

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
February 9, 2021

7:00 PM

Guck called meeting to order at 7:00pm on February 9, 2021

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

Absent: Larry Smith & Steve Niklaus

Others in Attendance or via Computer: Robin Berg-Moody, Mike Moody, Kris Schwickerath, Monica Schwickerath, Marty Ferguson; Online: Tracy, Beau Munsell, Ben Oeth, Janet

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

Public Hearings

Requests related to the construction of a detached garage. Approvals required include variances to construct a 26' x 36' detached garage on a lot that is currently at approximately 37 percent impervious coverage and will be reduced to approximately 30-31 percent coverage (max. 25% allowed).

Applicant and Property Owner: Kris M & Monica H Schwickerath
Property address: 11571 89th St NW, Annandale
Sec/Twp/Range: 19-121-27
Parcel number(s): 206062000140

Present: Kris & Monica Schwickerath

Schwickerath: Looking at building a detached garage as they are running out of space.

Oleson: Variance has to do with impervious coverage that is currently at 37%, they will be reducing that coverage to approximately 30-31% and 25% is what is allowed. They have done some work already by removing the Boat House, sun room, old garage and some landscaping.

Audience: None

Schultz: No concerns

Naaktgeboren: No concerns

Arendt: Noted that the long driveway does not give a lot of options, wondering if there was a possibility to reduce the size of the garage.

Guck: No concerns

Naaktgeboren made a motion based on the finding of fact to approve Variances to construct a 26' x 36' detached garage on a lot that is currently at approximately 35 percent impervious coverage and will be reduced to approximately 30.5 percent coverage (max. 25% allowed) 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.

2. 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.

Arendt seconded the motion. Motion approved unanimously.

Requests related to the construction of storage buildings for use by an existing multi-location business and for rental storage. Approvals required include a conditional use permit to allow for storage/warehousing in an I-1 General Industry district.

Applicant and Property Owner: FERGSBA LLC

Property address: None (67th Street NW)

Sec/Twp/Range: 33-121-27

Parcel number(s): 206000332400

Present: Marty Ferguson

Ferguson: Indicated that he purchased the property in the December, and that he owns FS3 on the corner of County Road 6 & Hwy 55. Looking to build a shed to store our own materials, trailers, equipment etc. and possibly bigger storage in the future for rental.

Oleson: The request is due to the fact that it is industrial and everything in the district needs to come in for a conditional use permit. There is a residential to the north of this property.

Audience: One comment online was a concern about lighting and traffic for the residential properties across the road.

Ferguson indicated that at this time it will only be our building and it would be during normal business hours

Arendt: Concern regarding lighting and making sure it is not going to be shining towards the residential properties.

Schultz: Has the same concerns with lighting.

Naaktgeboren: Questions regarding Height of building at 16 - 18ft and would felt we need to look at tree's for screening and asked if that would be approved administratively.

Oleson: Indicated that it could be a requirement and approved by the administrator.

Guck: Concern regarding making sure there is enough room for tree's.

Arendt made a motion based on findings of fact to approve Conditional use permit to allow for storage/warehousing in an I-1 General Industry district with the following conditions:

1. That the applicant must screen the view of the facility from the residential properties to the north with two rows of shrubs or trees. The type and number/spacing of these trees to be approved by the Zoning Administrator after consultation with Wright County SWCD and the applicant.

2. That all requirements of the Township Land Use Ordinance are met, including but not limited to, setbacks, impervious coverage, building height, landscaping, signage, stormwater, wastewater treatment, and parking.
3. That all requirements of the MN DoT are met in relation to stormwater management.
4. That no access to the property be created from State Highway 55 without MN DoT approval.
5. That all lighting on the property be directed away from the residential properties to the north or east. A lighting plan shall be submitted to the Zoning Administrator for approval prior to the issuance of permits to begin construction on the buildings.

Schultz seconded the motion. Motion approved unanimously.

Requests related to the placement of a pre-built shed. Approvals required include a variance to place a 12' x 24' portable shed approximately 20 feet from the right-of-way and 39 feet from the centerline (min. 65 ft required) of a township road.

Applicant: Michael Moody and Robin Berg-Moody

Property Owner: Deborah M Ergen

Property address: 11173 Hart Ave NW, Maple Lake

Sec/Twp/Range: 2-121-27

Parcel number(s): 206056008050 and 206056008040

Present: Michael Moody & Robin Berg Moody

Moody: Just purchased the property and we would like to move in a shed as there is not a garage on this property. We would like to put the shed where the carport is rather than in the low area.

Oleson: The reason for the variance the road set back. If they move it back the distance it will now be further than what they originally requested. The side yard would be 10 feet and they should be able to meet that.

Moody: Asked questions regarding the property across the road and all the water draining onto this property and if there is a way to drain to the pond down further. Not sure if something can be changed to change that.

Audience: Neighbor had sent some pictures showing when the water was at its highest and indicated that water sits in the low spot on this property. It will go down pretty fast and it does not happen all the time but wanted to make sure they are aware and do not have water issues in their shed. Glad they are going to be moving to where the carport was just want to make sure they meet the side yard setback.

Discussion regarding side yard and if they can meet that or needed to have a variance to be closer.

Naaktgeboren: No concern with new location and getting garage approximately 10ft side yard

Schultz: No concern

Arendt: Question regarding if the parcels should be combined – This has been discussed and plan on combining them.

Guck: No Concern

Naaktgeboren made a motion based on the findings of fact to approve variance to place a 12' x 24' portable shed approximately 54 feet from the centerline of a township road (min. 65 ft

required) and approximately 10 feet from the side lot line (min. 10 ft required). Requested setback variances as per the modified proposal presented by the applicant during the meeting.

Schultz seconded the motion. Motion approved unanimously.

Requests relating to the construction of a detached garage. Approvals required include variances to construct a 28' x 40' single story detached garage approximately 0.8 feet from a side lot line (min. 10 ft required). Garage is to be 45' from Sugar Lake (min. 75 ft required) and 45' from the centerline of a township road (min. 65 ft required) as previously approved by Wright County variance in 1994.

Applicant: Bronder Construction (Matt Bronder)**March

Property Owner: Chad and Jessica Kelly

Property address: 11970 Gulden Ave NW, Maple Lake

Sec/Twp/Range: 1-121-27

Parcel number(s): 206086001010 and 206086001012

Naaktgeboren made a motion to table this request. Arendt seconded the motion. Motion approved unanimously.

Requests related to the construction of a new dwelling, attached garage and deck. Approvals required include variances to construct a 30' x 60' single-story dwelling with full basement, attached 10' x 20' open deck and attached 26' x 30' garage approximately 60 feet from Indian Lake (min. 100 ft required) and 45 feet from the centerline of a township road (min. 65 ft required). Lowest floor of dwelling to be 3 feet above the ordinary high water elevation of Indian Lake (min. 4 ft above required).

Applicant: Excelsior Homes West, Inc. (Beau Munsell)

Property Owner: Larry & Lanette Olson

Property address: 10553 Grunwald Ave NW, Maple Lake

Sec/Twp/Range: 12-121-27

Parcel number(s): 206060000070 and 206060000080

Present: Beau Munsell

Munsell: Currently it has two separate parcel id's and will be joining them into one parcel. It would be a modular home with attached garage. Has been working with Ben on location and making sure things are sloping the right way. Currently 45ft from the centerline could possibly make some adjustments if needed. Have to maintain 15ft from the powerline.

Oleson: Olson's were previously in and were approved for a variance, now that they have more room with the movement the road they are back for variances on deck being 60ft from the lake and house 70ft from the house, 45 feet from the centerline of the road and have the lowest floor of dwelling to be 3 feet above the ordinary high water elevation.

Discussion: Board & builder had discussion regarding where the garage could go so that they are getting further away from the road. Oleson did some drawings showing where they could move and making sure they are staying away from the septic. Builder would be happy with at least 10ft he would be happy with that and could make it work.

Audience: None

Schultz: No concerns

Naaktgeboren: No issue with for the lake setback would like to make sure they are 4ft above the Ordinary high water elevation and getting 10ft further from the road. Questions regarding basement and if it will be finished and planned for that for septic.

Munsell: At this time they are not planning on finishing and the septic is designed for a three bedroom.

Arendt: Agreed that it needs to be 4ft above the Ordinary High.

Guck: No concerns

Naaktgeboren made a motion based on the findings of fact to approve Variances to construct a 30' x 60' single-story dwelling with full basement approximately 70 feet from Indian Lake (min. 100 ft required), an attached 26' x 30' garage approximately 55 feet from the centerline of a township road (min. 65 ft required) and approximately 80 feet from Indian Lake (min. 100 ft required) and an attached 10' x 20' open deck approximately 60 feet from Indian Lake (min. 100 ft required) 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.
2. 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.

Schultz seconded the motion. Motion approved unanimously.

Variance denied: Variances to construct an attached 26' x 30' garage approximately 45 feet from the centerline of a township road (min. 65 ft required) and 12 feet from a right-of-way (min. 20 ft required) and to construct the lowest floor of a dwelling to be 3 feet above the ordinary high water elevation of Indian Lake (min. 4 ft above required).

Schultz made a motion to approve the January 12, 2021 meeting minutes. Naaktgeboren seconded the motion. Motion approved unanimously.

Zoning Administrator's Report - No Actions

Permits

Correspondence

Enforcement Actions

Schultz made a motion to Adjourn. Arendt seconded the motion. Motion passed unanimously at 8:34 pm.

Prepared by Jean Just