

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
DECEMBER 10, 2024

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

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, Dick Naaktgeboren, Barry Schultz, Linda Dircks, Larry Smith, Steve Niklaus, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just

Absent: Cathy Gabriel

Others in Attendance: John Dearing, Jeremiah Overby

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

Public Hearings

Requests related to the construction of a main level and second level dwelling addition with second level open deck. Approvals required include Variances to construct an approx. 15' x 22' main-level addition to the south side of the existing dwelling and a second story addition over the entire main level plus an additional 6' x 22' towards Clearwater Lake (total second level approx. 22' x 45'4" with 2'4" x 16'2" bump outs on either side in the middle of the dwelling), with new second level 6' x 12' open deck approx. 6 and 8 ft from the side lot lines (min. 15 ft required), approx. 10 ft from the top of a bluff (min. 30 ft required), approx. 63 ft from the centerline of a township road (min. 65 ft required) and causing the property to be at 17.7% building coverage (max. 15% allowed) and impervious coverage to be at 31.4% (max. 25% allowed). Also variances to install a new septic system with tank at 2 ft from a side lot line (min. 10 ft required) and 5 ft from a dwelling (min. 10 ft required) and drainfield at 2 ft from both side lot lines (min. 10 ft required) and 4-5 ft from a dwelling and detached garage (min. 10 ft required).

Applicant and Property Owners: John and Angie Gamache
Property address: 9644 Kramer Ave NW
Sect-Twp-Range: 18-121-27
Parcel number(s): 206000181413

Present: Jeremiah Overby with Roseland Builders

Overby: On the way here things have changed and we are going to change directions. They know that they were asking for a lot and they have decided to hold off to look at options and may not be asking for any variances for the house. May just be looking at the septic.

Oleson: The question then is should we table the request and see what they come back with or do you want to deny some of the requests?

Smith made a motion to table the request until we see a new septic plan. Schultz seconded the motion. Motion approved unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of November 12, 2024
Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

*Oleson gave update on the property that is doing business along highway 24 and will be following up with the property owner.

*Oleson gave an update on the Joe Mavencamp lot split. Still working with Wright County and Mavencamp to determine what will be allowed. Road frontage seems to be the issue at this point. We approved rezoning. After talking Barry not sure if they will approve the rezoning.

Other Business

- Discussion – Fee Schedule; There was a discussion on how to list fee's in the ordinance. Have not seen Wright County charge for after-the-fact fees at this time. Confirmed that the ordinance does indicate that we will follow the fees of Wright County.

After-the-fact fees – Follow Wright County at this time.

Fees for certain land alterations in floodplain

- Discussion – Enforcement of Permit Requirements and Conditions

Possible requirement for applicant/contractor to send photos; Oleson has started asking for photos for Land Alterations to make sure they are doing what they applied for.

Clarify ordinance language requiring erosion control practices

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

Minutes prepared by Jean Just