

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
MARCH 14, 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, Cathy Gabriel, Linda Dircks, Steve Niklaus, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Barry Schultz, Dick Naaktgeboren

Others in Attendance: John & Vicki Skoog, Jacob Annis, Darren Flygare, Aaron Perkins, Michelle McIntee, Loren Kremer, Stephanie Warwas.

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 reconstruction of a dwelling. Approvals required include a Conditional Use Permit to move more than 50 cubic yards in a shoreland district (approx. 60 cu yds) and Variances 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

Requests related to the reconstruction of a dwelling. Approvals required include a Conditional Use Permit to move more than 50 cubic yards in a shoreland district.

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

Oleson: We are looking at moving more than 50 cubic yards of dirt from the front (lake side) of the house to the back (road side) of the house. This is the Variance and CUP. The Variance was tabled last month for discussion regarding the CUP.

Audience: Received one comment from Lauren Kramer in support & one letter from Nick Perin in support.

Smith: Clarification on how many yards that will be moving from the front to the back.

Skoog: Approx. 170 sq ft to get the impervious better and for two cars to park which will be about 60-70 cubic yards.

Smith: I feel we discussed the house plan and ok with that just wanted more information on the amount of fill.

Guck: Asked if there was a picture of the driveway.

Skoog: Explained they will have two flat spots showing on map where those would be. It will be grass with just a couple grates where the tires would go.

Dircks: I was not here just following up on the 6ft ceilings on the lower level.

Skoog: That is what we discussed last month.

Guck: Looked at others in the area and we were fine with that.

Dircks: that was my only discussion

Gabriel: I thought we were left with just the fill and ok now that we have that.

Guck: Do we know what the impervious will be?

Skoog: I am thinking we are trying for around 30%.

Oleson: The numbers I had last had was coming from 66% to just under 50%, however, they did take some other items out. It will still be over 25%, however, bringing it down closer than what they were.

Niklaus: I do not like any of these variances since they are so far over, however, I understand that they could build to the same footprint. The one that sticks out to me is the deck that is 10ft from the lake.

Oleson: There was a deck that was closer to the lake in the past, this is the same sq footage and a little further back.

Niklaus: How long can we grant that?

Oleson: Typically it is a year.

Niklaus: Whenever we approve things that are out of the norm we may be opening ourself's up for others to ask for the same. I do have some concerns but understand that we are making improvements.

Smith: Regarding the staff recommendation regarding the basement, I would recommend that the ceiling be a maximum of 8ft.

Smith made a motion based on the findings of fact to approve the Variance to reconstruct a 24' x 37' dwelling with walkout basement approximately 19.7 feet from the ordinary high water level of Indian Lake (min. 100 ft required). 2.9-3.1 feet from the north side lot line and 3.8-8.2 feet from the south side lot line (min. 15 ft required). Building coverage will remain at the current 24.5% (max. 15% allowed). Total impervious coverage will be reduced from approx. 66% to approx. 35-39% (max. 25% allowed) and approve the Conditional Use Permit to move more than 50 cubic yards in a shoreland district (approximately 70 cubic yards) with the following conditions:

1. The applicant shall modify their existing building plans to limit the lower level ceiling height to no more than 8 feet. No more than 2 bedrooms may be within the home.
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.
4. The placement of fill on the road side must not reduce the amount of off-street parking area from what currently exists on the property.

Dircks seconded the motion. Motion approve 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: Jacob Annis
Property address: 6245 85th St NW, Maple Lake.
Sect-Twp-Range: 24-121-27
Parcel number(s): 206090001020

Present: Jacob Annis

Annis: Just purchased the property and would like to use it as a vacation rental.

Oleson: The condition is based that it is on a Holding Tank. It is a 2br with a maximum of 6 guests served by a holding tank; it is a small property some concern with parking. Pulled up property to show where the property is located and making sure where the property lines are located.

Audience: Mielke asking if there could be a fence added

Erin Perkins: Concern regarding amount of people will it be 6 or 25; Just want to make sure it will stay at 6 people.

Gabriel: What is your plan in finding renters?

Annis: I will be using Air B&B; there are strict requirements and I will be monitoring. I have had an Air B&B in the past and only had one violation during the time that I owned it. I want to make sure that this is ran properly.

Gabriel: Did we address the amount of cars are parked there?

Oleson: He has identified 4 parking spots.

Gabriel: Also making sure there that you are sharing your information with the neighbors.

Niklaus: In the past we have asked about there being an alarm on the tank if not living there. Looking at lake side is there a fence?

Annis: I would be happy to put an alarm on the tank. There is a fence currently running along the Northside and up around the other side of the garage, it is a wood fence.

Niklaus: We may not be able to require the type of fence but a privacy fence would be a nice gesture.

Dircks: No real questions but making sure there is not street parking. Otherwise that and the alarm.

Smith: Again mark the boundaries and what is our time frame on a new one?

Oleson: Typically we have been doing two years.

Smith: I would be ok with two years.

Guck: Do you have someone to call if there is an issue.

Annis: Yes I am in Rockford so not too far away.

Gabriel made a motion based on the findings of fact to approve the 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 two (2) 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.
4. The applicant shall have an electronic alarm installed on the holding tank that allows for remote notification of the owner when the tank needs pumping.

Smith seconded the motion. Motion approve unanimously.

Requests related to the grading and filling of land. Approvals required include a Conditional Use Permit to move greater than 500 cubic yards of earth to create a berm along the south to provide a screen for the public from Highway 55 and to modify the drainage pattern of water across the lot.

Applicant/Property Owner: Darren Flygare/Flygare Enterprises LLC

Property address: 9595 67th St NW, Annandale

Sect-Twp-Range: 33-121-27

Parcel number(s): 206000332403

Present: Darren Flygare

Flygare: We would like to build a berm and going with what MN Dot would prefer, showed picture of the MN DOT preference. Enough dirt on site to continue grade and redirect the water into a small pond, it will be a 1% grade to a small depression, and increase the flow and head south. Talked with MN DOT and we would retaining water rather than sending it towards the highway. We are well outside the road right of way. Would like to add some trees and make sure that there is somewhat of a screen.

Audience: Michelle McIntee: We share the culvert on the other side of the road and just want to make sure they would not be directing water back into the culvert.

Oleson: The other item I would note is the secondary sewer site.

Flygare: That area out there is not good for a septic system and we could rebuild the mound if something was ever needing to be done.

Oleson: The reason I mention it is due to the fact that when it was developed that is where the secondary site was shown.

Flygare: We could rebuild on the same site or do a type 4 system.

Gabriel: MN DOT indicated they liked option 2 is that correct.

Oleson: Yes

Niklaus: Question on how much will be moved.

Flygare: It is about 2000 cubic yards. The hope is putting some trees on there also.

Niklaus: No issues with it.

Dircks: It will look nice.

Smith: Steve asked my question and you are not hauling it in just moving it from one area to the other so ok with it.

Guck: No issues

Gabriel made a motion based on the findings of fact to approve the Conditional Use Permit to move greater than 500 cubic yards of earth (approx. 2,000 cubic yards) to create a berm along the south to provide a screen for the public from Highway 55 and to modify the drainage pattern of water across the lot. Approval is for "Option 2" as indicated in the original application 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 provide evidence of MNDOT approval of their plan.
- Dircks seconded the motion. Motion approved unanimously.

Requests related to the subdivision of land. Approvals required include a Preliminary Plat and Conditional Use to create a 3-lot residential subdivision in the R-1 (Urban/Rural Transitional) and S-2 (Residential Recreation Shorelands) Districts.

Applicant/Property Owner: Terry and Stephanie Warwas
Property address: 10604 Grunwald Ave NW, Maple Lake
Sect-Twp-Range: 12-121-27
Parcel number(s): 206143001020

Present: Stephanie Warwas

Warwas: Sub-Dividing an existing property into 3 lots.

Oleson: This is a back lot with no lake frontage, all zoned R1 right now. They are asking for 3 lots and have identified septic sites and home location for each lot. The only thing would be if you want to maintain a drainage easement to make sure it does not get blocked, other than that they meet all the requirements.

Niklaus: This is a multiple step process correct.

Oleson: Yes, if they go through this then they will have to do a final plat approval and then go to Wright County. One thing to note in my recommendation is the seconded one, the MCPA has some requirements for a storm water ponds. In order to not need that requirement you could impose a 23.5 % impervious coverage limit so that a pond would not be needed.

Warwas: We would prefer to impose the 23.5% so we stay under 1acre.

Audience: None

Smith: How would state that?

Oleson: You would list that as a condition, which I have listed in my recommendation.

Smith: I feel that should require the drainage easement on lot 3 so we can maintain that.

Dircks: Would there be lake access for any lot?

Warwas: No

Guck: Question I have is the shed, does it have a septic?

Warwas: Yes it has a holding tank and we are looking at possibly selling. It is currently a shared well so we will have to figure that out and they would have to put a well in.

Guck: How does that affect a single family dwelling?

Oleson: It could not be a guest house, so they would have to attach it to the home or convert it all to storage.

Guck: That was my only question.

Dircks made a motion based on the findings of fact to approve Preliminary Plat and Conditional Use to create a 3-lot residential subdivision in the R-1 (Urban/Rural Transitional) and S-2 (Residential Recreation Shorelands) Districts with the following conditions:

1. The applicant shall provide a public drainage easement over the portion of land encompassed by the existing drainageway. Land within that easement may not be mowed, trimmed or otherwise disturbed without the permission of the relevant public authority.
2. The lots shall be limited to no more than 23.5% impervious coverage to ensure that no more than 1 acre of impervious is created cumulatively that would have required the construction of a stormwater pond or other similar infrastructure.

Smith seconded the motion. Motion approved unanimously.

Niklaus made a motion to approve previous meeting minutes of February 13, 2024.

Gabriel seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

One item is a variance that was granted 3 years ago, after they received the variance Mr. Olson got sick and they never moved on getting the home. He has since passed. They would now like to move a home onto the property and have missed the 3 years by less than a month. So the first question was are we ok with it being just over 3years to move the used home onto the property with the same variance conditions? Second they are trying to purchase before it's gone and they will need a CUP to move an existing home

onto the property. So I guess the first question is are we ok with just past the 3 year? Niklaus felt that based on the circumstances he would be ok to waive the 3years. Question regarding the new home and if it is different. Oleson indicated that the new home is going to be smaller. We can schedule the CUP for April 9th meeting. We have received that application. Owners have put a down payment and the will wait to move it until after the April 9th meeting. Niklaus asked if we needed to hear the variance or would we be just extend the variance. Oleson indicated yes you could just extend the variance and they have to build within the existing variance. Planning Commission agreed to the extension of the variance deadline.

Other Business

- Wright County Ordinance Amendments - Non-Commercial Contractor's Yards in R-2 District - No discussion
- Flood have to approved by June and not enough to adopt them - have to change to update the new maps

Motion was made by Niklaus, seconded by Guck to adjourn. Motion carried unanimously at 8:15 pm

Respectfully submitted by Jean Just, Deputy Township Clerk