

CORINNA TOWNSHIP
County of Wright
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Dear Area Landscaper/Building Contractor:

Corinna Township would like to take this opportunity to remind your business of a number of shoreland-specific regulations¹ within the Township's Zoning Ordinance. We understand that there is sometimes confusion regarding these regulations and would appreciate your cooperation in ensuring they are met as you work with the Township's shoreland property owners.

As many of you are aware, Corinna Township began administering shoreland zoning ordinances in 2011 under an agreement with Wright County. As such, the Township has been responsible for enforcing the various shoreland regulations that are contained within its ordinances and which largely mirror the regulations enforced by Wright County².

Verify Impervious Coverage

1. *Impervious surfaces are limited to a percentage of the total lot size.*
Buildings are limited to 15% of the total lot and all impervious surfaces (including buildings) are limited to 25% of the total lot.
2. *Coverage is calculated separately for each side of a public road or easement.*
If a road or road easement splits a property into two parts, each part is calculated separately. Check with the township to verify whether a road or easement is considered public.
3. *While not all impervious surfaces require a permit, they all count towards these limits.* If you are working on a project that involves new or larger patios, retaining walls, landscaping areas underlain with plastic, driveways or other hard surfaces, check with the Township *before you begin work* to ensure that the property will not exceed the 25% limit.
4. *What is considered impervious?*
 - a. *All buildings* (anything with a roof) are impervious.
 - b. *Gravel driveways* are impervious, due to a 2007 change in the Wright County Ordinance.

¹ "Shoreland" is any land within 1,000 feet of a DNR-protected lake or stream. DNR-protected lakes in Corinna Township include Cedar, Sugar, Bass, Pleasant, Clearwater, Indian, Mink, Somers, Sandy, Nixon, Long and several unnamed lakes. There is also a DNR-protected stream running between the NW corner of Cedar Lake and Section 32 south of State Highway 55.

² By state law, a Township's zoning and shoreland regulations must be at least as restrictive as its County. A Township can choose to be more restrictive.

- c. *Landscaped areas* underlain with plastic are considered impervious. Use of landscape fabric that allows water to flow through is not considered impervious.
- d. *Open decks* and *most patios* are impervious.
- e. *Pervious pavers* will be considered 50% pervious³ if they are designed and installed as per manufacturers specifications and are approved by the Corinna Zoning Administrator. This credit only applies when they are used for non-driving areas (patios, sidewalks, etc...)
- f. *Block retaining walls* will be considered impervious.
- g. *Boulder retaining walls* will be considered 50% pervious³.
- h. *Rock riprap* installed at the shoreline as per DNR requirements and which does not extend further away from the lake than necessary for wave- and ice-related erosion protection are not considered impervious (even if underlain with plastic).
- i. *Roof overhangs and cantilevers* are not considered impervious, up to 24 inches in width. Wider eaves or cantilevers will be counted as impervious.

Obtain Required Permits

1. Administrative (“over-the-counter”) permits are required for the following types of projects:
 - a. **Any alteration to the existing landscape** (anywhere within 1,000 feet of a lake) that would:
 - i. change existing drainage patterns beyond the subject property; or
 - ii. be reasonably expected to cause flooding or erosion; or
 - iii. deprive an adjoining property owner of lateral support; or
 - iv. permanently remove or destroy the present ground cover resulting in less beneficial cover for present and proposed development, uses and enjoyment of property.
 - b. **Ten (10) cubic yards of material or more.** If your project will involve bringing in or moving around 10 cubic yards of soil, black dirt, rocks, retaining wall block, mulch or other materials, it will likely require an administrative permit. This applies to the shore impact zone, any bluff impact zones or any areas with steep slopes. Check with the Township to ensure you are properly permitted *before beginning any work*.
 - c. **Fifty (50) cubic yards of material or more.** If your project will involve bringing in or moving around 50 cubic yards of soil, black dirt, rocks, retaining wall block, mulch or other materials, it will require a public

³ For example, if there is 100 square feet of such improvement, only 50 square feet will count as impervious.

hearing for a conditional use/land alteration permit. This applies to all shoreland areas (within 1,000 feet of a lake). Check with the Township to ensure you are properly permitted *before beginning any work*.

2. ***Exempted material.*** The following excavations or earth work are generally exempted from the above calculations. Silt fences or other temporary erosion control may be required even if a separate land alteration permit is not required.
 - a. ***Some Basements:*** Basement excavations will not be counted only if the excavated material is hauled away within 24 hours of it being excavated. If stockpiles are to remain longer than 24 hours, silt fence around that stockpile would be required and a land alteration permit may be required if it is to stay onsite for extended periods of time.
 - b. ***Septic systems:*** Material brought in or excavated out for the purpose of installing a sewer system will not be counted.
 - c. ***Some Driveways:*** Driveways which involve only minor changes to the existing landscape will not be counted. If the construction of a driveway requires significant alterations to the landscape, or if it is being raised to meet floodplain elevation requirements, a permit will likely be necessary. Check with the Township Zoning Administrator.

Install and Maintain Temporary Erosion/Sedimentation Control

1. ***Temporary erosion/sedimentation controls and practices are required for most every project within a shoreland area.*** The Township requires that silt fences, biorolls/logs, or other best management practices be installed and maintained on any project which involves the potential for soil erosion or sedimentation. Please ensure that these are part of your bids to shoreland property owners and that they are aware of their necessity. Such features will be inspected to ensure they are properly installed and maintained during the construction process.

Thank you for your cooperation. The fewer problems the Township experiences with these issues, the less likely it has a need to create additional requirements or regulations for contractors and landowners.

If you have any questions, please do not hesitate to contact the Township Zoning Administrator at 320-759-1560 or toll free at 888-439-9793. The Township can be reached directly at 320-274-8049.

Sincerely,



Ben Oleson
Hometown Planning
Corinna Township Zoning Administrator