

CORINNA TOWNSHIP BOARD MEETING
Thursday, November 18, 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 John Dearing; Vice-Chairman Richard Naaktgeboren; Supervisor Chuck Carlson; Clerk/Treasurer Mary Barkley Brown.

Absent: Deputy Clerk/Treasurer Jean Just.

Others in Attendance: Corinna Township Planning and Zoning Administrator Ben Oleson; Jenna Potter.

Approve or Amend Agenda, Town Board Meeting, November 18, 2014: A motion was made by Carlson, seconded by Naaktgeboren, to approve the Agenda as presented. Motion carried unanimously.

Approve or Amend Minutes, Town Board Meeting, November 6, 2014: A motion was made by Naaktgeboren, seconded by Dearing, to approve the Minutes of the Town Board Meeting of November 6, 2014. Motion carried unanimously.

Hearing on Proposed Fire Assessment: Dearing opened the public hearing to consider special assessments for fire protection from the Annandale and Maple Lake Fire Departments. The special assessment per parcel in the Annandale Fire District is \$68 per parcel for the year 2015, and \$55 per parcel for properties in the Maple Lake Fire District. The hearing was opened for public comment. There were no public comments. Dearing entertained a motion to adopt Resolution #2014-12, a resolution adopting special assessments for fire protection. A motion was made by Carlson, seconded by Naaktgeboren to adopt Resolution #2014-12, with the special assessments for fire protection at the rate of \$68 per parcel for the year 2015 in the Annandale Fire District, and \$55 per parcel for properties in the Maple Lake Fire District. Motion carried unanimously.

Maintenance Outlook Report: Reviewed.

Post Driver: No action taken.

Bobcat: No action taken.

Snow Blower: A motion was made by Naaktgeboren, seconded by Carlson, to approve purchase of a snow blower for \$1,799.99 from M and M. Motion carried unanimously.

Requests to be on the Agenda: None.

Other Business:

1. Planning and Zoning Administrator's Report:

FINAL PLAT APPLICATION

Application: Final Plat application for a one lot plat (2.79 acres) to allow for sale separate from an adjacent lakeshore lot.

Applicant: Lester and Linda Cantin/Daniel and Nicole Trebil

Background Information:

Location:

- Property address: 10611 Hollister Ave NW, Maple Lake (and back lot across)
- Sec/Twp/Range: 11-121-027
- Parcel number(s): 206072000250

Zoning: Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Sugar Lake (General Development Lake)

Town Board Action: A motion was made by Naaktgeboren, seconded by Carlson, to recommend approval of the final plat for this subdivision. The preliminary plat was also approved at the same meeting with the following conditions:

Conditions of approval (preliminary plat):

1. That the 2.79 acre portion of Outlot E, Shelmire's Beach (Parcel 206-072-000250) shall not be allowed a dwelling on the parcel.
 - a) NOTE: The Corinna Town Board clarified when it approved the preliminary plat that a travel trailer in accordance with the requirements of the Corinna Township Land Use Ordinance may be allowed.
2. That a Deed Restriction be recorded which clearly states that the 2.79 acre portion of Outlot E, Shelmire's Beach is not buildable for dwelling [or travel trailer purposes] as noted in #1 above.
3. That the current owners of Parcel 206-072-000250 (Dan and Nicole Trebil) must sign off on the preliminary plat application.

Motion carried unanimously. Recommendation will be sent to Wright County. (Board agreed that the Corinna Board Chairman may sign final plat when it has been prepared.)

REZONING APPLICATION

Application: Rezoning of a 39.2 acre property from General Agricultural (AG) to Agricultural/Residential (A/R) with a Planned Unit Development (PUD) overlay.

Applicant: Tony and Jeanette Rieger-Borer

Background Information:

Location:

- o Property address: 11754 and 11988 Jarvis Ave NW
- o Sec/Twp/Range: 03-121-027
- o Parcel number(s): 206000032200

Existing Zoning: General Agricultural (AG)

Town Board Action: A motion was made by Dearing, seconded by Carlson, to recommend denial of the proposed rezoning, based on the following findings of fact:

Findings of Fact:

1. Preservation of natural sensitive areas.

- ☐ The subject property does contain a wetland and some rolling hills, but no significant stands of trees. The preliminary concept plan would have four lots encompassing portions of this wetland with buildable areas outside of it. Much of the surrounding land is a mix of wetlands, tree stands and open fields that are a public Wildlife Management Area. The land to the west is an agricultural field.

2. Present ownership and development.

- ☐ The property is currently left primarily as open land not actively farmed. There are two dwellings and related accessory buildings on the property. Adjacent properties are a mix of farmed land (west) and public land (north, east and south).

3. Soil types and their engineering capabilities.

- ☐ The subject property contains two soil types. The upland soils are entirely Dorset-Two Inlets complex soils with various degrees of slope (1377B, C and D). The remaining soils are wetland-type soils (Seelyeville and Markey soils - 1288).

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

4. Topographic characteristics.

- ☐ The topography of the site is rolling with slopes mostly ranging from 2-12 percent and a small area where the slopes are 12-20 percent near the wetland. The low areas are the wetlands or areas near to those wetlands.

5. Vegetative cover.

- ☐ The site is mostly open field, with some scattered trees and the one apparent wetland.

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 soils are not listed as prime farmland.

7. In-water physical characteristics.

- ☐ The property is not on any lake.

9. Recreational use of surface water.

- ☐ The property is not on any lake.

10. Road and service center accessibility.

- ☐ The property is served by Jarvis Avenue NW on the west – a gravel road. The nearest paved road is State Highway 24 (about 0.9 miles to the west) and Ireland Avenue (about 1.2 miles to the east).

11. 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. There is some potential for conflict between hunters using the WMA surrounding this land on three sides, as hunters on public land (except for right-of-ways) are not prohibited from firing guns within 500 feet of a dwelling as they would be if on private land. The concept plan submitted by the applicant does provide some buffer between the WMA boundaries and the proposed residential lots (about 200-250 feet to the nearest residential lot).

12. Availability of public sewer and water utilities.

- ☐ The homes would be served by private sewer and water.

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

- ☐ The property may have some biological value given the wetland and open fields. However, the site has not been identified by the MN County Biological Survey as a site of any special significance.

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

- ☐ The greatest potential would be for conflict with neighboring agricultural lands to the west or the hunters and other users of the Wildlife Management Area (WMA) on the north, east and south.

15. 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 a large residential lot. The property could be rezoned to A/R without the PUD overlay, which would allow for up to three total homes on the lot.

16. Prevention of spot zoning.

- ☐ The request is to rezone the property (or portions of the property) from AG to A/R with a PUD overlay.
- ☐ Adjacent properties are zoned AG. The nearest land zoned otherwise is A/R zoned land about 0.5 miles away to the southeast and R-1 zoned land about 0.65 miles away to the southeast. There is also some commercial-zoned land about 0.6 miles to the west.
- ☐ The Township would consider the requested rezoning in this area to be spot zoning, as the rezoning is not well supported by either the Township or County land use plans and there is no other land in the immediate area that is zoned other than AG.

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 A/R with a PUD overlay, but would need to be determined suitable and helping to preserve the rural character of the area. The Township does not consider the proposed rezoning to be consistent with the goal of preserving the rural character of the area as it could contribute to conflicts with surrounding farm land and the adjacent public Wildlife Management Area.

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.

Motion carried unanimously. Recommendation will be sent to Wright County for final decision.

2. Proposed Lot Split for Solar Site: Reviewed and acknowledged receipt of letter.
Building Inspector Contract: Meeting is 11/25/14, 11:00 AM at Wright County Court House. Dearing, Naaktgeboren, and Oleson are attending.
10389 State Highway 24 NW: Lesa Roy House Damaged by Fire – Oleson will contact Roy regarding public safety.
Next Corinna Monthly Planning Commission Meeting: Tuesday, 12/9/2014 at 7:00 p.m. at the Town Hall.
Violations:
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 letter of 3/31/2014 sent to landowner. Rieger-Borer letter of 4/8/14 to Town Board asked for an extension of the deadline of June 1, 2014. A motion was made by Naaktgeboren, seconded by Carlson, to deny Rieger-Borer's request for a deadline extension. Motion carried unanimously. Oleson will notify Rieger-Borer's of decision. 4/22/14 Oleson letter to Rieger-Borer; 4/25/14 Oleson e-mail to Sean Riley. Oleson said he has also spoken to Wright County Attorney Greg Kryzer. On 6/3/2014, a motion was made by Carlson, seconded by Naaktgeboren, to turn this matter over to Wright County for legal action. Motion carried unanimously. File delivered to Kryzer 6/23/2014. Kryzer e-mail of 8/18/14 states that first court appearance is 9/8/14; Wright County Attorney Letter of 9/26/14 to Corinna Township.
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. Oleson said that it looks like Kobe is over impervious coverage limit. Oleson will follow up after Bogart Peterson completes the survey. It was not complete due to snow. Oleson reported that he is working with Mr. Kobe and the Planning Commission on impervious coverage issue. Oleson letter of 6/25/2014 to Kobe. Oleson said that Kobe plans to cut back his screen porch and lower his

impervious coverage. Oleson spoke to Kobe a month ago. Oleson will send a letter giving Kobe a deadline of May 1, 2015 to finish.

PID # 206-000-153404 - 8987 Iresfeld AV NW: 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 inspected property on 2/24/14. Oleson letter of 2/24/14 to Oxenford; Oleson letter of 5/2/14 to Oxenford has 6/30/2014 deadline.

3. Assessments: Reviewed for 2015.
4. Wright County Sheriff's Office 3rd Quarter Summary Report: Reviewed.

Information on File:

Office of the State Auditor: E-Updates 10/31/14; 11/7/14 were reviewed.

Payment of Claims:


A motion was made by Carlson, seconded by Naaktgeboren, to approve Direct Deposit Payroll JE 2014-63 through JE 2014-65 (Miller Welle Heiser Payroll Service); Payroll Checks #768 through #773 (Miller Welle Heiser Payroll Service); Check # 19226 through Check # 19241 in the amount of \$27,466.01. Motion carried unanimously.

Any Other Business That May Come Before the Board: A motion was made by Naaktgeboren, seconded by Carlson, for the Town Hall to be closed on November 28 and December 26, 2014. Motion carried unanimously.

A motion was made by Carlson, seconded by Naaktgeboren, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

December 2, 2014



Mary Barkley Brown, Clerk/Treasurer



John Dearing, Chairman