

CORINNA TOWNSHIP BOARD MEETING  
Tuesday, January 21, 2014, 7:00 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.

Absent: Deputy Clerk/Treasurer Jean Just.

Others in Attendance: Corinna Planning and Zoning Administrator Ben Oleson; Fred Jude.

Approve or Amend Agenda, Town Board Meeting, January 21, 2014: A motion was made by Naaktgeboren, seconded by Dearing, to approve the Agenda with the following additions: Solar Site Letter of 1/17/14; Local Board of Appeal and Equalization Meeting; Dec. 17, 2013 Meeting Minutes; Time Change for Feb. 4, 2014 Regular Town Board Meeting Due to Precinct Caucus Night.  
Motion carried unanimously.

Approve or Amend Minutes, Town Board Meeting, January 7, 2014:  
A motion was made by Naaktgeboren, seconded by Dearing, to approve the Minutes of the Town Board Meeting of January 7, 2014. Motion carried unanimously.

Township Signing Project: Sign installation began 8/23/13; Majority of work completed 9/6/13. 80<sup>th</sup> Street NW and some miscellaneous street signs still need to be completed.

Maintenance Outlook Report: Reviewed.

Sandblast Quote: A motion was made by Carlson, seconded by Naaktgeboren, to accept a quote of \$5,000.00 from Nygaard Industrial Painting, Inc. for prep/sandblasting/ prep/prime 2 coats polyurethane yellow, apply decals (includes all labor and materials) for the John Deere front end loader. Motion carried unanimously.

Requests to be on the Agenda: None.

Other Business:

1.

Planning and Zoning Administrator's Report: Oleson reviewed the report with the Town Board:

Solar Farms: The recommendation from the Planning Commission was to consider developing at least a basic ordinance for solar farms. This would be the case whether the current Geronimo Energy proposal ends up being permitted locally or by the state; it would be for potential future applications that may come, as well. Oleson talked to Sean Riley about this and Riley thinks it is premature – that if Geronimo ends up needing local approval they can initiate an ordinance change at that time and that if they don't need local approval we can just deal with it at the time that some landowner does want to create a solar farm (which he thinks might not be for some time). Oleson was directed to continue gathering information regarding solar farms in case someone applies. Naaktgeboren feels that the following are important issues: buffering, set-backs, de-commissioning.

Natural Gas Line: Oleson explained information from Northern Natural Gas about the natural gas line running through the property where the Geronimo solar farm would be.

Comp Plan Update: The last time the Land Use Map was updated in 2007. It should be updated every 5-10 years. Items to address include "undesirable" 10 acre lots. The Town Board directed Oleson to work on the Future Land Use Map, and having that map match more closely with Wright County's map;

future goals; and update census information. Oleson will use the annual 40 extra hours toward this project.

McWilliams Variance Application: (on north side of Bass Lake) Oleson explained that part is in Corinna Township and part in Clearwater Township. He discussed if the Town Board agrees that Wright County should be handling that variance? Answer: Yes, as the variance mainly pertains to the Clearwater Township portion. Oleson asked if the Town Board wanted to make any comments/recommendations on that variance prior to the Feb. 7 County BOA meeting. Answer: No comments.

PID# 206-000-331300, 9363 – 67<sup>th</sup> ST NW: Oleson inspected the property reported that they SCL Investments is in compliance with outdoor storage, as directed by Wright County when their permits were approved. Trees appear to be 4 feet tall, and 20 feet apart along 67<sup>th</sup>. There was no requirement facing Highway 55.

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**Application:** Rezone approximately 38 acre property from General Agriculture (AG) to Suburban Residential (a) (R2a) or other residential zoning district.

**Applicant:** Frederick Jude

**Background Information:**

**Location:**

- Property Address: 8120 113th Street NW, Annandale

- Sec/Twp/Range: 03-121-27

- Parcel Number(s): 206000034100

- **Zoning:** General Agriculture (AG)

**Town Board Direction:** The Town Board needs to take action to make a recommendation on the rezoning to Wright County, which must also approve any rezoning to a less restrictive zoning district.

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A motion was made by Carlson, seconded by Dearing, to recommend rezoning of the property from General Agriculture (AG) to Agricultural/Residential (A/R) zoning with a (Rural) PUD overlay district. Motion carried unanimously. This recommendation will be sent to Wright County. Wright County must approve rezoning.

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**Reasoning for Recommendation:** The Township is making its recommendation based on the following comments in relation to the requirements for rezoning in the Corinna Township Land Use Ordinance:

**1. Preservation of natural sensitive areas.**

The subject property does contain several large and small wetlands. The boundaries of these have been preliminarily identified (see Wright County SWCD comment letter) and the subdividing of the land as a PUD would allow for preservation of the natural sensitive areas while maintaining lesser lot sizes that will not be too large for future landowners to maintain.

**2. Present ownership and development.**

The property is currently left primarily as open land not actively farmed. There are two large storage buildings on the property, permitted in 2000 and 2004. Adjacent properties are a mix of farmed land, 5 acre residential lots and approx. 1 acre residential lots. There are extensive areas of shoreline residential use to the east along Sugar Lake – starting about 500 ft away from the property line.

**3. Soil types and their engineering capabilities.**

The subject property contains several soil types, including wetland soils for most of the eastern and northeastern portion of the lot. The upland soils are almost entirely Dorset-Two Inlets complex soils with 2-6 (1377B) or 6-12 percent (1377C) slopes. There are small pockets of Forada loam with 0-2 percent slopes (375). The remaining soils are wetland-type soils.

The 1377 soils are identified in the Soil Survey as either “not limited” or “somewhat limited” for dwellings – with or without basements.

Only the small pockets of Forada loam on the property are considered prime farmland, when drained.

**4. Topographic characteristics.**

The topography of the site is relatively flat with some areas with fairly gentle slopes. The low areas are the wetlands or areas near to those wetlands.

**5. Vegetative cover.**

The site is mostly open field, with some scattered wooded areas. There are also a number of large and small wetlands on the property.

**6. Quality of the land for agricultural purposes.**

The land (where the rezoning and eventual subdivision is proposed) has limited value for agricultural purposes given the soils, the wetlands and the location of the existing buildings on the property. The large number of small residential lots to the south and east of this property also present some limitations for agricultural use of the property.

The closest feedlot to this property is about 900 feet away and according to the Wright County Feedlot Officer is very unlikely to grow in a way that would impact development of any residential lots created on this parcel.

**7. In-water physical characteristics.**

The property is not on any lake.

**8. Recreational use of surface water.**

The property is not on any lake. The rezoning of this area, and eventual subdivision into residential lots, would have some potential to increase recreational use of the surface waters in the area.

**9. Road and service center accessibility.**

The property is served by Ireland Avenue on the west and 113<sup>th</sup> Street NW on the south. Ireland is a paved road and 113<sup>th</sup> is gravel.

**10. Socio economic development needs of the public.**

The area is currently not being used for agricultural purposes and is mostly open land with scattered trees and areas of wetland. The rezoning and eventual subdivision of the land would allow for rural residential housing that could be argued to serve as a buffer between the higher density housing to the south and agricultural lands – although the existing use of the land already serves as such a buffer provided it is not converted to more intensive agricultural use.

**11. Availability of public sewer and water utilities.**

The lot would be served by private sewer and water.

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

The property may have some biological value given the large wetlands and scattered wooded areas. However, the site has not been identified by the MN County Biological Survey as a site of any special significance.

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

The proposed rezoning and eventual subdivision would not likely create significant conflict between property owners. The greatest potential would be for conflict with neighboring agricultural lands to the north with the addition of several new homes to the property. Still the proposed density of housing is not so great that conflict would be inevitable.

**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 – as open space with wetlands and scattered wooded land (if it is not rezoned at all). Alternatively, the land could be used residentially with a rezoning to A/R, but at a lesser density than what is recommended with the PUD overlay (i.e. 1-3 homes rather than up to 5).

**15. Prevention of spot zoning.**

Adjacent properties are zoned AG (west, north and east) or R-1 (south). There are several 5-10 acre lots to the west and numerous 1 acre lots to the south.

The Township does not feel that rezoning to A/R with a PUD overlay would be considered spot zoning given that such rezoning would be reasonably consistent with the Township and County land use plans. The recommended rezoning for this property would be consistent with the Township's desire to minimize lots in the 5-10 acre range that are more difficult for landowners to adequately maintain. Further, the R-1 zoning to the south means that zoning this property to A/R (with or without the PUD overlay) helps to serve as a transition from the R-1 zoning to the AG zoning to the north, east and west.

**16. Conformance to the Corinna Township Comprehensive Plan.**

The Comprehensive Plan of Corinna Township identifies this property as Rural Preservation, which is consistent with a rezoning to A/R if it is done in a way that helps cluster housing on smaller lots and leaves remaining land on larger lots that preserve natural features and help preserve the rural character.

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

See answers to #15 and 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 is not set with certainty at this point, but the initial concept provided by the applicant at the Town Board for four 5 acre residential lots with a larger lot remainder to encompass the two existing sheds and possibly a dwelling are reasonably consistent, subject to additional detailed review by the Township during the platting process. None of the land is particularly valuable for farming and as such the priority for preservation would likely be the large wetland(s) and the rural character of the property.

**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 rough design as presented at the Town Board meeting will place the residential lots along the two existing roads and would not be expected to present any significant conflict with the use of surrounding land, which includes a mix of higher density (1-1.5 acre lots) housing to the south, 5 acre lots to the west, and agricultural uses to the north and east.

Oleson E-mail of 1/8/2014 RE: National Flood Insurance Program Enrollment: Reviewed.

Next Corinna Monthly Planning Commission Meeting: Tuesday, 2/11/2014 at 7:00 p.m. at the Town Hall.

Corinna Planning Commission Roster 2014, With Terms: Reviewed. Barry Schultz and Larry Smith's third terms end 12/31/2016; Charlotte Quiggle's second term ends 12/31/2014; Lee Parks second term ends 12/31/2015; Patricia Taylor's first term ends 12/31/2015; Larry Thompson assumed Steve Huff's term on 2/15/13. Huff's term was to end on 12/31/2014, so Thompson's first term could begin on 1/1/2015, if appointed to his own term.

PID # 206-000-032200: Report of people living in home that was to be removed and disposed; 9/3/13 Ben Oleson letter to property owner asking owner to contact Oleson within 5 days. Property owner's response to Oleson on approximately 9/20/13 was that he wished to keep using the dwelling for 2-5 more years. Oleson letter of 11/8/13 sent to the landowner, Sean Riley and Greg Kryzer. Oleson said he received a phone call from property owner.

PID #206-061-000010, 7496 Isaak Avenue NW Violation Letter: Oleson letter of 9/16/13 to Stone regarding shed in road right-of-way. Property owner was given 5 business days to contact Oleson. Stone contacted Oleson and said he is applying for a permit to move the shed to a different location on the property. Oleson said Stone indicated they would likely need a variance. Stone submitted an incomplete application as they are verifying the location of property lines. Oleson will contact Stone again.

PID #206-000-272401, 7622 Isaak Avenue NW Violation Letter: Oleson letter of 9/16/13 to Rood in regard to land alteration work done on property. Property owner was given 5 business days to contact Oleson. Oleson inspected the property on 10/1/13 and took photos of tree stumps. Most showed signs of rot inside the trunks. Silt fence was in place. Oleson contacted Wright Soil and Water. They said the project could remain as is over the winter with the silt fence remaining in place. Oleson letter of 10/29/13 to Rood was reviewed. Oleson said the underground irrigation has been installed, but sod has not been installed yet. Oleson will follow up with Rood.

PID # 206016000010: Kobe's addition of a deck, screen porch and more, done without a permit. Oleson spoke to Kobe, who said he is working with Surveyor Bogart Peterson and with a sewer contractor.

8987 Iresfeld AV NW - PID # 206-000-153404: Building permit was issued in 2005 by Wright County and that it is still open and there is also a non-conforming sewer. Oleson will follow up, checking on sewer and also on time allowed to complete the building of the dwelling. Oleson was directed to send a letter to the landowner regarding any unfinished work on the home or sewer.

Corinna Letter of 1/15/2014 to Cedar Acres Association, PID # 206-035-000020: Request to update Corinna on ongoing requirements from Aug. 2012 variance approval was reviewed.

3. Corinna Letter of 1/16/2014 to Dierkes Regarding Road Right-of-Way: Reviewed. Dierkes contacted Naaktgeboren to say that he will place his snow on his own private property.
4. NSP Rate Increase: Reviewed.
5. 2014 Township Officers Annual Trip to the State Capitol: Tuesday, 3/4/2014 – No one is attending.
6. Solar Site Letter of 1/17/14: Reviewed letter that contained pipeline information. Letter writer wishes to remain anonymous.
7. Local Board of Appeal and Equalization Meeting: A motion was made by Carlson, seconded by Dearing, to hold the meeting on Thursday, April 17, at 3:00 PM at the Corinna Town Hall. Motion carried unanimously.
8. Dec. 17, 2013 Meeting Minutes: Clerk Brown noticed that the numbering of payroll checks and journal entries for direct deposit payroll (Miller Welle Heiser Payroll Services) were not correct in Dec. 17, 2013 Meeting Minutes. A motion was made by Carlson, seconded by Naaktgeboren to correct the numbering. The incorrect numbers were as follows: Payroll Checks # 662 through #666 and Journal Entries JE 2013-61 through 2013-63. The corrected numbers are as follows: Payroll Checks # 662 through #669 and Journal Entries JE 2013-62 through JE 2013-64. Motion carried unanimously.
9. Time Change for Feb. 4, 2014 Regular Town Board Meeting Due to Precinct Caucus Night: Clerk Brown announced that the Regular Town Board Meeting time will be changed to 5:00 p.m., as no township may conduct a meeting after 6:00 p.m. on precinct caucus night.

Any Other Business That May Come Before the Board:


Junk Amnesty Date 2014: A motion was made by Naaktgeboren, seconded by Dearing, to hold Junk Amnesty Day on Saturday, July 26, 2014, from 7:30 AM – Noon. Motion carried unanimously.

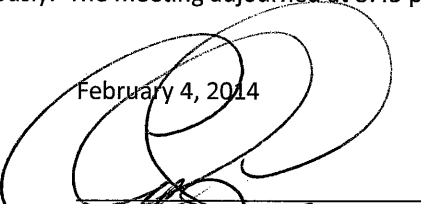
Payment of Claims:

A motion was made by Dearing, seconded by Naaktgeboren, to approve Direct Deposit Payroll JE 2014-01 through 2014-03 (Miller Welle Heiser Payroll Service); Payroll Checks #675 through #679 (Miller Welle Heiser Payroll Service); Check # 18756 through Check #18769; EFT14SD and EFT14ST in the amount of \$78,445.89. 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 8:45 p.m.

Respectfully submitted,

  
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Mary Barkley Brown, Clerk/Treasurer

February 4, 2014  
  
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Chuck Carlson, Chairman