

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
OCTOBER 12, 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 October 12, 2021

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

Absent: Larry Smith

Others in Attendance or via Computer: Mark Melsha, Bob Woolhouse, Josh Grangroth, Dave & Dawn Hanson, Karen Sutherland, Richard Kullberg

Additions or Deletions to the Agenda. Arendt 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. 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.

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

Present: Bob Woolhouse – Richard Kullberg

Oleson: This was from last month, he did move it back out of the septic area. We were out there today measuring, it is none maintained town road looking to be 16-17ft from the center line of the road and thinking it is about 7ft from property line which is what they requested. We do not have exact measurements. We did ask about shifting it back a little and then would be 5ft from the side yard. If we do move it back it is very close to meeting the lake setback. We are mainly talking about the road & side yard setbacks along with the drain field.

Audience: none

Naaktgeboren: Distance between the existing septic and the garage is tight. Wondering if cutting the L off and make the garage longer.

Schultz: If he had trouble down the road he could look at a mound system which could help with the issue. Made some of the changes we asked for what is the side yard?

Oleson: It is 7ft right now but we did talk about moving it and then it would only be 5 ft.

Schultz: Ok with if the neighbor is ok with it.

Niklaus: Not sure if there was ever room for a garage on this lot. Felt we need to have a survey to know exactly what the measurements are. Ok with location just want to make sure it is not in the right of way.

Arendt: Asked Oleson if it would be ok with septic at 7ft?

Oleson: Usually, the concern has to do with basements since this is a slab it is not as much of a concern. **Arendt:** Wondering if we need to move away from the septic could shorten the garage.

Oleson: We did talk about the driveway coming in from the south and they would still be under impervious.

Guck: Septic is a concern.

Naaktgeboren: Could possibly shorten & maybe widen the building.

Woolhouse: If we shorten it by 3ft. we can still fit a garage door in the L shape.

Guck: Feel it would be best to get a survey done.

Arendt made a motion to table for a survey. Naaktgeboren seconded the motion. Motion approved unanimously.

(Tabled from September 2021 meeting) 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.

Applicant and Property Owner: Mark and Jayne Melsha

Property address: 11549 Kramer Ave NW, Annandale

Sec/Twp/Range: 05 and 06-121-27

Parcel number(s): 206000061405, 206000061406, 206000052305, and 206000052306

Present: Mark Melsha

Melsha: Brought in about 500 yards of fill to build the cabin. The North side is the only one that is steep, we would like to go out 8ft and then put in a retaining wall and then go back to natural ground. All the water that came down the driveway before ran right through the cabin towards the lake and some ran to the north on the neighbor's lot. We are keeping it the same and would into a catch basin and down towards the lake.

Guck: Where does the water go with the neighbors?

Melsha: He has a pump station and drop boxes.

Schultz: Questioned if we need a filtration system before it gets to the lake.

Naaktgeboren: With the gutters will they run to the drop box?

Melsha: No it will be a separate tile line for the gutters and down towards the lake.

Oleson: You have to make sure they are not running directly into the lake, it needs to stop before it gets to the lake.

Oleson: The original notice was for the CUP and we talked about the 15ft, technically if you are only go out 4ft that would be a variance also. We do say there could be changes during the hearing. You can decide if you want to handle them both tonight. One CUP is the amount of fill. Variance is for not having 15 ft out from the house with fill, it would be 8ft on the north side.

Niklaus: Confirmed some of the drawings and felt that things looked good.

Schultz: No additional questions

Naaktgeboren: Only question was running into the lake should there be a buffer with a berm or native plants just to slow the water down a little.

Arendt: Agree with others and support that there needs to be some type of vegetation where it comes out before it goes to the lake.

Guck: Would also like to see a buffer.

Oleson: I would direct them to Wright County Soil & Water, you could do a rain garden or filter through the grass.

Niklaus made a motion based on the findings of fact to approve the Conditional Use Permit for approximately 1000 cubic yards of fill and a Variance allow for only 8ft of fill on the North side of home with a retaining wall and 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 additional stormwater being directed to the neighboring properties.
3. Some type of filter for gutter run off going towards the lake.

Schultz seconded the motion. Motion passed unanimously.

Requests related to the operation of a vacation/private home rental. Approvals required include an interim use permit for the operation of a vacation/private home rental.

Applicant: Chartered Vacations LLC (Joshua Grangroth)

Property Owner: Christine Dawson

Property address: 6889 Ingram Ave NW, Maple Lake

Sec/Twp/Range: 34-121-27

Parcel number(s): 206069000100

Present: Joshua Grangroth

Grangroth: We have a cabin we would like to add to our inventory. I believe we have to come in since it is a holding tank and we have had the alarm installed. We will be using it to the max capacity during the summer.

Oleson: The thing that triggers the interim is the holding tank. The only issue I do see other than the holding tank is the parking. Looks like there is enough for three cars.

Grangroth: The rental policy that we have the guests sign is no more than 3 vehicles.

Audience: None

Arendt: Septic has the alarm and you live to the south?

Grangroth: We have a cabin just to the south of this property. Would be close if there are issues.

Arendt: Ok with it.

Naaktgeboren: Feels there is room for parking for 3 vehicles.

Schultz: Like how things are being done, does question parking of trailers.

Grangroth: We have options of where it could be parked if needed.

Niklaus: Good with it.

Guck: How does the alarm work?

Grangroth: It is an audible alarm.

Niklaus made a motion based on the finding of fact 1 -3 for two years. With the following conditions:

1. The interim use permit shall expire 2 year(s) from the date of approval or sooner if another triggering event listed in the ordinance occurs prior to that date. 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 submit records of all times the holding tank has been pumped to the Township at least once every six months (in May and November of each calendar year).
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, 2022.

Arendt seconded the motion. Motion carried unanimously.

Public hearing to gather public input on Section 781 (Private/Vacation Home Rental). The purpose of the hearing will be to gather comment as to whether amendments should be made rather than to present specific proposed amendments at this time.

Applicant: Corinna Township

Karen Sutherland: Would like to offer suggestions regarding the ordinance:

*Under 781.4 (3) when I looked at that wondered if it should just list one (Call 911) rather than have 3 separate numbers.

*4th item in parenthesis regarding number for septic maintainer, feels this should be the owner of property or person responsible for taking calls. To have septic maintainers number down may be an issue if they do not get back to them.

*Looking at section 3 on the definition for person - wondering if this is too much information. When I read through it, I was confused. Should be clearer and simpler.

Oleson: I believe the definition was pulled from somewhere else.

Niklaus: How do we handle enforcement and what if they are not complying?

Oleson: That is one of the concerns we talked about and how to enforce. Could be rescinded if continue to violate. Two main triggers for Interim use permits are over capacity or septic deficiencies. Since there are people that may want have input thinking we should send out notices and open the hearing again at January meeting.

Naaktgeboren made a motion to approve Previous Meeting Minutes of September 14, 2021. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report
Permits
Correspondence
Enforcement Actions

Other Business:

Dave Hanson: We received the building permit for the new home and to move the shed up to the top, however, there is some question regarding the water-oriented accessory structure. The approval letter read "Variance to move a portion of an existing structure from the lower end of the bluff to replace an existing shed on the southwest end of the property as a water-oriented accessory structure to be approx. 14 ft in height to the peak of the roof.

Oleson: This is one that was approved in April. There is a green shed that he was going to remove and to move the screen porch over to where that green shed was, however, we did not make clear that we were granting for the same spot which is closer than 10ft to the property line. The new building is larger, so the question is did we grant this building within this 10ft setback.

Hanson: When Naakgeboren was out there, we discussed if it would fit. If I have to move it 10ft over one of the large cotton wood trees would have to be taken down.

Niklaus: Not sure we discussed that and the one was already there.

Naaktgeboren: I thought we talked about moving it off the property line.

Hanson: If moved over it will encroach on one of the sewer tanks. The new one is 28x16 and will be sitting on pilings which are about 2ft from the property line. Concern was the overhang and if it is close could take that overhang off.

Schultz: Since it is just sitting on pilings is that a consideration?

Oleson: Structures are supposed to be 10 ft away from the septic tank, & 10ft from the property line. The question is what you allowed, moving it 10ft or something in between.

There was discussion regarding removing the tree and where the septic tanks are going to be and making sure that the building is not on top of the septic. It was indicated that it is a little further from the property line than what was there.

Niklaus indicated he would be fine with allowing it to move with it being as close as we can to the tanks and not over the property line. Guck & Arendt, agreed he should make use of existing pilings as long as nothing goes over the property line.

Arendt made a motion to Adjourn. Niklaus seconded the motion. Motion passed unanimously at 8:36 pm.

Prepared by Jean Just