

CORINNA TOWNSHIP BOARD MEETING
Tuesday, January 18, 2022 - 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: Kari McDermott.

Approve or Amend Agenda, Town Board Meeting, January 18, 2022: A motion was made by Carlson, seconded by Dearing, to approve the Agenda with the following addition: Dog Running at Large Letter. 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, January 4, 2022: A motion was made by Carlson, seconded by Dearing, to approve the January 4, 2022 Meeting Minutes. Motion carried unanimously.

Maintenance Outlook Report and Calendar: Reviewed. Jost had asked for a black and white, Wi-Fi printer for the maintenance shed. A motion was made by Dearing, seconded by Carlson, to approve this purchase. Motion carried unanimously.

Requests to be on the Agenda: None

1. Klug Utility Easement Vacation Request: No one appeared before the Town Board at this meeting.

Other Business:

1. Planning and Zoning Administrator's Report: The Planning Commission/Board of Adjustment held their regular meeting on January 11, 2022 to address the applications listed below. The Commission/Board's actions on each of the applications is listed with recommended conditions and findings of fact as noted.

Two of the applications (the McDermott Preliminary Plat and the proposed amendments to the Township's Fee Schedule) require final action by the Town Board.

Attachments, drawings and photos related to the application are included in the previously distributed PC/BOA staff report. They are also available at: www.hometownplanning.com. Public comments (if any) are also at the same location.

Application:

Requests related to the subdivision of land. Approvals required include a Preliminary Plat and Conditional Use Permit approval for a 4-lot residential subdivision. Three lots would be approx. 10

	acres in size and the fourth would be approx. 45 acres in size.
Applicant and Property Owner:	Thomas McDermott

Background Information:

Proposal: The applicants are proposing to split three existing parcels totaling 77.8 acres in size into four residential lots plus one small 0.45 acre outlot. The plat would be known as "Little Hawk Park". Three of the four residential lots would be just barely above the 10 acre minimum lot size and the fourth would be 44.78 acres in size. All lots would have road frontage off of Ireland Avenue, an existing Township road that is paved for the Lot 4 and part of the Lot 3 frontage and gravel for the remainder of the subdivision. Lot 4 would be the narrowest of the lots at 345 feet and as such all lots would meet the minimum 300 ft. width required. There are numerous wetland areas throughout the plat, but all lots appear to have enough buildable area outside of those wetlands. Lot 1's buildable area appears the most limited after accounting for the minimum 130 ft. road centerline setback required from Ireland Avenue. Lot 2's access to the buildable area outside of wetland areas is very limited, but appears to have enough based on the location of the existing driveway leading to that lot.

Location:

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

Zoning: AR - Agriculture/Residential / S2 - Residential-Recreational Shore lands, Long Lake (General Development lake)

Town Board Direction: Town Board action on the preliminary plat approval is required as the Planning Commission/Board of Adjustment's decision is considered only a recommendation by Ordinance.

Planning Commission/Board of Adjustment Action: Based on the relevant findings of fact noted below, the Planning Commission/Board of Adjustment has acted on the applicant's request as follows:

Preliminary Plat/Conditional Use approved:

Preliminary Plat and Conditional Use Permit approval for a 4-lot residential subdivision. Three lots would be approx. 10 acres in size and the fourth would be approx. 45 acres in size.

Preliminary Plat/Conditional Use denied:

None

Conditions of approval:

1. That any filling or other impacts on wetlands shall only be as permitted by Wright County SWCD. The Zoning Administrator may require additional delineation of wetlands at the time of building or sewer construction if deemed necessary to assure no unpermitted impacts to wetlands.

2. Outlot A shall not be buildable.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Town Board. The Planning Commission has recommended the findings supporting approval:

- 1) **The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.**

Findings Supporting Approval

The proposed lots would meet the minimum size requirements, adequate roadways already exist to serve the development, and drainage impacts on nearby properties should be minimal or non-existent. As such, there do not appear to be any significant aspects of the development that would diminish or impair property values in the area.

Findings Supporting Denial

The proposed subdivision will place 4 more homes, at least one of which could be in fairly close proximity to state land open for hunting.

- 2) **The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

Findings Supporting Approval

See comment #1 in the CUP criteria above.

Findings Supporting Denial

See comment #1 in the CUP criteria above.

- 3) **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Findings Supporting Approval

The proposed lots would be served by an existing Township road and utilities also exist in the area.

Findings Supporting Denial

None

- 4) **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.**

Findings Supporting Approval

Each proposed lot should have adequate room for off-street parking typically associated with residential lots based on the large size of the lots (all greater than 10 acres in size).

Findings Supporting Denial

None

- 5) **The use is not in conflict with the Policies Plan of Corinna Township and Wright County.**

Findings Supporting Approval

See comment #2 in the Subdivision criteria.

Findings Supporting Denial

See comment #2 in the Subdivision criteria.

- 6) **Adequate measures have been taken or will 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.**

Findings Supporting Approval

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

Findings Supporting Denial

None

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

Findings Supporting Approval

Wetland Impacts: The property contains several large and small wetlands. Any impacts on these wetlands are regulated by Wright County SWCD. There appears to be adequate upland on all four proposed lots to construct buildings without impacting any wetlands.

Lot dimensions: The proposed new parcels would meet the minimum requirements of the relevant zoning districts, which are 300 ft. wide/10 acres (A/R zoning).

Storm water Management: See discussion in #6 below.

Findings Supporting Denial

None

- 8) **The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.**

Findings Supporting Approval

The goals of the Comprehensive Plan will mostly apply at the time each lot is developed. Generally speaking, the proposed subdivision does not conflict with the Comprehensive Plan.

Findings Supporting Denial

None

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

Findings Supporting Approval

This property is not located in any designated floodplain area.

Findings Supporting Denial

This property is not located in any designated floodplain area.

- 10) 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.

Findings Supporting Approval

The applicant has provided information with their application indicating that the proposed lots can be sewerred as required by Township, County and State regulations. They have also provided soil boring records.

Findings Supporting Denial

None

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

Findings Supporting Approval

No variances appear to be necessary to allow for the lots to be used residentially as they meet the minimum dimensions required and have adequate buildable area to avoid the need for any variances.

Findings Supporting Denial

None

- 12) 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.

Findings Supporting Approval

Both DNR and Corinna Township regulations require adequate/effective management of storm water. Federal and state regulations also require specific storm water management (NPDES rules) when more than one acre of land is being disturbed and permanent storm water controls (e.g. storm water ponds) when more than one acre of new impervious is being created. Because the developer is not disturbing any land themselves as part of this project (they are not building any new roads and are not developing the lots themselves), the one-acre threshold would not be met. Taking into account the expected building out of the subdivision, each lot would be allowed 10,890 sq. ft. of impervious (on average) before the total new impervious would equate to one acre and arguably require a storm water pond for the entire development. Absent a requirement for a storm water pond by the Township as a condition of approval for this subdivision, and because the ultimate layout of homes and other impervious coverages is unknown at this time, it likely would make more sense for storm water plans to be submitted as part of the development of each lot rather than a comprehensive plan now

Findings Supporting Denial

None

- 13) 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.

Findings Supporting Approval

The proposed plat does identify buildable areas on each lot, which would be large enough to allow for normal buildings (house, garage, etc...), driveways and private sewer systems.

Findings Supporting Denial

None

- 14) Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards**

Findings Supporting Approval

See answer for #4 above.

Findings Supporting Denial

See answer for #4 above.

- 15) 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.**

Findings Supporting Approval

The applicant has not proposed a vegetative buffer adjacent to any existing wetlands. The Planning Commission may require such buffers if deemed necessary.

Findings Supporting Denial

The applicant has not proposed a vegetative buffer adjacent to any existing wetlands. The Planning Commission may require such buffers if deemed necessary.

- 16) 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.**

Findings Supporting Approval

Any wells and sewer systems installed will need to meet local and state regulations, which are designed to protect public health. The land proposed for subdivision has primarily been used for row crop farming in the recent past, although they are relatively small fields. Land on either side of the development is generally large lot residential uses or farmland.

Findings Supporting Denial

None

Comment from Soil and Water stated that they are OK with the plat and future owners need to be award of wetlands and that they need permits if they want to fill.

A motion was made by Dearing, seconded by Smith, to approve the Preliminary Plat and Conditional Use Permit approval for a 4-lot residential subdivision. Three lots would be approx. 10 acres in size and the fourth would be approx. 45 acres in size. Motion carried unanimously.

Application:	Ordinance Amendments to Section 506.8 (Fee Schedule) of the Corinna Township Land Use Ordinance. The purpose of the amendments would be to match Township permit fees to recently amended Wright County permit fees.
Applicant:	Corinna Township

Background Information:

Section 506.8 of the Corinna Land Use Ordinance outlines the fees that apply to various land use/zoning applications as well as building code fees. Wright County recently amended their fee schedule and the Township's agreement with the County when contracting with them for building code inspections was that the Township would have the same fees as the County. As such, this public hearing is related to matching the County's fees in relation to both building code fees and zoning/land use application fees.

Town Board Direction: Town Board action is required as the Planning Commission/Board of Adjustment's decision is only a recommendation by Ordinance.

Planning Commission/Board of Adjustment Action: The Planning Commission has recommended the proposed changes to the fee schedule as noted in the attached document so as to match the Township's fees with the County's fees.

A motion was made by Smith, seconded by Dearing, to approve the changes to the fee schedule as to match the Township's fees with the County's fees. Motion carried unanimously.

2. Local Board of Appeal and Equalization Meeting Date: Tuesday, April 12 at 3:00 p.m. Reviewed.
3. Corinna Township Cemetery Rules: Move to February 1, 2022 Agenda.
4. Wright County Multi-Hazard Mitigation Plan Zoom Meeting January 24, 2022, 1-3 PM: Reviewed.
5. Corinna Township Assessor: Discussion was held.
6. Corinna Township February 2022 Newsletter: Reviewed.
7. American Rescue Plan: Updated notice was reviewed.
8. Dog Running at Large Letter: Sent on 1/17/2022 to PID# 206-030-001250. Reviewed.

Any Other Business That May Come Before the Board: Clerk Brown asked when the Board would like to hold their annual budget planning session. A motion was made by Dearing, seconded by Smith, to hold the Meeting Tuesday, Feb. 1, 2022, starting at 8:30 a.m. Motion carried unanimously.

Payment of Claims:

A motion was made by Carlson, seconded by Dearing, to approve Direct Deposit Payroll JE2022-0002 (Miller Welle Heiser Payroll Service); Payroll Checks #1670 through #1676 (Miller Welle Heiser Payroll Service); Check #23121 to Check # 23139; EFT – Sales & Use Tax; in the amount of \$28,172.95. Motion carried unanimously.

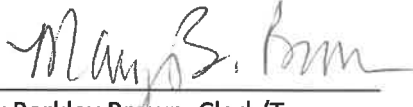
Information on File:

Office of the State Auditor: E-Update 1/7/2022 was reviewed.

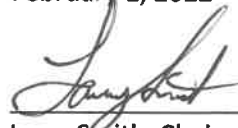
A motion was made by Dearing, seconded by Carlson, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:53 p.m.

Respectfully submitted,

February 1, 2022



Mary Barkley Brown, Clerk/Treasurer



Larry Smith, Chairman