

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 11, 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; Barry Schultz; Larry Smith; Linda Dircks; Cathy Gabriel; Dick Naaktgeboren, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just. Online: Steve Niklaus

Others in Attendance: Dick & Cathy Ransom, Rodney & Andrea Doop, Cory Schueler, Karen Sutherland, Josh Grangroth, Josh Lease

Additions or Deletions to the Agenda: Motion was made by Smith, seconded by Schultz to accept the agenda with the addition of Anderson which was tabled & ordinance amendments. Motion carried unanimously.

Public Hearings

(Tabled from October 11, 2022 meeting) 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 & Andrea Doop

Doop: Indicated that they have reduced the size from 340 sq ft to 243 sq ft and raised the addition to meet flood plain.

Oleson: Indicated that they are 67 ft from the lake and have reduced their impervious from 32% to 24% and addition will meet flood plain. Have provided estimates on what it would cost for the addition.

Audience: None.

Smith: Glad they were able to get down to 25%, good with new plan

Schultz: Good with new design.

Dircks: Did everything we asked, good with it.

Gabriel: Good

Naaktgeboren: Good

Guck: Asked if the addition has a step up to meet the flood plain.

Doop: Yes

Niklaus: Good with it.

Schultz made a motion based on the findings of fact to approve the Variances to construct a 243 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). An 80 sq ft barbeque deck is also proposed lakeward of the proposed addition approx. 72 ft from the lake. Impervious coverage would be reduced from 32% to 23.4% (max. 25% allowed). Proposed addition would be 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. The proposed addition must be elevated so that the lowest floor meets the minimum required elevation of 997.7 (NGVD29).
4. The applicant must provide sufficient evidence that the value of the proposed addition does not exceed 50% of the value of the existing dwelling. If it does exceed that amount, the entire existing dwelling must also be elevated to meet the minimum required elevation of 997.7 (NGVD29).

Smith seconded the motion. Motion passed unanimously.

(Tabled from March 16, 2023 meeting) Requests related to the construction of a new dwelling to replace an existing cabin. Approvals required include Variances to construct a new 1,904 sq ft single-story dwelling with partial loft and an approximate 10'4" x 14'8" screen porch 62' ft and 47.4 ft respectively from Sugar Lake (min. 75 ft required).

Applicant/Property Owner: Erik Anderson/Stewart C Anderson & Deborah J Anderson Trust

Property address: 11751 Gulden Ave NW, Maple Lake

Sect-Twp-Range: 1-121-27

Parcel number(s): 206085000010

Present: Erik Anderson online

Oleson: They are proposing to reduce the length of the screen porch to 11'8" which would bring them further back from the lake. He did submit some plans to bring the entire house back, however, he is not proposing that since it would create other issues.

Anderson: Indicated they have added rain gardens to their plan on both sides of the house. If they were to move the house back any further it would bring it closer to the road and to the septic drain field and force him to build a retaining wall to protect the drainfield. Therefore, he would like to leave the house where he originally proposed and shorten the screen porch by 3ft making the lake setback at 50.4 ft. instead of the 47 ft he proposed last month.

Oleson: the existing cabin is a lot closer than he is proposing. It would be moving back about 20 ft.

Audience: None

Naaktgeboren: Confirmed current plan for house. Good with the new plan.

Smith: Good

Schultz: Good

Dircks: Good

Gabriel: Good

Guck: Asked where they are in line with the other homes.

Anderson: Indicated they will be about the same or further back.

Smith made a motion based on the findings of fact to approve Variances to construct a new 1,904 sq ft single-story dwelling with partial loft and an approximate 10'4" x 11'8" screen porch approximately 62.8 feet and 50.4 feet respectively from Sugar Lake (min. 75 feet required), to construct the dwelling approximately 15 feet from a septic drainfield (min. 20 feet required) and to construct a septic drainfield approximately 9.9 feet from a road right-of-way (min. 10 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. 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.

OR

The applicant must maintain the shoreline vegetation currently in place or submit an alternate plan consistent with the condition above.

Schultz seconded the motion. Motion approved unanimously.

Requests relating to the operation of a private/vacation home rental. Approvals required include the renewal of an interim use permit for the operation of a private/vacation home rental served with a holding tank.

Applicant/Property Owner: Karen Sutherland
Property address: 7470 106th St NW, Maple Lake
Sect-Twp-Range: 11-121-27
Parcel number(s): 206000114205

Present: Karen Sutherland

Sutherland: Indicated that she is here for the renewal of her previously approved interim use permit with no changes.

Oleson: This is just a renewal. We have not received any complaints.

Audience: None

Guck: Good with either a 2 or 3 year renewal.

Naaktgeboren: Would be fine with a 3 year renewal.

Smith: Would like 2 year renewal.

Schultz: Good with 3 year.

Dircks: Good with either.

Niklaus: Good with either.

Gabriel: Good.

Smith made a motion based on the findings of fact to approve Interim use permit for the operation of a private/vacation home rental served with a holding tank with the following conditions:

1. The interim use permit shall expire three (3) 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 maintain compliance with 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.
3. The applicant (or their contractor) shall submit pumping records to the Township once annually.

Schultz seconded the motion. Motion approved unanimously.

Requests relating to the operation of a private/vacation home rental. Approvals required include the renewal of an interim use permit for the operation of a private/vacation home rental involving both a primary dwelling and a detached guest house.

Applicant: Josh Grangroth (Chartered Vacations LLC)
Property Owner: Clearwater Cabin LLC
Property address: 10755 108th Street NW, Annandale
Sect-Twp-Range: 8-121-27
Parcel number(s): 206000082105

Present: Josh Grangroth

Grangroth: Back for the renewal of the interim use permit. They have installed a water meter on the holding tank and showed they are well below the max usage. About 45 nights booked so far this year.

Oleson: Again renewal of interim use permit for vacation rental and no complaints.

Niklaus: Glad no complaints, Good with it.

Naaktgeboren: Asked if they rent often in the winter months.

Grangroth: Stated it is slow during the winter with only a few rentals.

Smith: Good.

Schultz: Good with 3 year on this one also.

Dircks: Good.

Gabriel: Good.

Guck: Good.

Smith made a motion based on the finding of fact to approve the Interim use permit for the operation of a private/vacation home rental involving both a primary dwelling and a detached guest house with the following conditions:

1. The interim use permit shall expire three (3) 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 continue to submit water meter readings to the Township no less than annually.
3. The applicant (or their contractor) shall submit pumping records to the Township once annually.
4. The applicant shall maintain compliance with 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.

Dircks seconded the motion. Motion passed unanimously.

Requests related to the construction of a self-storage business. Approvals required include a conditional use permit for the construction of seven buildings and related roadway and stormwater improvements for the creation of a self-storage business on a property already containing a bar/restaurant.

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: Cory Schueler

Schueler: Indicated that the re-zoning was approved at Wright County and he would like to move forward with the CUP for storage units.

Oleson: This is a CUP for mini storage/self-storage units on east side of the property. There would be a storm water pond on southern side that would collect water from the property. It would be an infiltration pond. The entrance would come from the gravel road. He is not asking for the current shed to be included, however, we could add that just so he would not have to come again if he ever wanted to add that.

Schultz: How many units? Will there be a lot of fill in there?

Schueler: Looking at 7 unit's total, first unit will be 10-12 doors and second could be up to 20 doors. There will need to be some excavating, just not sure yet how much.

Dircks: Confirmed that the zoning was approved. Confirmed ownership.

Gabriel: Nothing to add

Smith: Wondered if the property should be separated from the restaurant.

Schueler: We have talked about it and would consider it, just not sure of the process yet.

Smith: I think it would be a good idea. Also, wondering about entrances and number of them and making sure it fenced.

Schueler: One entrance at this time and it will be fenced separate from the bar area.

Smith: The only other question is if you decide to pave it and making sure the pond is big enough and how much additional dust that would be created with extra traffic.

Schueler: Thinking most traffic will be coming from State Highway 24.

Guck: Good, just making sure the pond is big enough.

Niklaus: Are there going to be any issues if it is broken into two parcels.

Oleson: Due to the zoning it is not 25% impervious it is 50% building coverage and looking at what is there it would not be an issue.

Niklaus: Question on the shed that is currently there and what it is used for.

Schueler: currently mostly personal storage and even if added to this CUP would still mostly be used for personal.

Niklaus: Like the idea of adding current building to this CUP and also in favor of splitting the lots.

Oleson: If you add the current CUP it could be used either way.

Naaktgeboren: Agree with current building added to CUP and separate lots. Also, want to make sure that the pond is big enough.

Oleson: Soil and Water did review and worst case he may need a little bigger pond. So the question is do you want Soil & Water to review or table until you have the plan.

There was discussion regarding fill and noted that depending on the amount of fill there may need to be another permit needed. The trigger would be 500ft or more.

Schultz made a motion based on the findings of fact to approve a Conditional use permit for the construction of seven buildings and related roadway and stormwater improvements for the creation of a self-storage business on a property already containing a bar/restaurant 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 onto neighboring properties. The submitted plan must be reviewed

- and approved by the Wright County SWCD or an independent engineer acceptable to the Township prior to construction beginning. Once approved, the plan and improvements should be implemented at the time of construction or within a reasonable time period after construction is completed and maintained indefinitely.
3. The applicant shall install lighting in the area of the proposed storage buildings to prevent theft. All lighting shall be directed downward so as to prevent nuisances to neighboring properties.
 4. The applicant shall obtain all necessary permits from the Township for the construction of the driveway and buildings.
 5. The existing 40' x 80' shed may be added to the self-storage business or used for seasonal storage.
 6. The applicant shall provide engineered plans for stormwater management for the review and approval of the Zoning Administrator, who shall consult with the Wright County Soil & Water Conservation District and ensure that drainage will not create a significant burden on neighboring property owners.
- Dircks seconded the motion. Motion approved unanimously.

Request related to the expansion of an existing dwelling. Approvals required include a Variance to construct 8' x 12' and 10' x 12' single-story additions to an existing dwelling in place of existing open decks to be removed approx. 58 feet from Bass Lake (min. 75 ft required).

Applicant/Property Owner: Robert H. Torgerson and Jennifer M. Ryan
Property Address: 11513 Kimball Ave NW, Annandale
Sect-Twp-Range: 5-121-27
Parcel number(s): 206087000070

Present: Robert Torgerson

Oleson: Small home on Bass Lake that is close to a fairly steep hill, however, it is not a bluff. They have a couple open decks on the house that they would like to enclose and make part of the house. The set back to the lake would a little less than 60 feet which is the only variance that is needed.

Audience: None

Torgerson: These are existing decks that need to be replaced and they are not going to be any closer to the lake.

Smith: I do not have a problem with what they are looking to do.

Niklaus: With the roof lines is there an issue with impervious or water run off that we should be concerned with.

Oleson: The decks now are impervious, however, there could be run off that goes through the decks, however, not adding any more coverage than what is there.

Niklaus: I am good with it.

Naaktgeboren: Question is if the septic needs a new compliance? Other than that I am good with it.

Torgerson: Not aware of it needing one, however, will do if required.

Oleson: I did email Scott Decker at Wright County and he did not feel that an inspection of the sewer would be needed.

Gabriel: Will there be any decks on the outside?

Torgerson: No

Schultz: Good with it.

Guck: It does not go any closer?

Oleson: I have it at about 58 ft.

Dircks: I am good.

Dircks made a motion based on the findings of fact to approve the Variance to construct 8' x 12' and 10' x 12' single-story additions to an existing dwelling in place of existing open decks to be removed approx. 58 feet from Bass Lake (min. 75 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 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.

Smith seconded the motion. Motion approved unanimously.

Ordinance Changes: Schultz made a motion to table. Smith seconded the motion. Motion passed unanimously.

Smith made a motion to approve Previous Meeting Minutes of March 16, 2023. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Adjournment: Motion was made by Smith, seconded by Guck to adjourn. Motion carried unanimously at 8:16 pm

Respectfully submitted by Jean Just, Deputy Township Clerk