

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
December 8, 2020
7:00 PM

Guck called meeting to order at 7:00pm on December 8, 2020

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

Others in Attendance or via Computer: Janelle Dixon & Paul Mielke

Additions or Deletions to the Agenda: Smith made a motion to approve the agenda with the addition of clarification of ordinance under other business. Arendt seconded the motion. Motion approved unanimously.

Public Hearings

Requests related to the construction of an approximate 15' x 36' dwelling addition over an existing open deck. Approvals required include a variance for the expansion of an existing dwelling approximately 62 feet from Mink Lake (min. 100 feet required).

Applicant: Janelle Dixon

Property address: 8067 Griffith Ave NW, Maple Lake

Sec/Twp/Range: 24-121-27

Parcel number(s): 206017001020

Present: Janelle Dixon – Paul Mielke

Mielke: Addition on the side of the exiting structure. We would be going over the top of the existing deck & roof line will match up with the roof line of the exiting cabin. Mielke explained where the septic is located in relation to the deck.

Oleson: Site plan from when the deck was added shows the 4ft setback to the tank. The reason for the variance is the lake setback and the sewer that comes into place since the new house is 3ft away we granted this variance in 2012 at 4ft and now it is going to be just a little closer. The portion that is getting closer is cantilevered so the foundation is not getting any closer. It is in line with the exiting house and it is further than the other side of the building. Impervious looks to be ok no survey.

Mielke: Before we did the deck, I did talk with two septic installers and they did not see a problem to get to the tanks if something were to happen.

Oleson: This is not going to increase much due to the cantilevered support.

Mielke: We are not moving any dirt all footings are in place.

Audience: NONE

Smith: My only concern was the septic and that you do have big enough footings for the structure. Just want to make sure you do not get any closer to the septic and not any closer to the lake.

Schultz: My question is the storm water, with the slope of the roof will it put more water on the septic?

Mielke: I will have gutters and will go into the drain tile that is placed in the wood chips.

Naaktgeboren: Looks good to me.

Niklaus: Looks good to me, my only question was the septic and you have addressed that.

Arendt: I am fine with it.

Guck: I do not see any issues.

Schultz: Are you going to put blocks in to enclose it underneath?

Mielke: No it will be open underneath and spray foamed.

Naaktgeboren: Do they need an as built survey?

Oleson: I do not see a need for an as built survey they are well under the 25%.

Schultz made a motion to approve Variance based on the findings of fact for the expansion of an existing dwelling (construction of an approximate 15' x 36' dwelling addition over an existing open deck) approximately 62 feet from Mink Lake (min. 100 feet required) and within approximately 3 feet of an existing septic tank (min. 10 feet required) with the following condition:

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, wetlands, road right-of-way or onto adjoining properties. 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.

Niklaus seconded the motion. Motion approved unanimously.

Niklaus asked if we could take a look at how we do the minutes and see if we can only put the actions in the minutes rather than the complete dialog. Oleson indicated that this would be a town board decision and that he would bring that back to them.

Niklaus made a motion to approve the November 10, 2020 meeting minutes. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions

Other Business

Oleson: Question on interpretation, a 1994 garage, they now want to build this garage and it is still valid since it was grandfathered. The issue is they were granted a variance for the lake & road setback, however, there was no mention of the side yard setback and they are only 2-3ft from the side yard.

Board discussed and felt that they would need to come back for a variance.

Oleson: Question on interpretation for an On/Off Sale Liquor in B-1 zoning district. Hitching Post is looking at adding an off sale. The issue is this is zoned B-1 and B-1 does not list on/off sale B2 does allow. However, they business was there before zoning so thinking it should be grandfathered just want your thought. The Board had discussion and feel that they would be grandfathered and are already doing on/off sale liquor sales.

Oleson: There is a landscaper looking to redo some work in a bluff area. They are redoing the retaining wall and patio, there is a flat area that has been there a long time and they are wondering if they can do a boat house structure there. Normally we do not allow in the bluff, we do at the bottom of the bluff and there are no setback issues. Naturally it would not be allowed as it is usually all a bluff, however, they currently have a cut out that has been there for years, so would it be allowed? After discussion the board felt that they would like to see a plan so they would need a variance.

Smith made a motion to Adjourn. Schultz seconded the motion. Motion passed unanimously at 8:04 pm.

Prepared by Jean Just