

**GILL
TOWNSHIP**

**CASS COUNTY
NORTH DAKOTA**

April 19, 2006

COMPREHENSIVE PLAN

TABLE OF CONTENTS

CHAPTER	PAGE
Introduction.....	2
Goals & Objectives	2
Population.....	4
Housing	5
Economy.....	5
Employment	
Township Tax Valuation & Mill Levy	
Income	
Public Facilities & Services	6
Transportation	
School District	
Fire Protection	

INTRODUCTION

Gill Township is located in Cass County. It is located in the center area of the county.

This plan examines the physical and social characteristics of Gill Township. It presents this information in the form of text, tables, and maps. 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. Additional information is available through Lake Agassiz Regional Development Corporation in Fargo, North Dakota.

GOALS AND OBJECTIVES

The Gill 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. Being a flexible document, this plan will reflect the changing goals of the citizens of the 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, measurable 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. To goals, objectives and policies are:

GOALS

GOAL #1

Preserve the Township's agricultural heritage.

OBJECTIVES:

- A. Preserve prime farmland in an organized transition by using the land use controls provided in this comprehensive plan and its corresponding zoning ordinance when making all land use decisions.
- B. Support farms by being active in legislation affecting agriculture and industrial usage; send letters from the Township Officers to state and federal officials involved in the decision.

POLICIES:

- 1. Support agriculture and appropriate farm programs.
- 2. Support an equitable agricultural land taxation system.
- 3. Discourage and control residential developments, which interfere with farming.
- 4. Encourage siting public facilities and utility easements in locations, which would minimize interference with farming.
- 5. Allow residential development only in existing subdivision unless an individual unit is five (5) acres or more and subject to township review.

GOAL #2

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

OBJECTIVES:

- A. Refer to this plan to determine if land use requests are consistent with the natural resources.
- B. Adopt a zoning ordinance consistent with this plan.
- C. Use the zoning ordinance provisions to prevent incompatible land uses.
- D. Acquire soil surveys from the soil conservancy offices.

POLICIES:

- 1. Discourage nonagricultural development on fertile soils.
- 2. Prevent undesirable, incompatible land uses from locating in the Township unless they meet appropriate conditions.
- 3. Make land use decisions in accordance with this plan.
- 4. Deter offensive and incompatible land uses (such as hog barns) from locating near dwellings and communities.

GOAL #3

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

OBJECTIVES:

- A. Provide well-maintained gravel roads for all mail routes, school bus routes, and other routes deemed "high priority" by the Township's elected officers.
- B. Appoint a "Road Overseer" who periodically inspects and maintains a record of the conditions 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.
- 5. The "Road Overseer" shall promptly notify appropriate governmental units when their transportation facilities within the Township require repair.

GOAL #4

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

OBJECTIVES:

- A. Maintain dialogue between citizens and elected officials by posing notices and by publishing public notices for all public hearings.
- B. 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 actions taken by officials.
- 5. Make public documents available for review.
- 6. Encourage education for officials and general public.

POPULATION

The population of Gill Township dropped about 33% between 1990 and 2000, from 115 people to 83.

**TABLE #1
POPULATION OF GILL TOWNSHIP, 1990-2000**

2000	83
1990	115

Source: U.S. Census of Population, 1990,2000

TABLE #2
AGE OF THE POPULATION, GILL TOWNSHIP, 1990 - 2000

	1990		2000	
	Number	Percentage	Number	Percentage
Under 18	37	32	21	25
18-24	7	6	8	9
25-44	35	30	17	20
45-64	14	12	22	26
65 and over	22	19	15	18

Source: U.S. Census of Population, 1990, 2000

The age composition of the Township's population has changed somewhat since 1990. Children under 18 made up 25% of the total population in 2000, down from 37% in 1990. The 25-44 declined from 35% of the total population in 1990 to 26% in 2000. The 45 and over age groups grew over the period in both numerical and percentage terms indicating the continuing aging of the Township.

HOUSING

Table 3 shows rural farm and non-farm housing units. Forty-four percent (44%) of the township housing units are occupied by non-farm residents.

Table 3 RURAL FARM AND NON-FARM HOUSING UNITS
GILL TOWNSHIP

2000	
Rural Farm	20
Rural Non-Farm	16

Source: U.S. Census of Population, 2000

ECONOMY

EMPLOYMENT

Cass County's unemployment rate has remained low for many years but the 2004 annual average unemployment rate was 2.7% below the statewide average of 3.4% and well below the national average of 5.5%. Table 4 shows the most recent data available for Cass County.

Table 4 LABOR FORCE AND UNEMPLOYMENT, CASS COUNTY, 2004

Labor Force	Employment	Number Unemployment	Percentage
82,834	80,628	2,206	2.7%

Source: Job Service North Dakota, Unemployment Annual Averages, www.jobsnd.com

TOWNSHIP TAX VALUATION AND MILL LEVY

Gill Township total mill tax valuation is \$664,648.

TABLE 5 GILL TOWNSHIP MILL LEVY

Mill Levies:	
State and County	73.66
Township/Fire/Park	18.76
Total Mill Levy:	Maple Valley School 267.04
Total Mill Levy:	Central Cass School 292.05

INCOME

Median household income in Cass County was \$29,750 in 1999 (Census 2000).

TABLE 6 MEDIAN HOUSEHOLD INCOME

	2000
County	\$29,750

Source: U.S. Census of Population, 2000

PUBLIC FACILITIES AND SERVICES

TRANSPORTATION

Table #7 shows the mileage of the various types of road systems in the township. These highways are important for the transportation of agricultural equipment, services, and produce.

There are about 138 miles of township roads in the Township. 30 miles of Township roads are rated as "high priority", meaning they are well-maintained gravel roads that are cleared soon after snowfalls. They are generally mail and school bus routes. "Low priority" roads are generally dirt roads that are not cleared in the winter.

TABLE 7 GILL TOWNSHIP ROAD SYSTEM

Road Category		Miles in Township
Federal		6
County		12
Township	High Priority	30
	Low Priority	90
TOTAL		138

THE PUBLIC SCHOOL DISTRICT

Gill Township is located in the Maple Valley and Central Cass School Districts.

FIRE DISTRICTS AND DEPARTMENTS

Fire districts are taxation districts to raise revenue for fire protection. Every fire district has a fire department, but not every fire department has a fire district. Some fire departments are funded through the general tax funds instead of a special fire district. All fire departments receive some money back from the fire insurance paid by property owners. The state collects the money from the insurance companies and distributes it back down to the local fire departments.

For additional information, contact:

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4/18/2006
Date of adoption

Kevin Schatzke
Chairman
Gill Township Board of Supervisors

Kim Nelson 4/18/06
Attest, Clerk
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