

CORINNA TOWNSHIP BOARD MEETING
Tuesday, July 20, 2021 - 7:00 p.m.
Corinna Township Hall
9801 Ireland Avenue NW, Annandale, MN

Minutes Unapproved

Chairman: Larry Smith
Vice-Chairman: Chuck Carlson
Supervisor: John Dearing

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: None.

Approve or Amend Agenda, Town Board Meeting, July 20, 2021: A motion was made by Dearing, seconded by Carlson, to approve the Agenda with the following additions: Nextera Solar Farm Weed Management; 3 Weed Violation Letters – Aurora, Johnson and Earley; Land Title Summons. 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, July 6 2021: A motion was made by Carlson, seconded by Dearing, to approve July 6, 2021 Meeting Minutes. Motion carried unanimously.

Maintenance Outlook Report, Calendar and Log Sheets: Reviewed. Clerk Brown was advised to see if it is possible to buy a truck at auction. Brown will check with Township's Auditors. Corinna Maintenance and Larry Smith said that the new garage at 11967/11970 Gulden AVE NW will be too close to the turn-around for our trucks to turn around. He has asked contractor Matt Bronder to move the garage back into the hill to alleviate this problem. (The Variance for this was given by Wright County in the 1990's, the Town Board believes.)

Hart AVE – asphalt repair ends at 110th: Work will be done on this stretch of road (to Sandy Shores at Sugar Lake) – building it up and clearing trees this year, before finishing it next year.

Hemlock/80th: The City of Annandale did not approve this project with the bid that they received. It will be bid again next winter. This is a joint project with the Township.

Requests to be on the Agenda: None.

Other Business:

1. Planning and Zoning Administrator's Report: Updates on two possible violations – at 10801 Lawrence Ave NW and 6862 Inman Ave NW were reviewed. No action taken.

Application:	Requests related to allowing a dwelling-restricted parcel to have a dwelling built on it. Approvals required include the Rezoning of an approx. 20-acre property from General Agriculture (AG) to Agricultural/Residential (A/R) or Suburban Residential-a (R-2a).
Property Owner:	Kenneth and Betty Wurm

Background Information:

Proposal: The applicant is requesting rezoning of an approximate 20-acre property from General Agriculture (AG) to Agricultural/Residential (A/R) or Suburban Residential-a (R-2a). Their intent is to allow for the rezoned property to have a total of one dwelling site. The site currently does not have a dwelling entitlement.

Location:

- Property address: None (63rd St NW)
- Sec/Twp/Range: 35-121-27
- Parcel number(s): 206000354300

Current Zoning: AG - General Agriculture

Proposed Zoning: Agricultural/Residential (A/R) or Suburban Residential-a (R-2a)

Town Board Direction: Town Board action is required. The Town Board may either approve, deny or send the application back to the Planning Commission for additional review.

Planning Commission/Board of Adjustment Action: Based on the relevant findings of fact noted below, the Planning Commission/Board of Adjustment has recommended approval of the requested rezoning. The recommendation is for approval to rezone the property to either the A/R or R-2a zoning districts, whichever the applicant prefers.

Any approval of the rezoning is ultimately up to Wright County - the Town Board is only making a recommendation to them.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Town Board, based on the recommendation of the Planning Commission:

1) Preservation of natural sensitive areas.

The subject property does not appear to contain any wetlands or other environmentally sensitive areas that cannot be easily avoided in the construction of any future dwelling.

2) Present ownership and development.

The parcel requested for rezoning is currently a tilled agricultural field.

3) Soil types and their engineering capabilities.

The Wright County Soil Survey indicates soils that are either "somewhat limited" or "very limited" for development with dwellings. The limitations are primarily due to a relatively high water table. These limitations can be avoided by building in the higher areas of the lot and/or building a home on a slab rather than with a basement.

4) Topographic characteristics.

The site has rolling topography that does not inhibit development for a dwelling.

5) Vegetative cover.

The lot requested for rezoning is currently a tilled agricultural field with some unwooded wetland areas.

6) Quality of the land for agricultural purposes.

The site has been farmed, but is relatively small and located in an area where a number of homes already exist.

7) In-water physical characteristics.

N/A

8) Recreational use of surface water.

N/A

9) Road and service center accessibility.

The property is served adequately with roadways (gravel township roads leading off of other gravel township roads or paved County roads).

10) Socio economic development needs of the public.

The rezoning of the property, or a portion of the property, to allow for one more dwelling would provide additional rural housing opportunities in the Township.

11) Availability of public sewer and water utilities.

The area does not have public sewer or water utilities. The property appears that it could be adequately served by private sewer and water.

12) The necessity to reserve and restore certain areas having significant historical or ecological value.

The property does not appear to have any particular unique historical or ecological value.

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

There are a number of homes in the immediate area and an additional home would not be likely to cause any unusual conflict.

14) Alternatives available for desired land use.

The alternative land use for this property is essentially just to remain being used as it currently is (for an open agricultural field), which would not be the most productive use of the property from a Township and County tax base perspective given the relatively high amount of housing development in the immediate area.

15) Prevention of spot zoning.

The parcel proposed for rezoning is located in an area with a relatively high concentration of housing and as such the allowance for another home would not be considered out of character with the immediate area.

16) Conformance to the Corinna Township Comprehensive Plan.

The Comprehensive Plan of Corinna Township identifies this property as appropriate for residential use, but encouraging "cluster" style developments rather than large lots. Being that the area contains a cluster of dwellings already, the addition of another home would not be inconsistent with the Plan.

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.

A motion was made by Dearing, seconded by Carlson, to approve request to rezone the property to either the A/R or R-2a zoning districts, whichever the applicant prefers, based on the Findings of Fact presented by Corinna Staff. Motion carried unanimously. Any approval of the rezoning is ultimately up to Wright County – the Town Board is only making a recommendation to them.

2. Wright County Planning Commission Meeting of July 1, 2021 Minutes: Reviewed.
3. American Rescue Plan: Corinna Township has made application.
4. Junk Clean Up Day 2021: Vendors and Workers lists were reviewed.
5. MATIT Letter of June 3, 2021 RE: Cinthia A. Peterson et al. V. Corinna Township – Abandonment of a Portion of Sunset Lane in the Plat of Rutledge's Sugar Lake Park: No action taken.
6. Online Training for Local Board of Appeal and Equalization: Reviewed.
7. New Liquor License for Hitching Post at Lake Center: A motion was made by Dearing, seconded by Smith, to approve new application. Motion carried unanimously.
8. MN Association of Townships District 7 Meeting Notice: Reviewed. Dearing will attend.
9. Wright County Broadband Meeting: Reviewed notice.
10. Nextera Solar Farm Weed Management: Nextera's Energy Support Service sent their weed management plan via E-mail. A motion was made by Dearing, seconded by Carlson, stating that they need to weed whack the weeds between the solar panel posts and around the fence and trees within 30 days – or the township will do it and charge the company for our labor. Motion carried unanimously.
11. 3 Weed Violation Letters: Reviewed letters to Aurora Solar, Johnson and Earley. Clerk Brown was also advised to send letter regarding Indian Lookouts 1 and 2.
12. Land Title Summons Court File 86-CV-20-4186: Township Attorney Mike Couri is reviewing this summons and will advise Clerk Brown.

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

Information on File:

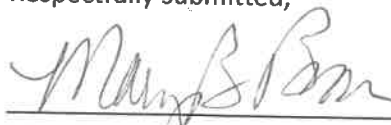
Office of the State Auditor: E-Updates of 7/2/2021, 7/9/2021 and 7/16/2021 were reviewed.

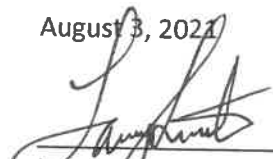
Payment of Claims:

A motion was made by Dearing, seconded by Carlson, to approve Direct Deposit Payroll JE 2021-041 through JE 2021-043 (Miller Welle Heiser Payroll Service); Payroll Checks #1586 through #1590 (Miller Welle Heiser Payroll Service); Check #22852 to Check # 22876 in the amount of \$185,289.98. Motion carried unanimously.

A motion was made by Dearing, seconded by Carlson, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:10 p.m.

Respectfully submitted,


Mary Barkley Brown, Clerk/Treasurer

August 3, 2021

Larry Smith, Chairman