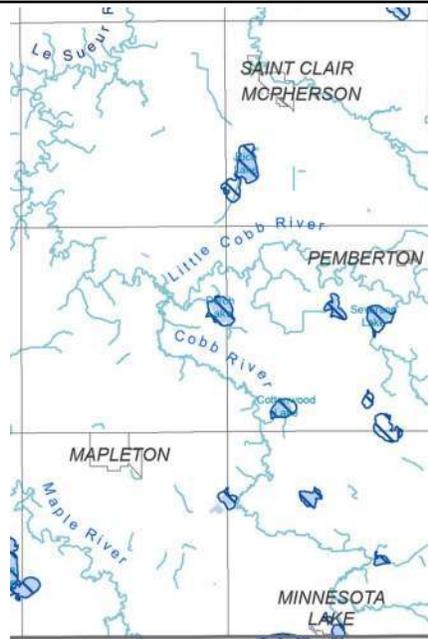
# Protected Basins

 Protected Basins  Rivers and Streams



# Protected Basins

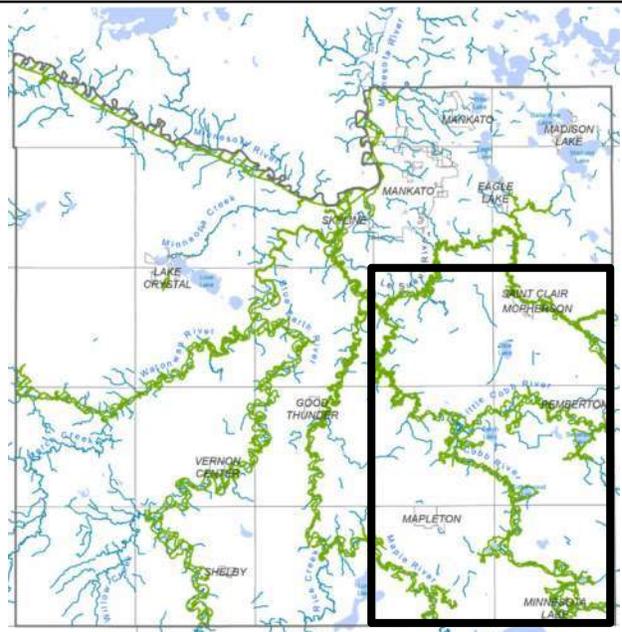
 Protected Basins  Rivers and Streams



# Existing Floodplains

**Rivers, Lakes, and Wetlands**

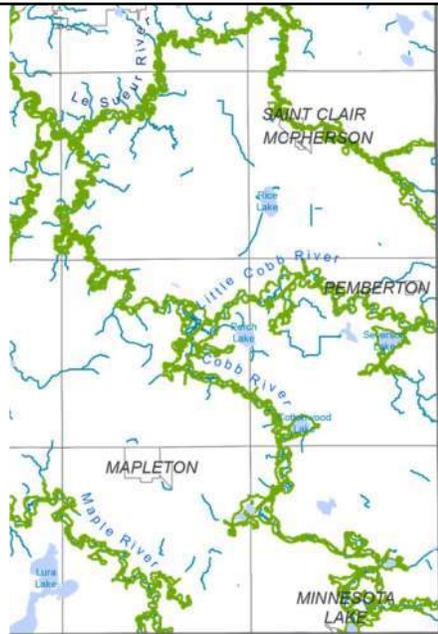
 Floodplain  Rivers and Streams



# Existing Floodplains

**Rivers, Lakes, and Wetlands**

 Floodplain  Rivers and Streams



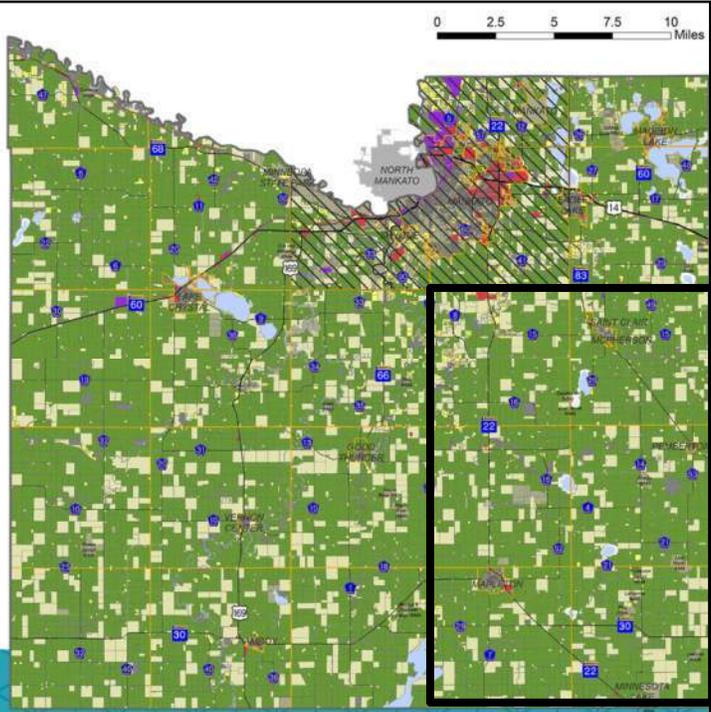
# Existing Land Use

## Legend

- City Limits
- Orderly Annexation Agreement Area

## Existing Land Use

- Ag Land
- Residential
- Ag Dwelling
- Mfg Home
- Commercial
- Industrial
- Exempt
- Other



BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

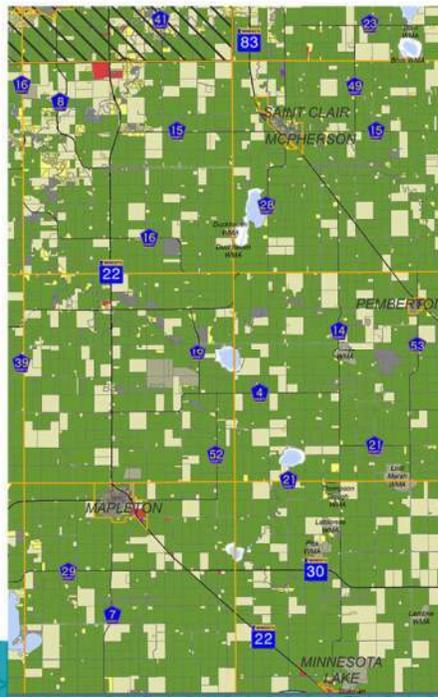
# Existing Land Use

## Legend

- City Limits
- Orderly Annexation Agreement Area

## Existing Land Use

- Ag Land
- Residential
- Ag Dwelling
- Mfg Home
- Commercial
- Industrial
- Exempt
- Other



BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Existing Land Use

## Legend

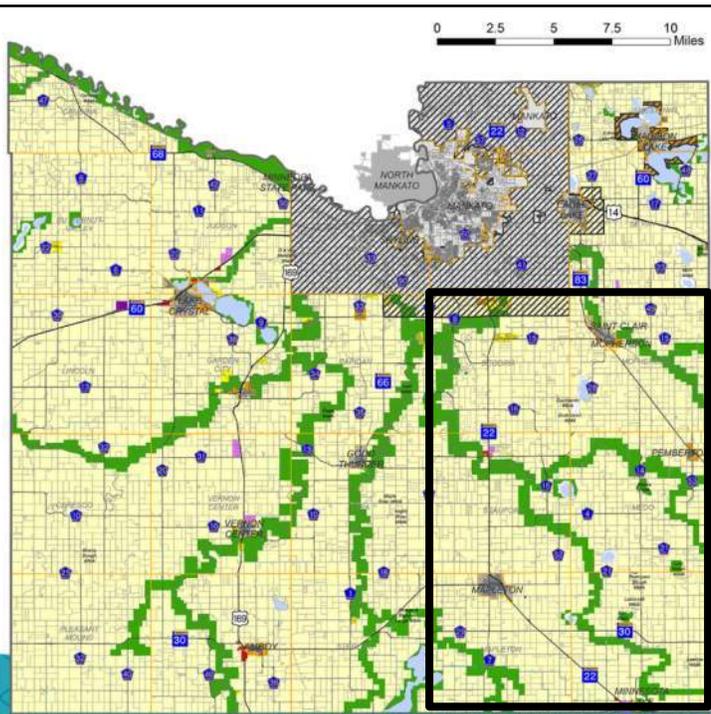
- City Limits
- Orderly Annexation Agreement Area
- Existing Land Use
  - Ag Land
  - Residential
  - Ag Dwelling
  - Mfg Home
  - Commercial
  - Industrial
  - Exempt
  - Other



# Existing Zoning

## Legend

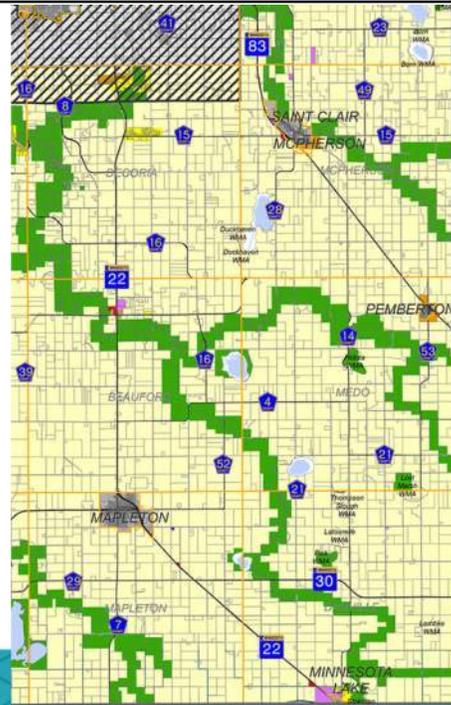
- City Limits
- Urban Fringe Overlay District
- Orderly Annexation Agreement Area
- Existing Zoning
  - Agriculture
  - Conservation
  - General Business
  - Highway Business
  - Light Industry
  - Heavy Industry
  - Rural Residential
  - Rural Townsite



# Existing Zoning

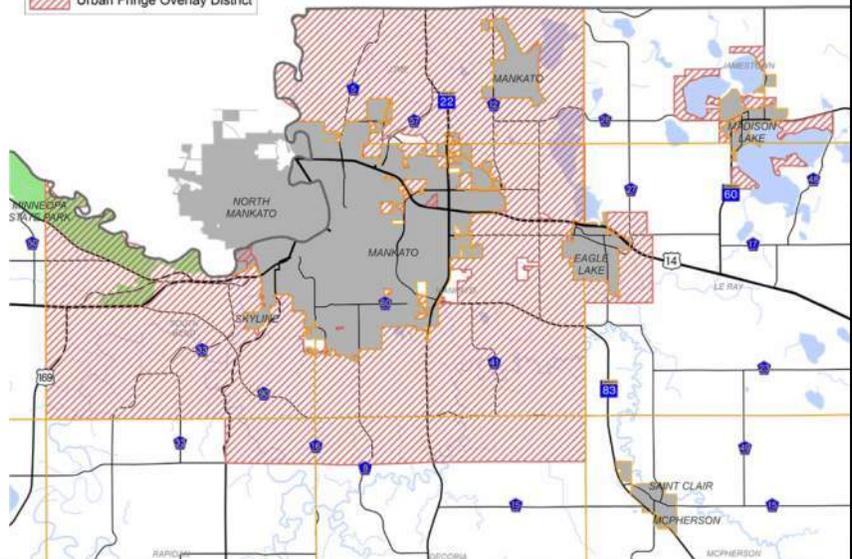
### Legend

-  City Limits
-  Urban Fringe Overlay District
-  Orderly Annexation Agreement Area
- Existing Zoning**
-  Agriculture
-  Conservation
-  General Business
-  Highway Business
-  Light Industry
-  Heavy Industry
-  Rural Residential
-  Rural Townsite

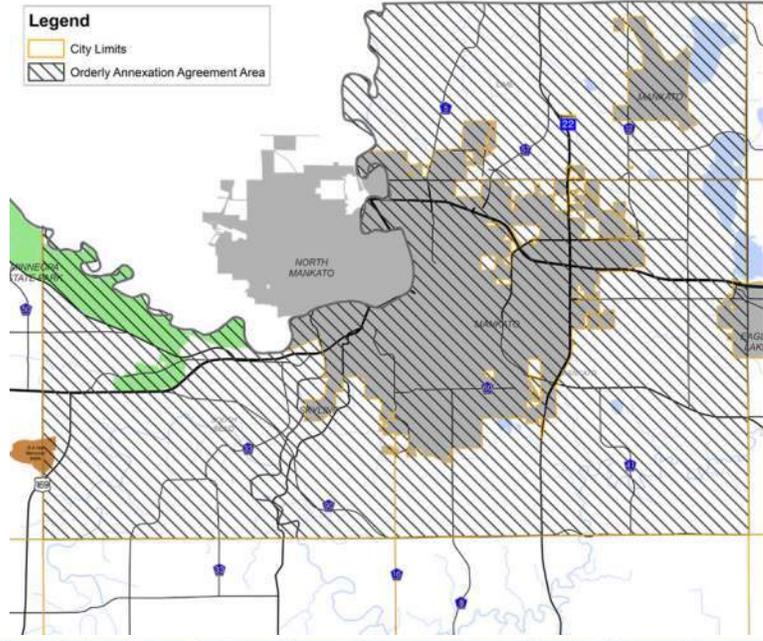


# Urban Fringe Overlay District

-  City Limits
-  Urban Fringe Overlay District

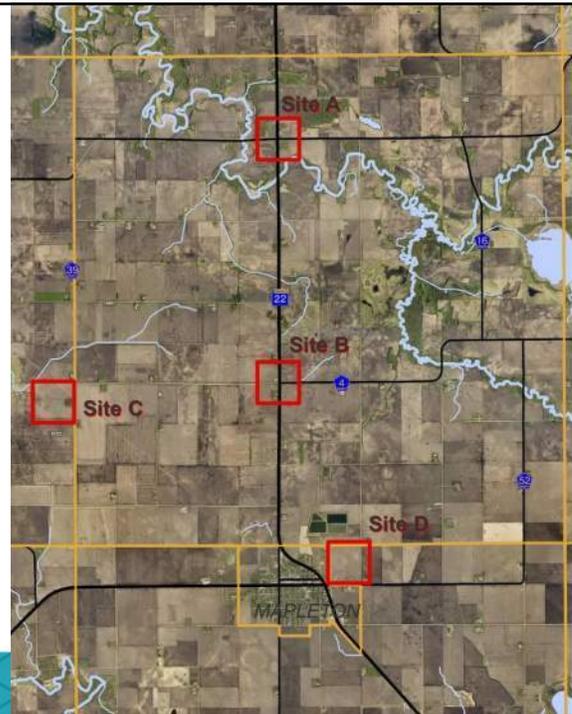


# Orderly Annexation Agreement



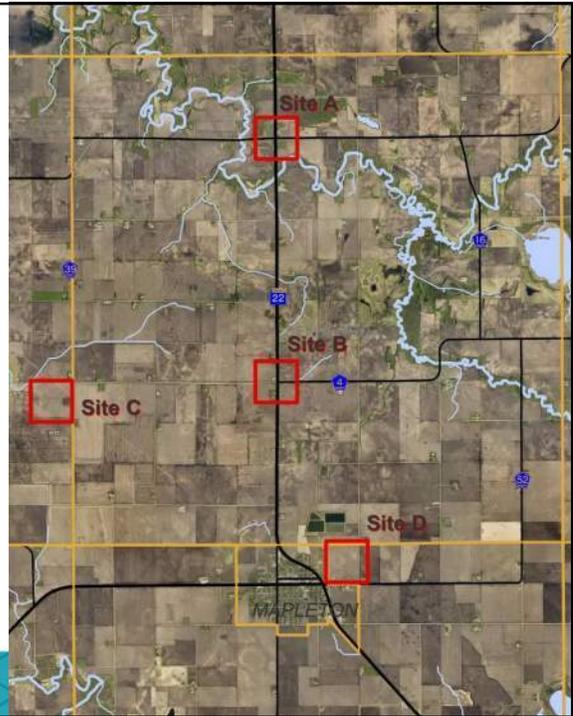
# Discussion

- Of the four sites highlighted, where would you prefer to see commercial development?



## Discussion

- Of the four sites highlighted, where would you prefer to see industrial development?

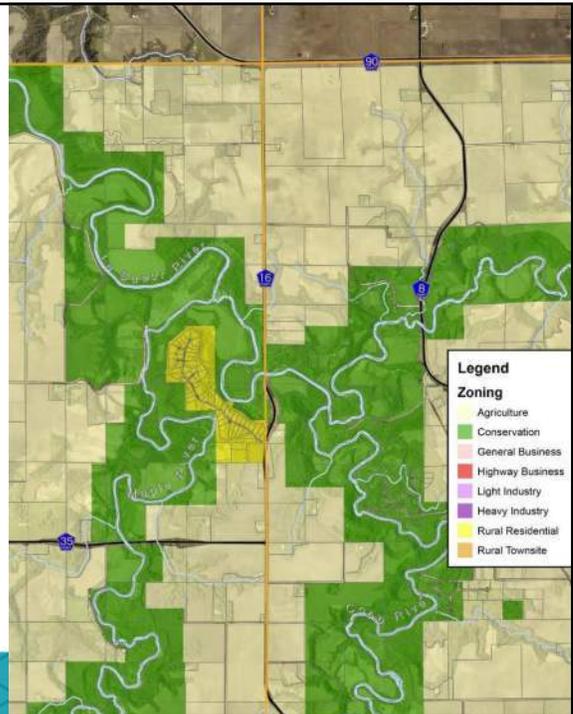


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

## Discussion

The Conservation District is intended to protect environmentally sensitive areas, preserve natural ground cover, and conserve natural resources. Generally, residential and outdoor recreation uses are allowed uses.

Should other low intensity uses also be allowed?



BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

## Discussion

What changes in agricultural practices over the past 20 years affect the way we use land?



## Discussion

There are many outdoor recreation sites throughout the county. Where are improvements needed?

What other sites/activities are desired within the County? (i.e. private campgrounds)



## Discussion

Level I and Level II home occupations are permitted and conditional uses in Blue Earth County's residential districts. Are changes needed to meet the current desires for home occupations in the county?



## Discussion/Q&A

- What opportunities do you see within Blue Earth County regarding growth and development?
- What challenges do you see within Blue Earth County regarding growth and development?
- What current issues or trends do we need to be aware of?
- What elements should be included in the plan?
- What local efforts should be noted/understood?
- Others?

## Next Steps/Ways to Stay Connected

- Place your completed worksheet in the comment box
- Provide additional questions, comments, and concerns via the comment form
- Complete the online survey:  
<https://www.surveymonkey.com/r/fcoblue-earthcomplandusesurvey>
- Visit the Comprehensive Land Use Plan Website:  
<http://www.blueearthcountymn.gov/f1369fLand-Use-Plan-Update>

## Help us Plan for the Future of Blue Earth County

- Opportunities and Challenges
- Vision Statement
- Future Growth



Identify the largest opportunity for the future of Blue Earth County.

Identify the largest challenge for the future of Blue Earth County.

- Rivers and Wetlands
- Open Space
- Agriculture
- Small Town Feel
- Housing Choices
- Business Opportunities
- Orderly Growth
- Economic Development

Develop a vision statement to guide the future of Blue Earth County

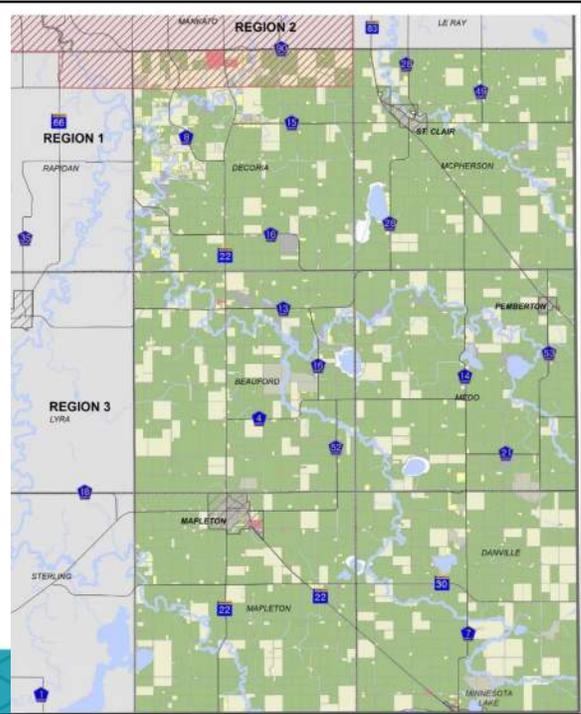
- In 2040, Blue Earth County will be known for \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
- Blue Earth County is known for it's \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and these characteristics should be \_\_\_\_\_ in the future.
- Blue Earth County will preserve \_\_\_\_\_ and encourage enhancements to \_\_\_\_\_ when planning for a prosperous future.

# Review Existing Land Use

**Legend**

	Urban Fringe Overlay District		Mfg Home
	Ag Land		Commercial
	Ag Dvesting		Industrial
	Residential		Exempt
			Other

**NORTH**

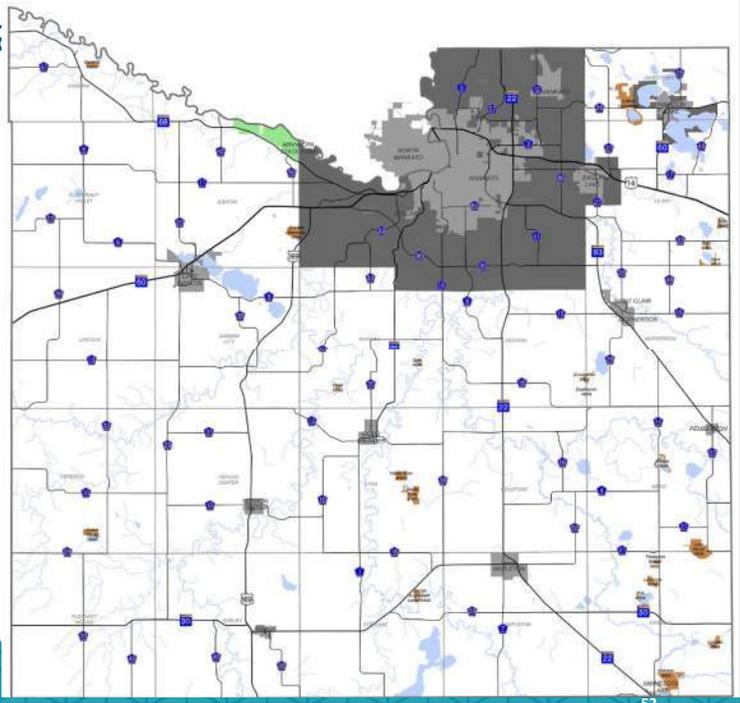


BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE

# Define future growth :

**Land Use**

	Residential Growth
	Commercial Growth
	Industrial Growth
	Agricultural Preservation
	Park/Open Space Preservation



BLUE EARTH COUNTY | COMPREHENSIVE LAND USE UPDATE



ENGINEERS  
PLANNERS  
DESIGNERS

## BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

SRF# 10361

Regional Focus Group Meeting - Region 4  
Tuesday, May 30, 2017 - 6:30 to 8:30 p.m.  
Mapleton

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Allan Konz	19140 State Hwy 22 Mapleton MN	AlanKonz@hotmail.com	<input checked="" type="checkbox"/>
2	Gretchen Bohl	204 S. 5th St. Mapleton MN 56001	gretchen.bohl@blueearthcountymn.gov	<input checked="" type="checkbox"/>
3	John Shanahan	P.O. Box 728 Mapleton MN 56065	Shnt01@hickoritech.net	<input checked="" type="checkbox"/>
4	Reginald Liddell	1160 S Victoria Dr Mapleton	reginald.liddell@mn.usda.gov	<input checked="" type="checkbox"/>
5	Tim Sieberg	10445 626 Ave MN Lake	Tim4870@hotmail.com	<input checked="" type="checkbox"/>
6	Mark Meyer	14784 626 Ave. Maple M	mark.meyer73@gmail.com	<input checked="" type="checkbox"/>
7	Ralph Schwein	15369 627 Ave Mapleton MN	bschwein@aol.com	<input type="checkbox"/>
8	Kristin Weeks-Dunanson	57746 Hwy 30 Mapleton	kristin@dunansongrowers.com	<input checked="" type="checkbox"/>
9	Chad Fredrickson	59398 161 LN Mapleton	ChassisTech@hotmail.com	<input type="checkbox"/>
10	Carl Lake	56539 117th Street Mapleton	tonkabrate@gmail.com	<input checked="" type="checkbox"/>

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ENGINEERS  
PLANNERS  
DESIGNERS

**BLUE EARTH COUNTY COMPREHENSIVE LAND USE PLAN UPDATE**

Regional Focus Group Meeting - Region 4  
Tuesday, May 30, 2017 - 6:30 to 8:30 p.m.  
Mapleton

SRF# 10361

#	Name	Mailing Address	Email/Phone	Add to Project Mailing List?
1	Mark Gartner	58753 119st. Mapleton, MN 56065	(507) 524-3010	<input type="checkbox"/>
2	Pat Duncanson	57746 Hwy 30 Mapleton MN 507		<input type="checkbox"/>
3	Kip Bruender	Blue Earth County Commissioner		<input type="checkbox"/>
4	Lyle Femrite	Decorah TWP.		<input type="checkbox"/>
5				<input type="checkbox"/>
6				<input type="checkbox"/>
7				<input type="checkbox"/>
8				<input type="checkbox"/>
9				<input type="checkbox"/>
10				<input type="checkbox"/>

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## Region 4 Focus Group Meeting Discussion Points

- Keeping youth in Blue Earth County
  - Green Seam had efforts
- There are lots of benefits with having a regional center (Mankato)
- Solar development in the county
- Livestock usage/feedlots vs residential ¼ ¼ development – at what point will the residential development be so scattered that feed lots can't be developed within required setbacks?
  - Setback conflicts
  - What to do with areas that can't fit large farm equipment? Utilize those areas for residential development.
  - Run-off/pollution – agricultural land vs lawns
- Expansion of Urban Fringe Overlay District
  - What does that look like?
  - Where is Mankato looking to grow?
- Abandoned Properties
  - What do we do with them?
  - Cultural norm = pride in place – keep things clean
  - What are the environmental concerns
  - Cost to clean up – property owners
- High speed internet access
- Conservation design districts



# BLUE EARTH COUNTY

COMPREHENSIVE LAND USE PLAN UPDATE

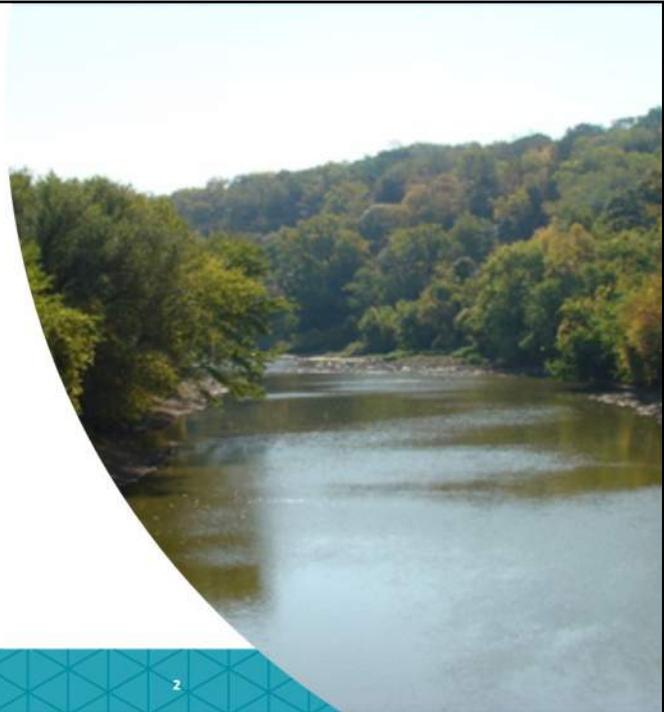


**Public Input Meeting**  
*Monday, September 24, 2018*  
*6:00pm*

## Agenda

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- Welcome
- What is a Land Use Plan?
- Planning Overview and Process
- Land Use Plan Overview
- Next Steps

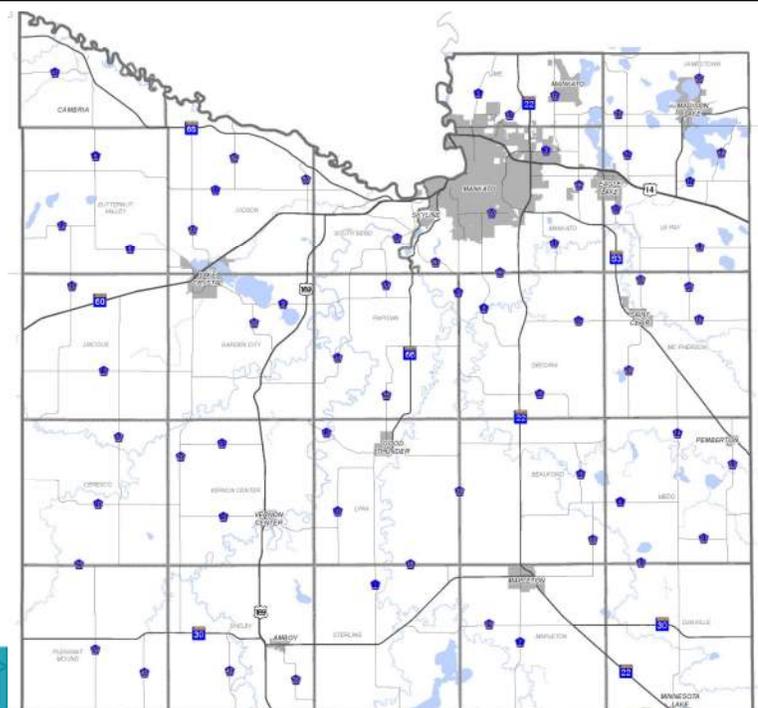


## What is a Land Use Plan?

**Guiding Document**  
**Intended for Elected Officials, Citizen's Plan Staff and Residents**  
**Plan for Implementation**  
**Plan for Future Growth** **Guide County Decision Making**  
**Protect and Enhance County Amenities** **Living Document**  
**Built from Community Engagement** **Develops a County Vision, Influence Future Land Use Regulations** **Goals and Objectives**

## What is a Land Use Plan?

- Outlines a future land use plan to base zoning decisions upon for areas within the County's land use jurisdiction.
- The plan is a living document that should be updated and modified as warranted through a public process.



## Planning Overview and Process



**Blue Earth County  
Residents**



**Project Study  
Review Committee**



**County Board and  
Commissions**



**Environmental  
Services Staff**

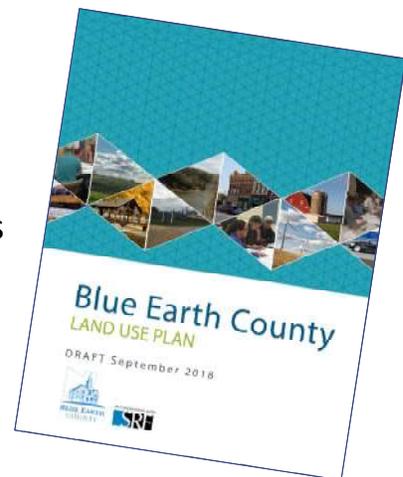


**SRF Consulting  
Group, Inc.**

- Public Input Meetings
- Community Survey
- Regional Focus Group Meeting
- Agency Interviews
- Economic Development Interviews

## Blue Earth County Land Use Plan

- Chapter 1 – Introduction
- Chapter 2 – Public Participation Process
- Chapter 3 – County Context & Social Characteristics
- Chapter 4 – Physical Environment & Natural Resources
- Chapter 5 – Community Resilience
- Chapter 6 – Land Use
- Chapter 7 – Economy
- Chapter 8 – Transportation
- Chapter 9 – Goals, Objectives and Implementation



## 2 – Public Participation Process

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- Study Review Committee
- Focus Group Meetings
- Public Open House
- Survey
- In-depth Interviews
- Other Plans



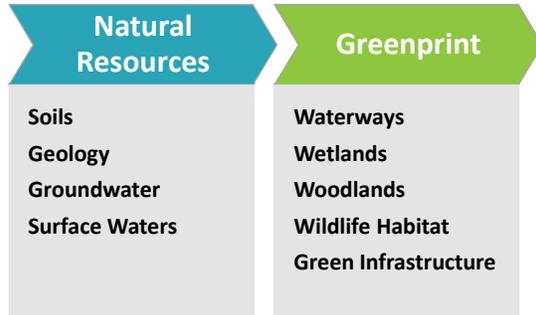
## 3 - County Context & Social Characteristics

---

- Region
- Demographics
- Population Change
- Population Projections
- Age of Housing Stock
- Why does this matter?

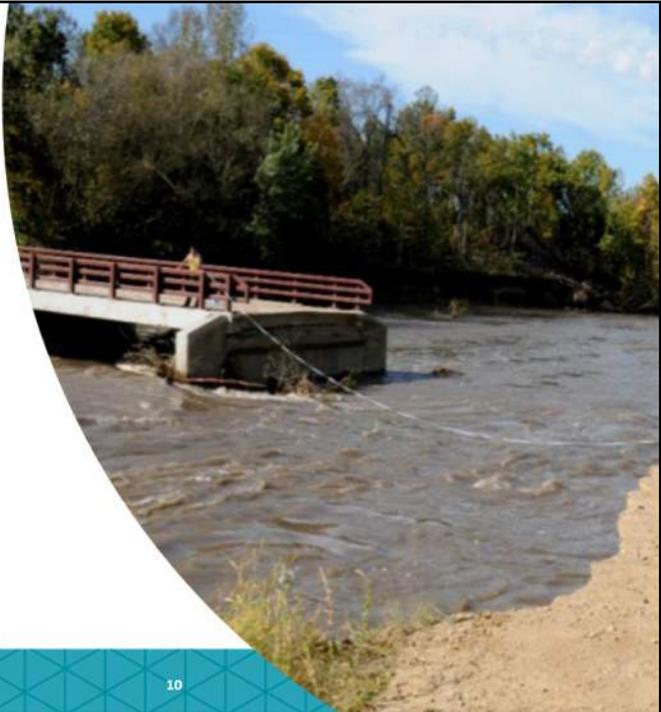


## 4 – Physical Environment & Natural Resources



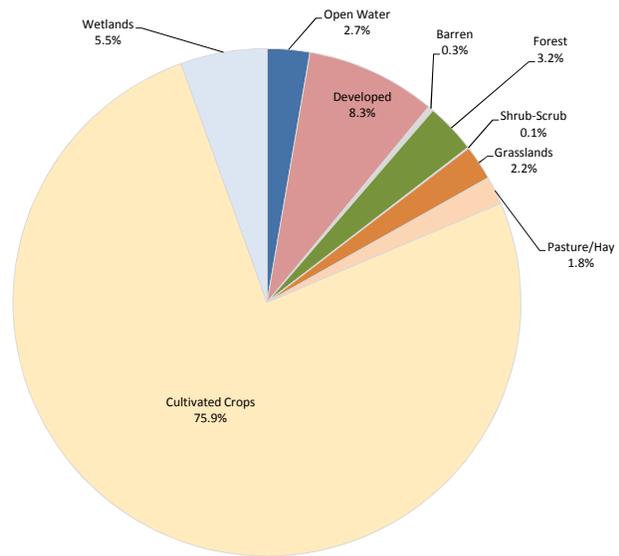
## 5 – Community Resilience

- **Blue Earth County All Hazard Mitigation Plan**
  - Vulnerable Populations
  - Essential Facilities
- **Infrastructure and Utilities**
  - Natural Gas and Electricity
  - Biomass and Waste Management
  - Groundwater Supply
  - Wastewater Treatment
  - Stormwater Management
- **Erosion**
- **Dams**
- **Tornados**



## 6 – Land Use

- Development Trends
- Orderly Growth and Development
- Overview of Land Use Authority and Existing Regulations



## Zoning Ordinance

To promote and protect the health, safety and general welfare

To provide for the orderly development of the County

To ensure the appropriate use of land

To ensure adequate utilities and transportation

To ensure adequate public facilities

To ensure the conservation of natural resources

To prevent pollution

## 7 - Economy

- Key economic drivers in the County
  - Agriculture
  - Healthcare facilities
  - Manufacturing
  - Educational Institutions
  
- Modern livestock production currently involves fewer but larger confined feedlots



## 8 - Transportation

- Access Management
- Right-of-Way
- Rail Operations
- Aviation
- Mankato/North Mankato Planning Organization
- Natural Preservation Routes
- All-Terrain Vehicles
- Freight



## 9 – Goals, Objectives and Implementation

### LAND USE PLAN VISION

*Blue Earth County will continue to provide a high quality of life for its residents, from agricultural production to urban living. A focus on agricultural preservation, natural resource protection, recreational opportunities and well-planned growth throughout the County will preserve and secure diverse quality-of-life options for residents.*

## 9 – Goals, Objectives and Implementation



## Please Provide Your Comments

- Provide additional questions, comments, and concerns using the comment form or online at:

<https://www.surveymonkey.com/r/BECLandUsePlanDraft>

- Place your completed comment form in the comment box
- Comments can also be given directly to County Staff or SRF
  - County Staff – 507.304.4381
  - SRF –

**Public Comment Period closes at 9:00 am on Monday,  
October 15<sup>th</sup>**

## Important Dates

- **Public Comment Period Closes:** Monday, October 15<sup>th</sup>
- **Final Study Review Committee Meeting:** Thursday, October 18<sup>th</sup>
- **Final Draft of the Land Use Plan Available Online:** Friday, November 30<sup>th</sup>
- **Planning Commission Meeting:** Wednesday, December 5<sup>th</sup>
- **County Board Meeting:** Tuesday, December 18<sup>th</sup>

**Draft Plan is available at:**

[www.blueearthcountymn.gov/landuseplanupdate](http://www.blueearthcountymn.gov/landuseplanupdate)

# AGRICULTURAL GOALS AND OBJECTIVES

**GOAL:** *Blue Earth County will maintain its agricultural areas by limiting new development to reduce conflicts between farm and non-farms uses and by adopting performance standards for certain agricultural uses to better protect its natural resources.*

## OBJECTIVES:

1. Preserve agricultural land for future agricultural use by limiting conversion to non-agricultural uses.
2. Support the agricultural economy in Blue Earth County. This includes farming operations of all scales and those industries which directly support agriculture.
3. Adapt to changes in agricultural trends to ensure that policies and regulations support continued agricultural production.
4. Encourage agricultural practices that support environmental conservation and protection.

## IMPLEMENTATION ACTIONS:

AGRICULTURAL IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
The County will implement an agricultural zone disclosure statement form to be signed by non-farm developers. The disclosure form will become a part of each parcel's official file.	Short-term	Environmental Services Staff, Planning Commission and County Board
The County will continue to enforce its dwelling density performance standard of one (1) dwelling unit per quarter-quarter section in the Agricultural Zoned District.	On-going	Environmental Services Staff, Planning Commission and County Board
The Transfer of Residential Development Rights (TDRs) within the Agricultural and Conservation Districts will continue to be allowed. However, the sender must either own the entire quarter-quarter out of which the dwelling unit allowance will be transferred or all property owners in the sending quarter-quarter with buildable areas must agree. The receiving quarter-quarter must share a common boundary or corner with the sending quarter-quarter. In addition, both the sending and receiving quarter-quarter must have an area which meets the current standards for being buildable as established by the Ordinances. The maximum dwelling unit allowance per quarter-quarter in the agricultural district is four (4).	On-going	Environmental Services Staff, Planning Commission and County Board
The County will review the Zoning Ordinance provisions for all permitted and conditional uses in its Agricultural District. The review will ensure compatibility with agricultural uses. The review shall eliminate non-compatible uses and where applicable, new uses shall be added.	Short-term	Environmental Services Staff, Planning Commission and County Board
Review the Development regulations and performance standards that apply to the Agricultural District.	Short-term	Environmental Services Staff, Planning Commission and County Board
Add performance standards related to the management of stormwater for those items that require a Conditional Use Permit (CUP).	Short-term	Environmental Services Staff, Planning Commission and County Board
A minimum of three hundred feet (300') will be the required setback, for any new dwelling unit in the agricultural district, from any existing agricultural field.	Short-term	Environmental Services Staff, Planning Commission and County Board
Setback standards will be reviewed for feedlots from any Residential District and any County park boundary.	Short-term	Environmental Services Staff, Planning Commission and County Board
New manure storage structures shall be either at or below grade, covered concrete structures or at or above grade, glass lined steel structures. These structures will require an application for a conditional use permit, go through plan review, and be subject to an inspection program. No new earthen basins for use as manure storage will be allowed in the County, however, existing non-conforming earthen basins used for manure storage can have improvements made to them to correct pollutant problems.	Short-term	Environmental Services Staff, Planning Commission and County Board
Review the feedlot ordinance for possible amendments to reduce the minimum lot size requirements.	Short-term	Environmental Services Staff, Planning Commission and County Board
Encourage the use of agricultural Best Management Practices (BMPs) to protect and enhance sensitive environmental features.	On-going	Environmental Services Staff

# NATURAL RESOURCES GOALS AND OBJECTIVES

**GOAL:** *Protect, enhance and restore aquatic and natural resources for current and the future generations, and protect the quantity and quality of groundwater resources to ensure long term sustainability of groundwater supplies.*

## OBJECTIVES:

1. Protect, enhance and restore wetlands to provide one or more functions, such as water quality, stormwater attenuation, flood water storage, fish and wildlife habitat, groundwater recharge, recreation, shoreline protection, and etc.
2. Minimize fragmentation and development of woodlands, wildlife habitat, open space, shoreland and wetlands in river corridors, lake watersheds, wetland complexes, and Greenprint priority areas. (Reference: Minnesota Statutes 2017, sections 394.23, 394.231 and 462.357 Subd.9)
3. Stormwater and stormwater runoff should be managed to prevent or minimize flooding, pollution, erosion and sedimentation in downstream receiving waters, drainage areas or property.
4. Land development projects in shoreland and Greenprint areas should protect soils, wildlife habitat, water quality, natural vegetation and wetlands.
5. Encourage preservation of the scenic and recreational value of natural areas, lakes, wetlands, river corridors, parks and trails.
6. Wastewater should be managed to protect surface and groundwater resources and public health.
7. Support goals, strategies and actions in the Blue Earth County Water Management Plan and other natural resource and water management plans
8. Land use planning and management have an important role in protecting groundwater resources. Land development projects and proposals should minimize potential for groundwater contamination.
9. Mining or otherwise extracting natural resources and their accessory uses should be designed, managed and reclaimed to protect surface and ground water resources, air quality and public safety with consideration of the general character of land uses in the area in both pre- and post-mining stages.

## IMPLEMENTATION ACTIONS:

NATURAL RESOURCES IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
<b>Coordination with Other Plans</b>		
Support land use management and policies to protect aquatic and natural resources in development and coordination of land use plans, comprehensive plans, transportation plans, stormwater plans, water management plans, hazard mitigation plans, and park and open space plans from all local government jurisdictions to protect aquatic and natural resources.	On-going	Environmental Services
Support goals, strategies and actions in the Blue Earth County Water Management Plan.	On-going	Environmental Services
Utilize and update the Blue Earth County Greenprint to protect, enhance and restore natural resources and support development of green infrastructure throughout the county.	On-going	Environmental Services
<b>Surface Water</b>		
Establish and maintain vegetation in riparian areas and riparian buffers in accordance with Minnesota Statutes 2017, sections 103F.401 to 103F.445 and the Blue Earth County Shoreland Ordinance.	On-going	Environmental Services, SWCD
Continue to administer the Blue Earth County Feedlot program to reduce the potential for pollution of surface water and groundwater from feedlots and manure management.	On-going	Environmental Services
<b>Stormwater</b>		
Continue to require and review stormwater management and construction site runoff and erosion control plans to reduce runoff, erosion and sedimentation.	On-going	Environmental Services
Review stormwater management and land use ordinances and policies to determine how stormwater management and erosion control requirements can be improved to protect downstream receiving waters and property from erosion, flooding and potential pollutant run-off. Make revisions as needed.	On-going	Environmental Services
Support contractor training and homeowner education to comply with State and County erosion control and stormwater management requirements and encourage stormwater best management practices to protect water quality.	Long-term	Environmental Services

# NATURAL RESOURCES GOALS AND OBJECTIVES

## IMPLEMENTATION ACTIONS (*Continued*):

NATURAL RESOURCES IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
<b>Wetlands</b>		
Continue to review development projects to determine if wetlands may be present and require wetland boundary delineations when needed.	On-going	Environmental Services
Continue to ensure wetland functions are protected with protection a minimum of 16.5 feet from wetlands when new subdivisions are platted.	On-going	Environmental Services
Consider wetland setbacks to prevent encroachment and erosion and sedimentation from surrounding uplands and drainage areas to protect wetlands from accelerated sedimentation and loss of water storage, loss of habitat or encroachment from surrounding land uses. Revise ordinances and policies if needed.	Long-term	Environmental Services
Consider amending land use policies and official controls requiring dedication of parkland to allow open space dedication, including wetlands, for public use in Greenprint priority areas as allowed by Minnesota Statutes. (Reference: Minnesota Statutes 2017, sections 394.25 Subd.7 and 462.358 Subd. 2b)	On-going	Environmental Services, SWCD
<b>Shoreland</b>		
Continue to administer the Shoreland Ordinance.	On-going	Environmental Services
Review the Shoreland Ordinance and policies to determine if revisions are needed to better protect public water lakes, rivers, streams and wetlands. Make revisions as needed.	Long-term	Environmental Services, MNDNR
Protect and encourage the enhancement and restoration of natural and aquatic vegetation and wetlands in near-shore areas to provide critical fish and wildlife habitat and shoreline protection from stormwater runoff, waves and ice ridges.	On-going	Environmental Services
<b>Groundwater</b>		
Continue to ensure wells are properly sited, constructed and sealed in accordance with the Minnesota Well Code and the Minnesota Department of Health delegation agreement.	On-going	Environmental Services
Continue to ensure subsurface sewage treatment systems (SSTS) are in compliance with Blue Earth County Code and Minnesota Rules.	On-going	Environmental Services
Continue to review and include conditions for development proposals to address storage, use and disposal of potentially hazardous substances and hazardous waste to prevent potential surface and groundwater contamination from runoff or leaching through soils and bedrock.	On-going	Environmental Services
Utilize the Geologic Atlas of Blue Earth County, Part B, and the Blue Earth County Water Management Plan to review land use and development projects protect groundwater in areas with moderate or high pollution sensitivity.	On-going	Environmental Services
Protect and encourage restoration of wetlands in river corridors and former sand, gravel and rock mining sites to protect groundwater and provide wildlife habitat or recreation.	On-going	Environmental Services
<b>Mining</b>		
Review ordinances, polices and requirements for mining plans and reclamation plans to ensure pre-mining conditions, surface and ground water protection, mining methods, auxiliary facilities, traffic, public safety, site management, staging operations, vegetation management, dust, noise, odors, lighting, wildlife habitat, scenic views and other concerns are addressed.	Short-term	Environmental Services
Review and consider amending policies for mining performance bonds.	Short-term	Environmental Services
Consider development of a master plan for mining reclamation using the Greenprint Master Plan for Mining Reclamation Framework.	Short-term	Environmental Services

# COMMUNITY RESILIENCE GOALS AND OBJECTIVES

**GOAL:** *Protect, enhance and restore aquatic and natural resources for current and the future generations, and protect the quantity and quality of groundwater resources to ensure long term sustainability of groundwater supplies.*

## OBJECTIVES:

1. Prevent losses from flood hazards through implementation of the National Flood Insurance Program.
2. Ensure community resilience with stormwater management systems, better site design and other projects that effectively provide flood water and stormwater attenuation to prevent flooding, erosion and protect water quality.
3. Minimize ravine, stream bank and bluff erosion, construction site runoff, erosion hazards, and mitigation costs throughout the County.
4. Protect and enhance natural flood water and stormwater storage and treatment systems in floodplains, wetlands and shoreland areas.
5. Ensure water wells are properly located, constructed and maintained.
6. Ensure land development proposals address storage, use and disposal of potentially hazardous substances and hazardous waste.
7. Support long term, sustainable wastewater treatment systems to protect groundwater and surface water from contamination from sewage and hazardous substances.
8. Work to eliminate discharge of untreated and undertreated wastewater to surface water and groundwater.
9. Support goals, strategies and actions in the Blue Earth County Hazard Mitigation Plan, Blue Earth County Water Management Plan, stormwater plans and watershed plans.
10. Support goals, strategies and actions in the Blue Earth County Hazard Mitigation Plan, Blue Earth County Water Management Plan, stormwater plans and watershed plans.

## IMPLEMENTATION ACTIONS:

COMMUNITY RESILIENCE IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
Participate in updating the Blue Earth County Hazard Mitigation Plan to address potential hazards and identify mitigation actions for floods, near-channel erosion, water supply contamination, and hazardous materials release, for example.	Short-term and On-going	Emergency Management, Environmental Services, Public Works
<b>Flooding</b>		
Adopt the preliminary FEMA Flood Insurance Rate Maps when they are approved by FEMA and revise floodplain ordinances to conform to FEMA/MNDNR standards.	Short-term	Environmental Services
Revise floodplain ordinances to prohibit filling or new dwellings in the General Floodplain and Flood Fringe District and to conform to the County Zoning Ordinance which requires lots to have the required buildable area outside of floodplains.	Short-term	Environmental Services
Consider land use controls to prevent land development in the Rapidan Dam flood inundation area.	Short-term	Environmental Services, Public Works, Emergency Management
Review ordinances and policies to ensure water storage potential of natural systems are considered and protected in wetlands, floodplains, and vegetation that protect soils and increase evapotranspiration.	Short-term	Environmental Services
<b>Erosion and Erosion Hazards</b>		
The County will review and consider increasing structure and other setbacks in areas with potential riverine and near-channel erosion hazards in incised reaches of rivers and streams and steep slopes to prevent future erosion hazards and reduce hazard mitigation costs. (Hazard Mitigation Plan)	Short-term	Environmental Services, Other affected Townships, Emergency Management, Public Works
The County will consider requiring site-specific assessment of vulnerability prior to land development and alterations in areas with eroding bluffs and steep slopes.	Short-term	Environmental Services, Affected Townships, Emergency Management, Public Works
Review and revise stormwater management and land use ordinances and stormwater management policies to decrease surface water runoff and subsurface drainage discharges directed to streambanks, bluffs, ravines and steep slopes to reduce erosion.	Short-term	Environmental Services, Affected Townships, Public Works

# COMMUNITY RESILIENCE GOALS AND OBJECTIVES

## IMPLEMENTATION ACTIONS (*Continued*):

NATURAL RESOURCES IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
<b>Stormwater Management</b>		
Continue to require site owners/contractors obtain required MPCA NPDES construction stormwater permits.	On-going	Environmental Services
Continue to implement and develop ordinances, policies and documents necessary to support the MS4 program as required by the State.	On-going	Environmental Services, County Attorney
Work with multiple jurisdictions to evaluate existing and potential stormwater ordinances and policies effectiveness and determine if uniform approaches are desired to develop or administer local stormwater regulations and amend ordinances as needed.	Long-term	Environmental Services, Interested Municipalities, Public Works
Support increasing water storage by enhancing and restoring wetlands and developing green infrastructure to increase water storage and provide other benefits.	On-going	Environmental Services
Protect wetlands from development impacts during construction with vegetated buffers, perimeter controls and other erosion control strategies to ensure wetland storage volume is not diminished due to accelerated erosion and sedimentation. (Reference: MPCA NPDES Construction General Permit)	On-going	Environmental Services
<b>Wastewater</b>		
Continue to ensure subsurface sewage treatment systems (SSTS) are in compliance with Blue Earth County Code and Minnesota Rules.	On-going	Environmental Services
Continue to require sufficient lot area for subsurface sewage treatment systems and replacement systems.	On-going	Environmental Services
Continue to support growth and development in municipalities or areas with publicly owned collection and treatment systems to ensure that wastewater treatment needs are met for the future and to help reduce long-term costs associated with growth to the taxpayers.	On-going	Environmental Services
Continue to support orderly annexation agreements.	On-going	Environmental Services
<b>Water Supply</b>		
Continue administering the Minnesota Well Code, issue permits, inspect the construction of new domestic wells and non-community water supply wells, inspect the sealing of abandoned well, and ensure wells are maintained in accordance with the Minnesota Department of Health delegation agreement.	On-going	Environmental Services
Continue to review land development proposals to ensure required well isolation distances (setbacks) from existing and future wells will be maintained and abandoned wells are identified and properly sealed.	On-going	Environmental Services
Continue to coordinate water appropriations permitting with MNDNR.	On-going	Environmental Services

# LAND USE GOALS AND OBJECTIVES

**GOAL:** *The County will support the utilization of its land and related natural resources, so they are conserved for future generations. In addition, the County will continue to support the growth of all municipalities while preserving agriculture, rural character, and its scenic value.*

## OBJECTIVES:

1. Maintain ordinances that appropriately respond to the residential, agricultural, industrial and commercial trends of Blue Earth County.
2. Maintain relationships with cities and townships to ensure adequate area exists to support future demand for residential, agricultural, commercial, and industrial uses.
3. Refer to other system plans (e.g., Water Management Plan, MAPO Transportation Plan, Hazard Mitigation Plan, and other relevant plans) when making future decisions on growth and development or updating the Land Use Plan.
4. Preserve the health, safety, and welfare of all residents and the environment in Blue Earth County.

## IMPLEMENTATION ACTIONS:

LAND USE IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
The County will assess all permitted and conditional uses in all zoning districts. When necessary, amendments to the Ordinance shall be made.	Long-term	Environmental Services, Planning Commission and County Board
The County will assess the district standards (height, yard and lot area, width and depth regulations) for all zoning districts.	Short-term	Environmental Services and Planning Commission
The County will consider amending its definition of "Lot of Record" in the Agricultural District to be February 1, 1985.	Short-term	Environmental Services, Planning Commission and County Board
The County will amend its Individual Sewage Treatment System ordinance as needed.	Short-term	Environmental Services, Planning Commission and County Board
The development of future commercial uses in the rural area shall be reviewed for their emergency services, stormwater and wastewater treatment, access to transportation systems, and water supply needs and the corresponding impacts to those systems.	On-going	Environmental Services, Planning Commission and County Board
Regularly review the Land Use Plan and pursue amendments on a regular basis to ensure the plan appropriately guides decision making.	On-going	Environmental Services, Planning Commission and County Board
Review the regulations for when a construction permit is required.	Short-Term	Environmental Services, Planning Commission and County Board
Continue to enforce ordinances related to junkyards and solid waste.	On-going	Environmental Services
The County will review the urban fringe overlay districts. The district's boundaries around the City of Mankato, the City of Eagle Lake, and the City of Madison Lake could be amended following consultation with the city's representative(s) and a public input process. Each city's growth needs, and future utility service areas will be considered. Future Growth boundaries around the other municipalities shall be a coordinated effort between the County and its municipalities. Future amendments will include review from MnDOT, MAPO, Townships, and other primary stakeholders as deemed appropriate.	Long-term	Environmental Services, Planning Commission, County Board and applicable cities.
Continue to integrate and actively participate in land use and transportation planning activities with other regional agencies (MnDOT, MAPO, etc.).	On-going	County Engineer and Environmental Services

# DEVELOPMENT GOALS AND OBJECTIVES

**GOAL:** *The County will support orderly growth and limit the development of uses that may eventually require the extension of urban utilities outside of municipal areas.*

## OBJECTIVES:

1. Consider development that can be constructed with minimal impact to existing natural and built systems (e.g., wetlands and transportation).
2. Utilize the Land Use Plan to guide future development in Blue Earth County.
3. Direct new and in-fill commercial and industrial development to urban areas where access to transportation, water, wastewater and stormwater systems can be provided.
4. Allow for development that adapts to the natural environment and is constructed in a manner that does not negatively impact existing natural resources.
5. Future growth and development in the urban fringe districts near Mankato, Eagle Lake, and Madison Lake should be steered to the municipalities and be consistent with orderly annexation agreements, land use plans of the affected jurisdictions, MAPO transportation plans, MATAPS, and other local and regional transportation plans, protection of natural resources, the County Greenprint, County Land Use Plan, and other local and regional plans.
6. Consider the development of alternative energy projects that avoid negative impacts to any nearby environmentally sensitive areas.

## IMPLEMENTATION ACTIONS:

DEVELOPMENT IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
The County will review the urban fringe overlay districts. The district's boundaries around the City of Mankato, the City of Eagle Lake, and the City of Madison Lake could be amended following consultation with the city's representative(s) and a public input process. Each city's growth needs, and future utility service areas will be considered. Future Growth boundaries around the other municipalities shall be a coordinated effort between the County and its municipalities. Future amendments will include review from MnDOT, MAPO, Townships, and other primary stakeholders as deemed appropriate.	Long-term	Environmental Services, Planning Commission, County Board and applicable cities.
The County will support the establishment of annexation agreements between its municipalities and their surrounding townships for the purpose of encouraging urban development to occur in urban areas with urban services.	On-going	Environmental Services, Planning Commission and County Board
The County will adopt performance standards for development that has higher than average impacts upon existing infrastructure.	Short-term	Environmental Services, Planning Commission and County Board
Regularly review and amend the zoning ordinance and land division regulations to ensure standards correlate with current development trends.	On-going	Environmental Services, Planning Commission and County Board
Review allowed uses in all zoning districts to encourage small business growth throughout the County.	Short-Term	Environmental Services, Planning Commission and County Board
Review lot size and setback requirements and identify amendments that promote the goals and objectives of this plan.	Short-Term	Environmental Services
Review and possibly amend the parking standards in residential districts to meet current needs.	Long-Term	Environmental Services, Planning Commission, County Board
Review the current standards for home occupations and identify amendments that promote the goals and objectives of this plan.	Short-Term	Environmental Services, Planning Commission, County Board
Review solar and wind energy ordinances and identify amendments that promote the goals and objectives of this plan.	Short-Term	Environmental Services

# HOUSING GOALS AND OBJECTIVES

**GOAL:** *The County will encourage multi-unit housing development to be in areas that can be serviced by city utilities. Housing developments in rural areas, shall have adequate separation between residential and non-residential uses.*

## OBJECTIVES:

1. Allow for the development of a diverse housing stock (single-family, two-family, and multiple-family dwellings), as allowed by the applicable zoning districts.
2. Consider the development of cluster housing developments with shared systems that reduce impacts to service costs and the natural environment, provided the necessary standards are met for stormwater, wastewater, and transportation needs.
3. Preserve and enhance the existing character of neighborhoods and urban areas by encouraging similar uses and developments.

## IMPLEMENTATION ACTIONS:

HOUSING IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
The County will eliminate the language in its ordinances that makes a distinction between stick-built homes and code complying manufactured homes.	Short-term	Environmental Services Staff, Planning Commission and County Board
Create performance standards for the creation of Conservation Subdivisions as a Conditional Use Permit in the Ag or Conservation Districts.	Long-term	Environmental Services, Planning Commission, County Board
Support housing development that provides for the best use of land and services (i.e., shared access and community infrastructure systems).	On-going	Environmental Services
Review the performance standards for the Elder Care provision of the Zoning Ordinance.	Long-term	Environmental Services, Planning Commission, County Board

# TRANSPORTATION GOALS AND OBJECTIVES

**GOAL:** *Land use proposals as they relate to road construction, access points, and service road requirements will be tied to the County's transportation planning efforts and will be reviewed by the applicable road authority.*

## OBJECTIVES:

1. Maintain a transportation system that allows for the safe and efficient movement of people and goods through Blue Earth County and responds to growth.
2. Consider multiple modes of transportation when reviewing developments and undergoing long-range planning efforts.
3. Maintain relationships with MnDOT, MAPO, cities, townships and other agencies to provide a connected network throughout the County.
4. Identify transportation impacts of rural development.
5. Future development shall meet the County standards for land use and access management.

## IMPLEMENTATION ACTIONS:

DEVELOPMENT IMPLEMENTATION ACTION	TIMEFRAME	RESPONSIBILITY
The County will limit the number of access points to Highway 90.	On-going	Environmental Services, County Engineer and Planning Commission
For development proposals located along major arterials, service roads may be required to be built to service the use.	On-going	Environmental Services, applicable road authority, Planning Commission and County Board
Establish a maximum grade requirement that will apply to the construction of all new private access roads.	Short-term	Environmental Services and County Engineer
The County needs to assess its policy regarding the number of field approaches that are permitted along different classes of roads. Some determination needs to be made regarding the standard that should be applied to this type of access point and the appropriate ordinances should be amended.	Short-term	Environmental Services, County Engineer and Planning Commission
Review the standards for the permitting of advertising structures.	Long-term	Environmental Services, area road authorities, Planning Commission, and County Board
Continue to integrate and actively participate in land use and transportation planning activities with other regional agencies (MnDOT, MAPO, etc.).	On-going	County Engineer and Environmental Services