

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AUGUST 11, 2022

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

Niklaus called meeting to order at 7:00pm on August 11, 2022 Board of Adjustment/Planning Commission.

Commission Members Present: Larry Smith, Steve Niklaus, Dick Naaktgeboren, Barry Schultz, Bill Arndt, Linda Dircks & Ben Oleson (Zoning Administrator)

Absent: Al Guck

Others in Attendance or via Computer: Kirk McKinley, Warren & Sharyl Schultz, Andrew Fink

Additions or Deletions to the Agenda. Smith made a motion to approve the agenda with addition of other business permit follow up. Schultz seconded the motion. Motion approved unanimously.

Public Hearings

Requests related to the use of property as a vacation rental. Approvals required include an Interim use permit for the operation of a vacation rental at a property served by a holding tank septic system.

Applicant/Property Owner: Kirk McKinley
Property address: 6889 Ingram Ave NW, Maple Lake
Sect-Twp-Range: 34-121-27
Parcel number(s): 206069000100

Present: Kirk McKinley

McKinley: Just purchased property and would like to reapply for the Interim use permit to continue to operate as a vacation rental.

Audience: None

Oleson: Previous owner was approve October of 2021, recommendations are the same as last time.

McKinley: Indicated that one of the conditions was that an alarm be added and that was done.

Arendt: Asked how often they have the tank pumped.

McKinley: Indicated they have only had it pumped once since thy bought it.

Arendt: Ok with the vacation rental.

Dircks: Asked if we had received any complaints.

Oleson: Have not received any to his knowledge

Naaktgeboren: No concerns, would like to go two years and make sure that they know where the parking is so that they are not parking on the road.

Schultz: Ok with it

Smith: In support of a 2year interim use permit.

Naaktgeboren made a motion based on the findings of fact to approve the interim use permit 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 September 1, 2022.

Arendt seconded the motion. Motion passed unanimously.

Requests related to the construction of an addition to an existing detached garage. Approvals required include a Variance to construct a 6' x 12' one-story addition to the west side of existing detached garage approx. 58 and 62 feet from the centerline of two township roads (min. 65 ft required) and attached to a building that is currently 25 feet from the centerline of a township road. Resulting building coverage to be approx. 15.9% (max. 15% allowed). Impervious coverage to be reduced to below 25% from current exceedance of that amount.

Applicant/Property Owner: Warren and Sharyl Schultz

Property address: 7958 Irvine Ave NW, Annandale

Sect-Twp-Range: 27-121-27

Parcel number(s): 206077001150

Present: Warren & Sharyl Schultz

Schultz: Currently have a garage with a loft that was used for storage and has since become an at home office which has taken away a considerable amount of storage space. Would like to add a 6x12 one-story addition to the west side of the detached garage.

Audience: None

Oleson: Variance is because of the setback to the road, more than 15% building coverage. They have removed a considerable amount of impervious coverage, trying to get down to 25% or less.

Schultz: Confirmed there is no plumbing in the garage. (Correct)

Niklaus: Question if this has had multiple additions or if this is the first one. (First one)

Niklaus: No issue with road setback, want to make sure they are meeting the 25% impervious and not in favor of going over the building coverage.

Smith: Questioned if there was a current survey, wanting to make sure they are at or under the 25% and see where they are at for sure with the building coverage.

Schultz: Asked if the two parcels could be tied together to help them with building coverage.

Oleson: Indicated that the policy is treat each parcel separately when there is a road in-between them.

Naakgeboren: Feels that a survey is necessary to determine building coverage.

Dircks: Feels that a survey is necessary.

Arendt: Questioned building coverage and need for survey.

Smith made a motion to table the request for a survey showing the total lot size with total percent of coverage for impervious and buildings. Schultz seconded the motion. Motion approved unanimously.

Requests related to the installation of solar panels on the roof of existing buildings. Approvals required include a Conditional use permit for the installation of a roof mounted 14.5 KW AC solar PV system.

Applicant/Property Owner: Parker Anderson / Cheri Fink

Property address: 10501 Kimball Ave NW, Annandale

Sect-Twp-Range: 8-121-27

Parcel number(s): 206093000110

Present: Andrew Fink

Fink: Indicated they are proposing to put a solar system on the roof of their home that is 14.5kw vs the 10kw allowed in the ordinance. Looking at issue listed, I do not see any issues with glare as the homes are not close and with them being on the roof it should not cause any glare.

Audience: None

Oleson: Indicated that anything over 10kw requires a CUP.

Niklaus: How many panels for 10kw vs 14.5kw? (About 30) Is there a point that these make sense to do?

Fink: It really depends with our climate and time of year, therefore, I would like to maximize what I can with the room I have. With the amount of tree's we wanted to keep it on the roof.

Schultz: I do like them on the roof rather than on the ground. Question as to the glare onto the lake.

Fink: The angles are more east to west and not south towards the lake.

Naakgeboren: I got all the answers I needed from Andrew. Ok with it.

Dircks: Questioned how close to neighbors and if they are ok with it. (No comments from neighbors)

Arendt: Question on why going 14.5kw instead of 10kw.

Fink: Had room for it and wanted to get more of the benefit.

Niklaus: Are we setting any precedence?

Oleson: No, each one is looked at individually and the lot size can be a factor.

Smith: Ok with it.

Naakgeboren made a motion based on the findings of fact to approve a conditional use permit for the installation of a roof mounted 14.5kw AC solar PV system. Smith seconded the motion. Motion approved unanimously.

Schultz made a motion to approve Previous Meeting Minutes of June 14, 2022. Arendt seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions
- Findings of Fact – Previous PC/BOA Decisions

Other Business: Question from builder regarding a property on Sugar Lake. It has 3 parcels and a few years ago they put up a pergola and we had some clarifications on what it was considered. Now they are redoing work on the other parcel and rebuilding what was there and moving it back a little. They wanted to add a detached pergola, question is do they need to get a variance? Board felt they would need to apply for a variance.

Smith made a motion to Adjourn. Arendt seconded the motion. Motion passed unanimously at 8:10 pm.

Prepared by Jean Just