

CORINNA TOWNSHIP BOARD MEETING  
Tuesday, June 20, 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; Clerk/Treasurer Mary Barkley Brown.

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

Others in Attendance: Gary Fehn.

Approve or Amend Agenda, Town Board Meeting, June 20, 2017: A motion was made by Smith, seconded by Dearing, to approve the Agenda as presented. 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, June 6, 2017: A motion was made by Smith, seconded by Dearing, to approve the Minutes of the Regular Town Board Meeting of June 6, 2017. Motion carried unanimously.

Maintenance Outlook Report: Reviewed.

Requests to be on the Agenda:

1. Casey Borer Road Vacations: Gary Fehn addressed the Town Board. He presented two petitions for road vacations. A motion was made by Smith, seconded by Dearing, to approve Resolution 2017-09, Calling for Public Hearing on Petition to Vacate Road. Motion carried unanimously. The Board of Supervisors shall hold a public hearing on July 18, 2017, at 7:00 p.m. at the Town Hall to consider the proposed vacation for Borer/Fehn.

A motion was made by Dearing, seconded by Smith, to approve Resolution 2017-10, Calling for Public Hearing on Petition to Vacate Road. Motion carried unanimously. The Board of Supervisors shall hold a public hearing on July 18, 2017, at 7:00 p.m. at the Town Hall to consider the proposed vacation for Borer.

2. Vicki Greene Road Vacation: Not in attendance. Survey is not ready.

Other Business:

1. Planning and Zoning Administrator's Report: Reviewed.

**Application:** Preliminary plat and conditional use permit for a two-lot subdivision. Proposed lots would be 2.5 acres and 3.89 acres.

**Applicant:** Steve & Kelly Bruggeman

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**Background Information:**

**Location:**

- o Property address: 6772 Inman Ave NW, Annandale
- o Sec/Twp/Range: 34-121-27
- o Parcel number(s): 206024000010 and 206000341201

**Zoning:** Suburban Residential (R2) /Residential Recreation Shorelands (S-2) Overlay District, Cedar Lake (General Development Lake).

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**Staff Findings (Subdivision Criteria):** We propose the following findings for consideration based on the criteria for reviewing subdivision applications in the Corinna Township Subdivision Ordinance:

**1. The preliminary plat shall conform to all applicable official controls and all state and federal laws.**

The proposed lots meet all requirements for size, width and depth in the R-2 zoning district. All lots exceed the minimum size of 2.5 acres, width of 200 feet and depth of 300 feet.

**2. The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.**

The Comprehensive Plan states that these properties are in an area best suited for rural farmsteads and farming. The Plan states that the Township believes it prudent to respond to future growth pressure by considering low-density, rural residential development in these areas, utilizing a cluster-style development strategy to maintain the rural character of the community.

The proposed plat would involve the platting of land that is not especially suitable to farming as the lake lot is separated from tillable land by a large wetland and the "back" lot is heavily wooded.

Several goals within the Comprehensive Plan apply to the proposal. They include:

- Protect, preserve, and enhance lake water quality.
  - Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites to ensure that storm water runoff is properly managed and treated before entering surface waters.
  - Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

**Comment:** These would need to be addressed during any construction on the lots.

- Protect, preserve, and work to ensure effective management of wetlands, wildlife, and other important natural and environmental features.
  - Prevent the fragmentation of remaining habitat areas and corridors as new roads are built or areas are converted in the development process.
  - Facilitate rural developments that incorporate conservation subdivision practices and which preserve greenbelts, open vistas, unique topographical features, mature tree stands and buffer areas adjacent to environmentally sensitive areas.

**Comment:** The subdivision will necessarily involve the removal of trees in an area that is currently a fairly large stand of natural woodland (the proposed back lot). Otherwise, the wetland would be preserved and the number of potential docks from the lake lot would not increase beyond what it is now.

- Encourage preservation of productive farm operations.
  - Require developments that may occur in or near productive farmland to design subdivisions in a way that preserves the greatest amount of productive farmland for continued agricultural use.

**Comment:** The subdivision will be adjacent to productive farmland, but the subdivided land itself is not especially suitable for farming.

- Ensure that all Township properties are adequately and efficiently treating sewage, both for current residents and expected future population growth.

**Comment:** The applicant has submitted preliminary information showing two sewer sites per lot.

**3. No plat shall be approved which does not conform to any applicable floodplain regulations.**

This property is not located in any designated floodplain area.

**4. No plat shall be approved unless there is provision for two (2) standard on-site sewage treatment systems for each lot, unless served with public sewer or an approved cluster sewer system serving lots within the subdivision.**

The proposed lots would be served with private sewer systems. Preliminary soil borings and locations for two septic systems per site have been identified on the proposed plat.

5. **A plat shall not be approved where a variance will subsequently be required in order to use the lots for their intended use.**

The proposed lots both appear to be buildable without variances from any current regulations.

6. **No plat shall be approved that does not contain adequate provisions for storm water runoff. If required, no plat shall be approved without an NPDES Phase II-compliant storm water management plan reviewed and approved by the Township or its designated representative.**

The plat, as proposed, does not appear to require a NPDES-Phase II stormwater management plan as it would not create more than one acre of new impervious. Other concerns for stormwater runoff would need to be addressed at the time of a permit being issued to construct anything on the lot.

7. **Each lot shall have sufficient buildable lot area which, for the purposes of this Ordinance, shall be defined as the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, while still providing for adequate setbacks. Areas which are floodways, wetlands, rights-of-way, bluffs or which have soils that are unsuitable for individual sewage treatment systems cannot be included in calculating the buildable area of a lot.**

The proposed plat does identify areas for potential location of homes/garages that meet all applicable setbacks. Two sites per lot for sewer drainfields have also been identified meeting applicable setbacks.

8. **Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards.**

See answer for #4 above.

9. **When deemed appropriate by the Zoning Administrator or the Planning Commission, the subdivider shall provide a vegetative buffer adjacent to delineated wetlands and/or wetlands identified on the National Wetland Inventory Map.**

The applicant has not proposed a vegetative buffer adjacent to any existing wetlands. There is a wetland between the two lots that they have indicated they have no plans to fill or impact. The Zoning Ordinance does not require a setback from buildings to wetlands.

10. **The Planning Commission shall consider whether the plat as proposed adequately protects the health, safety and welfare of the residents of the Township by providing for safe and adequate drinking water supply, adequate sewage treatment capacity, safe road access, proper road alignment and proper setbacks and buffering from conflicting land uses.**

Private wells would be expected to provide safe and adequate drinking water supply. There do not appear to be any impediments to designing and installing private sewers meeting state and local requirements, although the steep slopes will have to be taken into consideration during the design phase.

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**Staff Findings (Conditional Use):** The following findings of fact are presented by Staff.

1. **Will the Conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?**

**No.** The proposed lot sizes are adequately sized and appropriate for the area.

2. **Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?**

**No.** See comment #1 in the CUP criteria above.

3. **Do adequate utilities, access roads, drainage and other necessary facilities exist or will they be provided?**

**Yes.** The lots are served by an existing road (67<sup>th</sup> Street NW/Inman Ave).

4. **Have adequate measures been taken to provide sufficient off-street parking and loading space to serve the proposed use?**

Yes. While the steep slopes will somewhat limit off-street parking space, each proposed lot should have enough space for normal residential activities.

5. **Will the use conflict with the Policies Plan of Corinna Township and/or Wright County?**

See comment #2 in the Subdivision criteria above.

6. **Have adequate measures been taken, or will they be taken, to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?**

Yes. The proposed project would not be expected to create any long-term or ongoing nuisance such as are listed above.

7. **Are there any other conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole?**

None.

A motion was made by Smith, seconded by Dearing to approve the preliminary plat and conditional use permit for a two-lot subdivision, as proposed. Motion carried unanimously.

2. Scott Deckert Letter of 7/21/16 Regarding Failing Septic at PID#206-000-331102; Deckert E-mail of 9/14/16: Deckert will start process again, per Deckert E-mail of 4/7/2017.
3. 7500 State Highway 55 NW – Letter of 4/7/2017 Regarding Garbage to Joseph Hannon: No action taken.
4. Corinna Letter of 5/11/17 to Olson Regarding Dilapidated Fence at 11597 89<sup>th</sup> ST NW, PID# 206-062-000111: No action taken.
5. Cemetery Fence and Sign: Clerk Brown was advised to pick stone in St. Cloud.
6. Junk Clean-Up Day: Sat., July 29, 7:30 AM – noon. Reviewed newsletter for Junk Clean-Up Day.

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

Information on File:

Office of the State Auditor: E-Updates of 6/2/17 and 6/9/17 were reviewed.

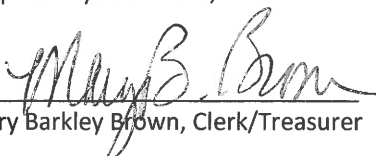
Payment of Claims:

A motion was made by Smith, seconded by Dearing, to approve Direct Deposit Payroll JE 2017-035 through JE 2017-037 (Miller Welle Heiser Payroll Service); Payroll Checks #1,063 through #1,066 (Miller Welle Heiser Payroll Service); Check # 20609 through Check #20621 in the amount of \$29,942.71. Motion carried unanimously.

A motion was made by Smith, seconded by Dearing, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

July 5, 2017

  
Mary Barkley Brown, Clerk/Treasurer

  
John Dearing, Chairman