

CORINNA TOWNSHIP MINUTES
Joint Meeting with City of Maple Lake
Thursday, April 22, 2004, 7 p.m.
Maple Lake City Hall

Present: City of Maple Lake: Mayor Mike Messina, Shar Dircks, Judith Kelly, John Northenscald, Clerk Linda Hruby, and City Attorney, Rhonda Pagel. Corinna Township: Chairman Dave Stumpf, Supervisor Bill Lieb and Clerk, Vi Novotne. Albion Township: Chairman Paul Jacobson, John Elfmann and Brian Miller. Maple Lake Township: Leland Schut and Gibby Giebenhain.

Mayor Messina welcomed the board members from Albion, Corinna, and Maple Lake Townships. The Mayor stated that the city was 99% finished with their comprehensive plan and the city has a wonderful working relationship with the township communities surrounding the city and the city wished to keep this relationship. Albion Township is faced with the Annandale-Maple Lake Sewer Project plans and Corinna Township is cooperating with a land annexation and future growth issues and Maple Lake Township has plans for formal meetings with the City. John Elfmann, Albion Twp, stated that their township is all Agricultural except for the lake area. Bill Lieb, Corinna Twp, stated land bordering City of Maple Lake is Agricultural and a few residential large lots. Mayor Mike Messina stated the city is planning for low density development of 2-2.5 per acre and plans for the horizon is 195 parcels to be developed in the next four or five years within the city. Attorney Rhonda Pagel added that it is hard to guess what land will be developed. Dave Stumpf, Corinna Twp, asked if city would restrict growth in some areas? Will you develop these 195 lots within the city before outside development? Mayor Messina replied yes, but future councils may make different decisions and this council has been straight forward and never has never had the intention to “gobble up” land. The council has no “say” over land until it is purchased.

Rhonda Pagel continued that the city plan is for orderly progression and no “leap frogging” across land. Sewer capacity is obviously the major concern. Mayor Messina continued that his guess was 30 parcels a year to be developed but this may not be realistic. Gasoline prices may make a change.

Leland Schut, Maple Lake Twp, stated that the city has this land use plan, but in February their township heard people wishing land to be annexed. Rhonda Pagel responded that city looks at annexation that follows the comprehensive plan. The city still doesn’t know what land in city would be developed first.

Leland Schut, Maple Lake Twp, continued that their board met with a developer with 30 parcels for the east side of Mud Lake. As the land would “leap frog” other land and the area could not be annexed, the developer was denied.

Rhonda Pagel distributed a copy of the City of Clearwater and Clearwater Township orderly annexation agreement and stated that the Clearwater Township has an annexation policy that created a joint planning board in order to minimize future problems. Meeting three or four times a year, two township members and two city members and one additional member appointed by city and township are on this board and would follow county ordinance to consider conditional use requests in the orderly annexation area.

John Elfmann, Albion Township, responded that their township promotes Planning and Zoning of Wright County and feels that there should not be a duplicate staff.

John Elfmann continued that Albion Township Board is concerned when annexation plans are stated.

Rhonda Pagel added that this is the reason for the meeting tonight so that townships see the comprehensive plan of City of Maple Lake and communications can be started.

Rhonda Pagel added that Corinna has previously stated concerns of land “leap frogging”.

John Elfmann, Albion Twp, asked if plan had house class restrictions for developments.

Mayor Messina responded the process is set up for requirements and procedures for developers for quality homes. The developer meets with city engineer for the city concept and feed back. Mayor Messina stated that the developer must plan for roads and curbs along with the land and City of Maple Lake is not a Woodbury. This is a community planning for family homes.

Bill Lieb, Corinna Township, stated that this joint board would be separate for each township. Maple Lake will grow and the Corinna Board wants to work collectively for the best for our community.

Shar Dircks, City Council, reported one situation of a city and a township that did not work together in southern part of State at Rochester for developing a residential area and a racetrack.

Bill Lieb, Corinna Twp, stated that Corinna has concerns when a parcel of 1/40 acres is developed. The township has a history of 1/40 piece of land developed with a curved driveway and the house set towards the back of the property. The joint board could encourage plans for how this property would be serviced in the future.

Rhonda Pagel added that development should be in a manner that considers subdivision.

Mayor Messina responded that Corinna Township has encouraged more details in the annexation plan. The City Council feels the comprehensive plan will cover thirty years of growth.

Dave Stumpf, Corinna Twp, asked what happens when five years later, land is developed in 5-acre tracts. Mike stated the concern is on the same page for City and Township. City needs input for future land use.

Leland Schut, Maple Lake Twp, added that land in their township that may be annexed leans to the light industrial and township is willing to explore this zoning.

Mayor Messina stated the city is responding to the use of land within the city before outside land is developed.

John Norhenscold, City Council, noted the light industrial areas displayed on the comprehensive plan map. He added that tax rebate may be more of an incentive for townships.

Dave Stumpf and Bill Lieb, Corinna Twp, stated that they were not ready to explore the need for a joint council at this time and at present could not see much advantage.

Attorney Rhonda Pagel covered:

1. Possible criteria for annexation: Septic system failing, road maintenance, property is surrounded on all sides by property within the city borders, well is contaminated and a petition by property owners.
2. Payment suggestions: Payment clarified as the percentage on current levy or last year tax was collected in the township.. The five-year debt could be 90-70-50-30 and 10 per cent. Clearwater had a higher percentage because of industrial parcels. Many townships used the option of fee per acre.

Dave Stumpf, Corinna Twp, asked which would be the greater the tax percentage for one hundred acres over five years or a flat fee of \$30 per acre? Without a calculator, Rhonda Pagel stated that she could not respond.

Mayor Messina stated that City of Buffalo in 2001 may have paid \$20 per acre for five years but not sure it was adopted or was for just a one-time annexation.

3. Road Maintenance: Bill Lieb, Corinna Twp, responded that township plan worked fine for the road bordering township and city. Rhonda Pagel defined the maintenance agreement as one for five years that township would maintain the road and bill the city for one half of the cost unless paving is applied and the city bears the full cost.

Rhonda Pagel stated that Corinna Township may be comfortable with insertions already presented to City and they may add additional criteria. The City would welcome input from all the townships.

Mayor Messina stated that City of Maple Lake is rather proud of the 60-70 page document that took two years of effort. The Comprehensive Plan will be a strong guideline for future councils.

Mayor Messina concluded that no decisions can be determined at this meeting. Rhonda Pagel offered to forward to the townships an outline of the process for obtaining orderly annexation agreements.

Motion presented by City Council member Judith Kelly, Mayor Mike Messina, second. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Vi Novotne,
Clerk/Treasurer