

CORINNA TOWNSHIP BOARD MEETING
Tuesday, December 18, 2012, 7 p.m.
Corinna Township Hall
9801 Ireland Avenue NW, Annandale, MN

Official Minutes

Present: Chairman Richard Naaktgeboren; Supervisor John Dearing; Clerk/Treasurer Mary Barkley Brown; Deputy Clerk/Treasurer Jennifer Kemp.

Absent: Vice-Chairman Chuck Carlson.

Others in Attendance: Corinna Township P & Z Administrator Ben Oleson; Melvin Dykhuizen; Ron Mares.

Meeting Call to Order and Pledge of Allegiance was at 7:00 p.m.

Approve or Amend Agenda, Town Board Meeting, December 18, 2012: A motion was made by Naaktgeboren, seconded by Dearing, to approve the Agenda for the Town Board Meeting of December 18, 2012 with the following additions: Agreement for Corinna Township Planning and Zoning Administrator; Highway 55 Corridor Coalition Annual Dues; Wright County Township Officer's Quarterly Meeting Notice for 1/3/13 and Draft Minutes of 10/4/2012. Motion carried unanimously.

Approve or Amend Minutes, Town Board Meeting, December 4, 2012:

A motion was made by Dearing, seconded by Naaktgeboren, to approve the Minutes of the Town Board Meeting of December 4, 2012. Motion carried unanimously.

Maintenance Outlook Report: Reviewed.

Requests to be on the Agenda:

1. Ron Mares: Mares addressed the town board regarding work to be done at 7554 Isaak AV NW. He outlined a proposal that does not include rip rap, pipe or curb prices. Materials totaled \$4,600 and labor totaled \$3,000. A supervisor may talk to Mike Hanke, Cedar Lake Conservation Club President, regarding project. Project would tentatively start in the spring of 2013.

Other Business:

1.

P & Z Administrator's Report:

Original Application: Rezoning of two parcels from to add a Planned Unit Overlay district to the existing Agricultural/Residential (A/R) zoning.

Applicant: Melvin & Eleanor Dykhuizen

Background Information:

Location:

- Property Address: No address (located between 10759 and 11051 Grover Avenue on east side of road)
- Sec/Twp/Range: 1 and 12-121-27
- Parcel Number(s): 206000014303 and 206000121200

Town Board Direction: As a rezoning application, the Town Board's role is to provide a final Township recommendation to Wright County, which would make the final decision.

Planning Commission/Board of Adjustment Action: On 12/11/2012 the PC/BOA recommended approval of the requested rezoning – to add a Planned Unit Development (PUD) overlay district to the existing

Agricultural/Residential (A/R) zoning. They also recommended that a condition be added that the preliminary development plan be submitted for approval within three (3) years.

After discussion, a motion was made by Naaktgeboren, seconded by Dearing, to approve the PC/BOA recommended approval of the requested rezoning – to add a Planned Unit Development (PUD) overlay district to the existing Agricultural/Residential (A/R) zoning with the condition that the applicant submits the preliminary development plan for approval within 5 years (this was an increase from the 3 years that the PC/BOA had recommended). The Town Board made their recommendation on the following findings of fact:

Findings of Fact: The PC/BOA made its recommendation based on the following findings of fact:

- 1. Preservation of natural sensitive areas.**
 - The subject property does contain an area in the NW corner that is lower in elevation and acts to hold water after high rainfall events. This area is identified in the preliminary development plan as area that would remain undeveloped. The applicant has also stated that an easement has been placed on this area for the benefit of Indian Lake water quality. As such, the establishment of a PUD district would actually help to preserve this area, as opposed to it being part of a min. 10 acre lot under current A/R zoning.
- 2. Present ownership and development.**
 - The property is currently actively farmed with the exception of the wooded area and low settling area in the NW corner. Adjacent properties are a mix of farmed land, rural residential and shoreline residential.
- 3. Soil types and their engineering capabilities.**
 - The subject property contains several soil types, which are shown and described in the attached map. The majority of the soils are not considered “prime farmland.” Those soils that are considered prime farmland are grouped in the NW corner where the settling area is located, along the eastern half of the property and in the far southern portion.
- 4. Topographic characteristics.**
 - The topography of the site is gently rolling with a few small areas of steep slopes leading down to Grover Avenue.
- 5. Vegetative cover.**
 - The great majority of the land is currently open farmland. Only the northernmost 80 feet or so of the property is wooded.
- 6. Quality of the land for agricultural purposes.**
 - The land has significant agricultural value in terms of the high quality soils and the long-standing use of the parcel for agriculture. The value is, however, somewhat degraded by the close proximity of shoreline residential properties (potential conflict) and the fragmented nature of surrounding properties (difficulty in assembling parcels for adequately sized farming operations).
- 7. In-water physical characteristics.**
 - Not directly applicable.
- 8. Recreational use of surface water.**
 - Not directly applicable.
- 9. Road and service center accessibility.**
 - The property abuts Grover Avenue, which connects to County Road 123 and then to the east to County Road 7 - which provides convenient access to Annandale, Maple Lake and Clearwater.
- 10. Socio economic development needs of the public.**

- The area is currently used for agricultural purposes and contributes to food production. The establishment of a PUD overlay district would allow the number of possible homes on the property to increase from two (2) to four (4). No additional need for infrastructure and little additional public services would be anticipated whether the number of homes is two or four. The Township has expressed concern with the functionality of 10 acre lots in the past (too large to mow/maintain, too small to farm) – which is a significant reason why the Township has a different future land classification than does the County. The PUD district would allow for this concern to be addressed more so than the current A/R zoning alone.

11. Availability of public sewer and water utilities.

- The lot would be served by private sewer and water. Electric, phone and other basic utilities are available.

12. The necessity to preserve and restore certain areas having significant historical or ecological value.

- The property does not have any significant historical or ecological value as far as the Township is aware.

13. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.

- The proposed rezoning would create more of a mix between agricultural and residential uses. Whether conflict increases will largely depend on whether the lots continue to be used agriculturally even as other parts convert to residential use. If the land discontinues its agricultural use, conflict may actually decrease.

14. Alternatives available for desired land use.

- The alternative land use for this property is essentially just to remain being used as it currently is for agricultural purposes or to split the property into two parcels of at least 10 acres each for residential development purposes.

15. Prevention of spot zoning.

- The request is to establish a PUD overlay district in addition to the existing A/R (Agricultural Residential) zoning.
- One adjacent property (to the south) is zoned A/R – as are the properties immediately to the east and north. The properties across Grover Ave. to the west are zoned R-1 (Urban/Rural Transition).
- Staff does not feel that establishment of a PUD overlay district would be considered spot zoning, as the PUD district classification is within the realm of zoning classifications anticipated in the Corinna and Wright County Comprehensive Plans and Zoning Ordinances. The establishment of a PUD overlay district will also help to accomplish the Township’s goal of allowing for development while maximizing the preservation of farmland.

16. Conformance to the Corinna Township Comprehensive Plan.

- The Comprehensive Plan of Corinna Township identifies this property as Rural Preservation, which could be consistent with a rezoning to establish a PUD overlay district. The primary goal for development within the Rural Preservation classification is to prevent the loss of agriculturally productive land and rural character. A significant concern that the Township wanted to avoid were 10+ acre lots that were too large to maintain residentially and too small to farm. A PUD district will help to accomplish this goal more effectively than the current A/R zoning by itself.

The proposed placement of the residential lots in the SW corner of the property will help to ensure that the remaining farmland is contiguous with other farmland so that it would provide the greatest opportunity for continued farming (in conjunction, possibly, with adjacent farmland to the east).

17. Conformance to the Corinna Township Future Land Use Map and any other official maps of the Township.

- See answer to #16 above.
- 18. The planned unit development is consistent with the Comprehensive Plan of the Township.**
- See answer to #16 above. Wright County will review this application for consistency with the County Land Use Plan.
- 19. The planned unit development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.**
- The preliminary development plan identifies that the residential lots that would be platted would be in the far southern portion of this lot, with 17 acres of farmable land and land used as a settling area for area drainage remaining. As such, it preserves the most unique or sensitive areas of the property for non-development purposes and allows for the remaining farm land to continue to be farmed – possibly in tandem with the adjacent farmland on other properties.
- 20. The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.**
- The design as presented in the preliminary development plan allows for the most effective continued use of existing farmland for agricultural purposes and helps to provide a buffer between this farmland and the existing shoreland properties to the west.
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Planning Commission: Chair, Charlotte Quiggle, was not in attendance.

Lee Parks Planning Commission Review: Postponed as Lee Parks is out of town.

Next Corinna Planning Commission Meeting: Tuesday, 1/08/13 at 7:00 p.m.

Memo of Understanding – Corinna and Wright County: After discussion, a motion was made by Dearing, seconded by Naaktgeboren to approve a Memo of Understanding between the County of Wright and the Town of Corinna for coordinated planning and zoning services, building and sewage code administration, and shoreland management administration within Corinna Township for the calendar year 2013. Motion carried unanimously.

Cedar Acres Annual Review: Naaktgeboren presented a summary of a meeting of 12/07/12 between Naaktgeboren and Brian Marx, Chair of Cedar Acres Association. The summary included a pumping schedule for porta-toilet from CK Pumping, complaint review (there were none), usage of park for camping (down dramatically from previous years), compliance of conditions (compliant), comments (usage down because members are afraid of neighbor complaints, tired of hassles, and tired of neighbors taking pictures of park users on a regular basis), also not satisfied with the ten foot no-mow buffer area as they are the only ones on the lake with this condition. Corinna advised Marx to document any harassment directed at users of the park.

Agreement for Corinna Township Planning and Zoning Administrator: Ben Oleson, of Hometown Planning, presented two proposals for calendar year 2013. Proposals were the same except for the following: one proposal contained an additional 40 hours of time at a discounted hourly rate for work not otherwise included in the list of services. A motion was made by Naaktgeboren, seconded by Dearing, to approve the contract that included the additional 40 hours of time. Motion carried unanimously.

2.

11017 Guildner AV NW PID # 206047001050 Anthony Thomas: Voice message of 12/11/2012 to Ben Oleson from Mr. Thomas was reviewed. Mr. Thomas stated in the voice message that he is making arrangements for the removal of the house and that it will be done within probably the next week to 30 days. Oleson will call Thomas to follow up and ask about the sewer, well and the foundation of the house, which is in the lake.

PID #206-000-121300 Gordon/Bryan: Complaint regarding RV on property and junk violation were reviewed.

PID # 206-038-001070: Tuchtenhagen Dec., 2012 letter to Corinna Township regarding camper use/90 day rule was reviewed. Tuchtenhagen stated that they are not violating the ordinance and that they will monitor the use next year to make sure it does not go over 90 days.

PID # 206-000-271101: Fritz Ibs inquiry regarding possible road vacation. Dearing is working on this with property owner.

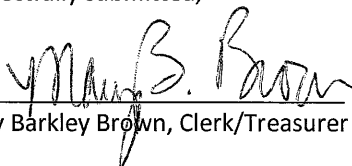
PID #206-056-007030 Granger 11152 Hart AV NW: Craig Schulz letter of 12/12/12 to realtor Walter Coudron was reviewed. Letter included details of Mr. Schulz's inspection of the property. Schulz asked that Coudron forward a copy of the inspection findings to Mr. Granger, the owner of the property.

3. Outgoing Wright County Commissioners Reception: Tuesday, 12/18/2012.
4. Siren Maintenance Request from CLPO Association: Corinna e-mails of 10/18/12, 10/22/12, and 11/09/12 to Stephen Berg, Wright County Emergency Management; Berg e-mail of 11/14/2012 to Corinna; Clerk Brown was advised to speak to Marc Mattice, Wright County Parks Department, about maintenance of the siren.
5. First Regular Town Board Meeting In January, 2013 Date Change: As the Regular Town Board Meeting falls on 1/1/2013, a motion was made by Naaktgeboren, seconded by Dearing, to change the meeting date to Wed., 1/2/2012, starting at 7 PM. Motion carried unanimously. After discussion, it was decided to close the Town Hall on 12/24/2012; 12/25/2012; 1/1/2013; close half a day on 12/31/2012; and open half a day on 1/2/2013.
6. Final Levy Certification for Payable Year 2013: A motion was made by Naaktgeboren, seconded by Dearing, to approve the Final Levy Certification of \$947,200 for Payable Year 2013. Motion carried unanimously.
7. MN Department of Health: Letter Accepting Projects for State Revolving Fund Loan Programs for Public Wastewater, Stormwater, and Drinking Water for 2014 was reviewed. No action taken.
8. Highway 55 Corridor Coalition Annual Dues: A motion was made by Dearing, seconded by Naaktgeboren, to approve payment of \$250 annual dues. Motion carried unanimously.
9. Wright County Township Officer's Quarterly Meeting Notice for 1/3/13 and Draft Minutes of 10/4/2012: Reviewed.

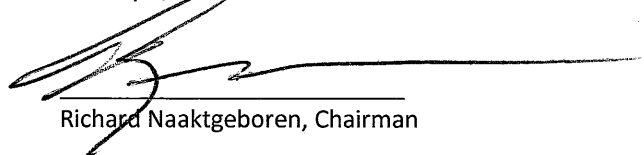
Payment of Claims: Motion by Dearing, seconded by Naaktgeboren, to approve Direct Deposit Payroll JE 2012-19 (Miller Welle Heiser Payroll Service); EFT 2012-71 through EFT 2012-73, Check # 18199 through Check # 18224, in the amount of \$73,483.89. Motion carried unanimously.

With no further business to come before the board, a motion was made by Dearing, seconded by Naaktgeboren, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:30 p.m.

Respectfully submitted,


Mary Barkley Brown, Clerk/Treasurer

January 2, 2012


Richard Naaktgeboren, Chairman