

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
December 10, 2019

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

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

Absent: None

Others in Attendance: Bernie Miller, Joy Carlson, Randy Maanum

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

Public Hearings

Requests related to the construction of a new septic system drainfield to serve an existing cabin. Approvals required include variances for a Type 3/4 septic system drainfield to be approx. 3 feet from the south side lot line (min. 10 feet required), 4.9 feet from an existing garage on the property and 9 feet from an existing garage on the adjacent property to the south (min. 20 feet required), and 10 feet from the surface of a township road.

Applicant: John and Janet Gibson

Property address: 11053 Lawrence Ave NW, Annandale

Sec/Twp/Range: 6-121-27

Parcel number(s): 206000064411

Present: Joy Carlson, Bernie Miller

Miller: The system is not compliant and we cannot put the septic in same location, due to shallow well. Hands are kind of tied since we would have variances no matter what we do. Soils are slightly better in the location we would like to go. This is similar to what we did for another one down the road.

Oleson: The variance has to do with the side lot lines, building and road. South side yard setback will be 3ft, 9 ft from building, and just under 5 ft from other garage and then the road one and is 10ft from the surface of the road and the property line.

Miller: I do not want to make it any smaller as it is big enough for a 2br house.

Oleson: There is wetland back there and you would have the 10 year flood plain.

Miller: The bottom of the septic has to be ½ ft above the 10 year flood elevation. So the system will be raised up to meet that requirement.

Oleson: Looking back at past information, they allowed for garage which did create the situation a little bit, however, the shallow well creates more of a problem.

Schultz: Do you have to bore deeper when it is across the road?

Miller: Yes, it would be a directional bore and Flygare has done most of these.

Audience: None

Niklaus: Neighbors have no objection?

Oleson: We have not received anything.

Niklaus: This has to be reviewed once to twice a year, and who follows up on that?

Miller: The County keeps track of that.

Schultz: I'm good.

Naaktgeboren: question on the tanks, where do they sit?

Miller: The first tank will be in the flood plain. There is no way to stay out of the 100 year flood elevation and we are above the 10 year elevation.

Naaktgeboren: Will they need an encroachment agreement?

Smith: Just so we are notified not too much of an issue. My concern would have to do with the garage, if they wanted to rebuild would they have to be above the OHW and would that affect the septic?

Oleson: If it under 500 or so sq ft they can be below the flood plain, however, it has to be flood proof. If over 576 sq ft it would have to be raised on fill.

Miller: The drain of the septic would be about the same as the 100 yr. flood elevation, you could potentially raise it up and not have to worry about the fill.

Arendt: What are they going to do about parking, since if they are parking on it is not a good thing and are there issues with that.

Miller: Correct, however, it is raised so I'm too worried about it.

Smith: The fortunate part is with the septic gone on the lake side there will be parking available.

Arendt: I am fine with it.

Guck: just looking at the elevation would it come to the height of the tires then taper?

Miller: Yes

Niklaus made a motion to approve the variances for a Type 4 septic system drainfield to be approx. 3 feet from the south side lot line (min. 10 feet required), 4.9 feet from an existing garage on the property and 9 feet from an existing garage on the adjacent property to the south (min. 20 feet required), and approximately 8-9 feet from the surface of a township road with the following conditions:

1. 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.

Schultz seconded the motion. Motion approved unanimously.

Requests related to the construction of a 3.3 ft x 12 ft (40 square foot) dwelling addition to an existing dwelling. Approvals required include a variance to construct a dwelling addition approx. 8-9 feet from a side lot line (min. 15 feet required), 48 feet from Sugar Lake and attached to a dwelling that is approx. 38 feet from Sugar Lake (min. 75 feet required) on a parcel that currently contains about 32% impervious coverage (max. 25% allowed). Applicant intends to have a net reduction in impervious coverage as a result of the project.

Property Owner: Randy Maanum
Property address: 10973 Lawrence Ave NW, Annandale
Sec/Twp/Range: 7-121-27
Parcel number(s): 206034000350

Present: Randy Maanum

Maanum: We have a family cabin in 1979, we moved in around 2008, there is not a closet at all it is 650 sq ft. The proposal is to add a bump out on the south side 12x40 to make a closet.

Oleson: The variance is for the side lot line is about 9ft and the lake which is further back than existing house is. The other issue is that the lot as I figure it is at about 31% impervious, the green is what he would remove to get him down to the 25%. I can't say that for sure as we do not have a survey. He would remove a good portion of the driveway portion and remove the neighbor's driveway that comes across his lot.

Maanum: They do have a driveway on the other side of their lot.

Oleson: They did get a variance that was approved, however, they did not to do that. We did get two comments from the Audience.

Audience: The two received: They were emailed to us, both concerned over changes to the land on the back portion of the property wanting to make sure the numbers are correct. Some concern with trees coming down, however, we do not regulate trees and boats etc. on the property. One was anonymous, the other one that was signed only with a first name.

Arendt: I am torn in the since that it is a small lot, and adding on just for a closet seems fine. What I like is that your going to bring it down to 25% impervious which I feel is more important than the side yard lot line.

Smith: My biggest concern is making sure we get down to 25% impervious and how do you get down there.

Oleson: My only concern is the removal of driveway and make sure there is space for parking.

Smith: The part you're removing is dirt and you will remove and turn into grass, and I just want to make sure that you are down to 25%.

Schultz: How big is that little shed and could you move that?

Naaktgeboren: What are the sheds used for?

Maanum: One is a play house for the kids, second is tool shed and third is a storage shed.

Naaktgeboren: I'm fine.

Niklaus: I share the same concerns with the impervious. Is there a footing?

Maanum: No it is just a bump out.

Oleson: The ordinance does allow for a 30 sq. ft encroachment to the side yard, so if he would have kept to that we would not be here, however, he would like 40 sq ft.

Schultz: My concerns were the impervious and if we can keep to 25% I'm fine with it.

Guck: Mine was the impervious and make sure that it is actuate.

Niklaus: Question regarding property line and how do we determine if he meets the impervious.

Oleson: One way would be to require an as built survey.

Arent made a motion to approve the variance to construct a 40 inch x 12 foot dwelling addition 9 feet from a side lot line (min. 15 feet required), 48 feet from Clearwater Lake and attached to a dwelling that is approx. 38 feet from Clearwater Lake (min. 75 feet required) on a parcel that currently contains about 32% impervious coverage (max. 25% allowed) with the following conditions:

1. 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.
2. The applicant shall remove excess impervious coverage on the lot so as to result in no more than 25% impervious coverage for the portion of the lot on the lake side of Lawrence Avenue NW. This work shall be completed by June 1, 2020 and verified with an as-built survey signed by a licensed surveyor that shall be submitted to the Township.

Smith seconded the motion. Motion carried unanimously.

Smith made a motion to approve the meeting minutes of November 12, 2019. Niklaus seconded the motion. Motion approve unanimously.

Zoning Administrator's Report

Permits: None

Correspondence: Oleson indicated that there was a variance that was approved for tuck under garage and living space, however he did not have a survey. The distance we approved is not correct and wondering if he will need to reapply for a new variance. The board felt that yes he should apply for a new variance so that they can review.

Enforcement Actions: None

Findings of Fact: Previous PC/BOA Decisions: Smith made a motion to approve the findings of fact for Braun, Diedrick, Richter, Steffens, Dougherty, Hurley, Osterbauer, DeSmet, Jackson, Riesgraf, Fischer, Onsrud, Phillips, Little Fork Properties, and Dupay. Arendt seconded the motion. Motion approved unanimously.

Other Business: Vacation rentals – Oleson will discuss with town bard and send examples for all to review. Will add to next month’s public hearing.

Smith made a motion to adjourn. Arendt seconded the motion. Motion approved unanimously at 8:22 pm

Prepared by Jean Just