

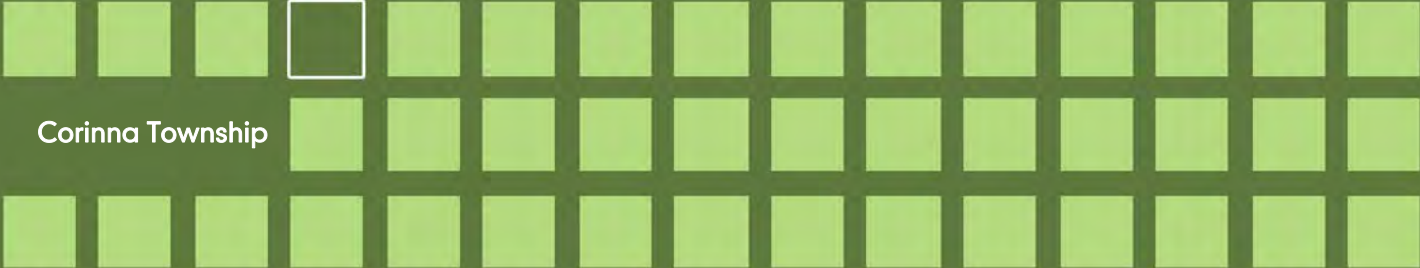
Corinna Township **Comprehensive Plan**

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This Plan was prepared by the Community Growth Institute and adopted by the Corinna Town Board of Supervisors on August 21, 2007.





Section 1. Introduction

Corinna Township is located in the Northwest quadrant of Wright County at the gateway to the Heart of the Lakes Region. The Township covers an area of about 33 square miles and is home to a large number of lakes, wetlands, rolling farmed prairies and some heavily forested areas surrounding the lakes. Rapid population growth in the Twin Cities Metro and St. Cloud areas has spilled over into the Township, causing the population to increase steadily in recent years from 1,993 in 1990 to 2,457 in 2000. The year-round resident population has also been changing from a primarily farming community to a lake-based residential community, with more lake-property owners converting their summer cabins to full-time year-round homes, especially in the past decade; this is consistent with the trend occurring in lake-abundant communities throughout the state. The Township faces many challenges and opportunities when planning for how best to accommodate both the population growth as well as the changing nature of its residents in the future.

The largest cities adjacent to the Township are Annandale at the southwestern corner and Maple Lake in the southeastern corner. Residents of Corinna associate their sense of community with both cities, depending on which they reside closer to and, to some extent, based upon their school district. Corinna Township has a very interesting mix of both highly rich and productive agricultural soils as well as nine lakes ranging in size from 100 acres to over 2,000 acres, which account for the largest total lake surface area of any township in Wright County. Consistent with national trends, areas that include lakes and other scenically attractive features are experiencing tremendous growth and development.

To respond to growth pressures, address concerns with the Annandale comprehensive planning process and improve/define the township's relationship with Wright County, the residents of Corinna Township decided in the winter of 2006 to prepare their first Comprehensive Plan. The current Wright County Comprehensive Plan, which includes Corinna, no longer fully addressed the particular and immediate needs and issues affecting the Township. Therefore, a fresh outlook was needed to plan for the changing community and to better address the needs of how land use planning and controls are handled in the community.

This new plan lays the groundwork for desired development patterns, land uses, and future growth over the next ten to twenty years. The plan should be used as a framework to direct and shape the zoning, subdivision regulations, and land use ordinances – tools used to implement the comprehensive plan. It also outlines the most effective measures for working with other governmental entities, creating mechanisms which assure the highest level of communication and cooperation necessary to implement the plan.

The Planning Process

The planning process began in the winter of 2006 in response to an overwhelming vote in support of the motion to move forward with the Township's first Comprehensive Plan by

nearly 100 residents who attended the Annual Town Meeting. After some preliminary research, the Town Board hired Community Grown Institute as a consultant and appointed a citizen Planning Task Force which held its first meeting in April of 2006. The Township held two visioning sessions at the end of April and early May at which all property owners were invited to participate in a process designed to elicit community input; these sessions were facilitated by the Community Growth Institute. Over 150 property owners attended these two meetings.

Those attending were asked to contribute not only their time, but also their concerns, knowledge, ideas, and expertise about Corinna Township's past, present and future; they voiced their opinions about how the town has changed, where it is today and how they would like to see it develop, function and communicate better in the future. Each person was given an opportunity to be heard and every comment was reviewed as a part of this effort.

Following these community meetings, the Planning Task Force held meetings to discuss the input from the citizens, developed goals to address issues affecting the Township, and created strategies to accomplish those goals. The goals were affirmed in another community meeting held in late August, 2006. Following the August community meeting, the Task Force refined and expanded on the feedback received and edited the plan accordingly.

This plan was created by the residents of Corinna Township for the future of their community and is their vision for how the Township should grow. The plan was adopted on August 21, 2007.

Section 2. Historic and Current Trends

Township Background and History

Prior to European settlement in the 1850's, Corinna Township was almost completely forested, largely with sugar maple. The earliest evidence of human settlement in the area are various large mounds – particularly along the west banks of Clearwater Lake – that were built approximately seven or eight feet in height and about 24 feet in diameter. Various Native American burial sites and relics have been found within the Township as well, particularly along the northern boundary of Clearwater Lake and likely along the shore of other lakes and streams within the Township.

The first European claims to land within the Township occurred in 1856, when Clearwater was organized and included the towns of Corinna and Southside. In 1858 the Clearwater Lake area was organized into two towns, but less than two years later was combined into a single town named “Delhi”. Four years after that, the residents of the town petitioned the County to change the name to Corinna. In about 1866, the Township was again divided into the two towns that exist today: Corinna and Southside, which is to the west of Clearwater Lake.

The lake-filled area was once part of the Big Woods, densely populated with trees (predominantly sugar maple, oak, ash and basswood) creating a perfect environment for fishing and hunting; both activities continue to this day. There is a major State Game & Wildlife Refuge in the north end of Corinna Township and extending hundreds of acres further to the north in Clearwater Township.

Historically, there have been a number of small businesses in the township which have predominantly been oriented toward the lake and resort tourism industry. Most of the seasonal tourism resorts in the township, however, have been converted into year-round ownership dwellings. The township's population has been estimated to grow as much as ten-fold during the summer months, with the highest percentage of seasonal lake residents being on Clearwater Lake.

Population Trends

It is important to understand the past and track historical trends in order to project how the Township is likely to change in the coming years and plan for the future of the community. Understanding the history of Corinna Township and the trends that affect the area provide a factual base from which to make sound decisions. Although the past is not a perfect indicator of things to come, it gives perspective on the status of the community and suggests where the township may be heading.

While there may be the tendency to look only within the township borders, it is important to remember that Corinna Township is part of a larger community in Wright County as

well as the Greater Twin Cities Metropolitan and St Cloud Areas. A comparison of the Township to its neighboring cities (Annandale and Maple Lake) and to Wright County as a whole is included to help show how the Township compares to nearby communities and to identify the role that Corinna Township plays in the region at large. Corinna Township will be changing in the future, especially with annexation pressure coming from both Annandale in the southwest and Maple Lake in the southeast. Growth within the two cities will affect township growth, and some land and population will be annexed by one of the two cities in the future.

Growth

The United States Census 2000 indicated a population of 2,457 people. The estimated 2005 population shows a decline of 3.1 percent to a current population of 2,380 residents. This is slightly contradicted by a modest increase projected by the MN State Demographer.

Population numbers are based on full-time residents and part-time or seasonal residents who list their Corinna Township home as their primary residence. The U.S. Census population was broken down into 944 households and 712 families.

The different population estimates reflect a couple of key trends unique to Corinna. First, while Corinna is a lake community, it is also an agricultural community. The statewide trend of population shifting from agricultural areas to lake areas is also occurring in Corinna Township. Farms are losing population while shoreline properties, with seasonal properties converted to year-round, are gaining. This is the most critical component of growth in the township.

Second, some population loss is taking place due to annexation. If Annandale continues to grow and annex property, the township will continue to see some population stagnation or decline. These statistics alone do not accurately describe what is happening on the ground in Corinna Township.

Age Groups

The ages of Corinna Township's resident population breaks down as follows:

- 27% are under 20
- 3% are 20-24
- 43% are 25-54
- 12% are 55-64
- 15% are 65 years of age or older

The median age in Corinna is 41, while the median age of Wright County is 33. In Corinna Township, there is a scarcity of college-age young adults in the township since most of them leave for post-high school education. There are quite a few Corinna residents that are in their prime working years (25-54), although the percentage at pre-retirement (55-64) or retirement age (65 or older) is disproportionately higher than in the county or the State.

The skewing of the population towards the more senior age group is typical of most lake-oriented communities. Advances in technology and transportation allow working adults,

particularly those well into their careers who may have more flexibility in their schedules, to live in Corinna Township and work remotely or in nearby population centers, including the Twin Cities and St Cloud. Many people choose to retire to the lake home, abandoning the suburbs or the more urban lifestyle now that their children are older.

Households

Corinna Township has an average household size of 2.57, while Wright County as a whole is 2.83. The lower household size is directly reflective of the high proportion of retirees converting their lake homes into year-round properties.

Income

Median household income in Corinna Township is \$53,770. Only 5% of the population is below the poverty line. These statistics mirror those of Wright County as a whole. Many communities with a high number of retirees have a low median household income, which reflects a fixed income from a pension or retirement insurance. These numbers indicate that Corinna's retiree population has a degree of affluence.

Annexation Communities

Annandale is a growing community in the southwestern corner of Corinna Township. The city has a current population of 2,684 residents and is expected to grow to over 3,500 by the year 2030. The 1990 population was 2,054 and the city grew by 31 percent during the following decade. The land for housing and infrastructure to accommodate the projected growth in Annandale is expected to come, at least in part, from the annexation of a portion of Corinna Township.

Maple Lake is another growing community that is partially in the southeastern portion of Corinna Township. Maple Lake has a current population of 1,633 and is expected to grow to 2,000 by the year 2030. The 1990 population was 1,394 and the city grew by 17 percent during the following decade. Future growth in Maple Lake may be accelerated through annexation of part of Corinna Township.

Annexation is not a forgone conclusion. The land adjacent to Maple Lake is not well-suited for development. The same is true of lands to the north and east of Annandale. The capacity of the wastewater treatment system in these communities is limited. Without upgrading their system, serious annexation efforts will be stalled. Upgrading of their system could, however, trigger aggressive annexation in a search for new users to pay for the upgrade costs.

Annandale's annexation plan is not detailed enough to make any specific decisions or set any timetables. Based on discussions with City officials, there are currently no firm plans for annexation.

Section 3. Goals & Strategies

The Planning Task Force, made up of Town residents, developed the following goals based on input from other residents and property owners over a series of three public meetings, including the 2006 Annual Meeting and two Community Visioning Sessions held on April 19th and May 6th, 2006. These goals reflect the aspirations of the community and set a direction for future actions.

Once goals were created, they were reviewed by the community at a workshop on August 22, where consensus was formed. The Task Force developed implementation strategies to create a measurable approach for how the broader goals will be implemented.

The articulation of goals and strategies create a Township action plan that the community can follow to realize their vision.

Goal: Ensure that any land use regulations adopted by Corinna Township meet the goals of the Comprehensive Plan and are understandable, fairly applied, and implemented in a clear, consistent manner.

Residents of Corinna Township value their individual property rights, but recognize the need to have regulations to ensure that environmental assets are protected, rural character is preserved, property values are maintained, and land use conflicts are minimized. Further, there is a strong desire that land use regulations are implemented and enforced fairly and consistently so that one resident does not receive preferential treatment over another. As such, land use regulations should not stray from the goals and strategies set forth in the Comprehensive Plan.

To achieve this goal, the following strategies should be implemented:

- ☐ Coordinate with Wright County Officials to implement Township ordinances and coordinate administrative activities. Wherever possible, the Township will seek to avoid duplication with Wright County in permitting, enforcement and implementation of its land use ordinances, while at the same time ensuring that the interests of Corinna Township residents are adequately addressed.
- ☐ Ensure that Township land use regulations are consistent with and, where deemed appropriate, more restrictive than Wright County land use regulations so as to be in compliance with Minnesota law.
- ☐ Establish an implementation program for Township land use ordinances that is clear, consistent and easily understood by Township land owners and residents. Create checklists, procedural guides, fact sheets or other appropriate information

to communicate and distribute regulatory and educational information to all residents, landowners, permit applicants or other appropriate persons.

- Use the Township's authority to establish higher land use regulation standards compared to those that currently exist in the Wright County Zoning & Subdivision Ordinances where applicable, and/or other land use & environmental controls as may be applicable.
- Ensure that all planning information and activities are open and accessible to the public.

Goal: Strive to improve communication between Corinna Township and Wright County, surrounding cities, townships, and other governmental entities in relation to land use planning and regulations.

The residents of Corinna Township recognize that land use planning is most effective when conducted in coordination with other local jurisdictions, including the cities of Annandale and Maple Lake, Wright County and surrounding townships. Challenges due to population growth, changes in land uses, and changing demographics within and beyond the borders of Corinna Township will necessitate a high degree of cooperation and coordination between the various governmental entities within the area. The residents and land owners of the Township would like to maintain an open line of communication between their representatives and surrounding bodies of government in order to ensure that land use decisions are coordinated in a way that creates positive outcomes for Township residents and landowners and achieves the goals of the Comprehensive Plan.

To achieve this goal, the following strategies should be implemented:

- Seek formal and informal means of establishing and maintaining open communication between Wright County and the Township as both jurisdictions implement and administer their respective land use regulations and planning activities in order to avoid duplication of efforts or regulatory activities. Ensure that decisions are made in a consistent and coordinated manner.
- Continue existing efforts to foster strong relationships with other local governments in the area.
- Ensure that the cities of Maple Lake and Annandale, surrounding townships, Wright County, local school districts, the Clearwater River Watershed District, Wright County Soil and Water Conservation Board and other relevant agencies or governmental bodies are notified of and encouraged to be involved in Township planning activities.
- Consider the creation and adoption of formal inter-governmental agreements, when appropriate, to assist in identifying common goals, strategies and

implementation actions for land use planning activities and for the implementation of land use regulations. Ensure that these agreements serve the interests of Township residents.

- Encourage township residents to serve on committees or attend the meetings of local governments to help stay informed of what is happening in other jurisdictions that may have an impact on township residents and landowners.

Goal: Work to ensure orderly and predictable development within the Township, particularly at the developing urban fringe of nearby cities.

Residents of Corinna Township live in the area because they appreciate the rural character and privacy of the township. Many do not wish to live in an urban area or to be forcibly annexed by a neighboring city. Residents do not wish to pay for the infrastructure improvements that often come with annexation and do not desire the urban development pattern that annexation induces. Future growth and development in the township needs to be in coordination with a well-articulated and predictable growth strategy.

To achieve this goal, the following strategies should be implemented:

- Work actively with the cities of Maple Lake and Annandale to develop a common growth management plan for the areas adjacent to these cities to ensure that development in these areas is done in a cost-effective and orderly manner that respects the desires of landowners in these areas.
- Consider, when appropriate, the development of orderly annexation agreements that clearly lay out timelines for the extension of city services, how property tax revenues will be distributed during the transition, which land use regulations will apply within the annexation areas during the transition and other relevant issues. Consider the formation of a joint-planning board to oversee the transition during annexation and/or to facilitate orderly growth patterns in areas around these cities.
- Respect the desires and concerns of Township landowners who are adjacent to or near these cities. Ensure that they are included in any discussions of growth plans. Avoid annexation where it does not have landowner consent.
- Discourage urban-density development in areas that are not served by infrastructure or cannot be served in a cost-effective and orderly manner.
- Consider alternative designs, such as conservation subdivisions, in areas adjacent to existing infrastructure to facilitate cost-effective extension of infrastructure and services. Look for ways to encourage alternative designs through density bonuses, regulations or other appropriate means.

- ❑ Encourage or require development to take place in areas that can be served primarily by existing roads and other infrastructure so as to reduce the cost of providing and maintaining this infrastructure.
- ❑ Evaluate the cost of potential or proposed developments through a cost-benefit analysis to ensure that new development does not place an unnecessary or undesired financial burden on taxpayers in other areas of the Township.

Goal: Protect, preserve, and enhance lake water quality.

With more than twenty percent of the Township's land surface covered by water, Corinna's lakes are its most defining feature. Visitors and residents are often drawn to the Township by its lakes, which serve as one of the primary engines of growth in the area. Increasingly, shoreland properties are being converted from seasonal cabins to year-round homes, which is bringing both increased tax base and increasing pressure on the resource.

Corinna's residents and property owners recognize the value provided by lakes in the Township and surrounding areas. There is a need to ensure that the quality of this resource is protected and improved, particularly in the face of increasing development pressure, to preserve the long-term health of the Township and larger region.

To achieve this goal, the following strategies should be implemented:

- ❑ Administer, enhance and maintain ongoing regulatory programs consistent with state and county law.
- ❑ Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites to ensure that storm water runoff is properly managed and treated before entering surface waters.
- ❑ Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.
- ❑ Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
- ❑ Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.
- ❑ Analyze the Alternative Shoreland Management Standards developed by the

MN Department of Natural Resources as part of the North-Central lakes area pilot project. Determine which standards are appropriate in the Township, and work to have them implemented.

- ☐ Participate in Wright County Soil & Water Conservation District Board activities, and encourage landowners to make use of SWCD expertise and information when engaging in land-disturbing activities or other actions that could result in degraded water quality if not properly managed.
- ☐ Cooperate with and encourage the development and implementation of regional surface water plans through inter-governmental planning, support of private lake associations or other appropriate means.
- ☐ Designate a liaison to the Clearwater River Watershed District so that the Township can stay informed on what is going on in the District.

Goal: Protect, preserve, and work to ensure effective management of wetlands, wildlife, and other important natural and environmental features.

In addition to the areas lake resources, Township residents recognize that other natural features, such as wetlands, wooded areas, wildlife habitat, and the rolling topography, contribute to the community's character and appeal. Careful consideration will need to be taken now and in the future to ensure protection of these resources.

To achieve this goal, the following strategies should be implemented:

- ☐ Prevent the fragmentation of remaining habitat areas and corridors as new roads are built or areas are converted in the development process.
- ☐ Facilitate rural developments that incorporate conservation subdivision practices and which preserve greenbelts, open vistas, unique topographical features, mature tree stands and buffer areas adjacent to environmentally sensitive areas.
- ☐ Consider regulations or incentives that would create recreational trail connections and wildlife corridors in new residential subdivisions or other development proposals.
- ☐ Explore creative means of promoting wildlife and habitat conservation practices in the Township, through educational outreach, regulatory programs, public/private partnerships or other appropriate means.
- ☐ Carefully manage and regulate development near or adjacent to established public hunting lands and in areas where private hunting takes place so as to maintain safe and legal hunting opportunities within the Township for its residents and visitors. Particular attention should be given to areas within 500 feet of public

hunting lands.

- Consider conducting and/or supporting studies in the township which identify existing environmentally sensitive areas and adopt regulatory or incentive-based programs to protect and enhance the ecological functions of these areas as land is developed or altered.

Goal: Maintain the existing cultural and social character of the community.

Corinna's residents and landowners strongly identify with the rural character and social and cultural amenities which exist throughout the community. A commitment to preserving these important aspects and fostering a strong understanding of the town's history are essential to preserving its identity and unique characteristics.

To achieve this goal, the following strategies should be implemented:

- Encourage and provide opportunities for Township residents and visitors to learn about the Township's history and the aspects that make it a unique and special place.
- Identify historical and cultural landmarks and identify them in Township documents. Develop an effort to make Township residents aware of these landmarks and their significance to the community.
- Promote a creative design approach to all new development that will emphasize preservation of the community's rural character. Consider land use regulations, as may be appropriate, to ensure that new development reflects and retains a rural feel.
- Work with private land owners and public agencies seeking to identify and preserve key elements of the community's character, including its natural landscapes.

Goal: Encourage preservation of productive farm operations.

Agricultural activity is important to the local economy. It is also desirable as farms provide open vistas and landscapes that contribute to the Township's rural character. The impact of future development on the viability and strength of the local agricultural economy must be carefully considered as development occurs.

To achieve this goal, the following strategies should be implemented:

- Actively support existing farming operations in the community by working to

minimize land use conflicts between agricultural and non-agricultural development. Manage new growth carefully by maintaining sufficient space between agricultural and non-agricultural uses as much as possible.

- Seek creative measures to improve existing land use conflicts between successful farming operations and residential areas, such as creating fact sheets educating residents about normal farming operations and what types of activities they should expect or establishing an “E-alert” e-mail system for notifying non-agricultural residents when certain activities may be occurring, such as manure spreading, late-night operation of machinery, etc.
- Support efforts to keep successful farming operations in compliance with all federal, state and local laws.
- Work collaboratively with intergovernmental agencies and land owners to actively promote sustainable farming practices that minimize impacts on the natural environment, preserves the rural farming character of the community, and encourage economic viability of existing and new farming operations.
- Promote sustainable farming systems through innovation and demonstration of profitable and environmentally sound farming.
- Seek local opportunities to educate, mentor and encourage farmers, especially the next farming generation.
- Require developments that may occur in or near productive farmland to design subdivisions in a way that preserves the greatest amount of productive farmland for continued agricultural use.

Goal: Study and consider measures to create more effective controls for improved regulation of Gravel Mining Operations in Corinna Township.

There is currently no active gravel mining operations in Corinna Township, although applications were recently submitted which generated significant concerns from nearby residents. An interim ordinance prohibiting new mining operations has been enacted until the issue can be studied more thoroughly. The residents of the township emphasized a need to identify and implement appropriate regulations and guidelines within the Township to ensure that future gravel or other mining activities are properly managed to prevent conflict with neighboring property owners.

To achieve this goal, the following strategies should be implemented:

- Consider approval of temporary aggregate extraction and processing where applicants can provide information to demonstrate their ability to minimize nuisances

on surrounding properties and fully comply with all land use regulations.

- Consider measures to increase existing standards in land use mineral extraction regulations, so as to protect the environment, ground water and existing properties from the potential impacts of any proposed new mining operations.
- Collaborate with Wright County Officials and surrounding Township Officials to develop an effective means of reducing the negative impacts of any proposed gravel mining operations in Corinna Township.
- Ensure that reclamation of any gravel or other mining sites is conducted in a manner which restores mined areas as quickly as possible and within an appropriate time frame after the mining area is expanded on the site.
- Create an effective means of assuring and mandating compliance with developed standards and any other site specific conditions which may be imposed when approvals are granted.

Goal: Strengthen Corinna Township's economy by supporting local business and light industry, encouraging the attraction of quality jobs to the area, and encouraging new commercial/industrial investment, where appropriate.

Corinna Township includes a number of office, retail and light industrial uses, in addition to its agricultural, residential and recreational uses. The existing businesses should be supported and a moderate increase in the number of commercial and industrial uses in the Township should be provided for so as to provide job opportunities and increased tax base.

To achieve this goal, the following strategies should be implemented:

- Identify appropriate areas for commercial and industrial uses, such as adjacent to major roadways and intersections, so as to minimize conflicts with surrounding uses, protect investments in land and buildings, and allow for orderly expansion of commercial/light-industrial uses in the future.
- Prohibit permanent, heavy industrial development that creates nuisance characteristics inconsistent with the small town rural nature of the Township.
- Seek to enhance regional economic development efforts by supporting area-wide efforts to retain, expand and attract commercial uses that complement existing businesses in the area and promote further economic development within the surrounding area.
- Plan for appropriate areas/districts for limited neighborhood commercial service nodes. Strong immediate consideration will be given for guiding such areas

based upon existing land use conditions. Future consideration will be given to such areas whereby a convenience is created for newly developing rural residential areas, or where strong demand exists to serve recreational visitors and seasonal residents.

- Locate commercial areas within Corinna Township so that they can be served with adequate roadways and other public infrastructure. These areas will be required to develop with appropriate traffic controls, screening, landscaping or other methods to ensure they are safe and attractive.
- Plan to require gradual transition or sufficient barriers between commercial development and residential development so as to avoid un-necessary conflict and maintain property values for both business and residential properties.

Goal: Ensure that all Township properties are adequately and efficiently treating sewage, both for current residents and expected future population growth.

Adequate treatment of sewage waste is critical due to the potential impact of poorly treated wastewater on the environment, both in terms of surface water and ground water supplies. Sewage generated by new growth must be treated in the most efficient and effective manner, either at existing municipal plants or by private systems. Existing sewage treatment systems must conform to current state regulations.

To achieve this goal, the following strategies should be implemented:

- Require all developments within identified municipal growth areas surrounding Maple Lake and Annandale to connect to municipal sewage treatment plants at the time of development, provide private community ("cluster") treatment systems, or otherwise design the development to facilitate efficient expansion of urban infrastructure at a later date.
- Require all on-site sewage treatment systems to strictly conform to state and county requirements for new and existing on-site sewage treatment systems. Carefully consider new rules to these requirements which provides for Large Sewage Treatment Systems (LSTS), or as they are also called Community Sewage Treatment Systems, as an innovative alternate approach to the traditional individual site system.
- Develop an ongoing inspection and monitoring program to ensure that all individual sewage treatment systems remain compliant and functioning, continuing to meet performance standards.
- Encourage new developments which are to be served by non-municipal treatment systems - individual sewage treatment systems (ISTS) or community

sewage treatment systems – to locate homes in areas most suitable for soil treatment systems. Where appropriate, encourage or require that these developments be designed as planned unit developments/conservation subdivisions so as to allow greater flexibility in the design of subdivisions and to avoid the placement of soil treatment systems in less suitable soils.

- Facilitate the construction and management of community or clustered sewer systems for areas of higher density with a high percentage of failing or non-conforming sewage treatment systems.

Section 4. Future Land Use

The Planning Task Force has prepared a land use map as part of implementing the land use vision of the Township. The land use map is the geographic representation of the growth strategy for the Township, reflecting the goals and strategies contained in this plan. It is not a zoning map, but should be used to make decisions on how to respond to zoning and annexation requests.

The map contains the following land use designations:

Open Space: A designation for the preservation of environmentally-sensitive areas, unique resources, and other designated non-developable lands. Areas such as wetlands, lakes, bluffs, threatened and endangered species habitat, historic sites, land set aside as part of the development process, and other areas determined to be of special importance or value should be zoned Open Space.

Public: A designation for the preservation of publicly-owned lands. All lands designated as Green Space are publicly owned and are set aside from development.

Rural Preservation: A land use designation for properties that are best suited for rural farmsteads and farming. This classification would be most consistent with the Wright County Agricultural zoning classification. The Township believes it prudent to respond to future growth pressure by considering low-density, rural residential development in these areas, utilizing a cluster-style development strategy to maintain the rural character of the community.

Neighborhood Residential: A designation for residential properties already subdivided into lots too small to further subdivide. The properties may or may not have structures on them, but are sized so that additional subdivision would not be feasible.

Shoreline Residential: A designation for shoreline properties already developed, or to be developed, residentially.

Urban-Rural Transition: A designation that provides market-based options for land development in potential annexation areas. Although developments in this district could be done at larger lot sizes, higher densities would be allowed as part of a rural cluster. Rural clusters would need to be designed to preserve the outward appearance of rural character through open-space preservation while still allowing for flexibility of design. Commercial and light industrial uses would be allowed in this zone, focused along the Highway 55 corridor.

Commercial: A land use designation to memorialize existing, low-intensity commercial development and to identify potential future low-intensity commercial growth areas along major growth corridors.

What is cluster development?

The basic premise of cluster development is to group new homes onto part of the property to be developed and preserve the rest of the property as open space. The clustering of the homes can have dual benefits: building more homes than would otherwise be permitted and protecting natural resources. Typically, subdivision design divides up all the development property so that the entire property is designated as private residential parcels or as roadway, regardless of the natural resources, topography, or surrounding development in the area. On the other hand, cluster development would place the new homes on smaller lots typically taking up no more than half of the development property while designating the remainder of the property as public open space through conservation easements or land trusts.

Future Land Use

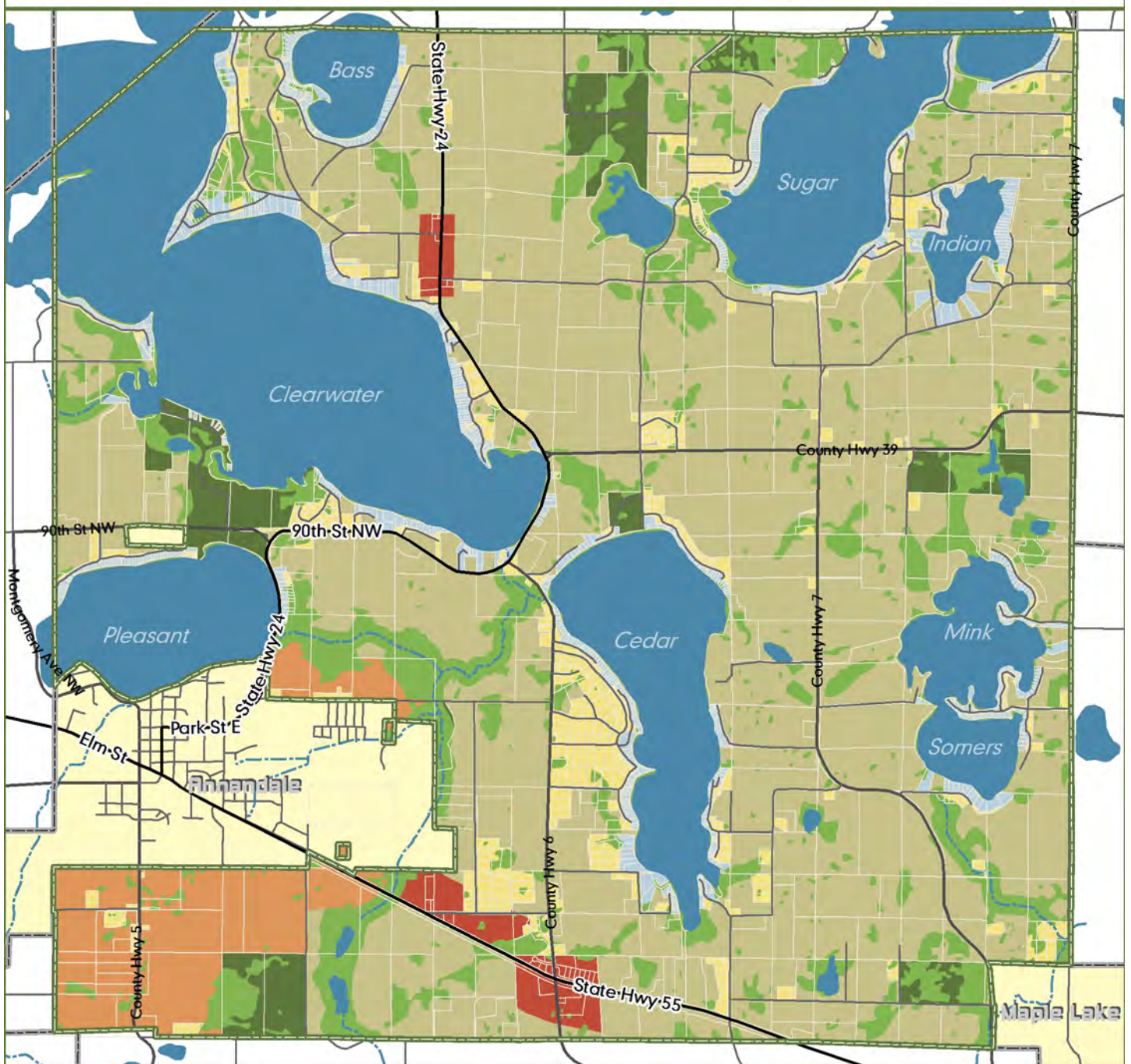
Future Land Use Category

 Open Space	 Shoreline Residential
 Public	 Urban-Rural Transition
 Rural Preservation	 Commercial
 Neighborhood Residential	

0 0.25 0.5 1
Miles



Prepared November 2006
Sources: Citizens of Corinna Township,
Minnesota Department of Transportation,
Minnesota Department of Natural Resources



Section 5. Implementation

Compared to a municipality or a county, Corinna Township is somewhat limited in its abilities to control land use within its boundaries. Despite this, there are ways the Township can use its authority to effect change and influence decisions, either directly or indirectly. The following describes four strategies for implementation of this plan.

Strategy 1: Work with Wright County to implement the Plan.

The simplest way for the Township to implement its Comprehensive Plan is for the township to have Wright County adopt and administer the plan as part of its planning processes. However, while this approach involves the least disruption to the current land regulation process, it does not guarantee that the Township's Plan will be implemented in the way that it wishes.

Even if the County adopts the Township's plan, it is under no obligation to follow it or the Township's recommendations; seeking changes in the County's ordinances to make the Township's wishes more concrete and enforceable is likely to be politically difficult. Further, since much of this strategy for implementation is contingent on a good-faith relationship between the County and the Township, there is some risk that changes in County Board members or staff could change how the county deals with township issues with little or no notice to Township officials.

Strategy 2: Exercise the Township's authority to administer zoning documents.

If the first strategy proves ineffective or otherwise impractical, Corinna Township can decide to administer its own land use regulations locally. Following adoption of the Township's Comprehensive Plan, the next step would be to develop its own land use and subdivision ordinances. Finally, it would need to hire staff and create administrative tools (applications, a review process, legal notifications, etc.) in order to administer the regulations. Some of the existing county processes can be modified slightly to reach the legal threshold needed to administer a zoning ordinance at the township level, but there will still need to be a commitment of time and resources to make this happen.

Although the Township has significant rights and authority under this scenario, it also has a lot of responsibilities. Developing and administering an ordinance can be difficult. The Township would become responsible for any legal ramifications of land use decisions and would have to be prepared to defend its actions, in court if necessary. The Township would also bear the costs of enforcement. While permit revenue would offset some of the costs, this phase would likely require at least some Township expenditures.

Strategy 3: Collaborate with the City of Annandale to create an Orderly Annexation Agreement.

Regardless of which of the first two strategies are pursued, an additional consideration would be to enter into an annexation agreement with the City of Annandale as a way to influence the development pattern in areas adjacent to the city. Minnesota cities, by

state law, have the ability to forcibly annex land outside of their boundaries. This process, if attempted, is often unpopular with township officials and residents and usually results in large expenditures of time and money by a township that opposes the action.

As an alternative, Corinna Township and the City of Annandale can follow the lead of other communities throughout the state in forming an orderly annexation agreement that lays out a specific plan for when, where and how annexation will take place. Such an agreement usually contains provisions so that a township can have the property tax revenue from annexed property phased out over several years, rather than losing all of it at once. In addition, an annexation agreement provides a clear plan for residents and landowners to refer to as they make decisions on whether to invest in a specific property and sufficient time to prepare for any assessments that may be imposed as municipal infrastructure and services are expanded.

Strategy 4: Incorporate into a municipality.

The most dramatic, and most direct, step for the Township to take to gain control over land use decisions would be to incorporate into a municipality. This is not a simple process, nor is it without risk. According to the Minnesota Association of Townships, Corinna Township could, by State order, wind up part of Annandale and/or Maple Lake if it chose to try and incorporate. Even if Corinna Township were allowed to incorporate into its own city, the responsibilities of running a fast-growing municipality are numerous.

This fourth strategy should only be considered where Strategies 1, 2 and/or 3 have been shown to be absolutely ineffective. If incorporation is seriously contemplated, the Township should study the ramifications in depth before beginning the process.

Appendix A. Planning Maps

The following maps were created for use during the comprehensive planning process, to help inform residents and participants of the features of the land and their geographic relation to one another.

Planning Maps

- Aggregate Resources
- Annexation Pressures
- Current Zoning
- Erodibility Potential
- Current Land Use / Land Cover
- Presettlement Vegetation
- Prime Agricultural Land
- Suitability for Septic Systems
- Significant Natural Areas
- Watersheds and Shoreland Areas
- Wetlands and Water Resources
- Suitability for Development

Aggregate Resources

Aggregate Resource Potential*

- Areas are inferred to contain potentially significant aggregate resources
- Areas have little or no potential for aggregate resources

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Miles

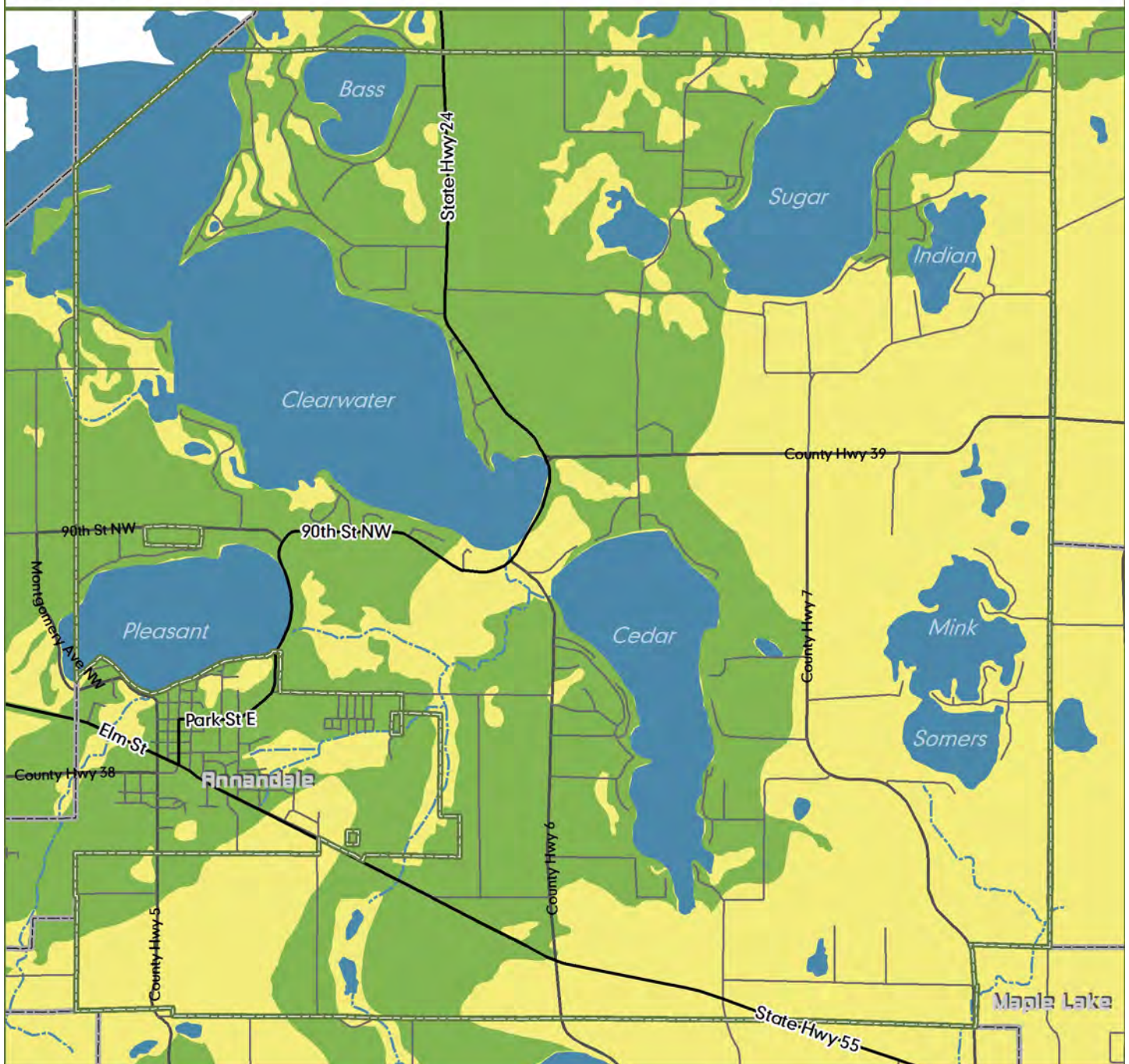


Prepared June 2006

Sources: Minnesota Department of Natural Resources, Minnesota Department of Transportation.



* Aggregate classification determined by the Lands & Minerals Division of the Minnesota Department of Natural Resources.



Annexation Pressures

Legend

- Annandale Planned Future Growth Areas*
- Area Municipality
- Corinna Township
- Other Townships

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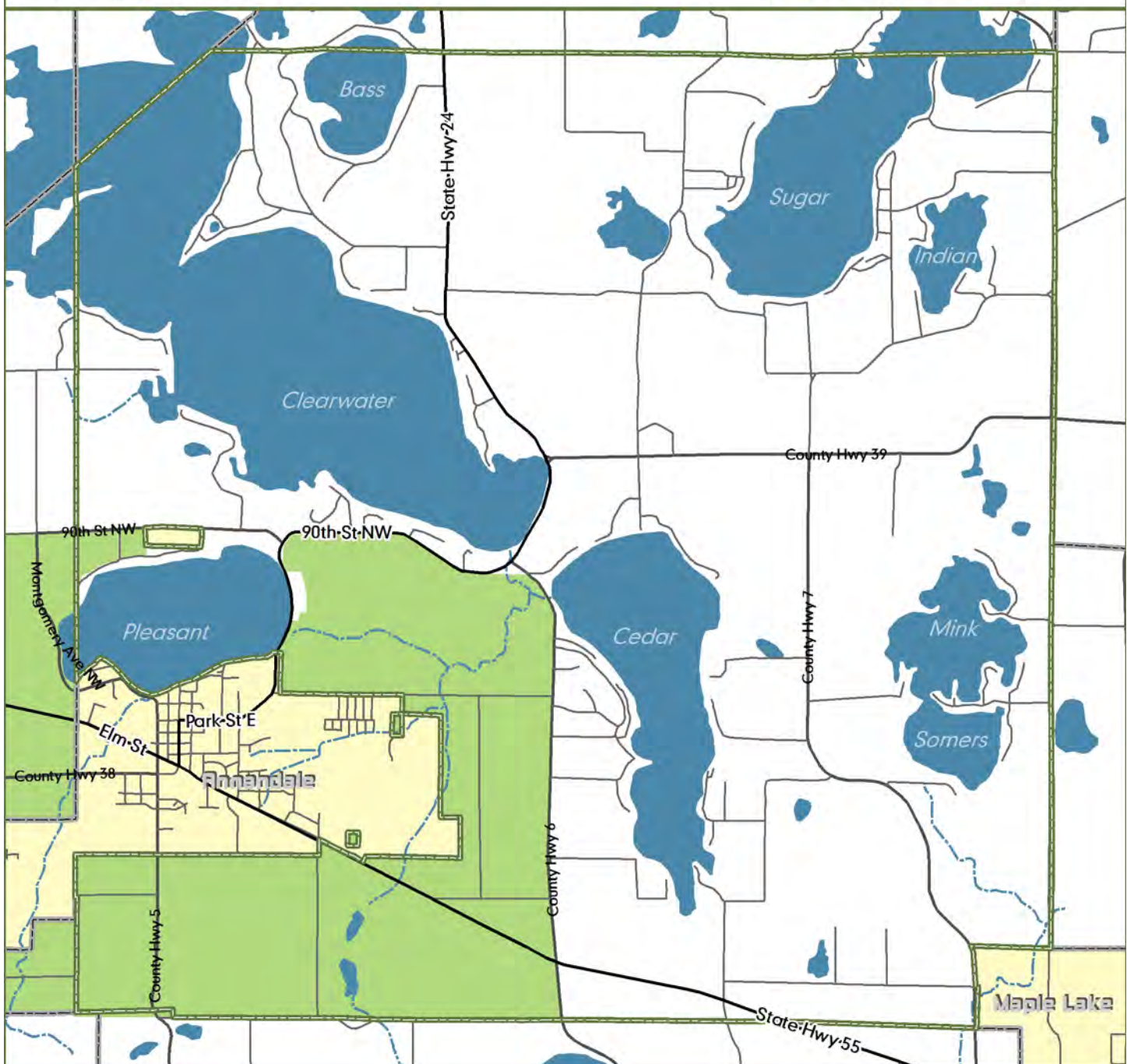


Prepared July 2006

Sources: Minnesota Department of Transportation,
Minnesota Department of Natural Resources



* Planned future growth areas are those areas designated for future land use in the Annandale Comprehensive Plan prepared in 2005.



Current Zoning

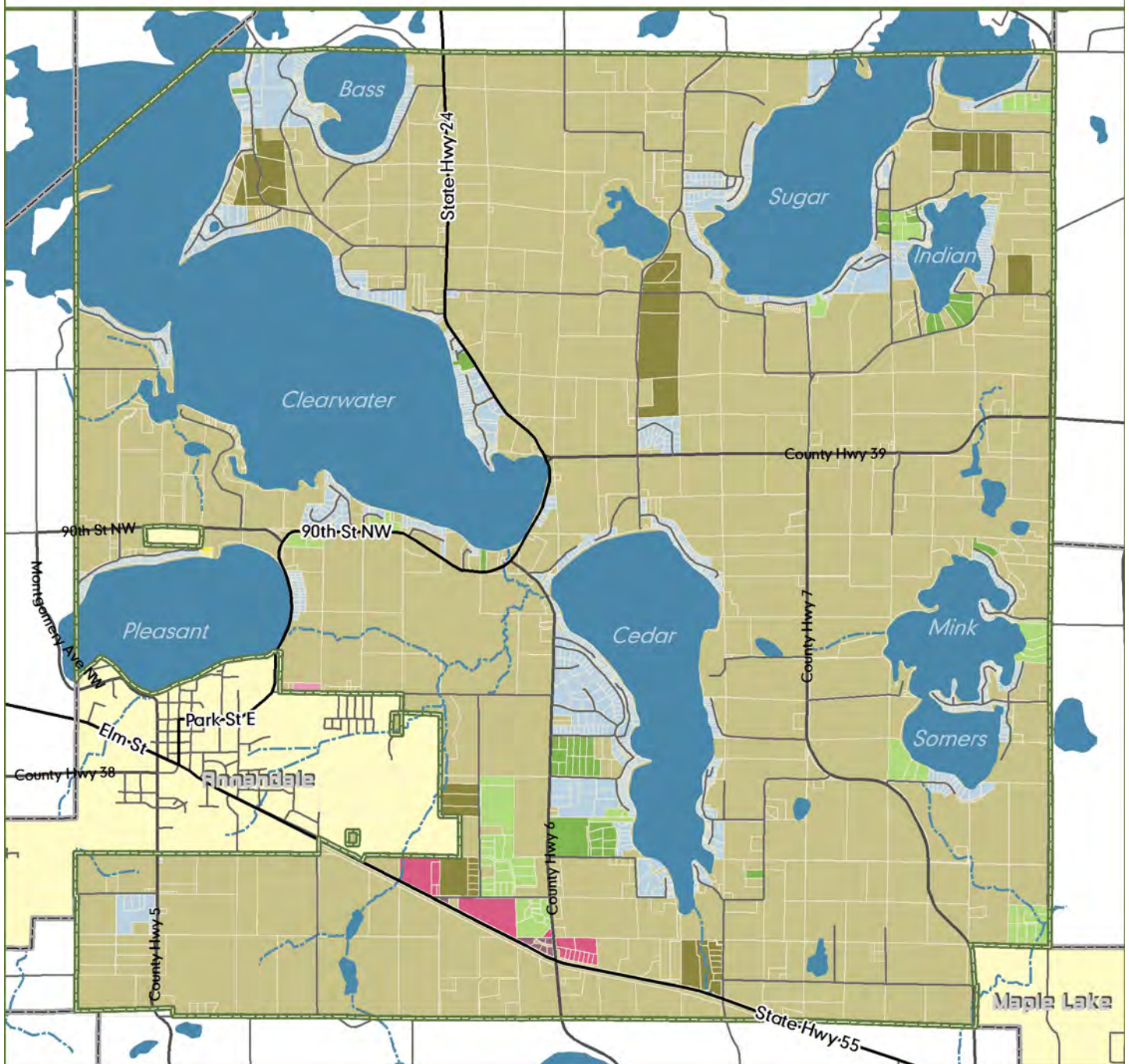
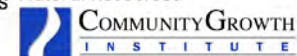
Zoning Classification

AG - General Agriculture	R1 - Urban / Rural Transition
AR - Agricultural / Residential	R2 - Suburban Residential
B1 - Highway Business	R2a - Suburban Residential (a)
B2 - General Business	S3 - Commercial Recreation Shorelands
I1 - General Industry	Parcel Boundaries

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Prepared June 2006
Sources: Wright County, Minnesota Department of Transportation, Minnesota Department of Natural Resources



Erodibility Potential

Level of Potential *

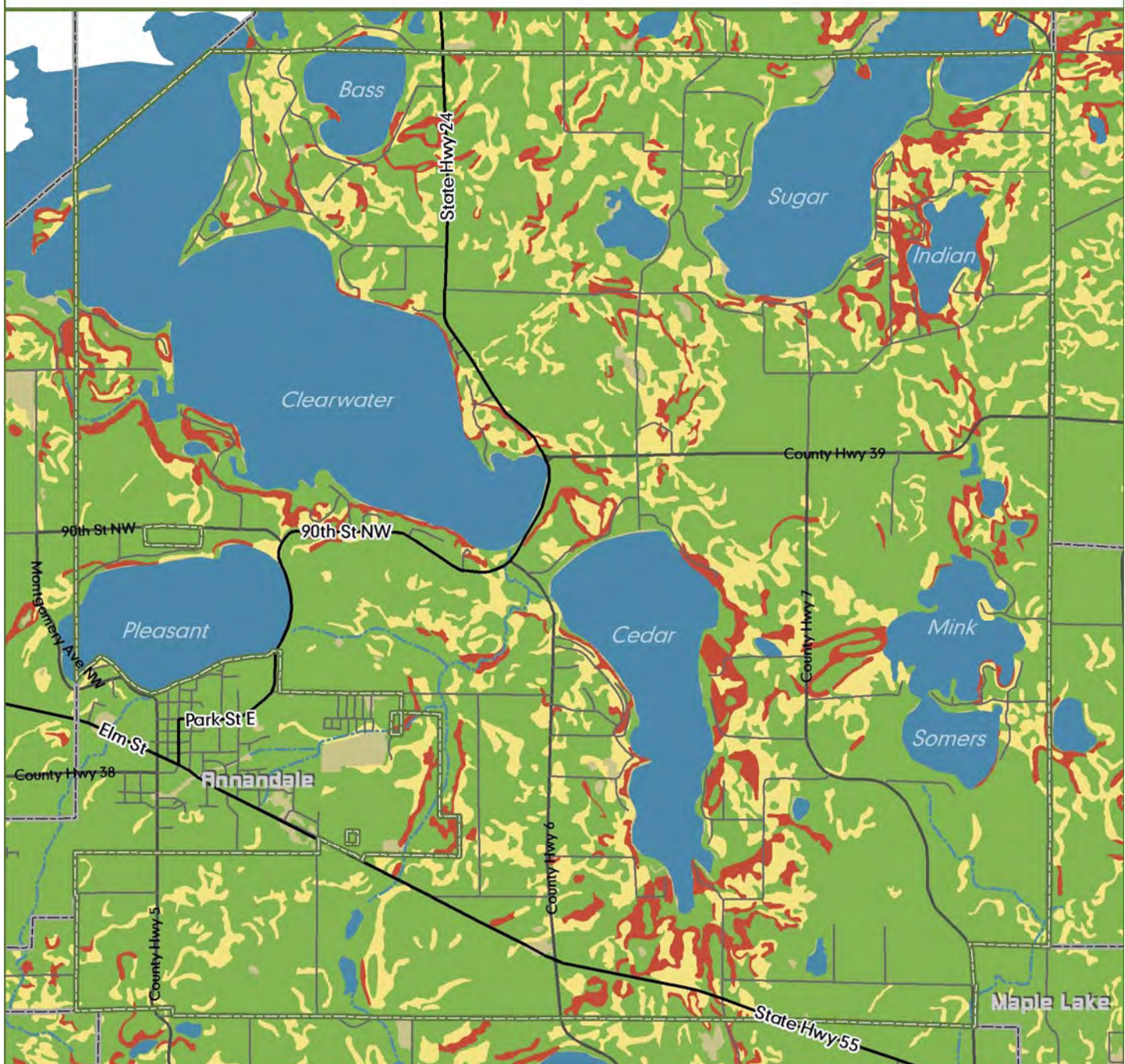
- Highly erodible land
- Potentially highly erodible land
- Not highly erodible land
- No Rating

* Erodibility potential as determined by the NRCS Soil Survey.

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Miles





Prepared July 2006
Sources: Natural Resources Conservation Service, Minnesota Department of Transportation, Minnesota Department of Natural Resources



Current Land Use / Land Cover

Land Use / Land Cover Category

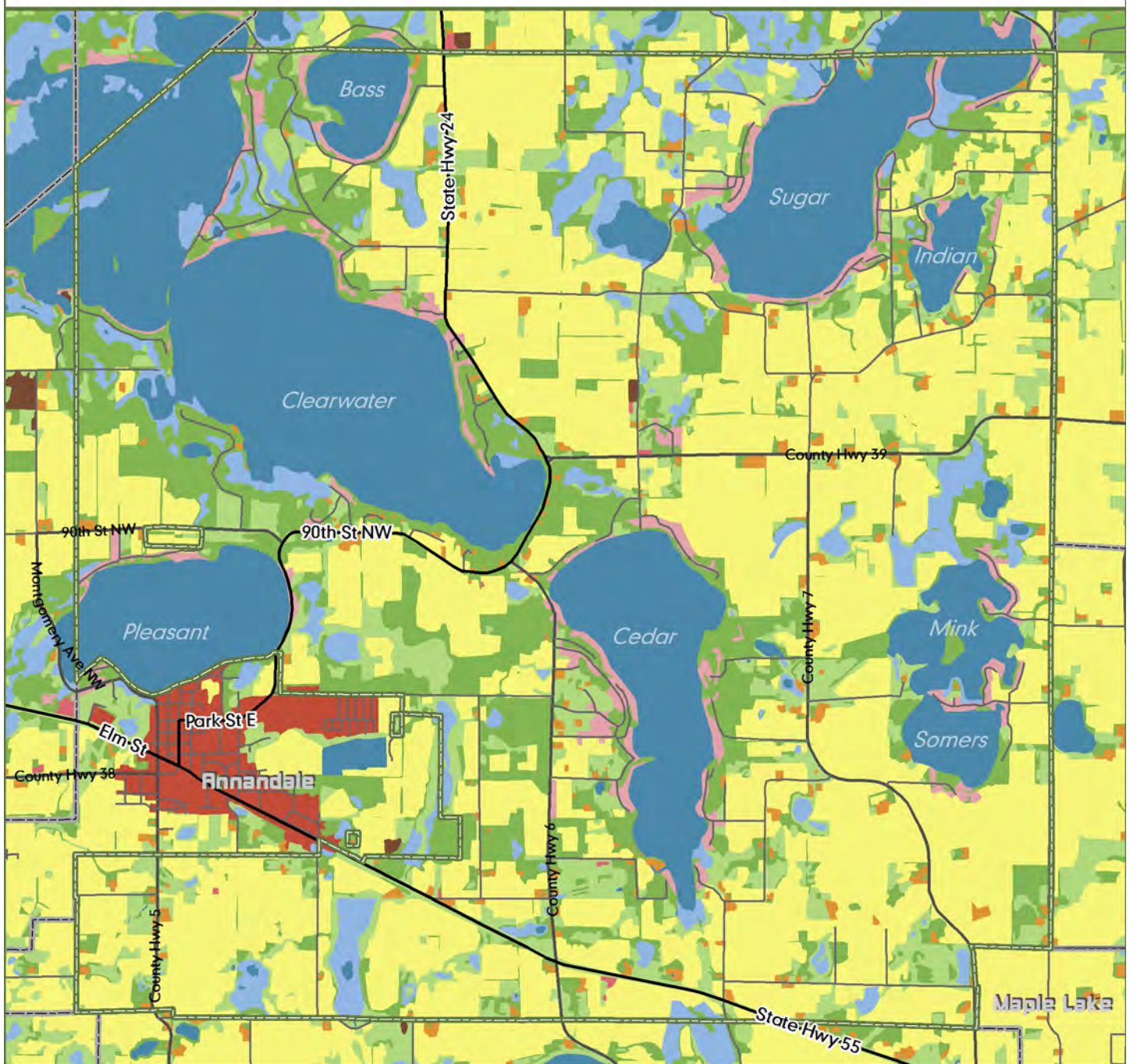
	Water		Farmsteads and Rural Residences
	Wetlands		Rural Residential Development Complex
	Forests		Other Rural Developments
	Grasslands		Urban and Industrial
	Agricultural Land		Gravel Pits and Open Mines

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Prepared July 2006

Sources: Minnesota Department of Transportation, Minnesota Department of Natural Resources



Presettlement Vegetation

Vegetation Type

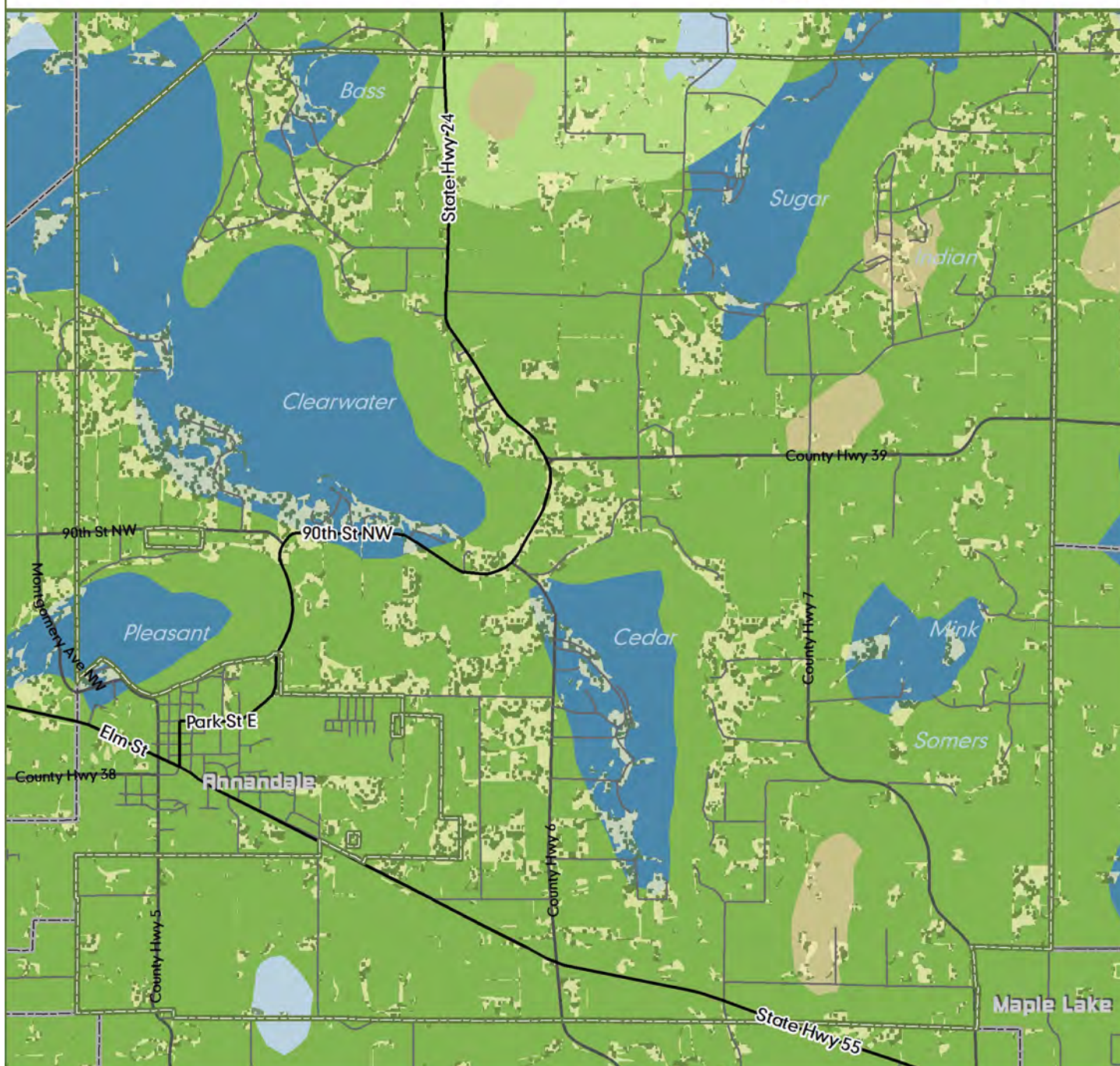
- | | |
|---|--|
|  Aspen-Oak Land |  Lakes (open water) |
|  Big Woods |  Wet Prairie |
|  Conifer Bogs and Swamps |  Present Day Forest Areas |

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Miles



Prepared July 2006

Sources: Minnesota Department of Transportation, Minnesota Department of Natural Resources



Prime Agricultural Land

Farmland Classification*

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

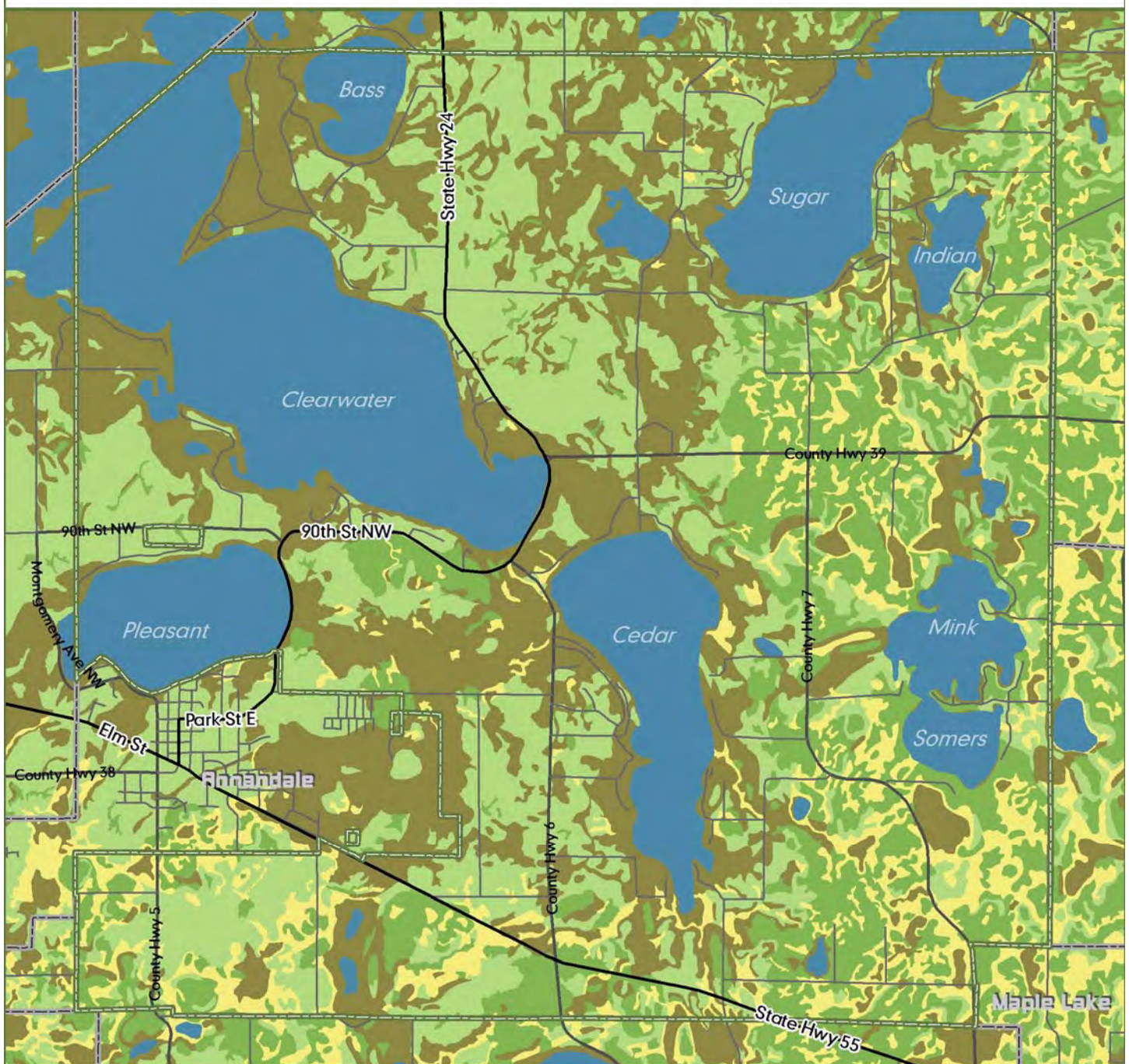
* Farmland classification as determined by the NRCS Soil Survey.

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Miles



Prepared June 2006

Sources: Natural Resources Conservation Service, Minnesota Department of Transportation, Minnesota Department of Natural Resources



Suitability for Septic Systems

Legend

- Not limited
- Somewhat limited
- Very limited
- Not Rated

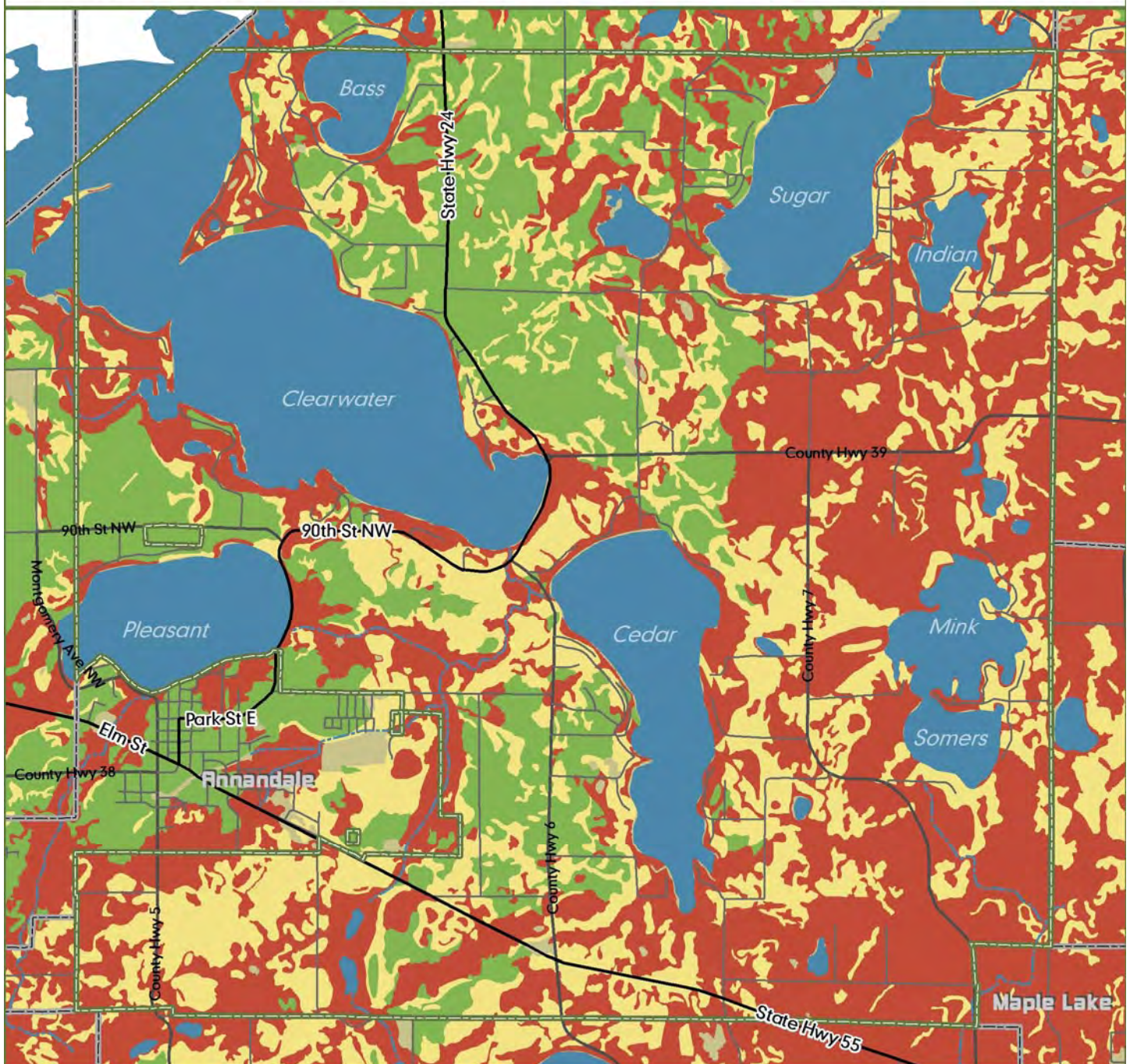
* Suitability as determined by the NRCS Soil Survey.

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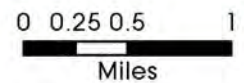
Prepared July 2006

Sources: Natural Resources Conservation Service, Minnesota Department of Transportation, Minnesota Department of Natural Resources

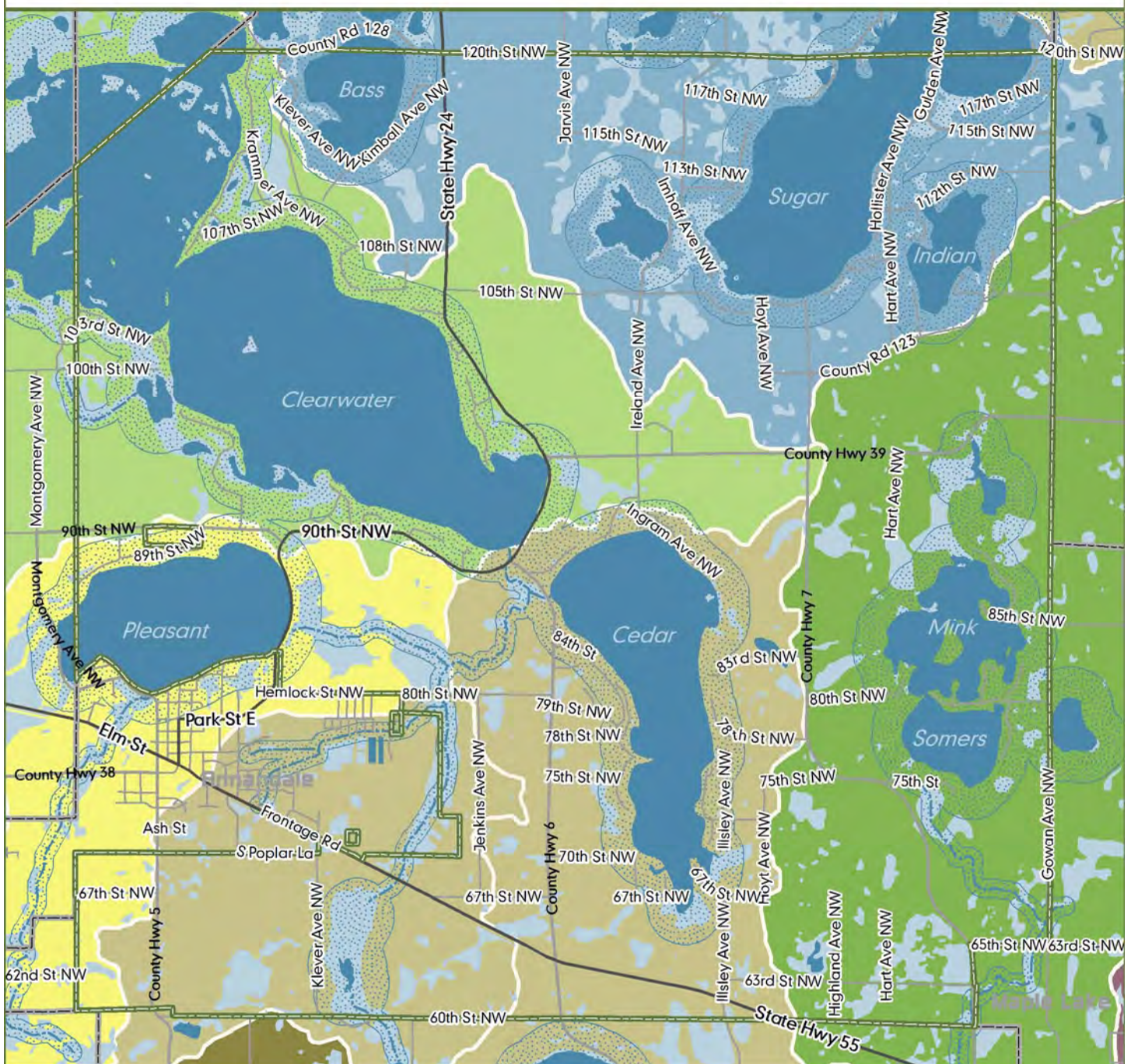


Legend

	From Pleasant Lake		Shoreland Area
	Clearwater Lake		Mill Creek
	Clearwater River		Silver Creek
	French Creek		No Watershed Name
			Wetland
			Water body



Prepared August 2006
Sources: National Wetlands Inventory, Minnesota
Department of Transportation, Minnesota Depart-
ment of Natural Resources



Wetlands and Water Resources

Wetland Type

Seasonally flooded basin	Open water
Wet meadow	Shrub swamp
Shallow marsh	Wooded swamp
Deep marsh	Municipal / Industrial activities

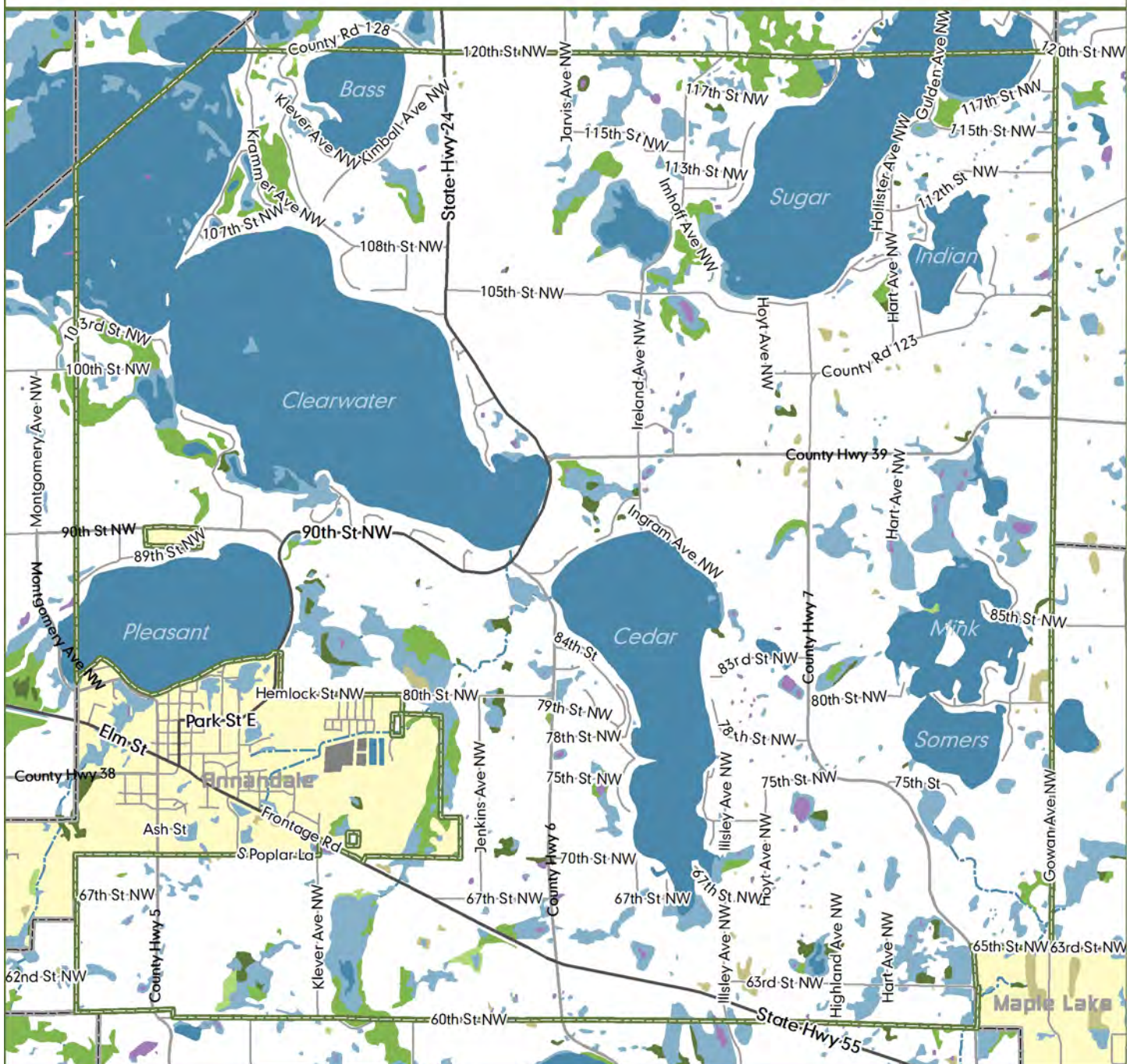
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Prepared June 2006

Sources: National Wetlands Inventory, Minnesota Department of Transportation, Minnesota Department of Natural Resources

COMMUNITYGROWTH
INSTITUTE



Suitability for Development

Suitability Index

- Very Limited
- Limited
- Some Limitations
- Suitable
- Most Suitable

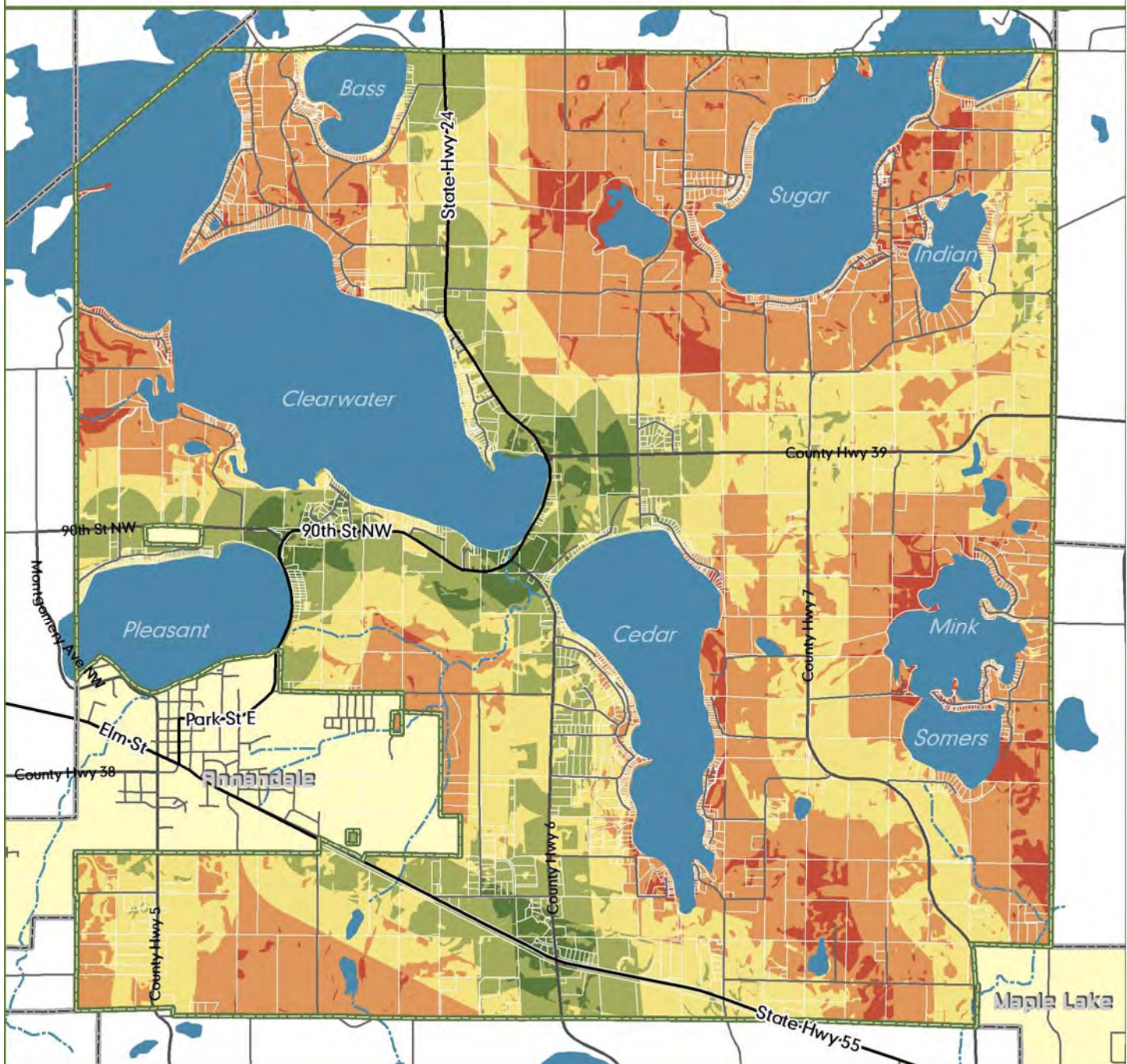
The suitability index was created by rating several factors influencing commercial and residential development including prime agricultural lands, suitability for on-site septic systems, existing wetlands, forested areas, potential annexation areas, proximity to existing roads, road functional classification, and soil erodibility. These numerical ratings were then combined and classified to form the suitability index.

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Prepared July 2006

Sources: Minnesota Department of Transportation,
Minnesota Department of Natural Resources





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This Plan was prepared by the Community Growth Institute with the hard work and dedication of the residents of Corinna Township. The Corinna Town Board of Supervisors adopted the Plan on August 21, 2007.