

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
SEPTEMBER 10, 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 – Vice chair Steve Niklaus, Larry Smith, Dick Naaktgeboren, Cathy Gabriel Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Chair Al Guck, Barry Schultz, Linda Dircks,

Others in Attendance: Drew & Donna Jacobson, Joe Mavencamp, Heidi Geiger, Greg & Marth Reger, Joel Weber, Scott Ergen

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

Call to Order

Roll Call

Additions or Deletions to the Agenda

Public Hearings

Requests related to amending the zoning classification of a property. Approvals required include a Zoning Map Amendment for approximately 2.5 acres out of the southwest corner of an approximate 22.6 acre property from AG General Agriculture to R2 Suburban Residential.

Applicant and Property Owner: Joseph D and Karla Mavencamp
Property address: 8919 Gowan Ave NW, Maple Lake
Sect-Twp-Range: 24-121-27
Parcel number(s): 206000241104

Present: Joe Mavencamp

Mavencamp: I am looking to break off 2.5 acres from out property. Picture shown where the location would be. Only losing about a 1/4 acre of farm land.

Niklaus: This is looking to rezone.

Oleson: This is a rezoning. This is a twostep process. They first come to the township and then they would have to go to Wright County who has the final approval. They would be looking at the future land use map. As a general rule they are looking residential near the lakes. The future land use map does not support rezoning, however, there are other properties in the area that have been rezoned. There is a small field and they are proposing it will still be farmed.

Request is for an R2 which is a minimum of 2.5 acres.

Niklaus: We are looking at the findings for fact for guidance and of the 17 areas only 3 supported denial.

Audience: None

Gabriel: The area your proposing it is for just the one house for your son is that correct.

Mavencamp: Correct

Gabriel: I also noted that there was not a lot of opposition to approving.

Oleson: If the rezoning is approved they would then come in for a subdivision approval.

Smith: Asked to look at a map of the bigger area. It is a process and we may approve it however, it is going to county for their approval. I am ok with it.

Naaktgeboren: I feel it fits the area and you are not cutting much AG off.

Niklaus: Asked about driveway.

Gabriel made a motion to recommend approval to rezone approximately 2.5 acres from AG to R2 based on the findings of fact. Smith seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling/garage addition. Approvals required include Variances to construct a 30' x 40' 2-story dwelling addition with lower level 3-stall garage and living space on the 2nd floor. The addition itself will be approx. 85 feet from Bass Lake but attached to a dwelling that is as close as 25 feet from the lake (min. 75 ft lake setback required).

Applicant: Greg and Martha Reger

Property Owner: Reger Living Trust

Property address: 11655 Kimball Ave NW, Annandale

Sect-Twp-Range: 5-121-27

Parcel number(s): 206000051404 and 206000042303

Present: Scott Ergen, Greg Reger

Reger: Looking to add a 30x40 2 story garage with some common area above the garage for storage, and office.

Oleson: The addition meets the requirements however, since it is attached to a home that does not meet the lake setback that is why we have the variance. The deck is about 25ft from the lake and the house is a little further. The impervious and

Niklaus: This is an expansion of a non-conforming house, however, everything being added meets the setbacks.

Naaktgeboren: I do not have a problem with it, I see that you have two rooms that could potentially be bedrooms down the road and feel that you need to make sure the sewer is compliant.

Reger: We do not have access to the rooms from the house, you have to go through the garage to get there so they will not be bedrooms.

Naaktgeboren: My request would be that you have a compliance inspection done for the sewer.

Smith: I am good and agree that we need a septic compliance.

Gabriel: I am good.

Niklaus: Asked if they have seen the staff recommendations?

Reger: Yes and we are good with that and described what they would be doing with the rainwater from the roof of the new addition.

Audience: None

Naaktgeboren made a motion based on the findings of fact to approve variances to construct a 30' x 40' 2-story dwelling addition with lower level 3-stall garage and living space on the second floor. The addition itself will be approx. 85 feet from Bass Lake but attached to a dwelling that is as close as 25 feet from the lake (min. 75 ft lake setback 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. 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.
 4. Rainwater from the roof of the new addition shall not be directly routed to any areas within the 75 ft lake setback.
 5. A septic compliance inspection shall be completed.
- Smith seconded the motion. Motion carried unanimously.

Requests related to the adjusting of a common lot line. Approvals required include a Variance to adjust a lot line between a platted parcel and an unplatted parcel so as to ensure a septic drainfield is on the same property as the home it serves. The proposed adjustment would transfer a triangular portion of PID 206038001120 to 206000223300 and result in parcels that both continue to meet the minimum lot size and width requirements of 1 acre and 150 feet wide.

Applicant: Drew and Donna Jacobson
Property Owners: Drewonna Trust
Property address: 8132 County Road 6, Annandale
Sect-Twp-Range: 22-121-27
Parcel number(s): 206000223300 and 206038001120

Present: Drew & Donna Jacobson

Jacobson: When the septic was installed it was put partially on both lots and would like to clean that up to have it all on one property.

Oleson: It is a lot line adjustment, what we are looking at is that it meets all the setbacks and that they meet all the requirements which they do. The only thing that was a little different is that one is platted and one is not which triggered it coming before us. Once it is approved, they will have to get the legal descriptions and get the deeds updated and recorded.

Smith: Makes perfect sense.

Gabriel: I have no concerns.

Naaktgeboren: No concerns.

Gabriel made a motion based on the findings of fact to approve variance to adjust a lot line between a platted parcel and an unplatted parcel so as to ensure a septic drainfield is on the same property as the home it serves. The proposed adjustment would transfer a triangular portion of PID 206038001120 to 206000223300.

Naaktgeboren seconded the motion.

Naaktgeboren made a motion to approve previous meeting minutes of June 11, 2024 and August 15, 2024. Gabriel seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Oleson let the board know about an issue over on Jeske where they are over their impervious after adding patios and some other landscaping. They put in some fake grass and there is some question if it is impervious or not, they did run a hose on it for 15-20min it. I am working them on what they can do to get down, otherwise they would have to come in for variance.

Oleson indicated that Greg Jaeger from Bass Lake was granted a variance for an addition, after getting started they realized they needed to new pier type footings. Wants to do the addition a little different and go further to the North. The question is does he have to come back for another variance or are you ok with him coming out 4 more ft. He is removing a portion that to the back and will have a net reduction on impervious. Naaktgeboren indicated he is ok with it. It would be a little more roof & deck. Oleson pulled up the new drawing. The board felt that Ben could approve it administratively.

Other Business

- Discussion – Cargo Container Regulations: Discussed a little last month, the county has come up with a written policy on how to address them and they are essentially not allowing them in any zoning district. The question is do we want to change our ordinance and follow what they are doing. Naaktgeboren felt the 90 days would be ok. Gabriel wondering if we need to be consistent with the county or could we keep the 90 days. Oleson indicated that we should at least modify to follow the county. I believe that the Town Board could make the change since it is separate from the zoning ord.
- Planning Commission – Training Session (if time allows); none

Motion was made by Gabriel, seconded by Naaktgeboren to adjourn. Motion carried unanimously at 8:10 pm.

Minutes prepared by Jean Just