

**September
2008**

Erie Township

COMPREHENSIVE PLAN

Cass County
North Dakota

Table of Contents

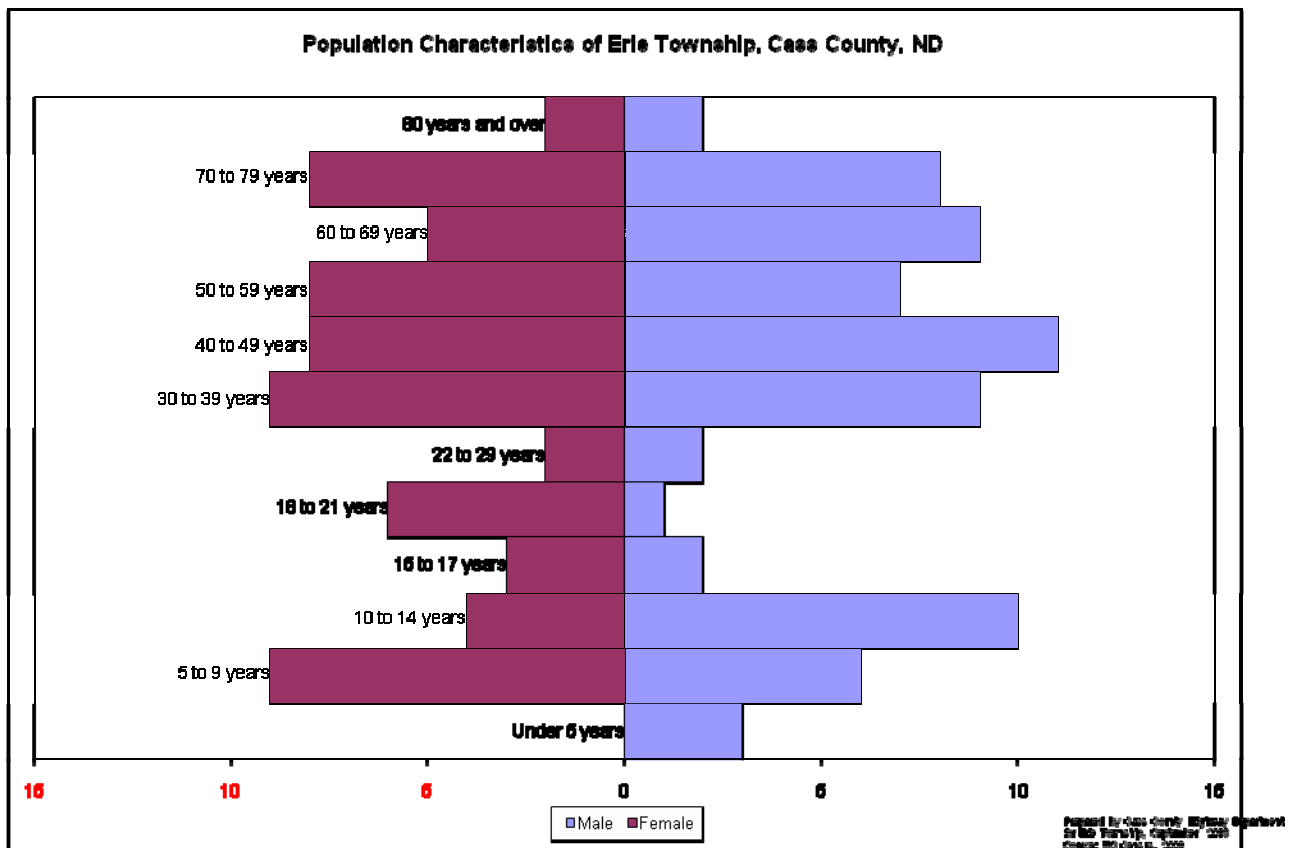
Introduction	3
Population and Housing	3
Economy.....	4
Natural Resources	4
Existing Land Use	4
Future Land Use	5
Goals and Objectives.....	5
Goal #1	5
Goal #2	6
Goal 3	6
Goal 4	7
Maps	8
Township Map	8
Land Use Map	9
Hydrologic Soil Classification (Cass County)	10
Soil Productivity (Cass County)	11
Water Resource Districts (Cass County)	12
School Districts (Cass County).....	13

Introduction

This comprehensive plan has been prepared as a statement for land use management for Erie Township and Erie Village in Cass County, North Dakota. The plan is designed to help guide responsible land use planning and control. In an effort to keep this document a useful and applied tool, it is being kept to a limited size.

Population and Housing

The Population of Erie Township was at a high of 418 in 1930. The population of the Township is 134ⁱ in 2000. The population of the township was 136ⁱⁱ in 1986. The population of Erie Township has remained about the same over the past 20 years. The population pyramid indicates the age of the population of Erie Township is older. The number of housing units has decreased since 1980 from 70ⁱⁱⁱ to 52^{iv} in 2000. These numbers illustrate the older and abandoned properties have been removed over the years.



Economy

The principal economic activity in Erie Township is agriculture and agriculture support businesses. The township has limited commercial or industrial development mainly due to the proximity of the Fargo – Moorhead Area. Erie Township is located near enough to other area communities and the Fargo – Moorhead Area for residents to commute to work there.

Natural Resources

Erie Township is located in the north central area of Cass County. The township is situated at the western edge of Lake Agassiz. The township's eastern soils are predominantly sand and gravel while the western soils are predominantly till. The regional slope in the township is to the northeast. The retreat of the ice sheets which formed Lake Agassiz left rolling hills and small valleys in Erie Township. There are five major surface materials in the Township: Clay and Silt, Gravel Deposits, Sand and Till. Clay and Silt are excellent for agricultural land. There are two pockets of clay and silt in the township (See Soil Classification Map). Gravel deposits present the township with specific land use and controls for these areas. The deposits are ideal for raw gravel material but mining for the material could create environmental impacts for other lands. There are several large deposits in the township (See Soil Classification Map). Sand is the predominant surface material in the township. Sand is rated "excellent to good" for agricultural purposes. Till is a mix of equal parts of sand, gravel and silt. Till is rated excellent for agricultural purposes. The Rush River runs through Erie Township. The Rush River is a small river which frequently does not flow making for a poor municipal water source. The Dakota Aquifer underlies the entire township. There are also sand and gravel aquifers. Three run from north to south down the middle of the township, and one is located in the southeast corner of the township. The Page Aquifer runs along the west edge of the Township. Each of these aquifers have different water supply uses, the plan intends to protect the uses of these natural water sources. Managing the proper land uses for the surface materials has to be controlled to protect from contaminating of the water source. Erie Township is in two water districts. Most of the Township is located in the Rush River Water Resource District. Section 6 and the north half of Section 4 and 5 are in the North Cass Water Resource District. Proposed land use that may affect water resources will be approved by the appropriate water resource district (See Water Management Districts Map).

Existing Land Use

The existing land use in Erie Township is primarily agricultural. There are farms and nonfarm dwellings in the township. The township has limited commercial buildings. Erie Township proximity to surrounding areas and the Fargo- Moorhead area make it attractive for non-farm residential development.

Future Land Use

The Erie Township Board of Supervisors will determine the most appropriate use of land in the township for the foreseeable future. The township supervisors will work with the Erie Community Club for proposals for business, commercial and residential development in the Township.

Goals and Objectives

The Erie Township Comprehensive Plan is to be used as a guide on which the development policies and regulations will be based. The plan was used to help develop goals, objectives and policies. As conditions change, so should the plan. By being a flexible document, this plan will reflect the changing goals of the citizens of Erie Township. For clarification, a 'goal' is a broad, general concept that the Township wishes to attain in the future. An 'objective' is a more specific measureable step to be taken toward achieving a goal. A 'policy' is a general principle that guides the actions taken to meet the goals and objectives.

Four goals have been established. Each addresses a particular subject. They all work together towards providing guidelines to ensure desired land use in the township. The goals are:

1. Protect Erie Township's agricultural integrity and heritage
2. Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.
3. Provide an adequate, safe, and efficient system for the transportation of people, goods and services.
4. Ensure and maintain the public participation in decisions affecting Erie Township and its residents.

Coordination and cooperation among the township's farms and the village is vital to the success of this plan. When a development proposal is reviewed, the affected parties should coordinate and cooperate to ensure that the goals of the public are satisfied. Following are the objectives and policies for each goal.

Goal #1

Protect Erie Township's agricultural integrity and heritage

Objectives:

1. Preserve prime farmland by using the land use controls provided in this comprehensive plan and corresponding zoning ordinance when making all land use decisions.
2. Work in conjunction with Cass County to implement consistent policies and controls

Policies:

1. Discourage and control nonfarm developments which interfere with farming and harm agricultural land values

2. Encourage public facilities and utility easements in locations which would minimize interference with farming.
3. Allow residential development only in legally platted subdivisions unless an individual unit is ten acres or more and subject to township review and approval.

Goal #2

Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.

Objectives:

1. Refer to this plan to determine if land use requests are consistent with Erie Township natural resources.
2. Adopt a zoning ordinance provisions which is consistent with this plan.
3. Use the zoning ordinance provisions to prevent incompatible land uses.

Policies:

1. Discourage nonagricultural development on fertile soils
2. Prevent undesirable, incompatible land uses in the Township unless they meet appropriate conditions.
3. Consider soil and surface materials in land use decisions and utilize soil surveys when appropriate.
4. Make land use decisions in accordance with this plan.
5. Deter offensive and incompatible land uses (i.e. Feed lots and hog barns) from locating near dwellings in Erie Township and Erie Village.
6. Enforce the compliance to Erie Township zoning ordinances

Goal 3

Provide an adequate, safe, and efficient system for the transportation of people, goods and services.

Objectives:

1. Provide well maintained gravel roads for all mail routes, school bus routes, and other routes deemed 'High Priority' by the Township's elected officers.
2. Periodically inspect and maintains a record of the condition of all Township roads, bridges and signs.

Policies:

1. Discourage developments which would create congestion and/or road hazards, or damage Township roads without compensation.
2. Encourage development to locate in areas served by adequate transportation facilities.
3. Downgrade priority, abandon, or close township roads and bridges when appropriate.
4. Use erosion / sediment control standards in road construction.

Goal 4

Ensure and maintain the public participation in decisions affecting Erie Township and its residents.

1. Ensure and maintain the public participation in land use decisions affecting Erie Township and Erie Village.

Objectives:

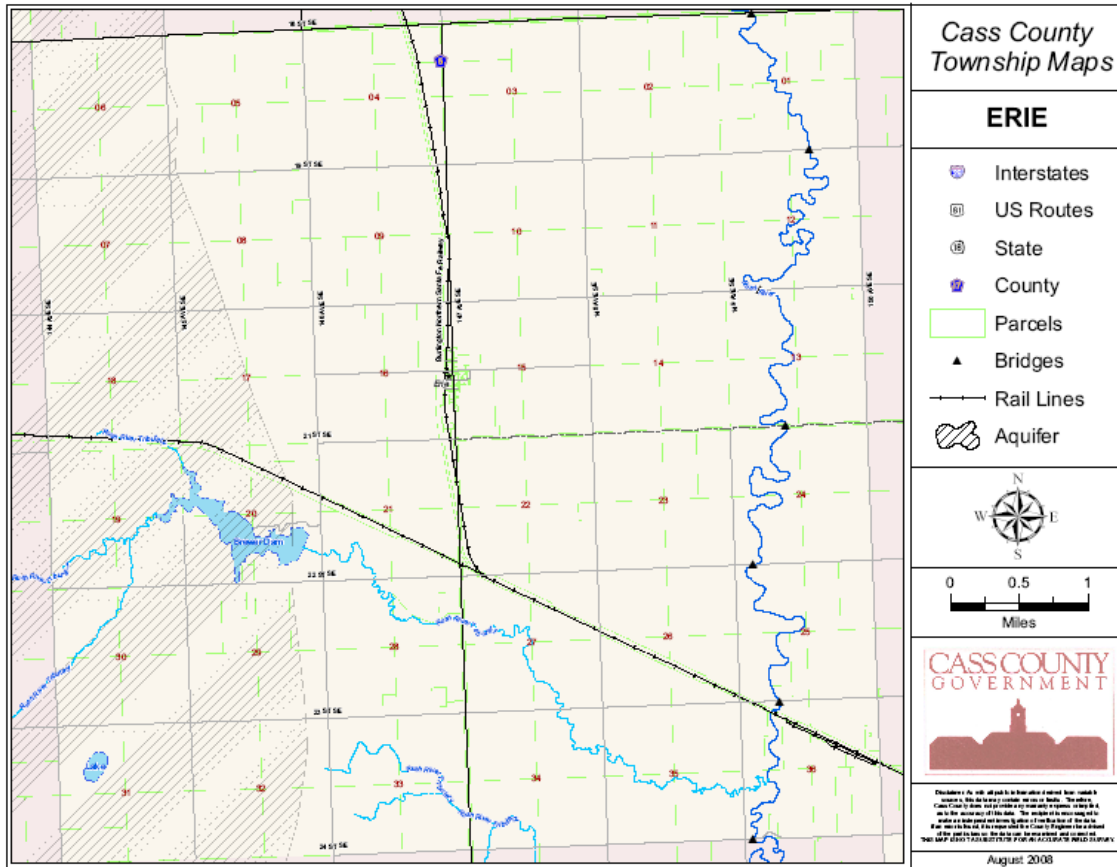
1. Maintain dialogue between citizens and elected officials of Erie Township and the Erie Village.
2. Create public awareness of planning goals and objectives by making this document available to the public upon request and publishing a statement to that effect.

Policies:

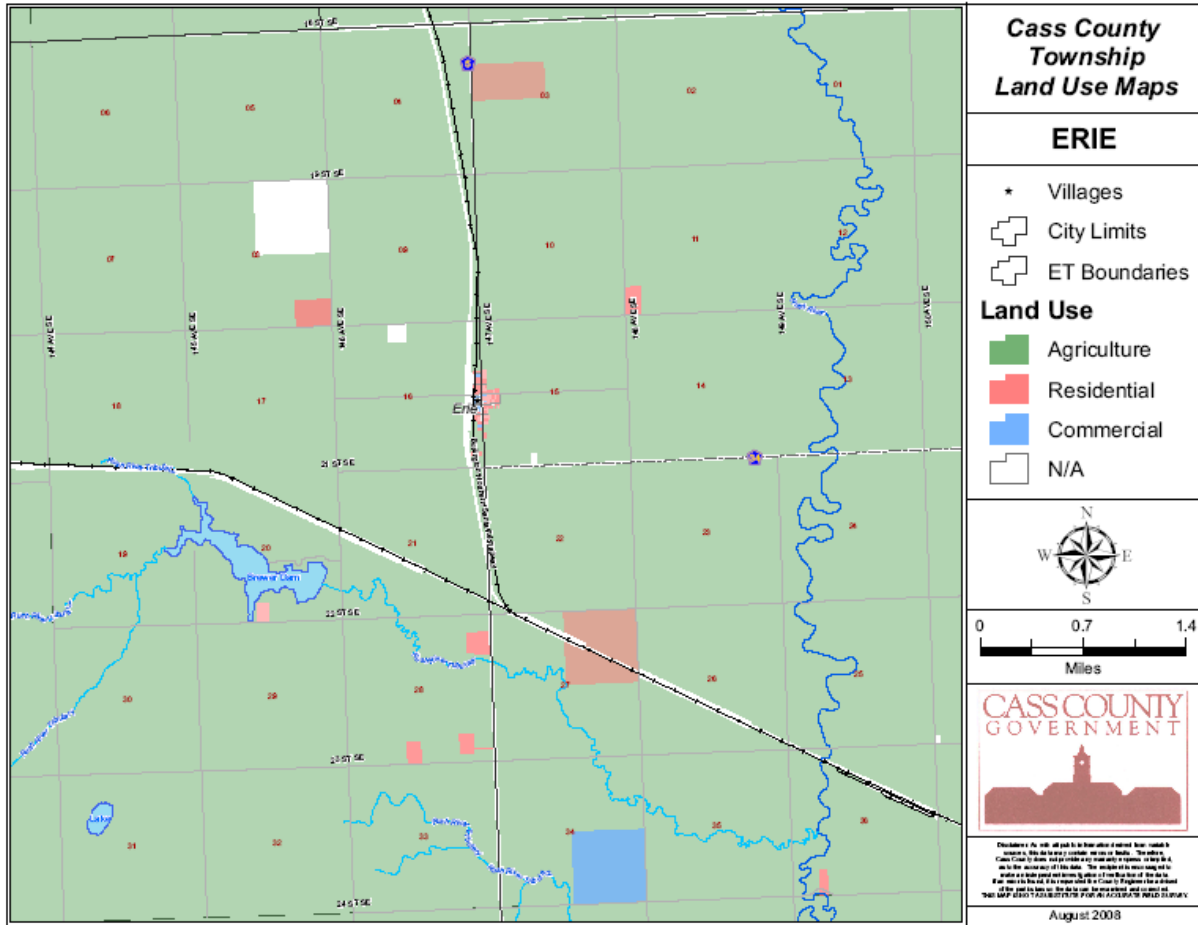
1. Give timely notice of all meetings and hearings.
2. Actively solicit public opinion about land use decisions.
3. Consider using citizen input when making public decisions.
4. Inform citizens of decisions and action taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and general public.

Maps

Township Map

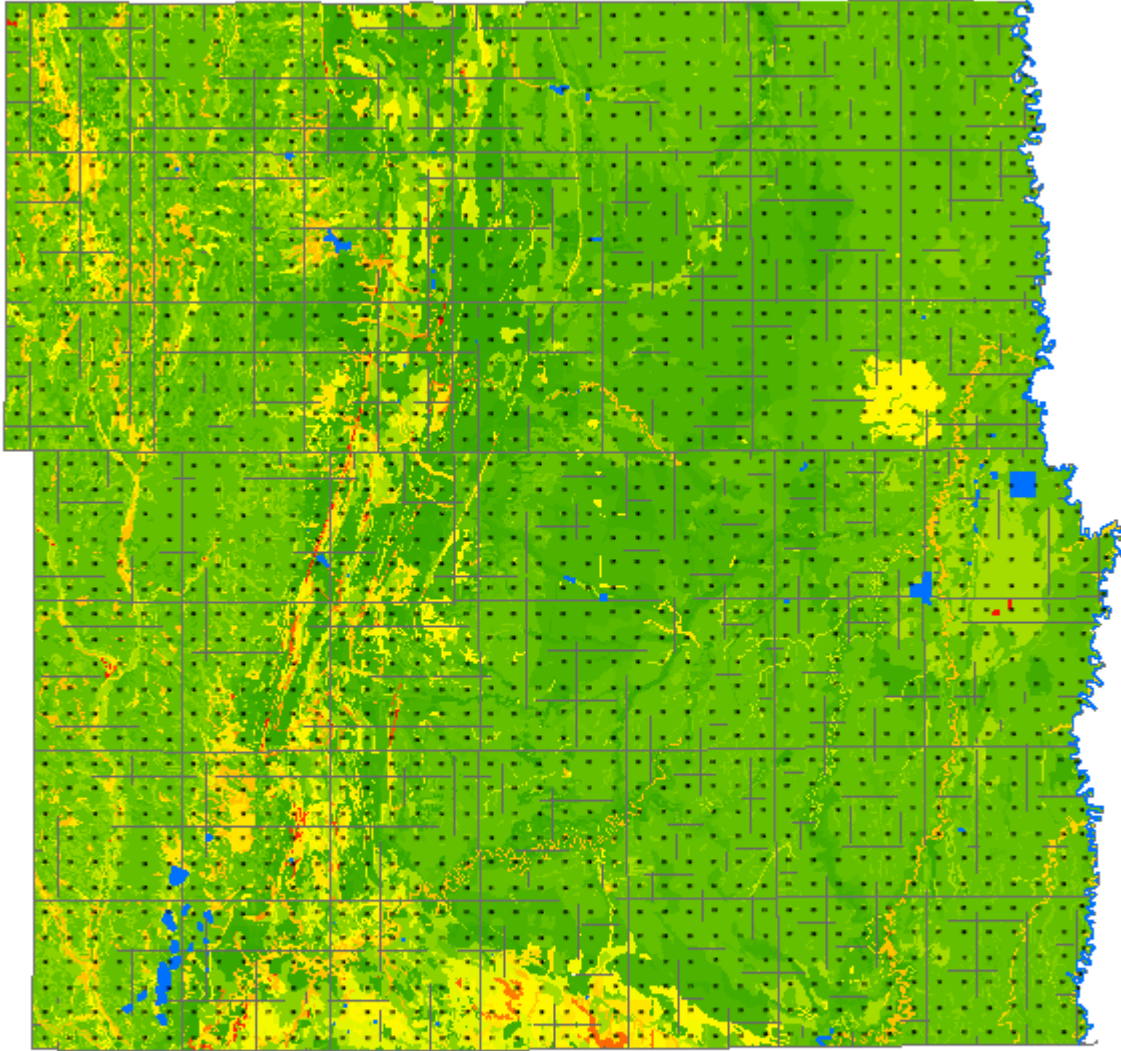


Land Use Map



Soil Productivity (Cass County)

Cass County Soil Productivity



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0 1 2 3 4 5
Miles

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Soil Productivity

Low



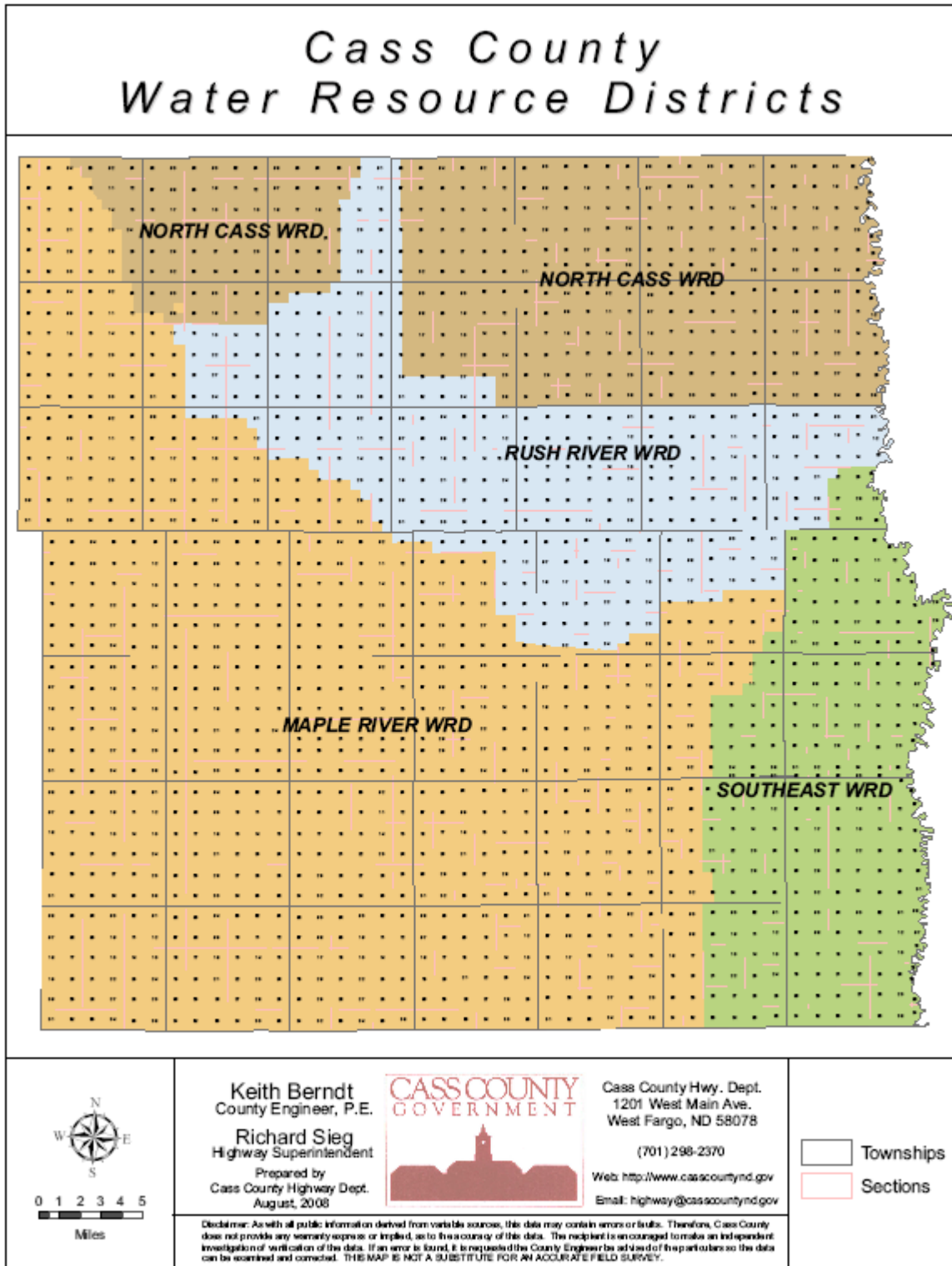
High



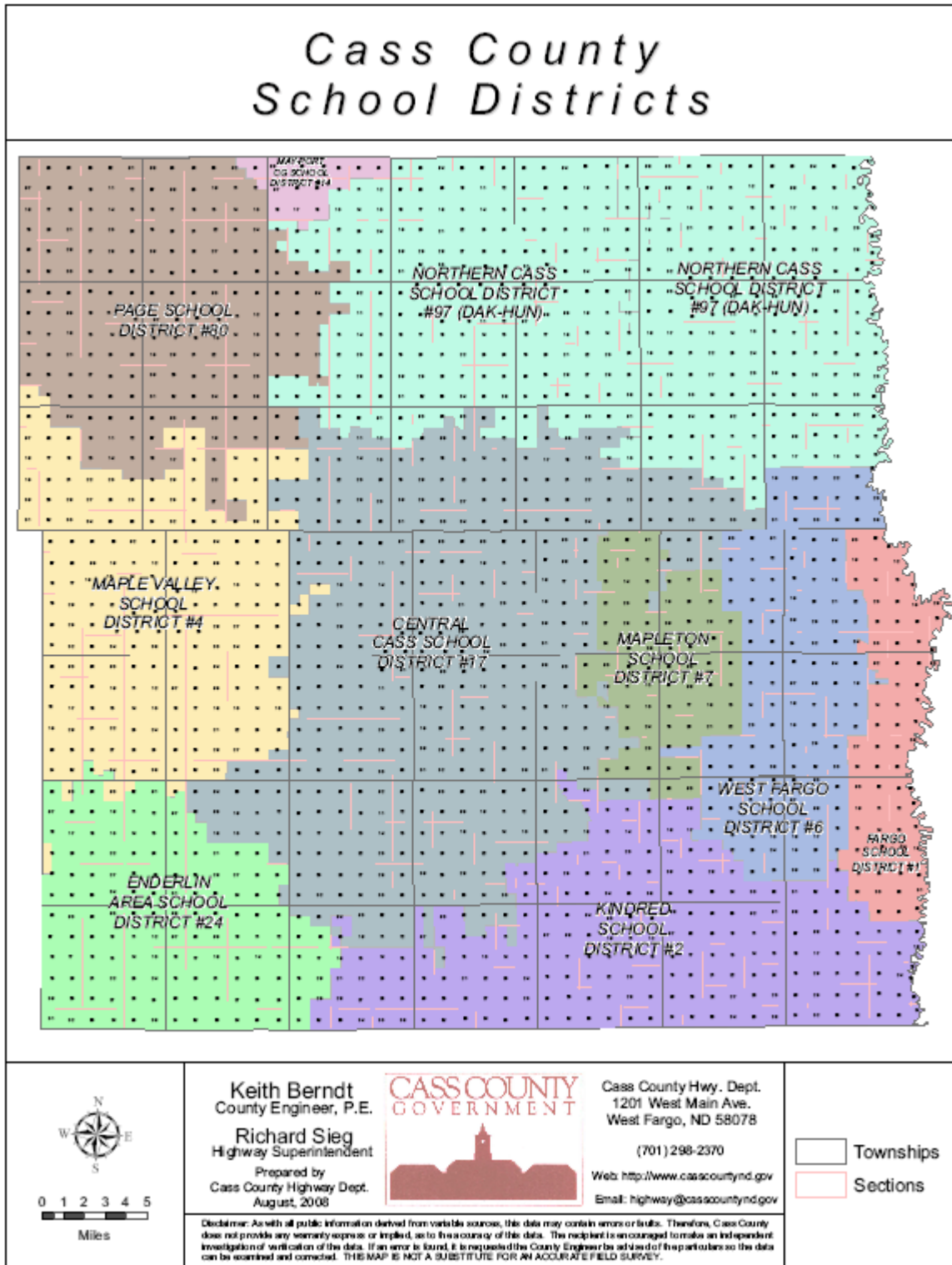
Water

Disclaimer: As with all public information derived from variable sources, this data may contain errors or faults. Therefore, Cass County does not provide any warranty express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of the data. If an error is found, it is requested the County Engineer be advised of the particulars so the data can be examined and corrected. THIS MAP IS NOT A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

Water Resource Districts (Cass County)



School Districts (Cass County)



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- ⁱ US Census ,2000
 - ⁱⁱ US Census, 1986
 - ⁱⁱⁱ US Census, 1980
 - ^{iv} US Census ,2000