

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
January 12, 2021
7:00 PM

Niklaus called meeting to order at 7:00pm on January 12, 2021

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

Absent: Al Guck

Others in Attendance or via Computer: Bruce Campbell, Andrew Campbell & Bruce Prevost

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

Public Hearings

(Tabled from November 10, 2020 meeting) Requests related to the construction of a dwelling addition. Approvals required include a variance to construct an approx. 18' x 37.5' and 17.5' x 29' (total of 1,182.5 sq ft) one-story dwelling addition with basement approx. 38.3 45 feet from Cedar Lake (min. 75 ft required) and attached to a dwelling not meeting the required 4 ft elevation above the highest known water level (the proposed basement will meet this elevation requirement).

Applicant: Cathleen, Bruce and Andrew Campbell

Property Owner: Bruce F Campbell Rev Trust and Cathleen L Campbell Rev Trust

Property address: 8433 70th St NW, Annandale

Sec/Twp/Range: 34-121-27

Parcel number(s): 206024000121

Campbell: Bruce Campbell, Andrew Campbell, Bruce Prevost

Oleson: Basically the shifted it back to the 45 feet and submitted a septic compliance certificate and received information indicating it is suitable for a 3 bedroom.

Campbell: Following last meeting you asked we move it back to 45ft, so we reconfigured the additions and made adjustments to the layout. The reality is that most of the addition is more than 45 ft. You wanted us to make sure the septic was suitable for 3 bedroom and we made sure it was compliant.

Oleson: The compliance inspection was done in November. The compliance is to make sure it is not surfacing on the ground, the tank is solid and tight and the drain field is the required distance about the ground water. The comment from Bernie Miller is that when it was designed in 1995 it was designed for a 3 bedroom home and it still meets those requirements. The state and county would require different tanks for today's standards, however, in the inspection everything was working fine and they are compliant.

Audience: None

Arendt: We asked them to move it back and get the septic inspected. They have done what we asked so I am fine with it.

Naaktgeboren: They did what we asked I am fine with it.

Oleson: You made a few changes to the basement anything you want to talk about?

Campbell: Yes we did make some changes, it will be an office and storage room, we did not really know what we wanted down there so some of what was mentioned last time was just what the architect wrote in. The goal right now is to get some storage space down there and mechanicals that will serve the new addition.

Smith: I am good with it.

Schultz: The original plan showed too many possible bedrooms without the sewer being checked out since you did that I am ok with it.

Niklaus: Ben - If an office becomes a bedroom in the future does that require any notification.

Oleson: For it to be considered a bedroom for septic system purposes. It has to have an egress window and a closet. The plan does not show a closet. Not saying they couldn't add that later but it is not in the plan.

Naaktgeboren made a motion to approve the variance based on the findings of fact to construct a one-story dwelling addition with full basement involving three sections approx. 16' x 30', 6' x 24' and 16' x 30' approx. 45 ft from Cedar Lake (min. 75 ft required) and attached to a dwelling not meeting the required 4 ft elevation above the highest known water level (the proposed basement will meet this elevation requirement), with the following conditions:

1. That the applicant shall provide an elevation certificate or the equivalent, prepared by a licensed surveyor, to show that the lowest floor of the proposed addition (basement included) is at least 4 feet above the highest known water level of Cedar Lake.
2. That the applicant must maintain a vegetative buffer at least 15 ft back from the lake directly in front of the proposed addition. This buffer must include at least three trees 6 ft in height and be maintained in perpetuity. The purpose of the buffer would be to maintain vegetative screening, reduce the visual impact of the addition as viewed from the lake, and provide an opportunity for filtration of any stormwater runoff in this area.
3. 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.
4. 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 passed unanimously.

Naaktgeboren made a motion to approve the December 8, 2020 meeting minutes. Arendt seconded the motion. Motion approved unanimously.

Zoning Administrator's Report
Permits
Correspondence
Enforcement Actions

Other Business: Appoint Chairman & Vice Chairman

Niklaus made a motion to appoint Al Guck as Chairman. Schultz seconded the motion. Motion passed unanimously.

Arendt made a motion to appoint Steve Niklaus as Vice Chair. Schultz seconded the motion. Motion passed unanimously.

Discussion on shortening the minutes at this time the board would like to keep the minute's long form. The will review this again.

Arendt made a motion to Adjourn. Schultz seconded the motion. Motion passed unanimously at 7:40 pm.

Prepared by Jean Just