

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
NOVEMBER 12, 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, Cathy Gabriel, Planning and Zoning Administrator Ben Oleson; Jean Just

Absent: Larry Smith & Steve Niklaus

Others in Attendance: Joe Sarkkinen, Derek Johnson, Angela Johnson, Eric Kolkind online

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 transfer an approximate 3,050 sq ft portion of PID 206000053101 to PID 206000053301 and an approximate an approximate 18,240 sq ft portion of 206000053301 to 206000053101. The portions being transferred would result in each resulting parcel being entirely on one side of Knowles Ave NW instead of crossing the road.

Applicant and Property Owners: Joel & Angela Sarkkinen and Shaphan Kirkpatrick Trust & Molly Kirkpatrick Trust.

Property address: 11466 and 11491 Knowles Ave NW

Sect-Twp-Range: 5-121-27

Parcel number(s): 206000053101 and 206000053301

Present: Joel Sarkkinen

Sarkkinen: Want to swap property since it goes across the road.

Oleson: Usually we are just looking to make sure they are not creating any issues. I do not see any issues.

Audience: None

Dircks: No concerns

Gabriel: no Concerns

Schultz: Good

Naaktgeboren: Good

Guck: no setback issues I'm good

Naaktgeboren made a motion based on the findings of fact to approve variance to transfer an approximate 3,050 sq ft portion of PID 206000053101 to PID 206000053301 and an approximate an approximate 18,240 sq ft portion of 206000053301 to 206000053101. The portions being transferred would result in each resulting parcel being entirely on one side of Knowles Ave NW instead of crossing the road.

Dircks seconded the motion. Motion approved unanimously.

Requests related to the construction of a detached garage and the elevating of an existing dwelling. Approvals required include Variances to construct a s 24' x 36' single-story detached garage approximately 48 feet from the centerline of a township road (min. 65 ft required) and 22 feet from the top of a bluff (min. 30 ft required) and to raise an existing dwelling located approximately 57 feet from Clearwater Lake (min. 75 ft required) by approximately three rows of block.

- i. Applicant and Property Owner: Eric & Diane Kolkind
- ii. Property address: 11767 89th St NW, Annandale
- iii. Sect-Twp-Range: 19-121-27
- iv. Parcel number(s): 206048000020

Present: Eric Kolkind

Kolkind: We purchased the home to fix and remodel and become full time residence. We are here to raise the home 3 courses of block. The second one is add a garage to park in.

Oleson: This is one we granted a variance to tear down and rebuild, however, he sold and now it is for a detached garage to be closer than 65ft from the centerline of the road, asking to be 48ft and to be 22 feet from the top of the bluff 30ft is required. Also, for elevating the home 3 courses of block, however, is approximately 57ft from the lake, 75 ft required. Septic was already granted variance.

Oleson: pulled up some pictures. Building coverage & impervious are ok.

Audience: None

Naaktgeboren: On the previous variance was the garage going to be attached?

Oleson: Pulled up plans, it was and it was even closer to the bluff

Naaktgeboren: What are you planning to the car port?

Kolkind: Keeping everything on the house the same foot print.

Naaktgeboren: What about the retaining wall?

Kolkind: planning to stay

Naaktgeboren: Would like to see the existing shed go away.

Schultz: I am good with it. Is there a problem with putting a roof on the car port?

Kolkind: Will be putting a roof on again and maybe screening?

Oleson: Replacing to the same size is fine, if you are screening it, it could be an expansion and we could address that tonight.

Schultz: I would be ok with screening it.

Naaktgeboren: What elevation is the garage between the house to the retaining wall?

Kolkind: It will have to come down a little, and that is where some of our water issues came from between the house and the garage. We are looking at bringing the drain up two feet and we will need to control the water flow around the house with some water management. Having about 4ft poured walls on north side and east side south side would be all above ground.

Schultz: The carport slab is the same and would be a step down.

Kolkind: Correct, leaving the concrete that is currently there.

Schultz: ok I'm good with it.

Gabriel: I am not sure what was approved previously so not sure what was approved.

Looking at the setbacks and looking at what we can approve not sure if this fits, however, looking at the history hard to say anything about that.

Dircks: I do not have an issue based on what was approved previously, if we could get it a little further from the road that would be good.

Kolkind: We are in line with others in the area, what I'm proposing is smaller and not as large as what was proposed in the past.

Guck: Would this be close to other little shed area or combined?

Kolkind: It is a dog kennel that is coming out.

Guck: More inclined with Naaktgeboren with the old garage being removed.

Schultz made a motion based on the findings of fact to approve variances to construct a 24' x 36' single-story detached garage approximately 48 feet from the centerline of a township road (min. 65 ft required) and 22 feet from the top of a bluff (min. 30 ft required) and to raise an existing dwelling located approximately 57 feet from Pleasant Lake (min. 75 ft required) by approximately three rows of block 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. The existing carport may be screened in as this does not constitute an expansion under Township policy, so long as it does not include windows or other enclosures that would make it a 3-season or 4-season structure.

Gabriel seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include Variances to construct a 16'9" x 18' single-story dwelling addition to the rear of an existing dwelling to replace a previous approximate 6' x 13'5" addition. The addition will be approximately 125 ft from the centerline of a state highway and attached to a dwelling approximately 86 feet from the highway centerline (min. 130 ft required).

Applicant and Property Owner: Derek & Angela Johnson

Property address: 9124 State Hwy 24, Annandale

Sect-Twp-Range: 16-121-27

Parcel number(s): 206000164400

Present: Derek & Angela Johnson

Johnson: Looking to redo bathroom on the back of the house; there was no permit back when it was added so no footings and we had water damage so it needs to be replaced.

Oleson: The new one is going to be larger and within the 130ft from the center line of the road so it is the road setback only.

Audience: none

Schultz: How far from the bluff

Oleson: There is no set back from the bottom of a bluff

Johnson: It is about 4 – 5 ft from the bluff, we actually redid our basement about 12 years ago and had all new drain tile added.

Naaktgeboren

Gabriel: ok with it

Dircks: I'm ok, it's on the back of the house so not any closer.

Guck: We have seen this before and it does not seem to be an issue.

Dircks: In the staff comments there was a complaint regarding cars.

Oleson: That is something the town board has been discussing and they may need to come in for a CUP. That will be a separate issue.

Naaktgeboren motion to approve based on the findings of fact to approve the variances to construct a 16'9" x 18' single-story dwelling addition to the rear of an existing dwelling to replace a previous approximate 6' x 13'5" addition. The addition will be approximately 125 ft from the centerline of a state highway and attached to a dwelling approximately 86 feet from the highway centerline (min. 130 ft required) with the following conditions:

1. The applicant shall provide sufficient evidence that either the existing dwelling's lowest floor (including basement and crawlspaces) is above the regulatory flood protection elevation or that the proposed addition does not meet the definition of "Substantial Improvement" in the Corinna Township Land Use Ordinance, as noted here: Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. 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. 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.

Gabriel seconded the motion. Motion approved unanimously.

Amendment to Section 4.1 (Administrative Subdivisions) of the Corinna Township Subdivision Controls Ordinance. The amendment would indicate that divisions of parcels where all resulting parcels are at least five (5) acres and have at least three hundred (300) feet in width may be allowed by administrative subdivision and without platting under MN Statutes Chapter 505.

Applicant: Corinna Township

Oleson: This came up when Joe Mavencamp came in for rezoning. What he wanted requires it to be plated by our ordinance. Not sure that was what we intended for 5 acres and the county

does not require plating, the proposed change is to match the county. This would be an exception to requiring a plat.

Schultz made a motion to follow the county ordinance. Naaktgeboren seconded. Motion passed unanimously.

Dircks made a motion to approve previous meeting minutes of October 8, 2024 Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Oleson: We have our VRBO ordinance – we received a notice that the state is now requiring a permit, received notice from one of our VRBO homes and they are meeting our requirements.

Oleson: Question regarding if they can they put a shed on property without a house on it. Previous discussion is that they do not allow for that, however, when checking with Barry they do allow for that. It is an accessory structure and it is an interruption of the language. There has never been a question on a lake back lot, it is more in the AG district and making sure it is not going to become living space.

Oleson: Lampi would like to put a digital sign which we do not allow. They will only change it periodically. By definition it is still a dynamic sign. Cannot go against the ordinance. Oleson will let Lampi know that he should talk with County regarding changes to their ordinance as we have to be as restrictive as they are.

Other Business

- Discussion –Cannabis Business Zoning Regulations and Registration; basically the question is do we want to match the county ordinance. Most do not have their own ordinance so they will follow the county. We could do our own and then we would allow for one. Two pieces to it, one is the zoning, and then there is the registration side of things and once a year you have to send someone in to see if they can buy. Assoc. of township says we do not have to adopt. Gabriel: I would go with what the county does. Guck: I agree let them do it.
- Discussion – New home elevation requirements for FHA-backed loans in floodplain. This is just an FYI, it will be effective 1/1/2025 and they are requiring 2ft above vs 1ft.
- Discussion – Fee Schedule: No Discussion
- Discussion – Enforcement of Permit Requirements and Conditions: No Discussion

Adjournment – Motion was made by Gabriel, seconded by Schultz to adjourn. Motion carried unanimously at 8:25 pm.

Minutes prepared by Jean Just