

CORINNA TOWNSHIP BOARD MEETING
Tuesday, May 15, 2018, 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 Larry Smith; Vice Chairman Chuck Carlson; Supervisor John Dearing; Clerk/Treasurer Mary Barkley Brown.

Absent: Deputy Clerk/Treasurer Jean Just.

Others in Attendance: Dan Hinrichs.

Approve or Amend Agenda, Town Board Meeting, May 15, 2018: A motion was made by Carlson, seconded by Dearing, to approve the Agenda with the following addition: Wright County Attorney Letter of 5/3/18 Regarding Proposed Amendment to County Ordinances. 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, May 1, 2018: A motion was made by Carlson, seconded by Dearing, to approve the Minutes of the Regular Town Board Meeting of May 1, 2018. Motion carried unanimously.

Maintenance Outlook Report: Reviewed. A motion as made by Carlson, seconded by Dearing, to accept quote from L & S Painting and Sandblasting for sandblasting and repainting entire Sterling Dump Truck, in the amount of \$10,850.00. Motion carried unanimously.

Requests to be on the Agenda: None.

Other Business:

1. Planning and Zoning Administrator's Report:

PUBLIC HEARING #7 from Planning Commission/Board of Adjustment Meeting of 5/8/2018

Application: Request to rezone property from General Agriculture (AG) to Suburban Residential (a) (R-2a)

Applicant: Perry Puncochar

Background Information:

Proposal: The applicants are proposing to rezone the approx. 25.6 acre parcel, which currently contains a pheasant farm and outbuildings (no dwelling), from General Agricultural (AG) to Suburban Residential (a) (R-2a).

If the rezoning is approved, the applicant intends to request (in a separate application) to subdivide the lot into 4 approx. 5 acre parcel and a fifth 4.7 acre parcel that would be attached to an adjacent 3.2 acre parcel.

Rezoning requests are reviewed primarily on their conformance to the Township's Future Land Use Plan. Wright County, however, ultimately makes the decision on rezoning to a less restrictive classification and as such, the Township will only be making a recommendation to the County in this application.

Location:

- o Property address: 8121 GOWAN AVE NW, MAPLE LAKE
- o Sec/Twp/Range: 24-121-27
- o Parcel number(s): 206000244401

Current Zoning: General Agricultural (AG), Mink Lake (General Development lake)

Proposed Zoning: Suburban Residential (a) (R-2a), Mink Lake (General Development lake)

Town Board Direction: Town Board action is required. The Town Board will be making a recommendation to the Wright County Planning Commission and Board of Commissioners. Wright County will have the final authority to grant or deny the rezoning.

Planning Commission/Board of Adjustment Action: The PC/BOA, on a unanimous vote (5-0), has taken action on the application as follows:

Rezoning(s) denied:

None

Rezoning(s) approved:

Request to rezone property from General Agriculture (AG) to Suburban Residential (a) (R-2a)

Condition(s) of approval:

None

A motion was made by Dearing, seconded by Smith, to recommend approval as recommended by the Planning Commission. Motion carried unanimously.

PUBLIC HEARING #8 from Planning Commission/Board of Adjustment Meeting of 5/8/2018

Application: Amendments to the Corinna Township Land Use Ordinance related to allowing for schools in the General Agriculture (AG) district as per recent amendments to the Wright County Zoning Ordinance.

Applicant: Corinna Township Planning Commission

Background Information:

Proposal: The proposed ordinance amendment for consideration is in reaction to ordinance amendments made by Wright County on this topic in January 2018. The application stems from a desire by Camp Courage/True Friends to continue hosting a charter school at its Camp Courage facilities, but would apply generally to all properties zoned General Agricultural (AG).

Currently, and prior to the January amendment by Wright County, the Township and County ordinances did not allow for schools in the AG zoning district. The Jane Goodall Environmental Charter School was allowed to operate at Camp Courage by Corinna Township as an interim use and has been given two three-year periods of time to operate, after which they would need to re-apply for approval or cease operation at that location.

The County adopted amendments in January 2018 that would allow for schools in the AG district under limited circumstances. These include (but are not limited to):

1. A requirement for a conditional use permit;
2. The school is regulated or licensed by the State;
3. The school must be on land of at least 80 acres in size and have lake shoreline features;
4. Has an enrollment capacity of 150 students or less;
5. Has an environmental focus/mission;
6. Must be accessory to a non-profit organization that provides camp/education experiences.

The ordinance also identifies several conditions that need to be met if it is to be approved and indicates that the use must terminate if any of the conditions are not met.

Finally, the County added a "repealer" to their amendments that would repeal the ordinance effective June 30, 2020. Presumably, that means that any school that hasn't received a conditional use permit prior to June 30, 2020

subject to the ordinance, would no longer be able to apply for approval to operate in an AG district or otherwise out of compliance with the ordinance.

Corinna Township does not have to adopt the Wright County amendments, because the Township's current ordinance is more restrictive than Wright County's. However, the Township can choose to amend its ordinances in line with the County (or some version of it) provided that it does not become less restrictive than the County ordinance.

A copy of the amended ordinance passed by the Wright County Board of Commissioners on January 23, 2018 was included in the staff report previously sent out. The same amendments would be written into Sections 6 and 7 of the Corinna Township Land Use Ordinance.

A copy of the minutes from the Wright County Planning Commission (one meeting) and Wright County Board of Commissioners (two meetings) where this amendments was discussed were also included in the previously distributed staff report.

Town Board Direction: Town Board action is required. The Town Board will need to decide whether to accept the Planning Commission recommendation and approve the ordinance amendment.

A motion was made by Carlson, seconded by Dearing, to recommend approval as recommended by the Planning Commission. Motion carried unanimously.

2. Emerald Ash Management Grant: Reviewed. No action taken.
3. 2018 Notice of Offices to be Voted at State General Election: Reviewed.
4. Wright County Attorney Letter of 5/3/18 Regarding Proposed Amendment to County Ordinances: A motion was made by Dearing, seconded by Carlson, to send written comments to Wright County Assistant Attorney Greg Kryzer in favor of proposed amendment to the Wright County Code of Ordinances for the Buffer law implementation. Motion carried unanimously.

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

Information on File:

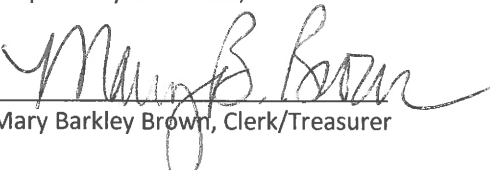
Office of the State Auditor: E-Updates of and 4/27/2018 and 5/4/2018 were reviewed.
Township Legal Seminar was reviewed.

Payment of Claims:

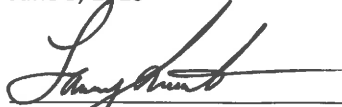
A motion was made by Dearing, seconded by Carlson, to approve Direct Deposit Payroll JE 2018-29 through JE 2018-31 (Miller Welle Heiser Payroll Service); Payroll Checks #1174 through #1178 (Miller Welle Heiser Payroll Service); Check #21101 to Check # 21115 in the amount of \$30,094.94. Motion carried unanimously.

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

Respectfully submitted,


Mary Barkley Brown, Clerk/Treasurer

June 5, 2018


Larry Smith, Chairman