

CORINNA TOWNSHIP
MINUTES
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

Guck called meeting to order at 7:00pm on September 10, 2021

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

Others in Attendance or via Computer: Bob Woolhouse, Fred Heitkamp, Kris Beaudette, Rick Kullberg, Keith Heaton, Corinne McGraw, Martin McGraw, Chass Rising, Rob Gusaas, Karen Gusaas, Pat Meuwissen, Jeremy Banken, Troy Roovers

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

Public Hearings

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).

Applicant and Property Owners: Jeremy Banken and Bria Kaiser /
Yellowstone LLC

Property address: 11326 and 11310 Klever Ave NW, Annandale
Sec/Twp/Range: 05-121-27

Parcel number(s): 206016000011, 206000053105, 206013000091, and
206000054200 (Yellowstone LLC property) and PIDs 206016000011 and
206000053108 (Banken property)

Present: (Audio seemed to not be working)

Oleson: Lot line Adjustment; Banken owns both lots on the south side of bass lake. He had went through this a few years back and now wants to adjust a little differently. Boat house is currently crossing property line and this would move that so it is a few feet from the property line. Last time he did not own both properties. It will not make it conforming but better than it was. It does not look to harm and does make it a little better. There has been lots of grading that is going on, which may 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: That is up to you, or I can check into and let you know.

Smith: Ok with it

Arendt: Ok with it.

Guck: Question with the impervious?

Oleson: It was over the limit, so with some of the changes he is working on getting it down.

Niklaus motion to approve based on the findings of fact the 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). Arendt seconded the motion. Motion passed unanimously.

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

Kullberg: Would like to add a detached garage on the back lot.

Oleson: Variance for side yard, road setback, and lake setback. It is an L shape garage on a pie shape lot, and there is still the one question regarding the septic location.

Kullberg: Miller sewage was out there on Friday, however, have not heard back.

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

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

Audience: None

Naaktgeboren: Was out there today and I saw the markers that Miller put up, and look like you are running out of room. Possibly look at moving it to a different location.

Niklaus: Question on septic and would like to know that.

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

Naaktgeboren: Do not think there will be room.

Schultz: Could it be looked at on the lake side?

Oleson: Normally we try to stay out of the shore impact zone which is about 50ft.

Schultz: Could create an issue for the neighbor.

Kullberg: If you 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 garage?

Woolhouse: We have not.

Smith: 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 neighbor's house being close and now the garage being close, need more information.

Niklaus made a motion to table for additional information. Smith seconded the motion. Motion approved unanimously.

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 20612100010 (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.

Applicant and Property Owners: Keith Heaton / Patrick Meuwissen
Property address: 11599 Kramer Ave NW, Annandale and property immediately to the north

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

Parcel number(s): 206000061407, 206000052307 and 20612100010 (Heaton property) and 206121001020 (Meuwissen property)

Present: Keith Heaton & Pat Meuwissen

Heaton: basically we adding a diamond shape to my property to straighten the line.

Oleson: Anytime a lot line happens in shore land it comes for review. There are not any setback issues and no impervious issues.

Audience: None

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 would be recorded would be used for future determination.

All board members are good with the adjustment.

Arendt made a motion to approve based on the findings of fact the lot line adjustment involving PIDs 206000061407 (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. Niklaus seconded the motion. Motion approved unanimously.

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: none

Oleson: They are starting to build a home that needs to be elevated to the flood plain elevation, and it will have to have to fill 15 ft around the building. Main concern is the lot to north and that is where the water will push, would want to make sure it is redirected towards the lake. Shows a retaining wall to direct water. CUP is for the amount of fill.

Audience: Meuwissen: Are they going to bring in more fill?

Oleson: We do not require permit for the building or the driveway so this is additional added around the building.

Smith: Without information from the owner, the question to me is there something to protect the neighbors. Is there a grading plan?

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

Smith: Not comfortable with the plan in front of us feel we should table.

Schultz: Would like it tabled.

Arendt: Agree we should table.

Naaktgeboren: Agree to table, want to make sure that it is draining correctly.

Niklaus: Agree to table.

Guck: Looks like it is going to the right side and want to make sure it is not affecting the neighbor.

Smith motion to table for more information. Arendt seconded the motion. Motion approved unanimously.

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).

Applicant and Property Owner: Kristofer and Tara Beaudette

Property address: 11484 Hoyer Ave NW, Annandale

Sec/Twp/Range: 02-121-27

Parcel number(s): 206091000210

Present Kris Beaudette

Beaudette: With limited garage space, we are looking for a 10x20 storage shed on the North side of the property. In talking with Ben the one thing we are willing to do is to remove the fire pit for a net reduction in impervious coverage.

Oleson: Setback to side yard & the impervious are the requests. With the removal of the fire pit there will be no net increase or at least close.

Audience: Robert & Karen Gusaas: We would be the most impacted, and we are in favor of this.

Schultz: Wondering if could be brought into the driveway a little.

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 I would be good with it.

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

Guck: Good with it

Schultz made a motion based on the findings of fact to approve 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) with the following conditions:

- 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.
- 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.
- The applicant must remove the fire pit/patio from the property and restore it back to a pervious surface.

Niklaus seconded the motion. Motion approved unanimously.

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)

Applicant and Property Owner: Troy J Roovers Revocable Trust

Property address: 11864 Gulden Ave NW, Maple Lake

Sec/Twp/Range: 01-121-27

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 total property and we are further from the lake.

Oleson: Variances are side yard, Lake Setback are the two. Usually looking for at least 10 or 12 ft on the side. They are close to that with most of the house.

Audience: None

Arendt: Proposed building coverage is right at 15 and Impervious is at 24.9, so feel that we need an as built survey.

Oleson: An as built survey would be after it is approved and proof they are meeting the 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: No issue with it.

Niklaus made a motion based on findings of fact to approve 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) with the following conditions:

- 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.
- 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.
- The applicant must submit an as-built survey within 30 days of the completion of the improvements to show compliance with all setbacks, building/impervious coverage, or other applicable requirements.

Schulz seconded the motion. Motion passed unanimously.

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).

Applicant and Property Owner: Martin P McGraw Revocable Trust

Property address: 11304 Klever Ave NW, Annandale

Sec/Twp/Range: 05-121-27

Parcel number(s): 206016000020

Present: Martin McGraw, Chass Rising

McGraw: We would like to replace our cabin and build a bigger home.

Oleson: Variance is for the lake and both side yard setbacks. They are moving back from where they currently are.

Audience: None

Smith: Again maxing out on building and lot coverage and encroaching on property lines. Understand that the lots are small, so ok with it.

Naaktgeboren: how wide is the home?

Rising: With the bump out area 52.5.

Naaktgeboren: Wondered if turned a little could you gain on the side lot.

Rising: Generally houses look better when aligned with the shore.

Naaktgeboren: Just wondering if that would gain on the side yard.

Rising: Have worked hard with making sure we moved it back and getting the septic in there. We can do an as built once done, doing some storm water management to make sure we are capturing the water and increase our vegetation

Schultz: I understand what you're asking, would like to see back a little further and appreciate you are coming back ok with it.

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

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

Guck: Going to be tight backing 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 to approve 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) with the following conditions:

- 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.
- 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.
- The applicant must submit an as-built survey within 30 days of the completion of the improvements to show compliance with all setbacks, building/impervious coverage, or other applicable requirements.

Smith seconded the motion. Motion passed unanimously.

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 and accommodate a dwelling and a shoreline landscaping project, much of which has already occurred.

Applicant and Property Owner: Dennis and Diane Nelson

Property address: 11468 Hart Ave NW, Maple Lake

Sec/Twp/Range: 01-121-27

Parcel number(s): 206147001030

Present: Back Yard Reflections

Backyard Reflections: We are finishing up on this project for the Nelson's. We are here for the landscaping. Much of this was done before we started landscaping.

Oleson: This was a home that was approved to build on this property. Oleson showed before and after pictures. We exempt the moving of soil for the house and the driveway. There was a fair amount of clearing and grading on the lake side and in talking with Mr. Nelson they indicated it was necessary to get the house built and get equipment in there. We received an application for the patio work. They had good silt fence up. Received call regarding the tree clearing near the shore line. A situation where there was a lot of earth moving due to the slopes and we require a CUP. The Landscaping project that Back Yard Reflections is doing does not require a CUP as it less than 50 CU yards. Main impact is to the south. The lots are large so not a lot of impact.

Backyard Reflections: Hill would be all vegetative other than the landscaping. Pictures were brought up for the board to review.

Oleson: We did talk initially that maybe 6 or 7 trees would have to be replanted about 6ft tall. Again, that is something that can be discussed.

Audience: none

Arendt: Question would be the patio near the lake?

Oleson: There is no set back when it is a patio.

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

Backyard Reflections: We did add some evergreens in a few areas on the sides.

Arendt: Would like to see some on the lake side.

Niklaus: Appreciate Backyard Reflections is involved. There is a concern and it has gone beyond what was appropriate. Clear cutting conflicts with the plan and is a highly visible property. There needs to be some restoration to retain that shore line.

Naaktgeboren: Question on the trees you selected are they picked for the roots?

Backyard Reflections: Some has to do with the size and want good root system.

Naaktgeboren: Reviewed the plan with Backyard Reflections and the type of trees. Do we know how much earth was 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 more trees on lake side.

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 be removed to get to virgin soil?

Backyard Reflections: Where we have them located right now it would be the virgin soil already. We did not move any of that soil.

Guck: What is the guarantee that they will not die. Bigger trees and more trees.

Backyard Reflections: We would like to get this restored as soon as possible and we would warranty the trees until next June.

Discussion regarding types of trees and what will survive on the hill side.

Smith made a motion based on the findings of fact to approve conditional use permit for the movement of several hundred yards or more of earth to accommodate a dwelling and a shoreline landscaping project, much of which has already occurred with the following conditions:

- 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.
- 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. 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.
- The applicant must plant at least 15 trees as large as feasible to plant. The types of trees are to be chosen by the applicant's landscape contractor based on what they feel will be most likely to survive and provide screening of the property as viewed from the lake, subject to the review and approval of the Zoning Administrator. Any trees which do not survive shall be replaced with as large a tree as possible in a timeline determined by the Zoning Administrator. The planted trees shall be spread out across the shoreline so as to maximize screening of the property, except that an area up to 20 feet wide may be left open for access to the lake.

Schultz seconded the motion. Motion approved unanimously.

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).

Applicant and Property Owner: Freddie and Tammy Heitkamp

Property address: 9051 Klever Ave NW, Annandale

Sec/Twp/Range: 17-121-27

Parcel number(s): 206030001160

Heitkamp: Looking to build a detached garage. Not able to meet setback to highway 24 or the cul-de-sac. I did reach out to MNDOT and talked with Steve and he said they were ok with it. I would be 39ft from the actual asphalt in the cul-de-sac.

Oleson: The highway road setback comes from Wright County not from MNDOT. One of the reasons for this may be in case the road is expanded or the speeds are higher. Variances being asked for are the road setbacks to the cul-de-sac & the state highway.

Niklaus: No issues.

Naaktgeboren: Would you gain anything by being parallel with the east lot line or put it on the other side?

Heitkamp: There is a hill on the other side so more fill would have to come in.

Schultz: Good with it.

Smith: Noted that the township only allows for one driveway per property and wanted to make sure that he is aware of that.

Arendt: Ok with it.

Guck: Ok with it.

Niklaus made a motion based on the findings of fact to approve variances 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).

Smith seconded the motion. Motion approved unanimously.

Schultz made a motion to approve Previous Meeting Minutes of August 10, 2021. Arendt seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits - no action

Correspondence - no action

Enforcement Actions

Other Business - no action

Smith made a motion to Adjourn. Arendt seconded the motion. Motion passed unanimously at 8:57 pm.

Prepared by Jean Just