

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
SEPTEMBER 13, 2022

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

Guck called meeting to order at 7:00pm on September 13, 2022 Board of Adjustment/Planning Commission.

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

Others in Attendance or via Computer: Jim Kutzner, Deb Kutzner, Greg Campion, Debbie Campion, Al Evavold

Additions or Deletions to the Agenda. Smith made a motion to approve the agenda noting that the first item on the agenda will be tabled. Schultz seconded the motion. Motion approved unanimously.

Public Hearings

(Tabled from August 11, 2022 meeting) 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

Tabled

Requests related to the construction of a dwelling addition. Approvals required include a Variance to construct a 30 inch x 30 ft addition to an existing dwelling located approximately 25 ft from Indian Lake and attached to a building approx. 4 ft from the lake (min. 100 feet required) and approx. 8 ft and 13 ft from side lot lines (min. 15 ft required) on a lot on a lot with impervious coverage of approx. 25.5% (max. 25% allowed).

Applicant/Property Owner: Thomas Hanson

Property address: 10631 Grunwald Ave NW, Maple Lake

Sect-Twp-Range: 12-121-27

Parcel number(s): 206060000010

Present: Daniel Marjanen, builder

Marjanen: Looking at doing an addition to the existing home 30" out and 23 ft long and all under an existing overhang. Would not be going any closer to the lake or side lot line and no additional impervious coverage.

Oleson: Building coming out under overhang, the variance is because it is very close to the lake on a small lot. Small addition for a closet and utilities.

Audience: None

Naaktgeboren: Verified that it will be cantilevered. No issue with it.

Dircks: Ok with it.

Niklaus: Would love to see the whole house move back, but ok with it.

Schultz: OK with it.

Smith: Ok with it

Arendt: OK with it, what they are over on impervious is very minimal.

Guck: Ok with it

Niklaus made a motion based on the findings of fact to approve variance to construct a 30 inch x 25 ft addition to an existing dwelling located approximately 25 ft from Indian Lake and attached to a building approx. 4 ft from the lake (min. 100 feet required) and approx. 8 ft from a side lot line (min. 15 ft required) on a lot on a lot with impervious coverage of approx. 25.5% (max. 25% 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 must provide sufficient evidence that the proposed addition will meet the required 4 ft elevation above the ordinary high water level of the lake prior to being issued a permit to construct the addition.

Arendt seconded the motion. **Smith commented on the road that was the township made a negative impact for them.** 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 20 KW AC solar PV system.

Applicant/Property Owner: Parker Anderson / Jim Kutzner

Property address: 9709 Jeske Ave NW, Annandale

Sect-Twp-Range: 16-121-27

Parcel number(s): 206031000190

Present: Jim Kutzner & Deb Kutzner

Kutzner: Would like to put 20 kw solar panels on the roof which would be about 100% of the power we use right now.

Oleson: Anything over 10kw requires a CUP, main concerns are the glare and distance **to the...**

Kutzner: We have heard that and they are doing matt type panels to help with the glare.

Audience: None

Smith: Just like the last one I do not have an issue, would like to hear feedback in a year or two if they are working.

Schultz: Good with it.

Naaktgeboren: Agree with Larry would like some feedback.

Niklaus: ok with it

Dircks: Question regarding houses next to them and if the heights are the same.

Kutzner: They are about the same, one maybe a little higher.

Dircks: ok with it

Arendt: I am fine with it.

Guck: How long do they last?

Kutzner: About 20years, over time the panels lose power.

Guck: Is there a reclamation process

Kutzner: not at this time that I know of.

Niklaus made a motion based on the findings of fact to approve Conditional use permit for the installation of a roof mounted 20 KW AC solar PV system.

Smith seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include a Variance to construct an approx. 10.5 ft x 24 ft addition to a dwelling that is approx. 5 feet from a side lot line (min. 15 ft required). The addition itself will be approx. 16 ft from the side lot line.

Applicant/Property Owner: Greg and Deb Campion

Property address: 10768 Lawrence Ave NW, Annandale

Sect-Twp-Range: 7-121-27

Parcel number(s): 206034000159

Present: Greg & Deb Campion & Alex Evavold

Evavold: Looking to build a 10.5x24 addition to a primary structure does not meet set back. The addition itself will meet setback. Better us of rthe property, will be doing underground power.

Campion: the house is on a lot with

Evavold: No room on the other side of the house and placing on top of a patio so will not be adding any impervious.

Oleson: Addition does meet setback, the house does not. Will be adding a bedroom, bath room and closet. The change in the sewer design is to move to the front of the house. There is a hill on the other side and no concern on my end.

Audience: No comment

Naaktgeboren: Above your garage is there a bathroom and that is figured in on the septic plan.

Campion: Yes

Niklaus: No comment

Dircks: No comment

Schultz: Are you adding more patio at some point? **Campion:** No

Schultz: Good

Smith: Good

Arendt: I like the plan and a better plan with the septic system.

Guck: Ok with it

Arendt made a motion based on the findings of fact to approve variance to construct an approx. 10.5 ft x 24 ft addition to a dwelling that is approx. 5 feet from a side lot line (min. 15 ft required). The addition itself will be approx. 16 ft from the side lot line 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.

Schultz seconded the motion. Motion approved unanimously.

Smith made a motion to approve Previous Meeting Minutes of August 11, 2022. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

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

Other Business; Oleson indicated that Cory Schueler is looking into putting up mini storage buildings next to the Trails End bar. Currently the Bar is zoned commercial and the rest is zoned AG. Currently mini storage is not an allowed usage in AG and not sure if it will fit if rezoned to commercial. Will research more with Wright County to see where it would be allowed.

Smith made a motion to Adjourn. Schultz seconded the motion. Motion passed unanimously at 7:57 pm.

Prepared by Jean Just