

CORINNA TOWNSHIP
AGENDA
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
SEPTEMBER 14, 2021

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

7:00 PM

1. Call to Order, Al
2. Roll Call; barry, al, bill, dick, Larry, Steve
Others: banken
3. Additions or Deletions to the Agenda; larry bill
4. Public Hearings
 - a. Requests related to the adjustment of lot lines with an adjacent property owner. Approvals required include Variances and a lot line adjustment involving PIDs 206016000011, 206000053105, 206013000091, and 206000054200 (Yellowstone LLC property) and PIDs 206016000011 and 206000053108 (Banken property) that will reduce the Yellowstone property from 24,411 sq ft to 22,271 sq ft and increase the Banken property from approx. 28,073 sq ft to 29,984 sq ft. The lot line adjustment will result in a boathouse which currently crosses a property line being 2 feet from the new property line (min. 10 ft required) and impervious coverage will continue to exceed 25% on both lots (max. 25% allowed).
 - i. Applicant and Property Owners: Jeremy Banken and Bria Kaiser / Yellowstone LLC
 - ii. Property address: 11326 and 11310 Klever Ave NW, Annandale
 - iii. Sec/Twp/Range: 05-121-27
 - iv. Parcel number(s): 206016000011, 206000053105, 206013000091, and 206000054200 (Yellowstone LLC property) and PIDs 206016000011 and 206000053108 (Banken property)

Present:

Oleson: Lot line adjustment; owns in yellow on south side of bass lake; went through this a few years back and wants to adjust a little differently; boat house is crossing property line they would move that so there is a few feet away – last time he did not own it, so he is looking to adjust it. It will not make it conforming but better than it was. Perspective it does not harm and does make it. Lots of grading that is going on, and would have required a CUP not sure if you want to address.

Audience: none

Niklaus: Good with it

Naaktgeboren: Ok with it

Schultz: Do we need to address the cup?

Oleson: Up to you but the cup is

Smith: I'm ok with it

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Arendt: Ok with it.

Guck: Question with the impervious

Oleson: It was over the limit so with some of the changes he is working to be

Niklaus motion to approve the lot line, arendt seconded the motion. Passed Unimously.

- b. Requests related to the construction of a detached garage. Approvals required include a Variance to construct a detached garage located approx. 5 feet from a side lot line (min. 10 ft required), 30 feet from the centerline of a township road (min. 65 ft required) and 88 feet from Mink Lake (min. 100 ft required). The garage may also be closer than 20 feet to an existing septic drainfield.
 - i. Applicant and Property Owner: Richard Kullberg
 - ii. Property address: 7990 Grunwald Ave NW, Maple Lake
 - iii. Sec/Twp/Range: 25-121-27
 - iv. Parcel number(s): 206049002010

Bob Woolhouse & Richard Kullberg

Kullberg: on the back side of prlprerty would like to put in a detached garage

Oleson: Variance: Side yard, road setback, Lake setback. L shape garage and pie shape lot, the one question is the septic location.

Kullberg: He was out there on Friday.

Oleson: there are some records that there is a septic back there.

Woolhouse: According to where it is marked we are about 15 ft from the septic.

Audience:

Naaktgeboren: I was out there today and I saw the signs that bernie put up, you are running out of room. I believe it about 33 ft - 5 - 20 ft or go on the walk out side. Do it on front walk out side

Niklaus: ? on septic

Naaktgeboren: where the drain field sits if you move it back it will not have room. If moved to the other side of the house It may work.

Woolhouse: Could we turn it to move it from the drain field

Niklaus: I would agree with that.

Schultz: Would be willing to go on the lake side.

Oleson: Normally we try to stay out of the shore impact zone.

Schultz: could create an issue for the neighbor.

Kullberg: Look at the neighbor on the east side, the distance is about the same as what I am asking for.

Smith: Since Bernie has been out there have you been able to stake out the house?

Woolhouse: We have not

Smith: What is town line to build? I would like to see it staked out to make sure it works. Would like to see tabled.

Arendt: Agree we should table to have it staked out

Guck: Concerned with the neighbors house being close and now the garage being close, need more information.

Niklaus make a motion to table until the next. Smith seconded.

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- c. Requests related to the adjustment of lot lines with an adjacent property owner. Approvals required include a Lot line adjustment involving PIDs 206000061407, 206000052307 and 206121000010 (Heaton property) and 206121001020 (Meuwissen property) that will transfer an approximate 1288 sq ft piece of property from the Meuwissen property to the Heaton property.
- i. Applicant and Property Owners: Keth and Rita Heaton / Patrick Meuwissen
 - ii. Property address: 11599 Kramer Ave NW, Annandale and property immediately to the north
 - iii. Sec/Twp/Range: 05 and 06-121-27
 - iv. Parcel number(s): 206000061407, 206000052307 and 206121000010 (Heaton property) and 206121001020 (Meuwissen property)

Present: Keith Heaton & Pat Meuwissen

Heaton: basically we adding a diamond shape.

Oleson: anytime a lot line happens in shore line it comes here there are not set back issue no impervious issues.

Audience:

Meuwissen: question on legal, want to make sure there are no issues in the future, want to make sure building

Oleson: if approved the legal description is what it would be used for.

All board members are good.

Arendt made a motion to approve based on the finding. Steve seconded. Approved unanimously.

- d. Requests related to adding fill to a parcel. Approvals required include a Conditional use permit to add approximately 1000 cubic yards of more of fill to a lot in order to meet minimum floodplain regulations for the construction of a home and attached garage.
- i. Applicant and Property Owner: Mark and Jayne Melsha
 - ii. Property address: 11549 Kramer Ave NW, Annandale
 - iii. Sec/Twp/Range: 05 and 06-121-27
 - iv. Parcel number(s): 206000061405, 206000061406, 206000052305, and 206000052306

Present:

Oleson: A lot starting to build a home on, needs to elevate the flood plain elevation, also state he have to have fill 15 ft around the building, to allow, main concern is the lot to north and that is where the water will push, redirect towards the lake. Shows a retaining wall to direct water. Cup s for the amount of fill.

Audience:

Mewesion: - going to bring in more fill?

Oleson: we do not require for the building or the driveway. There is some there now.

Smith: without information from the owner is there something to protect the neighbors.

Oleson: there is a plan, with the retaining wall and catch basin

Smith: not comfortable with the plan in front of us

Arendt:

Naaktgeboren:

Niklaus: I agree to table

Guck: looks like it is going to the south

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Smith motion to table for more information. Arendt approved

- e. Requests related to the placement of a storage shed. Approvals required include a Variance to place a 10' x 20' storage shed approx. 5 feet from a side property line (min. 10 feet required) on a lot which contains approximately 26-27% impervious coverage (max. 25% allowed).
 - i. Applicant and Property Owner: Kristofer and Tara Beaudette
 - ii. Property address: 11484 Hoyer Ave NW, Annandale
 - iii. Sec/Twp/Range: 02-121-27
 - iv. Parcel number(s): 206091000210

Present Kristofer Beaudette

Beaudette: limited garage space with a 2 car garage so we are looking for a 10x20 storage shed on the ... in talking with ben we the one thing we are are willig to do is to remove the firepit there are really no others are - net reduction in impervious coverage.

Oleson: Setback to side yard & the impervious at least a no net increase or at least close:

Robert gussoff: We would be the most impacted, and we are in favor of this - we hope you support it. / Karen Gussoff - Zumwald - we have no issues with the new shed

Schultz: wondering if could be brought into the driveway.

Naaktgeboren: only alternative is in the front and it would block the view. As long as your willing to remove the fire pit.

Niklaus: Impervious is usually the main issue and appreciate with your trade off.

Arendt: 230sq removed so good with it

Smith: Agree impervious was my bigger issue, and good with the gain

Guck: Good with it

Schultz make a motion based on the findings of fact, 5ft lot line. Niklaus seconded the motion. Approved unanimously.

- f. Requests related to the construction of a new home. Approvals required include Variances to demolish an existing cabin and replace it with a new dwelling approx. 59 feet from Sugar Lake (min. 75 ft required) and 9 and 11.8 feet from side property lines (min. 15 ft required)
 - i. Applicant and Property Owner: Troy J Roovers Revocable Trust
 - ii. Property address: 11864 Gulden Ave NW, Maple Lake
 - iii. Sec/Twp/Range: 01-121-27
 - iv. Parcel number(s): 206086002070

Present: Troy Roovers

Roovers: Looking to construct a new home on the property, we have been working with Bernie Miller and our neighbors. I know in the comments there were concerns with the 9ft side line set back, and it is only for a 12ft section of the property. On the ... side it is equal to or greater than they are currently. Further from the lake.

Oleson: Side yard, Lake setback.... Looking for at least 10 or 12 ft, almost have that on the north side they are almost getting there tight lot with septic system.

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Audience:

Arendt: Proposed is right at 15 & 24.9 so feel that we need an as built survey.

Niklaus: Explain what is the asbuilt?

Oleson: to proof they are meeting requirements

Niklaus: Based on the work you have done, good with what is presented

Naaktgeboren: Ok with it and want to make sure you have a working septic

Schultz: Like that we are gaining from the lake.

Smith: Ideally would like one side yard, however, realize it is a tight fit and ok with it.

Guck: with the existing house everything is being removed. No issue with it.

Niklaus made a motion to approve based on findings of fact, 1,2 as built Schulz seconded. Passed unanimously.

- g. Requests related to the construction of a new home. Approvals required include Variances to demolish an existing cabin and replace it with a new dwelling approx. 64 feet from Bass Lake (min. 75 feet required) and 10 feet to the side lot lines (min. 15 feet required).
- i. Applicant and Property Owner: Martin P McGraw Revocable Trust
 - ii. Property address: 11304 Klever Ave NW, Annandale
 - iii. Sec/Twp/Range: 05-121-27
 - iv. Parcel number(s): 206016000020

Present: Martin McGraw, Chad

McGraw: We would like to replace our cabin and build

Oleson: lake and both side yard setbacks – moving back from the currently lake setback

Audience:

Smith: maxing out on building and lot coverage and encroaching on property lines, they are small so ok with it.

Naaktgeboren: how wide is the home

Chad: with 52.5

Naaktgeboren: I understand how the houses with the northeast if turned a little could you gain on the side lot.

Chad: generally, look better when aligned with the shore.

Naaktgeboren: can you move it back a little bit

Chad: if moved back, we are moving it back 10ft back from where they are at now, start cutting into the bank worked hard, paid for the survey and everything has been measured. Can do an as built once done, doing some storm water management to make sure we are capturing the water.

Increase or vegetation

Schultz: I understand what your asking, just trying to bench mark would like to see back a little further and appreciate you are coming back ok with it

Niklaus: Like the new septic and well, coming back from the lake

Arendt: Good with it, new septic and doing an as built survey

Guck: how do you back out of the garage – otherwise ok with it

McGraw: we know it will be tight

Arndt made a motion, based on the findings of fact, as build & ½, smith second. Approved unimously.

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- h. Requests related to shoreline and lot landscaping. Approvals required include a conditional use permit for the movement of several hundred yards or more of earth to prepare the accommodate a dwelling and a shoreline landscaping project, much of which has already occurred.
- i. Applicant and Property Owner: Dennis and Diane Nelson
 - ii. Property address: 11468 Hart Ave NW, Maple Lake
 - iii. Sec/Twp/Range: 01-121-27
 - iv. Parcel number(s): 206147001030

Present: Back Yard Refelctions

>> We are finished up on this project for the Nelson's

Oleson: showed before and after, what is taken grading on the side came in to do some patio work , had good silt fence up tree clearing near the shore line, builder said it was necessary to get the work - showed photos, situation where there was a lot of earth moving and we require . landscaping what they are doing - we started out how do we make restoration on the trees that were cut down, it is tough to change once the work has been done. Main impact is to the south however, the lots are large.

CUP to move more than 50 CU Yards.

Back Yard: hill would be all vegetative other than the landscaping.

Oleson: yes there are some grading that needs to be done to get into the house and it is a grey area on how far out. Main concern is that we need to get it vegetative and

Audience:

Arendt: Question would be the patio near the lake - no set back when it is a patio.

Concern with the tree's which seem to small, would like to see either larger trees or some spruce/evergreens or tier them.

Niklaus: Appreciate Back Yard Reflections is involved, there is a concern and has gone beyond what is expected. Clear cutting conflicts with the plan and is a highly visable property. Work done to retain the shore line.

Naaktgeboren: the trees you selected why,

Backyard: some has to do want good root system for them to go down

Naaktgeboren: question regarding trees being added and grass area, any idea what we are looking at what has been moved

Oleson: we do not have a good estimate right now.

Schultz: Feel construction guys created a problem that was not necessary and would like to see a few more trees.

Smith: I would like more trees and larger than what you have there now.

Guck: How much of the earth that is there has to moved?

Backyard it would be the virgin soil, we did not move any of that soil

Niklaus: question regarding

Oleson: it is a grey area and we ..

Niklaus: tell them what needs to be done.

Backyard: we let him know that he would be responsible for the restoration for more tree's

Guck: what is our guarantee that they will not die. Bigger trees and more trees and they did things that were not appropriate.

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- i. Requests related to the construction of a storage building. Approvals required include a Variance to construct a 28' x 35.5' storage building approx. 89 feet from the centerline of a state highway (min. 130 feet required) and approx. 13 feet from the right-of-way of a township cul-de-sac (min. 25 feet required).
 - i. Applicant and Property Owner: Freddie and Tammy Heitkamp
 - ii. Property address: 9051 Klever Ave NW, Annandale
 - iii. Sec/Twp/Range: 17-121-27
 - iv. Parcel number(s): 206030001160
5. Approve Previous Meeting Minutes
 - a. August 10, 2021
6. Zoning Administrator's Report
 - a. Permits
 - b. Correspondence
 - c. Enforcement Actions
7. Other Business
8. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

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