

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
October 28, 2015
7:00 PM

Charlotte Quiggle called meeting to order at 7:00 PM on October 28, 2015

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

Absent: Lee Parks

Others in Attendance: Dick Naaktgeboren, Chad Arvola, Jody Galli, John Schutz Steven Schmidt

Additions or Deletions to the Agenda; Taylor made a motion to approve the agenda with no changes. Smith seconded the motion. Motion passed unanimously.

Public Hearings

Dohman tabled until November 10th; Taylor made a motion to table the Dohman hearing until November 10th. Smith seconded the motion. Motion passed unanimously.

Variance to replace an existing 27' x 26' dwelling with a new 39' x 26' dwelling addition within the bottom of a bluff (min. 30 ft setback required). New dwelling to be 8 ft further into the bluff than what currently exists.

- i. Applicant: Steven Schmidt
- ii. Property address: 11748 90TH ST NW, Annandale
- iii. Sec/Twp/Range: 18-121-27
- iv. Parcel number(s): 206000182400

Present: Chad Arvola, Steve Schmidt

Schmidt: One item may I would mention is that we have an upstairs and it was stated as storage but currently there are stairs going to the upstairs, I am not sure of the ceiling height, however, I can stand up there so they are higher than 6'2". We have 3 bunks up there so it is a sleeping area. That is what is up there today. Based on the feedback we received from the group we went back to look at what we could do Chad got a Structural engineer out there and the suggestion was made that we do not have disrupt the bluff at all. We can cantilever out 4 feet and move it forward 4 feet. Chad has the information from the structural engineer we felt like that was least evasive plan.

Oleson: The variance is still regarding the bluff set back the deference is that they will not be digging back into the bluff anymore. Upper level is just over 6 ft ceilings and the lower level is part dirt floor and part cement with shop or work space, so now it would be a full basement and the upper level would be a 8 feet with lower side walls. (Oleson showed pictures of what they would be doing) We are not talking about lake setbacks and height variances meet the height restrictions, it is all about the bluff.

Audience: none

Al: The height meets the restrictions, but it looks different than the picture. Will the new structure be as high as the existing structure and in line with others?

Schmidt: It will be below the height of cabin 3 on the right, and close to the same height as one of the other cabins, they are further down so it will look taller.

Oleson: Looking at the height it is going to be about 2- 3 ft taller. Maximum height is 35 ft and he is at approximately 27 feet.

Schultz: I am glad you are working with the bluff deal. I am ok with it and I am happy he narrowed the size of the house that is not as big when looking from the lake.

Smith: Do you have to get final approval from the Glendale Club before you continue?

Schmidt: Yes, that is true.

Smith: Do you know when that will be?

Schmidt: They will schedule that after we know the outcome of tonight's meeting.

Taylor: I am fine with it, I was not ok with you going into the bluff so I am glad you made the changes.

Quiggle: I am ok with it once that cantilever was done. Just as a reference to our findings of fact, although the ordinance says it has to be 30 ft from the bluff, in most circumstances that is from the top of the bluff. Being right at the bluff line at the bottom as opposed to the top makes a difference and you not going into the bluff is a good solution.

Oleson: I do not want to point out one thing, regarding the Glendale Club. Being that everyone is a shareholder so it is not like a normal property and they are under one PID#. When Talking to Sean Riley at Wright County regarding this they do like to have club signoff on the application. If it is re-roof or windows not a big deal, however, I think in this case since it is for a whole new house, or in terms of the variance and/or the building application we should have the application signed by both the Club president and the home owner.

Schultz: How many members?

Schmidt: There are 7 members and 7 voting partners.

Schultz: How is the decision made?

Galli: We have to come to unanimous agreement and follow the laws and bylaws that have been created and it will be documented.

Smith made a motion to approve the variance to replace an existing 27' x 26' dwelling with a new 39' x 26' dwelling addition within the bottom of a bluff. New dwelling to be 4 feet cantilevered towards the bluff 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, 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. That a letter of approval from the Glendale Club to accompany building application signed by both the homeowner & President of the Glendale Club.

Taylor seconded the motion. Motion approved unanimously.

Approve Previous Meeting Minutes: Tabled until Nov 10th meeting

Zoning Administrator's Report

Permits - no discussion

Correspondence

Enforcement Actions:

Oleson indicated that there has enforcement actions taking place on buildings that need to be taken down. Some of the questions that have come up is when we would allow to rebuild in the same footprint without a variance. Board discussed when a person can rebuild on the same size due to abandoned property or from the time of sale. Board felt that it should be one year from time of purchase.

Findings of Fact - Previous PC/BOA Decisions;

Board reviewed previous PC/BOA decisions to be submitted for recording.

Other Business

Storm water management: Board discussed what should be required and if they should be doing to follow-up and enforce such issues. Discussed if engineered plans were needed or more specific type requirements need be laid out at time of variance. It is talked about in every variance that is issued on a generic level and the type of storm water management plans vary. We do not give specifics as to how much has to be infiltrated. Oleson indicated that there are some County's that are very specific in the ordinance what has to be done. Oleson will gather some information from the other County's and bring it back to the board.

Wright County is amending its ordinance and one of the amendments is to change the size of an accessory building not need a permit going from 120 sq ft to 200 sq feet. After discussion the Board recommended that if the Wright County does make the change the Township would require a Land Use permit at a \$50 fee so that other requirements such at setbacks, building coverage, and impervious coverage are met.

Schultz made a motion to adjourn. Guck seconded the motion. Motion passed unanimously at 8:38 p.m.

Prepared by: Jean Just