

# THE TOWNSHIP OF POKEGAMA

## A Comprehensive Plan



# 2003



# A COMPREHENSIVE PLAN FOR THE TOWNSHIP OF POKEGAMA 2003

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# INTRODUCTION

## Legal Authority

The authority to develop a Comprehensive Plan for the Township of Pokegama by the Pokegama Town Board of Supervisors by Ordinance 2000-1 and by State of Minnesota Statutes, Chapter 462.

## Purpose of the Comprehensive Plan

Development and adoption of the comprehensive plan by the township is intended to promote the public health, safety, and general welfare of the residents of the township. This plan provides a means of setting forth a unified group of basic goals and policies and general plans which will enable the town board, planning commission and the citizens to review current and future development issues and proposals in light of what has been decided as the most desirable plan for the future physical development and character of the Township of Pokegama.



Farm in Pokegama Township.

This plan has a variety of uses. Elected and Appointed

Officials use it as a basis for decisions regarding land development infrastructure improvements, acquisition and utilization of public land, capital improvements planning, natural resources protection and the establishment of regulatory changes. Property owners can use it to determine potential uses of property, to establish reasonable land values, and to make property improvements. Developers can use the plan when acquiring property for development and establishing street alignments in newly developing areas.

As new conditions and needs arise and as goals and policies of the town change, the comprehensive plan must be revised to reflect these new conditions. It is necessary to update and revise plans on an ongoing basis. The comprehensive plan should not be a strict and unyielding document that locks the township into a pattern that may not serve its needs or be beneficial to existing and future residents.

From a legal perspective, the comprehensive plan serves as a basis for official controls, which may include ordinances, regulations and other proposals promoting orderly development. Since the comprehensive plan is intended to conceptualize a desirable arrangement of land uses, the plan and land use controls should be used together as a reference and guide when decisions are being made by the planning commission and town board. Any land use controls that are adopted, including ordinances, regulations and other proposals, should be consistent and related to the future land use plan as outlined in the comprehensive plan. If a change of the comprehensive plan is made, the land use controls should be reviewed to determine if amendments are necessary.

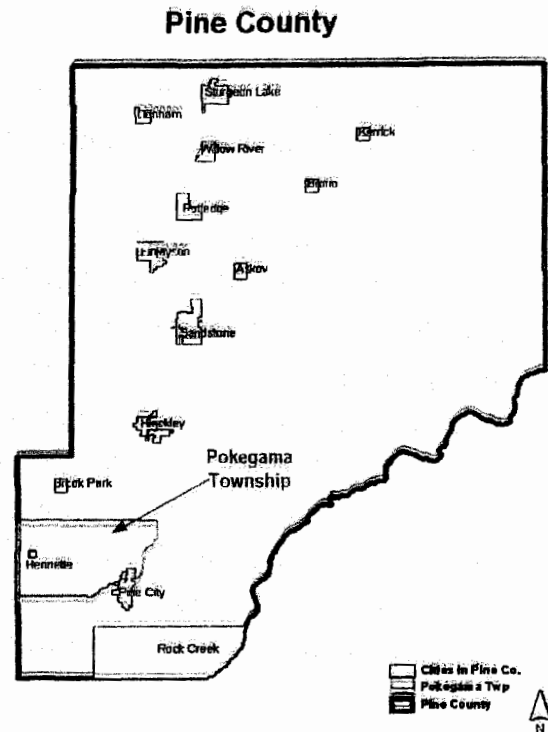
## BACKGROUND

### Location

Pokegama Township is located in southwestern Pine County in east central Minnesota, approximately 60 miles north of the Twin cities and 75 south of Duluth off Interstate 35.

### History

The division of Pine City Township created Pokegama Township on January 7, 1896. Pokegama in Ojibwe means "one land jutting off of another" and is also the name of a large lake with an uneven shoreline in the township. Some of the earliest activities by settlers in the state revolved around trading posts built by fur traders on Lake Pokegama. In 1836, a mission and school were established on the east side of the lake presided over by Presbyterian Minister Frederick Ayer. On May 24, 1841, Dakota Indians attacked the Ojibwe settlement at the mission. Scared by the attack, the Ojibwe began avoiding the mission and soon the missionaries left. When the US Government moved the Indians, the mission was abandoned.



According to local residents, the first road in the township area was from Sunrise Village in Chisago County to Pokegama Farm. This road closely followed the present day route of County Road 7. Lake Pokegama flows into the Snake River as it courses along the southern board of the township on its way to the St. Croix River. White pine logged in the township was floated down the Snake River to sawmills on the St. Croix River. Travelers arriving in Pine City by rail on the Northern Pacific Railroad, boarded steamers for the trip up the Snake River to Lake Pokegama. Over a hundred years ago, popular resorts on Lake Pokegama entertained vacationers from Duluth to Twin Cities and elsewhere. Catering to the well-to-do and fashionable, resorts hired well-known orchestras to perform in their ballrooms. One such resort was named the Tuxedo Inn and a sandbar near its location retains the name of Tuxedo Bar. Still standing on the south shore of Lake Pokegama stands the Pokegama Sanitarium, established in 1905 to treat victims of tuberculosis in the first half of the 20<sup>th</sup> century.

Early immigrants to the township included Germans, Bohemians, Russians, and Poles. The early economy of the Township was diverse, including farming, logging, claming, hunting, fishing, trapping and a button factory. At one time the entire area around Lake Pokegama and much of Cross Lake was agricultural land. Residential development over the years has completely encircled both lakes with the exception of a single undeveloped tract on the western shore of Lake Pokegama.

Within Pokegama Township, the City of Henriette was platted in 1901 and incorporated as a city in 1920.

Concerns about lake water quality and the density of development around Pokegama and Cross Lakes lead to the replacement of individual septic systems with sewer/sewage collection systems. Constructed in 1996-1997, the sewage collected in the system around Lake Pokegama is carried via an underground main system to the Pine city treatment lagoons. An agreement exists between Pokegama Township and Pine City for treatment of collected sewage. Started in 1997, a sewage collection system is being constructed around Cross Lake, located on the eastern border of Pokegama Township.

### Population Trends

Year	Population
1910	1,065
1920	1,403
1930	1,248
1940	1,172
1950	967
1960	961
1970	1091
1980	1611
1990	1,847
2000	2,570

Table #1 Pokegama Population  
Source: MN Planning

The knowledge of an area's population characteristics is an essential component of the planning process. By analyzing population census data, it is possible to estimate future land use patterns, housing demands, economic development trends, and the need for future community facilities.

Table #1 to the left illustrates the growth of Pokegama Township over the last century, and Table #2 below shows the population trends for the last thirty years for Pokegama Township, Pine County, and Region 7E (Mille Lacs, Kanabec, Chisago, Isanti and Kanabec Counties). Over the last 30 years, the population growth rate of the township has been significantly higher than the county.

Population	Pokegama Township	% Growth	Pine County	% Growth	Region 7E	% Growth
1970	1,091	—	16,821	—	76,351	—
1980	1,611	48%	19,871	18%	99,779	31%
1990	1,847	15%	21,264	7%	109,178	9%
2000	2,570	39%	26,530	25%	136,244	25%

Table #2 Population Trends  
Source: MN Planning

As a whole, non-metropolitan areas of Minnesota grew between 1970-1980.

This growth was fueled primarily by individuals and families who choose to live in a rural setting close to the

amenities available in most metropolitan areas; and, by the aging of baby boomers (persons born between 1946-1964) into their household formation years. During the 1980s, the rural resurgence of the 1970s ended and the loss of population accelerated in most rural areas. However, recent growth in the last census decade can be attributable to the region as a whole, which experienced a 36.5% growth in the last 20-year period. Much of this growth can be attributable to the proximity of the Twin Cities Metro area, as well as the significant increase in job commuting and the lack of available housing in the metro region. The spillover effect is being felt as far north as Pine County, especially those areas located near the I-35 corridor.

Population projections are indicated on Table #3. As noted, Pine County is projected to have significant growth in all three age populations, with the most significant growth occurring in the 50+ age growth, a national trend. However, Region 7E is one of only two regions in the state projected to have growth in the 0-19 age category.

Year 2030	Pine County	Percentage Growth	Region 7E	Percentage Growth
Ages 0-19	9,290	25%	53,100	26%
Ages 20-49	12,130	32%	73,100	36%
Ages 50+	16,420	43%	79,300	39%

Table #3 Population Projections for Year 2030  
Source: MN Planning

<b>Current Population Pokegama Township</b>	
<b>51% Male 49% Female</b>	
<b>Ages 0-19</b>	<b>27%</b>
<b>Ages 20-49</b>	<b>38%</b>
<b>Ages 50+</b>	<b>36%</b>

Further population demographics are indicated below as well. Taken together, current and future population growths indicate significant growth of the region, especially older adults. This trend can have significant impact on existing and future housing developments, and as well, may impact the ability of the township government to raise the necessary funding to complete township projects and replace necessary infrastructure. Future planning should take this into account especially concerning residential development.

**Housing**

Population growth and economic development within Pokegama Township are dependent on the availability and affordability of housing within the township. Knowledge of housing characteristics, costs, and occupancy rates helps to guide a community's future development. Region 7E has been experiencing rapid growth in the number and cost of homes being built. The lack of affordable housing in the metro region, the increased ability to commute farther distances, and overall good economy has caused a rapid inflation of housing construction.

First-time homebuyers, i.e. recently married couples, or those with smaller children, cannot afford available housing within the Metro Area and are forced to seek affordable housing on the fringe Metro Area.



Newly-built houses in Pokegama Township.

Pokegama Township has 1,468 total housing units, of which 68% are occupied. According to the last census, housing in the township is for the most part, family households, owner-occupied, and owned by the same family since before 1995. Their value is between \$50,000 and \$150,000 and built after 1960. However, 33% of township residents have lived in a different home since 1995, indicating a growing percentage of new residents to the area.

**Employment and Income**

Recent census information indicates that over 90% of Pokegama Township residents are employed and commute outside the township for work, mean travel time to work is 30 minutes. 42% have a high school degree

**2000 Census  
Pokegama Township  
Housing Characteristics**

**Vacancy**  
Total units — 474  
91% Seasonal, recreational or occasional use  
9% other reasons

**Housing Profile**  
93% owner occupied  
7% rentals

**Household Types**  
77% family households  
23% non-family households

**Value of House**  
69% valued between \$50,000-\$150,000  
28% valued between \$150,000-\$299,999

**Year Structure Built**  
23% built before 1960  
54% built before 1960-1989  
23% built between 1990-2000

**Monthly Mortgage**  
63% have mortgage  
24% mortgage between \$700-\$999  
23% mortgage between \$1,000-\$1,499

\*Actual numbers are found in appendix A

	1999 Per Capita Income	1989 Per Capita Income	1999 Household Median Income	1989 Household Median Income	1999 Average Household Income	1989 Average Household Income
<b>Pokegama Township</b>	<b>\$19,027</b>	<b>\$10,271</b>	<b>\$41,604</b>	<b>\$25,590</b>	<b>\$49,308</b>	<b>\$28,460</b>
<b>Pine County</b>	<b>\$17,445</b>	<b>\$9,583</b>	<b>\$37,379</b>	<b>\$21,191</b>	<b>\$44,787</b>	<b>\$25,730</b>
<b>Region 7E</b>	<b>\$18,841</b>	<b>\$11,085</b>	<b>—</b>	<b>\$26,687</b>	<b>\$51,461</b>	<b>\$30,770</b>

**Table #4 Income Information**  
Source: MN Planning

with another 7% obtaining a bachelor's degree. 26% of residents are employed in production, transportation and material moving occupations, 21% are employed in management, professional and related occupations, and 21% are employed in sales and office occupations.

1999 Per Capital Income was \$19,027; 1999 Household Median income was \$41,604, and 1999 Average Household Income was \$49,308. 49% of households earn between \$35,000-\$74,999 and 92% show "earnings" as the top type of income. Table #4 above illustrates income changes for Pokegama Township, Pine County, and Region 7E since 1989. Per capita income for Pokegama has increased 85% since 1989, while Pine County per capita has increased 82% and Region 7E has increased 70%. Household income has risen significantly since the previous census (1990), both in Pokegama Township and Pine County. Average Household Income for the township has risen 73% and 74% for Pine County. The entire region saw a Per Capita Income growth of 67% since the 1990 census.

#### Soils

The soils of the township often influence the land use patterns and level of development. Much of the township's soils consist of the Dalbo-Brickton Association, soils which are nearly level, moderately well-drained and sometimes, somewhat poorly drained. These soils have an underlying stratum of calcium carbonate or limestone.

Other sections of the township's soils are made up of the Milaca-Ronneby Association, which are nearly level to gently rolling and somewhat poorly drained. These soils have a friable brownish upper subsoil and dense reddish fine loam subsoil. Also dispersed throughout the township are soils made up of the Greenwood Loxley-Boseman Association which are nearly level and poorly drained peat and muck soils.

The Table on page six illustrates many of the existing soil types within Pokegama Township and their properties with regard to residential buildings.

#### Climate

The climate of Pine County is continental, characterized by severe winters and warm summers. Table #5 gives annual mean temperatures for the area.

Month	Mean Temperature	Month	Mean Temperature
<b>January</b>	7.5 F	<b>July</b>	68.9 F
<b>February</b>	14.6 F	<b>August</b>	66.3 F
<b>March</b>	27.5 F	<b>September</b>	56.4 F
<b>April</b>	42.7 F	<b>October</b>	44.6 F
<b>May</b>	55.4 F	<b>November</b>	28.6 F
<b>June</b>	64.5 F	<b>December</b>	13.5 F

**Table #5 1971-2000 Mean Temperature**  
Source: State Climatology Office, MN



Table #6: Soil Types  
 Source: Natural Resource Conservation Service and Pine County Soil and Water Conservation District

	Milaca 152	Dalbo 133	Freon 264	Mora 164	Cushing 204	Brickton 124	Omega 188
Septic	- *	- *	- m	- *	- *	- *	
Shallow Excavations	- s	- s	- m	- m	- s	- *	- *
Dwellings w/o basements	Not Limited	- *	- m	- m	- s	- *	Not Limited
Dwellings w/ basements	- s	- *	- m	- s	- s	- *	Not Limited
Small Commercial Buildings	Not Limited	- *	8m 8*	4m m	- s	- *	Not Limited
Local Road and Streets	- s	- *	- m	- *	- s	- *	Not Limited
Lawns, landscaping, golf fairways	- s	Not Limited	Not Limited	- s	- s	Not Limited	- s
High Water Table (ft)	3-5 feet	2.5-5.0 feet	2-3.5 feet	2-3 feet	2.5-3.5 feet	.5-1.5 feet	0

**LEGEND**

- 8 - percent slope, i.e. 8=8%, 4=4%
- < - less than
- > - greater than
- s - slight limitation
- m - moderate limitation
- \* - severe limitation
- o - information not available or rated
- c - cave-in hazard on excavations and trenches
- 
- 
- means all slopes have severe limitations

**Existing Land Use**

Within Pokegama Township lies 36,416 acres of land. The acres are classified differently depending on their use.

The largest of these classifications belongs to agriculture which currently accounts for just over 60% of Pokegama Township land use. Residential land use follows agriculture, occupying about 32% of the land. However, within the "residential" designation lies several sub-categories including multi-use housing, non-homestead housing, and most notably, seasonal recreational use which accounts for over 35% of overall residential land use. According to the 1990 Census of Population and Housing Characteristics, 571 units were

Type of Land use	Acreage	Percentage
Agriculture	22,915	63%
Seasonal, Recreation	3,753	10%
Residential	7,740	21%
Vacant	682	2%
Commercial	610	2%
Tax Exempt	716	2%

Table #7 Existing Land Use in Pokegama Township  
 Source: Pine County Assessor's Office

designated as seasonal recreational use. According to the same census in 2000, the number dropped to 430, a 33% change. As Region 7E had a 26% growth over the past ten years, this drop may be attributable to

turnover of these properties from seasonal to full-time residential. Should this trend continue, it could affect policies for the township; seasonal recreational homes are taxed at a higher rate (non-homestead rate) and theoretically use less services, while full-time residences are taxed at a lower rate and use more services, i.e. schools, roads, sewers, etc. This should be a point of interest when considering the future goals and policies that Pokegama Township wishes to implement.

Commercial land use and exempt territories represent the last two uses of land in Pokegama Township, each accounting for 2% of overall land use. Most of the commercial acres are owned by the railroad, which may become available in the future. All of the acreage within Pokegama Township is spread out over multiple designations and is detailed in Table #6.

### Transportation

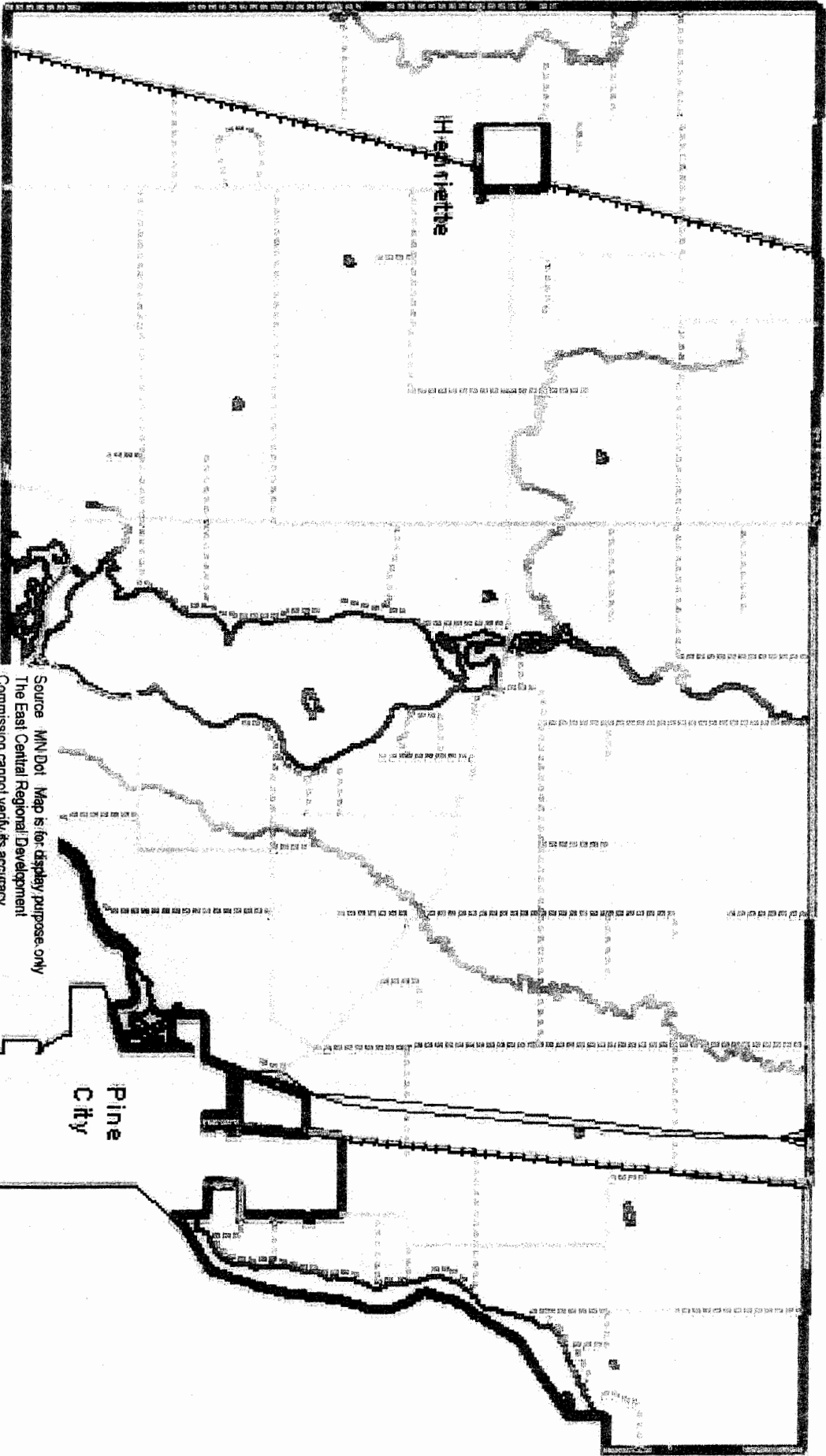
On page eight is a map of existing roads and their designation within the Township created by the Minnesota Department of Transportation. Pokegama Township has a major freeway running through the east end of the township, Interstate 35, which runs north to Duluth and south to the Twin Cities Metro area and then out of the state. This road is maintained by the State of Minnesota, along with Highway 107, which runs north-south through the western portion of the township. The rest of the roads traversing Pokegama Township are maintained by either Pine County or the Township. Two railroad lines extending north-south run through Pokegama Township on either side.

### Existing Water Systems

On page 9 is a map detailing the water systems in Pokegama Township. There are two larger lakes and several smaller creeks and rivers comprising the waterways in Pokegama Township. The largest of these is Pokegama Lake and the Snake River. Smaller ones include Mud Creek, Pokegama Creek, Cross Lake, and Mission Creek. (See map on page nine) With the exception of Mud Creek, the other waterways are connected either through Pokegama Lake or the Snake River, which connects Pokegama Lake with Cross Lake. The Snake River originates in Kanabec County (west of Pokegama Township), flows into Pokegama Lake, connects to Cross Lake and runs through Pokegama Township and into Chengwatana Township, Pine County and finally meets the St. Croix River on the eastern edge of Minnesota.



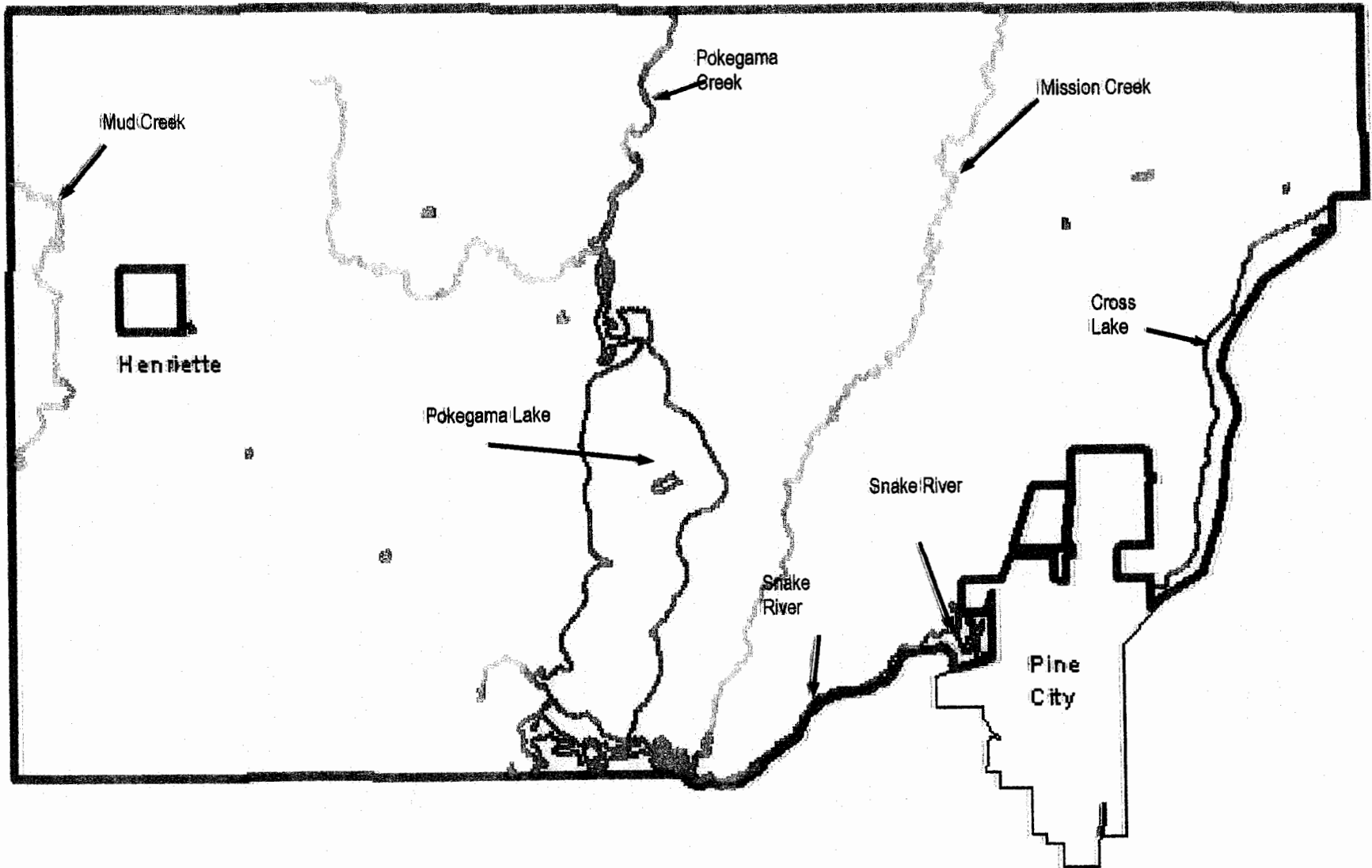
Mission Creek runs almost north/south flowing into the Snake River originating in the township north of Pokegama. Pokegama Creek flows into Pokegama Lake, originating in Kanabec County and flowing southeast into Pokegama Township. Mud Creek flows into the Snake River in Kanabec County.



Source: MN/Dot Map is for display purpose only  
The East Central Regional Development  
Commission cannot verify its accuracy

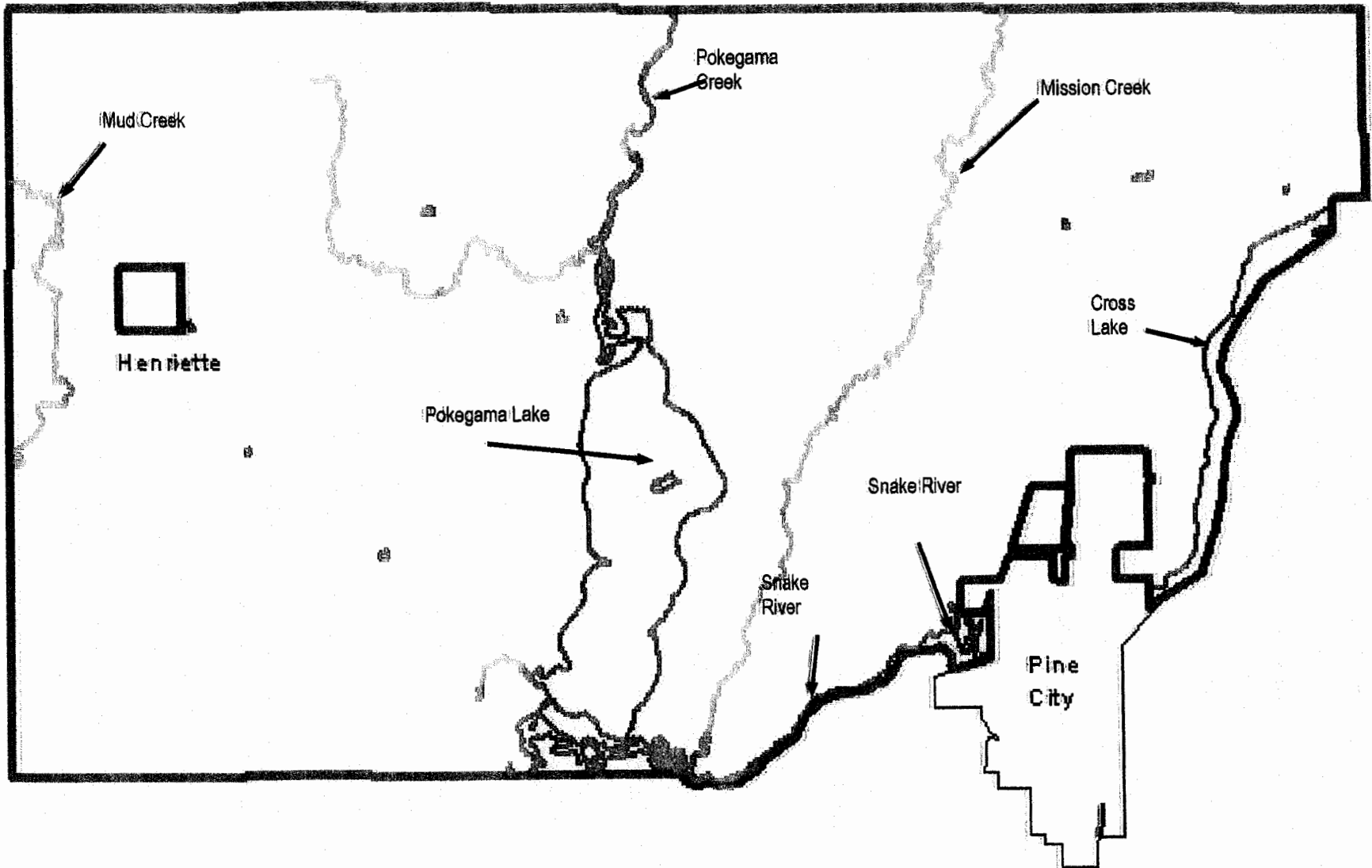
This map is in the process of being updated.





Map of Existing Waterways in Pokegama Township

Source: MN DOT. Map is for display purpose only.  
The East Central Regional Development Commission cannot verify its accuracy.



Map of Existing Waterways in Pokegama Township

Source: IMN DOT. Map is for display purpose only.  
The East Central Regional Development Commission cannot verify its accuracy.

- f.) Monitor and control land uses which contribute to erosion, pollution and well contamination.
- g.) Require property owners developing or improving their land to bear the costs of infrastructure improvements and mitigate any adverse offsite impacts.
- h.) Encourage development that maintains a stable, balanced tax base.
- i.) Restrict development that will negatively impact the quality of life, enjoyment of property, health, and safety of the residents of the township.
- j.) Preserve and enhance governmental and private sector services.
- k.) Assure that any development that may occur in the township in the future will be compatible with the capability and limitations of the land.
- l.) The direct and indirect fiscal impact of growth and land development activities on the township, county and school district should be reviewed and considered when reviewing proposals to insure that new developments pay its fair share for public services and capital improvements and does not result in an undue fiscal burden on the general public.
- m.) Sustain local control of land use policy and administration by respecting landowners' and citizens' rights and responsibilities, developing consistent land use policies, procedures and practices to be used by all parties within the township and ensuring consistent enforcement of laws and ordinances.
- n.) Establish a review process for conditional uses.

### **Agricultural Goals**

- 1.) Work to preserve the economic vitality of agriculture in Pokegama Township.
- 2.) Use all available means to retain existing productive agricultural lands and encourage the use of such lands for a variety of agricultural uses (which includes without limitation, row crops, fruit and berry crops, nurseries, pasture lands, etc.).
- 3.) Promote and maintain the open character of agricultural districts and prime agricultural land in order to preserve large parcels of land for farming, orchards, livestock production, tree farms, community supported gardens, and other agricultural uses or as open space.
- 4.) Promote wise land management so that the land is undiminished for future generations.
- 5.) Resist development pressures and land speculation which tend to create sprawl.
- 6.) Promote, with other jurisdictions and agencies, legislation and regulations that encourage preservation of agricultural land and open space.

### **Policies**

- a.) Assure agricultural uses remain the dominant use whenever new residential uses are introduced into an agricultural area – a right to farm is presumed.

- b.) Encourage transfer of land and development rights to preserve agricultural usage.
- c.) Preserve agricultural land, open spaces, and wetlands using existing and new methods of conservancy.
- d.) Encourage good soil and water conservation practices to protect the groundwater and to reduce or eliminate soil erosion.
- e.) Establish zoning that is consistent with agricultural and open space preservation.
- f.) Discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow existing farms to continue operating without external pressures.
- g.) Prohibit the construction of new streets in the agricultural zones except to the extent township ordinances and the township determine that a road will fit with the overall road plan or is necessary in order to allow a property owner to use the property in keeping with the agricultural zoning and all other township ordinances.
- h.) Control the upgrading of existing roads and construction of new roads which would serve to encourage non-farm development in the agricultural zones.
- i.) Encourage the use of "Open Space Designs" or Planned Unit Developments where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones.
- j.) In areas where agricultural and non-agricultural uses interface, the non-agricultural developer is responsible for any desired screening, which must not interfere with the agricultural use.
- k.) Residential use of a parcel will not set a precedent for granting residential use of another parcel of related physical type in the Agricultural zones.
- l.) Assure that agricultural development is consistent with policies that preserve the rural character of the township.
- m.) Discourage high density feedlots.
- n.) Discourage large industrial-sized development.

## **Rural Residential Goals**

- 1.) Maintain the township's overall low density and preserve the rural character of Pokegama Township by encouraging residential development primarily in designated residential areas.
- 2.) To identify suitable areas where limited development will be allowed, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.
- 3.) To encourage development in rural residential areas that does not require public sewers, wastewater treatment, water and other services that the township does not provide.

- 4.) Work to improve substandard housing.
- 5.) To provide for development in an orderly manner that will retain Pokegama Township's remaining rural character and protect the township's health, safety and general welfare.
- 6.) Allow for home occupations and home-based businesses that do not alter the residential character of the zone.

#### **Policies**

- a.) Lot size alone does not determine a parcel's suitability for on-site sewage treatment systems. Such suitability depends upon soil types, depth to water table and bedrock, slope, whether the lot is in the floodplain or a wetland, and other physical features and environmental concerns. Lots may be required to be larger when physical conditions warrant.
- b.) Guide future higher density residential development to areas in which public water supply and sewage disposal can best be provided.
- c.) Development shall be discouraged in those portions of the Township, which have significant areas of unsuitable soils or topography for buildings.
- d.) Require a minimum build able area of contiguous build able acres according to applicable zoning ordinances. Each building lot shall have enough area with suitable soils as dictated by current code.
- e.) Permit no commercial or industrial uses in the Rural Residential Zone, except agricultural and home occupations as permitted by ordinance.
- f.) Require a minimum according to zoning ordinances of frontage on a public street for all lots in order to provide adequate separation of houses to preserve the rural atmosphere, reduce the need for setback variances by providing an adequate lot width, provide adequate separation and limit the number of driveways onto collector streets to ensure safe access and traffic flow, and work to eliminate long and narrow lots and irregularly shaped lots, because both are difficult to define and develop.
- g.) Require each applicant for a building permit to demonstrate that there is sufficient area on the lot within all setback requirements to construct a house and all allowable accessory structures.
- h.) Encourage the continuation of existing agricultural uses on parcels in the rural residential zone and consider zoning for agricultural preserve where appropriate and when requested.
- i.) Permit rural residential subdivisions that best utilize the available build able land, protect environmentally sensitive areas, retain open spaces, maintain maximum vegetation and tree cover, and ensure the protection of surface water and groundwater.
- j.) Prohibit land uses which are inconsistent with the rural character of the rural residential zone and which might place excessive demand on township services.
- k.) Encourage the use of "Open Space Designs" or Planned Unit Developments where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones.



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- k.) Encourage the use of "Open Space Designs" or Planned Unit Developments where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones.

- i.) Pokegama Township recommends innovative growth management policies to provide for planned unit development (PUD) that allows flexibility in land development practices.
- m.) Development shall be consistent with the needs and desires of the Township, be located on or have direct access to existing, maintained roads, and not adversely impact any existing land uses.
- n.) The Township will encourage quality housing for its residents by working towards minimum standards for dwellings.
- o.) Nuisances shall be address to prevent a depreciative effect on adjacent properties, and to not threaten the health, safety and welfare of the public.
- p.) Improve the available housing through federal and state housing rehabilitation programs. The Township will actively seek state and federal grants and loans for housing rehabilitation and energy conservation. And the Township will work to establish incentives such as federal and state housing rehabilitation funds to encourage housing rehabilitation and energy conservation.
- q.) The Township recommends that residential development in rural residential areas of the township be established at densities, which minimizes the loss of agricultural lands and disruption to agricultural practices. Further, the Township recommends that residential densities be established such that they do not detract from the existing rural character of the County.
- r.) Pokegama Township will encourage commercial and private builders to implement adequate construction practices for all construction activities in the Township.
- s.) The Township will rely on Pine County to administer and enforce on-site sewage treatment system design standards consistent with the State of Minnesota rules and statutes; however, the township should look for opportunities to encourage Pine County to adopt alternative system preference standards.
- t.) Establish design standards, performance standards, and a review process for conditional uses.
- u.) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

## **Residential Goals**

- 1.) Work to improve substandard housing.
- 2.) To identify areas suitable for development, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.
- 3.) Assure that Pokegama Township residents have access to safe and affordable housing in good neighborhoods and encourage the development of housing that meets the needs of all township residents.
- 4.) Pokegama Township will encourage new development in areas that demonstrate the potential to provide adequate public services and facilities such as utilities, transportation systems, water and sewer, at an economical cost to the township.

- 5.) Proactively encourage housing and property maintenance to ensure stable neighborhoods and maintain property values.
- 6.) Assure that the development or redevelopment of substandard lots or lakefront properties does not adversely impact the character of existing residential neighborhoods.
- 7.) Allow for home occupations and home-based businesses without adversely impacting the residential character the zone.
- 8.) Restrict urban-style residential development and densities, including multiple family residences and mobile home parks to higher-density residential areas, so long as they provide adequate water and sanitary sewer services and do not adversely impact the character of existing residential neighborhoods.

#### **Policies**

- a.) No structural development shall be permitted on soils with severe or very severe limitations unless acceptable engineering safeguards are employed.
- b.) Permit no commercial or industrial uses in the Residential Zone, except home occupations as permitted by ordinance.
- c.) Require each applicant for a building permit to demonstrate that there is sufficient area on the lot within all setback requirements to construct a house and all allowable accessory structures.
- d.) Require landowners to install and maintain driveways from the road frontage of the lot to such a standard that emergency vehicles will have ready access to all buildings.
- e.) Within service areas, where public utilities are not provided in advance of development, residential land uses and residential subdivisions should encourage and provide for planned unit development and, or clustering of residences in such manner to allow for existing on-site utility systems with potential for providing public utility systems in the future.
- f.) Encourage site plan review for significant residential development activity to ensure the efficient provision of facilities and services, energy conservation practices, aesthetically pleasing site design, and minimum impact to the environment.
- g.) Development may be accommodated, but shall be consistent with the needs and desires of the Township, be located on or have direct access to existing, maintained roads, and not adversely impact any existing land uses.
- h.) Encourage residential additions, remodeling and reconstruction to fit within the neighborhood context.
- i.) The Township will encourage quality housing for its residents by establishing minimum standards for dwellings.
- j.) Encourage rehabilitation or where necessary, redevelopment of substandard units, using available state and federal programs, as well as private development or public action.
- k.) Improve the available housing through federal and state housing rehabilitation programs. The Township may seek state and federal grants and loans for housing rehabilitation and energy conservation. And the Township may work to establish incentives such as

federal and state housing rehabilitation funds to encourage housing rehabilitation and energy conservation.

- l.) Pokegama Township will encourage commercial and private builders to implement adequate construction practices for all construction activities in the Township.
- m.) Define density and intensity standards for the township.
- n.) Address nuisance and blight issues to prevent a depreciative effect on adjacent properties.
- o.) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

## **Environment and Natural Resources Goals**

- 1.) To assure compatibility of development with the natural environment.
- 2.) To protect and preserve the natural resources of the township.
- 3.) To protect, preserve and enhance the township's unique environmental, scenic areas.
- 4.) To provide for the protection of the township's residents and property from natural and man-made hazards.
- 5.) Promote clean surface and ground water supply.
- 6.) Protect groundwater recharge areas, such as wetlands.
- 7.) Protect air quality.

## **Policies**

### **Water---**

- a.) When not preempted by the state, protect ground and surface water.
- b.) Promote and encourage the preservation and the development of wetlands, setbacks, and other means of preserving or enhancing water quality.
- c.) The quality and quantity of groundwater resources should be preserved by the appropriate regulation of all development activities which have the potential of impacting the water resources of the area.
- d.) Protect surface water by preserving shore lands, wetlands, water bodies, floodplains, streams and rivers.
- e.) Natural drainage systems and ground water recharge areas should be preserved and alterations prohibited to these systems and areas which adversely affect the natural runoff and infiltration of water.
- f.) Require preservation of groundwater recharge areas through land dedication in subdivisions, scenic easements and through zoning use permits.

- g.) Preserve and protect all drainage ways.
- h.) Encourage proper sealing of all abandoned water wells.
- i.) Maintain and develop water drainage in such a way to prevent damage to neighbor's property).
- j.) Discourage development in areas subject to flooding or areas that would contribute to flooding, erosion or sedimentation.
- k.) Require erosion control and other improvements in major drainage ways in all developments.
- l.) Protect and preserve steep slope and highly-erodible areas.
- m.) Prohibit the discharge of pollutant into water bodies, water courses, wetlands, and groundwater recharge areas.
- n.) Cooperate with all applicable governmental watershed management organizations to improve groundwater quality regardless of the jurisdiction involved and their limits.

**Soil –**

- o.) Encourage the spreading of animal waste in an environmentally sound manner.
- p.) Restrict contaminated soil storage or disposal in the township.
- q.) Minimize soil erosion (filter strips, riparian buffers, contour farming).
- r.) Encourage utilization of sound soil conservation practices for all agricultural operations to reduce soil erosion.
- s.) Use sound soil conservation and engineering practices in the design and construction of all streets and driveways to assure soil stabilization.

**Development –**

- t.) Assure that any development that may occur in the township in the future will be compatible with the capability and limitations of the land.
- u.) Require all development to be located to preserve the natural features of the site, avoid areas of environmental sensitivity and minimize negative impacts and alteration of natural features.
- v.) Encourage preservation of wetlands, creeks, and green spaces not suitable for farming, to provide wildlife habitat and natural beauty within the township.
- w.) Encourage the preservation of standing groves of healthy trees.
- x.) Encourage the preservation and maintenance of agricultural lands and managed forest lands.
- y.) Pokegama Township recommends that structural development be discouraged from occurring on soils that exhibit any of the following limitations: (a) slope in excess of 12%; (b) wetlands, peat or muck areas; (c) areas where bedrock is within six feet of soil surface; (d) high water

tables; (e) soils subject to severe wind or water erosion; (f) soils of low permeability.

### Air/Noise--

z.) When not preempted by the state, protect the residents from poor air quality.

### General --

aa.) Preserve as open space environmentally sensitive areas.

bb.) Work in cooperation with federal, state and local agencies involved in environmental issues.

cc.) Prohibit tire, incinerator, nuclear or medical waste storage or disposal in the township.

dd.) Promote sound use of sand and gravel resources including the reclamation of commercial and gravel operations.

## **Commercial and Industrial Goals**

1.) Encourage commercial and industrial uses that develop a sound tax base.

2.) Concentrate future commercial and industrial development to existing commercial/industrial districts within the township.

3.) Encourage home occupations.

### **Policies**

a.) Through zoning and efficient land use planning, encourage commercial development, both existing and future, to develop and expand in areas designated as suitable for commercial growth.

b.) Replace existing on-site sewer treatment facilities when a joint sanitary sewer system becomes available.

c.) Require commercial/industrial/service businesses to be served by major streets or have easy access to major streets. Discourage industrial-oriented traffic from using residential streets.

d.) Ensure that adequate services, off-street parking, and off-street loading facilities are available prior to all new commercial or industrial development. Require industrial uses to effectively screen parking, loading and storage or other activities from view.

e.) Restrict industrial development to those uses that do not generate large amounts of sewage and can operate efficiently on an on-site standard drain field approved by applicable ordinances.

f.) Restrict industrial uses to those which do not pose a threat to air or groundwater.

g.) Hazardous waste facilities will not be allowed in the industrial zone.

h.) All proposed industrial uses must comply with the performance standards in the ordinances, as amended from time to time.

- i.) The Township will utilize signage, landscaping, berming, screening, sound, odor and other controls through its zoning ordinances to protect adjacent areas from adverse impact by industrial uses.
- j.) All commercial uses shall be environmentally benign.
- k.) Create conditional use standards for home businesses that protect the residential character of surrounding areas.

### Transportation Goals

- 1.) Preserve and enhance the quality of roads in the township.
- 2.) To provide safe and adequate roads for the mobility of the public.
- 3.) To enhance the right-of-way of the public roads.
- 4.) Continue studies to upgrade all substandard township roads.
- 5.) Conduct an annual road review of Township street conditions.

### Policies

- a.) Where desirable and safe, maintain existing gravel roads, thereby maintaining the rural character and reducing the potential run-off.
- b.) The investment in and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback and access controls.
- c.) Participate in planning with the County Highway Department in developing road standards that are in keeping with the rural character of the township.
- d.) Provide for the possible extension of all local streets in new subdivisions to minimize the use of cul-de-sacs.
- e.) Require minimum setbacks from the centerline of streets, through zoning and subdivision ordinances, to assure adequate rights of way in the future as streets are upgraded.
- f.) Require right-of-way dedication for existing easement roads and future streets whenever land is subject to Township approval.
- g.) To avoid traffic hazards and odd-shaped lots, require right angle intersections whenever possible.
- h.) Coordinate street improvements with adjacent communities, county and state agencies.
- i.) Establish controls for township roads to protect and preserve the right-of-way.
- j.) Require that the construction of new development which may impact township roads include the cost to repair such roads in the total project cost.

- k.) Require those who cause excessive wear and tear on the township roads to be responsible for the cost to repair and restore those roads.
- l.) Require review before permitting excavation in the road right-of-way.
- m.) Forbid row cropping the road right-of-way.
- n.) Require the removal of all hazards from road ditches.
- o.) Keep the road right-of-way free of junk and debris.
- p.) Maintain the road right-of-way with grasses and permanent vegetation.
- q.) Restrict building construction in the Spring and enforce weight restrictions to township roads.

### **Intergovernmental Goals**

- 1.) Continue to participate in the design (capacity and aesthetics), maintenance and placement of utilities.
- 2.) Continue to participate with other governmental jurisdictions concerning infrastructure planning and development.

#### **Policies**

- a.) Coordinate and cooperate with Pine County, the surrounding townships and public utility companies in providing services and facilities to areas where possible development may occur.
- b.) Work with surrounding townships, Pine County, and municipalities to jointly plan and coordinate land uses where the jurisdictions border.

### **Administrative Goals**

- 1.) Maintain all government buildings and structures at the highest standards to serve as examples of private development.
- 2.) Preserve the township form of government unless annexation is threatened; then consider becoming a municipality.

#### **Policies**

- a.) Provide that land use and development decisions are made with the maximum advice of the township and with full opportunity for public participation.
- b.) Encourage routine mowing and upkeep of the Town Hall grounds.
- c.) Within the limits imposed by the funds available for its use, encourage periodic cleaning, maintenance, and repairs of the Town Hall and its grounds.
- d.) Study the need for the acquisition of property by the township for future public facilities or preserves.



## APPENDIX A

- Demographics Information
- Population Projections
- Housing Information
- Employment and Income Information

### 2000 Census: Pokegama township (Pine County) Population Profiles: Population in 1970, 1980, 1990, and 2000

	1970	1980	1990	2000	'90-2000 Change	
					Actual	Percent
Population	1,091	1,611	1,847	2,570	723	39.14
Land Area(sq. mile)	54.20	53.84	51.88	51.62	-0.26	-0.51
Density (persons per sq. mile)	20.13	29.92	35.60	49.79	14.19	39.85
Housing Units	657	1,083	1,288	1,468	180	13.98
Households	--	530	663	994	331	49.92
Persons Per Household	--	3.04	2.79	2.57	-0.22	-7.75
Persons in Group Quarters	=	47	38	12	-26	-68.42

### 2000 Census: Pokegama township (Pine County) Households by Persons in Household and Household Type

Household Composite	Number
<b>One person households:</b>	
Male householder	110
Female Householder	74
<b>Two or more person households:</b>	
Family households:	
Married couple family	684
Other family:	
Male householder, no wife present:	35
Female householder, no husband present:	42
Nonfamily households:	
Male householder	37
Female householder	12
<b>Total</b>	<b>994</b>

**2000 Profiles of General Demographic Characteristics:  
Pokegama township, Pine County, Minnesota**

2000 Population by Sex and Age	All Persons	
	Number	Pct.
Total population	2,570	100.0
Male	1,322	51.4
Female	1,248	48.6
Under 5 years	143	5.6
5 to 9 years	157	6.1
10 to 14 years	211	8.2
15 to 19 years	171	6.7
20 to 24 years	75	2.9
25 to 34 years	300	11.7
35 to 44 years	419	16.3
45 to 54 years	341	13.3
55 to 59 years	160	6.2
60 to 64 years	170	6.6
65 to 74 years	306	11.9
75 to 84 years	93	3.6
85 years and over	24	0.9
Median age (years)	40.5	-
18 years and over	1,948	75.8
Male	1,002	39.0
Female	946	36.8
21 years and over	1,874	72.9
62 years and over	529	20.6
65 years and over	423	16.5
Male	223	8.7
Female	200	7.8

## Population Projections: Region 7E - East Central

Age Group	2000*	2005	2010	2015	2020	2025	2030	2000 - 2030 % Change
0-19	41,838	44,400	45,600	47,500	49,500	51,500	53,100	26.9
20-34	23,294	26,100	29,400	31,600	32,000	32,300	32,600	39.9
35-49	33,462	35,200	34,200	33,400	35,400	38,500	40,500	21.0
50-69	25,360	31,100	38,000	44,200	47,500	48,100	47,700	88.1
70-84	9,940	10,900	11,900	13,900	17,000	21,400	25,900	160.6
85+	2,350	2,700	3,000	3,500	3,900	4,400	5,700	142.6
Total	136,244	150,400	162,100	174,100	185,300	196,100	205,500	50.8

## Population Projections: Pine County

Age Group	2000*	2005	2010	2015	2020	2025	2030	2000 - 2030 % Change
0-19	7,466	7,680	7,860	8,180	8,630	9,020	9,290	24.4
20-34	4,364	4,750	5,220	5,550	5,530	5,570	5,700	30.6
35-49	6,310	6,260	5,690	5,370	5,670	6,090	6,430	1.9
50-69	5,629	6,720	8,170	9,390	9,870	9,810	9,400	67.0
70-84	2,295	2,540	2,820	3,190	3,860	4,780	5,890	156.6
85+	466	530	600	720	810	940	1,130	142.5
Total	26,530	28,480	30,360	32,400	34,370	36,210	37,840	42.6

## Housing Information

### Vacancy Status

	Vacant Housing Units
<b>Total:</b>	474
For rent	4
For sale only	8
Rented or sold, not occupied	3
For seasonal, recreational, or occasional use	430
For migrant workers	3
Other vacant	26

## Housing Information Continued...

### Occupied Housing Units

Status	Units	Percent
Owned	928	93.4
Rented	66	6.6
Total	994	100.0

### Occupancy Status: Residence in Current House

	Housing units
Total:	997
Owner occupied:	934
Moved in 1999 to March 2000	99
Moved in 1995 to 1998	255
Moved in 1990 to 1994	224
Moved in 1980 to 1989	167
Moved in 1970 to 1979	126
Moved in 1969 or earlier	63
Renter occupied:	63
Moved in 1999 to March 2000	34
Moved in 1995 to 1998	16
Moved in 1990 to 1994	9
Moved in 1980 to 1989	4
Moved in 1970 to 1979	0
Moved in 1969 or earlier	0

## Housing Information Continued...

### 2000 Census: Pokegama township (Pine County) Housing Profiles: Value for All Owner-occupied Housing Units

SF3 - H084

	Owner-occupied housing units	Percent
Total:	934	100.00
Less than \$10,000	14	1.50
\$10,000 to \$14,999	0	0.00
\$15,000 to \$19,999	11	1.18
\$20,000 to \$24,999	8	0.86
\$25,000 to \$29,999	22	2.36
\$30,000 to \$34,999	11	1.18
\$35,000 to \$39,999	27	2.89
\$40,000 to \$49,999	17	1.82
\$50,000 to \$59,999	48	5.14
\$60,000 to \$69,999	74	7.92
\$70,000 to \$79,999	38	4.07
\$80,000 to \$89,999	101	10.81
\$90,000 to \$99,999	84	8.99
\$100,000 to \$124,999	179	19.16
\$125,000 to \$149,999	105	11.24
\$150,000 to \$174,999	56	6.00
\$175,000 to \$199,999	41	4.39
\$200,000 to \$249,999	49	5.25
\$250,000 to \$299,999	26	2.78
\$300,000 to \$399,999	19	2.03
\$400,000 to \$499,999	0	0.00
\$500,000 to \$749,999	0	0.00
\$750,000 to \$999,999	0	0.00
\$1,000,000 or more	4	0.43

## Housing Information Continued...

### 2000 Census: Pokegama township (Pine County)

#### Housing Profiles: Year Structure Built

	Housing units
Total:	1,460
Built 1999 to March 2000	83
Built 1995 to 1998	130
Built 1990 to 1994	123
Built 1980 to 1989	237
Built 1970 to 1979	377
Built 1960 to 1969	174
Built 1950 to 1959	89
Built 1940 to 1949	98
Built 1939 or earlier	149

#### Housing Profiles: Mortgage Status

	Specified owner-occupied housing units
Total:	435
Housing units with a mortgage, contract to purchase, or similar debt:	274
With either a second mortgage or home equity loan, but not both:	57
Second mortgage only	22
Home equity loan only	35
Both second mortgage and home equity loan	7
No second mortgage and no home equity loan	210
Housing units without a mortgage	161

## Employment and Income Information...

### 2000 Census: Pokegama township (Pine County) Income Profiles: Family and Household Income

#### Per Capita Income in 1999

Per Capita Income
\$19,027

#### Median and Average Income in 1999

	Households	Families
Median Income	\$41,604	\$44,559
Average Income	\$49,308	\$55,301

#### Household and Family Income in 1999

Income	Households	Families
Total:	994	748
Less than \$10,000	66	29
\$10,000 to \$14,999	44	10
\$15,000 to \$19,999	51	30
\$20,000 to \$24,999	70	50
\$25,000 to \$29,999	63	53
\$30,000 to \$34,999	95	69
\$35,000 to \$39,999	74	53
\$40,000 to \$44,999	106	89
\$45,000 to \$49,999	71	54
\$50,000 to \$59,999	69	52
\$60,000 to \$74,999	172	153
\$75,000 to \$99,999	47	40
\$100,000 to \$124,999	38	41
\$125,000 to \$149,999	16	13
\$150,000 to \$199,999	7	7
\$200,000 or more	5	5

**Employment and Income Information continued ...**

**2000 Census: Pokegama township (Pine County)  
Income Profiles: Number of Households by Type of Income**

**Households by Types of Income (1999)**

	<b>Total(Households)</b>	<b>With This Type Income(Households)</b>	<b>Without This Type Income(Households)</b>
Earnings	994	756	238
Wage or Salary Income	994	744	250
Self-Employment Income	994	174	820
Interest, Dividends, or Net Rental Income	994	395	599
Social Security Income	994	339	655
Supplement Security Income	994	41	953
Public Assistance Income	994	42	952
Retirement Income	994	264	730
Other Types of Income	994	167	827



## Employment and Income Information...

### 2000 Census: Pokegama township (Pine County)

#### Sex by Educational Attainment for the Population 25 Years and Over

	Male	Female
Total	938	900
No schooling completed	2	3
Nursery to 4th grade	0	0
5th and 6th grade	7	0
7th and 8th grade	64	28
9th grade	18	9
10th grade	48	23
11th grade	21	25
12th grade, no diploma	35	21
High school graduate (includes equivalency)	381	392
Some college, less than 1 year	78	111
Some college, 1 or more years, no degree	181	168
Associate degree	30	52
Bachelor's degree	60	61
Master's degree	7	0
Professional school degree	2	7
Doctorate degree	4	0

**Employment and Income Information...**

**2000 Census: Pokegama Township (Pine County)**

**School Enrollment by Level of School by Type of School  
for the Population 3 Years and Over**

	Population
Total:	2,481
Male:	1,286
Enrolled in nursery school, preschool:	4
Enrolled in kindergarten:	21
Enrolled in grade 1 to grade 4:	72
Enrolled in grade 5 to grade 8:	72
Enrolled in grade 9 to grade 12:	89
Enrolled in college, undergraduate years:	22
Enrolled in graduate or professional school:	12
Not enrolled in school	994
Female:	1,195
Enrolled in nursery school, preschool:	7
Enrolled in kindergarten:	21
Enrolled in grade 1 to grade 4:	54
Enrolled in grade 5 to grade 8:	98
Enrolled in grade 9 to grade 12:	56
Enrolled in college, undergraduate years:	32
Enrolled in graduate or professional school:	16
Not enrolled in school	911

## Employment and Income Information...

### 2000 Census: Pokegama township (Pine County)

<b>Travel Time to Work</b> Average travel time (minutes)	33.0
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#### Travel Time to Work for Workers Ages 16 and Over

	Population	Percent
Total:	1,165	100.00
Did not work at home:	1,099	94.33
Less than 5 minutes	27	2.32
5 to 9 minutes	74	6.35
10 to 14 minutes	220	18.88
15 to 19 minutes	180	15.45
20 to 24 minutes	145	12.45
25 to 29 minutes	36	3.09
30 to 34 minutes	63	5.41
35 to 39 minutes	22	1.89
40 to 44 minutes	11	0.94
45 to 59 minutes	60	5.15
60 to 89 minutes	178	15.28
90 or more minutes	83	7.12
Worked at home	66	5.67

**Employment and Income Information...**

**2000 Census: Pokegama Township (Pine County)**

**SF3-P49: Sex by Industry for the Employed Civilian Population  
16 Years and Over**

	Male	Female
Total	639	563
Agriculture, forestry, fishing and hunting, and mining:	20	15
Agriculture, forestry, fishing and hunting	20	15
Mining	0	0
Construction	113	7
Manufacturing	135	66
Wholesale trade	13	11
Retail trade	63	71
Transportation and warehousing, and utilities:	61	12
Transportation and warehousing	51	12
Utilities	10	0
Information	5	9
Finance, insurance, real estate and rental and leasing:	16	34
Finance and insurance	10	31
Real estate and rental and leasing	6	3
Professional, scientific, management, administrative, and waste management services:	37	28
Professional, scientific, and technical services	17	18
Management of companies and enterprises	0	0
Administrative and support and waste management services	20	10
Educational, health and social services:	51	174
Educational services	43	72
Health care and social assistance	8	102
Arts, entertainment, recreation, accommodation and food services:	78	65
Arts, entertainment, and recreation	42	25
Accommodation and food services	36	40
Other services (except public administration)	28	41
Public administration	19	30

## Employment and Income Information...

### 2000 Census: Pokegama Township (Pine County)

#### SF3-P49: Sex by Industry for the Employed Civilian Population 16 Years and Over

	Male	Female
<b>Total</b>	<b>639</b>	<b>563</b>
<b>Agriculture, forestry, fishing and hunting, and mining:</b>	<b>20</b>	<b>15</b>
Agriculture, forestry, fishing and hunting	20	15
Mining	0	0
<b>Construction</b>	<b>113</b>	<b>7</b>
<b>Manufacturing</b>	<b>135</b>	<b>66</b>
<b>Wholesale trade</b>	<b>13</b>	<b>11</b>
<b>Retail trade</b>	<b>63</b>	<b>71</b>
<b>Transportation and warehousing, and utilities:</b>	<b>61</b>	<b>12</b>
Transportation and warehousing	51	12
Utilities	10	0
<b>Information</b>	<b>5</b>	<b>9</b>
<b>Finance, insurance, real estate and rental and leasing:</b>	<b>16</b>	<b>34</b>
Finance and insurance	10	31
Real estate and rental and leasing	6	3
<b>Professional, scientific, management, administrative, and waste management services:</b>	<b>37</b>	<b>28</b>
Professional, scientific, and technical services	17	18
Management of companies and enterprises	0	0
Administrative and support and waste management services	20	10
<b>Educational, health and social services:</b>	<b>51</b>	<b>174</b>
Educational services	43	72
Health care and social assistance	8	102
<b>Arts, entertainment, recreation, accommodation and food services:</b>	<b>78</b>	<b>65</b>
Arts, entertainment, and recreation	42	25
Accommodation and food services	36	40
Other services (except public administration)	28	41
<b>Public administration</b>	<b>19</b>	<b>30</b>

## Employment and Income Information...

### 2000 Census: Pokegama township (Pine County)

#### Sex by Occupation for the Employed Civilian 16 Years and Over

	Male	Female
Total	639	563
Management, professional, and related occupations	99	155
Management, business, and financial operations occupations	52	52
Business and financial operations occupations	8	10
Professional and related occupations	47	103
Computer and mathematical occupations	11	4
Architecture and engineering occupations	6	2
Life, physical, and social science occupations	0	4
Community and social services occupations	0	17
Legal occupations	0	4
Education, training, and library occupations	19	39
Arts, design, entertainment, sports, and media occupations	8	2
Healthcare practitioners and technical occupations	3	31
Health diagnosing and treating practitioners and technical occupations	0	16
Service and Protective Service occupations	119	150
Healthcare support occupations	0	28
Food preparation and serving related occupations	19	36
Building and grounds cleaning and maintenance occupations	24	13
Personal care and service occupations	24	59
Sales and office and related occupations	130	217
Office and administrative support occupations	34	117
Farming, fishing, and forestry occupations	4	0
Construction, extraction, and maintenance occupations	147	4
Construction and extraction occupations	88	4
Installation, maintenance, and repair occupations	59	0
Production, transportation, and material moving occupations	214	94
Production occupations	119	73
Transportation and material moving occupations	95	21
Rail, water and other transportation occupations	4	7

**Employment and Income Information...**

**2000 Census: Pokegama township (Pine County)**

**Sex by Educational Attainment for the Population 25 Years and Over**

	<b>Male</b>	<b>Female</b>
<b>Total</b>	<b>938</b>	<b>990</b>
No schooling completed	2	3
Nursery to 4th grade	0	0
5th and 6th grade	7	0
7th and 8th grade	64	28
9th grade	18	9
10th grade	48	23
11th grade	21	25
12th grade, no diploma	35	21
High school graduate (includes equivalency)	381	392
Some college, less than 1 year	78	111
Some college, 1 or more years, no degree	181	168
Associate degree	30	52
Bachelor's degree	60	61
Master's degree	7	0
Professional school degree	2	7
Doctorate degree	4	0

## **APPENDIX B**

- **Survey Responses**

The Pokegama Township Planning and Zoning Commission conducted the following property owner survey in July, 2003. The survey was sent to all property owners (1570) on record at that time. 596 or 38% responded. The intent of the survey was to ensure that this comprehensive plan accurately reflected the thoughts and opinions of Pokegama Township residents.

Numbers next to each answer indicate responses received in each category. Not all respondents answered all questions.



# APPENDIX B

- Survey Responses

618 Responses

1570 surveys mailed

40% Return Response Rate

QUESTIONS	STRONGLY AGREE	AGREE	DON'T CARE	DISAGREE	STRONGLY DISAGREE	NO ANSWER
#1 The Township needs to develop a comprehensive plan and zoning for land use to guide future development	<b>249</b> <b>(40%)</b>	<b>264</b> <b>(43%)</b>	<b>13</b> <b>(2%)</b>	<b>41</b> <b>(7%)</b>	<b>37</b> <b>(6%)</b>	<b>14</b> <b>(2%)</b>
#2 It is important to preserve the existing low density areas of the Township.	<b>164</b> <b>(27%)</b>	<b>264</b> <b>(43%)</b>	<b>61</b> <b>(10%)</b>	<b>79</b> <b>(13%)</b>	<b>27</b> <b>(4%)</b>	<b>23</b> <b>(4%)</b>
#3 The Township should promote commercial/ industrial growth.	<b>105</b> <b>(17%)</b>	<b>267</b> <b>(43%)</b>	<b>44</b> <b>(7%)</b>	<b>119</b> <b>(19%)</b>	<b>75</b> <b>(12%)</b>	<b>8</b> <b>(1%)</b>
#4 The Township should direct future commercial/ industrial growth to designated areas within the Township.	<b>203</b> <b>(33%)</b>	<b>291</b> <b>(47%)</b>	<b>23</b> <b>(4%)</b>	<b>56</b> <b>(9%)</b>	<b>29</b> <b>(5%)</b>	<b>16</b> <b>(3%)</b>
#5 The Township should work to avoid annexation of land by the neighboring communities.	<b>192</b> <b>(31%)</b>	<b>233</b> <b>(38%)</b>	<b>82</b> <b>(13%)</b>	<b>44</b> <b>(7%)</b>	<b>29</b> <b>(5%)</b>	<b>38</b> <b>(6%)</b>
#6 Planning/zoning should guide residential development to existing higher density areas of the Township.	<b>92</b> <b>(15%)</b>	<b>276</b> <b>(45%)</b>	<b>59</b> <b>(10%)</b>	<b>137</b> <b>(22%)</b>	<b>21</b> <b>(3%)</b>	<b>33</b> <b>(5%)</b>

#12 Ordinances are needed to address:	Agree	Don't Care	Disagree	No Answer		
#12a Blight/Public Nuisance	519 (84%)	28 (4%)	49 (8%)	22 (4%)		
#12b Mobile Homes	393 (64%)	82 (13%)	98 (16%)	45 (7%)		
#12c Abandon Vehicles	521 (84%)	28 (5%)	49 (8%)	20 (3%)		
#12d Domestic Animal Issues	389 (63%)	77 (12%)	105 (17%)	47 (8%)		
#12e Other	186 (31%)	62 (10%)	50 (8%)	320 (52%)		
#13 I accept that there is a cost to the Township, and hence its residents, to administer and enforce ordinances.	Strongly Agree	Agree	Don't Care	Disagree	Strongly Disagree	No Answer
#13 I accept that there is a cost to the Township, and hence its residents, to administer and enforce ordinances.	88 (14%)	356 (58%)	24 (4%)	73 (12%)	39 (6%)	38 (6%)
#14 The Township, not the county, should control local ordinances and zoning.	148 (24%)	304 (49%)	42 (7%)	56 (9%)	31 (5%)	37 (6%)
#15 Do you have any concerns regarding planning and zoning issues?						
<b>Additional comments included with the survey may be obtained by contacting the Pokegama Township Clerk's Office.</b>						

<p>#7 Minimum Lot Size in less populated areas of the Township should be:</p>	<p>40 acres  48 (8%)</p>	<p>20 acres  41 (7%)</p>	<p>10 acres  87 (14%)</p>	<p>5 acres  210 (34%)</p>	<p>2.5 acres  201 (33%)</p>	<p>No answer  31 (5%)</p>
<p>#8 Minimum lot size in higher populated areas of the Township should be:</p>	<p>10 acres  24 (4%)</p>	<p>5 acres  69 (11%)</p>	<p>2.5 acres  137 (22%)</p>	<p>1 acre  193 (31%)</p>	<p>Less than 1 acre  156 (25%)</p>	<p>No answer  39 (7%)</p>
<p>#9 How much property do you own in Pokegama Township (no answer 12.2%)</p>	<p>Less than 1 acre  160 (26%)</p>	<p>1-5 acres  189 (31%)</p>	<p>6-10 acres  49 (8%)</p>	<p>11-40 acres  91 (15%)</p>	<p>41-80 acres  54 (9%)</p>	<p>More than 80 acres  63 (10%)</p>
<p>#2b If you are currently farming, do you feel that farm land should have a protected status?</p> <p>#10 Do you feel that some ordinances should vary within the Township based on the level of population and the land use? (For example, certain ordinances could be different for higher populated areas vs. lower populated areas)</p> <p>#11 Due to fast residential growth in our Township, do you support a temporary hold on large subdivisions for one year, with reasonable exceptions, while a zoning ordinance is being developed and approved?</p>	<p>Yes  151 (24%)  367 (59%)  413 (67%)</p>	<p>No  74 (12%)  214 (35%)  158 (26%)</p>	<p>No Answer  393 (64%)  37 (6%)  47 (7%)</p>			