

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
FEBRUARY 8, 2022

Guck called meeting to order at 7:00pm on February 8, 2022

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

Absent: Steve Niklaus & Bill Arendt

Others in Attendance or via Computer: Jason Kolles, Laura Hale, Judy Grabham, Dan Griger

Additions or Deletions to the Agenda. Add appointing Chairperson Smith made a motion to approve the agenda with the addition of adding a chair & vice chair. Schultz seconded the motion. Motion approved unanimously.

#### Public Hearings

Requests related to the operation of a gravel pit. Approvals required include an Interim use permit for the operation of a temporary mining pit involving crushing and screening of sand, gravel and rocks.

Applicant/Property Owner: Jason Kolles

Property address: 10171 IRELAND AVE NW, ANNANDALE.

Sect-Twp-Range: 10-121-27

Parcel number(s): 206000103400

**PRESENT:** Jason Kolles

**Kolles:** Here for our annual renewal, nothing has changed.

**Oleson:** Renewal every year, and we have the renewal of the bond.

**Dircks:** Asked how long they have been operation - Since 2009

**Audience:** None

**Naaktgeboren:** No issues

**Schultz:** How many years to go yet?

**Kolles:** Not sure depends how long you let us go.

**Schultz:** Good

**Smith:** How much do you haul?

**Kolles:** about 15,000-20,000.

**Smith:** Good with it.

**Guck:** Do you taper when you're getting close to the neighbors?

**Kolles:** We try to do that and we plant alfalfa and that works good.

**Guck:** No concerns

Naaktgeboren make a motion to approve the Interim Use permit for the operation of a temporary mining pit involving crushing and screening of sand, gravel and rocks based on the findings of fact with the following conditions:

1. The applicant shall maintain their NPDES permit with the MPCA.
2. Activities shall be limited to screening, crushing and stockpiling. Screening and crushing shall not be conducted on more than 21 days in a calendar year.
3. The applicant shall maintain a minimum separation of five (5) feet to groundwater at all times on this site.
4. Hours of operation for activities on the site shall not be outside of the hours between 7:00 am and 7:00 pm.
5. The contractor shall maintain a bond in sufficient amount to assure reclamation of the site. The bond shall remain in effect until all areas are reclaimed as required by the Ordinance or as specifically required by the Township Ordinance. The minimum amount of the bond must be \$5,000 or \$1,500 per acre, whichever is more.

Smith seconded the motion. Motion approved unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a private/vacation home rental served by a holding tank septic system.

Applicant/Property Owner: Laura Hale

Property address: 8189 GRIFFITH AVE NW, MAPLE LAKE.

Sect-Twp-Range: 24-121-27

Parcel number(s): 206017001130

**PRESENT:** Laura Hale

**Hale:** Bought a cabin on Mink Lake and we would like to turn it into a vacation rental.

**Oleson:** Interim Use permit for vacation rental, the reason for this is that it is on a holding tank, recommending condition of record for holding tank pumping.

**Audience:** none

**Smith:** What is your plan with the holding tank?

**Hale:** We will be monitoring and hoping to add electric monitor so that we can monitor remotely. We also removed the tub and only have a shower.

**Smith:** My only concern is making sure you are monitoring the holding tank.

**Schultz:** I am ok with it, just a little concerned with the parking and where the holding tank is located.

**Naaktgeboren:** Making sure you're marking where the property lines are at and parking area.

**Dircks:** No questions

**Guck:** Six people, could mean 3 cars will you have room?

**Hale:** No it will be noted that there is only room for 2 cars.

**Guck:** No problem, just make sure you

Schultz made a motion to approve Interim Use Permit to operate a private/vacation home rental served by a holding tank septic system based on the findings of fact with the following conditions.

1. The interim use permit shall expire two (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.
4. The applicant shall add a monitoring alarm to the holding tank.

Naaktgeboren seconded the motion. Motion approved unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a private/vacation home rental involving both a primary single-family dwelling and a separate guest house and served by a holding tank septic system.

Applicant/Property Owner: Judy Grabham  
 Property address: 10625 108TH ST NW, ANNANDALE.  
 Sect-Twp-Range: 8-121-27  
 Parcel number(s): 206000082103

**PRESENT:** Judy Grabham

**Grabham:** Family property since the early 80s, own two cabins and have rented in the past. Will not be renting every week, looking at every other week in the summer. Main cabin is 2br & 1ba, bunk house is 1br & 1ba. No impact on the neighbors and I have talked to both of the neighbors and both are fine with it. One side is marked with a fence, looking at putting some pots marking the property line on the other side. Lots of parking area.

**Oleson:** Similar to the last one except that it has two units and has a holding tank same condition as the last one.

**Dircks:** Confirming if the 4 weeks are continuous or just 4 weeks total in the summer.

**Grabham:** Every other week for a total of 4 weeks/

**Naaktgeboren:** Would you rent the cabins separately?

**Grabham:** No, it would be all to one family.

**Naaktgeboren:** Good

**Schultz:** Ok with it

**Smith:** Good with it

**Guck:** I do not have a problem.

Smith made a motion to approve Interim Use Permit to operate a private/vacation home rental involving both a primary single-family dwelling and a separate guest house and served by a holding tank septic system based on the finding of fact with the following conditions:

1. The interim use permit shall expire two (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.

Naaktgeboren seconded the motion. Motion approved unanimously.

Smith made a motion to approve Previous Meeting Minutes of December 14, 2021 & January 11, 2022. Schultz seconded the motion. Motion approved unanimously.

#### Other Business

Discussion - Ordinance Amendments to Section 781 (Private/Vacation Home Rental) of the Corinna Township Land Use Ordinance. The purpose of the amendments would be to amend regulations relating to standards applicable to private/vacation home rentals.

**Oleson:** Had the public hearing last month and drafted the Ordinance. Went through definitions removing a few items and changing some verbiage. Another issue that was talked about was requiring a length of stay. There were concerns on both sides. After some discussion the board felt that they did not need to require a length of stay.

Naaktgeboren made a motion to recommend approval of the Vacation Rental Ordinance 781 with the updated change on 781.3-1. Schultz seconded the motion. Motion approved unanimous.

#### Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

**Oleson:** Glendale Club there was a question on the cantilever on the back by a ½ ft on the back. So unsure if we needed to shift back and go down to 24x3.5. Listening to the audio it is pretty clear that he needs to go to 24x3.5 and he understands it to be that way.

**Oleson:** 3 lot subdivision by Sugar Lake; Property owner would like to do a lot line adjustment and based on comments from Wright County they would not allow since one is platted and one is not platted. The ordinance states it is only for lots of record. Since these are not lots of record you would have to replat it. However, when the surveyor called Wright County, they indicated it was up to us. Will talk with township attorney to see if we are allowed to look at this at a lot line adjustment or if it would have to come before the Board of Adjustments.

**Oleson:** Clearwater Lake on 105<sup>th</sup> Street property owner tore down house and is rebuilding, they may be in violation with their deck. They applied for a Land alteration permit and wondering if we can issue if they are in violation. Board felt that it should not be issued until violation is resolved.

**Oleson:** Sugar Lake property owner would like to tear down cabin right on the lake and rebuild, however, he would like to move it back and make it smaller. State statute says that we can require them to move it back. Board felt that we should look at requiring them to move back to 37.5 feet.

**Oleson:** Ken Wurm was in with the rezoning request which we recommended approval; County is not in favor and made a determination that there is not an entitlement. Ken feels that there was a house there so why no entitlement. Will be doing some additional checking into on this one to determine if there is an entitlement or not on this property.

Smith made a motion to have Al Guck remain as Chair. Schultz seconded the motion. Motion passed unanimously.

Smith made a motion to have Steve Niklaus remain as Vice Chair. Schultz seconded the motion. Motion passed unanimously.

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