

Spring Lake Township Principles guiding development south of 180th St for inclusion in the Scott County 2030 Comprehensive Plan Update.

1. Planning and land use regulation for the area south of 180th St as provided in Section 11 of the Orderly Annexation Agreement with Prior Lake should assume regional sewage treatment will not be made available in this area except by petition on its northern edge.
2. The present regulation of new on site sewage treatment systems and the evolving technologies and practices assure Community Sewage Treatment Systems (CSTS) or Individual Sewage Treatment Systems (ISTS) when properly maintained are the practical and responsible long term sewage treatment method in the area of the Township south of 180th St.
3. An overall residential density approaching 2 ½ acres per homesite with no supporting cluster preserves and meeting existing and proposed performance standards is the reasonable, sustainable and desired long-term development which will maintain and preserve the natural and cultural character of Spring Lake Township. This development is not intended to be an interim activity reserving properties in the Township until some planned alternate future development or phase can be implemented. It is the desired long-term development of properties in this part of the Township.
4. Provided a conforming non-hydric soil location for the required drainfields and a non-hydric or corrected building site is provided on each parcel, all hydric soils on a parcel should be permitted to contribute to meeting the minimum required lot area.
5. Application of the zoning regulations implementing these principles should be accomplished on a parcel-by-parcel basis.
6. The status of the Lydia area as a Hamlet should be recognized in the Comprehensive Plan and Zoning Ordinance, and the directly people-serving retail and office activities allowed by the C1 General Commercial district should be permitted, and the smaller residential lot sizes typical in this traditional hamlet development should be accommodated as conforming parcels.

Adopted March 9, 2006