

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
August 14, 2014
7:00 PM

Charlotte Quiggle called the meeting to order at 7:00 pm on August 14, 2014.

Roll Call: Board of Adjustment/Planning Commission Members Present: Charlotte Quiggle (Chair); Larry Smith, Larry Thompson; Trish Taylor; Jeff Lundquist, Ben Oleson (Zoning Administrator).

Absent: Lee Parks

Others in Attendance: Loren Kerkow

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

Public Hearings

- a. Variance to place a new septic holding tank approximately 44 feet from Mink Lake (min. 75 feet required), 0-2 feet from a detached garage and 6-8 feet from a dwelling (min.10 ft required)
 - i. Applicant: Loren Kerkow
 - ii. Property address: 8583 Griffith Ave, Maple Lake
 - iii. Sec/Twp/Range: 24-121-027
 - iv. Parcel number(s): 206090002030

Present: Loren Kerkow

Kerkow: We are between a rock and a hard place – for the property that we purchased the septic is too close to both the neighbors & our own well and the septic is not in compliance. The lot is such that we cannot place it anyplace else. A holding tank that we can pump is our only option.

Quiggle: You had a septic designer come out to see if you could get any other type of septic?

Kerkow: We did and the only option is a holding tank. Today Ben came out and we looked at what our options are and did measurements. It would be placed approximately 4ft from the flower garden towards the garage and 5 feet from the garage. Right now the existing tank is partially under the garage. If we move it towards the lake we would meet the 50 feet setbacks from the wells.

Naakteborn: On Griffith and along 80th it was common that garages were built on top of drain fields. So correcting is a good thing.

Oleson: The applicants have a year-round home which is currently served by a nonconforming cesspool septic system. They are proposing to replace this with a 2000 gallon holding tank to be placed in close to the same location. Based on measurements by the applicant, it was discovered that the proposed tank would need to be moved several feet to the south/west so as to be 50 feet from the neighbors well to the north. The tank would also need to be 50 feet from the well on their own property, which the application indicates that it is. Setback variances are required due to the tank being about 56 feet from the lake, about 4 feet from the applicant's home, and 0-2

feet from the applicant's detached garage. It appears this is the only place that it could be moved, while still meeting setbacks to the wells in the area. Small lot and no room for a drain field. The only way to make the 50ft set back, short of drilling a new well, is to move it closer to the lake, which will move it further from the garage and not meet the required 75 ft lake setback.

Kerkow: The neighbors to the south is just meeting the 50 ft set back.

Thompson: People have to have septic and there are not a lot of options and I would like it closer to the lake than too close to the well.

Smith: It's just a tank not a system so I am ok with that.

Taylor: Agree.

Lundquist: I do not see any options.

Quiggle: I would like to make sure there are alarms and contracts with pumper so that the pumping is being maintained.

Thompson: Where do you measure from?

Oleson: The nearest point of the tank. Tank will be 4-5 feet to the home.

Taylor: You are filling the old one?

Kerkow: Yes.

Quiggle: What is the issues of a home being closer to the house?

Oleson: Primarily to make sure you are not affecting the foundation during excavation and for preventing impact on a basement if the tank were to fail.

Taylor made motion to approve the Variance to place a new septic holding tank approximately 44 feet from Mink Lake, 0-2 feet from a detached garage and 0-4 feet from a dwelling 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 the area of disturbance 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. It may be moved closer to lake and home if required to meet the 50ft set back from the surrounding wells.
3. That the requirements for installation of an alarm for the tank, a pumping contract and other requirements for holding tank are met.

Thompson seconded the motion. Motion passed unanimously.

Taylor made a motion to approve the previous meeting minutes of July 8, 2014. Thompson seconded the motion. Motion passed unanimously.

Zoning Administrator's Report

Permits: The board reviewed some permits that have been issued in the past. Ben asked the board's opinion regarding a property on NW side of Sugar Lake (Hollister Ave) it is a tiny lot, they have been talking to me for some time at what he could do to change the home and trying to avoid the variance process. The board agreed that

if they have 6ft ceiling or less it is not an expansion, however, it would be an expansion if they go over 6ft.

Correspondence: None

Enforcement Actions: None

Findings of Fact - Previous PC/BOA Decisions: Reviewed J. Wernz - have they done anything as far as removal? Prairie restoration was out there to meet with him and they still need to remove the impervious. One update needed on the Wernz findings.

It was suggested that timelines are added on our approvals and have the applicant commit to/or suggest the timeline.

Other Business

Planning Commission/Board of Adjustment Training Session: Ben did Training on "Balancing Property Rights and Land Use Regulations"

Comprehensive Plan Update discussion was tabled.

Smith made a motion to adjourn at 9:01 pm, Taylor seconded the motion. Motion passed unanimously.

Minutes prepared by Jean Just