

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
JULY 11, 2023

Call to Order: 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, Larry Smith, Linda Dircks, Barry Schultz, Alternates: Cathy Gabriel, Dick Naaktgeboren, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Others in Attendance: Doug & Julie Roderick, Rob & Karen Gusaas, Rick & Carol Kanniainen, Tom Neu, Ken Savik, Jeffrey Bakken, Vicky & John Skoog, Mark Snyder, Bernie Miller, Brian Erickson

Additions or Deletions to the Agenda: Motion was made by Smith to approve the agenda with the addition of the preliminary plat for Marty Ferguson. Motion seconded by Schultz. Motion carried unanimously.

#### Public Hearings

Requests relating to the replacement of an existing dwelling. Approvals required include Variances to construct a new dwelling approximately 12 feet from a side lot line (minimum 15 feet required) and within the toe of a bluff (min. 0 foot setback required).

Applicant/Property Owner: Doug & Julie Roderick/Julie and Douglas Roderick Revocable Family Trust

Property address: 7817 Imhoff Ave NW, Maple Lake

Sect-Twp-Range: 27-121-27

Parcel number(s): 206084000030

**Present:** Doug & Julie Roderick, Tom Witt

**Roderick:** This is a family cabin that has fallen to disrepair and needs to be replaced. We have been working for 7 years on options. We have been working with architect, footprint. When working on final approval we noted that the preference was to move the home 3ft to the south which requires a variance.

**Oleson:** Two different concepts that they are open to doing. First one has the house a little closer to the lake but meeting the lake setback, it would be 12ft south lot line, and the reason to push it that way there is a bluff on that side. Second option would be to push it over to meet the 15ft side yard setback and then be closer to the bluff.

Impervious is fine.

**Audience: Ken Savik:** 7908 property to the south, and I do not want to be encroach more than necessary, option to redesign and meet the 15 ft setback would be preferred.

**Jeff Bakken:** To the north on top of the bluff, No objections to them moving to the north and moving towards the bluff.

**Tom Witt:** If we move to the north, we are only talking one topal line so not really digging towards the bluff.

**Guck:** Can you explain the bluff?

**Oleson:** At the top of the Bluff there is a 30ft set back. Bluff is determined by a certain slope for a certain distance. Same is at the toe of the bluff but there is not a setback. This is a little difficult to figure out because it curves around. The call I made is that it would be a little inside of it, but not much.

**Guck:** Would that change the structure of the house if they moved it?

**Witt:** No it would not matter.

**Niklaus:** The reason for the bluff setback is for erosion?

**Oleson:** Yes erosion and visual impact.

**Smith:** So they would need a bluff set back?

**Oleson:** Yes

**Niklaus:** I understand the neighbors concern and that is acknowledge, I feel the bluff is not an issue and would be in favor of meeting 15ft setback and ok with bluff variance.

**Dircks:** Is the house 75 or 79 ft from the lake.

**Oleson:** It is just a little further than 75ft

**Dircks:** If they move closer to the lake would that be better and out of the bluff?

**Oleson:** Not really.

**Dircks:** I like to minimize the disturbance to the bluff, however, I think staying away from the property line is better.

**Gabriel:** I would more in favor of going to the north. I know there are certain things we are looking for and the concern is the neighbors and important that all options are explored.

**Schultz:** I would rather see them closer to the bluff and stay away from the neighbor. Biggest concern is the drainage. Moving to the bluff is not changing what is there. Do we need to get DNR approval?

**Oleson:** No, however, they do get noticed and comment if they have concerns. (pulled up map showing where bluff is)

**Smith:** The lesser of the situation is moving into the bluff and I do not see 3ft being a concern.

**Naaktgeboren:** Not really going to disturb what is there now.

**Guck:** It is the toe of the bluff and I feel this is the better proposal.

Niklaus made a motion based on the findings of fact to approve Variance to construct a new dwelling approximately within the toe of a bluff (min. 0 foot setback 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.

Smith seconded the motion. Motion approve unanimously.

Requests relating to the modification of existing topography for construction of a new dwelling. Approvals required include a Conditional Use Permit for the movement of greater than 50 cubic yards of earth/material in a shoreland district (approximately 230-340 cubic yards proposed). A portion of the fill in this project may be located within an existing public drainage easement.

Applicant/Property Owner: Mikan Custom Homes/Ramme Irrevocable Cabin Trust Agreement for the Michael P Ramme Family  
Property address: 11342 Hart Ave NW, Maple Lake  
Sect-Twp-Range: 1-121-27  
Parcel number(s): 206147001010

**Present:** Online; Mike Ramme & Mike Young

**Ramme:** Purchased property that has a storm water pond and we are asking to move more than a certain amount of fill.

**Young:** We had the estimator came up with about 40 cu yards; chances are we are going to be just under, however, it will be close so that we should still meet tonight.

**Oleson:** It is for moving more than 50cu yds. of fill. This does not include the driveway or building pad itself. Initial was 230-340 cu yds. However, it included the driveway and pad. Typically we are looking at erosion and those kind of things. It is fairly flat (showed pictures of the property) and not super steep. Property has a drainage easement and it is just on the outside, some may go into the pond and the town board would need to approve that.

**Audience:** None

**Smith:** Do they need a CUP?

**Oleson:** They are close to it so wanted to make sure they were ok.

**Smith:** Fine with a little more than 50 cu yards would like under 75 or 80 cu yards.

**Schultz:** Good with 75 or 80 cu yards an put of the silt fencing.

**Niklaus:** How is this different than the one from last month?

**Oleson:** The one last month had to do with a lot of water running though the lot and needing a culvert.

**Niklaus:** You're satisfied with the drainage on this one.

**Oleson:** There is already a drainage pond that is taking the water from the road.

**Niklaus:** I am good with it.

**Dircks:** No additional questions

**Gabriel:** No concerns go with 75 to 80cu yards

**Naaktgeboren:** Good with 75 to 80 cu yards gives you some room.

**Guck:** Wondering if they could move the home just a little to get out of the drainage area.

**Young:** The house is outside of the drainage pond area it just may be some of the fill in that area. Would have to talk with the builder and engineer if it could be moved, and would not gain much.

Smith made a motion based on the findings of fact to approve Conditional Use Permit for the movement of 75-80 cubic yards of earth/material in a shoreland district 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 Town Board must approve any fill or alteration within the drainage easement that exists on the property.

Dircks seconded the motion. Motion approve unanimously.

Requests relating to the subdivision of land. Approvals required include preliminary plat approval of a proposed subdivision of land in an I-1 General Industry zoning district to create a new lot in the northwest corner of the existing parcel.

Applicant/Property Owner: FERGSBA LLC  
Property address: 9397 67th Street NW, Annandale  
Sect-Twp-Range: 33-121-27  
Parcel number(s): 206000332400

**Present:** Brian Erickson

**Oleson:** Tabled for preliminary plat drawing (pulled up map) Second request was who would maintain the pond. It was built for the entire lot. Marty has indicated that he is planning to maintain the pond and working out a written agreement. Soil & Water has asked that the wetland be formally delineated, he has started that process. This meets lot size requirements. We have talked a little about limited parking due to pond however it meets the requirements.

**Guck:** Can Marty continue to build.

**Oleson:** He can, just might have to come back in for approval.

**Brian:** We have a goal to move towards Marty's property, but that another issue.

**Oleson:** If it moves I do not think they need another public hearing.

**Naaktgeboren** That be issued administratively?

**Oleson:** Yes and I would have soil & water review. This is approving the prelim. plat and they would have to come back for final plat after they show they have clear title.

**Schultz:** Existing well where is it located.

**Brian:** The well is located on Marty's property and we did a directional boring to our building to have water.

**Oleson:** You should have written agreement if it is a shared well.

**Schultz:** Feel that each property should have its own well.

**Dircks:** I do not have a concern if something goes bad they will have to deal with it on their own

Gabriel: No issues

**Naaktgeboren:** ok with preliminary plat approval.

**Smith:** I am good with it as long as agreements are done before final.

**Niklaus:** ok with it.

Schultz made a motion to approve preliminary plat with the condition that the pond and wetland delineation are completed before final approval. Niklaus seconded the motion. Motion approved unanimously.

Requests related to the replacement of an existing dwelling. Approvals required include Variances to construct a new 1,487 sq ft dwelling/attached garage approximately 38.4 feet from the lake (minimum 100 feet required), 27.5 feet from the centerline of a township road (minimum 65 feet required) and 20 feet from a road right-of-way to replace an existing 604 square foot dwelling that is currently located partially below the ordinary high water level of the lake and has been damaged by flooding. Dwelling to include the construction of an open deck approximately 28.8 feet from the lake (minimum 100 feet required).

Applicant/Property Owner: Greg and Joni Selle/G E Selle Inc.

Property address: 10928 Gulden Ave NW, Maple Lake

Sect-Twp-Range: 12-121-27

Parcel number(s): 206045000080

**Present:** Greg & Joni Selle & Bernie Miller & Tom Ney

**Selle:** Existing house is in the lake and it is not salvageable. We would like to pull it out of the lake and move back towards the house.

**Oleson:** Pulling it out and moving back from the lake and towards the road. Variance to the lake is approximately 28.8 to the deck and 38.6 to the house. Also for the road setback at about 26ft. We do look for about 20 ft from the road right-of-way and they will be right at that. They would be close to the impervious & building coverage but they will meet those. New septic will be 7ft from the road and they will move the drainfield to the back.

**Miller:** It is only a 33ft road right of way so this makes it a little more of a challenge. We worked with Tom to get as far back as we could, and wanted to make sure we have room for the tanks on the lake side. Talked about the parking and there is room across the road, however, they can park one car in the garage.

**Audience: John Skoog:** Live on the same road and I feel it is the best idea ever and they are going to move it way back and a much better home.

**Andy Levering:** The set back is less than half of what it should be? Is this going to continue to happen with everyone on the lake and house are going to triple the size of their house. Asked where the drainfield was going to be.

Olson pulled up map and showed location of drainfield.

**Vicki Skoog:** By moving back this is a great asset.

**Brenda Kramer:** They are looking to remove a dangerous structure and making and improvement and value to the lake.

**Karen Tuscon:** On Sugar Lake and friends of Selle. Looking at water quality and they want to take a structure and make it better. Personally not doing anything stupid and reasonable size home. For water quality it is in the best interest.

**Naaktgeboren:** This house has been in the water for many years. I think you are doing the right thing. My question is the garage usable?

**Ney:** It will fit a small SUV, but not concerned since there is one across the road.

**Naaktgeboren:** Do you have a plan for the removal?

**Selle:** We will be working with movers and have silt fence. We will remove windows & decking first to make sure they are not in the water.

**Naaktgeboren:** Maybe cutting the deck is one way to come back a little more, there are many homes about this distance or closer.

**Selle:** 10ft makes it usable, 6ft makes it almost not usable.

**Cathy:** Clearly this is focused on what they are improving. Is the concern that the house is still too big for that lot?

**Andy:** I'm not concerned about the size of the house. My question would be will everyone else come asking for this? Personally I think it is great I am just wondering if we are setting a standard.

**Guck:** I feel every request is different and depends on what is best for the lake.

**Dircks:** Can you explain why it is 100ft rather than 75ft lake setback?

**Oleson:** The DNR set the limit based on the size of the lake.

**Dircks:** I think you have done what you can with the size of the lot.

**Niklaus:** How long have you owned?

**Selle:** Bought a while ago and looking for a place for my kids. We bought it wanting to have a place that is close to where we are.

**Niklaus:** I think you have tried to do the best you could.

**Schultz:** I am all for this. Question regarding running the line under the road.

**Miller:** We can bore the line down 10ft to make sure there are no issues.

**Smith:** Here is my concern we have never done one closer than ½ of what the lake set back, does the DNR have any say on what we decide.

**Oleson:** Not really - we do send them the information and they can comment.

Discussion on replacement to the same size and DNR requirements. One being that they cannot rebuild in the lake. Miller made a comment regarding the DNR usually will make a comment if they are not in favor. Ney commented that on another one they rebuilt to the exact same sq footage and that one was only 12ft from the lake.

**Guck:** Is the septic how suited for the number of bedrooms they are asking for.

**Miller:** Suited for 3 bedroom home.

**Guck:** What is the existing and thinking you are going overboard a little bit

Niklaus made a motion based on the findings of fact to approve Variances to construct a new 1,487 sq ft dwelling/attached garage approximately 38.4 feet from the lake (minimum 100 feet required), 27.5 feet from the centerline of a township road (minimum 65 feet required) and 20 feet from a road right-of-way to replace an existing 604 square foot dwelling that is currently located partially below the ordinary high water level of the lake and has been damaged by flooding. Dwelling to include the construction of an open deck approximately 28.8 feet from the lake (minimum 100 feet required) with the following conditions:

1. The applicant must obtain an easement from the Town Board for installing the proposed sewer line under the township road.
2. 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.
3. 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.

Question regarding the need for an encroachment lic./easement for the septic line. Yes they would have to apply for that.

Motion approved unanimously.

Schultz made a motion to approve Previous Meeting Minutes of June 13, 2023. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business

Other Business: None

Motion was made by Niklaus, seconded by Dircks to adjourn. Motion carried unanimously at 8:39 pm

Respectfully submitted by Jean Just, Deputy Township Clerk