

CORINNA TOWNSHIP BOARD MEETING
Tuesday, August 17, 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, August 17, 2021: A motion was made by Carlson, seconded by Dearing, to approve the Agenda with the following additions: Wright County Notice of Public Hearing – McDermott Rezoning Request; Wright County Notice from John Holler Regarding Broadband; Wright County Announcement from Richard Ward Regarding Wright County Multi-Hazard Mitigation Plan; Closed Session to Discuss a Pending Claim against the Town with Assigned Attorney Jessica Schwie. 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, August 3, 2021: A motion was made by Dearing, seconded by Carlson, to approve August 3, 2021 Meeting Minutes. Motion carried unanimously.

Maintenance Outlook Report, Calendar and Log Sheets: Reviewed.

Hart AVE – Asphalt Repair Ends at 110th: Cutting brush this fall, rebuild road next year. Plan public hearing in winter.

Purchase Truck at Auction: Truck is not here yet.

Dust at 6847 Ingram AVE NW: Road cannot be sprayed for dustcoat as it is crushed asphalt and will not soak into the road.

Requests to be on the Agenda: None.

Other Business:

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

Application:	Requests relating to rezoning of three parcels. Approvals required include a Zoning map amendment from General Agriculture (AG) to Agricultural / Residential (A/R).
Applicant and Property Owner:	Thomas McDermott

Background Information:

Proposal: The applicants are proposing to rezone three parcels from AG - General Agriculture to A/R - Agricultural / Residential. The subject site is located on the west side of Ireland Ave. NW at the intersection of 117th St. NW and totals approximately 80 acres.

Location:

- o Property address: 11765 Ireland Ave NW , Annandale
- o Sec/Twp/Range: 3-121-27
- o Parcel number(s): 206000031301, 206000031200 and 206000031100

Zoning: AG - General Agriculture

Proposed Zoning: Agricultural/Residential (A/R)

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.

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 contain some wetlands, although none that would significantly impact buildable area on the proposed lots in the concept plan.

2) Present ownership and development.

The lot requested for rezoning is currently a mix of tilled agricultural fields, wetlands and open land. It is well suited for development of low-density housing as is anticipated in the submitted concept development plan.

3) Soil types and their engineering capabilities.

The Wright County Soil Survey identifies the area to be rezoned as having soils reasonably suitable for development.

4) Topographic characteristics.

The site has rolling topography that is well suited to the density of development proposed.

5) Vegetative cover.

There is some vegetative cover on the property, mixed in with tilled agricultural land. The impact of the anticipated development on this vegetative cover would be expected to be reasonable, with some clearing likely necessary, but nothing that would be harmful to wildlife.

6) Quality of the land for agricultural purposes.

Portions of the land are currently productive for agricultural purposes, but the fields are irregularly shaped and relatively small. The proposed concept development plan, however, would keep these fields together on one property that already contains a dwelling and the land would remain available for productive agricultural use.

7) In-water physical characteristics.

N/A - there are no lakes located on the property, only wetlands.

8) Recreational use of surface water.

N/A

9) Road and service center accessibility.

The property is served adequately with roadways (Ireland Avenue, a partly paved and partly gravel township road).

10) Socio economic development needs of the public.

The area is currently being used for agricultural and open space/wildlife purposes. The proposed use would largely retain these continued uses while also providing additional rural housing opportunities for people in the township.

11) Availability of public sewer and water utilities.

The area does not have public sewer or water utilities. Properties are served by private sewer and water.

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

The property does provide some ecological value for wildlife, but nothing that is of exceptional historical or ecological value.

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

The property to be rezoned has been used agriculturally for some time. Land to the north and west is state wildlife land, with scattered low density housing in the immediate area to the east and south. The proposed low density housing that would likely follow a rezoning of the property would not present significant conflicts with these surrounding land uses.

14) Alternatives available for desired land use.

The alternative land use for this property is to remain being used as it currently is for agricultural and wildlife purposes (in addition to the one existing home).

15) Prevention of spot zoning.

Both the Corinna Township and Wright County future Land Use Plans identify this area as potentially appropriate for residential use.

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.

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 the request to rezone, 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. August 2021 Petition Jasper AVE NW: A motion was made by Carlson, seconded by Smith to table this Petition to the September 7, 2021 Regular Town Board Meeting. Motion carried unanimously.
3. American Rescue Plan: 2021 portion of funding has been received.
4. Land Title Summons in Application for Registration of Land – Court File No. 86-CV-20-4186: Attorney Mike Couri and Surveyor Charles Webb are working on this.
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. Follow up on Weeds – Nextera; Aurora; Indian Lookouts # 1 and 2; Earley: Indian Lookouts 1 and 2 have been mowed.
7. 8/9/21 Corinna Letter to Alama Regarding Truck and Junk in Road Right-of-Way: Dearing will check to see if junk and truck are gone.
8. Ernie Lapore - New Survey from Charles Webb: Ben Oleson is meeting with Lapore next week.
9. Wright County Notice of Public Hearing – McDermott Rezoning Request: Reviewed.
10. Wright County Notice from John Holler Regarding Broadband: Reviewed.
11. Wright County Announcement from Richard Ward Regarding Wright County Multi-Hazard Mitigation Plan: Reviewed.
12. Closed Session to Discuss a Pending Claim Against the Town with Assigned Attorney Jessica Schwie: The closed meeting was held between 8:15 PM and 9:25 PM via Zoom.

Information on File:

Office of the State Auditor: E-Updates of 7/30/2021 and 8/6/2021 were reviewed.

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

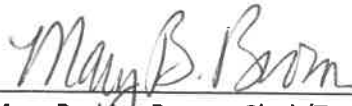
Payment of Claims:

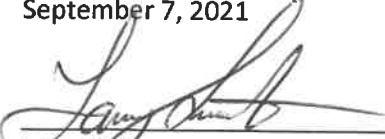
A motion was made by Dearing, seconded by Carlson, to approve Direct Deposit Payroll JE 2021-047 through JE 2021-049 (Miller Welle Heiser Payroll Service); Payroll Checks #1596 through #1600 (Miller Welle Heiser Payroll Service); Check #22919 to Check # 22931 in the amount of \$31,290.01. Motion carried unanimously.

A motion was made by Carlson, seconded by Dearing, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

September 7, 2021


Mary Barkley Brown, Clerk/Treasurer


Larry Smith, Chairman