

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
September 10, 2019
7:00 PM

Guck called meeting to order at 7:00pm on September 10, 2019

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

Absent: Barry Schultz, Steve Niklaus

Others in Attendance: Jane Hurley, Mike Dougherty, Diane Wiltermuth

Additions or Deletions to the Agenda: Smith made a motion to approve the agenda as presented. Arendt seconded the motion. Motion approved unanimously.

Public Hearings

(Tabled from August meeting) Requests related to the construction of a 30' x 40' detached tuck-under garage. Approvals required include variances for the garage to be within the required 100 foot setback to Somers Lake, within the required 65 foot setback to the centerline of a township road, and with a sidewall height taller than the maximum allowed 14 feet.

Applicant: Jane Hurley

Property address: 6373 80th Street NW, Maple Lake

Sec/Twp/Range: 25-121-27

Parcel number(s): 206017003100

Present: Jane Hurley

Hurley: As we discussed this is a unique property. It is a steep driveway so one of my concerns is that the water coming down the driveway does not end up in the garage. We did remove the outhouse. Based on suggestions we moved it down to the bottom. The back half will be more of shop and there is no longer a tuck under, just a slab. We talked with the septic people and they did not see any issues as to where we are putting the garage. The shed that is there will be moving back and put it on blocks.

Oleson: Variance is for the lake setbacks, 21ft & 39 ft for the shed. These are approximate based on the scale on the survey. It is a peninsula. We eliminated the side wall height and road set back. It is large enough at 25,000 sq ft. lot for this size shed. I did talked to sewer guys at county and they are fine with it as long as you do not put footing in it.

Audience: None

Naaktgeboren: How far is the highline pole?

Oleson: Guessing about 10ft.

Hurley: Hoping to move the pole and lines underground or move the pole.

Naaktgeboren: I am wondering if driveway could come around the other way. Seeing if it could be moved to the South or Southwest. Not sure if you could get your driveway around there? Maybe you have to cut the size a little more to get a little further from the lake.

Hurley: If we push it further we are not going to get a driveway in there or be able to turn to get into the garage.

Naaktgeboren: Can you make the garage a little narrower?

Hurley: So how about going 24x40?

Smith: How much fill will you need to bring in for the garage doors?

Hurley: Just enough for an overlay, I want to keep it as low as possible.

Smith: I just want to make sure you do not have to add much fill. I like that you did most everything that we asked for. I don't know if you can get it a little narrower. I understand why you do not want to go any closer to the lot line. I would say with going with 26ft and go with one door.

Arendt: I agree if we can get it under 30ft, I would be fine with 26x40.

Guck: I am in agreement that we are too close to lake. I would like to see it narrowed down a little.

Discussion on where to put the garage.

Smith made a motion to approve a variances for a 26' x 40' garage to be approx. 29 feet from Somers Lake (min. 100 foot setback required) and for a 12' x 12' shed to be approximately 39 feet from Somers Lake and 56 feet from the centerline of a township road with the following conditions:

1. That the size of the proposed 30' x 40' garage be reduced to no greater than 26' x 40'.
2. That the garage be moved so that it is located no more than 17 feet from the west property line so as to achieve a lake setback of approximately 29 feet.
3. That all building and impervious coverage limits must be met.
4. 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.
5. The applicant shall submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation and to allow adequate time for infiltration or other treatment of rainwater from the lot prior to it flowing into the lake. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, or other acceptable best management practices. Once approved, 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.

Requests related to the construction of a 10' x 12' storage building. Approvals required include variances for the shed to be approximately 50 feet from the centerline of State Highway 24 (min. 130 feet required) and approximately 7 feet from the ordinary high water level of Pleasant Lake (minimum 10 feet required).

Applicant: Dougherty Living Trust

Property address: 8228 State Highway 24 NW, Annandale

Sec/Twp/Range: 20-121-27

Parcel number(s): 206000202201

Present: Mike Dougherty

Dougherty: I am looking for a storage shed on lake side. It will be a prebuild on skids.

Oleson: The variance is the road setback only since they are meeting lake and side yard setback. Talked with MN DOT and they are ok with it as long as it does not go in the right of way.

Audience: none

Smith: Where does it fit if you did the 130 foot setback?

Oleson: It would be in the water.

Smith: Not much room there, pretty tight.

Dougherty: It's the biggest piece on that side of the lake. With the tree's it will not be very noticeable.

Smith: Will you have to do any excavation?

Dougherty: I will have to put a little conbit to make sure it nice and level.

Arendt: The others are the lake are smaller so this would be largest one on the stretch. My concern is that they have to be 10ft from the OHW. I feel you need to meet the 10ft OHW and not 7ft. as stated in the request. .

Oleson: He may be 10 ft back I just wanted to be sure.

Naaktgeboren: My only concern was what the state said if they are ok with it, I'm fine with it.

Guck: I am fine where you're going to put it.

Naaktgeboren made a motion to approve variance for a 10' x 12' water-oriented accessory structure to be located approximately 50 feet from the centerline of State Highway 24 (min. 130 feet required) and deny request to be seven feet from the ordinary high water level of Pleasant Lake with the following conditions:

1. That the structure not be placed within the state highway right-of-way.
2. That the setback to the ordinary high water level be 10 feet (and not further away so as to maximize the road centerline setback).
3. The 10-foot dimension of the shed must be placed between the lake and road so as to maximize the road centerline setback.

Smith seconded the motion. Motion approved unanimously.

Arendt made a motion to approve the meeting minutes of August 13, 2019. Smith seconded the motion. Motion approve unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions

Other Business

Discussion - Vacation rental regulations; included Stearns & Douglas, any comments, int. - no approval as long standards.

Board had discussion regarding types of rental regulation. They will review the Stearns & Douglas regulation and discuss further at the next meeting.

Discussion - Shared driveway regulations

Smith made a motion to adjourn. Arendt seconded the motion. Motion approved unanimously at 8:45 pm

Prepared by Jean Just