

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
OCTOBER 8, 2024

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

Call to Order: Chairman Al Guck called the meeting to order at 7:00 p.m.

Roll Call: Planning Commission Members in Attendance – Chairman Al Guck, Vice Chair Steve Niklaus, , Dick Naaktgeboren, Barry Schultz, Linda Dircks, Cathy Gabriel, Planning and Zoning Administrator Ben Oleson; Heidi Eckerman.

Absent: Larry Smith

Others in Attendance: Glenda Holloway, Dean Zumwalde, Karen Gisaas and Robert Gusaas

Additions or Deletions to the Agenda: Motion was made by Naaktgeboren to approve the agenda as printed. Motion seconded by Gabriel. Motion carried unanimously.

Public Hearings

Requests related to the adjusting of a lot line. Approvals required include a Variance to adjust an approximate 0.08 acre non-contiguous portion of an approximate 20 acre parcel (PID 206011000020) so as to be attached to another non-contiguous parcel in close proximity (PID 206011000010). The portion to be transferred is on the east side of Hollister Avenue fronting Sugar Lake and would provide lakeshore access to the owner of PID 206011000010).

Applicant and Property Owner: Glenda Holloway
Property address: None (Hollister Ave NW)
Sect-Twp-Range: 2-121-27
Parcel number(s): 206011000010 and 206011000020

Holloway - Would like to separate property across the road to the lakeshore, she would like to keep the lakeshore piece so it can go with the house, and she doesn't need the big piece of property and would like to sell the 20 acres.

Oleson – 20 acres are separated by the road. The little piece is to stay with the property and with the house. You could look at it a couple different ways, either right now they are separated by the road, the 20 acre piece and the other piece, and so it's not that much different to transfer it to a different parcel. Or you can look at it like it will create some confusion of some kind, because it's separated like that. Either way what we would do if you approve this have an administrative order filed with the recorder that basically says that the small piece goes with whatever parcel you decide and the description, and they can't be sold separately from each other, that the lakeshore piece is not a piece of its own, that cannot be built on separately. There is no intention to build on the little piece.

Holloway - Would like to keep the little lake piece and the house together.

Niklaus – House is to the west?

Holloway – Yes & the driveway. It's a Township road

Oleson – It's a Township road but not maintained.

Naaktgeboren – What parcel number are we connecting this to?

Oleson – It's the one that is adjacent to the 20 acres – Oleson pulled it up on the screen to view.

Niklaus – You're not requesting that it be connected with parcel where the house is.

Oleson – County Auditor can combine the parcels.

Schultz – Combining the land and separating it, does it take away from the greenspace?

Oleson – Not really, 20 acres it's pretty much all water.

Naaktgeboren – Who has the land at the end?

Gabriel - Nothing is buildable on any of that right?

Glenda Holloway – No it's pretty much all water.

Naaktgeboren – The lot that is to the west of your house, there is 2 lots a big one and a skinny one, is that somebody else's?

Glenda Holloway – Someone who will never sell it because they put their mothers ashes down there, they live in Wisconsin.

Naaktgeboren – The Township line, south is Corinna and north is Clearwater.

Niklaus – Is there any reason you wouldn't combine parcels 10, 12, 13, 14?

Oleson – No. What you're saying you're open to right, combining those lots? Getting one tax statement for all of those? Treating them all as one lot.

Schultz – Thinks it would be easier to sell to the County, if they put them all together.

Oleson – Doesn't know if it affects the amount of taxes, it might.

Glenda Holloway – Only reason she wants to keep the house off of it because she has a mortgage on it.

Naaktgeboren - Why couldn't they combine them?

Oleson - I think they are all in the same section, so it should be fine. I see no reason why they couldn't combine them. Like she said, she has a mortgage on one and wants to keep them separate.

Glenda Holloway – None of them are buildable.

Oleson – There is a lot of wetland out here.

Naaktgeboren – The Addison addition has about 30 lots.

Niklaus – What is it you would like to do?

Glenda Holloway – Would like the piece attached to parcel #10.

Niklaus – Suggestion that it might improve the value of your home if that strip is attached to parcel #13. If you want to sell your house someday then you would have lake access.

Gabriel – So not attach it to the house?

Glenda Holloway – Doesn't want it attached to the house.

Oleson – If it were attached to the one she's doing now, I guess the benefit of that It's adjacent to the parcel it's coming from. It's a simple process.

Dircks – Is there a person interested in buying

Glenda Holloway – Yes his name is Dave, he owns the land back behind.

Guck – Any questions from the public? NONE

Gabriel – No concerns.

Dircks – No questions, have you thought about leasing it, then having an annual income every year?

Schultz – Thinking she should and tie all them together.

Niklaus – See it attached or combined, keep the little piece and combine it.

Naaktgeboren – I would recommend to tie all the other properties together, or separate the house lot and tie the others together. I think it would be worth more in the long run.

Guck - Doesn't see a problem with it.

Naaktgeboren – Are there any restrictions on what she can't do?

Oleson – If anyone wanted to build on the lakeshore piece it would take a lot of variances.

Naaktgeboren made a motion based on the findings of fact to approve the Variance to adjust an approximate 0.08 acre non-contiguous portion of an approximate 20 acre parcel (PID 206011000020) so as to be attached to another non-contiguous parcel in close proximity (PID 206011000010). The portion to be transferred is on the east side of Hollister Avenue fronting Sugar Lake and would provide lakeshore access to the owner of PID 206011000010).

Motion seconded by Niklaus. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include Variances to construct an approximate 13'8" x 18'2" second story addition to an existing dwelling and replace the roof over an approximate 13'5" x 14'4" portion of an existing dwelling located approximately 65 feet from Sugar Lake (min. 75 ft lake setback required) and 8 feet from a side lot line (min. 15 ft required).

Applicant and Property Owner: Dean and Camille Zumwalde

Property address: 11470 Hoyer Ave NW, Annandale

Sect-Twp-Range: 2-121-27

Parcel number(s): 206091000200

Dean Zumwalde – Add on to the top of the front left and add a half bath & storage, it was redone in 2016.

Oleson – Reason for the variance is the side yard setback of the existing house doesn't appear to be met right now, there is no survey of the lot to show how exactly far that is, but it's within the 15ft yard setback that is required, so I'm estimating about 8 ft., the lake set back to the existing house is 65ft, instead of 75ft that is normally required for new construction. That is the requirement for the variance.

Guck – Questions or comments from anyone in the audience.

Gusaas, 11498 Hoyer Ave N. She is speaking in support of the project. To his point about the setback from the lake and the side lot lines, as you can see we are not on a straight away part of the bay at that point there is a bend in the bay. Our old cabin had a similar alignment, back when they were building those foundations they would line them up with the lake shore, now we know better and we line them up with the side lot line. She would like to speak in support of this and they had made good choices in the build of the house. Stan and Shirley Hillstead (neighbor) are at 11236 Hoyer, and is speaking in support for them.

Naaktgeboren – No concerns, do we need a septic cert?

Niklaus – Ben to comment on septic cert. impervious coverage?

Oleson – The sizing is regulated by bedrooms not bathrooms.

Naaktgeboren – Where is your septic located at?

Dean Zumwalde – Up by the corner of the garage is where the drain field is. To the south, in the open area. The cement tank is 20ft from the house. It was inspected in 2015 when we bought it. He said that he asked Ben about 6 more feet of the garage and Ben said no.

Schultz – Good with it. Likes to see that he isn't expanding on his footprint.

Dircks & Gabriel - No concerns.

Guck – Impervious doesn't change and the septic sound doesn't change.

Niklaus made a motion based on the findings of fact to approve variances to construct an approximate 13'8" x 18'2" second story addition to an existing dwelling and replace the roof over an approximate 13'5" x 14'4" portion of an existing dwelling located approximately 65 feet from Sugar Lake (min. 75 ft lake setback required) and 8 feet from a side lot line (min. 15 ft required) with the following conditions:

1. Erosion and sedimentation control measures must be installed and maintained until disturbed soil 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. 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.

Schultz seconded the motion. Motions passed unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of September 10, 2024
Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Ben Oleson – In 2023 previous owner, applied for a variance on Pleasant Lake and it was on a steep hill, they were going to tear down the existing house and build a new one. They got approved and then decided to not move forward with it, and sold the property. The new owners just want to build a detached garage

shed in this area, up in the yellow. This is different than the variance that we approved. It's within the road setback. Is this something you would like to do a variance for? The attached garage wasn't going to meet the road setback. 65 feet is what was required and it was 48ft. There was a bluff setback issue. Under the new plan they will have more garage there now and it's detached.

Gabriel - This is a whole different project?

Dircks - Their keeping the existing structure.

Oleson - Yes, existing house they're doing some remodeling to the house and to the car port that is there.

Naaktgeboren - The existing garage is going to go?

Oleson - He asked them and they weren't sure. They might just get rid of it.

Naaktgeboren - Well maybe we should have a plan.

Oleson - So have them come through as a variance.

Schultz - That garage is too close to the road isn't it?

Oleson - Ok well do this as a variance then.

Naaktgeboren - The biggest issue was the bluff. The carport was going to go?

Oleson - No they're going to remodel it. **Dick** - The carport is a couple feet from the lot line. If they want to remodel it, I think we can argue that it needs a variance.

Other Business

- Planning Commission - Training Session (if time allows) Fee Schedule Issue - The Board has discussion about how to handle after the fact building permit. Ben will touch base with Jean to go over the details.
- Fee schedule: Rip Rap on the shore line if you're in a flood plain requires a permit. The Board had discussion about how to handle shore line permits. Ben will look into this.
- Discussion on having contractors and applicants send in photos after they're done with their project or when they have their erosion control practices in place, yes before and after sent to Ben.

Adjournment - Motion was made by Schultz, seconded by Dircks to adjourn. Motion carried unanimously at 8:09 pm.

Minutes prepared by Heidi Eckerman