

JOHN KLAERS PLANNING & ASSOCIATES

APPROVED

Greenwood Township 2015 Comprehensive Plan

Land Use, Development & Local Government
Administration

John Klaers Planning & Associates

1/25/2016

Conformance with the Lake Vermilion Plan, Managing Land Use and Development, Administering Local Government.

ACKNOWLEDGEMENTS

The Greenwood Township Comprehensive Plan Steering Committee was the key component of this comprehensive plan. The following citizens of Greenwood generously devoted their time, knowledge and concern for the future of a very special place to this process and the plan that follows.

Kirsten Reichel (Greenwood Town Board Chair)

Barbra Hegg

Mary Worringer

Ellen Trancheff

JoAnn Bassing

Julia Maki Ex Officio (Zoning Director)

Chuck Richards

Rick Sathre

Tom Aro

Steve Lenertz

Howard Ankrum

Lee Peterson

John M. Klaers Planning Consultant/Meeting Facilitator

A sincere Greenwood thanks to Walt and Marcy Moe, Steve Lotz and other citizens that provided input at the monthly meetings.

TOWN BOARD MEMBERS

Kirsten Reichel (Greenwood Town Board Chair)

Gene Baland

Rick Worringer

John Milbridge

John Bassing

TABLE OF CONTENTS

Acknowledgments	2
Background-Planning for Greenwood Township	4
Map1 Greenwood Zoning	5
2015 Greenwood Township Comprehensive Plan Community Survey	6
2015 Greenwood Township Community Inventory	7
Map 2 Greenwood Wetlands and Topography	9
2015 Greenwood Township Comprehensive Plan	10
Greenwood 2035 – A Vision for the Future Community	10
Goals of the Greenwood Comprehensive Plan	11
Lake Vermilion Water Quality	11
Preserving the Northern Character of Lake Vermilion	12
Business & Economic Development	12
Population	13
Local Government	13
Future Land Use	14
Lake Vermilion Plan Concept Areas	14
Concept Area 1 Sensitive Lands & Waters	14
General Characteristics	14
Policies	14
Concept Area 2 Open Space & Public Lands	14
General Characteristics	14
Policies	14
Concept Area 3 Low Density Development	15
General Characteristics	15
Policies	15
Concept Area 4 Moderate Density Development	16
General Characteristics	16
Policies	16
Concept Area 5 High Density Development	16
General Characteristics	16
Policies	16
Concept Area 6 Resorts and Water Related Commercial Uses	17
General Characteristics	17
Policies	17
Future Land Use – Greenwood’s Non-Shoreland Zone Properties	18
Map 3 Future Land Use - Shoreland and Non- Shoreland Areas	20
Comprehensive Plan Implementation Actions	21
Lake Vermilion Water Quality	22
Preserving the Northern Character of Lake Vermilion	27
Township Services	31
Business and Economic Development	32

1. BACKGROUND –PLANNING FOR GREENWOOD TOWNSHIP

Greenwood Township is one of the most unique communities in Minnesota considering land area, natural features, land use, history and culture. Greenwood's first land use plan was adopted in 1983, six years after the township was organized. That document crafted by Greenwood residents and Planning Commission members, guided community development for 32 years. Map 1 shows Greenwood Township's current zoning configuration.

In 2001 St. Louis County Planning brought together all the communities on Lake Vermilion and created the "Lake Vermilion Plan" in response to concerns about how the lake shore area was being developed. This plan was the product of nine years of public meetings and discussion on land use and development issues affecting the lake. The County's Lake Vermilion Plan applies to all properties within 1,000 feet of the lake shore. The Lake Vermilion Plan has been adopted by the St. Louis County Board and has the effect of a county ordinance. The Lake Vermilion Plan has also been adopted by the Greenwood Town Board and the plan's goals and policies are reflected in this Township comprehensive plan.

Greenwood Township commercial, residential and recreational housing development centers on Lake Vermilion, the fifth largest lake in Minnesota. Lake Vermilion is a fragile water resource that is threatened by nutrients from stormwater runoff and failing on site wastewater treatment systems. The loss of natural shoreland vegetation from new development and redevelopment contributes to water quality degradation. The lake has seen increases in the number and type of invasive species putting additional pressures on the eco systems it supports.

Greenwood development/land use is dominated by seasonal cabins and recreational properties some of which have been owned by the same family for over 100 years. Greenwood's shoreland area has been platted and subdivided since the late 1800s. Many Greenwood Lake Vermilion mainland and island parcels are only accessible by water. Greenwood has also expanded by Boundary Petition gaining more developed properties in need of fire protection services.

The past 20 years have seen a consistent high level of conversions from seasonal to year round properties and general upgrades of seasonal structures. The commercial base of the community is anchored by family owned resorts, campgrounds, RV parks, specialty businesses, a dock manufacturer, and the Fortune Bay Resort and Casino.

Statewide, participation in on lake recreation and outdoor recreation activities like boating, fishing, hunting, and camping has diminished and Greenwood has lost long time commercial resorts to redevelopment in the form of subdivided lots and single family homes or seasonal cabins.

Greenwood's population is characterized by one and two person households, over age 60 and this trend is expected to continue as "Baby Boomers" retire and plan to spend more time at their

MAP 1 GREENWOOD ZONING ON PARCEL MAP

lake shore properties. Greenwood has the highest average age of all communities surrounding Lake Vermilion.

The 2015 Greenwood Township Comprehensive Plan is the product of ten months of study by a citizen Steering Committee appointed by the Town Board. The planning study included an inventory of existing community conditions and a mail out/mail back survey of property owners. The Greenwood Community Inventory Report, and the Final Results of the 2015 Community Survey are appended to this document by reference along with the Lake Vermilion Plan.

1. 2015 GREENWOOD TOWNSHIP COMPREHENSIVE PLAN COMMUNITY SURVEY

The Community Survey questionnaire was mailed to 1,948 property owners in May of 2015 and over 43% responded. The survey concluded that a majority of Greenwood property owners are concerned about Lake Vermilion water quality and support measures to maintain the unique “northern character” of the developed shoreland (all properties within 1,000 feet of the lake shore).

Greenwood property owners are also concerned about escalating annual property tax rates. Recent improvements to local schools, along with St. Louis County operating costs distributed over a shrinking population and tax base are reflected on their property tax statements. The Town’s piece of the property tax dollar is small in comparison but many seasonal property owners believe they are unfairly being charged for services they don’t use.

The survey clearly showed there is a difference in perspective of the “community” between seasonal and year round residents. Seasonal property owners with island and water access mainland property are generally not aware or knowledgeable of local government issues and where to go for information. There also is a general lack of awareness of the Lake Vermilion Plan and the development issues it seeks to address amongst all property owners.

Nevertheless all Greenwood property owners are united in their concern for preserving and protecting Lake Vermilion water quality and the northern character of its shoreland.

The average length of time a property has been held by one owner in Greenwood is 34 years. Many properties have been held by the same family for 40, 50, 60, 70, 80, and 90 years or more. Greenwood property owners have their permanent (homestead residence) homes throughout Minnesota, Wisconsin, Illinois and other states. Summer in Greenwood is the most populated time of the year, but many seasonal owners use their property year round. Less than 1,000 people claim Greenwood property as their permanent (homestead) residence.

Complete results of the Greenwood Community Survey are contained in the report Final Results Greenwood Township Community Survey dated August 2015.

2. 2015 GREENWOOD COMMUNITY INVENTORY

The 2015 Greenwood Community Inventory examined existing conditions in the community regarding:

1. 2015 Land use and Development
2. Transportation
3. Population
4. Housing
5. Public Services
6. Communications
7. Education
8. Recreation
9. Culture
10. Environment
11. Mining & Forest Management
12. Zoning
13. Soils

Greenwood Township covers 92.3 square miles consisting of 34.1 square miles of open water and 58.2 square miles of upland and wetlands. Greenwood has 151 miles of Lake Vermilion shoreland. Remove the land area encompassed by the Boundary Waters Canoe Area Wilderness, federal lands (outside of the BWCAW), State of Minnesota land, the Bois Forte Lake Vermilion Reservation, and the land subject to the Lake Vermilion Plan leaves only the no road area around Wolf Lake, non-shoreland property along the south and west shores and the southwest corner of the Town surrounding Lost Lake. These areas are shown on all the maps in this document but most clearly on Map 3 Future Land Use and Parcel Ownership Map.

Greenwood's high value properties are the parcels within the shoreland zone subject to the requirements of the Lake Vermilion Plan. Most of these properties are either platted or subdivided and are accessible by road or water. The privately owned vacant land outside of the shoreland zone is subject to development constraints that includes wetlands, no road access, shallow depth to bedrock and hydric soils.

Greenwood administers its' own zoning code and provides fire protection and emergency response services to all property in the community. Providing emergency services to this large area is no mean task and Greenwood has invested over \$5,000,000 in equipment needed to provide emergency and fire services to a such a wide spread area year round.

Most roads in Greenwood are County Roads or private roads. Greenwood has a Township Road standard but owns very few road easements. Property owners are responsible for needed maintenance and repairs to private roads under formal and informal agreements.

Federal and state lands in Greenwood are subject to resource management plans that allow timber harvesting and mineral exploration. State of Minnesota and private land adjacent to Trout Lake in the BWCAW are subject to federal law that prohibits development. The Bois Forte Vermilion Reservation is home to the Fortune Bay Resort and Casino, and the backbone of the area's economy. The Fortune Bay Resort and Casino provides employment for over 500 people contributes \$30 million dollars annually to the local economy. Greenwood has no jurisdiction on the Vermilion Reservation, or on federally and state owned lands.

Most of the federal and state lands in Greenwood (outside of the BWCAW) are wetlands. The federal lands on the north end of Greenwood are mostly scattered pockets of forested and shrub wetlands whereas the state held wetlands south and west of County 77 are more contiguous forested and shrub wetlands. Most of these wetlands are outside of the shoreland zone. Greenwood Wetlands and USGS Topography are shown on Map 2.

The Community Inventory 2015 Greenwood Township Comprehensive Plan report dated October 2015 contains the complete information gathered and reported in this document.

MAP 2 GREENWOOD WETLANDS AND TOPO.

3. 2015 GREENWOOD TOWNSHIP COMPREHENSIVE PLAN

This planning document is intended to guide the Greenwood Planning Commission and Town Board in their administration of the Greenwood Zoning Code regulating development and redevelopment within the community. The goals and policies of the plan are intended to be consistently applied to all new development and redevelopment of existing uses, measured against specific criteria to evaluate their effectiveness, continued applicability to local conditions and regional market forces.

Greenwood's many partners in this endeavor include other local governments, St. Louis County (as the zoning authority for other jurisdictions) and state and federal agencies with resource management authority. The plan anticipates that Greenwood must continually evaluate the impact of their partner's actions on the goals of the local plan and how their management actions impact the community.

4. GREENWOOD 2035- A VISION FOR THE FUTURE COMMUNITY

Greenwood Township in 2035 is very similar to our earliest memories of our community. A very special place to live, enjoy the seasons and experience the history and culture of northern Minnesota. The community is committed to protecting, preserving and enhancing Lake Vermilion water quality and Greenwood has carefully guided redevelopment and blended new development to protect water quality and preserve the northern character of the Lake.

Greenwood 2035 is supported by a strong Greenwood Volunteer Fire Department and dedicated Planning Commission. The Town Board adheres to sound management policies, community goals, low fees and property taxes. All Greenwood property owners and residents are working to improve the lake and protect it from over development, nutrients and invasive species.

Greenwood has used technology innovations to improve communication services available to property owners, spur new businesses, and enhance existing businesses. Technology has also driven innovations in delivering local government services and access to community information.

5. GOALS OF THE GREENWOOD COMPREHENSIVE PLAN

A. WATER QUALITY

A1. GOAL: Develop the community in harmony with the natural environment that surrounds it and create a land use pattern that is respectful of the abundance of sensitive lands throughout Greenwood and the Lake Vermilion watershed.

A2. GOAL: Endeavor to preserve, enhance and maintain Lake Vermilion water quality by working with a variety of partners to monitor water quality and the impacts of redevelopment and new development.

A3. GOAL: Minimize the loss of natural shoreland vegetation and encourage private restoration of properties where natural shoreland vegetation has been replaced by suburban style grass lawns.

A4. GOAL: Wetland Protection & Preservation. No net loss of shoreland and non-shoreland wetlands due to development over the life of the plan.

A5. GOAL: Preserve and protect the integrity of the major wetland complexes in Greenwood by buffering them from development encroachment, the spread of invasive species and the discharge of industrial wastewater.

A5. GOAL: Protect Lake Vermilion from the spread of invasive species through citizen education and monitoring.

WATER QUALITY POLICY 1: Implement the applicable requirements of the Lake Vermilion Plan by following the land use plan and adopting needed regulations.

WATER QUALITY POLICY 2: Endeavor to replace lost wetlands in the same minor watershed where a lawful impact occurred.

WATER QUALITY POLICY 3: Discourage removal of natural shoreland vegetation within the 50 foot shoreland impact area for all new development and redevelopment.

WATER QUALITY POLICY 4: Partner with St. Louis County, the Lake Vermilion Sportsmen's Club, state and federal agencies to provide and share information and undertake effective compliance monitoring.

WATER QUALITY POLICY 5: Strictly adhere to St. Louis County wastewater treatment system standards for all development.

WATER QUALITY POLICY 6: Prohibit use of failed systems, initiate compliance actions.

WATER QUALITY POLICY 7: Encourage best practices for reduction of impervious surfaces, soil erosion and sediment control, collection and treatment of stormwater during and after construction.

B. PRESERVING THE NORTHERN CHARACTER OF LAKE VERMILION

B1. GOAL: Preserve the “northern character” of Lake Vermilion by continuing building styles, building materials and colors; and preserving shoreland vegetation in the 50 foot shoreland impact zone.

B2. GOAL: Blend new development and re-development with existing developed properties and minimize disruption of natural shoreland vegetation within the 75 foot setback area.

B3. GOAL: Better Manage Stormwater Runoff during the construction and post construction phases of development and re-development.

B4. GOAL: Implement the Lake Vermilion Plan by adopting the applicable provisions of the Lake Vermilion Plan and by making needed changes to the Greenwood Zoning Code and Zoning Map.

B5. GOAL: Preserve the “northern character” of Lake Vermilion by supporting efforts of the DNR and the SLC Sheriff’s Department to enforce State of Minnesota boat exhaust noise regulations.

POLICY: Prohibit land uses that are inappropriate to the shoreland zone and cannot be meshed with established development because of size, character, intensity of use, construction and post construction impacts on existing developed properties.

C. BUSINESS & ECONOMIC DEVELOPMENT

C1. GOAL: Make Greenwood a business friendly community.

C2. GOAL: Cooperate with the Bois Forte band on development that supports or compliments existing businesses or meets their social and economic goals.

C3. GOAL: Commercial uses in the 1,000 foot shoreland zone must comply with all the applicable provisions of the Lake Vermilion Plan including Mitigating Measures.

C4. GOAL: Bring modern telecommunication services to the developed areas of Greenwood where existing densities will support new infrastructure.

POLICY: Work with telecommunication service providers and other jurisdictions to provide modern telecommunication systems for Greenwood property owners.

D. POPULATION

D1.GOAL: Encourage healthy life styles for all residents and property owners.

E. LOCAL GOVERNMENT

E1. GOAL: Provide the highest level of services at a fair and reasonable cost to the taxpayer.

E2. GOAL: Provide property owners with “on demand” information relative to township activities and programs.

E3. GOAL: Provide property owners with access to information regarding preserving Lake Vermilion and actions all property owners should take to save the lake.

6. FUTURE LAND USE

The Lake Vermilion Plan contains six (6) Concept Areas for the “shoreland zone” (all parcels within 1,000 feet of the shore). Map 3 shows all of Greenwood’s properties in the shoreland zone and the Lake Vermilion Plan “Land Use Concept” that applies to the land. The following paragraphs are excerpts from the Lake Vermilion Plan and are intended to support the information shown on Map 3 Future Land Use.

LAKE VERMILION PLAN CONCEPT AREAS - GENERAL CHARACTERISTICS AND POLICIES

Concept Area #1: Sensitive Lands & Waters

General Characteristics:

Significant cultural, historical, environmental features
Cemeteries and burial grounds
Parks (Soudan State Park)
Indian and early European settlement sites
Areas with large contiguous wetlands
Near shore aquatic vegetation for fisheries & water bird nesting

Policies

1. Areas identified as sensitive resulting from wetland conditions must have a minimum of 600 feet of contiguous shore in wetlands, and the wetlands must extend landward a minimum of 200 feet.
2. A government lot must be 50% or more wetlands to in order to be considered for a sensitive classification.
3. Sensitive lands need not include the entire government lot adjacent to the lake if significant areas are uplands.
4. Lake Character Policy 4 shall be used as a guideline for determination of all sensitive area designation on local zoning maps.

Concept Area #2: Open Space & Public Lands

General Characteristics:

Encompasses public ownership by federal, state and local authorities
Important to aesthetic environment
Key to maintaining or improving water quality
Restrictive zone district

Policies:

1. The Public should have an opportunity to participate in the public process relating to transfer of public lands to private ownership.
2. State and federal lands are not regulated by local governments.

3. The VP encourages managing agencies to work with citizens and property owners in making land use decisions on public lands.
4. Public lands should be placed in a restrictive zone district to allow for full public debate on the use of the lands should they transfer out of public ownership

Concept Area #3: Low Density Development

General Characteristics:

Sets 2.5 to 4.5 acres as minimum lot size

Retains current 75 feet shoreland setback

Shoreland development less than 3 dwellings per mile

Areas with considerable public lands, limited road access, or environmental limitations

Policies:

1. This concept applies to areas that have a low density or undeveloped character and which have at least two of the following characteristics:
 - a. There are no publically maintained roads within one mile.
 - b. More than 50% of the land is publically owned.
 - c. Land is near a protected water inlet into the lake.
 - d. Land is located on a shallow bay(shallow swampy shoreline less than 15 feet deep)
 - e. More than 400 feet on a government lot is a wetland.
 - f. Land rises from the shore 30 feet or more within 200 feet of the water.
 - g. Land has difficult soils for development and wastewater treatment.
 - h. Land is located near significant water bird or aquatic habitat.
2. This concept area is mostly concentrated on the north side of Lake Vermilion, on islands and areas with limited road access.
3. Low densities are recommended in order to maintain the current character of these areas.
4. Other concerns such as:
 - a. Limited access for public safety or public services.
 - b. Building constraints such as bluffs, wetlands, bedrock, limited ability to treat wastewater.
 - c. These type of limitations have prevented the land from being developed in favor of more suitable land for development.

Concept Area #4: Moderate Density Development

General Characteristics:

Sets 1.0 to 2.5 acres as minimum lot size with 200 feet width of lakeshore frontage
Retains current 75 feet shoreline setback
Shoreland development level between 3-25 dwellings per mile
Contains neighborhood commercial

Policies:

1. Generally these areas have moderate density development character, access to a public road and development does not present significant environmental or aquatic concerns.
2. This concept area is split between the north and south side of Lake Vermilion and includes some islands.
3. This concept area applies to parts of the lake that have levels of development between 3 and 25 dwellings per mile of shoreline and may contain some public lands.

Concept Area #5: High Density Development

General Characteristics:

Sets .5 to 1.0 acre minimum lot size
Retains 75 shoreland setback
Shoreland development level over 25 dwellings per mile
Contains neighborhood commercial

Policies:

1. These are areas with extensive existing development which in general, are on parcels of less than one acre in size and less than 150 feet of width with good road access.
2. This area is predominately located on the south side of Lake Vermilion and covers parts of the Lake which have the highest concentration of development on private land.
3. Performance Standards have the greatest potential to address lake management concerns in this area.
4. Standards should focus on shoreland management, reducing runoff and maintaining the aesthetic quality of the lake.
5. Performance standards should be required for all expansions, and construction in the high density development areas.
6. Development in these areas that would require a zoning or septic system variance would need greater mitigation based on the points system in Appendix B.

Concept Area #6: Resorts and Water Related Commercial Uses

General Characteristics:

Provides common lot size standard of one acre for all commercial uses
Retains 75 feet shoreland setback
More intense use of the land
Sale, lease, rental or trade of goods and services
Resorts, marinas, restaurants, campgrounds and others
Contains neighborhood commercial

Policies:

1. The intent of the Lake Vermilion Plan is to ensure a continued variety of commercial activity throughout the lake.
2. Resorts, campgrounds, restaurants, marinas and other water related commercial activities provide a variety of activities for residents and visitors and sets Lake Vermilion apart from other lakes.
3. The Vermilion Plan strongly supports varied land uses on the lake provided and environmental or land use compatibility issues are addressed.
4. The Shoreland Mixed Use zone may be retained for existing uses until an alternative zone district is developed with overlay for shoreland commercial.
5. The new zone district will allow these commercial uses to expand and adapt to the changing needs of the market and land owner.
6. Additional commercial uses on the lake will be encouraged in areas already having concentrated commercial activities provided that the proposed uses comply with the intent of the Lake Vermilion plan and all applicable regulations.
7. Commercial development must relate primarily to the needs of lake visitors and lake property owners.

8. FUTURE LAND USE: GREENWOOD'S NON SHORELAND ZONE PROPERTIES

Greenwood has significant land area removed from jurisdiction by the BWCAW and the Bois Forte Vermilion Reservation. In addition there are federal and state owned lands that are generally not available for development but are managed for their timber and mineral resources.

The remainder of privately owned property subject to Greenwood zoning becomes a long narrow strip that parallels the lake shore and parcels are separated or isolated by large blocks of tribal, federal and state lands.

The federal land west of the BWCAW in north Greenwood restricts future development to private vacant land in the northwest corner of the Town and an area that has limited direct road access.

In south Greenwood the block of state land extending west from the Bois Forte land defines the strip of private land between the outside edge of the shoreland zone and the north line of the state property.

Map 3 shows the **desired future land uses for shoreland and non-shoreland property** under both the Lake Vermilion Plan and the Greenwood 2015 Comprehensive Plan.

Greenwood does not want to encourage second or third tier lakeshore development, or develop moderate and high density development removed from arterial road access and/ or surrounded by vacant land or low density residential development.

At the same time the Town needs to be mindful of the adverse implications of allowing year round high density development at the far ends of the community.

The Greenwood Plan recommends this land should be considered for for lower density development or large lot residential to protect the integrity of the arterial road system and minimize adverse impacts to Lake Vermilion. Under the Lake Vermilion Plan 4.5 acres minimum lot size with 300 feet of lot width is considered low density development. However a more protective density would be the FAM 2 zone district that requires 17 acres with 600 feet of lot width. The land near the center of the community (outside of the shoreland zone) across from Big Bay and Daisy Bay could remain Mixed Use Non-shoreland.

The Lake Vermilion Plan recommends restrictive zoning on state and federal parcels to ensure the public is involved when decisions are being made to transfer federal and/or state/county lands to new owners.

The majority of the state and federal land in Greenwood outside of the BWCAW are wetlands. The northern wetland complex is federally owned and managed. The southern wetland is state owned and abuts the west boundary of the Bois Forte lands.

These two major wetland complexes are important to the Lake Vermilion watershed and the minor watersheds of Greenwood. They are distinctly different wetland types north and south of the Town's geographic center. The north half wetlands are non-contiguous shallow depressions in a rocky landscape, whereas the southern wetlands are a contiguous bog area that extends well beyond Greenwood's south and west boundaries.

These two wetland areas should be rezoned as "Sensitive Lands 1" and receive more protection for the wetland areas they cover than the current Forest /Agricultural Management zoning. It would also require a local rezoning action if the land were to be transferred to private owners. It would not change lot configurations in terms of lot width as they are the same for the 17 acre and 35 acre zones.

These recommended amendments to the Greenwood Zoning Map do not include any shoreland property or property subject to the Lake Vermilion Plan.

MAP 3 FUTURE LAND USE - SHORELAND AND NON SHORELAND AREAS

COMPREHENSIVE PLAN IMPLEMENTATION

STRATEGIC ACTIONS & COMMUNITY IMPLEMENTATION ACTIONS

The following pages provide additional details for local actions to implement components of the 2015 Greenwood Township Comprehensive Land Use Plan.

COMMUNITY PLANNING/DEVELOPMENT ISSUE 1: LAKE VERMILION WATER QUALITY

GOAL: Preserve, enhance and maintain Lake Vermilion water quality.

The quality of Lake Vermilion water is paramount to a majority of property owners in Greenwood and users of the lake for recreation. Once water quality is degraded it becomes very difficult and expensive to reverse trends given current technologies.

STRATEGIC ACTIONS: 2015 WATER QUALITY MONITORING

2015 marks the beginning of a major water quality monitoring program that is both basin wide and comprehensive. The Minnesota Pollution Control Agency's Watershed Protection Program is part of a statewide initiative to provide meaningful water quality data for definitive watershed management. The waters of Northeast Minnesota are among the most pristine in the state and the MPCA WPP is intended to determine the threats to the areas waters and identify appropriate actions to eliminate identified threats. The program calls for **three years** of data gathering followed by data evaluation by a multi state and federal agency taskforce.

A sample point has been established in Pike Bay along with two other Lake Vermilion sample points. The WPP data will be viewed along with the data continually gathered through the MPCA's Citizen Water Quality Monitoring for Lake Vermilion.

COMMUNITY IMPLEMENTATION ACTIONS

It is important for Greenwood to follow this program to its defined conclusion and provide property owners with links to data and analysis. The MPCA, MDNR and participating federal agencies will use their web sites and public information programs to advise the public on the outcomes of the WPP. The Greenwood Town Board and Planning Commission must also follow the WPP and be aware of the study conclusions.

GREENWOOD'S PARTNERS

MPCA, MDNR, SLC Environmental Services Dept., The Lake Vermilion Plan, Sportsmen's Club of Lake Vermilion, Greenwood Property Owners And Businesses, The Bois Forte Tribe, Cities Of Cook & Tower, Breitung Township.

COMMUNITY PLANNING/DEVELOPMENT ISSUE 2: LAKE VERMILION WATER QUALITY- NUTRIENTS IN RUNOFF

The Lake Vermilion Plan Nutrient Budget Study has shown that nutrients in runoff from developed properties, contributes to degradation of lake water quality. Removal of natural shoreland vegetation for expansion of impervious surfaces, or grassed lawns and subsequent soil erosion are the primary sources of nutrient contamination in storm and snowmelt runoff.

GOAL: Minimize the loss of natural shoreland vegetation and encourage restoration of properties where natural shoreland vegetation has been replaced by grass lawns in the 50 foot shoreland impact zone and the 75 foot structure setback area.

STRATEGIC ACTIONS: STORMWATER MANAGEMENT

Stormwater Management is required in urban areas by federal and state law. Stormwater management ordinances generally focus on “Best Practices” or measures to minimize disturbed areas, collect and control runoff during and after construction. During the construction phase of a project, vegetation is removed from the property and bare soil is exposed allowing erosion during storm events. Stormwater management regulations require minimizing disturbed areas and controls to capture and hold eroded soil, like silt fencing, log rolls or other approved measures. Stormwater management controls then require restoration of exposed soil especially on slopes, to further minimize loss of soil.

Projects that remove natural shoreland vegetation and replace it with a suburban style grass lawn are also sources of runoff carrying nutrients and pesticides to the lake.

COMMUNITY IMPLEMENTATION ACTIONS

The Lake Vermilion Plan advocates regulations to minimize the loss of shoreland vegetation, control erosion and the use of pervious materials for driveways and parking areas on properties within 1,000 feet of the lake shore. Greenwood relies on the North St. Louis County Soil & Water Conservation District to assist with regulating projects that impact the shoreland zone but Greenwood should also consider implementing their own rules that target smaller projects and prevent the loss of shoreland vegetation.

GREENWOOD’S PARTNERS

MPCA, North St. Louis County SWCD, the Lake Vermilion Plan, Property Owners, Sportsmen’s Club of Lake Vermilion.

COMMUNITY PLANNING/DEVELOPMENT ISSUE 3: LAKE VERMILION WATER QUALITY

GOAL: Wetland Protection & Preservation, No net loss of shoreland and non-shoreland wetlands.

STRATEGIC ACTIONS: WETLAND PROTECTION AND PRESERVATION

No net loss of wetlands over the life of the plan under federal and state wetland rules will allow property owners to fill up to 5% of the total wetlands on their property or 10,000 square feet whichever is less outside of the shoreland zone. No new impacts to shoreland wetlands, under current rules will still allow a 400 square foot exemption to property owners.

The cumulative impact of exemptions in a small area or to the same wetland over time will reduce the beneficial water quality functions of the wetland and could also alter the wetlands characteristics. Hydraulic overloading of a wetland with runoff from impervious surfaces will also have adverse impacts on the functions and quality of the wetland.

Managing development and redevelopment to preserve and protect wetlands is an important part of achieving water quality goals. Preserving large wetland complexes and contiguous shoreland wetlands requires consistent zoning. The two major wetland complexes identified in the plan should be rezoned to Sensitive Lands with corresponding limits on development and large lot sizes.

Replacing lawful wetland impacts in the same minor watershed where the impact occurs is another important aspect of the plan. While it may be difficult to enforce over the life of the plan because of wetland exemptions it must be applied to new development or redevelopment that impacts wetland in and out of the shoreland zone.

COMMUNITY IMPLEMENTATION ACTIONS

Track wetland impacts by major and minor watersheds annually over the life of the plan. Advise St. Louis County wetland regulators of plan's intent to replace in the same minor watershed and track annual "wetland exemptions" by Greenwood watersheds.

Rezone federal and state wetlands as sensitive lands to limit development and protect the functions they provide by protecting them from development impacts that result in degradation of the resource. This action would be consistent with the Lake Vermilion Plan regarding federal and state lands.

GREENWOOD'S PARTNERS

SLC, North SLC SWCD, BWSR, US Army Corps of Engineers, Greenwood Zoning.

COMMUNITY PLANNING/DEVELOPMENT ISSUE 4: LAKE VERMILION WATER QUALITY – INVASIVE SPECIES

GOAL: Protect Lake Vermilion from the spread of invasive species that threaten the lake's fisheries and ecosystems.

STRATEGIC ACTIONS:

Identify actions that contribute to the spread of invasive species. MDNR Compliance inspections, Citizen volunteers to assist with education and compliance. Eradicate invasive species when feasible and practical.

COMMUNITY IMPLEMENTATION ACTIONS

Communicate information on controlling invasive species to property owners and visitors. Encourage citizen volunteers to assist with education and compliance inspections.

GREENWOOD'S PARTNERS

MPCA, MDNR, Sportsmen Club of Lake Vermilion, Property Owners, Businesses, The Bois Forte Band, Cities Of Cook & Tower, Breitung Township.

COMMUNITY PLANNING/DEVELOPMENT ISSUE 5: LAKE VERMILION WATER QUALITY – ONSITE WASTEWATER COLLECTION AND TREATMENT

POLICY: Strictly enforce St. Louis County wastewater treatment systems standards for all development.

STRATEGIC ACTIONS: Encourage Proper Care and Maintenance of Individual Wastewater Collection & Treatment Systems.

There are almost 2,000 individual on-site wastewater collection and treatment systems in Greenwood Township. St. Louis County permits and inspects all new systems, and “point of sale” regulations prompt additional inspections. Greenwood zoning requires a “sanitary check off” for most land use permit applications where a non-conforming lot is involved.

The MPCA Citizen Water Quality Monitoring program can identify problems as they are developing and infrared photography is another tool for monitoring compliance.

COMMUNITY IMPLEMENTATION ACTIONS

Adopt a “Zero Tolerance” policy for failing wastewater collection and treatment systems that treats all problem systems in the same way. All complaints of problem systems must be immediately reported to St. Louis County Environmental Services Department.

Take effective actions when concentrations of existing systems exhibit failing symptoms.

Educate property owners with information regarding the use and maintenance of onsite systems and the often very obvious telltale signs of system problems and failure.

GREENWOOD’S PARTNERS

SLC ESD, MPCA, Sportsmen’s Club of Lake Vermilion, Property Owners

COMMUNITY PLANNING/DEVELOPMENT ISSUE 6: PRESERVE NORTHERN CHARACTER OF LAKE VERMILION

GOAL: Preserve the “northern character” of Lake Vermilion by continuing building styles, building materials and colors.

STRATEGIC ACTIONS:

Preserve the prevailing architectural building styles in neighborhoods, island shorelines, and contiguous mainland shoreline areas by requiring new development and redevelopment projects to match roof lines (pitch), predominant building exterior materials like wood, stone and earth tone colors.

COMMUNITY IMPLEMENTATION ACTIONS:

Permit applications for new development and redevelopment must comply with comprehensive plan goals and policies. Conditional use permit findings of fact should include evaluation of compliance with preservation goals and criteria.

Update zoning code where required to include necessary provisions for maintaining the architectural styles of lakeshore development consistent with the Lake Vermilion Plan.

GREENWOOD'S PARTNERS

SLC, Property owners, Businesses,

COMMUNITY PLANNING/DEVELOPMENT ISSUE 7: PRESERVE NORTHERN CHARACTER OF LAKE VERMILION/PRESERVE SHORELAND VEGETATION

GOAL: Preserve and restore natural shoreland vegetation in the 50 foot shoreland impact zone.

STRATEGIC ACTIONS:

Educate property owners on the important functions of natural shoreline vegetation by providing information and using demonstration projects to document the benefits of shoreland impact zone vegetation preservation and restoration.

Use water quality monitoring to show the benefits of preserving natural shorelines.

Require new development and redevelopment to preserve and restore natural shoreline vegetation in the 50 foot shoreland impact zone.

COMMUNITY IMPLEMENTATION ACTIONS:

Work with community partners to provide educational information and provide examples of projects that preserve and restore shoreland impact zone vegetation. Update Greenwood zoning to require preservation of shoreland impact zone vegetation and restoration under redevelopment conditions.

Implement the requirements of the Lake Vermilion Plan for shoreland impact zone vegetation preservation and restoration.

GREENWOOD'S PARTNERS

Property owners, SLC, MDNR,

COMMUNITY PLANNING/DEVELOPMENT ISSUE 8: PRESERVE NORTHERN CHARACTER OF LAKE VERMILION – BLEND NEW DEVELOPMENT AND REDEVELOPMENT

GOAL: Blend new development and re-development with existing developed properties and minimize the loss of natural shoreland vegetation within the 75 foot structure setback area.

STRATEGIC ACTIONS:

Strictly enforce shoreland development and redevelopment standards and criteria for zoning, wastewater collection and treatment, stormwater management, erosion and sediment control, preservation and restoration of natural shoreland vegetation.

COMMUNITY IMPLEMENTATION ACTIONS:

Adopt new zoning regulations to address stormwater management, construction and post construction erosion and sedimentation controls and preservation and/or restoration of natural shoreland vegetation within the 75 foot structure setback area.

Adopt Lake Vermilion Plan Mitigating Measures for all new and redevelopment projects.

Annually track permits and other Planning Commission actions related to this goal to document progress.

GREENWOOD'S PARTNERS:

SLC, Property owners, Businesses, MDNR, North SLC SWCD

COMMUNITY PLANNING/DEVELOPMENT ISSUE 9: PRESERVE NORTHERN CHARACTER OF LAKE VERMILION

GOAL: C3. Commercial uses in the 1,000 foot shoreland zone must comply with all the applicable provisions of the Lake Vermilion Plan including Mitigating Measures.

STRATEGIC ACTIONS:

The Lake Vermilion Plan recognizes that property owners will seek to maximize use of shoreland property for commercial uses and lawful zoning code variances may result. The LVP requires Implementation Actions (Appendix A) involving zoning and development criteria, along with the use of a points system and mitigating measures(Appendix B) for development and redevelopment to ensure there are minimal impacts to Lake Vermilion and adjacent properties.

These development criteria and mitigating actions will help preserve both water quality and the northern character of the lake.

COMMUNITY IMPLEMENTATION ACTIONS:

The Planning Commission and Zoning Administrator must be familiar with both Lake Vermilion Plan Appendices and adjust the Greenwood Zoning Code to be consistent with the requirements of the County Plan.

These amendments then become the guiding criteria and policies for evaluating all new commercial development and redevelopment in the shoreland zone.

The Planning Commission and Town Board should work together on a plan to update the zoning code and map within 12 to 18 months of adopting the 2015 Comprehensive Land Use Plan.

GREENWOOD'S PARTNERS:

SLC Planning, Property owners, Businesses, MDNR, North SLC SWCD, MPCA

COMMUNITY PLANNING/DEVELOPMENT ISSUE 10: TOWNSHIP SERVICES

GOAL: E1. GOAL: Provide the highest level of services at a fair and reasonable cost to the taxpayer.

STRATEGIC ACTIONS:

Greenwood property owners want their leadership to focus on the basics, preserve the lake, their neighborhoods/property and provide quality local services at a fair cost.

Effective local government does their job in an open fashion and provides opportunity for meaningful debate of relevant issues.

COMMUNITY IMPLEMENTATION ACTIONS:

Communication between the Board and departments is critical.

The Fire Department needs to be in communication with the Planning Commission about the impact of new development and redevelopment on the responsibilities of the fire department.

Both departments need to communicate their issues to the Town Board.

The Town Board makes the administrative rules and should ensure that proper procedures for open interdepartmental communication are in place.

Annual reports for departmental operations are necessary to document the cost of services and identify service demands. Annual reporting must be focused and consistent in data and format.

GREENWOOD'S PARTNERS:

Other Townships, Other local governments

COMMUNITY PLANNING/DEVELOPMENT ISSUE 11: BUSINESS AND ECONOMIC DEVELOPMENT

GOAL: C4 Bring modern telecommunication services to the developed areas of Greenwood where existing densities will support new infrastructure.

STRATEGIC ACTIONS:

Community connectivity is an important cog on the wheel of commerce. High speed internet connections enable businesses and bring new ventures to the market place. Greenwood will have access to the regions high speed fiber optic cable and some residents will see improvements to local internet services. The new access to fiber optic presents opportunities for improving services and communicating with property owners.

Not all of Greenwood will benefit from buried fiber optic cable. For many Greenwood property owners' satellite communications is their only option. Cellar facilities do not cover all of the area and signals are weak or broken.

COMMUNITY IMPLEMENTATION ACTIONS:

The Town Board and Planning Commission need to be proactive in dealing with local service providers and working with adjacent communities on facilities that will improve services to Greenwood properties. Density and the number of existing or potential customers will drive the private sector and the more developed areas will likely receive new services or facilities.

The Greenwood Town Board should contact other communities for ways to utilize a fiber optic connection that can improve communications and delivery of existing services.

GREENWOOD'S PARTNERS:

Other Townships, Other local governments, Local service providers, Businesses