

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
AUGUST 10, 2021

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

7:00 PM

Niklaus called meeting to order at 7:00pm on August 10, 2021

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

Absent: Al Guck

Others in Attendance or via Computer: Stan & Tracie Hill, Tom & Kari McDermott, Laura & Michael Rasmussen, Dave Stumpf, Bryan Pattee, Lindsey Pattee, Paul Pattee, Stan & Shirley Hillestad, Bernie Miller

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

Public Hearings

Requests relating to rezoning of three parcels. Approvals required include a Zoning map amendment from General Agriculture (AG) to Agricultural / Residential (A/R).

Applicant: Tom McDermott

Property Owner: McDermott Living Trust

Property address: 11765 Ireland Ave NW

Sec/Twp/Range: 03-121-27

Parcel number(s): 206000031301, 206000031200 and 206000031100

Present: Tom & Kari McDermott

McDermott: Rezone from Ag to AR. Would like to have 3 more lots; 2 -10ac to the north and one 15ac to south. Felt it is appropriate with the development along Ireland that is already there and it is the comprehensive plan of Wright County. Not looking for a cluster development, not appropriate for our land.

Oleson: This a recommendation to the town board and then to Wright County. Future land use map is designated for residential. Ag/Residential has a10 acre minimum. Did talked about the one lot with wet lands and there is enough to build on. There are other lots in the area that have been broken into smaller lots.

Audience: None

Smith: In favor, it is a good plan an in the land use plan.

Arendt: In favor only question was lot 4 and that was addressed.

Schultz: In favor

Naaktgeboren: Good Plan and it is in the land use plan

Niklaus: No issue

Schultz made a motion to recommend approval to rezone from Ag to A/R. Smith seconded the motion. Motion approve unanimously.

Requests related to the construction of a detached garage. Approvals required include a Variance to construct a 24' x 36' single story detached garage with 8/12 roof (max. 6/12 allowed) approximately 54.9 feet from the centerline of a township road (min. 65 ft required) and approximately 10.5 feet from a septic drainfield (min. 20 feet required).

Applicant: Michael and Laura Rasmussen

Property address: 11226 Hoyer Ave NW

Sec/Twp/Range: 02-121-27

Parcel number(s): 206091000010

Present: Michael and Laura Rasmussen

Rasmussen: We constructed a home and would like to get a garage, only place to build is between the septic and road. Closer than 20ft to septic and closer than 65ft to centerline of road. Would like some storage space above the garage and feel it will match the home better with an 8/12 pitch.

Oleson: Variance are the road setback, septic setback and higher than a 6/12 roof pitch. The septic is dictating where the garage will need to be.

Audience: Neighbor to the north has no issue with it.

Naaktgeboren: Is there any concern with the 10 ft septic?

Oleson: No usually under 10 is when we have a concern.

Naaktgeboren: House can be an 8/12 but not a garage?

Oleson: Correct, trying to limit any living space above the garage.

Naaktgeboren: I am fine except for the roof pitch.

Arendt: I am fine with the drain field and center road, the issue for me is the pitch of the roof.

Schultz: Over all ok with it.

Smith: Good with road & septic but not with the roof pitch. Possible redesign of the rafters and get more height inside with keeping the 6/12 roof pitch.

Niklaus: When we initially looked wondered about road maintenance?

Oleson: That is not going to change.

Arendt motion to approve the variance, based on the findings of fact, to construct a 24' x 36' single story detached garage with 6 ft 4 in ceiling height in the upper level storage area (max. 6 ft allowed) approximately 54.9 feet from the centerline of a township road (min. 65 ft required) and approximately 10.5 feet from a septic drainfield (min. 20 feet 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 roof pitch of the proposed garage must be reduced to be no greater than 6/12 and the upper level ceiling height may not exceed 6 feet 4 inches.

Naaktgeboren seconded the motion. Motion passed unanimously.

Requests related to the construction of a new dwelling to replace an existing dwelling. Approvals required include Variances to construct a two-story dwelling and upper level deck approximately 57.8 feet from Clearwater Lake (min. 75 ft required) and 36.5 ft from the centerline of a Township road (min. 65 ft required).

Applicant: Paul Pattee

Property Owner: Bryan and Lindsey Pattee

Property address: 9493 Jeske Ave NW, Annandale

Sec/Twp/Range: 16-121-27

Parcel number(s): 206000164203

Present: Bryan & Lindsey Pattee & Paul Pattee

Paul Pattee: Unique property that we on peninsula so cannot meet all of the setbacks. The site plan that was submitted is from Bernie miller, we were hoping to have the home more in the middle due to a well on the neighboring property we needed to move things around to make room for a type 4 septic. Using Dean Flygare as our excavator. One of the items of concerns listed is water runoff and where water would go. There is a swale between this property and our property and we have not seen any issues since 1993. The road was raised 3 ft and a culvert was put in and have not seen any water in the culverts.

Oleson: Variances are Lake Setback and Road Setback. It is 20 ft to the easement road, it is a private road. The flood plain issues come into play the lowest floor has to be brought up to 997.7 and fill around it for 15ft has to be 996.7. Variance is due it not coming out 15 out on all sides. Main reason for that is for emergency access to the home.

Audience: None

Schultz: I like the plan, and it fits the property. I do not have any issues.

Smith: Like the plan and the way driveway is coming in. Would see some type of land scape plan as a retaining wall may be needed. Ok with Ben approving that and making sure the foundation is protected from run off. Good with the lake and road setback.

Naakgeboren: Looking for numbers for the amount of fill and if hauling fill to the north maybe a wall will be needed.

Oleson: If it is over 50 cu yards it needs a CUP, you can approve up to a certain amount of yards or table until you have those numbers. If ok with the amount of fill needed to make that happen you can do it that way too.

Naakgeboren: I would be ok with saying enough fill 10ft out.

Board reviewed site plan from Bernie Miller.

Pattee: Thought we gave those numbers which was 450 cu yards.

Arendt: Fine with the setbacks, concern on the north side that needs to be addressed.

Niklaus: Does not have any issues with any of it.

Oleson: If you approve for 450 cu yards and they find out it needs more they would then need to reapply for the CUP.

Naaktgeboren made a motion to approve variance, based on the findings of fact, to construct a two-story dwelling to replace an existing dwelling with upper level deck approximately 57.8 feet from Clearwater Lake (min. 75 ft required) and 36.5 ft from the centerline of a Township road (min. 65 ft required), and to elevate ground around the proposed structure to the elevation required by floodplain regulations approx. 7-8 feet out from the structure on the north and east

side (min. 15ft required) and a CUP for fill to be brought in up to 450 cu yards 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.
3. A retaining wall must be constructed on the north and/or east sides of the construction area if needed to avoid drainage impacts to the neighboring properties.

Smith seconded the motion. Motion approved unanimously.

Requests related to construction of a dwelling and attached garage to replace an existing dwelling. Approvals required include Variances to construct a one-story dwelling with partial walkout basement and attached garage approximately 42.5 feet from the centerline of a township road (min. 65 feet required) and 7 and 11.7 feet from the side lot lines (min. 15 feet required).

Applicant: Stanley and Tracie Hill

Property address: 9586 Kramer Ave NW

Sec/Twp/Range: 18-121-27

Parcel number(s): 206000181410

Present: Stanley & Tracie Hill

Hill: Variance to be 42.5 ft from center line of the township road and side yard setbacks to be 7ft and 11.7ft. Existing dwelling is on the property line right now. Everything would be removed and rebuild.

Oleson: Variances are the Road & Side Yard setbacks. Road setback is a little closer than the existing and they are moving further way from the side yard. The reason for moving closer to the road has to do with the septic tanks. They are meeting lake & bluff setbacks.

Schultz: Question is the set back to the road and if there will be an issue with parking.

Hill: Should be able to fit 2 cars.

Arendt: Fine with it, like that they are moving further away from the side yard. Question is the proposed impervious is 24.95 wondering if an as built survey should be required.

Naaktgeboren: No issues.

Smith: Questioned if they could move tank A back a little and could get a little further from the road otherwise I am good with it.

Niklaus: No issue with it

Miller: Could possibly move it, however, trying to minimize the impervious.

Schultz made motion to approve variance, based on the findings of fact, to construct a one-story dwelling with partial walkout basement and attached garage approximately 42.5 feet from the centerline of a township road (min. 65 feet required) and 7 and 11.7 feet from the side lot lines (min. 15 feet 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 must provide an as-built survey of the property once all construction and impervious changes related to this application are made to confirm compliance with the permitted setbacks and impervious coverage.

Smith seconded the motion. Motion approved unanimously.

Arendt made a motion to approve Previous Meeting Minutes of July 13, 2021. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits: no action

Correspondence: no action

Enforcement Actions: no action

Other Business:

Oleson: Marty Ferguson who is constructing a shed on 67th street ask about the tree planting on the north end of property. One of the conditions was to have a tree planting to the north. The question is on the timing, asking to do either this fall or next spring due to the dry weather. The property to the East did a nice job, would be good to follow what they did and fine with waiting.

Oleson: A property on Griffith Ave has a carport that was put up in the right-of-way, it did replace an old one which was also in the right of way and has added some additional gravel for parking increasing impervious coverage. There is no way to meet setback from the road. There are many in that area that are in the right of way. Some of the changes were due to water coming down and into his basement. Board felt that he should talk to the town board regarding the carport & would need a variance for road setback and possible impervious.

Arendt made a motion to Adjourn. Niklaus seconded the motion. Motion passed unanimously at 8:39 pm.

Prepared by Jean Just