

CORINNA TOWNSHIP MEETING MINUTES

Tuesday, November 6, 2007

7 p.m., Town Hall

Unapproved

Present: Todd Walock, Dave Stepp, Ross Danielson, Charlotte Quiggle, Dave Wagner, Chuck Carlson, Terri Malacheck, Mona Steinhaus, Chuck Marohn and Town Board: Chairman Alan Jude, Supervisor John Dearing, Supervisor Dick Naaktgeboren and Clerk/Treasurer Vi Novotne.

The meeting was opened at 7 p.m. with the Pledge of Allegiance.

With motion by Dick Naaktgeboren, seconded by John Dearing the minutes of the October 16, 2007 meeting were approved as presented.

With motion by John Dearing, second by Dick Naaktgeboren, the agenda for this meeting was approved with the following changes: Kevin Blohm and Veda Vargo cancelled for a later date; addition of items: NW Quadrant Request for volunteers and Highway 24 Project, a property owner at 91st Street requested that board member should check amount of fill and gravel coverage of cul de sac at 91st Street

Request to be on the Agenda:

1. Todd Walock, contractor and Dave Stepp, 9019 Ingram Ave NW, Cedar Lake (PID 206-022-000080 and 206-023-001180. Request for variances to allow the replacement of a cabin with a new one-level home. Dick Naaktgeboren presented motion to approve variances for replacing a cabin with a house with attached garage that would be 40' from road right of way; and 60' from the ordinary highwater mark of lake. House deck will be 6' from the south property line on an undersized lot. The house will be 10' from both the north and south property line. 15' easement for under the road connection to sewer is to be recorded and a copy of document forwarded for Corinna Township files. With John Dearing's second, the motion carried.

2. Ross Danielson, owner of land East of Lakedale Telephone Building and Mini Storage Units along Highway 55. City of Annandale proposes to run a sewer line on west side of his property. Discussed options for developing this property for residential homes. Property may need to be rezoned; property may be annexed into City of Annandale and consideration must be for the future 250' right of way for the Highway 55 Corridor.

Other Business:

1. Corinna Township Planning and Zoning: Chuck Marohn, Corinna P&Z Administrator. Chuck Marohn stated that a meeting with Peter Tiede, legal counsel, Tim Young, Township Attorney and himself determined two areas of direction:

A. Review what has been done and receive advise of what should be done better.

B. Discuss with County officials to resolve issues.

Start date for Corinna Planning and Zoning was extended from October 15 to November 15 to accommodate this change. Mr. Marohn has forwarded to Peter Tiede resolutions, minutes, affidavits of publication, Comprehensive Plan and Ordinances and has met in person. Mr. Marohn continued that Mr. Tiede is well versed in township law. Mr. Tiede has stated that township has every right to take over planning and zoning and he would have no problem defending the township. Today Chuck Marohn met with Peter Tiede, Wright County Counsel John Baker, and Tom Salkowski, Wright County P&Z Administrator. Discussed Wright County

Final Offer; a two-page memo. John Baker discussed the county's position on rezoning and subdivision variances and the importance for county to maintain authority and issue building permits. It was agreed that further discussion would be worthwhile and the need for an end date for an agreement. Date of January 1, 2008 was recommended to allow time for Peter Tiede to meet with township board to discuss small legal issues compared to complicated political issues and negotiate a cooperative agreement document on how process will move forward. The understanding is a no position for double permitting as statutes assure planning and zoning locally. Township Association position does not allow double permitting. Peter Tiede said if township assumes authority, there is some gray area where county can fight. County could place a stop work order on a project and that would be extremely sad for township residents. The county has a right to sue if we are not as restrictive but double permitting is a form of harassment. Time is needed to develop a legal political solution.

Alan Jude asked if County has cleared up issues with two other townships and that County should be asking themselves "what they are doing wrong"?

Chuck Marohn responded that the County memo in August stated strong concerns for these townships. Chuck indicated that he has discussed with three townships who were inquiring about planning and zoning. The County will experience loss of revenue and the loss of control.

David Wagner stated that he and other residents need to be updated on the cost of maintaining planning and zoning and the legal costs that may be acquired. Is the township really going to be restrictive? Why not have township work together with the county?

Chuck Marohn responded that permits cover 60% of average cost and township covers the balance or \$46 per parcel more. Building inspections will be covered by the permit fee.

Dick Naaktgeboren stated that after a meeting earlier this year, County Commissioner Karla Heeter forwarded 2006 Planning and Zoning Income from Corinna Township for P&Z functions as: (from report) 59 building permits or \$35,628 and 50 sewer permits or \$10,450. Partial year income for Board of Adjustment variances were 21 variances for \$5,250. With all income, total could be as high as \$80,000.

Mona Steinhaus stated that she is concerned with type of service given and if township has a computer and staff.

Chuck Marohn responded that from appointment to delivered service, the investment is small. Costs are demand driven. No work – no cost. Standard application forms are used. Community Growth provides service for an average sized moderate budget with low fees that will cover 60% of cost. Township has liability insurance coverage. In seven years, Community Growth has never had a lawsuit on permits. Township will follow the process correctly and on solid grounds. The township ordinance has 16 pages of modified statutes to make restrictions in areas that township wished. Some townships receive parcel history provided on a scanned CD or they just pick up the record at the county office. Using a temporary employee to scan parcel history would be a waste of time and money both for township and county. We have the right for the information and we are negotiating. Community Growth has the township database of property owners and parcel identification numbers. Community Growth permit tracking software has processed 1,000 permits this year.. Some counties encourage township to have more responsibility and to make decisions by working together. The township planning and zoning could begin November 15. People would be hired and paper work would be ready. A post card mailing would notify all property owners.

Corinna would service approximately 50-70 permits a year or one a week and that is not full time work. Application is simple to process and would take about 15 minutes.

Alan Jude stated that he needs time to talk to township attorney.

David Wagner added that there must be some room for a compromise. With no staff or records he has no confidence that township can move forward.

Chuck Marohn stated that issuing a Building Permit is a concern. No room is allowed for error. During the meeting with Wright County and legal counsel, Chuck Marohn offered the procedure of processing a permit with a 15 day waiting period. After day one, the permit would be forwarded to County for thirteen days to raise flags using the ample time to review or to question. County said this was not an option as without permit revenue, they would not spend the time.

David Wagner stated that with the thrust of wanting control, lets keep what we have and work together.

Alan added that forty acre parcels are in jeopardy as we do not need farm land with 1/40 restrictions. Township needs to look at proper water concerns. Board should look at the request as to "does it make sense". Variance board should work with property owner. Was township a "good or bad board" in turning down two variance requests in a certain number of years?

Dick Naaktgeborn added that tonight the town board worked with a property owner that had only 8,000 s/f. Township needs to work with people to improve their property.

Charlotte Quiggle stated that county does not enforce ordinances such as sediment control in a lake.

David Wagner asked if county will down size if Corinna Township acquires Planning and Zoning?

Chuck Marohn said that he asked the county the same question with no response.

Dick Naaktgeboren added that County Commissioner Karla Heeter should spend more time at township areas. Alan added that Karla Heeter is welcome to attend our meetings which are two meetings a month. We are frustrated with the county's slow process.

Alan Jude expressed appreciation that people came to speak their mind. Representation is needed.

Chuck Marohn indicated that he would arrange for a meeting with Peter Tiede and the Town Board in November.

Alan Jude presented motion to extend the Planning and Zoning date from November 15, 2007 to January 1, 2008. Motion seconded by John Dearing. Motion unanimously approved.

Town Board members received a copy of letter, dated October 16, 2007, from Vernie Payne, of Buffalo. Letter stated support for township to take on its own Planning and Zoning.

Corinna Township Planning Commission Meeting and Public Hearing, will be Thursday, November 8, 2007, 7 p.m. Town Hall and will cover Subdivision Ordinance for Corinna Township and adoption of the International Building Code.

Township Attorney Tim Young attended the October 2007 Annual Township Association Legal Seminar. Mr. Young forwarded a copy of the presentation on annexation and incorporation.

2. Township Land and Cemetery at 108th Street. Nearby property owner has assured township that he would agree to cemetery boundary change. Alan Jude will meet with property owner and discuss the cemetery survey.

3. 103rd Street Road Reconstruction. Corps of Engineers approved modified permit.

4. Elton and Gloria Schuette, 11341 Hollister Ave NW (continued) Legal documents have not been prepared.

5. Robert Dahl, 6829 Ingram Ave NW (continued). Additional site inspections are needed to determine water runoff correction. Dick Naaktgeboren noted from a site inspection today that chunky tar has been placed on the roadway.
6. Kathleen Braun, 9252 67th Street NW (telephone request of 10/8/07) Tabled for discussion at another meeting.
7. Wright County Board of Commissioners Public Hearing covering intent to adopt Highway 55 Corridor Official Map and Ordinance, October 30, 2007. Alan Jude reported that an official map marking road setbacks for allowing corridor will be available. Effective date is 2014.
8. Dan Hinrichs (E-M Oct 16 and 31, 2007). Alerted need for gravel shoulders and paving cracks repair for 75th St NW, south side of Somers Lake. Maintenance men have been notified.
9. Barb Scherek, 9182 Kilbury Ave NW (letter 10/3/07) Mark Miller has stated that culvert maintenance should be done this week.
10. Local Update of Census Address (LUCA) program. Board agreed that an application should be forwarded to US Census Bureau for township to review and update the census address list, corresponding maps and address count list. An accurate population count starts with an up-to-date accurate address list. Federal grant money to local governments are distributed by a formula for share of this money based on population estimates. Census Bureau will verify updates during the Address Canvassing Operation and provide feedback to the township about the results.
11. Wright County Seeks Volunteers for Committee Work on Northwest Quadrant Plan (Letter 11/1/07). NW Quadrant includes: Townships of Chatham, Albion, French Lake, Southside, Corinna, Maple Lake, Silver Creek and Clearwater, and the Cities of Maple Lake, Annandale, South Haven, Clearwater and a small part of City of Buffalo. Volunteers to serve on committees will provide guidance to County staff and the consultant team in the formulation of a new Comprehensive Land Use Plan. David Wagner expressed serious interest to volunteer for the Maple Lake or Annandale Transition District Committee. Charlotte Quiggle was particularly interested in Lake and Water Quality Committee. Mona Steinhaus will place an application to be on the Aggregate (gravel) Mining and Protection Committee. Alan Jude stated that board members will be attending the meetings.
12. Bill Lovegren, 9968 91st Street NW (telephone call). Highway 24 Construction Project with new cul de sac built at end of 91st Street needs gravel or fill. Town Board member will make a site inspection.
13. Maintenance Department: Mark Miller's medical examination certificate was noted and placed in town files.
14. Kadabra Development: John Dearing reported that building permits have been issued in the Kadabra Development. Town Board asked clerk to notify Tom Salkowski, Planning and Zoning Administrator of Wright County, that the township has not taken over the development's road. The town has not accepted the road as the second lift of paving has not been applied.
15. Fire Assessments: Annandale City Administrator has notified township that Annandale Fire Department assessment has increased from \$48.50 to \$50.00 for each property in 2008. Fair Haven Township has withdrawn from the Annandale Fire Department coverage. The Maple Lake Fire Department assessment will remain at \$40.00 for each property in 2008.
16. LarsenAllen, Audit 2006. Audit has been completed. Audit letter states that there are no violations or possible violations of budget ordinances, provisions of contracts and agreements and related debt covenants that need to be disclosed which effect financial statements or for

reporting on noncompliance. The financial statements present fairly, in all material respects, the statement of balances arising from each transactions and related statement of receipts, disbursements and changes in cash fund balances of Corinna Township. The Board Chairman signed the audit representation letter.

17. Payment of Claims: Claims covered by check Numbers 14072-14118 and Electronic Funds Transfers 45-48 for the total amount of \$52,620.73 were approved for payment.

The meeting adjourned at 11:15 p.m.

Respectfully submitted

Approved November 20, 2007

Viola K. Novotne, Clerk/Treasurer

Alan Jude, Chairman