

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MARCH 15, 2022  
5:00 PM

Guck called meeting to order at 7:00pm on March 15, 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: Dennis Nelson, Ray Hogrefe, Matt Bronder, Scott Ergen, Kevin Kolstad, Al Nerheim

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

#### Public Hearings

Requests related to placing 150-200 cubic yards of fill from a channel dredging project on the property. Approvals required include a Conditional use permit for the movement of greater than 50 (150-200) cubic yards of material in a shoreland district.

Applicant/Property Owner: Alan and Paulette Nerheim

Property address: None

Sect-Twp-Range: 34-121-27

Parcel number(s): 206024000123

**Present:** Al Nerheim

**Nerheim:** Indicated that about a year ago a group got together to propose how to drain the water and last fall we received a permit to dredge the channel so that boats can come in off the lake. My property is at the northwest side and we would like to drop the silt on my property. It could be as little as 75 cubic yards up to about 150 cubic yards. There are three different sites that we were looking at. There is one area that used to be a gravel pit that will likely take most if not all the silt. There is a steep embankment in the one area that we would like to see about leveling out. Would do everything possible to eliminate erosion.

**Oleson:** It is a CUP due to it being over 50 cu yards, main issue is to make sure it is not affecting neighbors. Not an issue from my standpoint.

**Audience:** None

**Niklaus:** Have you talked to the other owners to do the whole channel.

**Nerheim:** We have and the DNR gave us the permit over 1/2 of the channel. The rest the DNR felt was deep enough for a boat to get through.

**Niklaus:** The reason I ask is it would be nice to get it all done. I do not see any issues.

**Dircks:** No Issues

**Naaktgeboren:** The only question I have is will putting silt on the property, will it create an issue in the future. Also, making sure silt fence is installed where needed and erosion rolls.

**Nerheim:** Felt adding silt would be an advantage to the land.

**Smith:** No issues if ok with the DNR

**Guck:** No issues with it.

Naaktgeboren made a motion to approve based on the findings of fact the Conditional use permit for the movement of greater than 50 (150-200) cubic yards of material in a shoreland district with the following condition:

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 constructing dwelling additions. Approvals required include a Variance to construct a 12' x 20' roadside addition above an existing attached garage and a 16' x 24' addition to the rear upper level of an existing dwelling along with an expanded open deck walkway. Additions are to an existing structure located approx. 102 ft from the centerline of State Hwy 24 (min. 130 ft required). The proposed additions will be approx. 114 ft and 148 ft from the road centerline.

Applicant: Scott Ergen

Property Owner: Michael J. Willert

Property address: 9072 State Highway 24 NW, Annandale

Sect-Twp-Range: 16-121-27

Parcel number(s): 206000164405

**Present:** Scott Ergen

**Ergen:** Would like to put an addition on the front & back side of the house. The garage is currently 103ft from Highway 24 & the addition would be 12 ft back from that above the garage.

**Oleson:** Reason for the variance is the road set back. State Highway is 130ft from centerline. Sewer looks to be fairly old, it is compliant but would want to make sure it is adequate for the addition.

**Audience:** None

**Naaktgeboren:** I do not have an issue other than making sure that sewer is compliant with the addition of bedrooms.

**Dircks:** No questions

**Smith:** Only concern is the septic

**Niklaus:** I am good

**Guck:** Question I have, did they reinforce the back wall?

**Ergen:** Yes they had safe basements come out and reinforce it.

Naaktgeboren made a motion to approve based on the finding of fact a Variance to construct a 12' x 20' roadside addition above an existing attached garage and a 16' x 24' addition to the rear upper level of an existing dwelling along with an expanded open deck walkway. Additions are to an existing structure located approx. 102 ft from the centerline of State Hwy 24 (min. 130 ft required). The proposed additions will be approx. 114 ft and 148 ft from the road centerline with the following conditions:

1. That the applicant must provide an analysis from a licensed sewer designer as to whether the existing system is suitable for the number of bedrooms in the proposed dwelling and if not, the modifications or replacement of the system that is required. The applicant shall install the required modifications or replacement by October 1, 2022.

Smith seconded the motion. Motion approved unanimously.

Requests related to reconstructing an existing 16' x 20' water-oriented accessory structure. Approvals required include a Variance to add bathroom facilities and holding tank to a water-oriented accessory structure (water-supply and sewage treatment facilities not allowed). Variance request could also be considered a request to locate a guest cottage approx. 52 feet from Cedar Lake (min. 75 ft 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:** Hogrefe & Bonder

**Hogrefe:** Existing cottage down by the lake that we want to remove and replace in the same location and add a bath room. Would be putting in a 100 gal holding tank.

**Oleson:** Normally if something was being replaced we can do that when not expanding, however, when adding a bathroom it would not be allowed. Two ways to look at it, if looking at it as a water orientated structure, they are not allowed to bathrooms, so they would be asking for a variance to add a bathroom. The lot is large enough to have a guest house and then they could have a bathroom in a guest house, however, they would need to meet the 75ft setback from the lake, so the variance would be the lake setback. Did talk about the possibility of moving it back to meet the 75 ft set back, however, would prefer to keep it where is currently located. There are some issues with moving it back, looks to be a little of a gradual slope to the back, sewer that could cause an issue and would possibly be closer to the road. There have been several other buildings removed already.

**Audience:** None

**Smith:** This one is interesting, if we call it a guest house it does not meet set back, is there a place you could move it back to make it work?

**Hogrefe:** If we go back to the west, we will be at a 10 ft hill.

**Smith:** I understand where you want it. Just not sure we can do it.

**Naaktgeboren:** How does that work with a holding tank?

**Oleson:** There is no issue with it having a holding tank, the issue is if we call it a water orientated structure a bathroom is not allowed.

**Naaktgeboren:** Is there something else that you could do like a compost unit in the water orientated structure?

**Bronder:** Would prefer the holding tank that would have an alarm system to it.

**Oleson:** The way the ordinance is written is no water supply or sewage treatment system.

**Niklaus:** My concern is that if we allow one, we are going to open up a lot of issues with many people wanting to add bathrooms.

**Dircks:** Just to be clear, you have to be how far back with a holding tank?

**Oleson:** 50ft with the holding tank.

**Dircks:** If there are others properties have these, I do not see an issue with it. However, we have the issue with many more coming forward wanting a bathroom.

**Guck:** I think we need to see how we can move it back to meet 75ft. My concern is that everyone is going to be looking at adding a bathroom to their boat house. Are there any out there that have these?

**Bronder:** There is the one on Bell point that has a boat house with a bathroom.

**Oleson:** There are a few that have been there for decades and they were allowed to remain.

**Hogrefe:** I was just trying to keep it in the same area.

**Guck:** If they move it back would they need a variance?

**Oleson:** They may need road setback variance.

**Smith:** I would be more inclined to approve the road then approve the lake setback.

**Niklaus:** If it was moved closer to the road is that a concern since it is not a heavily traveled road.

**Oleson:** Not as much of a concern and it would be considered a guest cottage which could have bathroom & could go up to 750sq ft max with no kitchen, 15ft max height.

Hogrefe: What is the total building I can have, just want to make sure it will not cut into the shed that I will eventually want to build.

**Oleson:** Your max is 3200sq ft for all accessory structures and for one is 2000 sq ft, so you could build a 40x50 shed and still be ok.

Naaktgeboren made a motion to table for redesign to meet the 75ft setback. Smith seconded the motion. Motion approved unanimously.

Smith made a motion to approve Previous Meeting Minutes of February 8, 2022. Naaktgeboren seconded the motion. Motion approved unanimously.

#### Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

**Oleson:** Mr. Nelson is hear regarding a condition that was placed on his CUP indicating the amount of trees needed to be replanted. We got very specific as to the number of trees and he is asking for a reconsideration of that. At the time of the hearing he was out of the country and now the landscaper that attended is no longer with the company. He felt that he would have objected to that and would like to know if there is a process for reconsideration. My thought is that he would have to reapply for changes or we could reopen the conditions. Naaktgeboren asked what he wants changed. Nelson indicated that the amount of dirt we moved around the house did not require a CUP. The problem I have with the amount of tree is that there was a lot of diseased and eroding trees along there. I did save the stumps and there were holes in them and I felt it would be easier to take them at the time rather than wait. I don't feel that adding that amount of trees will work in there with the landscaping that has been done. Guck asked if this is something we can talk about it and indicated that there were a lot of trees removed and not all of them could have been diseased. Nelson stated that not all of them were, however, when I applied for the permit, I had emailed the township and asked what could or could not be done and nothing was sent to me about what could or could not be done regarding trees. I have copies of those. Guck: Did you go to the DNR? Nelson: There was no DNR permits needed. Oleson pulled up the landscape plan, indicating the landscape plan from the landscaper which triggered the CUP for the amount of dirt they were moving. There are trees on the plan just not as many. Part of the discussion is procedural, can we address or do we need to have a public hearing. Naaktgeboren asked if we received complaints. Oleson indicated that

we have received some calls. Niklaus indicated he would like to hold this until the next meeting so that we can review what was discussed and revisit in April. Nelson indicated the board is welcome to come out and take a look. Smith agreed we should relook at this next month. Board felt they could just keep it at the end of the meeting.

Other Business: Shaddock does have a website advertising his event center and there is some concern that the board was under the impression it would not be advertised. In reviewing the audio there was a lot of discussion regarding what was going to happen with the property and property owner thinking the events would be limited. There was talk regarding limiting the number of events and number of guests, However, in the end we did not limit it in the conditions that we approved. Due to the septic system there was a limit put on of no more 250 guests. This is an interim and we will be reviewing again three years from the completion of the building.

Smith made a motion to Adjourn. Niklaus seconded the motion. Motion passed unanimously at 6:18 pm.

Prepared by Jean Just