

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
JUNE 11, 2024

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

Call to Order: Steve Niklaus called the meeting to order at 7:00 p.m.

Roll Call: Planning Commission Members in Attendance – Larry Smith, Barry Schultz , Dick Naaktgeboren, Vice Chair Steve Niklaus, Cathy Gabriel, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Chair Al Guck and Linda Dircks

Others in Attendance: Jason Grieve, Breanna Grieve, Logan Zaske, Kasey Zaske, Steve Huesman, 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

(Tabled from May 14, 2024 meeting) 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): 20604900201

Present: Bernie Miller, James & Sara Heintzelman

Heintzelman: Looking to relocate. The property is an interesting shape, and the longevity of the property is to have a garage for storage etc. We needed to redesign the septic as the septic did fail. Fairly tight and the need a new septic makes it a challenge. There is an updated site plan. There is some flexibility, however not much.

Miller: it is a type 4 system which is pretty common out there.

Niklaus: So we are looking at side yard, road & lake setback.

Audience: Logan & Kasey Zaske – we are located to the east: question on where the garage would be as it is very close to the property line and concern with water runoff.

Heintzelman: It would not go towards to the property, the doors would face Grunewald and would have gutters.

Zaske: Question on tree line we are looking at – something we have been talking about.

Heintzelman: No additional information
Bernie Miller reviewed the new site plan.

Niklaus: With the changes are their updates to the variances?

Oleson: Looks like less than 10 ft from the property line and 8 ft from the garage.

Bernie: There is not a lot of room and not a lot of flexibility. Maybe could make a little change to the septic.

Oleson: Staff recommendation #3 was related to building code requirements that need to meet. Number 4 was the septic design which we have a preliminary one and if you wanted to set a minimum set back you could do that. Number 5 was if you wanted to look at moving the garage or not. Those are open for discussion.

Steve Huesman: Why is the setback for a garage 10 ft vs 15ft.

Oleson: That is a county requirement.

Naaktgeboren: My question is the tanks and that was answered and I feel the garage needs to be smaller. Would like at least 5ft from the neighbors.

Smith: Can we get it smaller?

Heintzelman: This was the ideal situation but will work with what we are approved.

Smith: I feel 5 ft from the lot line and that would help to get us there. It is a lot with a sewer. I would like to see 5 ft.

Gabriel: I agree - getting it to 5 ft. would be good.

Schultz: I feel that it will need to be a little smaller and make room for parking.

Heintzelman: We usually park in the yard.

Schultz: Another concern is down the road will it create additional issues if road is moved.

Smith: They are off the road so I do not see an issue with that.

Niklaus: It is pretty tight and there. I am glad to see the survey. If the neighbors are satisfied with the 5 ft. I'm ok with it.

Miller: In order to stay 5 ft for the tanks, we will have to go further to the north and would be close to the well set back. Getting 5ft for the garage it does not help the septic much. If we moved it 1.5 over make it narrower.

Niklaus: What are you looking at for a max on the garage?

Naaktgeboren: 26x24 max is what I am thinking.

Miller: I think 30x24 would solve some of the issues and meet the setback for the tanks.

Naaktgeboren: Maybe 24x28?

Niklaus: If we go with 24x28 does it change the variances?

Oleson: yes it would increase the side yard setback.

Naaktgeboren made a motion to approved the variance to construct a 24' x 28' detached garage located approx. 5.5 feet from a side lot line (min. 10 ft required), 29 feet from the centerline of a township road (min. 65 ft required) and 71.1 feet from Mink Lake (min. 100 ft required) and 10 feet from a septic drainfield (min. 20 ft required). Also, variances to install a new septic drainfield 1 ft from a road right of way (min. 10 ft required) and new septic tanks at least 5 feet from the side yard lot line 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 garage shall be constructed to meet all building code requirements - including those relating to its proximity to a side property line.
4. The applicant shall provide a full sewer design that shows all proposed tanks and drainfield and that all such components shall be at least five (5) feet from the side property line, ten (10) feet from structures and at least one (1) foot from all road right-of-way lines.

Smith seconded the motion. Motion carried unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a vacation rental with a holding tank for sewage treatment.

Applicant: Cheryl Johnson

Property Owner: Johnson Family Trust

Property address: 6397 85th St NW, Maple Lake

Sect-Twp-Range: 24-121-27

Parcel number(s): 206089000060

Present: Cheryl Johnson

Johnson: We purchased the property and doing a vacation rental. Talked with neighbors and have not had any issues. It is a seasonal cabin.

Audience: Huseman: If approved are they given a license and does it need to be renewed? How long is it good for?

Oleson: Yes this is an interim so yes it has to be renewed. The length is a discussion point, typically it has been two years unless there are known issues?

Johnson: Most of the rentals have been without a boats.

Oleson: Main issue is how long you approve and making sure they have adequate parking. Marking of property lines. They are only asking for 5 guests.

Schultz: ok with it and willing to go with 2 year

Gabriel: good

Smith: good

Naaktgeboren: I talked to the neighbor and he has no issues and maybe talk to the neighbors to the other side to show where the property line.

Niklaus: Making sure you have a good relationship with your neighbors and little parking space is a concern.

Johnson: We have expressed only two parking spots.

Gabriel made motion to approve the Interim Use Permit to operate a vacation rental with a holding tank for sewage treatment with the following conditions:

1. The interim use permit shall expire two (2) years 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 July 1, 2024.

Smith seconded the motion. Motion passed unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of May 14, 2024. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report;

Oleson: Updates we had on a variance app from Perry a few months ago and how to get his driveway down get down to 28% on impervious coverage. They are looking at just using two strips for driving, just wanted to show you to see if this is what you were suggesting and you are ok with that. Board ok with what they are suggesting.

Oleson: An issue came up this morning, we granted a variance in 2019 and the requirement was to stay under 25% impervious. There was a concern with drainage. Went out there to talk with them and they were adding a driveway and doing a patio. This does not really require a permit, however, it will put them over 25%. He is working towards 26.5%, however, is at about 31%; Backyard reflections is working with neighbor regarding the drainage, we cannot stop all the water and silt fence has helped. Niklaus need to hold strong on the impervious.

Oleson: We have a contractor putting pool in on Cedar Lake, they consider the pool to meet the 75ft and building temp ramp to get to the pool. County usually exempts the digging out of the pool, however the ramp would be over 50 cu yards. We do not usually count driveways and this is temp. Dick if the damage they have to fix. Board discussed and feel that Ben can handle administratively.

Oleson: Mink Lake - have a bluff and they want to do a little cut out, basically as long as they are not over 50 cu yards we have done administratively. They are creating a path and do the work, bringing it up due to the bluff approx. 8ft wide and stay under 50 cu yards and about 12 ft and 4 ft retaining wall. Taking dirt out - Board is fine if that is all they are taking it out.

- Permits
- Correspondence
- Enforcement Actions

Other Business

- Planning Commission - Training Session (if time allows);

Motion was made by Smith, seconded by Schultz to adjourn. Motion carried unanimously at 8:20 pm

Respectfully submitted by Jean Just, Deputy Township Clerk