

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
FEBRUARY 14, 2023

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

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; Barry Schultz; Larry Smith; Linda Dircks; Dick Naaktgeboren, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just. Online: Steve Niklaus

Absent: Cathy Gabriel

Others in Attendance: Kris Murphy, Robin & Mike Polencheck, Online Brody Schmid

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

Public Hearings

Requests related to the construction of a new dwelling and associated grading around the house. Approvals required include a Conditional use permit to move approximately 150 cubic yards of earth to grade around a newly constructed home and create a patio on the lakeside of the home.

Applicant/Property Owner: Nor-Son Custom Builders/Robin and Mike Polencheck

Property address: 11346 Hart Ave NW, Maple Lake

Sect-Twp-Range: 1-121-27

Parcel number(s): 206147001020

Present: Mike & Robin Polencheck & Brody Schmid

Polencheck: We are building a home and we would like to build a patio on the outside of the porch. We would like to bring some fill in to bring the patio up to the height.

Oleson: The reason is for CUP is to move more than 50 cu yards. We do not count what is needed for the house, septic or driveway. Explained & showed what the fill and contours would be. It would be about 150 cu yards, and we are looking at erosion control and not causing issues with neighboring properties. Last fall I did have a conversation with their tree guy and it sounds like you are planning to keep trees.

Polencheck: We are trying to keep as many as we can. We walked the lot and tried to take only the dead trees and keep as many good trees as possible.

Oleson: There are a lot of trees are still standing. There is a double silt fence that is still standing along the lake and there is a natural pond on the neighboring property which was part of the plan when these lots were developed. Question regarding water coming down the hill and if it will come across the driveway.

Schmid: We are looking to allow water to flow naturally across the driveway, possible culvert if needed.

Audience: none

Oleson There was one written comment from soil and water just to make sure erosion control is in place along the shoreline area.

Naaktgeboren: Patio is on main level, are there retaining walls?

Schmid: Yes we are looking to use granite boulders and set of steps following the face of the wall that is tiered. The patio is just over 300sq ft.

Naaktgeboren: There are some trees that are dead, but make sure you are not clear-cutting trees. Is there a plan with retaining walls and how that will come together?

Oleson: Yes they would have to submit a plan and anything over 4 feet will need a building permit.

Schmid: We are looking at doing some native grasses along the edge of the driveway. However, we have not done the landscape design yet.

Dircks: Looks reasonable and there is a plan in place for erosion. Ok with it.

Schultz: I am good with it, would like to see what you are going to do for the patio.

Smith: Looking at elevation, is it about 12 ft. of fill for the patio?

Schmid: We are thinking about 11ft. to 11.5ft.

Smith: It is going to be more than 300 sq ft. for hard cover with walls etc., but ok with it.

Niklaus: Appreciate you working with us and asking ahead of time. Ok with it.

Guck: The only concern is the holding pond and do the property owners of the property know that this pond is made for the run off? And are there plans on where the runoff is going to go? Will it go towards the lake?

Schmid: To the north we are looking at draining it underground first as much as it can and maybe putting in a rain garden between the two properties.

Oleson: We did get some questions regarding whether the pond was for the road only or the road & lot. I did talk to the surveyor of the property and it was for both.

Naaktgeboren made a motion to approve Conditional use permit based on the findings of fact to move approximately 150 cubic yards of earth to grade around a newly constructed home and create a patio on the lakeside of the home 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. 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. No fill shall be placed related to this conditional use permit until the plan has been received and approved by the Township Zoning Administrator.

3. The applicant shall build the proposed retaining wall in multiple tiers or otherwise altered so that no part of the wall exceeds 5 feet in height unless the higher wall has been designed by a professional engineer and approved by the Township's Building Official. Any wall exceeding 4 ft in height must be approved for building code compliance and be designed to relieve hydrostatic pressure behind the wall (with the outlet of that released water being placed in a way that no erosion or harm to neighboring properties is caused).
4. The applicant shall ensure that the fill on the north side of the home does not direct water to the neighboring property to the north; all water shall be directed toward the lake.
5. If, after placement of the fill or other land alterations, it becomes apparent that there are erosion problems or excessive water running onto neighboring properties that creates negative impacts to the neighbors or lake, the applicant shall remediate those situations in a manner acceptable to the Township and that adequately addresses the harms. Any alterations shall be subject to additional permitting requirements as indicated by the Township ordinances.

Smith seconded the motion. Motion approved unanimously.

Smith made a motion to approve Previous Meeting Minutes of January 10, 2023. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business

Discussion – Ordinance Amendments;

Board discussed County Ordinance changes and will do public hearing in March.

Board discussed the process to review the land use plan and should take some time researching it. Will talk to town board and set up a committee to review.

Adjournment: Motion was made by Smith, seconded by Schultz to adjourn. Motion carried unanimously. 7:57pm

Respectfully submitted by Jean Just, Deputy Township Clerk