

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
July 11, 2017
7:00 PM

Guck called meeting to order at 7:00pm on July 11, 2017

Board of Adjustment/Planning Commission Members Present: Barry Schultz, Charlotte Quiggle, Al Guck, Larry Smith, Dick Naaktgeboren, Bill Arendt, Ben Oleson (Zoning Administrator)

Absent: Trish Taylor

Others in attendance: Amanda & Eric Lenarz, Rory Norgren, Michael Rosenburger, Eric & Yvonne Casperson, Bernie Miller

Additions or Deletions to the Agenda- Smith made a motion to approve the agenda as presented. Schultz seconded the motion. Motion carried unanimously.

Public Hearings

(Tabled from June meeting) Variance to tear down and replace a portion of an existing one-story, one-bedroom dwelling with a two-story, three-bedroom dwelling approximately 48 feet from Sugar Lake (min. 75 ft required) and 54 feet from the centerline of a township road (min. 65 ft required). Existing portion of home is approximately 4 ft from a side lot line (min. 15 ft required). Home to be served by an existing holding tank (drainfield required).

Applicant: Eric and Amanda Lenarz

Property address: 11605 Gulden Ave NW, Maple Lake

Sec/Twp/Range: 1-121-27

Parcel number(s): 206085000150

Present: Eric & Amada Lenarz

Lenarz: I think we addressed all the issues from the last meeting, with the driveway and the revised drawing keeping the addition away from the lake on the revised drawing and survey.

Oleson: Official survey with the septic, what changed is they moved the addition to the back side instead of the lake side, the things to take note of would be the set back from the road and the set back to the lake and the road for the second story, we have the impervious coverage calculation now. For building coverage they are fine both existing and proposed. Impervious was 28 before, and now they are at 30.6 once everything is done. It partly has to with the addition of the driveway and part has to do with the addition. We talked about the lowest floor elevation, the part they are not touching is at 993 in order to be 4 ft above they would have to be at 993.7, so the part they are not touching is lower than that and the part they are touching is quite a bit lower than that and they are proposing to raise that to the existing.

Lenarz: If we bring it up to the existing we would be at 993

Oleson: Just as a note the state minimum is 3ft above.

Norgren: If we bring it up to the existing floor it would be at 3.26.

Oleson: The County's ordinance and ours is one foot more than the state requirement.

Audience: None

Naaktgeboren: I am glad you got the driveway in and the sewer is not an issue for me.

Miller: They are meeting all the setbacks.

Schultz: I am good with it.

Smith: Just to confirm they would be at 30% as proposed?

Oleson: Yes they are proposing 30%.

Smith: I think we need to get that back to 25% where it should be. Then I would be good with it.

Quiggle: I would like to see the impervious down to 25% and some kind of a shoreline buffer on 75% of the shoreline. Otherwise as far as the house is concerned I am fine with it. Are you thinking of putting in a larger garage?

Lenarz: Have not that of that.

Quiggle: I'm just curious since you are limited with impervious coverage.

Guck: I like it with the driveway on your own property.

Guck: Side yard looks good

Arendt: With the turn around with the tree is that gravel? I'm just thinking of ways for you to get down to the 25%.

Oleson: It would take about 800sq ft to get down to 25%.

Quiggle: I do not see a practical difficulty to allow for 30%.

Naaktgeboren: Removing the turnaround would help to get it down to 25%.

Lenarz: if we take out some of the deck along the stone part would that help. There are few things that we could do to cut it down.

Miller: I did draw it up to get to the 28% take out of the driveway and patio. That would get us to where we were at now, I do have that if you want to see what that would look like.

(New plan was brought up for board to view)

Dick: Why not the 25%? Maybe you cut out the circle.

Miller: We do have a plan for the 25%.

Quiggle made a motion to approve the variance to tear down the existing home and replace a portion of an existing one-story, one-bedroom dwelling with a two-story, three-bedroom dwelling approximately 48ft from sugar lake, 64 ft from road, existing 4ft from side lot line, new drain field has been designed. Also, approve variance to the required elevation of the home the elevation will be 7/10 ft lower than required. The property is required to meet the 25% impervious coverage 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. A native buffer of 75% of the shore line approximately 20ft back.
3. 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. 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

Smith seconded the motion. Motion passed unanimously.

Variance to replace an existing house/open deck approx. 57/45 feet from Bass Lake with a new home approx. 74ft from the lake and an open deck approx. 65 ft from the lake.

Applicant: Eric and Yvonne Casperson
Property address: 11294 Klever Ave NW, Annandale
Sec/Twp/Range: 5-121-27
Parcel number(s): 206016000050

Present: Eric & Yvonne Casperson, Bernie Miller

Casperson: We would like to replace the current cabin with a one story basement. The original request was to be 74ft from the lake, we want to go in and adjust the house to 75ft leaving the deck at 66 ft from the lake.

Miller: It would actually be 66.1 from the lake.

Oleson: The variance is for lake set back on the deck only since they are moving the home back to 75ft. They are using the existing septic, putting in new tanks. Looks like you have a future garage on the plan.

Casperson: That was to just show it could fit if we decided to put on up in the future.

Oleson: If they do decide to do the proposed garage it would bring them right into the limits on impervious and could possibly not meet the setback for side yard.

Miller: When we originally looked at this we had multiple things going on and looked at what they could do. One of the things we talked about was what if you wanted a garage in the future. We talked about adding one on however, it would affect the grade too much.

Ultimately if they decide to get a garage we wanted to make sure it would fit. They can decide what size they would like in the future and if a variance is needed they would have to apply at that time. We cannot find the depth of the neighbors well so we are assuming it is a shallow well and the current drainfield is over 100ft and is grandfathered in.

Audience: None

Quiggle: I would like to see the house get moved back a little more. The only thing stopping them from moving back is the 10ft set back to the septic tanks. Other than that it looks like you already have some buffer area, maybe adding a little more.

Smith: I am fine with the house at 75 ft and the rest I am fine with.

Schultz: I am ok with the plan and they are in line with the other homes.

Naaktgeboren: I am good with the cabin sits on the plan, my concern is the sewer. I am willing to give up for the deck towards the lake to make sure the septic is good and the drainfield works. On this existing septic system is the drainfield still good?

Miller: It is really good, we did a test on it and it is compliant. The current takes will be abandoned and new takes will be put in.

Arendt: It's a type III drainfield correct?

Miller: Yes, with the size and condition it would be considered a type III.

Guck: The only question is on the future garage and could you move the drainfield if you needed to move it?

Miller: The issue would be the power pole, we could move the tank so if they decide to move the pole we could look at getting everything moved just depends on what they decide to do any of that in the future.

Guck: I have no problem.

Smith made a motion to approve the variance to demolish an existing cabin and replace it with a new 3-bedroom home 75 ft from the lake and open deck the deck 66ft from the lake 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. 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. Buffer area on the lake from boat house west to the sand area 20ft back from the lake with rip-rap or native plants.

Schultz seconded the motion. Motion Passed unanimously.

Oleson: Just as a note the future garage was not part of the variance and has not been approved.

Smith made a motion to approve the June 13, 2017 meeting minutes. Schultz seconded the motion. Motion passed unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

Findings of Fact - Previous PC/BOA Decisions; Quiggle made a motion to approve the Finding of fact for Carlson, Gusaas CUP & Variance, and Pitra. Naaktgeboren seconded the motion. Motion carried unanimously.

Oleson: Wanted to give an update on Jane Goodall School. I have talked with Sean Riley and he did not seem concerned with an extension and they have not received any complaints. In terms of applying for an ordinance amendment, they are working on that. Sounds like they are going to work on that and hope to come back next month.

Other Business

Discussion - Erosion protection requirements and enforcement (if time allows); None
Review of previously granted variance requests (if time allows); None

Quiggle made a motion to adjourn. Smith seconded the motion. Motion approved unanimously at 8:05pm.