

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
MAY 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, Barry Schultz , Linda Dircks, Dick Naaktgeboren, Steve Niklaus – On line, Cathy Gabriel- On line, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Larry Smith

Others in Attendance: Ryan Muonio, John LeBlanc, Caleb Dettmer, Joni Pollock, Andy Nestoss, Paige Miller, Brent Schall, Logan Zaske, Jonathan Engel, Bernie Miller

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

Public Hearings

(Tabled from April 9, 2024 meeting) 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: Indicated that he now going with a water ordinated accessory structure (WOAS) which removes the lake and side yard setbacks. It will be free standing and the only variance would be the building coverage.

Oleson: Again this would be free standing now and will meet setbacks. He will reduce the size of the deck and remove some of the driveway which will leave us to just the building coverage. Building coverage going from 13% to 17%. We talked about the shed he does not want to remove that and will be doing some rain gardens and barrels.

Audience: None

Naaktgeboren: If I remember impervious was a question and getting that down is important. It would be about 110ft over on building coverage and that does not leave much.

Guck: I think it was also it being an addition close to the lake.

Niklaus: Asked for explanation of the screen porch vs. WOAS.

Oleson: Typically most WOAS are by the lake & DNR allow for them to be at 10ft from the lake and limited to 10ft in height and separated from the structure. Nothing indicates how far from the house they have to be.

Niklaus: Seems to be in consistent. Asked about the neighbors that have built without a building permit.

Oleson: I have met with them and they are both free standing and did not increase the impervious coverage.

Niklaus: If they are not meeting requirements we could ask them to be removed. Asked for explanation of the raingardens you are putting in.

Engle: Will put barrels for the gutter to drain into and then filters into plants and rocks to filter the water before draining into the lake.

Oleson: The idea is to slow the water down and filters before going to the lake.

Niklaus: Appreciated the willingness to work with us and make the adjustments.

Schultz: Question on the roofline.

Engle: That was when it was going to be attached.

Schultz: Just want to make sure the water is drained correctly.

Dircks: Not sure if there is much of a difference of attached vs unattached, however, it is allowed. You did do what we asked.

Gabriel: No additional comment.

Guck: How does it become detached? Does it have 4 sides?

Oleson: Yes as long as it is free standing.

Engle: The difference for us is that it will not be a slab meeting the slab of the house. It will not have piers and it will be 200 sq ft or less.

Niklaus made a motion based on the findings of fact to approve the Variances to construction a 10' x 20' free-standing water-oriented accessory structure approx. 29 feet from Clearwater Lake (min. 75 ft required). Building coverage to increase from approx. 13% to 17.2% (max. 15% allowed) and impervious coverage to decrease from approx. 28.0% to 23.5% (max. 25% 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.

3. That the applicant may construct a free-standing water-oriented accessory structure up to 200 sq ft in size provided that it meets the required 10 ft setbacks to the lake and side lot lines and the maximum 10 ft height (as measured to the peak of any roof).
4. The applicant shall provide an as-built survey upon completion of the approved construction/impervious removal so as to demonstrate compliance with the variance approval.

Dircks seconded the motion. Motion approved unanimously.

Approvals related to the construction of a new detached garage. Approvals required include a Variance to construct a 30' x 32' garage resulting in a total of 1,700 sq ft of detached accessory building on the property (max. 1,600 sq ft allowed).

Applicant/Property Owner: Paige Miller

Property address: 7303 Ingram Ave NW, Maple Lake

Sect-Twp-Range: 27-121-27

Parcel number(s): 206065000050

Present: Paige Miller & Bernie Miller

Paige: Owned since 2011 and moving here permanently and there is not a lot of storage and would like a heated garage closer to the house. House is small and I want to keep it that way. Current shed is further from the house and is in good condition so would like to have that for storage. New garage would have a storage room and availability to park two cars. We thought we were acting within the parameters with the building and impervious coverage. So I am asking for an extra 100 sq ft.

Bernie: We looked at what could work and needed the neighbors to do a new well and they did that today. We can now do a new full septic. If she attached the garage it would be attached to the non-conforming house and we would not have to worry about the building size. She designed this thinking she would not have any variances. There are no variances for the septic.

Oleson: Everything being met except total building coverage which should be 1600 sq ft and she is asking for 1700 sq ft.

Audience: None

Schultz: Question is where the existing garage being on the lot line will that cause an issue and maybe you could take advantage to take down the other one and have one big one?

Paige: If I big one bigger one it will be bigger than the house and I feel it will not look the same.

Oleson: Currently it is slightly in the right of way, however you could rebuild the current one where it is at. The issue could come if the township ever wanted to move the road, but not likely that would ever happen.

Bernie: The garage is there and it is useful. At some point it may not be. If she cannot utilize that space she is going to use it elsewhere and would more than likely max out on other things.

Schultz: I am not against it, I am just looking at the future.

Niklaus: The question to me is there something unique that justifies the variance and I don't see any uniqueness to this. I do like the idea of the septic.

Dircks: No additional comments. I think if you took the other garage out you would have more green space possibly.

Paige: Not necessary, if I increase the size of the new one. The current garage is perfectly fine and I hate to tear it down and incur more costs.

Gabriel: How would it affect the garage to cut the 100 sq ft and or tear it down and build one new one?

Paige: If have to take down the existing and build new larger one I feel it would look strange that he garage would be larger than the house and the location may have to change along with adding more cost. If having to remove 100sq ft from the garage it would not fit two cars. I have everything completely drawn out. There is no storage in the home.

Naaktgeboren: Could you look at reducing the size of the garage, maybe dropping 60 sq ft.

Guck: with the structural drawing, I feel the old garage is going to look like an odd ball and I do not see the hardship.

Bernie: Some of the uniqueness is the size of the house. Many would add more onto the house or attaching the garage and she is not asking for that. She is building a structure is conforming.

Guck: Is it a precedence that we are setting and others that may want to do the same.

Niklaus: I feel we have been asked this several time and everyone has a lot of stuff and need more room. I do not find the justification on this one.

Gabriel: Based on the factors of what you could be asking for and are not, and that your point are compelling I think I would be ok with it.

Dircks: What is in your existing garage?

Paige: Storage for lake items, no vehicles.

Niklaus: If you do not build the garage are you going to put in the septic system and could that be the criteria?

Bernie: Is there a possibility to approve with a condition that if they ever tear down either the other shed or boat house that they could not rebuild to the same size and they would have to meet the 1600 sq ft limit.

Oleson: I think that is possible if the board is ok.

Guck: I could live with that.

Naaktgeboren made a motion based on the findings of fact to approve the variance to construct a 30' x 32' garage resulting in a total of 1,700 sq ft of detached accessory building on the property (max. 1,600 sq ft allowed) with the following conditions:

1. That if any other existing accessory buildings on the property are removed from the property or reduced in size, they shall not be rebuilt except in conformance with the 1,600 square foot combined footprint allowance (or the ordinance requirements at the time).

Schultz seconded the motion. Motion passed unanimously.

Approvals related to the construction of a detached garage. Approvals required include Variances to construct a detached garage located approx. 5 feet from a side lot line (min. 10 ft required), 30 feet from the centerline of a township road (min. 65 ft required) and 88 feet from Mink Lake (min. 100 ft required). The garage may also be closer than 20 feet to an existing septic drainfield.

Applicant/Property Owner: Jason Grieve and James & Sara

Heintzelman/Richard Kullberg

Property address: 7990 Grunwald Ave NW, Maple Lake

Sect-Twp-Range: 25-121-27

Parcel number(s): 206049002010

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

Requests related to the replacement of a new gym/pool building at a Camp/Retreat Center. Approvals required include a Conditional use permit to construct a replacement gym/pool building (larger than current size), new driveway entrance onto 83rd Street

NW, parking upgrades, a fire access road around the new building, and conduct earthmoving activities related to the construction of a stairway in a steep slope and a pathway in excess of 50 cubic yards in a shoreland district.

Applicant/Property Owner: Caleb Dettmer/True Friends

Property address: 8046 83rd St NW, Maple Lake

Sect-Twp-Range: 22-121-27

Parcel number(s): 206000224100

Present: Caleb Dettmer & Andy Nestoss

Dettmer: We are looking to replace a pool building with a new one. The size did change and we will be a little smaller. The building is over 50 years old and would like to get the building to be more useful and brought up to code. John LeBlanc indicated the age of the buildings and the mechanicals are old, lots of moisture issues. Dettmer indicated that they have designed for accessibility for special needs. We have an infiltration post and have taken into account the impervious & infiltration pond and working with MCPA for the draining of the pool and working with Bernie Miller on the septic design. Discussed how the pool is drained.

Oleson: The drainage is managed by the MCPA and anything they do to meet theirs will meet the townships. So the reason for the CUP is for the movement of more than 50 Cu Yds. of soil in a shoreland district. The other is that it is a retreat center and any time there is a change the CUP should be updated for its use. Is what they are doing with the earthmoving going to change the drainage of the property? The size is changing from about 20,000 sq ft to 26,000 sq ft. Fire lane will be gravel going around the building.

Audience: None

Naaktgeboren: It does not look like any run off go towards the lake and it looks like it has berms set up.

Dettmer: Confirmed that nothing will go down towards the lake. Majority will go to the infiltration basin and the rest will go to a low lying area.

Naaktgeboren: I like the concept.

Niklaus made a motion based on the findings of fact to approve the Conditional use permit to construct a replacement gym/pool building (larger than current size), new driveway entrance onto 83rd Street NW, parking upgrades, a fire access road around the new building, and conduct earthmoving activities related to the construction of a stairway in a steep slope and a pathway in excess of 50 cubic yards in a shoreland district with the following conditions:

1. Current and future property owners shall be responsible to identify and comply with all other local, state and federal regulations applicable to their proposed use and alteration of their property.
2. The temporary erosion and sedimentation control practices identified in the submitted plans shall be implemented and maintained throughout the construction process.
3. The permanent stormwater management practices identified in the application shall be implemented and maintained over time in accordance with applicable state and local requirements.
4. The applicant shall coordinate with the local fire department in relation to the construction and location of the ring road around the new building and ensuring adequate public safety for those inside the building.

Dircks seconded the motion. Motion approve unanimously.

Approvals related to constructing dwelling additions. Approvals required include Variances to construct a 342 sq ft single-story wrap-around addition to an existing two-story dwelling and a 83 sq ft roadside porch addition approximately 10.5 feet from a side lot line (min. 15 ft required) and approximately 48 feet from Indian Lake (min. 100 ft required). Existing dwelling is approx. 34 feet and existing open deck is approximately from 21 ft from the lake

Applicant/Property Owner: Joni Pollock

Property address: 10519 Grunwald Ave NW, Maple Lake

Sect-Twp-Range: 12-121-27

Parcel number(s): 206060000110

Present: Joni Pollock & Ryan Muonio

Pollock: Looking to get more usability out of the cabin. Bedrooms are all upstairs and the steps are very steep. Would like a main floor bedroom and add a second bath room. We did make the change to be 12 feet from the side yard and will be adding gutters for water control.

Oleson: This is Indian lake and the set back from the lake is 100ft. The existing is well within that and the addition is also but on the back side. They have moved it to be 12ft from the one side yard and would meet the 15 ft on the other. Addition is on the back side and is within the lake setback. So it is the side yard and lake setback. The existing house has a basement and it does not meet the existing OHWL, this addition will and as long as the addition is not more than 50% of the value of the home it is ok.

Audience: None

Naaktgeboren: This is area that was created years ago and makes it tough to meet any requirements. Looks like a new sewer was installed a few years ago so ok with it.

Gabriel: No more to add

Dircks: Looks like a nice design.

Schultz: Ok with it.

Niklaus: Does the septic size allow for the addition of another bedroom.

Pollock: Will be removing one of the bedrooms or turning it into the laundry room.

Guck: No issues with it.

Schultz made a motion to approve based on finding of fact a Variance to construct a 342 sq ft single-story wrap-around addition to an existing two-story dwelling and a 83 sq ft roadside porch addition approximately 12 feet from a side lot line (min. 15 ft required) and approximately 48 feet from Indian Lake (min. 100 ft required). Existing dwelling is approx. 34 feet and existing open deck is approximately from 21 ft from the lake 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 approved unanimously.

Amendments to the Corinna Township Zoning Ordinance relating to Sections 302 (Definitions), 611 (Flood Plain Overlay District) and Section 5 (Administration). The amendments are for the intent of adopting newly updated FEMA Floodplain Maps, ensuring that floodplain regulations are consistent with the most current state and county regulations, adopting/modifying definitions related to the floodplain regulations, and modifying permit application fees and procedures.

Applicant: Corinna Township

Oleson reviewed the changes with the planning commission. This will match the county and will update the maps.

Niklaus made a motion to approve the changes. Dircks seconded the motion. Motion approved unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of April 9, 2024. Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Bernie Miller: Steinborn's were in a few months ago. Surveyor went out to stake the home and indicated that it was not 66ft from the lake as indicated on the site plan. The site plan was based on a 2001 Survey that the home was 66ft from the OHWL. The surveyor indicated it was 56 ft and was measured from the shoreline, he will have to get us the measurement from the OHWL. So the house is in the location that we approved, it is just different than what the new survey is indicating. It would be very hard to move as there is no place to move it.

Oleson: So the question is are you ok with the new distance to what it is actually? Again it is in the same location as what approved the number just changed.

Schultz made a motion to approve on the same location as approved previously 56-60ft from the OHWL. Dircks seconded motion. Motion approved unanimously.

Other Business

- Planning Commission – Mini-Training Session (if time allows)

Motion was made by Dircks, seconded by Niklaus to adjourn. Motion carried unanimously at 9:15 pm

Respectfully submitted by Jean Just, Deputy Township Clerk