

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
February 9, 2016
7:00 PM

Charlotte Quiggle called meeting to order at 7:00 PM on February 9, 2016

Roll Call: Board of Adjustment/Planning Commission Members Present: Larry Smith, Barry Schultz, Al Guck, Lee Parks, Trish Taylor, Charlotte Quiggle (chair), Ben Oleson (Zoning Administrator)

Others in Attendance: Dick Naaktgeboren, John Dearing, Brian & Carol Carlson, Jason Kolles, Mike Zieska

Additions or Deletions to the Agenda: Smith made a motion to approve the agenda. Schultz seconded the motion. Motion passed unanimously.

Public Hearings

(Tabled from November 19 meeting) Variance to convert an existing 10' x 13' open deck to a 3-season porch approx. 85 feet from Mink Lake (min. 100 ft required), 4 feet from a side lot line (min. 15 ft required) and 10 ft from the top of a bluff (min. 30 ft required). Construct a 5'5" x 8' walkway to connect the existing house and garage approx. 57 ft from the centerline of a Township road (min. 65 ft required). Building coverage to increase from approx. 16.5-17.8% to 18.5% (max. 15% allowed).

Applicant: Brian and Carol Carlson

Property address: 8207 GRIFFITH AVE NW, Maple Lake

Sec/Twp/Range: 24-121-27

Parcel number(s): 206017001160

Present: Brian & Carol Carlson

Carlson: We would like to continue with our request to change the deck to a three-season porch; we have reduced the size of the breezeway to 5 feet wide. We were encouraged to get a survey and have someone check into the septic. We did get the survey done and we have had a conversion with a septic designer proposing a maximum 10x20-advance treatment septic type system. At this point, he is waiting for the go ahead from us. He will be meeting with Troy from Wright County to make sure it will fit and the design is in compliant. The storage shed has been removed. We would do the rain barrels and downspouts that we did before and restore to native grasses.

Oleson: The changes from last time, the three-season porch is the same as last time with the side lot line. With the connection to the house would 5 ½ x 5 ft which was previously 5 ½ ft x 8 ft. They did get the survey and they are at 16.5% for building coverage and 27.2% impervious those figures do not include the 10x12 shed that was removed. Bottom line they are over so they need a variance on that. They have the design to get a drainfield and have provided that information.

Carlson: Does that number exclude the garage and the road way that is outside of the property line?

Oleson: When I did measurements, the surveyor gave us. I am not 100% sure what they used, however, when I scaled it off myself it seems that it does not include it.

Parks: What is the net increase?

Oleson: We would go from 27.2 to 27.7 impervious & 16.5 to 18.5 building coverage. If you look at where it was in 2012 it went from 17.8 to 18.5 either way it is increasing.

Audience: none

Parks: As I, recall there was an issue with not having a septic system I guess if you are keeping the impervious as low as you can that is about all we can ask for.

Schultz: If they could give up the concrete slab in front of the garage and put in pavers or for something to reduce some more impervious?

Quiggle: Pavers would be a 50% reduction.

Schultz: I am looking at the concrete pad in front that goes from the deck to the house.

Oleson: If it is not a driving surface, we could give 50% credit.

Guck: I feel that they are doing all they can to get this done, we are dealing with a very small area where you are already too close the neighbors and the lake.

Smith: I agree with Al and you are already maxed out on your lot coverage

Carlson: That is why we are trying to do everything we can to make sure we are improving lake quality with the native grasses and rain barrels and the new septic system.

Taylor: Your garage is oversized from what they were granted. I realized you bought it that way. Would it help if they got rid of that the concrete pad?

Oleson: If you looking at impervious then yes that would help reduce it some with no net increase. It is not going to help with building coverage. I think in this case it comes down to that question. Are you ok with them being over the 15% building coverage if they come down in impervious.

Taylor: My other thing is with the screened in porch we allow them and then people make them into a four season and that is not allowed. I myself would like to see some of the impervious cut down.

Carlson: I am concerned with taking some of the concrete out next to the garage. This is basically presenting what we want and making the lake to better. I feel we are more than doing that in regards to the improvements we are making.

Taylor: I do not have a problem to the screen porch it's the walk way between the garage and the house.

Quiggle: Caught between a rock and a hard place, I appreciate the work you have done. The problem is that now that have the survey we know you over both the building coverage the impervious. The only way I could see is that you trade some of the impervious coverage for something else. Shorten up the garage to get the screen in porch? At this point I think you are beyond maxed out and the only way I can see doing more is to take something else out.

Carlson: If we were willing to forgo the screen porch and just have the deck would that be one of these compromises?

Quiggle: I do how everyone will feel, you are taking one of your requests. I guess we have not discussed taking the three season porch. How would that change things?

Oleson: The total impervious would not change, however, the building coverage would go down to 14.995%.

Quiggle: Impervious would remain the same at 27.7%.

Oleson: They would have to remove 242 sq ft to get to 25% to get to where we are at now then only talking about 40 sq ft would have to be removed.

Quiggle: I could live with that.

Quiggle made a motion to approve the variance to construct a 5 ½ x 5 foot breezeway with removing the same amount of impervious coverage elsewhere to have not net increase in impervious coverage. Variance request for screened in poach is denied. With the following conditions:

1. Install new septic system with a drainfield approved by Wright County.
2. 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. Erosion control logs, or equally effective methods as recommended by the SWCD, shall also be installed in the bluff area. Once disturbed areas are no longer being used for construction or replanting purposes, these shall be covered with mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established.
3. The applicant shall implement the proposed stormwater management plan as presented, including the revegetation plan as well as the installation of a minimum 50-gallon rainwater barrel to be located at each downspout on the house and garage, or at least two rain barrels- whichever results in more barrels. Plan to be implemented by the end of 2017.

Board will also approve of the oversize garage. Smith seconded the motion. Motion approved unanimously.

Interim use for the continuation of existing gravel pit.

Applicants: Jason Kolles

Property address: 10171 IRELAND AVE NW, Annandale

Sec/Twp/Range: 10-121-27

Parcel number(s): 206000103400

Present: Jason Kolles

Kolles: Same mining/reclaiming nothing has changed

Oleson: No issues and the bond is still in place same conditions as last time. Your reclaiming has changed from last time?

Kolles: Not yet, another year or two we may be getting close to the line and will have to adjust at that time.

Audience: None

Schultz: Good

Guck: Good

Smith: Good

Taylor made a motion to approve Interim use for the continuation of existing gravel pit. Parks seconded the motion

After-the-fact variance to allow for a 26' x 36' attached garage approximately 9 feet from a side lot line (min. 15 feet required).

Applicant: Michael and Tara Staye

Property address: 8813 GRIFFITH AVE NW, Maple Lake

Sec/Twp/Range: 24-121-27
Parcel number(s): 206058001100

Present: Michael & Tara Staye

Mr. Staye: We added a garage and are a little too close to the lot line, I was think we were 11 feet, however, you are indicating 9 feet.

Oleson: (Brought up the pictures) House was built in 2010, adding on the garage, the entry way and to the lake side of the home. The garage was built and is too close to the lot line. All other additions are fine and impervious is not an issue. Just the set back to the side.

Guck: The one in question is the new garage that is too close to the lot line and you did not get a permit for it?

Staye: I did not realize it. We had talked about it and thought it was all when we put the house up.

Guck: That creates big problems. What do your neighbors think?

Staye: They are fine and asked if we wanted help as we were building.

Oleson We never received any comments.

Guck: How close are they?

Oleson: I was just scaling off the survey and it looks like it may be 11, however, whether it is 9 or 11 it is still too close.

Guck: The only thing I have is that if your neighbor comes in down the road and wants to build closer to the lot line and will want us to approve because were allowed too.

Smith: My big concern is that you are too close to the lot line and building without a permit.

Taylor: Did you have a builder or build it yourself?

Staye: I did myself.

Taylor: Indicated that the newsletter does indicate a permit is needed.

Staye: I thought it was under an umbrella when I built the house.

Quiggle: There is really a problem with asking for forgiveness after the fact. You built not too long ago so I find it difficult to believe that you did not know you needed a permit. I feel if you would have come to us for a variance in the beginning we would have denied it so I don't feel we can grant it now after the fact.

Parks: I have nothing further.

Schultz: Nothing

Parks made a motion to deny the after the fact variance to allow for a 26' x 36' attached garage approximately 11 feet from the side lot line. Taylor seconded the motion. Motion passed unanimously.

Smith made a motion to approve the January 12, 2016 meeting minutes. Schultz seconded the motion. Motion passed unanimously.

Zoning Administrator's Report

Permits

Correspondence: Oleson indicated that he received a call from Mike Zieska. Back in 2011 he applied for two variances, the first application was in August to make it a full house which was denied. Then he came back to see if it could be a guest house and that was approved as long as he tied the lot to his other lot. This year there was a lot line adjustment which now makes the lot conforming over 20,000 sq ft. He would like to do a 22x12 addition for a kitchen & bedroom. Mike checked with

Bernie Miller and we did state it had to be for at least a 2 BR. Bernie said it is designed for a two bedroom, 300 gal. per day, they have been monitoring it. It is not a type one sewer so my thought is he would need a variance. He could possibly need a variance since it does meet the size requirement. When I look back at the findings it had to do with the size, however, we did talk about the septic also. He meets all the requirements in the state laws except the type 1 sewer.

Enforcement Actions

Findings of Fact – Previous PC/BOA Decisions- Quiggle made a motion to approve the Findings of Fact. Smith seconded the motion

Other Business

Planning Commission/Board of Adjustment Training Session – no discussion

Discussion – Stormwater Management – no discussion

Discussion – After-the-Fact applications/fees; we do not have any fees associated with after the fact in situations do we need to do anything different; twice the normal fee for non-variance ; refund & no up front.

Staff reports; discussed who would like a paper copy.

Schultz made a motion to adjourn. Smith seconded the motion. Motion passed unanimously at 8:47pm.

Prepared by: Jean Just