

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
MAY 10, 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 May 10, 2022 Board of Adjustment/Planning Commission.

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

Absent: Barry Schultz

Others in Attendance or via Computer: David Theis, Darin & Debbie Upham, Dave & Bren Stepp, Jake Merrill, Bernie Miller, Bernie Leapaldt.

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

Public Hearings

(Tabled) 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

Requests related to the construction of a detached garage addition. Approvals required include a Variance to enlarge an existing detached accessory building by 480 sq ft (20' x 24') resulting in a total square footage of detached accessory building on the property of 2,136 sq ft (max. 1600 sq ft allowed).

Applicant/Property Owner: David and Brenda Stepp
Property address: 9020 Ingram Ave NW, Annandale
Sect-Twp-Range: 15-121-27
Parcel number(s): 206023001180

Present: David & Brenda Stepp

Stepp: Tried to go as small as we can and get a vehicle inside.

Oleson: Variance to tear down 2/3 of existing and extend it out over the driveway. It would be over the limit for what is allowed which is 1600 sq ft.

Audience: none

Smith: What is the side wall height?

Stepp: 14 ft

Smith: This is a tough one, since if we allow one we have to allow others, future repercussions.

Stepp: We live there and across the street. If we were to build a house we would be able to add a lot more on that lot.

Naaktgeboren: Same thought as Larry, wondering if you could cut it down. The portion that go to the south see if we cut it down it would cut your footage down. Looking at maybe 2000 sq ft, just a way to cut it down some.

Niklaus: Looking at the staff report, the lot large enough to allow for the 1600 sq ft building and your building would exceed that by 500 sq ft. Only grant if the property is unique and does not find anything that is compelling enough to grant the variance.

Dircks: Nothing to add

Arendt: What is the shed in the back used for?

Stepp: It is used for storage, lawn tractors, lots of storage items, house is small and we need the storage.

Arendt: So you could you remove that to get more room for what you want to add?

Oleson: Rear shed is 20x36 (720 sq ft).

Guck: Question on the well, supply water to the home?

Stepp: Yes, we felt we did everything we could to keep it as modest as possible.

Naaktgeboren: I keep looking at if you cut the wing off you could cut the wing off and get it down to 1800 sq ft. I could live with.

Niklaus made a motion to deny the request. Naaktgeboren 2nded for discussion.

Stepp: I would like to see it tabled and see if we can make some changes.

Niklaus withdrew the motion.

Smith made a motion to table. Niklaus seconded the motion. Motion approved unanimously.

Requests related to the construction of an addition to an existing dwelling. Approvals required include a Variance to construction a 26' x 26' two story addition (attached garage plus living space above) to an existing dwelling approx. 9.8 feet from a side lot line (min. 15 ft required).

Applicant/Property Owner: Jacob and Molly Merrill

Property address: 11989 89th St NW, Annandale

Sect-Twp-Range: 19-121-27

Parcel number(s): 206067001060

Present: Jacob Merrell

Merrill: Looking to put on an addition and changing our garage into living space, the variance is the side yard which would 9.8 and we would continue the line that it is right now.

Oleson: Side yard setback variance, not any closer than what the house is currently. We did look at impervious and it is getting close and we do not have a survey. This is not adding any new impervious since it is over the driveway.

Audience: None

Niklaus: The septic and the well?

Merrill: We will be doing a new septic to move it a little further from the well.

Niklaus: Is there going to be another garage?

Merrill: No

Niklaus: As long as the impervious is good I'm ok.

Naakgeboren: Question on the type of septic.

Bernie Miller: Indicated it is a type 3 pressure bed.

Naaktgeboren: I'm good as long as the impervious coverage is under 25%.

Merrill: We may be going down a little with the driveway.

Smith: In support of it.

Arendt: Good as long as impervious is under 25%.

Guck: Good

Dircks: abstain

Naaktgeboren made a motion to approve based on the findings of fact a variance to construction a 26' x 26' two story addition (attached garage plus living space above) to an existing dwelling approx. 9.8 feet from a side lot line (min. 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 either 1) remove at least 30 square feet of impervious coverage from the lot to account for what is being added (potentially) or 2) provide an as-built survey after the construction of the garage to show that the site will remain under the 25% impervious coverage limit. However, just need to stay under 25%.

Smith seconded the motion. Motion carried unanimously.

Oleson confirmed that no as build survey was needed. Naaktgeboren confirmed.

Requests related to the construction of two dwelling additions and an attached open deck.

Approvals required include Variances to construct an approx. 8' x 14 and 10' x 14' addition to different parts of the existing dwelling and a 14' x 8' attached open deck approx. 42.2 feet from Clearwater Lake (min. 75 ft required) and 14.5 feet from a side lot line (min. 15 ft required) and attached to a dwelling with a lowest floor elevation requirement of 997.5 (min. 997.7 required).

Applicant/Property Owner: Darin and Deborah Upham

Property address: 10891 Lawrence Ave NW, Annandale

Sect-Twp-Range: 7-121-27

Parcel number(s): 206034000300

Present: Darin & Deborah Upham

Upham: We have an existing deck away from the road and we would like to close that in so that we could have laundry and that our bedroom could be used for my parents. Not adding any bedroom. Would square up the alcove with the rest of the house. Talked with Bernie Miller and he has indicated the septic is good.

Oleson: A number of variances, side yard is just under and not going any closer to the side, lake set back 42.2ft but would be no closer than they are not now. Lastly is it is on Clearwater Lake and it has to be at 997.7 above high water mark in today's standards. You can leave what is there and do some additions to it as long as you do not get above 1/2 of what the assessed value is. So as long as they stay under 50k they are ok with that.

Audience: None

Niklaus: Can you explain the flood plain situation.

Oleson: If anyone was building new they would have to meet the federal flood plain elevations. The idea is to protect the home if it were to flood. On Clearwater Lake they add because it is a river system which make it 997.7 that is the lowest floor and includes basements or crawl space. Insurance could come into play also and they may require flood insurance.

Smith: I do not have an issue with the side setback or the lake set back closer than I like but I am ok with it

Naaktgeboren: I do not have an issue with the addition. Just have to figure out the 2.4" that the addition has to be raised.

Dircks: Ok with it

Niklaus: No issues

Arendt: ok with it

Guck: No issues

Oleson: will verify the flood plain issue on the issue

Naaktgeboren made a motion to approve based on the findings of fact a variances to construct an approx. 8' x 14' and 10' x 14' addition to different parts of the existing dwelling and a 14' x 8' attached open deck approx. 42.2 feet from Clearwater Lake (min. 75 ft required) and 14.5 feet from a side lot line (min. 15 ft required) and attached to a dwelling with a lowest floor elevation of 997.5 (min. 997.7 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.
3. That the 2023 valuation from the Assessor's office be used for determining the value of the structure in relation to floodplain requirements.

Smith seconded the motion. Motion approved unanimously.

Requests related to the construction of a septic drainfield. Approvals required include a Variance to place a septic drainfield approx. 3 ft from side and rear lot lines (min. 10 ft required) and within a public road right-of-way (min. 10 ft setback required).

Applicant/Property Owner: Bernell and Rose Leapaldt

Property address: 11919 Kramer Ave NW, Annandale

Sect-Twp-Range: 5-121-27

Parcel number(s): 206014000340

Present: Bernell Leapaltdt & Bernie Miller

Miller: Home is currently has a holding tank. (Oleson pulled up Beacon to show the property) We looked at the property across the road, in the original plat the road is on the lake side. Would like to put a septic across the road, it should not affect anyone else that wants to do something back there. It is the only spot that he can put a full sewer. No one knows who owns the property behind it.

Oleson: Variance is the side and rear lot lines. They would be 3ft from side & rear lot lines and within the public road right-of-way.

Arendt: How deep will the line be?

Miller: I am thinking 6 to 8ft down.

Arendt: I am ok with it as long as the town board is good with it.

Smith: At the town board we are liking that it will be a drain field rather than a holding tank. Wondering if we could move it back a little, maybe a 1 - 2ft.

Naaktgeboren: Ok with it, but do we need a hold harmless agreement?

Miller: Yes we have given a copy of the agreement.

Niklaus: No issues with the wetlands?

Miller: No

Niklaus: No problem

Dircks: No problem

Guck: Question on the pipe going under the road.

Miller: A portion will be insulated and will drain back and will be well below ground.

Niklaus made a motion to approve based on findings of fact a variance to place a septic drainfield approx. 3 ft from the south side lot line, 1.5 feet from the rear lot line (min. 10 ft required) and within a public road right-of-way (min. 10 ft setback required) with the following conditions:

1. The applicant shall install some sort of year-around visual demarcation of the location of the drainfield that will be visible with snow on the ground so that road maintenance activities and vehicles parking on the side of the road do not park on top of the drainfield.
2. The supply line between the septic tank and drainfield shall be directionally bored under the Township road to a depth of at least six (6) feet below grade.

Smith seconded the motion. Motion carried unanimously.

Naaktgeboren made a motion to approve Previous Meeting Minutes of April 12, 2022. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Oleson indicated that a resident at the north end of Hart Ave is looking to replace his mound drainfield, (206000021107); Will be meeting with the DNR to take a look to see where they can put the drain field. The question is will it need a drainfield and where to place it.

Arendt made a motion to Adjourn. Smith seconded the motion. Motion passed unanimously at 8:24 pm.
Prepared by Jean Just