

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
May 12, 2015
7:00 PM

Charlotte Quiggle called meeting to order at 7:00 PM on May 12, 2015

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

Absent: Jeff Lundquist, Larry Thompson, Larry Smith

Others in Attendance: Mike Phaneuf, Paul Kubinski, Herby & Judy Storms, Lynne & Jim Kuhn, Gretchen & John Kittok, John Truenow, Dale Corey, Jackie Corey, Jan Moynagh, Nancy Young, Jim Schimelpfenig, Carol & Rick Kannianen, Randy Stelten, Dick Naakgeboren, Jane Mol, Tim Mol, Tony Elfmann, Randy Meanum, Greg Duppler, Tom Mueller, Karl Enghauser

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

Public Hearings

- a. Conditional use permit for the placement of approx. 250 cubic yards of fill in a shoreland area.
 - i. Applicant: Randy Stelten
 - ii. Property address: 10592 Imhoff Ave NW, Annandale.
 - iii. Sec/Twp/Range: 10-121-27
 - iv. Parcel number(s): 206083000020

Present: Randy Stelten

Stelten: Had a meeting with Soil & Water and Otto & Associates to draw up the plans and design the layout of the lot and that is what we came up with. It is not putting any more water through the culvert, everyone that was out at the property thought it would work this way.

Oleson: I was out there with Randy Stelten, Engineer Otto & Associates & Soil Water District. One of the changes are that the sewer was going to be in the back and it was moved forward. Mr. Otto came in and did his analysis, bringing fill from the house and slope it down. Oleson explained to the audience where the water would flow of water would go on the map. The idea is that there would not be any additional water going to the neighbors, so no net change. If it did fill up it would go across the road and there is an existing culvert. It is an attempt that there would be no net change no guarantee that they won't have water just not more than they currently have. In some cases in the past we have said if this plan does not work, what is the back up. There are not many options in this case because they have the ice ridge towards the lake you would have to put a pipe through the ridge.

Schultz: Would it hold the water more than it would now?

Oleson: No, it indicates no net change so if they get flooded now they still could get flooded no worse than it is now.

Stelten: One more thing we found is that where the culvert is now, it comes into the neighbor's property and it is running down to where there is a 2-3" bump and if there is more rain than that can handle it is running into their property.

Audience: Paul Kubinski son-in-law to the Storms (neighbors) we have a couple concerns as he mentioned about water coming from the other land, we do not notice it coming from that direction. I have pictures of it being all flooded it comes across and into the lake. There is lots of flooding. It looks like it is going to come right back into the storms lot. My concern is that if they want to do what is the same as it currently is that is fine. This does back up, and the pond does fill up and you also have the farm come over to the. Handed pictures to the board from 2011. Our concern is the amount of water if they are going to raise it up 2ft. Paul reviewed where the water is going to go and not sure if it will hold that amount of water.

Stelten: That is why we had the four professionals come in.

Quiggle: With no net change, whatever is happening before could happen again, the plan is whatever was happening before would happen again.

Kubinski: We understand that just so that it does not shed more water, and what is the contingency? Can we make some requirements if it does not work?

Tim Mol: I own the property across the road and I know the history of that particular property. In the early 70s they dredged the different properties and trucked the sludge up on the hill. If I don't get any more water I am ok with it. Mr. Mol gave some history regarding the property. My question is there any perk tests?

Stelten: Yes there have been.

Discussion regarding the height of the culvert and how high the water would have to be to get to the culvert.

Oleson: The inlet is at 990.57, Outlot is at 990.18.

Jan Moynagh: More concerned with the septic too close to the lake?

Oleson: The set back is 50ft so it does meet the setback requirement. For well's it is 50ft from the septic unless it is a shallow well then it would be 100.

Schimelpfenig: I just want to understand it correctly, so there were be no excavation to go to the south?

Stelten: Correct it would be flat back there and the bump will stay.

Schimelpfenig: So the engineer calculated it the calculated that it would not have more water.

Schultz: I don't know how you can have a contingency, there is not much else they could do.

Lee: The culvert can work both ways, so it could make matters worse.

Schultz: Even if he digs that out it is going to find a level between the lake and the swamp.

Quiggle: You have to rely on the expertise of the soil & water & the surveyors.

Taylor: Would it help to dig a little deeper to hold it a little more, or a rain garden?

Stelten: We brought it up and they said that it would not need one since it is all sand and grass.

Taylor: I was just wondering if a rain garden would help it more or a holding pond to keep it going to the north or adding a berm to keep it on your property.

Oleson: A berm could work both ways and their water could not come into his either.

Quiggle: I don't have anything else, my feeling is that the goal is to not change the amount of water, to have no net change which would cause no more flooding that they currently have. As far as doing a berm, SWCD & Otto & associates did not put a berm. I would be inclined to rely on the professionals I am ok with it. There is a staff recommendation that we monitor it for 5 years.

Lee: I would have to agree with that.

Oleson: I did not say it in but my thought is that it has to be maintained indefinitely.

Taylor made a motion to approve Conditional use permit for the placement of approx. 250 cubic yards of fill in a shoreland area with the following conditions:

1. That the fill shall not change existing drainage patterns or reduce the storage volume beyond what already is present on the lot. The grading plan dated 5-5-2015 from Otto and Associates must be implemented as shown or in an equivalent manner otherwise approved by the Township Zoning Administrator in consultation with Wright County SWCD staff.
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 the area of disturbance and the road and neighboring property to the west, seeding of all disturbed areas and installation of erosion control. Blankets as identified in the submitted erosion control plan, or as otherwise recommended by Wright county SWCD and/or approved by the Zoning Administrator.
3. The applicant shall implement 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 runoff from the site prior to it flowing onto the township road and/or the neighboring property to the east. These may include directing rain gutters to appropriate areas, rain barrels, 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.
4. The applicant shall submit a stormwater mitigation plan that identifies additional best management practices that could be taken to address stormwater containment that may be necessary if the reduced storage capacity is negatively impacting the Township road or other downstream properties to a greater extent than had been occurring previously if the stormwater management plan identified in #3 and grading plan dated 5-5-2015 from Otto and Associates proves to be inadequate.
5. If, at any time within five years of the approval of this application, the Zoning Administrator determines, after consultation with the Wright County SWCD and the landowner, that significant erosion, drainage or other negative impacts from stormwater runoff are occurring as a result of this project, the applicant shall implement best management practices sufficient to mitigate those negative impacts, whether or not such necessary practices were contained in the original or mitigation plan identified in #3 and 4 above. This may include the removal of fill placed during this process to restore an area for detention of water.

Parks seconded the motion. Motion approved unanimously.

Oleson: just to clarify, you are requiring a backup plan and you are leaving that up to me to decide.

Quiggle: Yes and we realize there are not a lot of options.

- b. (Tabled from April meeting) Conditional use permit to permanently relocate an existing residence to a different property.
 - i. Applicant: Randy Stelten
 - ii. Property address: 10592 Imhoff Ave NW, Annandale
 - iii. Sec/Twp/Range: 10-121-27
 - iv. Parcel number(s): 206083000020

Present: Randy Stelten

Quiggle: That was tabled to develop of the CUP plan. Does anyone have additional concerns?
With no additional concerns:

Parks made a motion to approve Conditional Use Permit to permanently relocate an existing residence to a different property with the following conditions:

1. That the applicant obtains the required permits (either administrative or conditional use) prior to bringing in fill requiring such permits.
2. That the applicant's placement of the home and any associated fill is done in such a way that it does not send water to neighboring properties in any significant amount beyond what already occurs - taking into account any temporary flooding that may occur now.
3. That the applicant makes the changes to the home required by the Township Building Official prior to occupying the home, unless otherwise approved by the Building Official
4. That the existing shed, if it is generating any wastewater, be connected to an approved septic system.

Taylor seconded the motion. Motion passed unanimously

- c. Variance to replace an 8' x 28' open deck with a 12' x 28' covered screen porch addition to an existing dwelling approx. 38.2 feet from Cedar Lake (min. 75 ft required) and approx. 12.5 feet from a side lot line (min. 15 ft required). Impervious coverage will decrease from 27.7% to 25.9% (max. 25% allowed).
 - i. Applicant: James Kuhn
 - ii. Property address: 8010 Irvine Ave NW, Annandale
 - iii. Sec/Twp/Range: 22-121-27
 - iv. Parcel number(s): 206075000020

Present: James & Lynn Kuhn

Mr. Kuhn: The home was built in 1976 with an 8ft deck so we are trying to capitalize on our time at the lake by having a screen porch by adding 4ft to the deck and extending the roof on the home. As part of the project we are working with backyard reflections to work on the impervious service, removing sidewalk and going with pavers. Realizing we are over on the 15% coverage we are trying to do what we can to get down to the 25% impervious and improve the water quality on the lot. We are not affecting the view of the neighbors. Others have screen porches near the lake. We will put the gutters on and the rain barrels.

Oleson: Basically we are dealing with the lake setback issue it would be 38.2 to the lake, they are right at the shore impact zone. They are converting from a deck to a screen porch which is considered an expansion and it would have a roof and put them over the 15%, the tradeoff is they are going come down on their impervious coverage. There was some question if the deck was permitted in the first place and the County does not show a record of that either way, however, the original plans do show the deck.

Audience: NONE

Taylor: I am personally, I know its very close and we are getting too close to the lake, can you go with a 10ft? Other than that, can we talk about reducing down to the 15%? Do you have a boat house be removed?

Kuhn: Our concern in going down to 10ft is having room for a table in there and being able to get around. Taking the boat house down could be a problem since our well is in the boat house.

Taylor: I know when I was out there going to the 12ft is getting very close to the lake.

Kuhn: The Lake does come around and part of the deck would be further away.

Quiggle: I don't see the practical difficulty that would allow us to allow this, the house is already too close and a screen house is even worse, The building the coverage is already over what is allowed and this would bump it up to 20.7% and that is really a line we don't cross. The history as to how you ended up at over 15% I don't know but allowing it to go even more, I just don't see that. There is no reason with the topography of the land that presents practical difficulty it's just that you would like to have it and it is not allowed in the shoreland rules.

Kuhn: Even if it will improve the quality of the site?

Quiggle: That is debatable, but it does not make it allowable to go over the 15%.

Parks: I was thinking of altering the deck to make it no closer than it already is, however, that does not help with the building coverage. You are dropping the impervious coverage?

Kuhn: Yes we are getting rid of some of the impervious coverage that is already there and changing some of it.

Oleson: They are going with a bolder retaining wall instead of block, paver walkway so he is getting some 50% credits that are allowed in the ordinance

Quiggle: You can continue to do the landscaping, but you are so far over the 15% and we do not make something worse than it already is.

Taylor: I would consider something smaller that would comply more with the lake setback. Maybe 10ft?

Quiggle: How do you get around the 15% coverage?

Taylor: The only other way is to take out the boat house.

Schultz: You are going leave rock under the porch, how does that work with the Impervious?

Quiggle: They are putting on the roof on it so the rock will not make any difference. So they will have more impervious and more building coverage.

Schultz: What if they shortened it up? Instead of going across the entire front of the house they go out on the side that angles away from the lake.

Quiggle: They would still have to stay at the 16.7% structure coverage as far as I'm concerned.

Quiggle: Would have to see new plans for that to know if could be done.

Parks: What if we allowed the 12ft out as long as the shortest distance is not any worse than it is now and we drop the impervious coverage.

Quiggle: The structure coverage cannot go up. What are they at now?

Oleson: They are over now at 16.7%.

Kuhn: Can you get a variance to be over 15%? Could you approve that?

Quiggle: We have a hard time approving an expansion of an existing non-conformity. Since you are already over and there is no practical difficulty that would allow us to grant this.

Kuhn: What are practical difficulty?

Quiggle: They is certain criteria in the staff report and we have to be able to answer to and we cannot answer those in this case.

Taylor: How much are we knocking down by taking out sidewalk, how much are they taking out?

Oleson: The total now is 27.7% and going down to 25.9%. Which is 115ft they would be removing from impervious.

Kuhn: Looking at the staff report, if we do the storm water management plan we will be improving the water quality.

Schultz: I guess I would be for them doing it 12 ft and not so wide.

Quiggle: Where do you stand on the structure coverage?

Schultz: That is what we are debating.

Parks: So we are debating the structure coverage.

Kuhn:

Quiggle: Maybe if we table until next month and they have to come back with new plans that maintains the 16.7 structure coverage.

Oleson: The only way to stay at the 16.7% is to not screen it in, not have a roof on it or remove the boat house.

Quiggle: I cannot go along with it unless it maintains the 16.7%.

Schultz made a motion to table it until the June meeting to see if they can come back with something different. Parks seconded the motion. Motion passed unanimously.

Kuhn: If we built a deck and screened it and did not put a roof on would that be ok?

Oleson: Pergola would not be a roof and would not affect the building coverage.

- d. Conditional use permit to permanently relocate an existing garage to a different property.
 - i. Applicant: Karl Enghauser
 - ii. Property address: None (Lots 5-7, Block 3, Shelmires), Annandale
 - iii. Sec/Twp/Range: 11-121-27
 - iv. Parcel number(s): 206071003070

Present: Enghauser

Enghauser: What I would like to do is move the garage from the property that I sold across the road to another property that I own. I picked location that would have the least amount of impact and it would meet setbacks. It is a low area, however, there is a culvert and the water drains. It is mostly brush that would be cut. The driveway would be right after the road sign.

Oleson: The ordinance requires a CUP to move an existing building. This is not in a flood plain. The recommendation is to approve with three conditions and one of them making sure that he follow's building code.

Parks: What will it be supported on?

Enghauser: Concrete footings, block foundations and cement floor.

Quiggle: Will you be putting a culvert in?

Enghauser: If it is needed I will put one in. The only drainage issue is to the south and we could put a culvert in there.

Quiggle: There is standing water there right now so I just want to make sure we address that and do we know how much fill will be brought in? It cannot be more than 50 cu. Yards of fill.

Audience:

Rick Kanniainen: There is an existing garage just up the road from here.

Enghauser: There are three culverts around there now, Mr. Enghauser explained where all the culverts are currently. I don't have a problem putting a culvert in if needed.

Taylor: My concern would be how much fill would need to be brought in. If it is over 50 cu yards you would need a conditional use.

Oleson: The County usually exempts the fill under the building for the pad unless it is a flood plain. The elevation of the highest known, DNR standard is 3ft above the highest known water level which would be 993.74 so would have to build up to that point.

Enghauser: I will gain some fill when I dig in the footings.

Quiggle: The 50 cu yards is anything that is moved right?

Oleson: We have had some discussion on this a while back, the ordinance indicates that excavation is exempt. So if they are going to dig it out and stock pile it does not count since he is not removing it.

Enghauser: I can stick with the 50 cubic yards and see how it goes.

Taylor: I do not have a problem if it stays under the 50 cu yards.

Parks made a motion to approve Conditional use permit to permanently relocate an existing garage to a different property with no more than 50 cubic yards of fill brought in and a culvert put in under the driveway with the following conditions:

1. That the applicant obtains the required permits (either administrative or conditional use) prior to bringing in fill requiring such permits.
2. That the applicant's placement of the garage and any associated fill is done in such a way that it does not send water to neighboring properties in any significant amount beyond what already occurs.
3. That the applicant makes any alterations or repairs to the garage required by the Township building Official to comply with the Building Code.

Schultz seconded the motion. Motion passed unanimously.

- e. Lot line adjustment to split an existing approx. 3.78 acre parcel into two parcels, with each resulting parcel to be attached for the purpose of sale or development to lake lots across a platted road.
 - i. Applicant: John Truenow and Nick Pietsch
 - ii. Property address: None (across from 10985 108th Street NW and 10955 108th Street NW, Annandale)
 - iii. Sec/Twp/Range: 8-121-27
 - iv. Parcel number(s): 206000082203 to be attached to 206051001030 and 206051001050

Present: John Truenow

Truenow: The neighbor Nick Pietsch has interest in the land that I own across the road, his intention would be to have a storage building some day on the property.

Oleson: This is a lot line adjustment because it is zoned AG. The thought here is that the two back lots would be tied to the lake lots. The issue with this back lot is that a great majority is wetlands (ben pulled up a map). Mr. Pietsch would have less high ground and intentions of building in the future, any structure would have to meet all setbacks and zoning requirements.

Schultz: They could not be split it again?

Oleson: They would have to come in and apply to have it rezoned and platted.

Schultz: Is there a way to put sewers on that?

Truenow: Mr Pietsch just had his septic certified and I have a design to put my drainfield on the high side of the back lot.

Audience:

Naakgeboren: Ben made a remark about 997 level for the lowest floor of a garage or structure?

Oleson: if they are over 500 sq ft. you would have to have the floor of the garage or structure above the 997.

Park: I am good.

Taylor: So what you are proposing is that they would be attached to the lake lot?

Truenow: Yes it would be attached to the lake side and the title work would have to be done once the agreement is completed.

Taylor: Are you going to have that surveyed to have the legal changed.

Truenow: Yes, that is our intention.

Shultz made a motion to approve the lot line adjustment to split an existing approx. 3.78 acre parcel into two parcels, with each resulting parcel to be attached for the purpose of sale or development to lake lots across a platted road with the following conditions:

1. The applicants shall provide legal descriptions for each of the resulting parcels and sign a deed restriction prepared by the Township that would tie each of their parcels on the north side of 108th to their respective lake lot on the south side of 108th. The lots shall be sold and developed at one unit unless a split is allowed under applicable zoning regulations and procedures.
2. Only one dwelling shall be allowed on each of the combined parcels

Parks seconded the motion. Motion passed unanimously.

Oleson explained the process to Mr. Truenow that Mr. Pietsch would need to apply for a shed permit. And that the next step would be to have the survey done and legal descriptions completed so that the deed restrictions could be prepared.

- f. Variance to replace an existing 783 sq ft single-story dwelling with a 1769 sq ft 1.5 story dwelling and 328 sq ft attached garage approx. 56 ft from Cedar Lake (min. 75 ft required) and approx. 32 ft from the centerline of a township road (min. 65 ft required).
 - i. Applicant: Greg Duppler
 - ii. Property address: 8042 Irvine Ave NW, Annandale
 - iii. Sec/Twp/Range: 22-121-27
 - iv. Parcel number(s): 206076000080

Present: Greg Duppler & Tom Mueller

Duppler: We have an old log cabin that is falling apart, we have tried to replace some of them and it is just not working. We will be retiring and would like to live here year round. What we have proposed is a new house that is the same distance to the lake as it is now. We are on a low traffic road that has two homes past ours. Basically we have stayed under the 15% and would be under the 25% impervious and moved things around as best we could.

Oleson: We met out on site a few weeks ago basically the lake & road setback. The side yard setback is going to be met and the sewer is entirely on the back lot. So we have a road setback of the 25 ft to the edge of the road, there is a provision in the road setback rule. It would be a larger house and the impervious would be just under, no survey so since we are close we may want to talk about that. Some of comments were can the house be shifted back, if you look at the aerial photo you can see where others are on the lake. They are small lots so few choices.

They talked about excavating some areas, however, they do not want to dig out too much but would like to get a few windows in the basement.

Mueller: We have the area to get a picture size window with a large window well. On the side of the house we would try the same thing.

Quiggle: Are you looking at adding a bedroom?

Duppler: No

Quiggle: If they did add a bedroom would they be ok with the septic?

Oleson: We would have to look at that if they decide to add a bedroom. We talked about the 50 cu yard and needing a CUP if they were over.

Audience: none

Parks: I'm curious on the height of the home.

Mueller: as it is drawn 9 ft ceilings main floor with a 12/12 pitch would be 15ft above that is 24 and whatever we put the house out of the ground. 35 is the max. The garage on the back lot would be the same thing. Matching the pitching of the garage.

Parks: Are the homes along there lower?

Oleson: There are a few, it's a mix.

Quiggle: For me since this is new construction the location of the existing house has no bearing on the set back. I would like to see it move back so that it is between 60-65 ft. from the lake.

Mueller: We could go 60 ft back

Quiggle: I would like 62 ft

Taylor: I would like 4 - 5 ft.

Mueller: if we go 5ft we are estimating 61ft and then the back we would be right at 20 with the drive.

Duppler: That would lower our coverage down too with the less driveway.

Mueller: We would like to get at least one car garage.

Taylor: I feel we need at least 20-21 ft from the road and at least 61 ft from the lake.

Quiggle: I think we also need a survey.

Mueller: You're talking an as built survey correct?

Quiggle: Yes, with the new building so that we know building coverage and impervious.

Schultz: I have no questions.

Quiggle: Just to review we want them at least 20ft from the road, 61 ft from the lake, and a survey with coverages. Did you see the recommendations from the CRWD?

Duppler: Yes

Taylor made a motion to approve Variance to replace an existing 783 sq ft single-story dwelling with a 1769 sq ft 1.5 story dwelling and 328 sq ft attached garage at least 61 ft from Cedar Lake and at least 20 ft from the traveled surface of a township road. With the following conditions:

1. That the applicant must provide an as-built survey showing impervious and building coverage after completion of all work to verify that the property meets the appropriate limits. If coverage exceeds these limits, they must remove impervious to comply.
2. The proposed excavation to allow light and egress for the lower level must not exceed 50 cubic yards and shall remain at least 10 feet back from the top of the steep slope.
3. 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.

4. The applicant shall submit a permanent stormwater management plan following the recommendation from the Clearwater River Watershed District 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, 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. It flowing over the bluff and into the lake. These may include directing rain gutters

Parks seconded the motion. Motion carried unanimously.

- g. Conditional use permit for the placement of approx. 500 cubic yards of fill in a shoreland area.
 - i. Applicant: Dale Corey
 - ii. Property address: 11211 Hart Ave NW, Maple Lake
 - iii. Sec/Twp/Range: 2-121-27
 - iv. Parcel number(s): 206000024100 and 206056008090

Present: Dale Corey, Jackie, Tony Elfmann

Corey: I am getting rid of the current garage which had 4" of water in it this winter and all the water from the front yard & the road is going into the garage. So we are removing the current garage and would like to build a new garage.

Elfmann: Explained where the fill would be brought in and it would be brought up to grade to one block below the floor of the house, so the water should now come down where the garage was and then come back up again so that no water goes onto anyone else's property.

Oleson: It is obviously a large amount of fill so that is why the CUP. The main two concerns is making sure that it is not going to the neighbor's property and stabilization once it is done.

Quiggle: No retaining walls just sloped?

Elfmann: We want to be able to just slope it and will be using silt fence, erosion blankets and get it seeded before we take down the silt fence down.

Taylor: Then you will build in a garage in a few years?

Corey: I am hoping to be able to do it in the fall. We will be rolling it as we put it down and make sure that it is packed down.

Parks: I don't have any problems.

Schultz: I don't have any problems

Taylor: I have no issues

Schultz made a motion to approve Conditional use permit for the placement of approx. 500 cubic yards of fill in a shoreland area with the following conditions:

1. That the fill shall not change existing drainage patterns or otherwise push more water to a neighboring property than what may occur now.

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 and the road and neighboring property to the west, seeding of all disturbed areas and installation of erosion control blankets as identified in the submitted erosion control plan, or as otherwise recommended by Wright County SWCD and/or approved by the Zoning Administrator.
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 runoff from the site prior to it flowing onto the township road and/or the neighboring property to the west. These may include directing rain gutters to appropriate areas, rain barrels, 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.

Taylor second the motion. Motion passed unanimously.

Taylor made a motion to approve the April 14, 2015 meeting minutes. Schultz seconded the motion. Motion carried unanimously

Zoning Administrator's Report

Permits; no discussion

Correspondence; none

Enforcement Actions; none

Findings of Fact - Previous PC/BOA Decisions

Need to change the June meeting, we are looking at June 10th or 11th. The board agreed to change the meeting to 7pm on June 10th, 2015

Other Business

Review of previously granted variance requests (if time allows); none

Parks made a motion to adjourn. Quiggle seconded the motion. Motion carried unanimously at 9:38 pm.

Prepared by: Jean Just