

**CORINNA TOWNSHIP
MINUTES
PLANNING AND ZONING COMMISSION**

July 10, 2008, 7:00 PM

1. Call to Order – 7:04pm

2. Roll Call

Planning Commission: Charlotte Quiggle (chair), Barry Schultz, Larry Smith, Bill Lieb, Steve Huff, Chuck Carlson

Staff: Ben Oleson, Town Planner

Town Board: John Dearing, Dick Naaktegeboren

Public: Rose Thelen

3. Additions or Deletions to the Agenda

1. Naaktegeboren requested that an item be added to discuss his recent meeting with the Annandale Transition Committee. Approved unanimously.

4. Public Hearings - None

5. Meeting Minutes

- a. April 2008 Minutes – Approved unanimously.
- b. May 2008 Minutes – Approved unanimously.
- c. June 2008 Minutes – Approved unanimously.

6. New Business

1. Annandale Transition Committee

Naaktegeboren noted that he had attended a meeting with the Annandale transition committee on Tuesday. The city is looking at a 15 year plan for its sewer service and have already taken Howard Lake and Maple Lake into the service area. Hookups to the sewer system thus far have been much slower than expected with only about five hookups between the three cities so far this year. Annandale would like Corinna to look at their maps and determine if the Township wants changes to anything in the transition area that the City and/or Wright County have identified. The city requested a Township response before the city's next meeting. Further discussion about the policies being discussed for fees to hookup to the system, whether annexation would be required to hook up to the system, and if other options – such as private cluster sewer systems – would be a better option than extending city sewer.

Discussion followed on those areas shown as transition areas on the current County transition map – which areas the Twp thought should not be in a transition area. Naaktgeboren noted his concern about whether this is a 15 year plan or something much longer – especially given the slow economy and lack of hookups. Discussion followed on previous expansions of the City sewer lines and how the north side of Pleasant Lake could have been put in when the road was re-done. The next meeting of the transition committee is scheduled for 8/12/08 at 4:00pm.

7. Zoning Administrator's Report

Oleson highlighted the letters in the staff report as those that have been sent out recently. Also noted that CGI had received a box of records of e-mail and written communications between the Wright County Zoning office and Stockholm and Middleville Townships. It was agreed the Quiggle would look through this correspondence and provide any comments back to the Commission at a later date.

8. Old Business

a. Zoning/Subdivision Administration – Update

Quiggle updated the Commission that the Wright County Board had acted on Tuesday, July 8th by passing a resolution “pre-emptively” that the County would not allow Corinna Township to issue permits in the shoreland area (including variances, cup’s, etc...) but that the Township could issue zoning and other permits in non-shoreland areas. Rezoning would have to go through the County if less restrictive anywhere. Quiggle provided Oleson with a copy of the five page resolution and directed Oleson to e-mail it out to the rest of the Commission and to the Town Board the following day. Discussion followed over the status of preparations to begin administering the Township Zoning and Subdivision regulations.

Thelen noted that she supports Township zoning authority in general and feels that there should be a more equal partnership between townships and Wright County. Her township (Clearwater Township) does not want to do its own zoning, but doesn't like how things have been going with the County positions on this matter. She supports the Townships getting together to talk openly about this issue.

Quiggle asked Oleson whether he needed to talk to C. Marohn and P. Tiede about the implications Tuesday's County Board resolution. Oleson stated that he would like to talk with them first, but that the current plan is still to request Board action on July 29th unless the Township wants to change its request. Quiggle was not at the meeting, but did watch a videotape where Tom Salkowski stated the County was never suggesting they would double permit and that the letter from the Township to the County Board was inflammatory. Quiggle noted how Salkowski stated to the County Board that he thought the

discussions were moving along well and that the Township unilaterally cut off negotiations. Huff asked Oleson his impression of how the discussions were going. Oleson stated that he had recalled suggesting fairly clearly to Mr. Salkowski at the end of their last meeting that it didn't seem like further discussions would be very fruitful given the positions of both the County and the Township and that he thought Salkowski had agreed with this statement. The Commission expressed their frustration at how things were being portrayed by Mr. Salkowski.

The Township is waiting for additional resolutions from other Townships regarding support for Township zoning authority after upcoming Township meetings. Discussion followed about how to proceed and the need for legal advice about whether to still go to the County Board. The Commission agreed that it will wait for input from Peter Tiede and CGI before next Tuesday.

b. National Flood Insurance Program Application – Update

Oleson provided a brief update on the status of this application – noting that a draft floodplain ordinance and the other required application materials had been sent to the DNR in mid June and that they have not yet responded with any comments.

9. New Business

a. Alternative Shoreland Standards – Overview

Oleson made a presentation describing the background and purposes of the DNR's recent (2005) Alternative Shoreland Standards.

b. Training Session – “Understanding and Interpreting Your Ordinances”

Due to time constraints and the focus on the Shoreland Standards, Oleson noted that he would make a presentation next month giving a comparison between the DNR Alternative Shoreland Standards and the Wright County/Corinna Township shoreland ordinances as they are now.

10. Adjournment – 8:58pm