

CORINNA TOWNSHIP  
MINUTES  
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION  
DECEMBER 14, 2021

CORINNA TOWN HALL  
9801 IRELAND AVE NW, ANNANDALE, MN

7:00 PM

Guck called meeting to order at 7:00pm on December 14, 2021

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

Others in Attendance or via Computer: Karen Flaherty, Sean Flaherty, Jeff Lutz, Jennifer Richter, Dan Mahr

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

#### Public Hearings

Requests related to the expansion of an existing dwelling. Approvals required include variances to expand an existing dwelling outward and adding a second story with the enlarged dwelling being located approximately 47 feet from Pleasant Lake (min. 75 feet required) and approximately 14 feet from a side lot line (min. 15 feet required).

Applicant: Sean and Karen Flaherty  
Property Owner: Karen M Flaherty Rev Trust  
Property address: 11381 89<sup>th</sup> Street NW, Annandale  
Sec/Twp/Range: 19-121-27  
Parcel number(s): 206062000280

**Present:** Sean Flaherty

**Flaherty:** House on Pleasant Lake owned 23 years - retired and we would like to expand to have more room for our family. We want to utilize the current deck and enclose it, we would have a screen porch on the lower level and deck on top of that. Would like to make this our retirement home. Showed drawings of what they are looking at.

**Oleson:** Variance is the lake setback, existing deck and new house would be 46ft from Pleasant Lake and 12.4ft on the side yard. Also, where they square off would be 2ft from the septic tank and drainfield would be 11.6, which we can approve that administratively.

**Audience:** Received a few comments that were received from neighbors that were all in support. Jeff Lutz, neighbor - we are in support and do not feel there are any issues.

**Niklaus:** Pleasant Lake is a 75 foot setback requirement. It was indicated that they are leveraging existing impervious coverage, will the impervious stay the same and how much closer is the house to the lake.

**Oleson:** As far as impervious it is the same. Since they are expanding the house towards the lake that is requiring the variance. The items we look for is additional run off to the lake and visual aspect.

**Niklaus:** Has concerns with this structure being closer to the lake.

**Naaktgeboren:** Same concerns. Question if there will be a new septic?

**Oleson:** Yes

**Naaktgeboren:** Looks like there is a lot of room on the road side and if putting in a new septic why not have the addition on the road side.

**Flaherty:** If you look at the majority of the homes all of them are about the same distance from the lake. Wanted to keep the septic in this location to keep from people driving on the septic. Also, the utilities are to the back and do not want the construction traffic there.

**Schultz:** To me you could move the tanks and turn them the other way or move them back. Question the height of the home and how does that fit in with the neighbors.

**Flaherty:** There are some others that are two stories w/ walk out further down the way.

**Schultz:** I am not sure that what you're asking is horrible, but we have to make sure we have a reason why we are allowing.

**Smith:** In agreement questioning going closer to the lake and blocking the view to the neighbors.

**Neighbor:** It is not going to obstruct our view.

**Smith:** Getting that close to the lake is a concern.

**Arendt:** This is going to be a big house and getting closer to the lake is a concern.

**Guck:** My concern is that you are taking more impervious than what is already there, the expansion to the lake is a concern. Possibly reconstruct the plan differently.

Niklaus motion to table for additional information, Schultz seconded the motion. Motion approved unanimously.

Requests related to the enlargement of an existing open deck. Approvals required include a variance to allow for the construction of a 4 ft. partial extension of an open deck approximately 91 feet from Mink Lake (min. 100 feet required) and attached to an existing dwelling located approximately 40 feet from the centerline of a Township road (min. 65 ft. required).

Applicant and Property Owner: Jennifer Richter

Property address: 8237 Griffith Ave NW, Maple Lake

Sec/Twp/Range: 24-121-27

Parcel number(s): 206000244303

**Present:** Dan Mahr & Jennifer Richter

**Mahr:** Would like to make the deck the same as the house which comes out in the middle.

**Oleson:** Deck was approved at 15ft out, when plan was submitted they wanted a 4ft extension in the center to be in line with the house. Lake setback would be about 91 ft. from the lake for that section.

**Audience:** none

**Naaktgeboren:** We granted 95ft?

**Oleson:** Yes

**Naaktgeboren:** Ok with it.

**Niklaus:** Good with it.

**Smith:** Good

**Schultz:** Good

**Arendt:** Fine with it.

**Guck:** Good

Niklaus made motion based on the findings of fact to approve Variance to allow for the construction of a 4 ft partial extension of an open deck approximately 91 feet from Mink Lake (min. 100 feet required) and attached to an existing dwelling located approximately 40 feet from the centerline of a Township road (min. 65 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.

Smith seconded the motion. Motion approve unanimously.

Niklaus made a motion to approve Previous Meeting Minutes of November 9, 2021. Smith seconded the motion. Motion approved unanimously

#### Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Dave Hanson porch moved, Went out and took a look at and he is off the property line. Berkland - Have a steep bluff, have a retaining wall, a beach, then another drop towards the lake with rip rap. They would like to redo the rip rap, put in a paver patio, and change some stairways. Net reduction in impervious coverage, however, when I look at the lot it is close to the 25%. Board is ok as long as there is a net reduction.

#### Other Business

Review draft amendments to Section 781 of the Corinna Township Land Use Ordinance (Private/Vacation Home Rental). Set public hearing date.

Reviewed Draft changes; Set public hearing for January 11<sup>th</sup>, 2022

Request for extension of 3-year variance. Board is not in favor of extending the 3-years to complete work with an approved variance.

Niklaus made a motion to Adjourn. Arendt seconded the motion. Motion passed unanimously at 8:31 pm.

Prepared by Jean Just