

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 9, 2024

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302
(or via web/phone conference – see last page for instructions)

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, Dick Naaktgeboren, Steve Niklaus – On line, Cathy Gabriel- On line, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Barry Schultz

Others in Attendance: LuAnn Elsner, Ron Elsner, Will Brannan, Melvin Dykhuizen, Bruce Anderson, Joanne Anderson, Jim & Barb Evenson, Jeff Robinson, Scott Perry, Greg Jaeger, Lanette Olson, Angie Reichl, Carla Knutson, Mark Hayes, David & Patty Glass, Jonathan Engel, Carol & Rick Kanninen

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 placement of a used dwelling. Approvals required include a Conditional Use Permit to place a used manufactured home on a property previously approved for the placement of a new manufactured home with lake and road setback variances.

Applicant and Property Owner: Lynette Olson

Property address: 10553 Grunwald Ave NW, Annandale

Sect-Twp-Range: 12-121-27

Parcel number(s): 206060000070 and 206060000080

Present: Carla Knutson & Lynette Olson

Carla: Request for a cup to place a used modular home on our property; had a variance to put in a new modular home that did not happen; received an extension on the variance so just need a cup for moving in a used home; this is smaller than the one that was previously approved. Will be putting in a septic.

Oleson: Showed drawing of new home that was approved and how this one is going to be smaller; the mound that was approved previously, will be reviewed again. Looking to make sure the used home is not significantly out of character of other homes.

Audience: none

Naaktgeboren: Who inspects them?

Oleson: Building inspectors will review for building code.

Naaktgeboren: Do we need a new side plan

Carla: it will sit in the same box as before with no garage and hopefully a deck at some time.

Smith: I am good with it.

Dircks: Good with it.

Niklaus: Had questioned the variance that was approved and was good as long as the septic is good.

Gabriel: Nothing to add.

Guck: Good with it.

Oleson: Asked if you are thinking about the deck and garage at a later date and if so how long would you grant those for.

Naaktgeboren made a motion based on the findings of fact to approve Conditional Use Permit to place a used manufactured home on a property previously approved for the placement of a new manufactured home with lake and road setback variances with the following conditions:

1. The septic system to serve the new dwelling shall be installed (to replace the existing holding tank) by no later than August 31, 2024.
2. The garage and deck as approved in the 2021 variance approval shall expire unless permits are obtained to construct them by December 31, 2025.
3. 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.
4. 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 replacement of an existing septic system. Approvals required include Variances to construct a septic system approx. 18 ft from Sugar Lake (min. 50 ft required) and approx. 8-9 feet from a road right-of-way (min. 10 ft required). Septic system to be in similar location to existing septic system.

Applicant/Property Owner: Bruce and Joanne Anderson

Property address: 11979 Hart Ave NW, Annandale

Sect-Twp-Range: 2-121-27

Parcel number(s): 206000021107

Present: Bruce Anderson & Mark Hayes

Oleson: Explained the lot, showing the wetlands and where the lake area is. There is a Drainfield in the area right now and they are replacing it. Pumping from across the road from the cabin. Variance is because of the Lake & Road setback.

Anderson: This is a private road.

Hayes: This is going in the same location so not a lot of fill, mostly bringing in some rock. Replacing what is leaking and protecting as much as possible.

Oleson: The main issue is that there is not much room to work with and the alternative would be a holding tank.

Hayes: Indicated they are about 8 ft off the property line.

Audience: None

Niklaus: Glad that you are upgrading the system.

Dircks: Commend you for fixing it, this is a difficult situation.

Gabriel: Nothing to add.

Naaktgeboren: Questioned the trees and asked about the OHW.

Hayes: Yes we are good with the OHW and it is a type 3 system. We hope to not remove trees.

Naaktgeboren: Is the old being removed?

Hayes: No, no reason to remove, if the line is good we will use it, will do a pressure test to make sure it is good.

Smith: One concern was if you had to excavate. So glad there is not much needed.

Guck: Difference between this and type 4?

Hayes: I would not recommend a type 4 as this is a summer home.

Naaktgeboren made a motion based on the findings of fact to approve variances to construct a septic system approx. 18 ft from Sugar Lake (min. 50 ft required) and approx. 8-9 feet from a road right-of-way (min. 10 ft required). Septic system to be in similar location to existing septic system with the following condition:

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.

Smith seconded the motion. Motion approved unanimously.

Requests related to the construction of a screen porch. Approvals required include Variances to construction a 10' x 20' screen porch approx. 31 feet from Clearwater Lake (min. 75 ft required), approx. 9 and 11 feet from the side lot lines (min. 15 ft required) and approx. 55 ft from the centerline of a Township road (min. 65 ft required). Building coverage to increase from approx. 13% to 17.2% (max. 15% allowed) and impervious coverage to increase from approx. 28.0% to 28.4% (max. 25% allowed).

Applicant/Property Owner: Terri Steinhagen & Jonathan Engel

Property address: 11297 Lawrence Ave NW, Annandale

Sect-Twp-Range: 6-121-27

Parcel number(s): 206019000041

Present: Jonathan Engel

Engel: Little cabin on a little lot that we are looking to add a screen porch

Oleson: Small cabin on a small lot, only 31ft from the Lake 9 & 11ft from the side and 55 ft from the centerline of the road. Showed where the screen porch would be added to the front of cabin. There is an existing deck that they would be reducing in size. Estimated building coverage would go from 13% to about 17% and impervious from 28% to 28.4%. This is a very small lot so not sure if that is a factor. Neighbors both have something on the front not permitted and there are many along this area that are the same.

Audience: Will Brannan a few houses down and I would like to give my support, I am three cabins to the south, they have one of the smaller lots and they are adding value and doing the proper process.

Dircks: With the screen porch it will be 31ft from lake?

Oleson: It would be 10 ft closer as the home looks to be 31 ft from the lake.

Dircks: Would it be closer than the current deck?

Engel: It would be just outside of the existing deck.

Oleson: Another note is that this is in a flood plain and as long as the addition is not more than 50% of the value of the home they would not need to meet flood plain elevation.

Dircks: The two concerns are closer to the lake & over impervious coverage.

Engel: There is not an official parking area on the lot, one of the things we thought about doing is putting in grates to allow the grass to grow and putting in rain gardens and gutters so that we could reduce it to under 25%.

Oleson: The 28.4% includes parking area.

Gabriel: Only the one comment correct. Where are we at with the neighbors that have built without a permit?

Oleson: We will be sending letters and yes just the one comment.

Gabriel: Existing deck will be down, however, will replaced with screen porch. Same concerns are the impervious & building coverage.

Smith: Having issues with the impervious and building coverage and closer to the lake. Would like to get down 25% for the impervious coverage. I appreciate you going through the correct process.

Brannan: There is opportunity to remove water away from the lake.

Naaktgeboren: Parking your talking about is something we had last month were it was only for the tires. I do have issues with the impervious and building coverage, however, could you do a water oriented accessory structure up to 200ft and not attach it to the house.

Engle: The reason for attaching is to handle the water runoff and to be able to walk into the house.

Oleson: Explained water oriented accessory structure and the requirement of 10ft from lake and 10ft from side yard, so in this case it would meet setbacks, however, would still be adding building coverage and impervious so would have to meet those also.

Engel: Open to removing a portion of the deck.

Guck: Getting that close to the lake if something that we have very seldom if ever allowed. It is unfortunate that they neighbors did what they did, however, two wrongs do not make a right. I don't believe we have allowed for other people.

Niklaus: I think everything has been covered.

There was discussion if they would like us to table to look at other options or if they should deny. Engle stated that by tabling it you are looking for more of a free standing structure with reducing impervious and getting a variance for building coverage only. Oleson: The question is are you looking at meeting the 15% building coverage, which would be about 100 sq ft, and not increasing the impervious or getting down to 25%? Do you want a survey? Do you want to deny if he has to meet all the requirements? Naaktgeboren indicated he would like to at least meet the 25% impervious. Oleson indicated you could table and have him see what he can get to and he at that point could withdraw or come back with something different.

Smith made a motion to table. Dircks seconded the motion. Motion passed unanimously.

Requests related to the reconstruction and expansion of a dwelling. Approvals required include Variances to reconstruct a 24' x 36.5' 1.5 story dwelling with crawlspace damaged by fire and expand it with a 10' x 24' addition to the road side and a full second level. Expanded dwelling to be slab-on-grade construction approx. 35 ft from Clearwater Lake (min. 75 ft required), 11 and 14.7 ft from the side lot lines (min. 15 ft required) with impervious coverage being reduced from 33.2 to 33% (max. 25% allowed). Project will involve filling previous crawlspace to meet floodplain elevation requirements.

Applicant/Property Owner: Scott and Elizabeth Perry
Property address: 11579 Kramer Ave NW, Annandale
Sect-Twp-Range: 6-121-27
Parcel number(s): 206000061402

Present: Scott Perry & Jeff Robinson

Perry: Lost cabin last year to fire, looking to replace the same footprint moving back a little bit and will have a new septic & well. Existing was a loft and we would like to go to a two story.

Oleson: House is currently close to the lake; Variances are the lake set back at 35ft which is the same distance as it is now, 11 & 14.7 side lot line, Impervious is currently at 33.2 going down to 33%. They will be filling in crawl space and building a slab on grade. Septic is between the home and the garage.

Audience: None

Smith: New house in the exact location, not too much of an issue, and side yard seems to not be an issue. My concern is the amount of impervious and feel that needs to go down.

Dircks: I agree we need to look at the impervious, there is a lot of rocks that could reduce your impervious.

Gabriel: Agree there needs to be a way to reduce the impervious.

Perry: We did take out a lot already and I am not sure where else we can take it down.

Robinson: We did what we could to bring down and were very conscious to not increase the impervious. Other than pulling it up in front and then dealing with other issues.

Gabriel: Are you moving it back?

Robinson: No we are just adding an addition to the back of the house.

Perry: We took out half of the walk way and the wings on the side of the garage.

Dircks: What on the lake shore counts as impervious.

Oleson: The rip rap along the shore does not count.

Naaktgeboren: I feel you need to come down more on the impervious. 1400 sq. ft. over. I'm willing to come down to 28%.

Oleson: Looking it was at some

Niklaus: I like the new septic and the new well what is not consistent is the impervious.

Robinson: If we go back to where it was and we did not add on to the house, we would still be at 33.2% impervious.

Naaktgeboren: I am saying that you need to reduce the impervious.

Oleson: When granting any variances the board can require a reduction in impervious. So if adding a second floor it would still require a variance and they could still require a reduction in impervious. The only way to avoid that is to keep the house exactly as it is right now.

Guck: What we have done in the past is ask them to get down in impervious.

Niklaus: I would support 28%.

Robinson: Would you support 30%.

There was more discussion regarding where they could remove some of the impervious. Either on the lake side of the house, removing some on the side of the house, changing the driveway.

Smith made a motion to approved based on findings of fact a variances to reconstruct a 24' x 36.5' 1.5 story dwelling with crawlspace damaged by fire and expand it with a 10' x 24' addition to the road side and a full second level. Expanded dwelling to be slab-on-grade construction approx. 35 ft from Clearwater Lake (min. 75 ft required), 11 and 14.7 ft from the side lot lines (min. 15 ft required) with impervious coverage being reduced from 33.2% to 28% (max. 25% allowed). Project will involve filling previous crawlspace to meet floodplain elevation requirements 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 updated dwelling structure shall have its lowest floor at an elevation of no lower than 997.7 (NGVD29) so as to ensure compliance with floodplain requirements.

Dircks seconded the motion. Motion approved unanimously.

Requests related to additions to an existing dwelling. Approvals required include Variances to construct a 10' x 24' addition and a triangular screen porch to an existing dwelling approx. 55 feet from Bass Lake (min. 75 ft required) and 1-3 feet from a side lot line (min. 15 ft required) on a lot that exceeds the maximum allowed 25% impervious coverage limit (net impervious coverage to be reduced as part of proposal).

Applicant and Property Owner: Gregory and Rebecca Jaeger

Property address: 11321 Kimball Ave NW, Annandale

Sect-Twp-Range: 5-121-27

Parcel number(s): 206087000170

Present: Greg Jaeger

Jaeger: We have 3 cabins in a row and this is the middle one. We would like to update this 1960 cabin. There is an existing porch and we would like to update it and have it match up with existing house and become part of the cabin. Not really and additions since it is a screen porch that is attached to the cabin we are just going to update it to match the existing roof line. That side of the cabin is 50+ feet from the property line however the other side lot is about 1-3ft. We were looking at adding a screen porch in the front over the existing deck and getting closer by 5ft. Impervious is at 25.2% which I was unaware of and much of that is driveway which also serves the other cabin.

Oleson: That covers it, the variances are the lake setback at 55ft and side yard setback at 1-3 ft with the impervious he is proposing a net reduction. Either showing with a survey or he will remove something to meet it.

Audience: Couple of comments from neighbors in support; McMullen & Papas

Smith: The only question is the screen porch which would be out about 12ft. Would like to see a little smaller staying the same as the existing deck.

Gabriel: Nothing to add.

Niklaus: Septic & Well an issue?

Oleson: Did check with the county and that it is designed for 3 bedrooms and that there is not a need for another compliance.

Niklaus: I would support the project taking out triangle so not any closer to the lake than what is existing and meeting the impervious.

Dircks: I agree with everyone.

Naaktgeboren: I am thinking you are going to be good with the impervious.

Guck: No issue with it. Just curious about the driveway to separate the two?

Jaeger: It will be hard to cut out the bluff.

Dircks made a motion to approve based on the findings of fact the variances to construct a 10' x 24' addition and a triangular screen porch no further towards the lake than the existing deck (approx. 57 ft from the lake; current deck extends approx 12'7" from edge of dwelling) to an existing dwelling (min. 75 ft required) and 1-3 feet from a side lot line (min. 15 ft required) on a lot that is estimated to exceed the maximum allowed 25%

impervious coverage limit (net impervious coverage to be reduced as part of proposal) with the following conditions:

1. The "triangle" of screen porch that extends past the existing lakeside deck shall be removed from the proposal such that any addition shall not go closer to the lake than the existing deck or increase impervious coverage.
2. Impervious coverage shall have a net reduction of at least 75 square feet).
3. 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.
4. 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.

Oleson: Fair to say that it cannot go any closer than existing deck? Do you care about the shape of it? Smith that is correct no closer and shape does not matter.

Motion passed unanimously.

Requests related to the construction of a dwelling and attached garage. Approvals required include Variances to tear down an existing dwelling and detached garage and replace with a new home and attached garage approx. 35 feet from Cedar Lake (min. 75 ft required), 63 feet from the centerline of a township road (min. 65 ft required) and 3-5 feet from a septic tank (min. 10 ft required). Home to have small crawlspace at an elevation below that required by floodplain regulations.

Applicant/Property Owner: James and Barbara Evenson
Property address: 7271 Ingram Ave NW, Maple Lake
Sect-Twp-Range: 27-121-27
Parcel number(s): 206065000011

Present: James & Barbara Evenson

Evenson: when we purchased the home we did not realize there were as many issues with this property and found it would be better to rebuild.

Oleson: We did get a survey which was pulled up to show where the existing & new home would be. It is moved a little and will be a little closer than it was on the one end, it was at 35.6 and would now be at 37 ft, impervious would go down from 27.5% to under 21%, road set back is 27ft from the road right of way, further from the lot line at

17ft. Septic system was put in last year at 10 to the tank and 10 or 11 to drainfield, we can approve 10ft administratively. We did get a letter from the DNR today, it did have a crawl space that was not meeting flood plain. They are now changing to a slab on grade to meet those.

Audience: Neighbor and we are good with it;

Guck: Is there any way to move it over a little to get it back to meet the current house. Would like it a little closer to the septic.

Smith: Clarify the road setback.

Oleson: Looks like it is approximately 39 – 40ft from the center line and from the property line it is 27.1ft.

Evenson: The road is not exactly where it is supposed to be.

Smith: I don't have an issue with it, I just want to have it clarified for any approvals.

Oleson: You could reference the lot line since we know that for sure.

Dircks: Impervious coverage is at what I want to clarify.

Oleson: Survey is showing 20.48% for impervious.

Dircks: I'm ok.

Gabriel: Nothing to add

Niklaus: Thank you for getting your imperious down & if we could move to the 37ft from the lake that would be ideal.

Naaktgeboren: Looks good, is an improvement and I would like to see it moved.

Builder: If we move it back just want to confirm that they will be closer to the tank and ensure you are ok with that.

Naaktgeboren & Guck both confirmed they are ok with that.

Oleson: You would be looking at about 7 – 8 ft.

Evenson: Tank has not been replaced yet.

Smith motion to approve based on the findings of fact a variance to tear down an existing dwelling and detached garage and replace with a new home and attached garage approx. 39 feet from Cedar Lake (min. 75 ft required), 25.8 ft from the road right-of-way and 9.7 feet from a septic drainfield (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.

3. The applicant shall meet required lowest floor elevations (4 ft above highest known water level), including crawlspaces or basements.

Dircks seconded the motion. Motion passed unanimously.

Requests related to the partial upward expansion of an existing dwelling. Approvals required include Variances to construct a 10' x 24' second-story loft area to an existing 1.5 story home on a home that is approx. 35 ft from Sugar Lake (min. 75 ft required) and approx. 3 ft from the north side lot line (min. 15 ft required) on a lot with approx. 16.5% building coverage (max. 15% allowed) and approx. 33.1% impervious coverage (max. 25% allowed).

Applicant/Property Owner: Elsner Trust

Property address: 10995 Hollister Ave NW, Maple Lake.

Sect-Twp-Range: 11-121-27

Parcel number(s): 206079002010

Present: Ron & LuAnn Elsner

Elsner: Our current cabin has low head room and would like to build it out to full height.

Oleson: Addition going up over current cabin raising the roof.

Elsner: Cabin dates back 80 years.

Oleson: Variances are lake setback existing is 35ft, side yard 3ft, however looks like the easement has been vacated, however, not on beacon. If that really is their property ti would get their impervious and building coverage close to meeting the requirements. They are not adding any building coverage and they are not adding any impervious.

Elsner: Explained the numbers it would equal building coverage would be at 13%. Impervious would be 25.2%.

Oleson: Adding on top of the house that does not meet the lake setback, and if we agree with the document provided they would be close if not meeting all the other requirements.

Audience: Rick Kanninen and we are ok with it.

Niklaus: We are not adding any bedrooms,

Elsner: No

Niklaus: Ok with it

Gabriel: Nothing else to add.

Naaktgeboren: Asked about the septic

Elsner: Lake Side of the garage.

Naaktgeboren: Are we going to figure the middle of that easement?

Oleson: We have the vacated document which shows half, so it would eliminate the building coverage for sure, it would be close to the 15ft for side yard and close to impervious would be close, however would need to have survey to confirm exact.

Naaktgeboren: So I am thinking we only have the lake setback.

Elsner: The addition was approved.

Smith: I am good with it, When was it approved.

Elsner: It is undated. However, we have the language from the deed.

Dircks: I am good

Guck: Good

Naaktgeboren made a motion based on the findings of fact to approve the Variances to construct a 10' x 24' second-story loft area to an existing 1.5 story home on a home that is approx. 35 ft from Sugar Lake (min. 75 ft required) with the following conditions:

1. 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.

Discussion regarding the storm water management plan and if it needed to submit that plan. Just need documentation of where the water is going.

Motion approve unanimously.

Dircks made a motion to approve previous meeting minutes of March 14, 2024. Smith seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Other Business

Wright County Ordinance Amendments – Non-Commercial Contractor’s Yards in R-2 District; Recommended denial

Draft update of the flood plain ordinance, will schedule a public hearing for May

Last fall there was discussion of applying the after the fact fee.

Motion was made by Gabriel, seconded by Dircks to adjourn. Motion carried unanimously at 9:25 pm

Respectfully submitted by Jean Just, Deputy Township Clerk