

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
NOVEMBER 14, 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, Alternates: Cathy Gabriel, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

**Absent:** Barry Schultz, Dick Naaktgeboren

Others in Attendance: Matt Bronder, Jennifer Bolte, Brent Asmussen, Cory Schueler.

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

#### Public Hearings

(Tabled from October 2023 meeting) Requests relating to the demolition and replacement of an existing dwelling. Approvals required include variances to construct a two-story dwelling 67 ft from Cedar Lake (min. 75 ft required), 12.2 feet from a side lot line (min. 15 ft required) and 57 feet from the centerline of a township road (min. 65 ft required) and to increase building coverage from 16.9 to 18 percent.

Applicant/Property Owner: Tom and Nancy Mosley  
Property address: 6897 Ingram Ave NW, Maple Lake  
Sect-Twp-Range: 34-121-27  
Parcel number(s): 206069000090

**Present:** Matt Bronder

**Bronder:** Tabled due to building size, have new plans which show the exact size of prior home; we do have a new septic design for a 3 bedroom home and have noted the floor elevation.

**Oleson:** We wanted to see no net increase in building coverage and they will be going down about 9 sq ft. We did get confirmation the septic is good for a 3 bedroom home. There was discussion if the septic could be moved, talked with Bernie Miller and he feels that there is no other option for placement of the tanks. Looked into past permit history and there was an expansion at some point without a permit, however not sure when that happened. In talking with the assessor, he thought sometime in the mid to late 90s. In the past we have not gone back prior to when Corinna took over planning and zoning, but wanted to make you aware of that. Not sure who the owners were at the time.

**Smith:** Going to pass since was not here last month.

**Niklaus:** In application they are looking for one level living, however, they are adding a second floor.

**Bronder:** They were looking for all main living accommodations on the one level and Second level would be for additional bedrooms.

**Niklaus:** Not in favor of people building without permitting, however, hard to hold them accountable if they were not the owners.

**Oleson:** We have no information of who the owners was prior to 2003.

**Niklaus:** Any Issues with the road?

**Oleson:** Not from my perspective.

**Niklaus:** No problems with it.

**Dircks:** Was not here, however, looking at the minutes you met the requirements that were asked for.

**Gabriel:** I think they met what we asking for and as far as past building without permit, it is hard to go back when we do not know. Wondering if there were concerns talked about last time from the neighbors.

**Bronder.** The neighbor to the North regarding trees, and there is one near the property line that may need some branches and they have talked to them. There is one by the lake side of the house that will be removed, however, no other tree's being removed.

**Smith:** Where are we at with building coverage?

**Oleson:** 18.4% which is just slightly under what it currently is. The ways to reduce is to cut down on size of house. Change of garage or shed by lake.

**Bronder:** That is one thing it was tabled to make sure that we are increasing the building coverage.

**Oleson:** Just want to clarify that they are bringing some fill in?

**Bronder:** There was a crawl space and we are matching where the top of floor is now. Drainage will stay about the same.

**Guck:** Confirmed the entire structure is being removed. No concerns.

**Dircks:** Confirmed the impervious is still under 25%.

Niklaus made a motion based on the findings of fact to approve the variance to allow the construction of a two-story dwelling 67 ft from Cedar Lake (min. 75 ft required), 12.2 feet from a side lot line (min. 15 ft required) and 57 feet from the centerline of a township road (min. 65 ft required) and decreasing building coverage from 18.5 to 18.4 percent (max. 15% allowed) 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 approved unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim use permit to operate a vacation rental that will involve more than 12 overnight guests, the use of more than one building for guest rooms and a holding tank.

Applicant/Property Owner: Jennifer Bolte

Property address: 10619 108<sup>th</sup> St NW, Annandale

Sect-Twp-Range: 8-121-27

Parcel number(s): 206000082101

**Present:** Jennifer Bolte

**Bolte:** Previous owners were using both buildings. When I purchased I kept the second home for myself. However, we have not been using and would like the opportunity to rent it.

**Oleson:** This due to the possibility of more than 12 guests. The main home is on a regular septic the second cabin is on a holding tank. Main concern that came up is with the parking as this is a shared driveway and making sure it is not blocking the neighbors. Otherwise the standard of making sure the property lines are marked so they are not going to the neighbor's property.

**Bolte:** I did talk to the neighbors and asked if they have had any problems and they said no. There is obvious boundaries to both side properties.

**Audience:** none

**Dircks:** How long have you been renting.

**Bolte:** For me it was last summer was the first year we had and charter rental was handling the rentals. There are two rooms 1 bedroom and then a kitchen living space in the second cabin.

**Dircks:** Were looking at a maximum of two additional guests. It looks like there enough parking area.

**Bolte:** Showed where there is parking spaces and that are not blocking the driveway. Will be listing each cabin separately.

**Gabriel:** You had a company and now you are going to maintain yourself?

**Bolte:** Yes; we will be handling going forward and we do have the septic pumped regularly and there have been no issues: Explained the rooms in the main cabin.

**Niklaus:** Have there ever been any complaints.

**Just:** No

**Niklaus:** I do not have a problem.

**Smith:** The holding tank has a monitor?

**Bolte:** Yes there is a float you can see.

**Smith:** How do you tell people where to park?

**Bolte:** I plan to put up some signs.

**Smith:** I would just want to make sure that they are not blocking the neighbors.

**Guck:** Smith asked and you answered the questions I had.

Dircks made a motion based on the findings of fact to approve the Interim use permit for the operation of a vacation rental that will involve more than 12 overnight guests, the use of more than one building for guest rooms and a holding tank with the following conditions:

1. The interim use permit shall expire two (2) years 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. All vehicles shall be parked so that they do not block access to the neighboring home that shares the same driveway. No off-street parking shall be allowed.
3. The applicant (or their contractor) shall submit pumping records to the Township each time their tank is pumped.
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.
5. No more than two (2) overnight guests shall be allowed in the secondary guest cabin.

Gabriel seconded the motion. Motion approved unanimously.

Requests related to the subdividing of land. Approvals required include a Conditional Use and Preliminary Plat to split a 4.19 acre property into two lots (1.63 ac and 2.22 ac) in a General Business (B-2) zoning district.

Applicant: Cory Schueler

Property Owner: Schueler Enterprises LLC

Property address: 10480 State Hwy 24 NW, Annandale

Sect-Twp-Range: 9-121-27

Parcel number(s): 206000093103

**Present:** Schueler

**Oleson:** This is just to split into two lots and the intent is to build the storage buildings that were previous approved.

**Audience:** None

**Niklaus:** Question as to why the split?

**Oleson:** It is something that came up when he applied for the CUP for the storage units.

**Smith:** I think this is a good idea.

**Gabriel:** I do remember that this came up last time. No concern.

**Dircks:** No problems as long as it meets lot size.

**Oleson:** I should point out that when divided they usually have to show two septic sites on each property. The one already has two sites listed, the second lot is only for storage units with not intent to have a sewer on it. If you approve one condition you could include is that there cannot be a septic unless they can show that a type one sewer can be installed.

Niklaus made a motion based on the findings of fact to approve Preliminary Plat to split a 4.19 acre property into two lots (1.63 ac and 2.22 ac) in a General Business (B-2) zoning district with the following condition:

1. Lot 2 shall not be served with running water or otherwise generate sewage unless it can show sufficient space and soils to support two Type I septic drainfield sites.

Dircks seconded the motion. Motion approved unanimously.

Requests related to the placement of fill. Approvals required include a Conditional use permit to move approx. 9000 cubic yards of earth (approx. 3000 cu yds removal and 6000 cu yds fill) to create building pads for commercial self-storage buildings.

Applicant: Cory Schueler

Property Owner: Schueler Enterprises LLC

Property address: 10480 State Hwy 24 NW, Annandale

Sect-Twp-Range: 9-121-27

Parcel number(s): 206000093103

**Oleson:** As part of building the storage buildings the will be removing 3000 yards of bod soil and bringing in 6000 yards of fill.

**Schuler:** Part of the fill coming out is the retention pond. There was some extensive engineering that went into this.

**Oleson:** Explained the retention/holding pond and the areas for building and parking. We do have the engineer report. When this first came up he did have some of it sketched out and did provide it to Soil and Water and they indicated it generally looked good. Sent the revised plan to them, received a response that at this time they were not able to review but could do so after when they have the time. We are usually depended on the Wright County Soil & Water or hire our own Engineer. Cory did have an engineer design the plans. I did talk with a neighbor that has a few concerns regarding water coming onto his property, he indicated that the soil is generally pretty sandy, but there are times in the low area that is heavier.

**Schuler:** When talking with the engineer he indicated it is designed to sustain 2 events of a 100 year flood.

**Oleson:** I did ask if he noticed standing water in this area and he said a couple times to his knowledge.

**Niklaus:** Is it designed for both the lots?

**Schuler:** It is essentially designed for both.

**Smith:** It looks like it goes to the field on the one side, is there a berm there.

**Schuler:** It slopes down and then comes back up with a berm on the south end. Where it runs off from the parking lot it slopes towards the storage units and then to the retention pond.

**Smith:** The question is if the pond over fills would it run back to the field? Will it keep the water on your property?

**Guck:** Looks like from the numbers on the design it comes up before the field again. Discussion regarding design and the flow of water, direction to make sure it would not run off into the field. Understanding is the engineer is accounting for the water from the field also so that it runs from the field to the pond. Neighbor notices were sent out and they could see the information online.

**Niklaus:** Question on the road repairs with the amount of hauling that will be done. Responsibly fine with it

**Gabriel:** I am fine with it.

**Dircks:** I feel they did extensive design so I am ok.

**Oleson:** Naaktgeboren had asked if a fence would be needed, explained that sometimes on retention ponds, usually not as much of an issue with a filtration pond. It is not supposed to hold water for very long.

Gabriel made a motion based on the findings of fact to approve the 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. That all truck activity related to hauling material in and out of the site be conducted between 7am and 10pm; no hauling shall occur outside of these hours.
2. That the applicant shall construct the stormwater pond as depicted and conduct maintenance as needed to ensure its proper functioning over time.
3. The applicant shall be responsible for any reasonable costs incurred by the Township in maintaining 105th St NW (and any other roads due to damage from the numerous heavy trucks hauling material in and out of the site).

Niklaus seconded the motion. Motion passed unanimously.

Gabriel made a motion to approve previous meeting minutes of October 10, 2023.

Niklaus seconded the motion. Motion approved unanimously.

#### Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Brice Lamey was in for a CUP for setting up a driveway; CUPs are typically good for 6 month to a year; asking for an extension, due to some medical issues that have come up and may have issues with road restrictions in the spring. Not 100% sure they can get it done on timeframe allowed so would like a little more time. Niklaus extend 3 additional months to Sept 13 2024. Smith seconded the motion. Passed unanimously.

#### Other Business

Review Proposed Wright County Ordinance Amendments; Amendments that the county proposed. Nothing major happening town board has reviewed and had no comments.

Review Draft Future Land Use Map Amendment from Subcommittee; we are ready to hold a public hearing and there were some discussions to discuss with county commissioner before holding public hearing.

Schedule Planning Commission Training Session; set up a time to do that or we could do during a meeting, schedule for 4pm December 12<sup>th</sup>.

Oleson will update applications indicating that staff may be doing site visits prior to the meeting.

Motion was made by Niklaus, seconded by Smith to adjourn. Motion carried unanimously at 8:48 pm

Respectfully submitted by Jean Just, Deputy Township Clerk