

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

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

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

Roll Call: Planning Commission Members in Attendance – Chair Al Guck; Vice-Chair Steve Niklaus; Barry Schultz; Larry Smith; Linda Dircks; Dick Naaktgeboren, Planning and Zoning Administrator Ben Oleson; Town Deputy Clerk Jean Just. Cathy Gabriel was in attendance, as an alternate in training.

Absent: Bill Arendt

Others in Attendance: Melissa Tschohl, John Gamache & Jerimiah Overby online, Vicki Morgan online.

Additions or Deletions to the Agenda: Motion was made by Barry Schultz, seconded by Larry Smith to accept the agenda as presented. Motion carried unanimously.

Public Hearings

(Tabled from November 10, 2022 meeting) Requests related to the construction of a dwelling addition. Approvals required include a Variance to construct an approx. 30'5" x 42'6" second story addition to existing one-story dwelling, add an approx. 5'10" x 10'1" entryway addition on the main level and an approx. 10' x 20'4" addition to the main level for a main level garage on a lot which exceeds the 25% impervious coverage limit. Additions to be approx. 10 ft and 14.5" ft from the side lot lines (min. 15 ft required) and approx. 56 ft from Clearwater Lake (min. 75 ft required).

Applicant/Property Owner: Peter and Lisa Schroeder
Property address: 10829 Lawrence Ave NW, Annandale
Sect-Twp-Range: 7-121-27
Parcel number(s): 206034000151

Schultz made a motion to table until January. Smith seconded the motion. Motion carried unanimously.

Requests related to the installation of solar panels on the roof of existing buildings. Approvals required include an Interim use permit for the installation of a roof mounted 22.2 KW AC solar PV system.

Applicant/Property Owner: John and Melissa Tschohl
Property address: 8561 State Highway 24 NW, Annandale
Sect-Twp-Range: 17-121-27
Parcel number(s): 206000174400

Present: Melissa Tschohl, Sol

Lea from MN Solar: Residential roof mount on a detached structure. It will cover the usage of the home and awarded into the solar award program with Xcel Energy.

Oleson: We have had a few of these lately, so it is again a residential roof top panels. We have talked about glare and those type of things in the past. This is set back from the lake and there are quite a few trees, so not much of a concern there. (Pulled up map for visual of where the panels will be placed)

Audience: none

Smith: No issues with it.

Schultz: Good with it. Just wondering if you know how large of line you have to run to the house.

Lea: Panel in shed and then also in the house not sure how big the gage of the wire is.

Niklaus: Is the 22 KW more than what the home will need?

Lea: With the award program they limit you to 120% of what the home usage is.

Niklaus: Xcel buys back anything that is not used.

Lea: Correct

Dircks: Good

Naaktgeboren: What percent is picked up with grants?

Lea: For the state there is nothing, for federal up to 30%.

Naaktgeboren: Is there a battery back up?

Lea: No there is not.

Naaktgeboren: What is the plan for decommissioning after 25years?

Lea: The warranty lasts the 25 years, however, the panels will last longer just not producing at 100%. There is a place in MN that recycles and about 95% is recyclable.

Guck: Where are they made?

Lea: The panels are made in Vietnam.

Guck: Do you know the name of the recycling place.

Lea: I am not sure of the name.

Guck: Could they add the battery pack later?

Lea: Yes they could.

Niklaus made a motion to approve based on the findings of fact, the Conditional use permit for the installation of a roof mounted 22.2 KW AC solar PV system. Naaktgeboren seconded the motion. Motion approve uananimously.

Requests relating to the operation of a private/vacation home rental for up to 14 guests. Approvals required include an interim use permit for the operation of a private/vacation home rental served with a septic system not designed for 75 gallons per day per guest.

Applicant/Property Owner: John and Melissa Tschohl

Property address: 9151 Keats Ave NW, Annandale

Sect-Twp-Range: 17-121-27

Parcel number(s): 206000174408

Present: Melissa Tschohl

Tschohl: We have a cup already that was granted about two years ago. It is a six bedroom home, for the last two years you allowed up to 14 guests and we would like to continue that.

Oleson: Listed the conditions we approved last time. The ordinance has change since they last approved. The main issue had to do with the septic and approved for up to 14 guests. There was a 2 year expiration and we are at that. We asked for a water meter to be put in, they did that and submitted those meter readings which are below what we at the required. The issue is

not an issue any longer, just more monitoring and pumping, the interim now has to do the having more than 12 guest. We have not received any complaints on this home.

Tschohl: We have talked with the neighbors and have always had positive feedback and no issues with noise.

Audience: Vicki Morgan – I have heard no complaints and have no concerns.

Naaktgeboren: No issues with this. Just stay on top of the sewer.

Dircks: Looks like we are happy with the reports we have been submitted.

Niklaus: Good

Schultz: Good with it.

Smith: Good and think we should revisit in two years again.

Guck: Do you do this year round.

Tschohl: Yes, however, off season is usually just long weekends and we do have a house manager that lives with in 3 miles.

Naaktgeboren made a motion to approve based on the findings of fact an Interim use permit for the operation of a private/vacation home rental served with a septic system not designed for 75 gallons per day per guest and to allow for 14 guests with the following conditions:

1. The interim use permit shall expire two (2) year(s) from the date of approval. 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 have a septic compliance inspection completed as soon as possible, but no later than June 1, 2023.
3. The applicant shall submit all information related to septic system management as required by the Township Ordinance.
4. 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 June 1, 2023.

Schultz seconded the motion. Motion approved unanimously.

Requests related to the construction of a detached garage. Approvals required include Variances to construct a 24 ft x 26 ft single story garage with basement approx. 10.5 feet from a township road (min. 65 ft to centerline required) and approx. 2 feet from a side lot line (min. 10 ft required).

Applicant/Property Owner: John and Angie Gamache

Property address: 9644 Kramer Ave NW

Sect-Twp-Range: 18-121-27

Parcel number(s): 206000181413

Present: John Gamache & Jerimiah Overby

Oleson: Clarification on this one, the original request was just a side lot line request which was approved, they have since done some redesign and are back for road setback variance and have changed the plan to not have the basement and tunnel to the home. So it will be a slab on grade.

Overby: What we realized when we laid it out is that there is a clump of trees and another one that they really did not want to remove.

Gamache: Correct we would like to save those trees and eliminate the basement and tunnel as well. It is a unique property and for the simplicity of the project and not disturb the native soil. There are not really any neighbors.

Oleson: Correct, it is mostly County Park land.

Niklaus: It is unique property, not really any issues with this. One question is the staff recommendations the set back is so many feet from the road for maintaining the road, is there a guideline for that.

Oleson: Normally it is 65ft from the center line or 20 ft from the right of way. There is no real right of way on this one and is essentially an easement road. The main reason is so that if you are parked in front of the garage, your car is not sitting on the road. Looks like this is going to be a side entrance.

Schultz: Asked if the township plows this road.

Just: It is plowed, however, maintenance supervisor does not have an issue with it.

Niklaus: What is the fare on a road such as this?

Oleson: There does not have to be a number in there, I put that in mainly for discussion.

Gamache: Pointed out two other places on that road that are just as close as or closer than what our garage will be.

Oleson: Correct there are others and this is a very low traveled road so not as much of a concern as it would be on a more traveled road.

Niklaus: Feels it is reasonable, but not sure what that number should be.

Oleson: The way it is marked is that it would be 23-24ft from the centerline of the road.

Dircks: Nothing to add.

Schultz: Just wondering what would happen if at some point the township wants to develop this road. Not sure I am in favor.

Smith: Looking at where you are entering the garage and wondering if there is enough room to turn a vehicle to get into the garage. Looks like it is very close so not sure if you could even get in the garage. Concerns with it not having enough room.

Oleson: Was it always going to be a side load?

Gamache: Yes it was always going to be a side load.

Guck: No problem with it.

Niklaus made a motion to approve based on the findings of fact variances to construct a 24 ft x 26 ft single story garage approx. 10.5 feet from property line & minimum of 18 ft. from the edge of the road and approx. 2 feet from a side lot line (min. 10 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.

Naaktgeboren seconded the motion.

Naaktgeboren confirming that the garage doors will facing west away from the road. Gamache indicated that is correct.

Motion passed 3 to 2 with Schultz & Smith opposed.

Schultz made a motion to approve Previous Meeting Minutes of November 10, 2022. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Oleson: Question on Eicher that was approved back in March to build a screen porch. When he submitted his application for the permit, it is not a screen porch, it is has windows and walls. Question is does he need a new variance? Board felt that he needs a new variance.

Second item is that I have received a call regarding Wayne Dearing doing some fish houses and the question is can he do that if people are bringing them out there, I did go back to the audio and there was mention of no customers coming on site. I have not been able to talk with Mr. Dearing. In the mean time we received an application from Wayne Dearing to add onto his shed, there was some discussion last time and wanted to check if you think we need to do something different before approving the building application. The question is do we need to have a conditional use permit if he is doing fish houses on site, and now with this addition, how big is too big before we require a cup. Discussion regarding a business with onsite work or just a yard that houses equipment. Oleson brought up the map showing what properties were zoned AG vs R1. Items that can be approved in AG district are non-commercial contractor's yard. Oleson will wait to hear back from Mr. Dearing.

Adjournment: Motion was made by Niklaus, seconded by Smith to adjourn. Motion carried unanimously.

Respectfully submitted by Jean Just, Deputy Township Clerk