

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
MARCH 25, 2021

CORINNA TOWN HALL
9801 IRELAND AVE NW, ANNANDALE, MN
(or via web/phone web conference – see below for instructions)

7:00 PM

Guck called meeting to order at 7:00pm on March 25, 2021

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

Absent: Bill Arendt

Others in Attendance or via Computer: Schwab, Galaxy Si, Scott, Bruce Champeau, Wayne Dearing, Jim Dearing, John Dearing, Steve, Josh Grangroth, Kristen Bergstrom, Jason Theis, Steve Bruggeman, Melissa Tschohl, Kathy Gruys, Bob Gruys, Kevin,

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

Additions or Deletions to the Agenda; Larry / Barry

Public Hearings

Requests related to the replacement and enlargement of an open attached deck. Approvals required include variances to construct an open 14' x 40' open deck approximately 52.1 feet from Pleasant Lake (min. 75 ft required) and 13.5 feet from a side lot line (min. 15 ft required).

Applicant and Property Owner: Jason Theis/Kristen Bergstrom

Property address: 11451 89th Street NW, Annandale

Sec/Twp/Range: 19-121-27

Parcel number(s): 206062000230

Present: Jason Theis & Kristen Bergstrom

Bergstrom: Would like to replace a deck to be 14 ft x 40 ft wide, stairs that go down to the current concrete.

Oleson: Variance relating to side lot line, 14.5 & 13.5 for the stair way, as noted in the staff report we typically do not require that for stairways that are 4ft wide or less and for the Lake setback. The addition would not add any impervious and they are under their limit.

Audience: None

Smith: Question regarding support and needing footings, concerned with dirt work that close to the lake.

Bergstrom: There will be post footings we are leaving slab so will just be cutting out for the posts.

Schultz: Question regarding the placement of the stairs and if they could be moved to the other side.

Theis: Would like to have come down on the current cement slab.

Naaktgeboren: Was wondering the same thing as Schultz. Not adverse to what you have just saving yourself a variance for the one side.

Niklaus: I agree with everything, was surprised that concrete patios do not count for Lake Setback.

Oleson: Indicated that is how the ordinance is written.

Niklaus: Does not block views – ok with the request.

Guck: Would save a variance on the west side, but ok with the request.

Oleson: Typically they would not need a variance on the west side for just a stairway. So we are only talking the East side.

Naaktgeboren made a motion to approve the variance based on the findings of fact to construct a deck approximately 52.5 feet from Pleasant Lake (min. 75 ft required) and approx. 13.5 ft from a side property line (min. 15 ft 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.

Steve seconded the motion.

Discussion if it would be a 14.5 or a 13.5 variance for the side yard, if the stairs are not going to count as needing a variance then it would be 14.5 ft.

Motion passed unanimously.

Requests relating to the operation of a private/vacation home rental. Approvals required include an interim use permit for the operation of a private/vacation home rental involving both a primary dwelling and a detached guest house.

Applicant: Josh Grangroth (Chartered Vacations LLC)

Property Owner: Clearwater Cabin LLC

Property address: 10755 108th Street NW, Annandale

Sec/Twp/Range: 8-121-27

Parcel number(s): 206000082105

Present: Josh Grangroth

Grangroth: Requesting vacation rental permit on Clearwater Lake. We specialize in cabin & boat rentals. It sits on 3 acres, have completed everything on the checklist that was sent in and will maintain annual septic records. Max of 12 adults.

Oleson: This is the new ordinance for us to deal with vacation rentals. What is triggering this is that there are two structures on the lot and the other trigger was the septic, which was not designed for the number of gallons per day for the number of people staying there. The Intent is that the septic will not get overloaded. The things to decide as you deal with this is one this is an interim use permit which are good for a certain amount of time, you need to decide what

that is. Another thing is the septic and if there are other requirements we want done for extra monitoring or time dosing. The other is the effect on the neighbors.

Audience: Bruce Champeau: Neighboring property owner, appreciate the board going through with this permitting process. Following questions:

*Permit cover VRBO rentals? Yes it goes through the same screening process.

*How many issues have they had or complaints with their properties? Has not had any complaints on his rentals.

*Would the permit be revoked if a number of violations were received? It would depend on what the issue was, and yes it could be revoked or non-renewed.

*Could there be an impact on the neighboring property regarding the septic? There should not be any issue to the neighbor, there could be issues with it backing up into the home itself or the drainfield could get over saturated.

*Is there regulation regarding pets? No conditions in the ordinance.

Jan Bishop - Owner of property indicated they do have conditions in the contract with the renter.

Naaktgeboren: How much use is it during the year?

Grangroth: During the off season we are looking at possibly monthly or weekenders and usually smaller groups. The family plans on using the cabin so mostly 4 night & 7 night rentals during the on season.

Naaktgeboren: Regarding the sewer system; look at if it should have a dosage system so your drain filed is not overused.

Grangroth: Most of the groups consist of small children and occupancy in the winter time is less.

Schultz: I am impressed with what they are doing and if things go bad can we revoke.

Oleson: You can revoke with a public hearing. Explained septic drainfield vs water flow, the possibility of expanding the pressure bed or adding tanks, the question is do we do something now assuming it's going to go bad or do we require more monitoring by a septic contractor.

Schultz: Feels monitoring, there is going to be enough gaps that it may not be a concern.

Smith: Would be in the best interest for the homeowner to have a water meter to make sure it is not being over used.

Niklaus: Like to see we are bringing more people to the area. Our goal is to look at what is good for the environment. Is 12 the number sleeping or all day?

Grangroth: Our contract states 12 only.

Niklaus: Have addressed the water and septic and like the idea of a water monitor.

Guck: I'm good with it. Question regarding tents to add extra people.

Oleson: There is information in the ordinance that does not allow for tents/rv's to add extra people. One of the other items in the ordinance is that they show where the property lines are and parking restrictions.

Smith motion to approve Interim use permit request based on findings of fact for the operation of a private/vacation home rental involving both a primary dwelling and a detached guest house with the following conditions:

1. The interim use permit shall expire two (2) year(s) from the date of approval. Upon expiration, the applicant may re-apply for a new interim use subject to the requirements of the Township ordinances at the time.

2. The applicant shall install a water meter to the existing sewer system. All water meter readings shall be submitted to the Township no less than annually.
3. The applicant shall meet all applicable requirements of Section 781 of the Corinna Township Land Use Ordinance including, but not limited to, clearly demarcating the boundaries of the property with a fence, signage, landscaping or other method as approved by the Zoning Administrator. This shall be completed by no later than June 1, 2021.

Schultz seconded the motion. Motion approved unanimously.

Request for rezoning & subdivision of an approximate 13.7 acre property from General Agriculture (AG), Suburban Residential (a) (R2a) and Suburban Residential (R2) to all Suburban Residential (R2).

Applicant: Robert Gruys

Property address: 6605 110th Street NW, Maple Lake

Sec/Twp/Range: 1-121-27

Parcel number(s): 206000013402 and part of 206000013400

Present: Steve Bruggeman & Bob Gruys

Oleson: Last fall they were here and we approved the first stage and went through final plat process recently. The second stage is 4 lake side lots, 4th one is involving the other plat and moving of the lot line. They are meeting the lot size requirement. They are asking for Rezoning & Subdivision. The rezoning is to R2 which requires 2.5 acres & 200 ft wide. You could act on both or just one. All go as recommendation to board and the county final.

Audience: None

Naaktgeboren: Do we have septic information yet?

Oleson: They will not get until mid-April, you can table, or you could approve with condition that the septic requirements are met.

Naaktgeboren: Looks good.

Schultz: No concerns

Smith: No concerns

Niklaus: No concerns

Guck: No concerns

Naaktgeboren made a recommendation to the Town Board to approve Rezoning the property from General Agriculture (AG) and Suburban Residential (R2) to all Suburban Residential (R2) and Preliminary plat and conditional use permit approval for subdividing the property into a four-lot residential subdivision with lot sizes ranging from 2.5 to 4.9 acres with the following condition:

1. That the applicant provides evidence that each lot can be adequately provided with two private septic drainfield sites.

Schultz seconded the motion. Motion approved unanimously.

Requests relating to the creation of nonconforming parcels through subdivision. Approvals required include variances to create multiple parcels resulting from the relocation of Grunwald Avenue which do not meet the minimum size or width requirements. The resulting parcels are to be combined with adjacent lakeshore lots so as to make those lots larger rather than to be sold or developed separately.

Applicant: Corinna Township
Property Owners: Joni Pollock, Wallace Haase & Diane Peterson, Larry and Lanette Olson and Ryan & Jennifer Smail.
Property address: 10519-10575 Gulden Ave NW, Maple Lake
Sec/Twp/Range: 12-121-27
Parcel number(s): 206143001022, 206143001023, 206143001024, 206143001025 and 206143001026.

Oleson: This has to do with Grunwald Avenue being moved. What that ended up doing is creating a 33ft area that cannot be connected and new PID's that were crated. This has to do with a portion being platted vs the others being un-platted land. This is not unusual, we just require that the parcel id is tied with the lake lot, this is the formal process to do this.

Audience: None

Schultz made a motion to approve based on findings of fact the request for a variance to create multiple parcels resulting from the relocation of Grunwald Avenue which do not meet the minimum size or width requirements. The resulting parcels are to be combined with adjacent lakeshore lots so as to make those lots larger rather than to be sold or developed separately with the following condition:

Niklaus seconded the motion. Motion approve unanimously.

Requests relating to the amending of the Corinna Township Land Use Ordinance. Approvals required include text amendments to Sections 302 (Definitions), 604 (General Agriculture) and adding a new section 765. The purpose of the amendments is to define and allow for "Treatment and Recovery Facilities" as a conditional or interim use in the General Agriculture zoning district and to add performance standards applicable to such uses.

Applicant: Corinna Township

Oleson indicated there has been a change in the county ordinance regarding treatment and recovery facilities to allow for them to be done in AG zoning district as a Conditional Use with some specific standards. The way things work is that we have to be as restrictive as the County if not more restrictive. We can either follow what they have done or we can keep ours the way it is and be more restrictive. If you would like more time we can also table for further review.

Board would like additional information before acting on the change.

Schultz made a motion to table for more information. Guck seconded the motion. Motion approve unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions

Other Business:

Oleson pulled up a property located on the North side of Cedar Lake that has a shed on it, they are looking at splitting of 10 acres with the building and would like to add on to the east side of the building. Basically the question is, is it a business or a Tradesmen yard for storage which does not require a CUP. The intention is to keep equipment in the shed and personal storage. Work is all done offsite, may have a few employees parking during the day. The board felt that since there are not customers coming and going on the property and no work being done on the property they would not need a CUP.

M&P Technologies on 55 came to the board in 2013 for a gravel parking area behind the building and received CUP for amount of gravel that would be brought in and for putting up a fence. The decided at that time to not do it, they are looking at doing it now. The question is do they need to reapply? Board felt they should reapply.

There has been some conversation with the Town Board about reviewing the Comprehensive Plan and they would like the planning commission to start looking at it. Oleson will send maps out to the board and ask that they each look at areas they feel would be good for growth.

Naaktgeboren made a motion to Adjourn. Schultz seconded the motion. Motion passed unanimously at 8:54 pm.

Prepared by Jean Just