

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
FEBRUARY 13, 2024

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, Barry Schultz, Dick Naaktgeboren, Steve Niklaus, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Cathy Gabriel; Linda Dircks

Others in Attendance: Rory Norgren, John & Vicki Skoog, Bernie Miller

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

Public Hearings

Requests related to the reconstruction of a dwelling. Approvals required include a Variance to reconstruct a 24' x 37' dwelling with walkout basement approximately 20 feet from the ordinary high water level of Indian Lake (min. 100 ft required), an open deck approximately 10 feet from the lake, and a dwelling 2.9 and 3.8 feet from the side property lines (min. 15 ft required) on a parcel exceeding 60% impervious coverage (max. 25% allowed).

Applicant/Property Owner: John and Victoria Skoog  
Property address: 10806 Gulden Ave NW, Maple Lake  
Sect-Twp-Range: 12-121-27  
Parcel number(s): 206046000030

**PRESENT:** John & Vicki Skoog

**Skoog:** Would like to get a walkout basement in, getting rid of a lot pavers and retaining walls and get our impervious to about 30% deck size down to 18x10

**Oleson:** House footprint is the same, however adding a basement. Previous was a 12x14, still 1890sq ft. They are a lot over the limit for impervious (showed where remove the plan to remove), would be going from about 56% to just under 50% and if they push the retaining wall back it would go down more. Setbacks are Lake Setback of approx. 20ft, deck would be even closer but further back than they are currently. Side yard setback is 3ft and is all existing and has been that way for a long time.

**Skoog:** One thing we would be doing differently is remove a retaining a wall and move about 30yards of dirt and that would go to the back of the cabin to make that more level. (Oleson showed the area being removed)

**Guck:** Asked where the lowest floor would be.

**Skoog:** Showed on pictures were the lowest floor would be.

**Oleson:** They are not changing the dimensions of the home, the living space would double with the basement. They are not increasing bedrooms.

**Skoog:** We are removing some sheds so we are looking for a sitting area, laundry storage area, utilities and bath.

**Audience:** None

**Oleson:** (Showed the common area that is not maintained by the township) There has been some question about moving the house back which then could cause some parking in the common area.

**Naaktgeboren:** It is a small lot, plus side is they are on a community sewer and they are willing to cut down on the impervious. Pitch wise on the roof it will be close, going with a 10/12 so just a little higher than next door.

**Oleson:** Noted earth moving will be over 50 cu yards and he will be back next month. You could table if you are generally ok with the variance and approve with the cup.

**Naaktgeboren:** I would go with it, you are cutting 18-20% of your impervious.

**Schultz:** I appreciate you are doing everything to bring down the impervious. Asked since he is just going up why the variance.

**Oleson:** explained that it is still an expansion of the living space.

**Schultz:** I am generally ok with it.

**Smith:** I think we have to keep the parking area for that lot to keep them out of the common area.

**Skoog:** Showed what he looking for by adding grass and just two tire areas for parking.

**Smith:** You are building within the footprint. I see the two items are the basement and raising and the roof pitch at 10/12 pitch. Struggling a little with the full basement.

**Niklaus:** Any additional information from the neighbors since last time, variance on about everything, I think we are going the right direction on everything there.

**Guck:** Are you concerned about the high-water mark and water in the basement.

**Skoog:** We are about 6ft above the high water mark.

**Guck:** Will you be doing gutters to slow things down?

**Skoog:** Gutters and a step down to slow the water and will be grass and plants

**Guck:** I am ok you're in the same foot print and it is going to improve the area.

**Naaktgeboren:** How many yards of earth moving?

**Skoog:** About 30 yards from the front and move it to the back.

**Oleson:** For the CUP you will looking to make sure the draining will not affect the neighbors.

**Niklaus:** I would say that recommendations has to be pretty stringent on the erosion control.

Larry Smith made a motion to table until next month for the CUP. Naaktgeboren seconded the motion. Motion passed unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a private/vacation home rental served by a holding tank septic system.

Applicant/Property Owner: Laura Hale

Property address: 8189 Griffith Ave NW, Maple Lake.

Sect-Twp-Range: 24-121-27

Parcel number(s): 206017001130

**PRESENT:** Laura Hale

**Hale:** I have a vacation rental w/ a holding tank and looking to renew my interim use permit. I have added wifi to the holding tank to monitor the level.

**Oleson:** The need for the interim is due to the fact that we are on a holding tank. We have received no complaints on this property.

**Audience:** none

**Niklaus:** I appreciate the compliance and no issues

**Schultz:** Good with it

**Smith:** I think we could do a 3 year this time

**Naaktgeboren:** I agree

**Guck:** I agree

Naaktgeboren made motion based on the findings of fact to approve Interim Use Permit to operate a private/vacation home rental served by a holding tank septic system with the following conditions:

1. The interim use permit shall expire three (3) year(s) from the date of approval or sooner if another triggering event listed in the ordinance occurs prior to that date. 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 submit records of all times the holding tank has been pumped to the Township at least once every six months (in May and November of each calendar year).
3. The applicant shall meet 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. This shall be completed by no later than June 1, 2022.

Smith seconded the motion. Motion carried unanimously.

Requests related to the conversion of an existing 24' x 24' detached garage approximately 46 feet from Clearwater Lake (min. 75 ft required) into a recreational/sitting room. Approvals required include a Variance to create a water-oriented accessory structure not used solely for storage exceeding the maximum allowed size (250 sq ft) and not meeting the required flood protection elevation.

Applicant/Property Owner: Timothy and Patricia McGuire

Property address: 11599 Kramer Ave NW, Annandale

Sect-Twp-Range: 5 and 6-121-27

Parcel number(s): 206000061407, 206000052307 and 206121000010

**PRESENT:** Tim McGuire

**McGuire:** I did read the staff recommendation; We have owned for just a year and half and the garage area turned out to be very inconvenient, we already have a 3 car garage and shed and lacking some extra living space, so would like to convert it for more. Had some drawings done, the variance is due to the proximity to the lake.

**Oleson:** This one is unique, it is an existing structure that was approved by variance in the 1980s and before there were state rules for water ordinated structures and it was granted for a garage. Now that we do have the boat house rules there are limits to how big they can be, which are 250 sq ft, and for GD lakes like Clearwater they are allowed

up to 400 for storage only not for any other use. This one is 572 sq ft. If it was only 250ft sq ft building there would not be a variance. They are not changing the footprint. Elevation is currently at 996.5 which is about a foot under for under today's rules. Normally we would say that you can keep where it is at if not more than 50% improvement of the structure. If he wants to do future changes it may have to be elevated. You could require the flood louver as part of the request. Discussion if that would work on an existing building, along with heating and block that is there.

**Oleson:** The choices are approve the way he asked for it, state that he has to move it back in order to convert it or possibly split the building. It cannot become living space which he is not asking for. Its sitting space but not bedroom's and no water or sewer.

**Audiences:** None

**Schultz:** Ok with it as long as there is no water or sewer added to it.

**Smith:** I have a concern that if we start to allow are we setting a precedence for future ones coming.

**Naaktgeboren:** I am looking at cutting it down in half, still pushing over the 250 sq ft but limiting half of it to storage only.

**McGuire:** Asked if there was some consideration that this was grandfathered in as it is. Not sure what changing the use comes into play.

**Niklaus:** I can sure see that it could become an issue and in the future could add bathrooms etc. I agree that there are a number of these and allowing one would allow for more.

**Guck:** Approved for watercraft storage, open to the possibility of splitting it in half.

**McGuire:** We would still use it for storage, just not boats and would like to clean it up and remove the tracks.

Naaktgeboren made a motion based on the findings of fact to approve a variance to create a water-oriented accessory structure not used solely for storage exceeding the maximum allowed size (250 sq ft) and not meeting the required flood protection elevation with the following conditions:

1. That the structure may not have any running water or bathroom facilities or otherwise be designed for human habitation on an ongoing basis.
2. That a maximum of 288 square feet of building area may be used for recreational or other allowable non-storage space. The remainder of the building must be used for "watercraft storage, and including storage of related boating and water oriented sporting equipment" only. A full wall must separate the two spaces meeting all building code related requirements.

Schultz seconded the motion. Motion carried unanimously.

Requests related to the reconstruction of a dwelling and accessory buildings. Approvals required include Variances to: 1) replace a 24' x 24' single-story dwelling with a new 26' x 32' 1.5 story dwelling with covered entry approximately 66.1 feet from Clearwater Lake (min. 75 ft required), 13 and 13.1 feet from each side lot line (min. 15 ft required) and 15 ft from a new septic drainfield (min. 20 ft required); 2) construct a new 20' x 24' single-story detached

garage 45.5 ft from the centerline of a township road (min. 65 ft required), 5 feet from a side lot line (min. 10 ft required), 10 ft from a septic drainfield (min. 20 ft required) and at an elevation of 997.2 (997.7 required); 3) construct a new septic drainfield 7.1 ft from a side lot line and 1 ft from a road right-of-way (min. 10 ft required); and 4) not place fill to one foot below the regulatory flood protection elevation for at least 15 feet in all directions around the proposed dwelling and detached garage.

Applicant/Property Owner: Douglas and Annette Steinborn  
Property address: 11933 Kramer Ave NW, Annandale  
Sect-Twp-Range: 5-121-27  
Parcel number(s): 206014000330

**PRESENT:** Doug & Annette Steinborn

**Steinborn:** Owned the existing cabin since 1985 and would like to make it more year round, we do not have a septic system and we would like to add that, removing all the existing shed and putting up a garage.

**Oleson:** Variances Lake set 66.15; side yard approx. 13 on both sides; septic will be 1ft from road, 15ft from house; the garage side yard at 5ft and 45.5ft from the centerline of the road. And not place fill 15 feet in all directions around the proposed dwelling and garage which is something we have granted in the past. The building coverage would be at 13.5% and 23.6% impervious.

**Miller:** Owners were looking at adding on to this and if you look up and down the road there are lots of garages, this property is actually higher than the ones down the road which is a positive. We could eliminate some variance by pushing it closer to the lake and we did look at the Drainfield across the road which was not going to work. It is a type 4 system, the house is 796 sq ft it is a very small house. It does have an entry porch on it. The concerns with the elevations we could raise it up, however, concern with neighbors and can get drainage at the elevation it is at now. Will bring it up a little on the front of the house, a little between the house and the garage and the house and by the septic. We will have drainage on the side yard lot lines.

**Oleson:** I could approve the 15ft from the Drianfield but added that in since we are doing all the rest of the variances.

**Guck:** Could you pull it back?

**Miller:** We could, however, wanted to keep it a little further from the side yard so we can have the drainage needed.

**Oleson:** The 800 sq feet is the ordinance that it has to have, I have used the 24x24 and it is meeting that.

**Audience:**

Kevin: Own to the north- Concerned with amount of dirt coming in; applying we are only 15 ft, and bringing it up to 15 ft; design of what it is going to look like; no way to get it off his property. Need to make an inspection, I'm the one in lowest.

**Naaktgeboren:** We are not going to put fill around house.

**Miller:** I feel the drainage can be dealt with on their property.

**Schultz:** If they can work out the drainage I am ok with it.

**Smith:** I think you put a lot of time an effort into it and if you can take care of the drainage.

**Naaktgeboren:** Looking at the garage you will be a way from the road. The sewer bed/pressure ben when the OH

**Miller** it has to be .. higher than the OH

**Naaktgeboren:** you are pulling away further than you were prior, this is one of many along this stretch and 5ft is pretty common with getting a sewer in there that works.

**Niklaus:** I think the owner has worked hard to get where they need to be and hired some professionals.

**Guck** - not sure if you could move that garage 2ft, how close the garage to the pressure bed.

Schultz made a motion based on the findings of fact to approve Variances to: 1) replace a 24' x 24' single-story dwelling with a new 26' x 32' 1.5 story dwelling with covered entry (dwelling portion excluding covered entry to be less than 800 sq ft) approximately 66.1 feet from Clearwater Lake (min. 75 ft required), 13 and 13.1 feet from each side lot line (min. 15 ft required) and 15 ft from a new septic drainfield (min. 20 ft required); 2) construct a new 20' x 24' single-story detached garage 45.5 ft from the centerline of a township road (min. 65 ft required), 6 feet from a side lot line (min. 10 ft required), 9 ft from a septic drainfield (min. 20 ft required) and at an elevation of 997.2 (997.7 required) using floodproofing construction methods; 3) construct a new septic drainfield 7.1 ft from a side lot line and 1 ft from a road right-of-way (min. 10 ft required); and 4) not place fill to one foot below the regulatory flood protection elevation for at least 15 feet in all directions around the proposed dwelling and detached garage. An 8' x 12' shed and a 10' x 16' storage building will be removed as part of the proposal to make room for the updated septic system and partially offset the construction of the new detached garage 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 applicant shall construct the detached garage to meet all requirements of the floodplain regulations, including the use of flood resistant materials where required and the installation of flood vents where required.

Smith seconded the motion. Motion approve unanimously.

Requests related to the replacement of a dwelling. Approvals required include Variances to: 1) replace a 20' x 30' single-story dwelling with a new approximate 25' x 55' single story dwelling with 8' x 22' entry/utility room and 22' x 26' attached garage approximately 43.4 feet from Cedar Lake (min. 75 ft required); and 2) construct a new septic system with tanks to be 5 ft and a drainfield to be 0 feet from a side property line (min. 10 ft required).

Applicant: Ziegler Custom Homes, Inc.

Property Owner: Ruffbuff Properties LLC/ Alan & Mary Ruud

Property address: 7555 Imhoff Ave NW, Maple Lake

Sect-Twp-Range: 27-121-27

Parcel number(s): 206044000050

**PRESENT:** Ziegler Custom homes- Marcus Berining & Alan & Mary Ruud

**Burning:** Current home has been removed, building new and replacing the septic.

**Oleson:** Lake setback at 43.4 further back, septic 5ft and 0ft from the property line and 10ft for the tanks, soe east cnr to the pro- keep the septic away from the driveway @ 10ft on the Northside, push the south to maintain the other set back.

**Burning:** Enough room for the septic, do not want to block the access for them.

**Oleson:** the question is cold they move it back

**Smith:** I would like to see if we could move it back 10ft to see if we can tweek the driveway and away from the septic.

**Berning:** Showed location of where vehicles are parked.

**Schultz:** I am a little concerned with the septic that close to the line. Would

**Naaktgeboren:** I would like to see it moved back at least 10ft, wondering if you could move it to the east if concerned

**Niklaus:** question if we have had issues when they are on the property line has that been and issue?

**Oleson:** the concern would be when installing

**Niklaus:** I would agree with the 10ft further back.

**Guck:** Would like to see the 10ft.

**Ruud:** Issue really has to do with parking.

Naaktgeboren made motion to approve based on findings of fact variances to: 1) replace a 20' x 30' single-story dwelling with a new approximate 25' x 55' single story dwelling with 8' x 22' entry/utility room and 22' x 26' attached garage approximately 53.4 feet from Cedar Lake (min. 75 ft required); and 2) construct a new septic system with tanks to be 5 ft and a drainfield to be 0 feet from the north, east and/or south side property lines (min. 10 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, 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. Motion carried unanimously.

Smith made a motion to approve previous meeting minutes of January 9, 2024. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business; WC has been asked amend the ordinance to allow for contractors yard in an R2 district now only allowed in Ag district. The board had no comment.

Motion was made by Smith, seconded by Naaktgeboren to adjourn. Motion carried unanimously at 9:40 pm

Respectfully submitted by Jean Just, Deputy Township Clerk