

CORINNA TOWNSHIP  
AGENDA  
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION  
March 13, 2019  
7:00 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
  - a. (Tabled from February 2019 meeting) Requests related to the construction of a 2,689 sq ft two-story dwelling/attached garage to replace an existing single-story 897 sq ft dwelling. Approvals required include variances to construct a dwelling approx. 26 ft from Clearwater Lake (min. 75 ft required), 14.3 ft from a side lot line (min. 15 ft required) and approx. 19.1 feet from the top of a bluff (min. 30 ft required).
    - i. Applicant: John F. Bartzen Jr.
    - ii. Property address: 11535 103rd St NW, South Haven
    - iii. Sect-Twp-Range: 7-121-27
    - iv. Parcel number(s): 206092000100
  - b. (Tabled from February 2019 meeting) Requests related to the adjustment of lot lines between two parcels. Approvals required include a variance to place the adjusted lot line approx. 11.5 feet from an existing cabin (min. 15 ft required) and approval of a lot line adjustment involving nonconforming lots in a shoreland district.
    - i. Applicant: Karl Tsuchiya
    - ii. Property Owner: Harold W & Cheryl A Biel
    - iii. Property address: 10561 120th St NW, Annandale
    - iv. Sect-Twp-Range: 5-121-27
    - v. Parcel number(s): 206000052102
  - c. Request related to the separation of a nonconforming platted lot of record from an existing parcel containing multiple parts of existing platted lots of record and the construction of a new dwelling and detached garage on the separated parcel. In separating the lots, the applicant would adjust the lot lines from the original platted boundaries so as have an existing garage ~~more closely~~ meet the minimum required 10-foot setback from a side property line. Approvals required include a lot line adjustment; variances to allow development of a nonconforming lot of record not suitable for a Type I sewer system, ~~to construct a 2,024 sq ft detached accessory building (max. 1,400 sq ft allowed)~~, to have approx. ~~2,600-2,700~~1,972 of combined accessory building (max. 1,600 sq ft allowed), to place a septic drainfield approx. 10 ft from an existing garage (min. 20 ft required), ~~to allow an existing garage to be located approx. 8-9 ft from a side property line (min. 10 ft required)~~, and to allow a lesser amount of fill around a proposed dwelling and detached garage than what is required by floodplain regulations; and a conditional use permit to move more than 50 cubic yards of material in a shoreland district.

- i. Applicant: Kurt and Edwina Thielen
  - ii. Property address: 10756 Lawrence Ave NW, Annandale
  - iii. Sec-Twp-Range: 7-121-027
  - iv. Parcel number(s): 206034000160
- d. Requests related to the construction of a 12' x 20' 2-story four season porch addition to an existing dwelling. Approvals required include a variance to construct a dwelling addition approx. 58 feet from Sugar Lake (min. 75 ft required) on a dwelling that is currently located 10.9 ft from a side lot line (min. 15 ft required).
  - i. Applicant: Michael and Keri Mader
  - ii. Property address: 11046 Hoyer Ave NW
  - iii. Sect-Twp-Range: 2-121-27
  - iv. Parcel number(s): 206066000300
- e. Requests related to the construction of a community solar garden consisting of approximately 3,744 panels on approx. 5 acres of land. Approvals required include an interim use permit for the construction of a solar energy farm.
  - i. Applicant: Bass Garden LLC
  - ii. Property Owner: Isaac K Miller
  - iii. Property address: None
  - iv. Sect-Twp-Range: 9-121-27
  - v. Parcel number(s): 206000092300
- f. Requests related to the construction of an 886 sq ft dwelling with 10' x 12' screen porch and 4' x 12' covered entry to replace an existing dwelling and detached garage. Approvals required include variances for the construction of a dwelling approx. 50 ft from Clearwater Lake (min. 75 ft required), 11.2 ft from a side lot line (min. 15 ft required) and within a bluff (min. 30 ft setback required) and a variance to have building coverage of approx. 15.8% (max. 15% allowed).
  - i. Applicant: Ryan and Jamie Pederson
  - ii. Property address: 10083 Jeske Ave NW
  - iii. Sect-Twp-Range: 9-121-27
  - iv. Parcel number(s): 206000093409
- g. Requests related to the construction of a 12' x 26' addition to an existing dwelling and a 28' x 40' detached garage (to replace an existing 24' x 24' garage). Approvals required include variances to construct the dwelling addition approx. 60 ft from Pleasant Lake (min. 75 ft required) and 11.5 ft from a side lot line (min. 15 ft required) and the detached garage approx. 2.4 ft from a side lot line (min. 10 ft required).
  - i. Applicant: Brian and Judith Dahlberg
  - ii. Property Owner: Dahlberg Living Trust
  - iii. Property address: 11351 89<sup>th</sup> St NW
  - iv. Sect-Twp-Range: 19-121-27
  - v. Parcel number(s): 206062000300

5. Approve Previous Meeting Minutes

- a. February 12, 2019

6. Zoning Administrator's Report

- a. Permits
- b. Correspondence
- c. Enforcement Actions
- d. Findings of Fact - Previous PC/BOA Decisions

7. Other Business

- a. Board of Adjustment review of request to allow for improvements to an existing accessory building on a Lot of Record not meeting the standards of Section 404 (Lots of Record) or Section 612.5(5) (Land Suitability), as per Section 502.5 (Other Duties of the Board of Adjustment).
  - i. Applicant: Joey Lee
  - ii. Property address: None (Island in Mink Lake)
  - iii. Sect-Twp-Range: 24-121-27
  - iv. Parcel number(s): 206000243100

8. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.