

CORINNA TOWNSHIP BOARD MEETING
Tuesday, May 7, 2013, 7 p.m.
Corinna Township Hall
9801 Ireland Avenue NW, Annandale, MN

Official Minutes

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

Present: Chairman Chuck Carlson; Vice-Chair John Dearing; Supervisor Richard Naaktgeboren; Clerk/Treasurer Mary Barkley Brown; Deputy Clerk/Treasurer Jean Just; Corinna Planning and Zoning Administrator Ben Oleson; Maintenance Man Mark Miller.

Absent: Maintenance Man Doug Smith.

Others in Attendance: No others were in attendance.

Approve or Amend Agenda, Town Board Meeting, May 7, 2013:

A motion was made by Naaktgeboren, seconded by Dearing, to approve the Agenda with the following additions: Junk, Burning, and Zoning Complaints from Citizen Regarding Gordon Property at 6400 102nd ST NW, PID# 206-000-121300; Couri and Ruppe Township Legal Seminar. Motion carried unanimously.

Approve or Amend Minutes, Town Board Meeting, April 16, 2013:

A motion was made by Naaktgeboren, seconded by Dearing, to approve the Minutes of the Town Board Meeting of April 16, 2013. Motion carried unanimously.

Public Hearing on Petition to Vacate Drainage and Utility Easement: Chair Carlson opened the public hearing to consider vacating the portions of property legally described as follows: See Exhibit A.

Exhibit A

A 10.00 foot wide drainage and utility easement as shown and dedicated over, under and across that part of Lot 3, Block 1, SOMERS BAY, according to the recorded plat thereof, Wright County, MN, the east line described as follows:

Commencing at the northeast corner of said Lot 3; thence South 80 degrees 45 minutes 03 West, plat bearing along the north line of said Lot 3, a distance of 136.70 feet; thence South 01 degrees 24 minutes 00 seconds West, a distance of 5.09 feet to the south line of the north 5.00 feet of said Lot 3 and the actual point of beginning of the line to be described; thence continue South 01 degrees 24 minutes 00 seconds West, a distance of 68.01 feet; thence South 20 degrees 23 minutes 09 seconds West, a distance of 100.35 feet; thence South 00 degrees 25 minutes 38 seconds East, a distance of 28.99 feet to the north line of the south 5.00 feet of said Lot 3 and said east line there terminating.

The side line of said easement is to be prolonged or shortened to terminate at said south line of the north 5.00 feet and said north line of the south 5.00 feet, as measured at right angles to said north and south lines thereof.

AND

A 10.00 foot wide drainage and utility easement as shown and dedicated over, under and across the easterly 10 feet of Lot 1, Block 1, DALMANS ADDITION, according to the recorded plat thereof, Wright County Minnesota.

Any person wishing to be heard concerning this matter was asked to make comments to the Board. No comments were made. As there were no comments, Chair Carlson closed the hearing. Carlson entertained a motion to approve or deny the vacation of portions of property legally described in Exhibit A. (A motion to approve is a finding that the vacation is in the public interest.) Carlson stated that "It is understood that Michelle and Edward McIntee will reimburse the Town of Corinna for all of the Town's expenses connected with this petition regardless

of whether the petition is granted. The Town's expenses may include publication, postage, surveys, legal fees, abstracting, filing fees, copying, Town Clerk time and other items deemed necessary by the Town Board."

A motion was made by Naaktgeboren, seconded by Dearing to approve Resolution #2013-04 - Vacating Drainage and Utility Easement. Motion carried unanimously.

Maintenance Outlook Report: Reviewed. There was discussion regarding ownership of the dirt/soil that will be removed from the 108th Street NW project. Clerk Brown was advised to check with the engineer, Shane Nelson.

Signs on Hart and 110th: Citizen complained about yield and stop signs. Complaint was sent to Brent Roshell, the engineer in charge of the township re-signing project. Roshell said that he is making changes after reviewing this intersection.

Signs Near Isaak: Clerk Brown was advised to talk to engineer Brent Roshell, regarding these signs.

Richard Miller Dead End Sign Request: Mark Miller was advised to replace this sign.

Requests to be on the Agenda: None.

Other Business:

1.

P & Z Administrator's Report: Oleson reviewed the Wright County Commercial Tourism Ordinance Proposed Amendment, Jerry Altman concern regarding a lot line adjustment in 2002, and a concern from Rhonda Isakson regarding the road near 7502 Illsley AV NW with the Town Board.

Corinna P & Z Monthly Report April, 2013: Reviewed.

Corinna Planning Commission: Charlotte Quiggle, Chair, was not in attendance.

Wright County Rural Commercial Tourism Ordinance Amendment: A motion was made by Naaktgeboren, seconded by Dearing, to send the following response to Wright County Planning and Zoning:

"The Corinna Town Board has reviewed the proposed 'Rural Commercial Tourism' ordinance that is scheduled for a May 9 public hearing. We appreciate the opportunity to comment on the draft and note that we agree with the general concept of the ordinance.

We would like to express two primary thoughts regarding the draft:

1. We feel it would be helpful to more clearly define what is regulated under the proposed ordinance and what types of uses would be regulated. While we realize not every situation can be anticipated, we feel it would be clearer to landowners and to Corinna Township Zoning Staff if there were more clarity. For instance, if a person owns a strawberry farm, what types of additional activities could be conducted before it would be regulated under the "Rural Commercial Tourism" name? Would they be allowed to sell pre-picked strawberries in low quantities? Would they be allowed to sell strawberry pies? Would they be allowed to have small-scale children's events on-site such as bean-bag tosses or foot races? At what point do such activities "cross the line" into being a regulated use under the proposed ordinance?
2. The Township's understanding is that limiting a conditional use permit to a specific landowner has not had strong legal footing. Instead, our understanding is that such activities are better regulated as an interim use. It is likely that Corinna Township, should this ordinance be adopted, would regulate them as an interim use. We would appreciate your response if you have any concerns over this."

Motion carried unanimously.

Next Corinna Planning Commission Meeting: Tuesday, 5/14/13 at 7:00 p.m.

Corinna Township Planning Commission Meeting Attendance: Reviewed.

2. 11017 Guildner AV NW PID # 206047001050 Anthony Thomas: Naaktgeboren reported that no work had been done as the road restrictions have not lifted.

6400 102nd ST NW, PID# 206-000-121300 - Junk, Burning, and Zoning Complaints from Citizen Regarding Gordon Property: The complaint was discussed and photos sent from citizen were reviewed. Clerk Brown was advised to contact the Wright County Sheriff's Department to begin the process of formally investigating the complaint.

Jerry Altman Concern -206023001070 & 206023001080 (expired 2002 lot line adjustment):

Ben Oleson reviewed Altman's situation with the Town Board. The property owner owns the two lots and was approved for the lot line adjustment in 2002 and did not realize that he had to record the change. Since then the laws have changed. Oleson has researched the situation and spoke with Wright County staff, DNR staff (Roger Stradal – Sauk Rapids office) and consulted with the Corinna Board of Adjustment. All agreed that the 2009 changes to the statutes mean that the two lots can no longer be sold or developed separately. If Altman would have sold them separately after his 2002 variance, the less restrictive standards in MN Statutes 394.36 would apply.

In 2002 he requested that the lines be adjusted so that each lot would have at least 20,000 sq. ft. and be considered buildable on their own. At the time, Wright County ordinance required that adjacent lots under common ownership could not be sold or developed separately unless each was at least 20,000 sq. ft. in size. Prior to lot line adjustment, the lots were 21,771 sq. ft. and 19,919 sq. ft. in size. After the adjustment, the lots would have been 20,771 sq. ft. and 20,919 sq. ft. While the request was approved, the landowner apparently did not realize that he needed to formalize the change in lot boundaries by drafting and recording new deeds.

Since 2002 the state statutes have changed regarding how adjacent, nonconforming lots are handled when they are owned by the same person. It now states that such lots can be developed or sold separately only if the width and size are within 66 percent of the sizes required under current DNR rules. In this case the lots would need to be 99 feet wide and 26,400 sq ft in size. The lots do not meet these requirements.

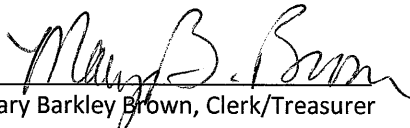
3. Building Use May, 2013: Reviewed.
4. Local Board of Appeal and Equalization - Chase Philippi Letter of 4/23/2013: Reviewed.
5. Punk Lundeen Request: Reviewed. Clerk Brown was advised to include in the upcoming newsletter that large loads of scrap metal can be picked up at Corinna residents' properties if they are too large to bring to Junk Amnesty Day and to have residents call the Town Hall for more information.
6. Wright County Township Officers' Association Annual Meeting Minutes of 4/4/2013: Reviewed.
7. Alcohol Sales Training: Reviewed. No one is attending at this time.
8. Fund/Account Balances: Reviewed.
9. Couri and Ruppe Township Free Legal Seminar - 6/13/13 or 9/7/2013, from 9AM – 4PM: Reviewed.

Any Other Business That May Come Before the Board: None.

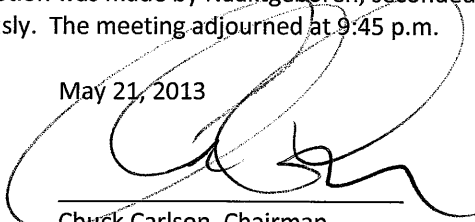
Payment of Claims: Motion by Carlson, seconded by Dearing, to approve Direct Deposit Payroll JE 2013-15 through 2013-17 (Miller Welle Heiser Payroll Service); Payroll Checks #596 through #600; Check # 18392 through Check # 18413 in the amount of \$23,102.54. Motion carried unanimously.

With no further business to come before the board, a motion was made by Naaktgeboren, seconded by Dearing, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:45 p.m.

Respectfully submitted,


Mary Barkley Brown, Clerk/Treasurer

May 21, 2013


Chuck Carlson, Chairman