

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
DECEMBER 12, 2023

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

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

Absent: Steve Niklaus, Cathy Gabriel

Others in Attendance: John & Vicky Skoog, Marilyn Intharaphet

Additions or Deletions to the Agenda: Motion was made by Smith to approve the agenda. Motion seconded by Dircks. Motion carried unanimously.

Public Hearings

Requests related to the construction of a detached garage. Approvals required include a Variance to construct a 20' x 28' detached single-story garage approximately 53 feet from the ordinary high water level of Indian Lake (min. 100 ft required).

Applicant/Property Owner: John and Victoria Skoog
Property address: 10798 Gulden Ave NW, Maple Lake
Sect-Twp-Range: 12-121-27
Parcel number(s): 206046000050

Present: John & Victoria Skoog

Skoog: Would like to build a garage 20x28 could move a little closer to right of way if needed.

Oleson: Only variance is the lake set back; they are meeting 10ft side yard. There is land that is dedicated to the public, however, it is not maintained by the township. They needs to be 25ft from that and are able to meet that. Oleson asked if they would be changing the driveway.

Skoog: Possibly move the driveway to come straight into garage and remove the driveway to the south.

Oleson: There is a bit of slop to it, so will have a cement block wall and fill just the inside area. Common area not maintained by the township.

Skoog: Indicated that they have been maintaining for many years.

Oleson: Building coverage is below 15% and under 25% impervious.

Audience: None

Naaktgeboren: I do not have a problem moving it closer the publicly dedicated land.

Wondered if they should look at vacating it. Asked where the sewer line is going and can it go under the garage.

Oleson: Did not think vacating the public land would work due to the other properties that need it to get to their property. Indicated that sewer line can go under garage however, it is not always recommended.

Smith: If you run into it when you dig, you may have to reroute it. Question was how much fill and if you it is exposed that is ok. Would like to see it moved a little further from the lake if possible.

Skoog: Could maybe move it 10 ft further from the lake. Would like to have at least 12ft on the one side.

Dircks: I am ok with it. Verified the setback for Indian Lake.

Schultz: I am ok with it if you can move it back a little further from the lake.

Guck: I like having you come back a little further from the lake and making sure you meet the side yard setback.

Naaktgeboren made a motion based on the findings of fact to approve variance to construct a 20' x 28' detached single-story garage approximately 70 feet from the ordinary high water level of Indian Lake (min. 100 ft required) provided that the garage shall meet a minimum setback of 10 feet to both side property lines 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.

Dircks seconded the motion. Motion passed unanimously.

Smith made a motion to approve previous meeting minutes of November 14, 2023. Guck seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business: Reviewed 2024 Meeting Dates

Motion was made by Smith, seconded by Dircks to adjourn. Motion carried unanimously at 7:51 pm

Respectfully submitted by Jean Just, Deputy Township Clerk