CORINNA TOWNSHIP

BOARD OF ADJUSTMENT / PLANNING COMMISSION

MEETING PACKET FOR
August 13, 2013

Hometown | Planning

CORINNA TOWNSHIP
AGENDA
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
August 13, 2013

7:00 PM

1. Call to Order

2. Roll Call

3. Additions or Deletions to the Agenda

4. Public Hearings
    a. Conditional use/Land Alteration for the movement of earth and materials in excess of fifty (50) cubic yards in a shoreland district intended to prevent further shoreline erosion and repair existing erosion. Project will involve the placement of boulders and fill soil along approximately 300 ft of shoreline at Clearwater/Pleasant Regional Park (Pleasant Lake).
        i. Applicant(s): Wright County Parks Department
        ii. Property Address: 10909 – 90th Street NW, Annandale
        iii. Sec/Twp/Range: 20-121-27
        iv. Parcel Number(s): 206000202200
    b. Variance to construct a new 1,397 sq ft two-story home with an attached 537 sq ft garage on an undersized lot approximately 45 feet from Clearwater Lake (min. 75 ft required) and 16.2 ft from a new septic drainfield (min. 20 ft required). Variance for a new septic system to be 5 ft from a road right-of-way (min. 10 ft required).
        i. Applicant(s): Gary Fehn/Judith Grega
        ii. Property Address: 11574 – 103rd Street NW, South Haven
        iii. Sec/Twp/Range: 7-121-27
        iv. Parcel Number(s): 206042000010
    c. After-the-fact Conditional use/Land Alteration for the movement of earth and materials in excess of fifty (50) cubic yards in a shoreland district. Work is intended to repair active erosion problems and prevent further erosion of shoreline and hillside. Project involves creating terraces with boulder retaining walls and installation of draintile.
        i. Applicant(s): Court Holman
        ii. Property Address: 8334 Irvine Ave NW, Annandale
        iii. Sec/Twp/Range: 22-121-27
        iv. Parcel Number(s): 206000223200
    d. After-the-fact variance to expand an existing open porch and convert a portion to a screen porch approximately 42 ft from Bass Lake (min. 75 ft required) and approx. 4 ft from a side yard setback (min. 15 ft required) on a lot which may exceed impervious coverage limits.
        i. Applicant(s): John Kobe

ii. Property Address: 11326 Klever Ave NW, Annandale
iii. Sec/Twp/Range: 5-121-27
iv. Parcel Number(s): 206016000010

5. Approve Previous Meeting Minutes
   a. July 9, 2013

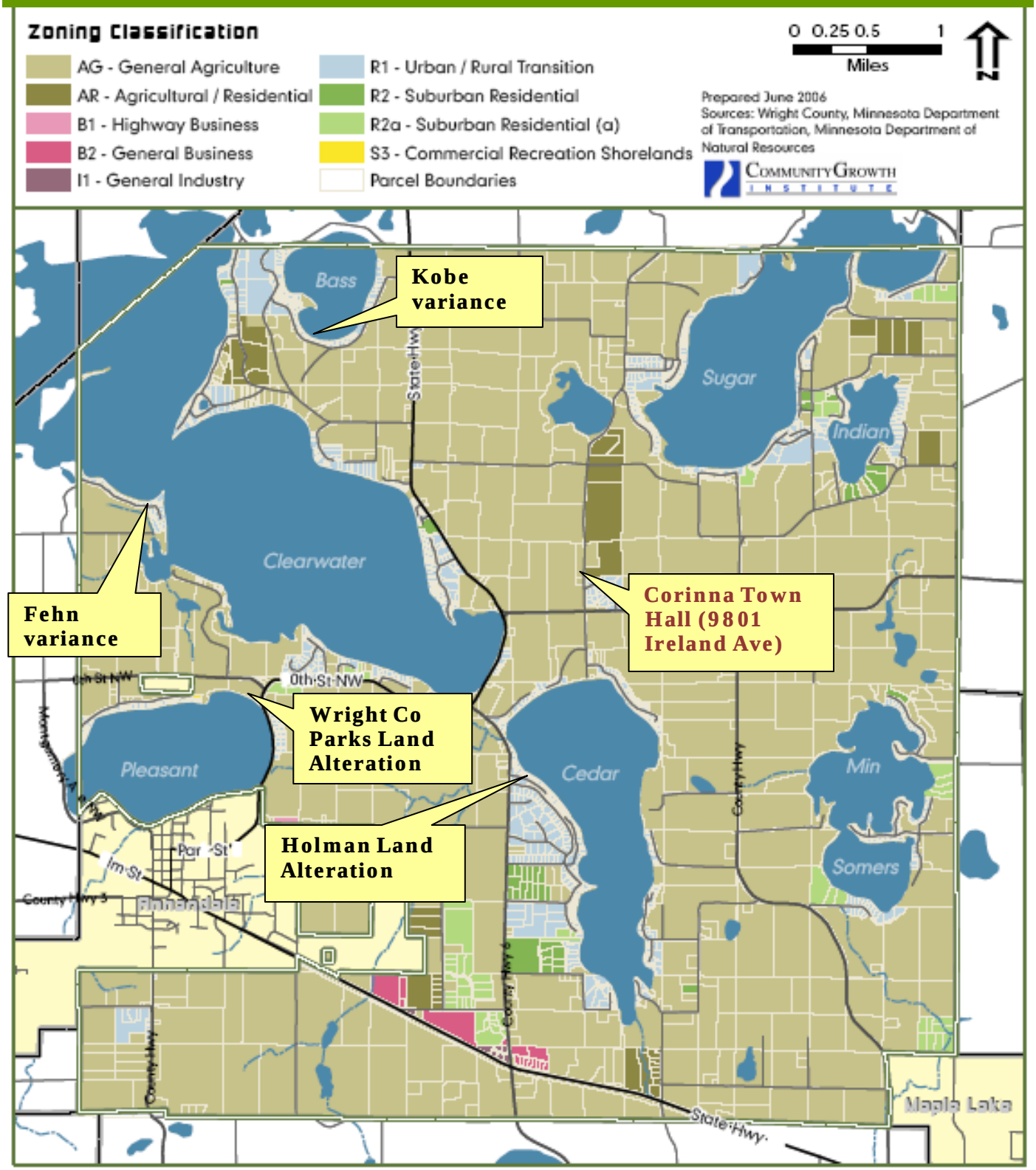
6. Zoning Administrator's Report
   a. Permits
   b. Correspondence
   c. Enforcement Actions

7. Other Business
   a. Ordinance Updates
      i. Options/Ideas for erosion control requirements
      ii. Shoreland ordinances – update from County P&Z review
      iii. Pool covers
      iv. Status update - proposed county ordinance changes (Commercial Agriculture Tourism, Town Halls). Public hearing scheduled for July 18, 2013.
   b. Draft update to Township's "expansion" policy
   c. Discuss possible update to 2007 Comprehensive Plan.

8. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

Corinna Township
Location Map for August 13, 2013 Public Hearings



The parcels identified on this map are subject to public hearing.
The public hearing will be held at Corinna Town Hall
at 7:00 pm.

STAFF REPORT

Application: Conditional use/Land Alteration for the movement of earth and materials in excess of fifty (50) cubic yards in a shoreland district intended to prevent further shoreline erosion and repair existing erosion. Project will involve the placement of boulders and fill soil along approximately 300 ft of shoreline at Clearwater/Pleasant Regional Park (Pleasant Lake).

Applicant: Wright County Parks Department

Agenda Item: 4(a)

Background Information:

- **Location:**
  - Property Address: 10909 – 90th Street NW, Annandale
  - Sec/Twp/Range: 20-121-27
  - Parcel Number(s): 206000202200

- **Zoning:** General Agricultural (AG), Residential Recreation Shorelands (S-2) Overlay District, Pleasant Lake (General Development lake).

- **Lot size:** Approximately 21.1 acres according to Wright County GIS estimate.

  Existing Impervious Coverage:

  - Buildings: Well under limits
  - Total: Well under limits

  Proposed Impervious Coverage:

  - Buildings: Well under limits.
  - Total: Well under limits.

- **Septic System Status:** The septic system that serves the park was installed in 1990. Staff is checking with Wright County P&Z staff regarding the need for a sewer compliance inspection, although the proposed project will have no impact on the ability of the County to install a replacement sewer should it be needed.

- **Natural Features:**

  Floodplain: The property is not within an identified floodplain.

  Bluff/Steep Slopes: The project location is not a bluff. The slopes are not particularly steep, but there is a significant slope.

  Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

- **Permit History:**
  - 1990 – Lake Bath House
  - 1990 – Septic System

- 1991 – Picnic Shelter
- 1998 – Conditional Use to expand beach area (land alteration)
- 2009 – Reroof bath house and picnic shelter

- **Proposal:** The Wright County Parks Department is proposing to create a boulder "wall" slightly above the ordinary high water level (OHWL) of Pleasant Lake to prevent further erosion of the shoreline, which has had significant erosion in the past several years. The length of the wall would be approximately 300 feet and is located immediately east of the beach area.

Applicable Statutes/Ordinances/Court Decisions:

Corinna Township/Wright County Ordinances

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

(1) That 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;

(2) That 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;

(3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) The use is not in conflict with the Policies Plan of the County; and,

(6) That 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.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

(1) Increasing the required lot size or yard dimension.

(2) Limiting the height, size or location of buildings.

(3) Controlling the location and number of vehicle access points.

(4) Increasing the street width.

(5) Increasing the number of required off-street parking spaces.

(6) Limiting the number, size, location or lighting of signs.

(7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

(8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission; time limits, review dates, and such other information as may be appropriate.

728. LAND ALTERATIONS

728.1 Permit Required

(1) A Land Alteration Permit shall be required in all cases where excavation, grading and/or filling of any land within the county would result in a substantial alteration of existing ground contour or would change existing drainage or would cause flooding or erosion or would deprive an adjoining property owner of lateral support and would remove or destroy the present ground cover resulting in less beneficial cover for present and proposed development, uses and enjoyment of any property in the County.

(2) Substantial alteration shall be defined as the extraction, grading, or filling of land involving movement of earth and materials in excess of fifty (50) cubic yards in the Shorelands Districts and in excess of five hundred (500) cubic yards in all other districts except drain tiles and ditch cleaning in

agricultural areas. Such substantial alteration shall require a conditional use permit.

(5) A Land Alteration Permit is also required from the County and from the Commissioner of Natural Resources for any alteration in the Flood Plain District and the Shorelands Districts. Such alteration shall include any filling, dredging, channeling, or any other work in the beds of public waters which would change the course, current or cross section of a public water.

(6) A Land Alteration Permit shall be valid for a period of six (6) months from the date of issue. A Land Alteration Permit shall be administered in the same manner as a Conditional Use Permit.

728.2 Requirements

Before the issuance of a Land Alteration Permit or an Administrative Land Alteration Permit, it must be established that all of the following conditions are met. These conditions must also be adhered to during the issuance of construction permits, permits, conditional use permits, variances and subdivision approvals:

(1) Grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland (this evaluation must also include a determination of whether the wetland alteration being proposed requires permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the Minnesota Department of Natural Resources, or the United States Army Corps of Engineers. The applicant will be so advised):

(a) sediment and pollutant trapping and retention;

(b) storage of surface runoff to prevent or reduce flood damage;

(c) fish and wildlife habitat;

(d) recreational use;

(e) shoreline or bank stabilization; and

(f) noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

(2) Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;

(3) Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;

(4) Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;

(5) Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;

(6) Fill or excavated material must not be placed in a manner that creates an unstable slope;

(7) Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

(8) Fill or excavated material must not be placed in bluff impact zones;

(9) Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minnesota Statutes, section 105.42;

(10) Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

(11) Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the riprap is within ten feet of the ordinary high water level, and the height of the riprap above the ordinary high water level does not exceed three feet.

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1) **Will the Conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?**

   No. The proposed restoration work on the shoreline will have no discernible impact on neighboring properties. It will help to prevent erosion and pollutants from entering the lake.

2) **Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?**

   No. The proposed restoration work on the shoreline will have no discernible impact on the ability of nearby vacant properties from developing.

3) **Do adequate utilities, access roads, drainage and other necessary facilities exist or will they be provided?**

   Yes. The area is already served by utilities and adequate parking and driving areas. The proposed project will not create any additional needs for utilities, access roads, drainage or other facilities beyond what already exists.

4) **Have adequate measures been taken to provide sufficient off-street parking and loading space to serve the proposed use?**

   Not applicable. The proposed use will not create any additional need for off-street parking or loading space.

5) **Will the use conflict with the Policies Plan of Corinna Township and/or Wright County?**

   No. The Corinna Township Comprehensive Plan does address issues related to fill – particularly in shoreland areas. The Wright County Comprehensive Plan states "Development of lakeshore property shall abide by State Shoreland Management Rules to maintain, as far as practical, a natural shoreline and natural views of shoreland areas from the lake's surface."

   The Corinna Comprehensive Plan has a map indicating "Erodibility Potential". This property is listed as having a "Potentially highly erodible land." Any land alterations that take place on this lot would have to take this into account and implement proper precautions.

   The Corinna Comprehensive Plan also states the following as strategies to "protect, preserve, and enhance lake water quality":

   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.

   Staff Comment: The applicant has indicated they would be using silt fence and plating native grasses to control erosion. The project itself is also intended to prevent further erosion of the slope.

   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.

   Staff Comment: There are no trees or significant stands of vegetation that would be impacted by this project. The area is mowed grass right now. Native grasses would be planted after the project is completed on any disturbed areas.

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.

Staff Comment: See comments immediately above regarding erosion control recommendations.

Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

Staff Comment: The proposal will involve moving approximately 100 cubic yards of material (up to 75 cu yds of soil and 25 cu yds of rock).

6) **Have adequate measures been taken, or will they 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?**

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

7) **Are there any other conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole?**

Planning Commission/Board of Adjustment Direction: The Planning Commission/Board of Adjustment may approve the conditional use request, deny the request, or table the request if the Commission/Board should need additional information from the applicant. If the Commission/Board should approve or deny the request, it should state the findings which support either of these actions.

Staff Recommendation: Staff recommends approving the requested conditional use as presented.

If the applications are approved, Staff would recommend the following conditions:

1. The applicant shall implement the temporary and permanent stormwater management plans as identified in their application or as otherwise approved by the Wright County SWCD. If, during on-site inspections, SWCD staff feels that additional changes to the plan are warranted, these shall be followed.
2. All erosion control measures – temporary and permanent – shall be fully implemented until such time as the site has been stabilized, as determined by the Zoning Administrator in consultation with SWCD staff.

(paid for LAlteration)

Application # 13-003	Date Application Rec'd 7/29/13	Fee Collected $

(for office use only)

CORINNA TOWNSHIP
CONDITIONAL USE APPLICATION

Name of Applicant Wright County Parks Phone 763-682-7693

Property Address (E911#) 10909 90th Street NW, Annandale, MN 55302

Mailing Address 1901 Highway 25 North (if different than above) Local Phone (if different than above)

City, State, Zip Buffalo, MN 55313

Applicant is:
Legal Owner ()
Contract Buyer ()
Option Holder ()
Agent (X)
Other

Title Holder of Property :(if other than applicant)
Wright County
(Name)
10 2nd Street NW #230
(Address)
Buffalo, MN 55313
(City, State, Zip)

Signature of Legal Owner, authorizing application (required): [signature], Parks Administrator
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [signature], Parks Administrator
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (12 digit #) 206-000-202200

Full legal description of property involved in this request, including total acreage (attach separate sheet if necessary):
Section 20, Twp 121, Range 27, Part of Gov. Lot 1 - 21.10 Acres

Zoning District Shoreland, Lake Name (if applicable) Pleasant

What are you proposing for the property? State nature of request in detail:
Shoreline Stabilization on the area east of existing swimming beach. This will include installing a boulder wall, backfill, grading and establishing Native Grasses. This project will prevent further Erosion and provide a nice Native buffer strip.

What changes (if any) are you proposing to make to this site?

Building:

Landscaping: Boulder wall and Planting of Native Grasses.

Parking/Signs:

REVISED: OCTOBER 2012

Pursuant to the Corinna Township Zoning Ordinance, Appendix A, Section 505.1, the Planning Commission will consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the Planning Commission shall make the following findings where applicable:

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Would the proposed use would be harmful to the use and enjoyment of other property in the immediate area (for uses that are permitted)? Why or why not? Would the property reduce or otherwise diminish property values in the immediate area? Why or why not?

   The proposed project would not harm the existing uses of the property or property in the immediate area. The project would protect the shoreline and make the area better by solving an unsightly erosion problem.

2. Will the proposed use prevent other landowners in the area from developing their property in a normal and orderly way? Why or why not?

   It would not useage of the property will not change due to the project.

3. Will the proposed use require any utilities, access roads, drainage or other public or semi-public facilities? If so, are these already provided in the area? If not, how will they be provided?

   No additional public infrastructure would be necessary

4. Will the proposed use require off-street parking or loading space? If so, what actions will you take to provide sufficient space and where?

   No

5. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township and Wright County.

   No New use proposed.

6. Will the proposed use create any odors, fumes, dust, noise, vibration, or involve any lighted signs or other lights? If so, how do you intend to control these so that they do not create a nuisance for neighboring properties? Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

There will only we Temporary issues during installation such as dust and possible Vibration. These issues will not last past the Construction Phase. The Project Site is a Considerable distance from other Property owners and should no Create a nuisance other than to Regular park users.

7. Will the proposed use involve any exterior storage of materials? If so, how will the storage prevent reducing nearby property values, impair scenic views or threaten habitat or other living amenities?

Only Temporary Storage during Construction

8. Will the proposed use involve any harvesting of timber or other clearing of forest land? If so, how will exposed soil be stabilized or prevented from eroding? Please attach an erosion and sediment control plan developed and approved by the local soil and water conservation district.

N/A

If in Shoreland Areas, please complete all of the following questions:

1. Describe any aspects of the proposed use that could harm the lake or stream. Discuss how you will reduce or prevent any impacts.

Use of the Property will not Change. A Silt fence will be installed during Construction and Native Grasses Established to Assist in protecting the area.

2. Discuss why the proposed use is suited to a shoreland area.

N/A

3. Will the proposed use involve any grading or filling of the natural or existing topography? If so, how will you minimize earthmoving, erosion, tree clearing and the destruction of natural amenities.

We Plan to Stay Consistent with the Existing Slope as much as Possible. Establishing the Current Point of Erosion will allow us to backfill areas that have already Eroded. After Construction The site will be left in a More Natural state than Current.

4. Will the proposed use involve any connections to public waters, such as boat slips, canals, lagoons, or harbors? If so, has the MN Department of Natural Resources approved the connection? N/A

CORINNA TOWNSHIP
LAND ALTERATION APPLICATION

Name of Applicant Wright County Parks Phone 763-682-7693

Property Address (E911#) 10909 90th Street NW, Annandale, MN 55302

Mailing Address 1901 Highway 25 N., Buffalo, MN 55313 Local Phone _____
(*if different than above*) (*if different than above*)

City, State, Zip _____

Applicant is:
Legal Owner ()
Contract Buyer ()
Option Holder ()
Agent (X)
Other _____

Title Holder of Property (*if other than applicant*)
Wright County
(Name)
10 North 2nd Street
(Address)
Buffalo, MN 55313
(City, State, Zip)

Signature of Legal Owner, authorizing application (required): [signature] Parks Administrator
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Legal description of property involved in this request (attach separate sheet, if necessary):
Section 20, Twp 121, Range 27, Part of Tax Lot 1 - 21.10 Acres

Property ID # 206000202200 Zoning District Shoreland
(12 digit # beginning with 206)

Land Alteration to Include (check all that apply):

- [x] Re-grading/shaping of existing soil
- [ ] Bringing in new soil or other fill material
- [ ] Removing soil or other material from the site
- [x] Installation of retaining walls
- [ ] Other _____
- [ ] Installation of rip-rap
- [ ] Installation/Replacement of stairs
- [ ] Work in a bluff (30% slope, 25 ft rise)
- [ ] Work in a steep slope (12% slope)

Note: A Land Alteration Permit may also required from the Commissioner of Natural Resources for any alteration in the Flood Plain District and the Shorelands Districts. Such

Revised: April 2012

alteration shall include any filling, dredging, channeling, or any other work in the beds of public waters which would change the course, current or cross section of a public water.

1. What is the purpose of the proposed project?

   Shoreline Stabilization and Protection

2. How many cubic yards of earth and other erodible material will be moved around on the site (do not include rock rip-rap over 6 inches in diameter, retaining wall block/wood, or other construction materials)? Not to exceed 75 Cubic yards

3. How many cubic yards of non-erodible material will be moved on the site (i.e. rip rap), if any?

   Approximately 25 yards

4. What are the approximate dimensions of the area that will have exposed soil that could erode during a heavy rainstorm?

   - Width: 3 Feet
   - Length: 300 Ft
   - Depth: 3 Feet

5. What temporary erosion/sedimentation control practices will you use while the work is being completed (i.e. silt fences, check dams, erosion control blankets, etc…)?

   Silt Fence will be installed until turf is Established and during all Construction. Once Construction is complete an area behind the retaining wall will be seeded with Native grasses and forbes.

6. How will the disturbed area be re-vegetated or otherwise stabilized so that there is not an erosion potential after the work is completed?

The area will be will be seeded with Native Grasses and forbes. To help Controll erosion the planting will be blanketed with seed blanket and staples.

7. Please state any other relevant information.

Current Shoreline Condition is poor with much erosion taking place. All work is proposed to be above the OHW. SWCD has been on site and agrees with the solution.

8. Attachments:

   a. A **sketch** indicating the following:

      i. Location of lake or river

      ii. Approximate property boundaries

      iii. Location of existing buildings, stairways, decks, boathouses and other structures on the property

      iv. Location of proposed land alteration

      v. Show where erosion control measures will be installed during construction

      vi. Show any permanent erosion control measures, if applicable (i.e. retaining walls, swales, etc…)

      vii. Indicate the slope/topography of the site before and after the proposed project. A hand drawn sketch is sufficient for most situations.

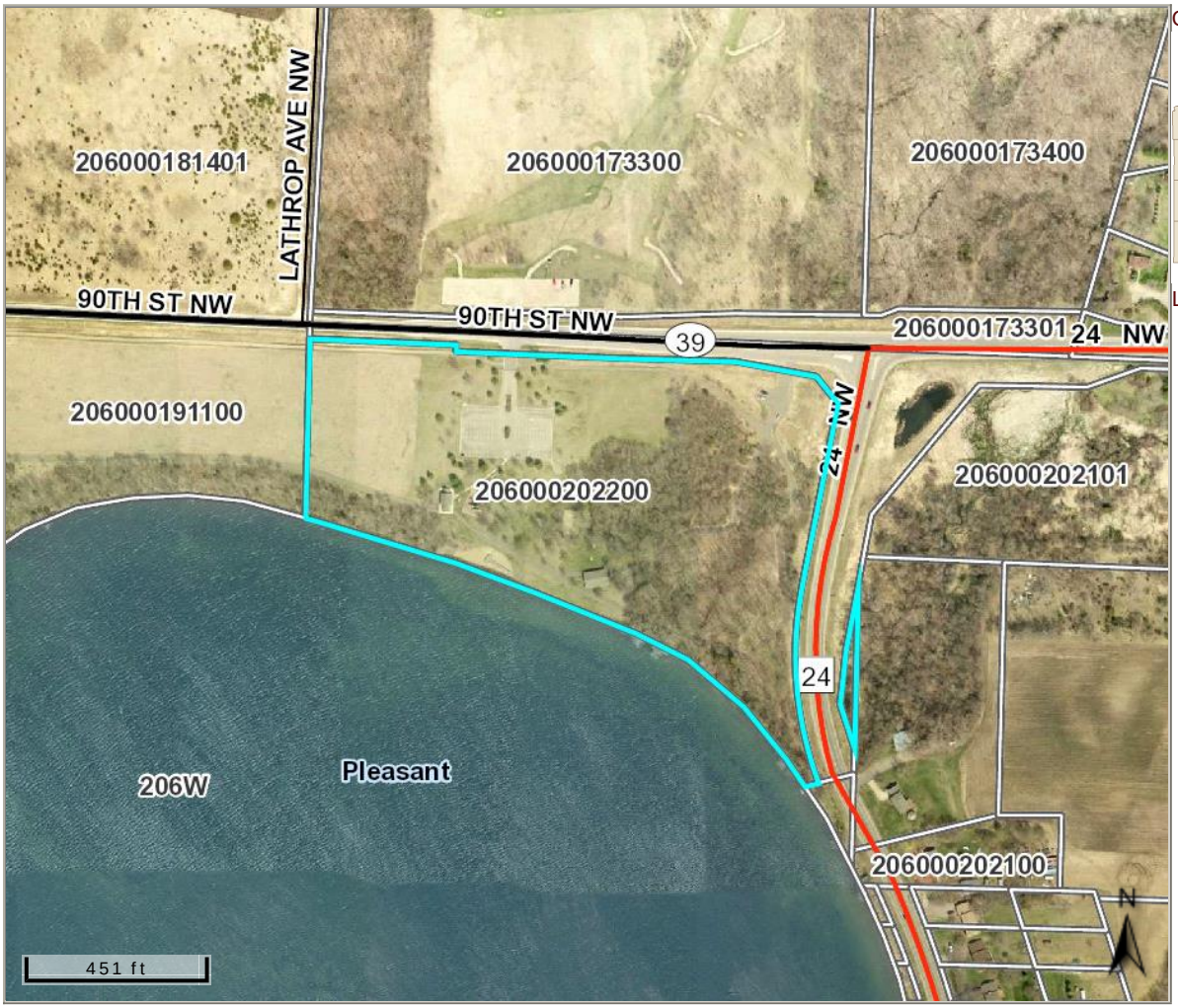
      viii. Indicate location of any other landscaping features that are part of the project (i.e. retaining walls, native planting areas, trees/shrubs, etc…

   b. **Photos** of the project site, before any work has been completed. Photos may also be e-mailed to clerk@corinnatownship.com.

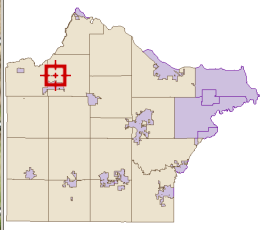
   c. When determined necessary, **topographic contours** at 2 foot intervals and source of contour interval, unless approved otherwise by the Zoning Administrator. A contour map of the surrounding properties may also be required. 2-foot contour maps can be obtained for a small fee from the Wright County Surveyor's Office (763-682-7690) which may be sufficient for some applications. Detailed topographic surveys may be required by the Zoning Administrator if necessary to determine compliance with bluff setbacks or other relevant requirements of the Zoning Ordinance. You may request that the Surveyor's office e-mail a PDF copy of the contour map (with aerial photo) to clerk@corinnatownship.com.

Wright County, MN

Date Created: 7/25/2013



Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

City/Township Limits
- c
- t

Parcels

Water

Parcel ID	206000202200	Alternate ID	n/a	Owner Address	COUNTY OF WRIGHT WRIGHT COUNTY GOVERNMENT CTR 10 2ND ST NW #230 BUFFALO, MN 55313
Sec/Twp/Rng	20-121-27	Class	955 - COUNTY PUBLIC SERVICE-OTHER		
Property Address	10909 90TH ST NW ANNANDALE	Acreage	21.10		

District	n/a
Brief Tax Description	Sect-20 Twp-121 Range-027 UNPLATTED LAND CORINNA TWP 21.10 AC (COUNTY PARK) PRT OF GOV LT 1 EX E40A &EX PRT DES TO 3941A &EX TH PRT SHWN AS PARCEL 2 ON MNDOT R/W PLAT NO.86-55(202105) (Note: Not to be used on legal documents)

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The Schneider Corporation
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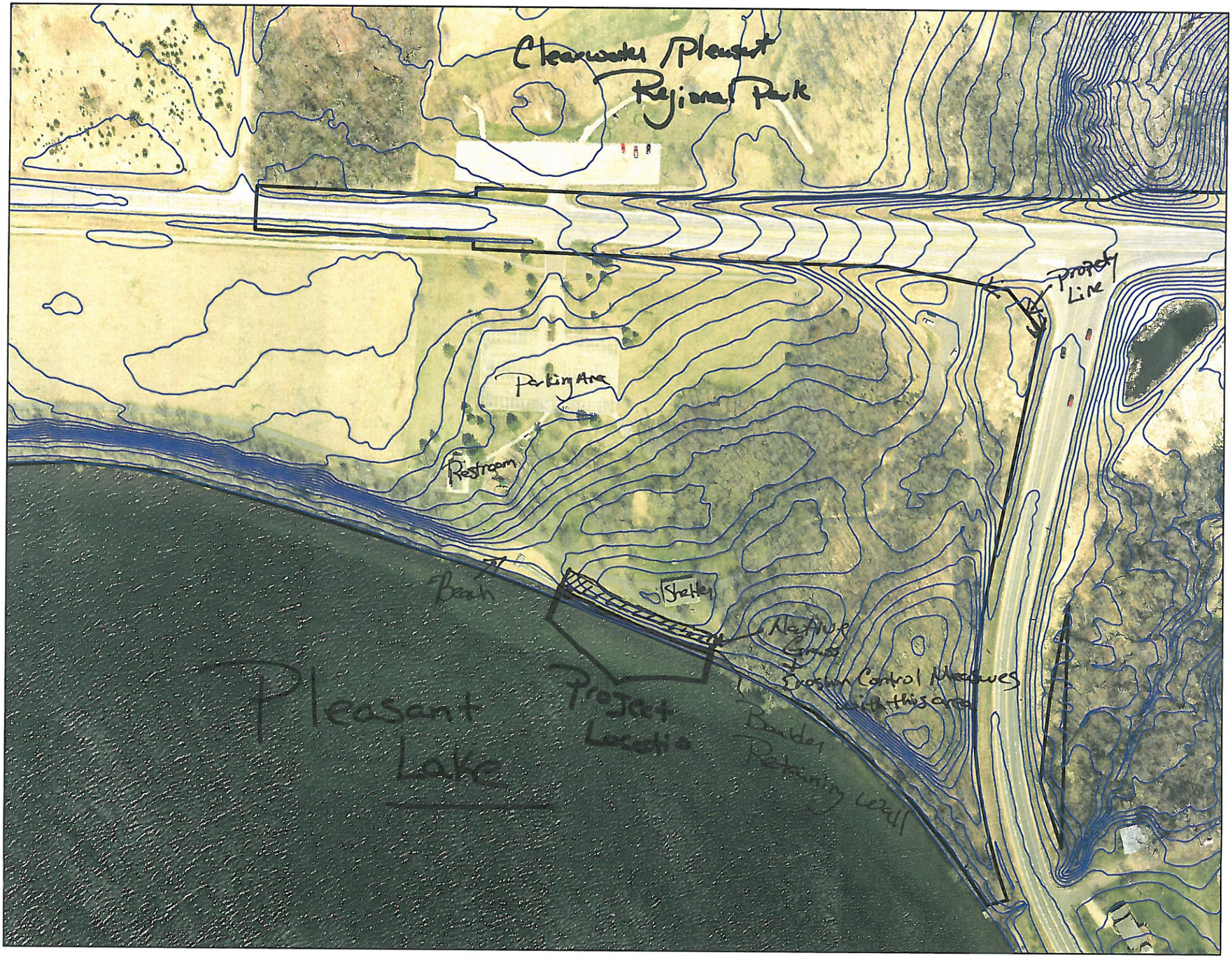

Clearwater/Pleasant
Regional Park
Property Line
Parking Area
Restroom
Beach
Shelter
Native Grass & Erosion Control Measures with this area
Project Location
Pleasant Lake
Boulder Retaining Wall

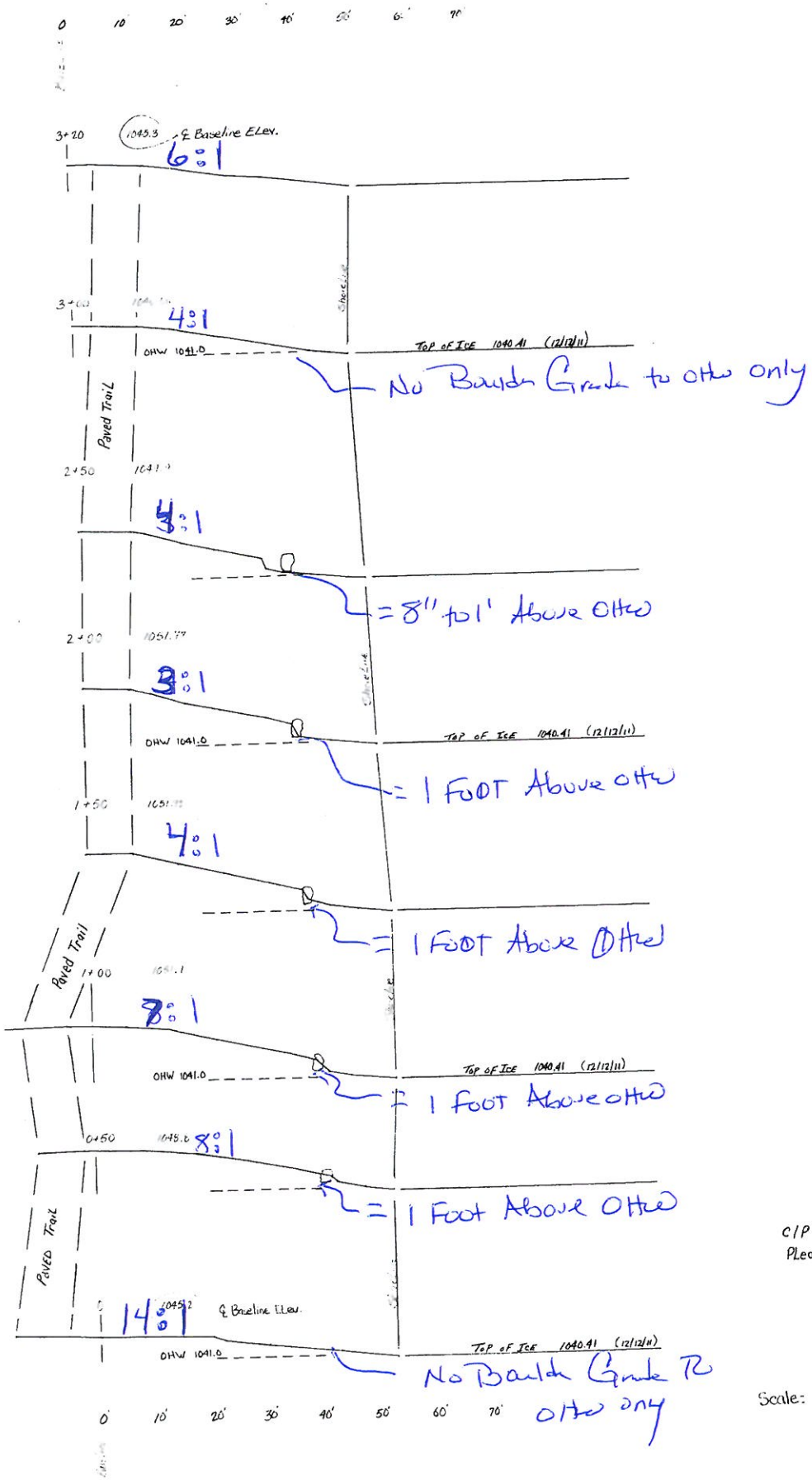
Clearwater/Pleasant Regional Park

Google earth

miles 100
km 200

Key

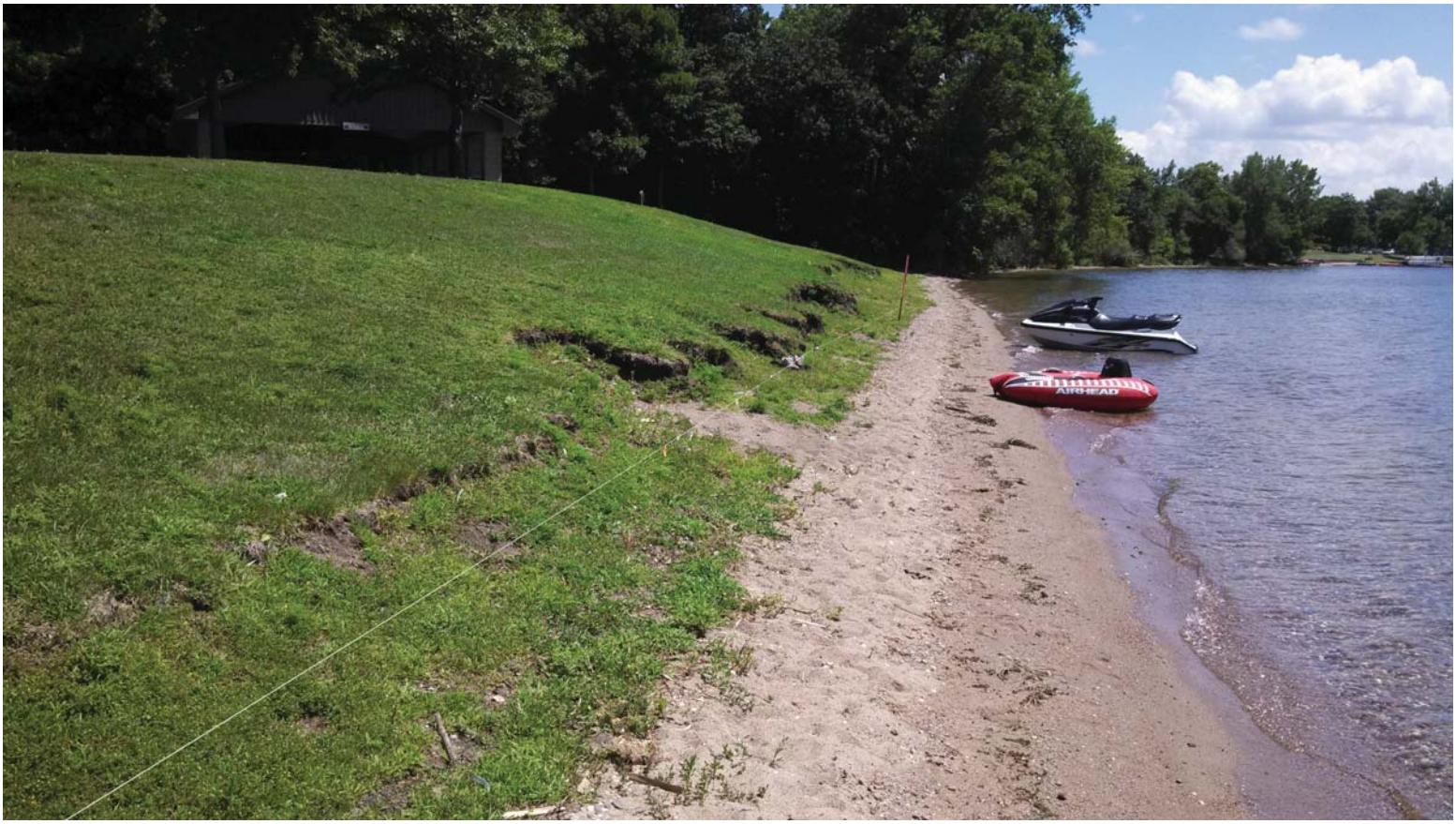
1. Bathhouse = 985
2. Playground = 3,850
3. Picnic Shelter = 1,964
4. Parking Area = 27,524
5. Swimming Beach =
6. Project Site =



C/P Shoreline / Near Shelter
Pleasant Lake OHW = 1041.0 (NGVD29)
Fri 2/3/12

Thurs 7/25/13
Note: Top of Water 1040.50

Scale: Vertical 1" = 10'
Horizontal 1" = 10'


AIRHEAD