

CORINNA TOWNSHIP  
MINUTES  
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION  
January 8, 2019  
7:00 PM

Guck called meeting to order at 7:00pm on January 8, 2018

Board of Adjustment/Planning Commission Members Present: Al Guck, Larry Smith, Steve Niklaus, Dick Naaktgeboren, Ben Oleson (Zoning Administrator)

Absent: Bill Arendt, Barry Schultz

Other in Attendance: Louis Lee, Arthur Quiggle, John Bartzen, Charlotte Quiggle.

Additions or Deletions to the Agenda: Smith made a motion to approve the agenda with the addition of training. Naaktgeboren seconded the motion. Motion approved unanimously.

Public Hearings

(Tabled from December 2018 meeting) Requests related to the replacement of a 24' x 32' fire-damaged home with a new 28' x 56' dwelling. Approvals required include variances for building coverage of approx. 23.3% (max. 15% allowed), total impervious coverage of approx. 43.9% (max. allowed 25%) and installation of a Type III sewer system to serve a new dwelling on a nonconforming lot (Type I required).

Property Owner: Louis Lee

Property address: 8050 Griffith Ave NW, Maple Lake

Sect-Twp-Range: 24-121-27

Parcel number(s): 206017002060

**Present:** Louis Lee

**Guck:** This was tabled last month to research options to either downsize the house or purchase additional land to accommodate the home.

**Lee:** We are not going to be able to purchase additional land to the North, we did go back to the place where they were looking at the first home and found that they do make a 28x32 home, which is the smallest the make. We are hoping to get a variance for that size.

**Oleson:** That would be the main difference, it would bring the impervious down to 37% from the current home which was at 41%. The main issue here is the impervious, they are meeting there setbacks. It would be 28x32 which is 4ft bigger than the original home.

**Guck:** Is there an issue with the septic?

**Oleson:** We do have a couple of designs, it will be a Type III, so that will also be a variance since when building new it should be a Type I. Type III just means it is a smaller drainfield.

**Audience:** None

**Naaktgeboren:** Will they meet the side yard?

**Oleson:** Yes

**Naaktgeboren:** What would we gain if we eliminate gravel?

**Oleson:** You could state they can have no get gain or you can state that he has to remove more like one and half times more.

**Naaktgeboren:** If they remove some of the parking will it bring it to 37%?

**Oleson:** The cleanest way to do this would be to state a certain percentage you want them to be at. They have already removed some of the impervious to bring it down. Based on original proposal they would remove 384 sq ft of gravel & 64 sq ft of concrete for a total of 448 sq ft.

**Smith:** I would like to see at least 2x impervious removed which would be 256 sq ft which looks like they are already doing that. The difference from the original house to the new house is 128 sq ft and 2x that would be 256.

**Niklaus:** I would agree if those things are done it would be ok with me.

**Naaktgeboren:** I am ok with that too and making sure you have the new sewer.

**Guck:** My biggest concern was the septic, so I am good with it.

Smith made a motion to approve the Variance to replace a 24' x 32' fire-damaged home with a new 28' x 32' dwelling. Impervious coverage to be reduced from the approx. 40.9% existing to approx. 35.5%. Building coverage to be approx. 16.4%, up from the existing approx. 15.7%. Installation of a Type III sewer system to serve a new dwelling on a nonconforming lot with the following conditions:

1. A minimum of 250 square feet of impervious surfaces must be removed from the site, which may include the surfaces already removed since the fire damaged the previous home (and including the removal of a 43 sq ft shed).
2. The new septic system must meet all required setbacks.

Naaktgeboren seconded the motion. Motion carried unanimously.

(Tabled from December 2018 meeting) Requests related to the construction of a 28' x 40' dwelling and 6' wrap-around open deck to replace an existing 24' x 32' cabin and wrap-around open deck and the installation of a new septic system. Approvals required include variances for the construction of a structure approx. 45 ft from Sugar Lake (min. 75 ft required) and 12.7 ft from a side lot line (min. 15 ft required). Sewer system to be installed approx. 0.5 feet from an existing ingress/egress easement containing a township-maintained road.

Applicant: Arthur and Kathleen Quiggle

Property address: 10815 Hollister Ave NW, Maple Lake

Sect-Twp-Range: 11-121-27

Parcel number(s): 206000111101

**Present:** Arthur Quiggle

**Quiggle:** I have moved it back we also included the buffer zones we talked about. We also had to make sure the septic would be able to fit in there. I went to Bernie Miller and he designed a septic system. We looked at turning the house and he said it would be too close. The house is moved to the 45ft. We talked about going higher, I met with Ben and we designed it as a 40x28 with a second story. Not sure we will do that but wanted to put that in there.

**Oleson:** You are saying that this two story that you're proposing would be your maximum height.

**Quiggle:** Correct, not sure we will do that, just wanted to propose it and get approved for it in case we decide to go up.

**Oleson:** So 28' x 40' would stay the same, he did move it back to the 45ft from the lake to the deck which was discussed last month. It does still fit in the sewer system, it would meet the

10ft setback, and it would be about ½ ft from the easement. The other change is from a one story walkout to a two story walkout so is the height ok. Just to note that the 10ft to a property line, this is a little different since this is a road easement and not a property line. Still have the 12.7 ft setback from the south. Did you say you may not need that deck?

**Quiggle:** Not sure we will need it, however, wanted to leave it on just in case. If we have it, it may only be 3ft off the ground. I wanted it left on as a discussion point.

**Oleson:** He did put together information for temporary and permanent storm water. Another thing we talked about the hole that is there.

**Quiggle:** We may need some retaining walls, we have some fill that will be brought around and graded.

**Oleson:** My concern there would be if they need more than 50 cu yards of fill, however, it does not appear there will be. So the variances needed are; Lake set back of 45ft (75 ft required) 12.7ft side yard (15 ft required), Sewer system ½ ft road easement, height for the two story- it meets the requirement, however, since it is within the lake setback we do have to approve that.

**Audience:** None

**Guck:** How does the 45 ft compare to others?

**Oleson:** On the one side there is a one story with a walk out, however, it is fairly high closer to a 1.5 story, they are about 65 ft back, however Quiggle's property is lower. (Oleson pulled up the map)

**Niklaus:** It looks like it will not be blocking any views.

**Guck:** In the plans it indicates a 9 ft high ceilings, Maybe look at 8ft to keep the height down.

**Niklaus:** I think you did what we asked and I am good with it.

**Naaktgeboren:** I agree you did what we asked, however, I do think going 8ft ceilings would be better.

**Smith:** I agree, I would like to see the second floor limited to 8ft and no more than a 6/12 roof pitch.

**Quiggle:** If I am lowering the pitch, can I gain that back in the ceiling height?

**Smith:** I would prefer not. I also have a little problem have an issue with the side yard setback. I would prefer if it is only 3ft you can have a step and side walk, so I am not in favor of the side yard setback.

**Guck:** I agree, I too would like you to stay with the 15 ft.

**Quiggle:** In talking with Bernie he did want to angle the house as he was worried about the water and run off.

Smith made a motion to approve the variance to construct a 28' x 40' dwelling and 6' wrap-around open deck to replace an existing 24' x 32' cabin and wrap-around open deck. New home and deck to be moved back to be no closer than 45 feet from the lake. Variance to install a septic drainfield approx. 17.9 feet from the covered porch. It is also noted that the septic system will be installed approx. 0.5 feet from an existing ingress/egress easement containing a township-maintained road with the following conditions:

1. New home, if expanded to a two-story, shall have a maximum floor to ceiling height of 8 feet in the 2nd level with a maximum 6/12 roof pitch. Basement and first floor to have a maximum floor to ceiling height of 9 feet each. If home built remains a one-story home, it shall have an maximum floor to ceiling height for the basement and main level combined of 18 feet, a maximum sidewall of 9 feet and a maximum 8/12 roof pitch.

2. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between any areas of disturbance (if there will be any) and the lake as well as to any neighboring properties which are downslope of the disturbed areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established.
3. The applicant shall implement the permanent stormwater management plan as depicted in the plan submitted with their revised application by Miller's Sewage Treatment Solutions (Job No 2018-511 dated January 8, 2018 (sic - actual date should have read 2019) involving the installation of two native vegetative buffer areas and two rain gardens. The plan should be implemented at the time of construction or within a reasonable time period after construction is completed and maintained indefinitely.

Naaktgeboren seconded the motion. Motion carried unanimously.

Naaktgeboren made a motion to approve the December 11, 2018 meeting minutes. Smith seconded the motion. Motion carried unanimously.

#### Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions

#### Other Business:

Smith made a motion to nominate Al Guck as Chairman, Naaktgeboren seconded the motion. Motion passed unanimously. Naaktgeboren made a motion to nominate Larry Smith as Vice Chair. Niklaus seconded the motion. Motion passed unanimously.

Ben Oleson conducted training with the board members.

Smith made a motion to adjourn. Naaktgeboren seconded the motion. Motion approved unanimously at 8:48 pm

Prepared by Jean Just