

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
NOVEMBER 9, 2021

CORINNA TOWN HALL
9801 IRELAND AVE NW, ANNANDALE, MN

7:00 PM

Guck called meeting to order at 7:00pm on November 9, 2021

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

Absent: Bill Arendt, Dick Naaktgeboren

Others in Attendance or via Computer: Bernie Miller Paul Zdechlik, Nichole Winter, Brian Winter, Kevin Bhohm, Veda Vargo

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 September 2021 meeting) Requests related to the construction of a detached garage. Approvals required include a Variance to construct a detached garage located approx. 7 feet from a septic drainfield (min. 20 feet required), 7 feet from a side lot line (min. 10 ft required), 16 and 59 feet from the centerline of a township road (min. 65 ft required) and 98 feet from Mink Lake (min. 100 ft required).

Applicant and Property Owner: Richard Kullberg
Property address: 7990 Grunwald Ave NW, Maple Lake
Sec/Twp/Range: 25-121-27
Parcel number(s): 206049002010

Oleson: This is the one that was tabled the last two months and he is waiting on a survey. We did obtain waiver from him until June of 2022. Smith made a motion to table. Niklaus seconded the motion. Motion carried unanimously.

Requests related to the construction of a dwelling to replace an existing dwelling and detached garage. Approvals required include variances to construct a two-story dwelling approx. 50 feet from Sugar Lake (min. 75 feet required), 7.9 feet from side lot line (min. 15 feet required), 40.8 feet from the centerline of a township road (min. 65 feet required) and 15 feet from a septic drainfield (min. 20 feet required) and

variances to construct a septic system with tanks 2.4 feet from a side lot line (min. 10 feet required) and a drainfield 2 feet from a road right-of-way (min. 10 feet required).

Applicant: Paul and Mary Zdechlik

Property address: 11706 Hollister Ave NW, Annandale

Sec/Twp/Range: 2-121-27

Parcel number(s): 206011002090

Present: Paul & Mary Zdechlik, Steve Behnke, Bernie Miller

Zdechlik: Looked at remodeling and found that we are below the flood plain, so builder & Bernie came up with the idea to rebuild, which is further from the lake and further from the lot lines.

Oleson: Variances Lake setback, it would be further than what is there right now at 50ft. Side yard on the west side and the sewer within the road setback, and the septic to the house. Going from one story to a two-story tearing down the garage and house. It will be right at the limits for impervious and building coverage.

Miller: Started with a remodel and how to do a septic system, ended up getting a survey so that we could get better numbers. This place has two shallow wells so we would be sealing those and would be putting in a type 4 septic system. Existing building is 13% and going to 15% and we are taking a way some impervious.

Behnke: While there are a lot of setback requests being asked for all of them are better than what they were previously.

Audience: None

Niklaus: When looking at findings a couple things stood out one being is it consistent with the Comprehensive plan because it requires six variance, not sure we have ever seen one with that many. Is there a way to reduce the size to meet a few of those? I do like that you are reducing what is currently there. Wondering about bedrooms and extra rooms that could become bedrooms and if the septic is suited for more.

Miller: We could elevate some of these variance by shifting the house closer to the lake, however, we wanted to keep it further from the lake. The septic setbacks are something that has not been an issue in the past. We tried to get the best use of the space and stay as far back from the lake as we possibly could.

Behnke: There is more above ground space then what you feel is needed, however, there is not any living space under ground, it is only a crawl space.

Schultz: Two questions, are we far enough from the road?

Oleson: It is a narrow road and there is not a lot of traffic just two houses past.

Zdechlik: They go up to the cul-de-sac and then turn around.

Schultz: The other question is the exercise room and if they turn it into bedroom will it have an impact?

Miller: Septic does not know how many bedrooms it has, it is based on how many people are using it, how many shower, how often washing clothes. The number of bedrooms is what the state determined to use. The type 4 is an advanced system if it is over used there is an alarm that goes off.

Schultz: Just want to make sure it can handle what someone else will do.

Smith: Less traveled road so not too concerned, however, would be better to be a little further off the road. If we could get another foot or two from the road that would be helpful.

Miller: We could maybe gain a foot and be a foot closer to the home.

Guck: Some concern with the side setback for emergency vehicles. Appreciate that they did make improvements.

Behnke: When we started we looked at a concept design and remodeling, the more we realized that something more needed to be done. We increased the setbacks for the better and raised the home to meet the DNR 4ft above OH, the house is fairly narrow all the way through.

Niklaus made a motion based on the findings of fact to approve variances to construct a two-story dwelling approx. 50 feet from Sugar Lake (min. 75 feet required), 7.9 feet from side lot line (min. 15 feet required), 40.8 feet from the centerline of a township road (min. 65 feet required) and 14 feet from a septic drainfield (min. 20 feet required) and variances to construct a septic system with tanks 2.4 feet from a side lot line (min. 10 feet required) and a drainfield 3 feet from a road right-of-way (min. 10 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 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. The applicant shall combine the two Parcel IDs and sign an administrative order tying them together for the purpose of sale and/or development.

Smith seconded the motion. Motion carried unanimously.

Requests related to the combination of two parcels into one so as to accommodate a new storage building. Approvals required include a conditional use permit to combine two lots previously created via an unplatted subdivision.

Applicant: Rick Johanneck

Property address: None (Ireland Ave NW approx. ¼ mile north of 105th Street NW), Annandale

Sec/Twp/Range: 10-121-27

Parcel number(s): 206000101300 and 206000101302

Present: None

Oleson: Two parcels owned by Mr. Johanneck, the reason for the Conditional Use is due to it being an unplatted subdivision. First thought is that it could be handled as lot combinations, however, since it is unplatted it needs a CUP. The intention is to build another shed on the property. We did receive three comments all concerned about the commercial use. He did

submit a letter that it is not commercial, and is using for storage. Tonight he is only asking for the combination.

Niklaus: What can the sheds be used for?

Oleson: Personal use or storage.

Audience: None

Niklaus: With just the issue of combining lots I do not see an issue.

Smith: If we combine it now could he divide later?

Oleson: He could ask for it, however, it would have to go through a subdivision process.

Smith: Ok with what he wants.

Guck: Ok with it

Schultz: Ok with it

Schultz made a motion based on the findings of fact to approve Conditional use permit to combine two lots previously created via an unplatted subdivision with the following condition:

1. That any future subdivision of the lot shall be processed as per the requirements at the time of subdivision; reverting back to the current 2-lot configuration shall not be allowed without going through the required subdivision process.

Smith seconded the motion. Motion passed unanimously.

Niklaus made a motion to approve Previous Meeting Minutes of October 12, 2021. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business;

Oleson: Julie Carlson applied for a variance to add a bump out for a bathroom and was approved as long as it is cantilevered. We received plans for it with footings. The question is do you feel that they would need to come back for a new variance? The board felt that they would need to come back before the board.

Richter/Mahr applied for a variance for a deck to be within the lake set back and was approved. When applied the deck is following the curve of the home and will be closer to the lake on one section of the deck than what was approved. Question is do you feel they would need to come back for a new variance? The board felt that they would need to come back before the board.

Wright County is having a public hearing to amend their ordinances for solar farms to change the threshold requirements of a CUP for the Solar Energy Farms & Solar Energy Systems, stormwater controls, setbacks, and decommission requirement. The board had no comment for the county.

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

Prepared by Jean Just