

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

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

Call to Order: Chair Al Guck called the meeting to order at 7:00 p.m.

Roll Call: Members present: Al Guck; Steve Niklaus; Bill Arendt; Barry Schultz;
Alternate Dick Naaktgeboren; Planning and Zoning Administrator Ben Oleson; Corinna
Clerk Mary Barkley Brown.

Others in Attendance: Richard Ransom; Cory Schueler; Jennifer Smail; Ryan Smail; Rob
Ayd; Mary Ayd; Glen Barbeln; Doug Hackenmueller; Sharyl Schultz

Additions or Deletions to the Agenda: Warren and Sharyl Schultz wish to speak
regarding survey required when their application was tabled. Motion was made by
Naaktgeboren, seconded by Barry Schultz, to accept the agenda with addition. Motion
carried unanimously.

Sharyl Schultz: We were looking to add a 12 x 6 lean-to on the back of garage, it puts us at 15.6 to 15.9 over on building coverage. Ended that you asked us to get a survey. I have three things: 1. We did not get a survey. Called 2 surveyors and received the same answers from both of them indicating that the accuracy of survey is 95 to 97% accurate. Started that we were .9 % over and at end of meeting it changed to .6% over. We can agree there is a margin of error in all of this. Not comfortable spending \$2,000 - \$2,500 when that could easily be off. 2. I understand rules and regulations. I am under scrutiny of rules and regulations. I follow them every day. The other thing I know about rules and regulations is that they are modified, changed, and modifications all of the time. I don't believe the gentleman is here tonight. He had said, "I don't want you Schultz's to get upset with us, because these are the rules and regulations and we can do for one that we do not do for others." That is not a correct statement, the mere fact I am here tonight and there are others that are trying to get a variance makes that statement incorrect. You do make modifications. You do make exceptions. I would like have the statement rescinded. 3. I have a zip drive of similar incidences that, I feel, break rules. Our neighbor has had a dead car sitting on his property for 14 months. It has not moved. They mow around it. They trim around it. I would like to know how that dead car that has been sitting follows the intent and guidelines of what you do.

Guck: We have to make decisions. We are doing the best we can. Some of these things may have been done prior to us doing the planning and zoning.

Naaktgeboren: Is car licensed? And if so is it current?

Sharyl Schultz: It has an expired license.

Oleson: It is a County nuisance ordinance. Not sure how many they can have.

Sharyl Schultz: We brought this up to Jean Just. Conversation was is that it is against the rules we will send a letter and bottom line is there is nothing we can do. So you are willing to make a decision based on an inaccurate survey? Two professionals have said the survey is not 100% accurate.

Niklaus: We have tried to stay as firm as we can on the rules regarding the amount of building coverage & impervious coverage. We have given you our answer.

Guck: All surveys are plus or minus and we have to live within their parameters.

Barry Schultz: We asked for a survey.

Sharyl Schultz: Two surveyors said their surveys will not be completely accurate.

Niklaus: We are going by professional surveyors' expertise. That is their profession.

Oleson: The timeline by state law to make a decision on this request is 60 days we extended that 120 days and will expire in November, 2022 unless a waiver is signed by the Schultz's. If you come back with survey great, if not, we will either have to make a decision at the November meeting or need a signed waiver.

Sharyl Schultz: Nice to know that you make a decision on in accurate information. I hate to say it, I have no faith in you.

Niklaus: We have given you our best answer.

Public Hearings

Requests related to the construction of a screen porch addition to an existing dwelling. Approvals required include Variances to construct a 16' x 18' screen porch addition to an existing dwelling approx. 55 feet from Clearwater Lake (minimum 75 feet required) and attached to a dwelling that is approximately 7.5 feet from a side lot line (minimum 15 feet required) on a lot that currently contains approximately 27-29% impervious coverage (maximum allowed 25%). The addition itself will meet the required side yard setback and will add little or no impervious coverage.

Applicant/Property Owner: Glen Barbeln
Property address: 11590 103RD ST NW, SOUTH HAVEN
Sect-Twp-Range: 7-121-27
Parcel number(s): 206042000020

Present: Glen Barbeln and Doug Hakenmiller (would help build this):

Barbeln: Like to add 16 x 18 screen porch onto west side of existing building. Filled out application based on survey. Don't seem to be adding much impervious coverage as we are going over an existing impervious area.

Oleson: Variance from Lake Setback, 75' required, existing house is 55 feet away. This based on aerial photos, not survey. Side yard is 7.5 ft from west property line. Addition is on the east side and meets 15-foot setback. My estimate of impervious is 27-29 percent. It is not adding a significant amount, but it is going a few feet into the grass. The landscaping rock, that may or may not have plastic underneath. We typically do not go

with any increase in impervious when they are already over. We look for other ways to reduce impervious.

Audience: None

Naaktgeboren: You are asking for 288 square feet for addition and most is already covered.

Barbeln: Roughly 30 square feet hanging in the grass.

Naaktgeboren: You have tar and pavers you can reduce to get your impervious down. - The question is where would you like to reduce?

Barbeln: Probably would be the second driveway, what would we replace with.

Naaktgeboren: Grass.

Schultz: Could you shorten the deck to just cover the pavers? Your pavers go out about 16ft. If you made it 16 x 16?

Barbeln: If I reduced to 16 x 16, I don't think I would be adding any impervious coverage.

Schultz: That is more acceptable to me. Would he then need a variance?

Oleson: Still setback and side yard & lake. Also, for adding on to building since they are already over on impervious.

Niklaus: No problem with setback. Agree that you not add any impervious and reduce.

Arendt: Setbacks are fine. Impervious is too high. You want to go even higher. You need to get to 25%.

Barbeln: Road was moved 20 to 30 feet to the south. None of the setbacks got moved.

Oleson: Setbacks should not have changed when the road moved.

Naaktgeboren: Road was moved back to Otto's land. It was tight 15 to 20 years ago.

Guck: Is a survey beneficial?

Oleson: Survey may show you are under 25%. My estimate is off of aerial photos and assessor's records. However, I am fairly confident this will be over 25%.

Guck: Ok with it staying with same impervious and not adding any amount into the lawn area. If you can reduce great.

Discussion if it could be turned to the south.

Oleson: Gravel or tar both are impervious. Needs to be switched to grass.

Niklaus: Can we OK setbacks but have them work out impervious coverage with Oleson?

Naaktgeboren: Application must reduce impervious coverage by x amount.

Arendt: If they shot for 26%, they would have to reduce it appx. 261 square feet which is not a lot. Right now, it is way over the limit.

Niklaus made a motion, based on the findings of fact, to approve variances to construct a 16' x 18' screen porch addition to an existing dwelling approx. 55 feet from Clearwater Lake (minimum 75 feet required) and attached to a dwelling that is approximately 7.5 feet from a side lot line (minimum 15 feet required) on a lot that currently contains approximately 27-29% impervious coverage (maximum allowed 25%). The addition itself will meet the required side yard setback and will add little or no impervious coverage based on 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 applicant must reduce impervious coverage by 261 sq ft so as to achieve impervious coverage of approximately 26%.
4. The addition must be no larger than 16' x 18' and not extend closer to the lake than depicted in the proposed drawing.

Arendt seconded the motion.

Oleson: Will focus on the 261 sq ft number since we are dealing with approximate numbers for impervious.

No further discussion. Motion carried unanimously.

Request for rezoning of a portion of a property from General Agriculture (AG) to General Business (B-2).

Applicant/Property Owner: CHD Ventures LLC

Property address: 10480 STATE HWY 24 NW, ANNANDALE

Sect-Twp-Range: 9-121-27

Parcel number(s): 206000093103

Present: Corey Schueler

Schueler: East and south sections where bar is now is now zoned General Ag - looking for it to be zoned for Future Business.

Oleson: Showed map of current zoning. It would take everything to B2, which is same as garden center across the street. County would have to approve, too. County has identified this area as being suitable for business use.

Audience: None

Arendt: We would recommend to Corinna Township Supervisor Board and then they would pass on to Wright County. Ok with it.

Guck: No problem with it.

Naaktgeboren: Right now, restaurant is B1. Is there any issues with it being B1 vs B2. Are the changes the County are making going to affect this?

Oleson: The proposed changes will not affect this.

Naaktgeboren: Where is driveway?

Schueler: They can access from bar parking lot now. Looking at the southeast corner is what we would propose. Have not looked at it too in-depth until we know if we can get it rezoned.

Schultz: Good with this.

Niklaus: Good.

Oleson: If this is approved, they would still need a CUP for any business that would be going in there.

Naaktgeboren made a motion to recommend approval to rezone a portion of property from General Agriculture (AG) to General Business (B-2).

Niklaus seconded the motion. Motion carried unanimously.

Requests related to the construction of a dwelling addition. Approvals required include Variances to construct a 340 sq ft dwelling addition that will meet all required setbacks by itself but would be attached to a dwelling that is approximately 67 feet from Clearwater Lake (minimum 75 feet required). Lot was previously exceeding maximum 25% impervious coverage allowance but is being modified to reduce to 25% coverage.

Applicant/Property Owner: Rodney and Andrea Doop
Property address: 9254 KILBURY AVE NW, ANNANDALE
Sect-Twp-Range: 17-121-27
Parcel number(s): 206064001060

Present: Rodney and Andrea Doop were online.

Doop: Looking for addition to cabin, however, discovered in the last week or so we might not meet some compliance issues. We are going back to the drawing board. Floodplain and valuation side of it. What you see if not what we will necessarily doing. We are looking at tabling it and going smaller. We did a survey. Will be meeting with architect next week.

Schultz: How much time are you looking for?

Doop: Hopefully in November. We may try to do what we can inside the building. Hope was to add a bedroom and bathroom and get a laundry into the house. Laundry is in the garage.

Naaktgeboren: Is part of it the value can only go half of what it currently is?

Doop: Yes that and floodplain. Estimate came back double what estimate was a year ago. That sent us over on valuation.

Niklaus made a motion to table until November or December meeting.

Dick Ransom: The little addition they are doing, want to make sure it is out of floodplain and 10 foot right of way.

Niklaus: You realize that impervious coverage cannot be over 25%.

Seconded by Arendt. Motion carried unanimously.

Requests related to the construction of dwelling additions and a wraparound covered porch and a new front entry porch to an existing dwelling. Approvals required include Variances to construct various porch and living space additions to a dwelling located approximately 27 feet from Indian Lake at its closest point (minimum 100 feet required).

Applicant/Property Owner: Ryan and Jennifer Smail

Property address: 10611 GRUNWALD AVE NW, MAPLE LAKE

Sect-Twp-Range: 12-121-27

Parcel number(s): 206060000020

Present: Ryan and Jennifer Smail

Smail: We need more living space. We have 6 kids and have outgrown the house. We need siding and we need to repair our upper bathroom and we need permits for all of that so it made sense to do an addition now. I've lived on lake my whole life pretty much. Purchased from my parents. I believe in the integrity of our lake. The side deck we are going keeping green under the deck on the left-hand side. Existing porch is over existing sidewalk. The addition is taking the existing garage and deck and combining into one big room. You cannot build anywhere on our lot and stay within the 100 feet. We are not going any closer to the lake. We are using part of the deck which will be on stilts using current footings. We have a licensed contractor.

Oleson: Variance is Lake Setback. Existing house is 27 feet at the closest. Everything along that road is very close. Ordinary high is actually higher. On this map showing what would become two story. There is a portion going closer to the lake, however, no closer than the deck is.

Smail: We are well under the building coverage and impervious coverage. This plan makes the most sense for us.

Audience: None

Naaktgeboren: You are adding about 650 feet of impervious coverage. You are at 14.18% with addition so well under impervious and you got your sewer in. Road is moved back, and that ended up good for you. Don't have a problem with this. The lake is not going to move. It is a 1960 development with no planning and zoning back then.

Schultz: I like your plan.

Niklaus: Originally built in 1975?

Smail: My parents bought all three lots and built in approximately 1980.

Oleson: Original setbacks were from the 1960s.

Niklaus: No problem with it.

Arendt: Fine with building plan. New septic system is good.

Guck: Ok with it.

Motion was made by Niklaus, based on the findings of fact, to approve the Variances to construct various porch and living space additions to a dwelling located approximately

27 feet from Indian Lake at its closest point (minimum 100 feet 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.

Schultz seconded the motion. Motion carried unanimously.

Requests related to the construction of a second level dwelling addition and the construction of a detached shed. Approvals required include Variances to construct a dwelling addition to a building located approximately 33 feet from Clearwater Lake (minimum 75 feet required), 4.9 feet from a side lot line (minimum 15 feet required) and 46 feet from the centerline of a township road (minimum 65 feet required) and which will cause building coverage to increase from 14.9% to 18.3% (maximum 15% allowed) and total impervious coverage to increase from 29.6% to 33.0% (maximum 25% allowed). Also, variance to construct a small shed on PID 206000064411 within the minimum required road and side yard setbacks.

Applicant/Property Owner: Robert and Mary Aydt
Property address: 11053 LAWRENCE AVE NW, ANNANDALE
Sect-Twp-Range: 6-121-27
Parcel number(s): 206019000180 and 206000064411

Present: Robert and Mary Aydt

Aydt: We have a small, year-round home. Bought as a cabin and moved in year around about a year ago. We are looking for more room up top upper level is a loft. We'd like to go higher, they are only 5-foot walls. Want 8 foot walls and come out with the upper level come out 9 feet on the top toward the road and open underneath. Cantilevered but supported by posts. We have not gotten the plans yet since we wanted to meet with you first. There is a house a few houses down that did something like this. That is where we got the idea from.

Oleson: Relatively small lot and there are a lot of small lots along there. Variance is the lake and side yard setbacks. Addition of bringing roof and second level is about 7 feet from septic tank and should be 10 feet. Adding more roof is adding more building

coverage. Estimate from old surveys show they are right now at 14.9 percent addition would go up to 18%. Total impervious from 29.6 to 33.5 - normally 25% maximum. Across the road is a separate request to put in a garage within the road setback. Looking at about 200sq ft. They are two different parcel IDs. We calculate building and impervious coverage separately for each lot, Wright County does it this way. If you were to combine those people could cover the entire front end by the lake and that is what they are trying to avoid.

Audience: None.

Schultz: When you cantilever out is that adding to impervious?

Oleson: Yes it adds to total impervious.

Robert: Landscaping with plastic down - is that impervious? On the back of there is landscaping.

Niklaus: The 15% and 25% impervious - those are deal-breakers for me.

Aydt: Talked to a lot of people in neighborhood. Looks like they don't have close to what we have. If they came in and they were close, no one ever gets a variance?

Niklaus: I can't speak to that since I am not sure when they built.

Aydt: Could we go up and not out?

Naaktgeboren: Cut back somewhere on impervious and go up, not out.

Aydt: So no cement no pavers etc.

Oleson: Pavers count toward impervious. You can get 50% credit for pervious pavers on sidewalk. Not driveway though.

Schultz: Do pervious pavers and get rid of deck is a suggestion. Even if you took a portion of that.

Aydt: How much impervious do you need to get down?

Arendt: 288 square feet is what you need to reduce by.

Aydt: If we don't go out and we go up - do we still need to cut down?

Naaktgeboren: At 29.6 right now. What can you remove to get to 25%?

Arendt: Need to reduce impervious coverage even to go up. You are already over now.

Guck: The whole idea is to come into compliance. There are things you can do.

Schultz: I would take deck off and do pervious pavers.

Naaktgeboren: Change side walk to pervious pavers?

Oleson: Layers of various sands, etc. 200 sq. feet to start, would turn into 100 sq. ft.

Niklaus: You would need time to look into that.

Oleson: Offered suggestions for less impervious coverage.

Naaktgeboren: Must cut down on impervious coverage to do addition or going up.

Naaktgeboren: What about the shed is it pre built?

Aydt: Prebuilt on skids.

Oleson: Road setback for shed only. Drain field was granted to the previous owner for septic.

Naaktgeboren made a motion to table the request to add on to the house. Motion seconded by Schultz. Motion carried unanimously.

Naaktgeboren made a motion to approve the construction of a small shed on the back lot within the minimum required road and side yard setbacks. Motion seconded by Schultz. Motion carried unanimously.

Sheryl Schultz: I learned something tonight. Impervious ground is rocks landscaping, so what we are asking to do is to build a shed on already impervious ground. The impervious ground is probably 3 times the size of the shed that we want to build. Does this change things if we remove the impervious.

Oleson: Your issue was not the impervious coverage. It was the building coverage.

Arendt: You wanted to add to the garage. The entire garage would come out?

Oleson brought up Schultz's drawings.

Sheryl: It is added to the existing garage. It is not the impervious coverage, it is the building coverage. Got it.

Niklaus made a motion to approve Previous Meeting Minutes of September 13, 2022. Naaktgeboren seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Oleson: Wright County proposed changes to Ordinance is on Page 2, under Planning Commission clarifying who makes final decision on CUPs. It's then clarifying the duties of the zoning administrator.

Other Business: None.

A motion was made by Naaktgeboren, seconded by Barry Schultz, to adjourn. Meeting ended at 8:52 p.m.

Respectfully submitted by Mary Barkley Brown, Township Clerk