

CORINNA TOWNSHIP BOARD MEETING  
Tuesday, August 18, 2015, 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 Richard Naaktgeboren; Supervisor John Dearing; Clerk/Treasurer Mary Barkley Brown.

Absent: Vice Chairman Chuck Carlson; Deputy Clerk/Treasurer Jean Just.

Others in Attendance: Gerald O'Keefe; Leslie Kreutter; Bill Arendt; Gretchen Kittok; John Kittok.

Approve or Amend Agenda, Town Board Meeting, August 18, 2015: A motion was made by Naaktgeboren, seconded by Dearing, to approve the Agenda with the following requests to be on the Agenda: Gerald O'Keefe; Bill Arendt; John Kittok. Motion carried unanimously.

Approve or Amend Minutes, Town Board Meeting, August 4, 2015: A motion was made by Dearing, seconded by Naaktgeboren, to approve the Minutes of the Town Board Meeting of August 4, 2015. Motion carried unanimously.

Approve or Amend Minutes, Special Town Board Meeting, August 11, 2015: A motion was made by Dearing, seconded by Naaktgeboren, to approve the Minutes of the Special Town Board Meeting of August 11, 2015. Motion carried unanimously.

Maintenance Outlook Report: Reviewed.

Requests to be on the Agenda:

1. Gerald O'Keefe, 8006 Irvine AV NW, Annandale, addressed the Town Board to discuss water problems caused by several recent, heavy rains. There was a discussion on how to help relieve water issues on Irvine AV. NW. Town Board will work with Ron Mares to find ways to alleviate situation. Dick Naaktgeboren also suggested that the property owners could petition and pay for tar and curb.
2. Bill Arendt, 8986 84<sup>th</sup> ST NW, Annandale, addressed the Town Board to follow up on his inquiry of July 21, 2015 seeking regulations or ordinances regarding vacation rentals. He was concerned with the number of vacation rentals on Cedar Lake, the number of people that are staying in each home, and if the septic systems will handle them. The Town Board had Ben Oleson check to see if anyone else has any policies that are put in place. Oleson then talked to Sean Riley, Wright County P and Z Administrator. There is no Wright County Ordinance regarding rental of private homes, and there are no plans for a Wright County Ordinance regarding rental of private homes. This is partially due to the manpower required to enforce such an ordinance. It is also difficult to enforce issues based on hearsay. Corinna Township also has no plans to create a Rental Ordinance at this time.
3. John Kittok, 8016 Irvine AV NW, Annandale, addressed the Town Board as part of the discussion regarding water problems caused by several recent, heavy rains. He is a neighbor of Gerald O'Keefe.

Other Business:

1. Planning and Zoning Administrator's Report:

**Application:** Request to rezone property from General Agricultural (AG) to Agriculture/Residential (A/R).

**Applicant:** Derrick and Cheryl Bergstrom

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**Background Information:**

**Proposal:** The rezoning application involves an approximately 19.22 acre parcel which would be rezoned from General Agricultural (AG) to Agriculture/Residential (A/R).

The property has road frontage on County Road 123 on the south and County Road 7 on the east. It is a mix of

wooded land on the south portion, wooded/wetland in the middle portion and crop land on the north.

The property is identified as "Rural Residential" in the Wright County Land Use Plan Map (2009), which is consistent with a rezoning to Agriculture/Residential if it is consistent "with the need for residential land, effect on nearby agricultural operations, the timing of the proposal in light of land uses in the area, and plan policies."

The property is identified as "Rural Preservation" in the Corinna Township Future Land Use Map (2007), which is consistent with rezoning to higher density residential uses, but encourages cluster developments as preferable over the 10 acre minimum lot sizes of the A/R district when productive farmland is involved.

Surrounding land is primarily crop farming to the north, west and east and large lot residential to the south. A number of parcels to the west and north have been rezoned to A/R zoning already.

If the rezoning is approved, the applicant has expressed interest in splitting the lot into two parcels, although the parcel is not quite large enough to create two 10 acre parcels. The applicant also owns the land to the west and it may be possible to adjust lot lines or include portions of that land into subdivision to ensure the minimum 10 acre lot size can be met.

Any eventual rezoning of the property will also need to be approved by Wright County. The Township would only be making a recommendation to the County with this application.

**Location:**

- Property address: None (corner of County Road 7 and County Road 123)
- Sec/Twp/Range: 12-121-27
- Parcel number(s): 206000121400

**Zoning:** General Agricultural (AG)

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**Planning Commission/Board of Adjustment Action:** The PC/BOA, on a unanimous vote has recommended approval of the proposed rezoning as follows:

Conditional use approved:

- Rezone property from General Agricultural (AG) to Agriculture/Residential (A/R).

Conditions of approval:

1. None

**A motion was made by Dearing, seconded by Naaktgeboren to approve Planning Commission's recommendation to Wright County to approve rezoning. Motion carried unanimously. This recommendation will be sent to Wright County for final approval.**

**Application:** Ordinance amendment to amend the Township fee schedule to reduce the state building code surcharge from \$5 to \$1.

**Applicant:** Corinna Township

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**Background Information:**

**Proposal:** The State of Minnesota had previously instituted an increase in the state surcharge fee from \$1 to \$5.00 for building permits. Recently, the state reduced that fee back down to \$1.00. The proposed ordinance amendment would similarly reduce the fee in the Township's Fee Schedule.

**A motion was made by Naaktgeboren, seconded by Dearing, to approve Resolution #2015-05, a Resolution Adopting Corinna Township Ordinance 2015-01 ("Land Use Ordinance") and Repealing Corinna Township Ordinance #2014-01 ("Land Use Ordinance"). Motion carried unanimously.**

**A motion was made by Dearing, seconded by Naaktgeboren, to approve Resolution #2015-06, a Resolution Ordering Adoption of Summary of Amendments to Ordinance 2014-01, and Ordinance Regulating Land Use Within the Boundaries of Corinna Township in Order to Provide for Orderly Development and Protect the General Health, Safety and Welfare. Motion carried unanimously.**

10389 State Highway 24 NW: Ben Oleson letter of 4/6/15, regarding multiple dwelling units and/or RVs on a single-family residential property; Lesa Roy e-mail of 4/9/15; Oleson e-mail of 4/10/15 to Lesa Roy ; Craig Schulz Letter of 5/11/15 to Lesa Roy.

Next Corinna Monthly Planning Commission Meeting: Tuesday, 9/8/2015 at 7:00 p.m. at the Town Hall.

**Violations:**

Craig Schulz Letter of 8/10/2015 to owner of Hazardous Building - Burt and Barbara Wolslayer: 11430 Klever AV NW – Building is hazardous and will need to be removed or abated.

Rieger-Borer Request for Extension, PID#206-000-032200: Deadline is now October 31<sup>st</sup> to have the home burned and debris removed.

Craig Schulz Letter of 5/1/15 to Owner of Dangerous and Hazardous Buildings at 6670 80<sup>th</sup> ST NW: Timothy and Barbara Nelson are in the process of cleaning property.

Craig Schulz Letter of 5/1/15 to Owner of Dangerous and Hazardous Buildings 8008 Griffith AVE NW: Craig Schulz reported that Milo Vail agrees that the garage needs to be torn down. Vail was directed by Schulz to contact Corinna Township with plans by June 18, 2015. Vail contacted the township and is asked that we get a quote to tear down the garage. Received quote from Mares for \$2800.00 to tear down and remove structure. Brown talked to Vail on 8/10/15, gave Mares Excavating's estimated cost of tear-down, waiting to see what Vail would like to do.

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; 6/15/15 Oleson letter to Oxenford states that the replacement of Oxenford's septic system must be completed by 9/30/15. Clerk Brown sent letter by certified mail.

2. Survey Ibs/Bakken Turn-Around: Not finished.
  3. Online Local Board of Appeal and Equalization was reviewed.
  4. MN Association of Townships District 7 Meeting Notice for Wednesday, 9/2/15 was reviewed.
  5. MN Revenue: Corinna Township Certified Town Aid Notice of 7/31/2015 was reviewed.
  6. CenterPoint Energy: 8/3/2015 letter regarding rate change was reviewed.
- Any Other Business That May Come Before the Board: None.

**Information on File:**

Pipeline Association for Public Awareness: July 2015 was reviewed.

Office of the State Auditor: E-Updates of 8/7/15; 7/31/15 were reviewed.

**Payment of Claims:**

A motion was made by Dearing, seconded by Naaktgeboren, to approve Direct Deposit Payroll JE 2015-43 through JE 2015-45 (Miller Welle Heiser Payroll Service); Payroll Checks # 855 through # 858 (Miller Welle Heiser Payroll Service); Check # 19607 through Check # 19623 in the amount of \$141,687.26. Motion carried unanimously.

A motion was made by Dearing, seconded by Naaktgeboren, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:40 p.m.

Respectfully submitted,

  
Mary Barkley Brown, Clerk/Treasurer

September 1, 2015

  
Richard Naaktgeboren, Chairman