

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/ BOARD OF ADJUSTMENT  
FEBRUARY 11, 2025

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

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

Roll Call: Planning Commission Members in Attendance –Al Guck, Dick Naaktgeboren, Linda Dircks, John Dearing, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just and Steve Niklaus via web conference.

Absent: Barry Schultz, Cathy Gabriel

Others in Attendance: Sue & RJ Wolf, Kathy Jonsrud, Bernie Miller, Lou & Suzanne Phillips, Larry Smith, John & Leslie Matthees

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

#### Public Hearings

Requests related to the adjustment of lot lines between adjacent lots under common ownership. Approvals required include a Lot Line Adjustment to move an approximate 0.07 acre portion of PID 20620611000020 and a 0.03 acre portion of PID 206000273106 to PID 206000273301 and to combine the remainder of PIDs 206000273106 and 206110000020 into one 1.71 acre parcel that would be eligible to be sold and developed as a stand-alone parcel. No change would be made to existing lake frontages of any parcel. The enlarged PID 206000273301 would be combined with PIDs 206110000010 and 206119000010 into one parcel totaling 10.01 acres that would be one parcel eligible to be sold and developed as a stand-alone parcel.

Applicant and Property Owner: Isaak Ave Properties LLC

Property address: 7270 and 7315 Isaak Ave NW

Sect-Twp-Range: 27-121-27

Parcel number(s): 206000273106, 206110000020, 206110000010, 206000273301 and 206119000010

**Miller:** They purchased the property and there are 5 different PID#s. They were under the assumption that there was a buildable property to the north as there was a house there and parcel behind there tract d & parcel ending in 106. Turns out those properties are Torrens, and there are some ideas to separate the properties. Looked how to put a house and a shed, drainage and the existing well. The one were looking at combining does not have much use separately. So we worked through what would work the best for all the lots. It is a unique property with the amount slopes etc.

**Oleson:** Lot line adjustment. There are five parcels and we would end up with two. More parcel numbers due to Torrens, however, we would do an administrative order that they are tied together as one and cannot be sold separately. One lot would be just over 10 acres. The remainder would be 1.76 acres. The lakeshore would stay the same and then would narrow up

so that they can be their 30ft setback. Typically we are looking to make sure it is not making a situation worse. It is still going to be 100ft wide that the state requires, however, it does not meet the 150ft width for township ordinance, however, it currently does not meet that and that requirement is for new lots.

**Audience:** Robert Wolff – question on size of the shed.

**Matthees:** 63 x 102; it will not be commercial

**Suzanne & Louis Phillips** – Question on where the shed is located and where it is compared to our property.

**Oleson:** Pulled up the map to show them the location from their home.

**Rebecca from Watershed District:** Question on out lot A what is the purpose?

**Oleson:** It is an out lot for drainage and utilities for the development to the south.

**Miller:** When they platted it there was no use to that land so they requested it be an out lot so that no one could build on it.

**Dearing:** No issue with lot line adjustment.

**Naaktgeboren:** I am good with the lot line adjustment.

**Dircks:** Question on the access to the property.

**Oleson:** Pulled up map showing where the access is located.

**Dircks:** I am good with it.

**Guck:** Question when you divide those you have to have septic just want to make sure you meet those requirements.

**Miller:** Yes we are good.

**Niklaus:** I feel Bernie summarized it well. Will adjusting the property line change any drainage?

**Miller:** We looked at that a lot, if anything it makes it better and to have drainage around the north side of the house. This gives us more room to control the drainage.

Naaktgeboren made a motion based on the findings of fact to approve the lot line adjustment with the following conditions:

1. That the applicant must provide sufficient information from a licensed septic designer to indicate that a home and septic system can be placed on Tract B without need for any variances that wouldn't also be needed if lot lines were not adjusted.
2. That the applicant must provide a Certificate of Survey and legal descriptions for the two resulting lots prior to any construction permits being issued on either lot. The boundaries as depicted on the Certificate of Survey shall be substantially consistent with the boundaries of Tract A and Tract B as indicated on the documents submitted with this application or as otherwise modified and approved by the Board of Adjustment.
3. That the applicant must sign an Administrative Order, prepared by the Township Zoning Administrator, combining the existing 5 parcels in this property into two - substantially consistent with the boundaries of Tract A and Tract B as indicated on the documents submitted with this application or as otherwise modified and approved by the Board of Adjustment.

Dearing seconded the motion. Motion approved unanimously.

Requests related to the redevelopment of parcels with a new dwelling, accessory building and septic system requiring substantial alteration of land. Approvals required include a Conditional Use Permit for the movement of greater than 10 cubic yards of material within steep slopes and greater than 50 cubic yards of material outside of a steep slopes or shore and bluff impact zones. Total amount of earthmoving to be approx. 850 cubic yards of cut and 472 cubic yards of fill. Earthmoving not related to building placement to be 370 cubic yards of cut and 340 cubic yards of fill.

Applicant and Property Owner: Isaak Ave Properties LLC

Property address: 7315 Isaak Ave NW

Sect-Twp-Range: 27-121-27

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**Present:** Bernie Miller, John & Leslie Matthees

**Miller:** Primarily we are talking about an alteration permit. We looked at this pretty seriously to eliminate any erosion. This is sitting considerably further back and there are not variances required with the lot line adjustment. We are sitting 2.5% for building coverage which is significantly lower than what is allowed. There are things we could do to minimize, we are doing things to soften the drainage and slow the flow of water. We want to be careful about the creek that comes through the property. We have done multiple modification to this. The lot line allows us to do minimum amount of earth movement. House has been designed to match the grade that is there and will need to add about 3ft of filled into the garage. Every area has different guidelines. We did our best to come up with what is needed for each aspect of the design. It is hard to define what is actually used for the driveway and what is used for the house. A lot of the fill is between the house and the shed to make it flatter and better drainage. Bernie bought in a color map showing the amount of fill added and where they would be taking fill out.

**Oleson:** The reason for this one is because anything over 50 cubic yards requires a conditional use permit. Anything for the septic, house and driveway are exempt and as Bernie mentioned it was hard to determine what that may be, however, since it looked like it was going to be over 50 cubic yards we determined it should have a CUP. We are mainly looking that it will not create issues for others either during construction or long term. The stream is not DNR protected, therefore it does not have building setbacks, however, still drains water into Cedar Lake and we wanted to make sure they have adequate temporary erosion control and permanent. It would not affect the property to the south, to the north is their own property. Looking at the drainage is going to the north of the house and then fan out?

**Miller:** Thinking we are going to the north east and run along the property line. We have every intention to have erosion control and permanent storm water plan. I have talked with Ben, Rebecca from the CRWD, and Dan Nadeau with Soil and Water. Dan is fine with it. We want to make sure everything correctly done and will work with Soil & Water to make sure they are ok with it.

**Oleson:** For the benefit for those on line Oleson explained the color coded map showing where fill would be going and where they would be removing fill. For temp would be silt fence & permanent you are looking at turf grass?

**Miller:** Where there is a greater need we would likely look at hydro seed and erosion control blankets and in other areas some turf grass. Not taking the silt fence down until it is established and we can work with soil and water. If you want to add that we work with soil & water & CRWD that is fine.

**Audience; Robert Wolff:** Currently there is standing water there, so if we get a 3" rain and you have now added this much house & shed where does the water go?

**Miller:** House is 4000 and shed 6000 close to 10,000 sq ft, total impervious is at 5%; There is potentially you could run the gutters into a swale on the north side and possibly some rip rap so that it slows the water down and possibly a vegetative swale or regular swale and both of these are as far as you can get from the creek and the lake. The only place I see there could be a potential problem is on the south east corner and we will take some extra care. A person has to be careful of putting all the rain in pipe as it then all comes out to one spot. The back of the shed may be better just running off the roof.

**Naaktgeboren:** With the right vegetation it will take care of that.

**Oleson:** There were 3 comments; one from the CRWD and they are online; Wright County Soil & Water, and neighbor Mr. Baird and he is online. Comment from Soil & Water talking about adding gutters into a tile line to a flat surface and seeding and grass to stabilize.

**Rebecca:** A Couple comments we have is the creek is large and anything that ends in the creek will end up in the lake. One question is looking at the location of the boat house, wondering how they plan to get to the boat house. Would like a more final version on that to make sure we see how they are going to do that and make sure there are detailed information for protection or stabilization. A lot of work went into Cedar Lake and just want to make sure we are consistent on what we are doing. We work to protect and improve water quality.

**Matthees:** Maybe a bridge, but we can get across that area now it's dry.

**Oleson:** There is nothing on our end that would require a permit for a bridge unless they are moving earth or filling it.

**Guck:** So do we table this to get more information?

**Oleson:** You could or do you feel you have enough information to move forward with conditions to approve.

**Niklaus:** It is so nice to deal with a property that meets all the setbacks for the lake and the side yard. I think the biggest thing I hear is that the owner understands erosion and does not want to cause harm to the lake can we give Ben the decision to make sure they are following the standards for the state and the watershed district.

**Oleson:** I would just add that you want me to consult with the watershed district and Soil & Water as they are the experts.

**Sue Wolf:** I think it's great that we are all working together but I am not sure you can make a decision without a complete plan. I would recommend tabling.

**Miller:** Soil and Water did approve the plan and we are willing to work CRWD to get their approval. My opinion is that they will do what the plan is.

**Kathy Jonsrud:** We cannot control the weather and we should get the final plan. There has been some work done on the shoreline also and I would like to see that restored to natural shoreline and I recommend a more final plan.

**Matthees:** I have been working with the DNR and have a permit for the shoreline work.

**Naaktgeboren:** I agree with Steve, it is a well-designed plan and if they work with the watershed district and with Soil & Water, there is nothing more than we would do.

**Dircks:** Since we received our information we received two emails that have come in since then I am not sure I have everything I need to make a decision.

**Dearing:** I think the plan looks good, I can't see sitting and waiting. I don't think they can do a better plan than we have until you start on the house and see where the dirt is going to go. I am fine to move ahead.

**Guck:** My concern has to do is the rip rap along the creek and making sure nothing drains into the creek. I feel you addressed that. I think a lot of the questions have been answered.

**Niklaus:** I like the fact that they have plenty of room to make the adjustments needed to get any issues resolved effectively.

**Rebecca:** Bernie and I were talking would like time to discuss further. One thing is with road restrictions nothing will be done in a month so why rush the plan. Is it really going to hold up the building process?

**Guck:** What do you see in the plan?

Rebecca: Would just like time to go over in a little more detail.

Guck: Could that be done with a condition that they work with you?

Rebecca: Yes, I guess it could.

Oleson: What I hear you saying is that you're ok with requiring a few more details and working with Soil & Water, CRWD, and myself and approving that administratively.

Naaktgeboren made a motion based on the findings of fact to approve the Conditional Use Permit for the movement of greater than 10 cubic yards of material within steep slopes and greater than 50 cubic yards of material outside of a steep slopes or shore and bluff impact zones. Total amount of earthmoving to be approx. 850 cubic yards of cut and 472 cubic yards of fill. Earthmoving not related to building placement to be 370 cubic yards of cut and 340 cubic yards of fill with the following conditions:

1. 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, including but not limited to acquiring NPDES stormwater permits from the MPCA if disturbance of soil exceeds one acre.
2. The applicant shall submit a more detailed plan for temporary erosion and sedimentation control to the Township Zoning Administrator for approval. The Zoning Administrator shall consult with the Clearwater River Watershed District and the Wright County Soil and Water Conservation District in the review and approval of this plan. Once approved, the temporary erosion and sedimentation control practices identified in the approved plans shall be implemented and maintained throughout the construction process.
3. The applicant shall submit a more detailed plan for permanent erosion and sedimentation control and stormwater management to the Township Zoning Administrator for approval. The Zoning Administrator shall consult with the Clearwater River Watershed District and the Wright County Soil and Water Conservation District in the review and approval of this plan. The permanent stormwater management practices identified in the approved plan shall be implemented and maintained over time in accordance with applicable state and local requirements.

Dearing seconded the motion. Niklaus commented that if there are some significant changes it would come back to the board. Motion passed unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of January 14, 2025 with a typo change from 7ft to 75ft. Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report - No discussion

Permits

Correspondence

Enforcement Actions

Other Business - None

Discussion - Fee Schedule

Motion was made by Dearing, seconded by Naaktgeboren to adjourn. Motion carried unanimously at 8:16 pm.

Minutes prepared by Jean Just