

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 12, 2022

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

Guck called meeting to order at 7:00pm on April 12, 2022 Board of Adjustment/Planning Commission.

Commission Members Present: Al Guck, Larry Smith, Linda Dircks, Steve Niklaus, Dick Naaktgeboren & Ben Oleson (Zoning Administrator)

Absent: Bill Arendt, Barry Schultz

Others in Attendance or via Computer: Taylor Wurm, Ken Wurm, John Gamache Jeremiah Overby, Matt Bronder, Ray Hogrefe, Tony & Carol Eicher, Tania Richter & Victor Lazarz.

Additions or Deletions to the Agenda. Smith made a motion to approve the agenda with additions to other business. Niklaus seconded the motion. Motion approved unanimously.

Public Hearings

(Tabled from March meeting) Requests related to construct a guest cottage. Approvals required include a Variance to construct a 26' x 26' guest cottage approx. 25.9 feet from the centerline of a Township road (min. 65 feet required).

Applicant and Property Owner: Raymond Hogrefe and Tracie Paumen-Hogrefe
Property address: 8516 70th St NW, Annandale
Sect-Twp-Range: 27-121-27
Parcel number(s): 206000273401

Present: Ray Hogrefe & Matt Bronder

Hogrefe: We did have the surveyor redraw the location of the building moving it back to meet the 75 ft from the lake.

Oleson: We have a change from the original request, they did make the changes you requested by moving it back to meet the 75ft from the lake. The only variance now needed is the road set back at 26ft rather than the 65ft required.

Audience: None

Dircks: Just bathroom, no kitchen?

Hogrefe: New layout is a bedroom, living room, bathroom & storage.

Niklaus: No issues with the road setback.

Naaktgeboren: You did what we asked - no issues.

Smith: Good with road setback

Guck: Good with it, glad it was moved back from the lake.

Niklaus made a motion based on the findings of fact to approve the Variance to construct a 26' x 26' guest cottage approx. 25.9 feet from the centerline of a Township road (min. 65 feet required). Smith seconded the motion. Motion carried unanimously.

Requests related to the replacement of an existing open deck and the construction of a new screen porch. Approvals required include Variances to construct a new second level

screen porch approximately 1 foot from a side lot line (min. 15 ft. required), 22 ft from Clearwater Lake (min. 75 ft. required) and within a bluff (min. 30 ft setback required). Project will increase impervious coverage slightly to approx. 31-32% impervious coverage (max. 25% coverage allowed).

Applicant/Property Owner: Anthony and Carolyn Eicher

Property address: 9873 103rd St NW

Sect-Twp-Range: 9-121-27

Parcel number(s): 206012000060

Present: Tony & Carolyn Eicher

Eicher: Owner indicated they have lived here for 16 years. Looking to add a screen porch to the home. Home is close to the lake and in the bluff. Existing deck on the house is in the bluff and needs to be replaced as it is beginning to sag. Before doing so we wanted to address the issue with the erosion. We contacted a restoration company, and replaced the wood with boulders. We would manage the rain runoff with gutters & direct it towards rain gardens.

Oleson: Variance is partly related to the bluff, most of the house is in the bluff, and they are also within the side yard setback at 1-2ft, the screen porch would not be closer than it currently is. The impervious is over 25% and they would not be adding more. Those are the variances being asked for. Oleson pulled up current pictures and indicated that the proposal is to shorten it by 6 ft and then cantilever it. We did receive one comment online from a neighbor that is in support of it.

Eicher: Has several neighbors' letters that have written in support of the request.

Audience: None

Smith: Biggest concern is the closeness to the lake, knowing something needs to be done feels that there will be a need to be some engineer work to make sure it can support a screened porch. Some concern on side yard and if the overhang will be further out.

Eicher: Not any further than it is currently, and we are at least 2 ft from the lot line.

Oleson: Site plan shows 2.4 feet

Smith: Wondering if there anything that can be remove to get the impervious down.

Eicher: There is some bituminous that could be removed out by the road.

Smith: That would help and my main concern is what type of the footing will be needed.

Naaktgeboren: Agree engineers needed and would like the 13x23 bituminous to go. If this is adding bathroom and or bedrooms would the septic need to be recertified.

Niklaus: Agree the septic needs to be looked at. Are there issues with blocking visuals for the neighbors?

Eicher: Received a letter that they were ok with it.

Niklaus: Agree with the impervious reduction & with the engineered footings.

Eicher: Confirming they are looking for septic renewal & get engineered footing information.

Dircks: Nothing more to add.

Guck: Like the idea, just want to make sure you can support the screen porch.

Smith made a motion to table for further information on footings being sufficient and not destabilize the bluff, plan for removing impervious & septic compliance. Naaktgeboren seconded the motion. Motion carried unanimously.

Requests related to the construction of a detached garage. Approvals required include Variances to construct a 24' x 30' single story detached garage approx. 35 feet from the centerline of a township road (min. 65 ft required) and 21 feet from a road right-of-way.

Applicant/Property Owner: Tania Richter
Property address: 9111 Kennedy Ave NW
Sect-Twp-Range: 17-121-27
Parcel number(s): 206000174406

Present: Tania Richter

Richter: Currently have a very small garage and we are already very close the road. Need additional garage space for storage. Reason for it being placed here is that is currently where we store our boat and other items, we do have a bluff that is why we are closer to road.

Oleson: They are meeting bluff setback, variance is for the road set back at 35ft. We usually ask for at least 20ft from the road right of way and they are meeting that. Typically we look at other properties on the road and if there are any safety issues.

Audience: None

Niklaus: Question is if this is the best place for it. Is there a location that would be better suited?

Discussion between the board regarding additional locations, placement, parking in front of the garage, along with bluff as they move back further. Also, concern with blocking access to the lake side of the house.

Dircks: No additional questions.

Naaktgeboren: Wondering if you could move it back just a few more feet.

Smith: Agreed would like to see it moved back 5 ft if possible.

Guck: No issue, would like the additional 5ft from the road.

Niklaus made a motion based on the findings of fact to approve Variances to construct a 24' x 30' single story detached garage approx. 39 feet from the centerline of a township road (min. 65 ft required) and 25 feet from a road right-of-way 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.

Smith seconded the motion. Motion approved unanimously.

Requests related to the reconstruction and expansion of a lakeside open deck, the construction of a new garage single story garage with basement and the reconfiguration of a lake access stairway and its existing nonconforming landings/decks. Approvals required include Variances to construct a 10' x 22' open deck on the lakeside of an existing dwelling approx. 5 feet from the top of a bluff (min. 30 ft required) and approx. 72 feet from Clearwater Lake (min. 75 ft required); a 22 ft x 24 ft garage with 6.5/12 roof pitch (max. 6/12 allowed) with 5 ft wide tunnel attachment to the existing dwelling approx. 20 feet from a road right-of-way and 2 feet from a side lot line (min. 10/15 ft required); and to expand an existing landing/deck on a lake access stairway to approx. 10' x 15' (max. 32 sq ft allowed).

Applicant/Property Owner: John and Angie Gamache
Property address: 9644 Kramer Ave NW

Sect-Twp-Range: 18-121-27

Parcel number(s): 206000181413

Present: Jeremiah Overby & John Gamache

Overby: We are working on a lot of different items. We are replacing the deck which are in need of repair. The access to the lake is rotting and needs to be replaced. There are three parts to this project. Would like a 24x22 garage on the front of the property and tunnel to the house. The garage will be down 8ft and we will come into the house under the front door. Everything will be engineered for the foundation and the precast. It will be covered by dirt, so will not lose any of our impervious. With the deck we are not adding any additional sq footage, just changing the steps and will be removing upper deck completely and put in a window. Next are the stairs to the lake, would like to expand one platform and eliminate the lower platform.

Oleson: Variances are open deck on the house which is within the bluff set back, about 5ft instead of 30ft just the part that is added, 72 ft from the lake vs 75ft. The garage if detached no more than 6x12 pitch would like a 6.5x12 pitch and 20ft from right of way and about 2ft from side yard. The landing and deck normally we limit landings to 32 sq ft, the one they want to expand, however, they are removing one. Did reach out to the County as this is surrounded by County Park land, there is a fence post in the ground, and that was based on a survey that was done. Want to make sure they are not on the park land. If attached garage there would be no roof pitch issue so depends on how you look at it.

Audience: None

Naaktgeboren: Holding tank what are the restrictions.

Oleson: Not able to expand the house, you can apply for a variance to that.

Naaktgeboren: Expand the deck?

Gamache: We are looking at expanding the upper platform and removing the lower one entirely. Want to square it off.

Overby: Would like to go 10x15 and eliminate the lower one to right.

Naaktgeboren: Questioned the expansion of the landing. Garage you are looking at 2ft from lot line.

Overby: Would like even less but could go 2ft from the lot line. If further would not be able to get into garage.

Niklaus: Concern about the size of the platform down to the lake. No issue with the lake setback. Ok with garage.

Dircks: How far from the lake with the deck?

Overby: Thinking around 35 ft.

Dircks: Have we allowed this before.

Oleson: If it was a patio we do not have setback requirements and this is a landing not a full deck.

Smith: Could he rebuild the decks as they are?

Oleson: Yes, he could rebuild both to the same size they are currently.

Smith: I know we have had issues in the past, I would lean towards building without expanding the platforms. Side yard I do not have an issue with, not sure why the addition in the roof pitch and ok with the deck on the lake side.

Guck: Ok with the deck on the bluff, side yard not an issue for me with detached garage.

Niklaus: If they replace the landings on the steps.

Naaktgeboren made a motion based on the findings of fact to approve Variances to construct a 10' x 22' open deck on the lakeside of an existing dwelling approx. 5 feet from the top of a bluff

(min. 30 ft required) and approx. 72 feet from Clearwater Lake (min. 75 ft required); a 22 ft x 24 ft garage with 6.5/12 roof pitch (max. 6/12 allowed) with 5 ft wide tunnel attachment to the existing dwelling approx. 20 feet from a road right-of-way and 2 feet from a side lot line (min. 10/15 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.

Deny variance to expand an existing landing/deck on the lake access sairway to approximately 10x15.

Niklaus seconded the motion.

Discussion regarding the landing, board ok to square up the landing with minor expansion into the hill.

Motion passed unanimously.

Requests related to the appeal of a 1999 determination that no dwelling entitlements remain on a parcel. Approvals required include the modification of Document No. 672096 as recorded in the office of the Wright County Recorder to specify that Parcel 206000354300 does have a dwelling entitlement as an eligible lot of record as per Section 604.6 of the Corinna Township Land Use Ordinance.

Applicant/Property Owner: Kenneth and Betty Wurm

Property address: None

Sect-Twp-Range: 35-121-27

Parcel number(s): 206000354300

Present: Ken Wurm – Kayla Wurm

Wurm: Bought it from Wright County and there was a house there, feel the entitlement was removed in error. Basically, feel the entitlement should still be there.

Oleson: This is basically an appeal of the decision previously made. Lots of record prior to 1978 have entitlements. When I did the research in 1973 it appears that it was a lot of record and should have an entitlement. At the time they took it off there was some lot changes that were all separate from this parcel. Unless you see something differently, it looks like it should not have had the entitlement removed.

Audience: One written comment that was opposed and did not want a house on this property.

Smith: Good with it, feel it was something that was overlooked.

Naaktgeboren: Feel this got lost in the translation and it was beginning of planning and zoning.

Niklaus: Is it a decision of this board or the town board.

Oleson: Talked to township attorney and it should be the planning commission board decision.

Dircks: No issue

Guck: NO issue

Niklaus approve based on findings of fact approve Modification of Document No. 672096 as recorded in the office of the Wright County Recorder to specify that Parcel 206000354300 does have a dwelling entitlement as an eligible lot of record as per Section 604.6 of the Corinna Township Land Use Ordinance. Dircks seconded the motion. Motion approve unanimously.

Naaktgeboren made a motion to approve Previous Meeting Minutes of March 15, 2022. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business

Discussion – Amendment to Conditional Use Permit conditions as approved at September 14, 2021 meeting. Dennis Nelson property. (11468 Hart Ave NW, PID 206147001030).

Oleson indicated that Nelson wanted us to revisit the number of trees that were required based on the approval of the CUP. Nelson stated that he was not able to make the meeting, thought it should have been tabled so that he could talk face to face. Asked that members of the board come out and take a look at the site. He feels that 15 trees are too many and would like that to be reconsidered. Guck indicated that he was out at the property with Oleson. Nelson indicated that the landscaper came to the meeting for the CUP for moving of more than 50 cu yds. and one condition placed on the CUP was the 15 trees. When building Nelson did ask for information regarding what could be done and did not receive any information regarding taking down trees. Smith indicated that when someone comes in for a CUP that is when some of these things are discussed. Guck feels that it was clear cut and clear cutting is not allowed. Discussion regarding what would be acceptable. Nelson felt that 8 trees would work and look decent. Board felt that we need at least 10 trees. Niklaus made a motion to amend the CUP to the replacement of 10 trees on the lake side of the property. Naakgeboren seconded the motion. Motion approved unanimously.

Oleson: Clearwater Lake someone wants to replace their garage on a small back lot, we have a survey from the neighbor that shows they are within their lot, they will be building in the same location and the same size wanted to confirm the board is ok with using the neighbor's survey. Board ok with it.

Smith made a motion to Adjourn. Naaktgeboren seconded the motion. Motion passed unanimously at 8:39 pm. Prepared by Jean Just