

CORINNA TOWNSHIP BOARD MEETING  
Tuesday, April 4, 2017, 7:00 p.m.  
Corinna Township Hall  
9801 Ireland Avenue NW, Annandale, MN

Minutes

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

Present: Chairman John Dearing; Vice Chairman Larry Smith; Supervisor Chuck Carlson; Clerk/Treasurer Mary Barkley Brown; Deputy Clerk/Treasurer Jean Just; Corinna Planning and Zoning Administrator Ben Oleson.

Absent: Maintenance Men Mark Miller and Doug Smith.

Others in Attendance: Gerald Stuhr; Gladys Stuhr; Michael Patera; Rick Seidenkranz; Tom Colburn; Ken Yager.

Approve or Amend Agenda, Town Board Meeting, April 4, 2017: A motion was made by Smith, seconded by Carlson, to approve the Agenda with the following additions: Presentation from Assessor Ken Yager; Operating Engineers Local 49 Informational Meeting; Wright Coop Weed Management Area Meeting. Motion carried unanimously. Copies of the previous Meeting Minutes and this Meeting's Agenda are available for those attending this meeting.

Approve or Amend Minutes, Town Board Meeting, March 21, 2017: A motion was made by Carlson, seconded by Smith, to approve the Minutes of the Regular Town Board Meeting of March 21, 2017. Motion carried unanimously.

Maintenance Outlook Report: Reviewed.

Township Road Review: A discussion was held regarding the Town Board Road Review conducted on 3/27/17. Dearing will get quotes on paving projects and pavement repairs. Brown was directed to send a junk violation letter. All projects will be added to the Maintenance Outlook Report.

Public Hearing - Stuhr/Seidenkranz Request for Vacation of Part of Oak Drive as dedicated on the recorded plat of BASS-CLEARWATER SHORES as follows:

#### ROAD VACATION DESCRIPTION FOR STUHR

That part of Oak Drive as dedicated on the recorded plat of BASS-CLEARWATER SHORES, Wright County,

Minnesota, which lies southeasterly of the following described "Line A":

"Line A" is described as commencing at the southwest corner of Lot 18, said BASS-CLEARWATER SHORES; thence southeasterly on an assumed bearing of South 70 degrees 18 minutes 00 seconds East, along the southwesterly line of said Lot 18, a distance of 261.00 feet; thence North 41 degrees 36 minutes 00 seconds East, a distance of 6.00 feet; thence northwesterly to the southwest corner said Lot 18 and the point of beginning of "Line A"; thence continue northwesterly, along the northwesterly extension of the last described line, to the northeasterly line of Outlot I, said BASS-CLEARWATER SHORES and said "Line A" there terminating.

#### ROAD VACATION DESCRIPTION FOR SEIDENKRANZ

Those parts of the unnamed 33.00 foot wide strip of land, as shown lying between Lots 16 and 18, on the recorded plat of BASS-CLEARWATER SHORES, Wright County, Minnesota, together with that part of Oak Drive, as dedicated on said BASS-CLEARWATER SHORES, which lie southeasterly of the centerline of said unnamed 33 foot wide strip of land, and its southwesterly extension, and which lie northwesterly of the following described "Line A":

"Line A" is described as commencing at the southwest corner of Lot 18, said BASS-CLEARWATER SHORES; thence southeasterly on an assumed bearing of South 70 degrees 18 minutes 00 seconds East, along the southwesterly line of said Lot 18, a distance of 261.00 feet; thence North 41 degrees 36 minutes 00 seconds East, a distance of 6.00 feet; thence northwesterly to the southwest corner said Lot 18 and the point of beginning of "Line A"; thence continue northwesterly, along the northwesterly extension of the last described line, to the northeasterly line of Outlot I, said BASS-CLEARWATER SHORES and said "Line A" there terminating.

Chair John Dearing opened the Public Hearing and asked for comments from the public. Attorney Michael Patera addressed the Town Board and explained the proposed road vacation and also the proposed easement to be granted to the township (for the existing road as travelled). There were no other comments. Dearing closed the Public Hearing.

Resolution Vacating Road: A motion was made by Carlson, seconded by Smith, to approve resolution #2017-03, a Resolution Vacating Road. Motion carried unanimously.

Resolution Accepting Easements: A motion was made by Carlson, seconded by Smith, to approve resolution #2017-04, a Resolution Accepting Easement for Roadway. Motion carried unanimously. (See Schedule A Legal Description of Easement attached to Minutes.)

Requests to be on the Agenda:

1. Presentation from Assessor Ken Yager: Ken Yager gave a brief presentation of Corinna Township 2016 sales. The 2016 sales study period is October 1, 2015 to Sept. 30, 2016. The 2016 sales study is used for 2017 estimated value 2018 real estate taxes. There were 55 sales in the 2016 study. The sales ratio was 95.52%.
2. Tom Colburn: Colburn addressed the Town Board regarding the Jane Goodall Environmental Sciences Academy, at 8008 83<sup>rd</sup> ST NW, Maple Lake, on the Camp Courage/True Friends site. He is the parent of a student at the Academy. He asked about the process for requesting that their Conditional Use Permit be extended. He said there are currently 95 students in the school. Ben Oleson stated that a temporary CUP had been granted. Oleson also stated that the Wright County Ordinance does not allow for schools outside city limits. Colburn was advised that the school will need to work with Ben Oleson and the Planning Commission on their CUP extension request.

Other Business:

1. Planning and Zoning Administrator's Report:

**Public Hearing #1**

**Application:** Preliminary plat application to subdivide an existing 23 acre parcel into four separate lots (1.3, 2.0, 5.5 and 14.3 acres).

**Applicant:** Judy Bryan

The Town Board, at its January 19, 2016 meeting, tabled the application with the requirement that the applicant provide a revised preliminary plat drawing primarily to show where a turnaround would be constructed that would be satisfactory to the Board.

While the application was tabled, it was determined that there were problems with the title for the property and a lengthy process began to correct those title issues. Apparently, those issues have been addressed and the revised preliminary plat shows the changes that resulted from those title corrections. The applicant, in consultation with the Township, has also shown on the revised preliminary plat where a cul-de-sac would be placed at the end of Grunwald Ave NW.

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**Background Information:**

**Proposal:** The applicants are proposing to plat an existing parcel (206-000-121300) into four separate parcels, one of which would encompass an existing building site, one of which would have lakeshore on Indian Lake and two which are currently farmed, but would be anticipated to have one home on them.

The layout is unique in that the parcel being subdivided is already essentially divided into three parcels by existing Township and County roads. The proposed plat would essentially formalize these boundaries and add one additional lot on Indian Lake.

The proposed lot containing the existing home (Tract C) has been a site that has had long-standing concerns regarding outdoor storage inconsistent with the requirements of the Zoning Ordinance. The Commission may wish to address that matter as part of any subdivision approval.

Tract C also has two dwellings on it, which would not be allowed under today's ordinance, but was allowed at the time they were placed on the property (prior to Wright County's first adoption of a zoning ordinance).

**Location:**

- i. Property address: 6400 102<sup>nd</sup> Street NW, Maple Lake
- ii. Sec/Twp/Range: 12-121-27
- iii. Parcel number(s): 206000121300

**Zoning:** Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Indian Lake (Recreational Development lake) and Agricultural Residential (A/R)

**A motion was made by Carlson, seconded by Smith, to approve the requested preliminary plat, with the following four conditions:**

1. That sufficient right of way for a turnaround (as determined by the Town Board) at the end of Grunwald Avenue NW be dedicated as part of the plat.
2. That the landowners must proceed with the cleanup of the property until it meets the requirements of the Corinna Township Land Use Ordinance (or other applicable regulations) or has otherwise been approved by the Town Board. This must be completed prior to final plat approval.
3. That a compliance inspection be completed on any existing septic systems on the property by May 15, 2017. Failure to submit septic compliance reports by May 15, 2017 will result in a deadline of 9 months from May 15, 2017 to complete the installation of a new septic system. Permits to install the replacement sewer must be obtained prior to final plat approval.
4. All four lots must have two drain field sites each.

Motion carried unanimously.

2. Craig Schulz Letter of 6/27/16 Regarding Wolslayer Boathouse at 11416 Klever: Wolslayer is working with Schulz to remediate dilapidated building.

3. Scott Deckert Letter of 7/21/16 Regarding Failing Septic at PID#206-000-331102; Deckert E-mail of 9/14/16: Deckert E-mail of 12/12/16 states that it is too late to correct this year. Will start process again next spring.
4. Craig Schulz Letter of 11/22/16 Regarding Hazardous Building at 10815 Hollister AV NW: Schulz E-mail of 12/14/16 states that the property owner has fenced off the cabin and is contacting framers to board up the open windows.
5. Oleson Letter of 2/24/17 to Milo Vail: Trailer has been removed. There are still appliances and refuse in the yard.
6. Corinna P and Z Clerk's March Report: Reviewed.
7. Local Board of Appeal and Equalization Meeting: Thurs., April 13, 2017, 3:00 PM at Corinna Town Hall.
8. Wright County Township Officers' Association Meeting 4/6/17: Dearing and Smith plan to attend.
9. Letter of 3/28/17 from Annandale Youth First: Reviewed.
10. MN Association of Township's Legal Short Course 4/20/2017: Reviewed.
11. Operating Engineers Local 49 Informational Meeting: Reviewed. No one plans to attend.
12. Wright Coop Weed Management Area Meeting: Reviewed. No one plans to attend.

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

Information on File:

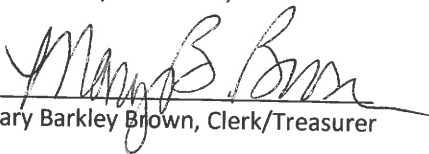
Office of the State Auditor: E-Updates of 3/17/17 and 3/24/17 were reviewed.

Payment of Claims:

A motion was made by Carlson, seconded by Smith, to approve Direct Deposit Payroll JE 2017-020 through JE 2017-022 (Miller Welle Heiser Payroll Service); Payroll Checks #1,040 through #1,045 (Miller Welle Heiser Payroll Service); Check # 20513 through Check #20541 in the amount of \$43,934.99. Motion carried unanimously.

A motion was made by Smith, seconded by Carlson, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

  
Mary Barkley Brown, Clerk/Treasurer

April 18, 2017

  
John Dearing, Chairman

## Schedule A Legal Description

An easement for roadway purposes over, under and across that part of Outlot I, BASS-CLEARWATER SHORES, according to the recorded plat thereof, Wright County, Minnesota, said easement being a 33.00 feet wide strip of land, the centerline of which is described as follows: Commencing at the southeast corner of said Outlot I; thence westerly on an assumed bearing of South 88 degrees 05 minutes 34 seconds West, along the south line of said Outlot I, a distance of 88.76 feet to the point of beginning of the centerline to be described; thence North 46 degrees 11 minutes 12 seconds West, a distance of 7.14 feet; thence northwesterly 104.54 feet along a tantential curve, concave to the northeast, having a radius of 222.00 feet and a central angle of 26 degrees 58 minutes 53 seconds; thence North 19 degrees 12 minutes 19 seconds West, tangent to said curve, a distance of 140.66 feet to the northerly line of said Outlot I and said centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to begin on said south line and terminate on said northerly line.