

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
JUNE 14, 2022

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302
(or via web/phone conference – see last page for instructions)

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

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

Absent: Linda Dircks

Others in Attendance or via Computer: Carol & Tony Eicher, Pat O’Keefe, Rick & Melissa Riesgraf, Chad Strand

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

(Tabled from April meeting) 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: Carol & Tony Eicher

Eicher: Information regarding septic was submitted. Will remove 14x20 area of asphalt to bring down the impervious. We did get price to put on gutters & add rain barrels. The footings for the screen house are 6 out, on the inside of the old footing with helical piers. Video was presented on how they are put in. They are use an auger to put them in with little to no disturbance to the bluff.

O’Keefe: Added information regarding the helical piers, and indicating that preliminary borings are not needed due to the small project and light load.

Audience: None

Naaktgeboren: Got us the information that we requested.

Niklaus: Satisfied with the information that was received.

Guck: Good

Smith: Liked the system they are using.

Naaktgeboren made a motion based on the findings of fact to approve the 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) 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.
3. The applicant shall remove a 14' x 20' area of existing asphalt to reduce impervious coverage on the lot

Niklaus seconded the motion. Motion approved unanimously.

Requests related to the adjustment of lot lines between two existing parcels. Approvals required include a lot line adjustment that will transfer 1.61 acres from an existing parcel to be attached to a 3.39 acre parcel. Resulting parcels will be 5 acres and 2.43 acres in size and approx. 511 and 256 ft in width, respectively.

- a. Applicant/Property Owner: Chad and Jeannette Strand
- b. Property address: 10202 105th St NW, Annandale
- c. Sect-Twp-Range: 8-121-27
- d. Parcel number(s): 206000081402 and 206000081403

Present: Chad Strand

Strand: Just looking to make a lot line adjustment to attach to my existing 3.39 acres to make it 5 acres with a 2.43 acre parcel with building entitlement to sell.

Guck: There was a question regarding some of the existing buildings on your property.

Strand: Got a little ahead of the game and put a little addition on there.

Arendt: Looking at the staff report that you are allowed 4000sq ft and you are 4016sq ft

Strand: That is a little garden shed

Arendt: That is just 0.4% over which is minimal that I would be ok with it.

Strand: If we can leave that garden shed there that would be great.

Schultz: Good with it. Confirmed it was surveyed.

Smith: Good

Naaktgeboren: Good with it.

Guck: No issues

Naaktgeboren made a motion based on the findings of fact to approve Lot line adjustment that will transfer 1.61 acres from an existing parcel to be attached to a 3.39 acre parcel. Resulting parcels will be 5 acres and 2.43 acres in size and approx. 511 and 256 ft in width, respectively.

Schultz 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: Ricky and Melissa Riesgraf

Property address: 11847 Gulden Ave NW, Maple Lake

Sect-Twp-Range: 1-121-27

Parcel number(s): 206086001150

Present: Rick & Melissa Riesgraf

Riesgraf: We have a cabin that we do a VRBO with a holding tank resulting in us needed an Interim Use Permit. They are coming up with some technology where you can tell how full the tank is on your phone so it will tell you the percentage.

Naaktgeboren: I am good with 3 years

Schultz: Good

Smith: Good

Niklaus: Good

Arendt: Wondering if you are living year round next door? Yes; Do you know how long it takes to fill your tank?

Riesgraf: We do not know so we pump every 10 days in the summer when we are renting.

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

1. The interim use permit shall expire three (3) 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 July 1, 2022.

Arendt seconded the motion. Motion approved unanimously.

Naaktgeboren made a motion to approve Previous Meeting Minutes of May 10, 2022. Arendt seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business: Niklaus questioned follow up on after the fact permits and discussed the difference on permitted uses and if it would not have been permitted. Discussion on what would or would not have needed a variance. Discussion on what the recourse would be. No motions made.

Niklaus made a motion to Adjourn. Arendt seconded the motion. Motion passed unanimously at 7:51 pm.

Prepared by Jean Just