CORINNA TOWNSHIP

BOARD OF ADJUSTMENT / PLANNING COMMISSION

MEETING PACKET FOR
April 12, 2016

Hometown | Planning

CORINNA TOWNSHIP
AGENDA
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
April 12, 2016

7:00 PM

1. Call to Order

2. Roll Call

3. Additions or Deletions to the Agenda

4. Public Hearings
    a. Preliminary plat application to re-plat and combine the existing outlot with an existing undeveloped lot within the "Cedar Creek" subdivision into one outlot to be owned in common by other landowners in the same subdivision.
        i. Applicant: Clearwater River Watershed District
        ii. Property address: None
        iii. Sec/Twp/Range: 34-121-27
        iv. Parcel number(s): 206113002010
    b. Variance to construct a 1750 sq ft attached garage/dwelling addition to the existing dwelling approx. 13.6 feet from a side lot line (min. 15 ft required) and 45.4 feet from Sugar Lake (min. 75 ft required).
        i. Applicant: Jeff and Jackie Steinhoff
        ii. Property address: 10724 IMHOFF AVE NW, Annandale
        iii. Sec/Twp/Range: 10-121-27
        iv. Parcel number(s): 206083000110
    c. Variance to replace the crawlspace with a full basement and increase the roof pitch from 4/12 to 8/12 on an existing dwelling approx. 3.7 ft from a side lot line (min. 15 ft required). Variance to construct a 12' x 16' screen porch and 3'4" x 12' open deck approx. 70 ft from Clearwater Lake (min. 75 ft required).
        i. Applicant: Nick Pietsch
        ii. Property address: 10955 108TH ST NW, Annandale
        iii. Sec/Twp/Range: 8-121-27
        iv. Parcel number(s): 206051001050
    d. Conditional use/Land Alteration to bring in approx. 150 cubic yards of material to fill around proposed dwelling expansion.
        i. Applicant: Nick Pietsch
        ii. Property address: 10955 108TH ST NW, Annandale
        iii. Sec/Twp/Range: 8-121-27
        iv. Parcel number(s): 206051001050
    e. Variance to construct a dwelling approx. 30 ft from a rear lot line (min. 50 ft required).
        i. Applicant: John Kittok
        ii. Property address: 8372 STATE HWY 24 NW, Annandale

iii. Sec/Twp/Range: 20-121-27
iv. Parcel number(s): 206000202104

f. Ordinance amendment to Corinna Township Subdivision Ordinance to clarify allowances for cul-de-sac design and when allowed during subdivision of property.
    i. Applicant: Corinna Township

g. Ordinance amendments to Corinna Township Land Use Ordinance, amending Sections 302 (Definitions), 506 (Permits and Fees), 606.3 (Suburban Residential R-2/Accessory Uses), 704 (Screening and Fences), 724 (Sign Ordinance), and 761 (Wind Energy Conversion Systems) and adding a new Section 762 (Solar Energy Farms and Solar Energy Systems). The amendments are for the purpose of considering recent ordinance amendments made by Wright County regarding the minimum size building requiring a building permit, the maximum size accessory building in an R-2 zoning district, allowing for electrified fencing for agricultural uses and power safety covers for swimming pools, correcting references to various state laws or building codes, for amending Township sign regulations, to allow for solar energy farms and solar energy systems under certain conditions and for creating or amending definitions related to the above changes.
    i. Applicant: Corinna Township

5. Approve Previous Meeting Minutes
    a. February 9, 2016

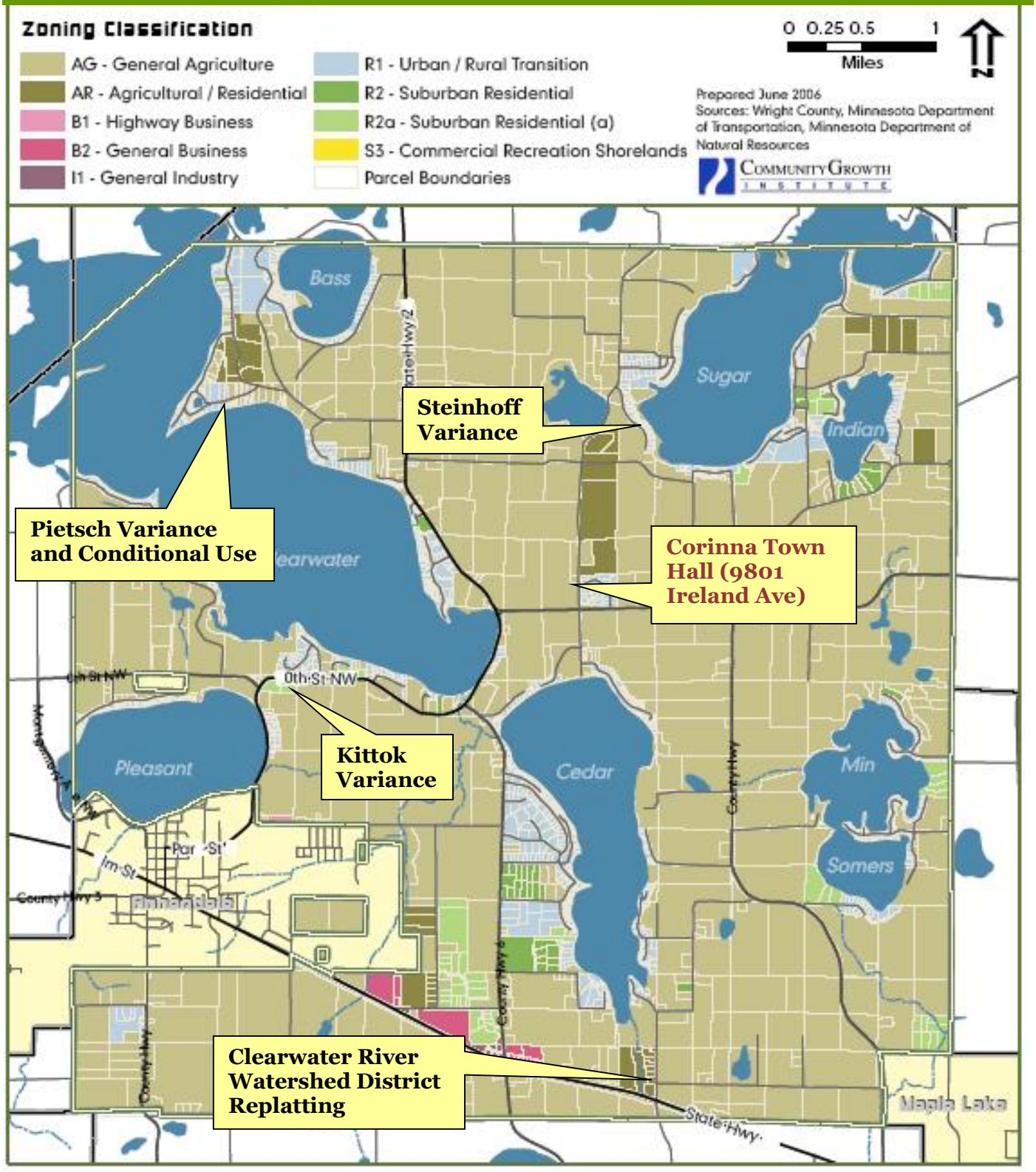
6. Zoning Administrator's Report
    a. Permits
    b. Correspondence
    c. Enforcement Actions
    d. Findings of Fact – Previous PC/BOA Decisions

7. Other Business
    a. Discussion - Erosion protection requirements and enforcement
    b. Review of previously granted variance requests (if time allows)

8. Adjournment

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

Corinna Township
Location Map for April 12, 2016 Public Hearing(s)



The parcels identified on this map are subject to public hearing.
The public hearing will be held at Corinna Town Hall
at 7:00 pm.

STAFF REPORT

Application: Preliminary plat application to re-plat and combine the existing outlot with an existing undeveloped lot within the "Cedar Creek" subdivision into one outlot to be owned in common by other landowners in the same subdivision.

Applicant: Clearwater River Watershed District

Agenda Item: 4(a)

Background Information:

- **Proposal:** The applicants include both the Clearwater River Watershed District and the other six owners within this subdivision. The proposal is to take Lot 1, Block 2 of the Cedar Creek Subdivision (platted in 1998) and combine it with Outlot A of the same subdivision to create one larger Outlot. The other six owners in the Cedar Creek plat would share ownership of the larger Outlot. The CRWD has recently installed improvements related to water quality and retained easements over Lot 1, Block 2 and part of Outlot A to allow for permanent maintenance and preservation of the water quality improvements.
- **Location:**
  - Property address: None
  - Sec/Twp/Range: 34-121-27
  - Parcel number(s): 206113002010
- **Zoning:** AR - Agriculture/Residential/S2 - Residential-Recreational Shorelands, Cedar Lake (General Development lake)
- **Lot size:** Approx. 16.7 acres according to provided survey (combined lots as proposed).

  Existing Impervious Coverage: None

  Proposed Impervious Coverage: None
- **Septic System Status:** Not applicable
- **Natural Features:**
  - Floodplain: The existing and proposed structures are not within an identified floodplain.
  - Bluff/Steep Slopes: The lot does not contain a bluff, but does have some steep slopes. The proposal is to maintain these areas as undeveloped land.
  - Wetlands: There are wetlands on the property. However, the purpose of the re-platting is partially to preserve these areas.
- **Permit History:**
  - 1998 – The conditions of the approval of the Cedar Creek Plat were:

- There shall be no direct access to Highway 55 for Lot 1, Block 2;
- Lot 1, Block 3 shall be Restricted Lands in accords with section 614.10 of the Wright County Zoning Ordinance and only one farm residence and no further non-farm development shall be allowed on this lot;
- Outlot A shall be common open space in accord with section 614.9 of the Wright County Zoning Ordinance, and the purpose of the open space shall be primarily to preserve and enhance the natural character of the creek valley, protect the water quality in the creek and prevent development of the outlot;
- Due to the lot sizes, a side yard setback of 20 feet shall be allowed for principal uses on lots 1 through 5, Block 1, but a 50 foot setback shall be maintained on the rear property line, and there shall be no land alteration for any reason within the rear yard setback.

Applicable Statutes/Ordinances:

Corinna Township/Wright County Regulations

SECTION 4. SUBDIVISION PROCEDURES

4.2 Standard Plat

Standard Plats allow the subdivision of land by Plat pursuant to Minnesota Statutes, Chapter 505; or successor statutes, and containing all elements and requirements set forth in all official controls adopted pursuant to Minnesota Statutes, Chapters 462 and 505; or successor statutes.

B. Preliminary Plat Approval Process for Plats Consisting of Two or More Lots

iv. The Platting Committee and Planning Commission shall consider, but not be limited to, the following criteria when considering a preliminary plat:

1. The preliminary plat shall conform to all applicable official controls and all state and federal laws.
2. The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.
3. No plat shall be approved which does not conform to any applicable floodplain regulations.
4. No plat shall be approved unless there is provision for two (2) standard on-site sewage treatment systems for each lot, unless served with public sewer or an approved cluster sewer system serving lots within the subdivision.
5. A plat shall not be approved where a variance will subsequently be required in order to use the lots for their intended use.

6. No plat shall be approved that does not contain adequate provisions for storm water runoff. If required, no plat shall be approved without an NPDES Phase II-compliant storm water management plan reviewed and approved by the Township or its designated representative.

7. Each lot shall have sufficient buildable lot area which, for the purposes of this Ordinance, shall be defined as the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, while still providing for adequate setbacks. Areas which are floodways, wetlands, rights-of-way, bluffs or which have soils that are unsuitable for individual sewage treatment systems cannot be included in calculating the buildable area of a lot.

8. Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards

9. When deemed appropriate by the Zoning Administrator or the Planning Commission, the subdivider shall provide a vegetative buffer adjacent to delineated wetlands and/or wetlands identified on the National Wetland Inventory Map.

10. The Planning Commission shall consider whether the plat as proposed adequately protects the health, safety and welfare of the residents of the Township by providing for safe and adequate drinking water supply, adequate sewage treatment capacity, safe road access, proper road alignment and proper setbacks and buffering from conflicting land uses.

614. PLANNED UNIT DEVELOPMENT (PUD)

614.9 Common Open Space

(1) Except for the establishment of restricted lands in a rural planned unit development, as provided in Section 614.10, all lands shown on the preliminary development plan as common open space must be conveyed under one of the following options. Under no circumstances may lands used to calculate the Number of Units be transferred or used for any purpose not included in the approved preliminary development plan.

(a) It may be conveyed to a public agency which will agree to maintain the common open space and any buildings, structures, or improvements which have been placed on it.

(b) It may be conveyed to trustees provided in an indenture establishing an association or similar organization for the maintenance of the planned development. The common open space must be conveyed to the trustees subject to covenants to be

approved by the Planning Commission which restrict the open space to the uses specified on the preliminary development plan, and which provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose.

(2) The following standards shall be used by the Planning Commission to review the provision of common open spaces.

(a) The location, shape, size and character of the common open space must be suitable for the planned development.

(b) Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.

(c) Common open space must be suitably improved for its intended use, but common space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for the common open space and must conserve and enhance the amenities of the common open space having regard to its topography and unimproved condition.

(d) The development schedule which is part of the preliminary development plan must coordinate the improvement of the common open space, the construction of buildings, structures, and improvements in the common open space, and the construction of residential dwellings in the planned unit development.

(e) If the preliminary development plan provides for buildings, structures, or improvements in the common open space the developer must provide a bond or other adequate assurance that the buildings, structures, and improvements will be completed.

614.10 Restricted Lands

(1) In general, the creation of restricted lands shall be for the purpose of preserving productive agricultural land while providing for the clustering of residential sites on non-productive land. Such use will only be permitted within a rural P.U.D.

(2) Unlike Common Open Space, restricted lands used to calculate the number of units may be transferred and/or used for private purposes unrelated to the P.U.D. However, restricted lands may not be developed for residential or commercial uses, but shall be strictly limited to

agricultural or open space uses. Reasonable restrictions upon such lands shall be stated by the Planning Commission at the time of preliminary development plan approval, and said restrictions shall be recorded with the final development plan.

(3) Alteration or removal of the conditions and restrictions on restricted lands may only be enabled through rezoning the property. Because said restrictions are an integral part of the Rural P.U.D. approval, said rezoning may only take place after the Planning Commission and Township Board make the following findings.

(a) The Land Use Plan for the area has been changed in a manner which allows for more intensive development.

(b) The character of the area has substantially changed in a manner which invalidates the reasons for original establishment of the Rural P.U.D.

Corinna Township Comprehensive Plan

The Corinna Township Comprehensive Plan (adopted in 2007) classifies the property and most of the surrounding properties as appropriate for a future land use of "Rural Preservation", which is described as:

> **(Existing Outlot A) - Rural Preservation:** A land use designation for properties that are best suited for rural farmsteads and farming. This classification would be most consistent with the Wright County Agricultural zoning classification. The Township believes it prudent to respond to future growth pressure by considering low-density, rural residential development in these areas, utilizing a cluster-style development strategy to maintain the rural character of the community.
>
> **(Existing Lot 1, Block 2) –** Neighborhood Residential: A designation for residential properties already subdivided into lots too small to further subdivide. The properties may or may not have structures on them, but are sized so that additional subdivision would not be feasible.

Wright County Comprehensive Plan

The Wright County Comprehensive Plan, just adopted in 2009, classifies the property as appropriate for "Rural Residential", which is described as:

> **Rural Residential** Designates those areas where a combination of agriculture, hobby farms and very large lot residential areas is deemed appropriate. The purpose is to provide a buffer between agricultural and other uses, and also to provide housing opportunities in a rural environment where large lot sizes and the rural atmosphere will be maintained. Existing land types may include large wooded areas, non prime farmland, pasture and other lands in areas not well suited to long term agricultural uses.

Appropriate zoning may include Agricultural, Agricultural Residential, or, in unique circumstances, R-2(a). Rezoning from Agricultural to Agricultural Residential will be considered on a case by case basis, and not considered to be automatic, with the need for residential land, effect on nearby agricultural operations, the timing of the proposal in light of land uses in the area, and plan policies being prime considerations. Rezoning to R-1 or R-2 will only be considered for riparian lots on shorelands especially suited to residential development. Rezoning to R-2a may be appropriate in unique circumstances such as: infill for areas that are already developed in a similar manner; adjacent to developed areas with smaller lot sizes to serve as a transition, and; other unique situations which do not establish R-2a as a new zoning district in a previously "undeveloped" area.

Staff Findings (Subdivision Criteria): We propose the following findings for consideration by the Planning Commission, based on the criteria for reviewing subdivision applications in the Corinna Township Subdivision Ordinance:

1. **The preliminary plat shall conform to all applicable official controls and all state and federal laws.**

   The property is not proposed for any additional development. The SWCD has mostly completed its water quality improvement project and no additional changes for the property are anticipated. All official controls of the Township have been met. The applicant is responsible for meeting any state and federal laws that may still apply.

2. **The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.**

   The Township's Comprehensive Plan identifies what is currently Lot 1, Block 2 for residential development ("Neighborhood Residential") and Outlot A as Rural Preservation. In this case, the land is to remain undeveloped, which would be consistent with both classifications.

3. **No plat shall be approved which does not conform to any applicable floodplain regulations.**

   This property is not located in any designated floodplain area.

4. **No plat shall be approved unless there is provision for two (2) standard on-site sewage treatment systems for each lot, unless served with public sewer or an approved cluster sewer system serving lots within the subdivision.**

   The proposed lot would be an undevelopable Outlot. As such, no sewer sites are necessary.

5. **A plat shall not be approved where a variance will subsequently be required in order to use the lots for their intended use.**

   No variances are necessary as the proposed future use is undeveloped open space.

6. **No plat shall be approved that does not contain adequate provisions for storm water runoff. If required, no plat shall be approved without an NPDES Phase II-compliant storm water management plan reviewed and approved by the Township or its designated representative.**

   Any stormwater plans required by this subdivision would have been part of the original 1998 subdivision application. The proposal is to combine two existing lots into one large undevelopable lot.

7. **Each lot shall have sufficient buildable lot area which, for the purposes of this Ordinance, shall be defined as the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, while still providing for adequate setbacks. Areas which are floodways, wetlands, rights-of-way, bluffs or which have soils that are unsuitable for individual sewage treatment systems cannot be included in calculating the buildable area of a lot.**

   No building is proposed for the resulting Outlot.

8. **Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards.**

   See answer for #4 above.

9. **When deemed appropriate by the Zoning Administrator or the Planning Commission, the subdivider shall provide a vegetative buffer adjacent to delineated wetlands and/or wetlands identified on the National Wetland Inventory Map.**

   The entire resulting lot would be left as open space, except for the water quality improvements constructed by SWCD.

10. **The Planning Commission shall consider whether the plat as proposed adequately protects the health, safety and welfare of the residents of the Township by providing for safe and adequate drinking water supply, adequate sewage treatment capacity, safe road access, proper road alignment and proper setbacks and buffering from conflicting land uses.**

    The conditions of the previously approved Cedar Creek plat should still apply, except that Outlot A will now include additional land.

    There is a large spoil pile of soil left over from the excavations related to the CRWD water quality project. The CRWD Administrator indicates that "The dirt will become the property of the common interest holder to do with as they wish. Our only requirement would be to maintain stabilization of the spoils pile so it does not erode into the new channel. We will be watching that over time to ensure this doesn't happen." The Township may wish to address this situation, at a minimum, to require that weeds be kept under control on and around the spoil pile – especially if the spoil is to be excavated out for use over time. If the pile is to remain long-term, it should be adequately stabilized – as the CRWD indicates it would require – and kept free of weeds.

Staff Recommendation: Based on the findings of fact noted above, Staff recommends approval of the replatting as presented.

If the application is approved, Staff would recommend consideration for the following conditions of approval:

1. There shall be no direct access to Highway 55 for Outlot A;
2. Outlot A shall be common open space in accord with section 614.9 of the Corinna Township Zoning Ordinance, and the purpose of the open space shall be primarily to preserve and enhance the natural character of the creek valley, protect the water quality in the creek and prevent development of the outlot;
3. The spoil pile must be maintained in perpetuity such that it does not erode or become overgrown with weeds – until such time as the spoil pile has been removed. Any excavation or use of the spoil pile is subject to permitting requirements of the Township as a Land Alteration.
4. The following conditions related to the approval of the original Cedar Creek plat shall remain in effect and are not altered by this approval:
    a. Lot 1, Block 3 shall be Restricted Lands in accords with section 614.10 of the Wright County Zoning Ordinance and only one farm residence and no further non-farm development shall be allowed on this lot;
    b. Due to the lot sizes, a side yard setback of 20 feet shall be allowed for principal uses on lots 1 through 5, Block 1, but a 50 foot setback shall be maintained on the rear property line, and there shall be no land alteration for any reason within the rear yard setback.

Application # _____	Date Application Rec'd 2/26/16	Fee Collected $ _____

(for office use only)

CORINNA TOWNSHIP
STANDARD SUBDIVISION & PLANNED UNIT DEVELOPMENT APPLICATION

Name of Applicant Clearwater River Watershed District Phone 320.274.3935

Property Address (E911#) N/A, PID#: 206-113-002010

Mailing Address 75 Elm Street East | PO BOX 481 (*if different than above*) Local Phone 320.274.3935 (*if different than above*)

City, State, Zip Annandale, MN 55302

Applicant is:
Legal Owner (X)
Contract Buyer ( )
Option Holder ( )
Agent ( )
Other _____

Title Holder of Property (*if other than applicant*)
Clearwater River Watershed District
(Name)
75 Elm Street East | PO BOX 481
(Address)
Annandale, MN 55302
(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Cole Loewen, Administrator, CRWD
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):
Lot One (1), Block Two (2), CEDAR CREEK, and an undivided one-seventh (1/7th) interest in Outlot A, Cedar Creek

Outlot A, CEDAR CREEK

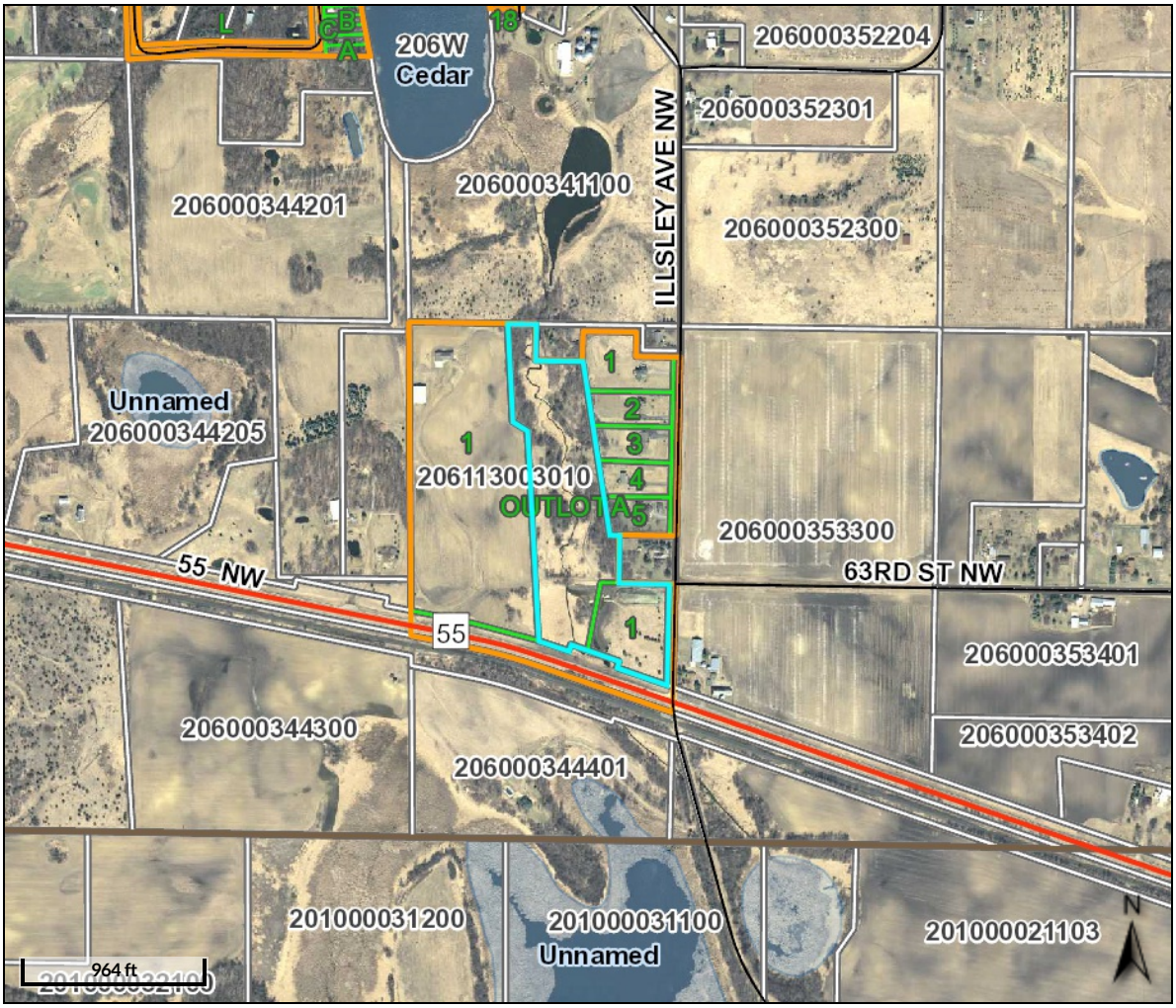
Property ID # 206-11 3-002 010 Zoning District Agricultural/ Residential
(12 digit # on tax statement)

Nature of request (select all that apply):

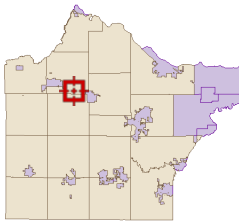
- ☐ Standard Subdivision – Preliminary Plat
- ☐ Planned Unit Development, including Common Interest Communities (CICs)

Note: Applications for preliminary plat approval, if approved, must be followed by an application for final plat approval incorporating any changes or conditions required by the Corinna Town Board during the approval of the preliminary plat. Applications for final plat approval must be received within 12 months of preliminary plat approval or such approval becomes null and void.

Beacon™ Wright County, MN



Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways
- Interstate
- State Hwy
- US Hwy

City/Township Limits
- c
- t

- **Subdivisions**
- **Lots**
- **Parcels**
- **Water**

Parcel ID	206113002010	**Alternate ID**	n/a	**Owner Address**	CLEARWATER RIVER WSHED DIST
Sec/Twp/Rng	34-121-027	**Class**	206 - RES 1-3 UNITS		75 ELM ST E
Property Address		**Acreage**	n/a		PO BOX 481
					ANNANDALE, MN 55302

District n/a

Brief Tax Description Sect-34 Twp-121 Range-027 CEDAR CREEK Lot-001 Block-002 LOT 1 BLK2&UND1/7INT IN OUTLTA
(Note: Not to be used on legal documents)

Date created: 3/31/2016

Developed by
The Schneider Corporation

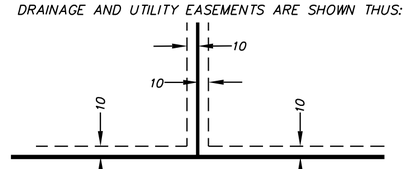
PRELIMINARY PLAT OF CEDAR CREEK SECOND ADDITION

Vicinity Map

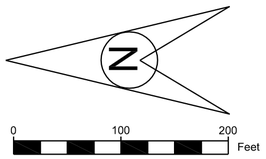
Not to Scale

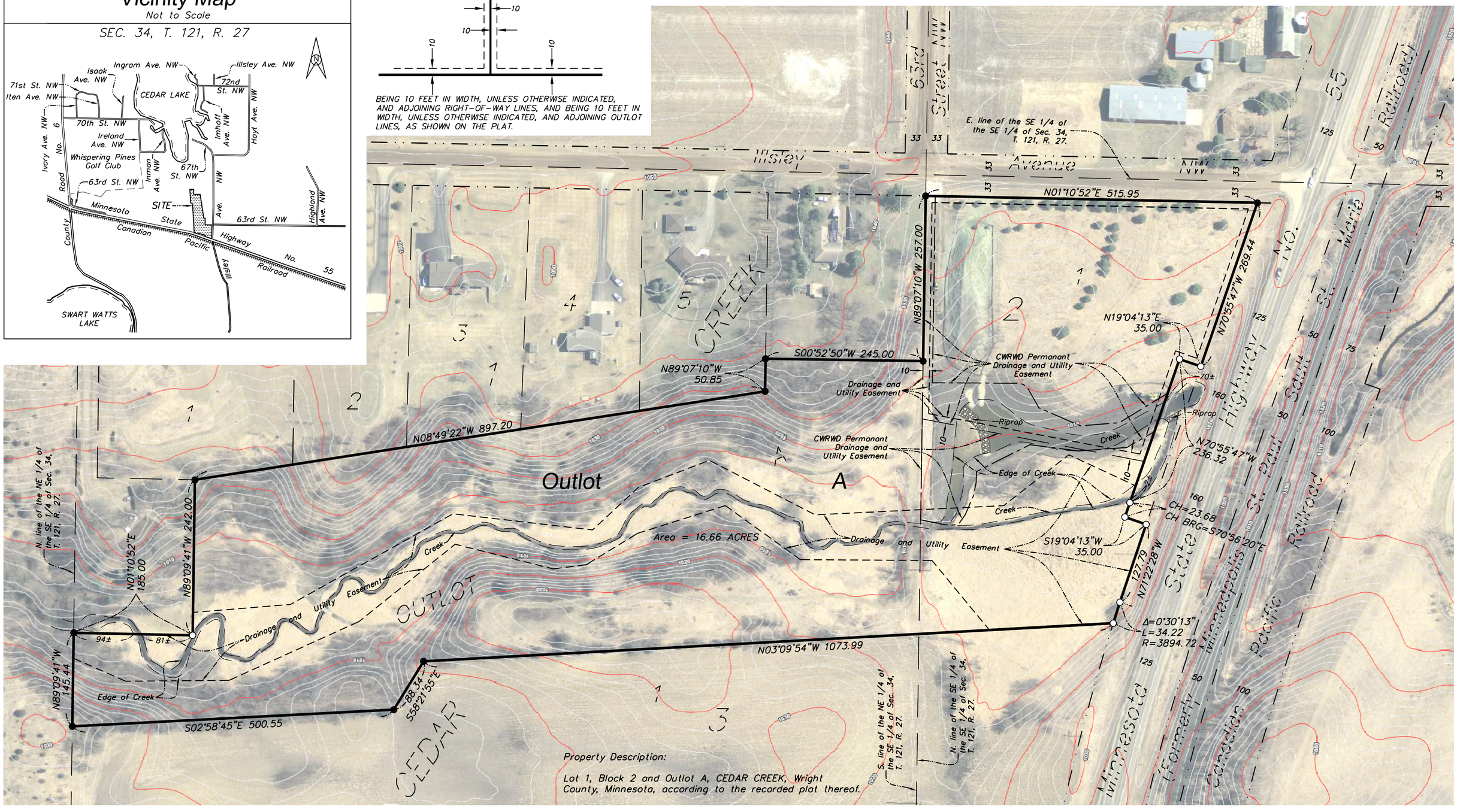
SEC. 34, T. 121, R. 27

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING OUTLOT LINES, AS SHOWN ON THE PLAT.





Property Description:

Lot 1, Block 2 and Outlot A, CEDAR CREEK, Wright County, Minnesota, according to the recorded plat thereof.

Preliminary Plat on Lot 1, Block 2 and Outlot A, CEDAR CREEK, Wright County, Minnesota.

Revised:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 1-20-16

Requested By:

Clearwater River Watershed District

Date:	Drawn By:	Scale:	Checked By:
1-13-16	T.J.B.	1"=100'	P.E.O.

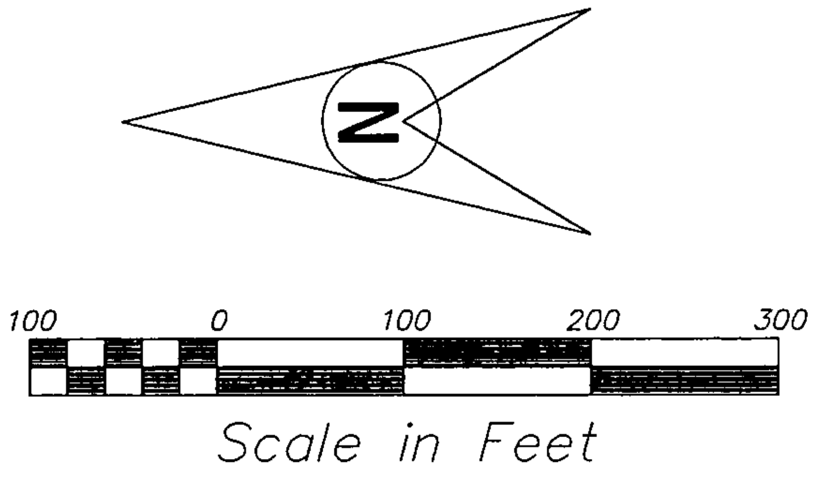
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 16-0100

REPRODUCIBLE COPY

CEDAR CREEK

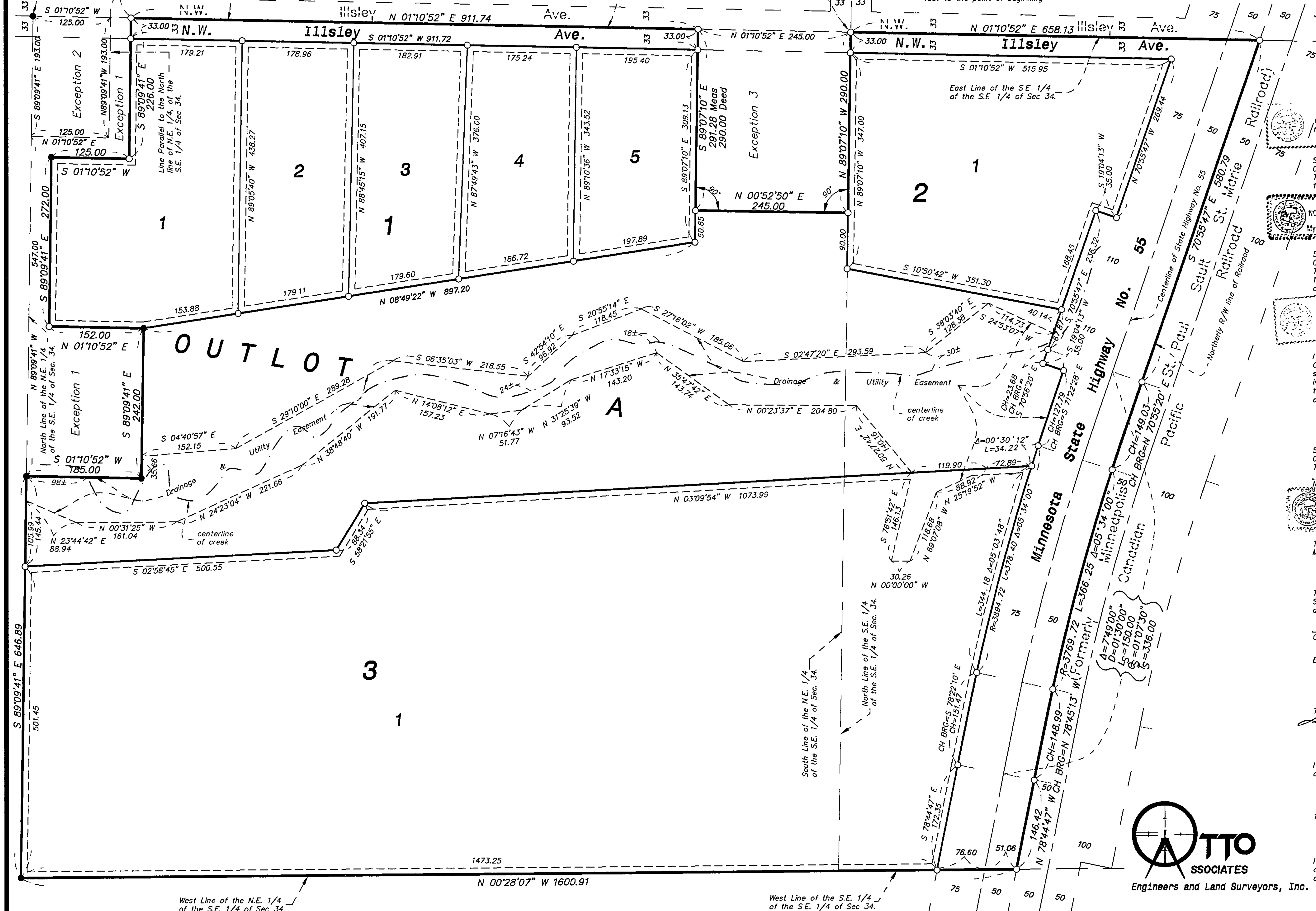


DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:

Being ten feet in width and adjoining Right-of-Way lines, and being ten feet in width and adjoining Lot lines, unless otherwise indicated as shown on the plat

● denotes iron monument found
○ denotes 1/2 inch x 15 inch iron pipe set and marked R.L.S. No. 14343

BEARING NOTE:
The East line of the Northeast Quarter of the Southeast Quarter is assumed to bear N 01°10'52" E.



KNOW ALL MEN BY THESE PRESENTS: That Robert I. Gruys, Jr and Katherine L. Gruys, husband and wife, fee owners, James W. Swanson, single, fee owner, and Security State Bank of Maple Lake, a Minnesota corporation, mortgagee of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 121, Range 27, Wright County, Minnesota, that lies northerly of the Minneapolis–St. Paul–Sault St. Marie Railroad.

AND

The Northeast Quarter of the Southeast Quarter of Section 34, Township 121, Range 27, Wright County, Minnesota, except the following three parcels:

1. That part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 121, Range 27, Wright County, Minnesota, described as follows:
   Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 01 degrees 10 minutes 52 seconds West, along the east line of said Northeast Quarter of the Southeast Quarter, 125.00 feet to the point of beginning; thence North 89 degrees 09 minutes 41 seconds West, parallel with the north line of said Northeast Quarter of the Southeast Quarter, 193.00 feet; thence North 01 degrees 10 minutes 52 seconds East, 125.00 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 09 minutes 41 seconds West, along said north line, 547.00 feet; thence South 01 degrees 10 minutes 52 seconds West, 185.00 feet; thence South 89 degrees 09 minutes 41 seconds East, 242.00 feet; thence North 01 degrees 10 minutes 52 seconds East, 152.00 feet; thence South 89 degrees 09 minutes 41 seconds East, 272.00 feet, thence South 01 degrees 10 minutes 52 seconds West, 125.00 feet; thence South 89 degrees 09 minutes 41 seconds East, 226.00 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence North 01 degrees 10 minutes 52 seconds East, 33 00 feet to the point of beginning
2. A tract of land in the Northeast Quarter of the Southeast Quarter of Section 34, Township 121, Range 27 described as follows:
   Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence South on the section line 125 feet; thence West parallel to the North line of said Northeast Quarter of the Southeast Quarter 193 feet; thence North on a line parallel to the section line 125 feet; to the North line of said Northeast Quarter of the Southeast Quarter; thence East on the North line of said Northeast Quarter of the Southeast Quarter 193 feet to the point of beginning.
3. Starting at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 34, Township 121 North of Range 27 West; thence West on the quarter line 290 feet; thence North at right angles 245 feet; thence East at right angles 290 feet to the East line of said section; thence South to the point of beginning.

Have caused the same to be surveyed and platted as CEDAR CREEK and do hereby donate and dedicate to the public for public use forever the highway and avenue, and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Robert I. Gruys, Jr. and Katherine L. Gruys, and James W. Swanson have hereunto set our hands this 4th day of November, 1998, and said Security State Bank of Maple Lake, has caused these presents to be signed by its proper officers this 4th day of November, 1998.

Robert I. Gruys, Jr. — Katherine L. Gruys

James W. Swanson

SECURITY STATE BANK OF MAPLE LAKE

Julie Hudek, Assistant Vice President — Cathy Thisius, Assistant Vice President

STATE OF MINNESOTA
COUNTY OF Wright
The foregoing instrument was acknowledged before me this 4th day of November, 1998 by Robert I. Gruys, Jr. and Katherine L. Gruys, husband and wife.

CHERYL R. PULLINS NOTARY PUBLIC – MINNESOTA MY COMMISSION EXPIRES JANUARY 31, 2000

Notary Public, Wright County, Minnesota
My Commission Expires: 1-31-2000

STATE OF MINNESOTA
COUNTY OF WRIGHT
The foregoing instrument was acknowledged before me this 4th day of NOVEMBER 1998 by James W. Swanson, single.

EDWARD J. OTTO NOTARY PUBLIC - MINNESOTA WRIGHT COUNTY My Comm. Exp. Jan 31, 2000

Notary Public, WRIGHT County, Minnesota
My Commission Expires. 1/31/2000

STATE OF MINNESOTA
COUNTY OF Wright
The foregoing instrument was acknowledged before me this 4th day of November, 1998 by Julie Hudek, Assistant Vice President, and Cathy Thisius, Assistant Vice President, of Security State Bank of Maple Lake, a Minnesota corporation, on behalf of the corporation.

CHERYL R. PULLINS NOTARY PUBLIC – MINNESOTA MY COMMISSION EXPIRES JANUARY 31, 2000

Notary Public, Wright County, Minnesota
My Commission Expires. 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as CEDAR CREEK; that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands, as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Edward J. Otto, Land Surveyor
Minnesota License Number 14343

STATE OF MINNESOTA
COUNTY OF Wright
The foregoing Surveyor's Certificate was acknowledged before me this 4th day of November, 1998, by Edward J. Otto, Land Surveyor, Minnesota License Number 14343.

MARY E. BODIN NOTARY PUBLIC - MINNESOTA My Comm. Exp Jan. 31, 2000

Notary Public, Wright County, Minnesota.
My Commission Expires: JAN. 1, 2000

This plat of CEDAR CREEK was approved by the Planning Commission of Wright County, Minnesota at a meeting held this 29 day of October, 1998.

Chairperson

This plat of CEDAR CREEK was approved and accepted in compliance with Minnesota Statutes, Section 505.03, Subdivision 2 by the Board of County Commissioners of Wright County, Minnesota at a meeting held this 8th day of December, 1998.

Chairperson — County Coordinator

Examined and recommended for approval this 4TH day of NOVEMBER, 1998.

Wright County Surveyor

Taxes paid for all years through year 1997 and transfer entered this 8th day of December, 1998.

Wright County Auditor

I hereby certify that taxes payable in the year 1998 on lands herein described are paid this 8th day of December, 1998.

Wright County Treasurer

This plat was recommended for approval this 4th day of NOVEMBER, 1998.

Wright County Highway Engineer

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 8th day of December, 1998, at 11:19 o'clock A.M., and was duly recorded in Cabinet No. 1058, Document No. 662788

Wright County Recorder

OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.

Application: Variance to construct a 1750 sq ft attached garage/dwelling addition to the existing dwelling approx. 13.6 feet from a side lot line (min. 15 ft required) and 45.4 feet from Sugar Lake (min. 75 ft required).

Applicant: Jeff and Jackie Steinhoff

Agenda Item: 4(b)

Background Information:

- **Proposal:** The applicants are proposing to construct a 1,750 sq ft addition to their existing 1,330 sq ft dwelling that would include an attached garage as well as additional living space.

  The proposed addition would continue the existing building line to the southwest, but would be about 1 foot closer to the side lot line than the existing building due to the shape of the lot (13.6 feet from the line instead of the current 14.5 feet). The addition would also wrap around the SE side of the existing dwelling and match up with the lakeside side of the existing home. Again, the addition would be closer to the lake than the existing setback due to the shape of the lot and the shoreline (45.4 feet instead of about 46 feet).

  The proposed additions would increase building coverage on the lot from 6.8% to about 14.4% (max. 15% allowed) and total impervious coverage from 22.5% to 24.97% (max. 25% allowed).

  A new septic system is proposed to replace the existing drainfield on the property, which is partially in the location of the proposed addition.

- **Location:**
  - Property address: 10724 IMHOFF AVE NW
  - Sec/Twp/Range: 10-121-27
  - Parcel number(s): 206083000110

- **Zoning:** R1 - Urban/Rural Transition/S2 - Residential-Recreational Shorelands, Sugar Lake 86-233 (General Development lake)

- **Lot size:** Approx. 22,314 sq ft (0.51 acres) according to provided survey

  Existing Impervious Coverage:

  - Buildings: About 1,530 sq ft (6.8%)
  - Total: About 5,020 sq ft (22.5%)

  Proposed Impervious Coverage:

  - Buildings: About 3,215 sq ft (14.4%)
  - Total: About 5,570 sq ft (24.97%)

- **Septic System Status:** A new septic system would be installed to serve the enlarged dwelling.
- **Natural Features:**
  - Floodplain: The existing and proposed structures are not within an identified floodplain. The ordinance, however, requires that the lowest floor of a dwelling be constructed at least four (4) feet above the highest known water level. That would require an elevation of 992.1 for the lowest floor. The proposed lowest floor elevation is 992.2.
  - Bluff/Steep Slopes: The lot does not contain a bluff or steep slopes, except that at the shoreline the land drops about 8 feet over about a 25-30 ft distance. The addition is on a relatively flat area. The lake side of the existing home has a walkout area excavated into the hill that Staff understands would not be changing.
  - Wetlands: There do not appear to be any wetlands that would impact this proposal.
- **Permit History:**
  - 1971 – 26' x 32' home with walkout basement
  - 1971 - Septic system
  - 1984 – Septic system
  - 1988 – Septic system
  - 2000 – Septic system found compliant
  - 2005 – Septic system found compliant

Applicable Statutes/Ordinances:

Minnesota Statutes

462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 6. **Appeals and adjustments.**

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan.

Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Corinna Township/Wright County Regulations

502. APPEALS AND BOARD OF ADJUSTMENT

502.4 Findings

(1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant's situation.

(a) The granting of the variance will be in harmony with the County Land Use Plan.
(b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
(c) The plight of the owner is due to circumstances unique to the property not created by the owner.
(d) The proposal does not alter the essential character of the locality.
(e) The practical difficulty cannot be alleviated by a method other than a variance; and.
(f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are

practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

403. LOT COVERAGE

Not more than fifteen (15) percent of a lot may be covered by buildings (including covered porches or other roofed structures) and not more than twenty-five (25) percent of lot may be covered by impervious surfaces, including all structures, decks and pavement areas except as provided in Section 608, 609, and 610.

605. URBAN/RURAL TRANSITIONAL R-1

605.5 Performance Standards

(3) Side Yard Regulations:

There shall be a minimum side yard of fifteen (15) feet for principal uses (including attached decks or garages) and ten (10) feet for accessory uses unless the building is housing livestock, then the setback is 100 feet for livestock buildings.

612. SHORELAND ZONING REGULATIONS

612.5 Shoreland Performance Standards

(1) General Performance Standard for Lakes

(a) General Development Minimum Standards:

Structure setback from OWHL	75 ft.
Height	2 1/2 stories (35 ft.)
Elevation of lowest floor above highest known water level (livable structures only)	4 ft.
Water Oriented Accessory Structure setback from OWHL	10 ft.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

1. **Will the granting of the variance be in harmony with the general purposes and intent of the Corinna Township Land Use (Zoning) and/or Subdivision Ordinance?**

Needs discussion (lake setback): The spirit and intent of the ordinance (lake setback), according to the DNRs SONAR statement in 1989, is:

"In general, structure setbacks are needed to provide an adequate distance between the development of a shoreland area and the adjacent waterbody or near blufftops to control the resource damaging effects of

non-point source pollution. Soil erosion and subsequent sedimentation in water bodies and the loading of nutrients, toxics and other pollutants to the water body from shoreland area surface water runoff are examples of non-point source pollution."

The proposed setback for the house would be reasonably consistent with the intent of the ordinance in that it would not be significant closer than the existing dwelling setback (allowing for the continuation of the existing front wall making it slightly closer). However, the Township generally seeks to avoid placing more structure within a lake setback when possible and feasible and the proposed home is already closer to the lake than that of the two neighboring lots.

Needs discussion (side yard setback): The spirit and intent of the ordinance (side yard setback) is to require some space between buildings and other improvements and the adjacent lot and to maintain space between structures. Its' intent is also to maintain consistency from one property to the next in this setback.

The proposed setback of 13.6 feet is reasonable given that the addition would represent a continuation of the existing wall on that side of the home. However, the applicant is proposing to completely replace the existing garage and as such could meet the 15 ft setback by reducing the width of that portion of the reconstructed garage from 18 feet (as proposed) to 16.5 feet or less (total width of the garage at the driveway is 29.5') so as to meet the side yard setback.

2. **Will the granting of the variance be consistent with the Corinna Township Comprehensive Plan?**

   Needs discussion: The Comprehensive Plan states the following as strategies to "protect, preserve, and enhance lake water quality":

   - Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.
     - Comment: If the additions are allowed, particularly the portion that would add more building within the lake setback than what currently exists, a stormwater plan to ensure protection of the lake and to manage stormwater in general is essential. The applicant has noted that he intends to install gutters on the addition that would direct water toward the low spot on the lot on the road side (avoiding the proposed drainfield).
   - Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.
     - Comment: The application would appear to require the removal of one or more mature trees.

- Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
    - Comment: See comments above.
- Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.
    - Comment: It does not appear that any significant grading will be necessary to construct the proposed addition. The applicant has stated that they will not be changing the topography of the lot on the lakeside or beyond that necessary to install the new foundation.

3. Is the proposed use of the property reasonable?

Needs discussion (all requested variances). The desire to have a larger house and garage is reasonable in that the existing dwelling and garage are relatively small. However, it would appear reasonable to have a slightly smaller garage to eliminate the side yard variance request. An addition to the side of the existing home would be possible that would reduce, but not eliminate the need for the lake setback variance and may create difficulties in locating a septic and drainfield if the addition were to be further back on the lot.

4. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?

Yes. The need for the variances is due largely to the location of the existing house (built in 1971) and the need for a septic system where locations are limited.

5. Will the variance, if granted, alter the essential character of the locality?

Needs discussion. While there are other homes in the immediate area that are similar in size to the proposed dwelling, the existing dwelling on this lot is closer to the lake than the two surrounding homes and most of the other homes in the neighborhood.

6. Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?

No. The need for the variance is due to other factors mentioned in #4 above.

7. Could the practical difficulty be alleviated by a feasible method other than a variance (taking into account economic considerations)?

Needs discussion: It appears the applicant could reduce the size of the garage by about 1.5 feet so as to meet the side yard setback. That would still leave them with a 16 ft wide garage on the lake side and a 28 ft wide garage on the road side. It does not appear possible to add on to the dwelling without a lake setback variance as the road side of the home is only about 73-74 feet from the lake. The

entire home would need to be moved or demolished and rebuilt further back in order to meet the 75 ft setback. Sites for a new drainfield however, would appear to be limited outside of what is proposed in the application and in order to accommodate that drainfield a much narrower home would be required.

8. **Will the granting of the variance adversely affect the environmental quality of the area?**

   Needs discussion. The proposal would place more building coverage in close proximity to the lake. However, the existing topography lends itself well to having rainwater from the roof directed to the rear of the lot via gutters.

Board of Adjustment Direction: The Board of Adjustment may approve the variance request, deny the request(s), or table the request(s) if the Board should need additional information from the applicant. If the Board should approve or deny the request, the Board should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact noted above, Staff cannot recommend approval of the side yard setback variance. Given that the existing garage is being torn down, it appears reasonable to rebuild with slightly smaller dimensions and meet the side yard setback required (15 feet).

The lake setback variance depends on how the Board views the proposed additions and the available options. There certainly appears to be a practical difficulty involved in that the applicant is attempting to make use of the existing dwelling rather that completely tearing down and rebuilding. The limited options for a septic system are also a factor in the consideration.

If the application or some version of the application is approved, Staff would recommend consideration for the following conditions of approval (or tabling of the application to allow for review of revised plans consistent with the following):

1. That the applicant directs all water from the roof of the dwelling/attached garage to the road side of the property in a manner which allows for maximum reasonable infiltration without negatively affecting the lake or neighboring properties. A plan shall be submitted to the Zoning Administrator for review and approval prior to issuance of a building permit.
2. Building and impervious coverage on the lot must be compliant with the requirements of the Land Use Ordinance (15% max for buildings, 25% maximum for total impervious).
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.

Application # V16-002	Date Application Rec'd 3/8/16	Fee Collected $ 400.00

(for office use only)

CORINNA TOWNSHIP
VARIANCE APPLICATION

Name of Applicant Jeff and Jackie Steinhoff Phone 274-7229

Property Address (E911#) 10724 Imhoff Ave N.W

Mailing Address _____ (*if different than above*) Local Phone _____ (*if different than above*)

City, State, Zip Annandale, MN 55302

Applicant is:

Legal Owner	(X)
Contract Buyer	( )
Option Holder	( )
Agent	( )
Other _____	

Title Holder of Property (*if other than applicant*)

_____ (Name)

_____ (Address)

_____ (City, State, Zip)

Signature of Legal Owner(s), authorizing application (*required*) Jeff Steinhoff Jackie Steinhoff
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (*if different than owner*): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (12 digit # beginning with 206-XXX-XXXXXX) 206-083-000110

Full legal description of property involved in this request, including total acreage or square footage (required – attach separate sheet if necessary):
Lot 11 Sunrise terrace
Sect-10 twp-121 Range-027 22,341 SF

Zoning District _____, Lake Name (if applicable) Sugar

What type of variance are you requesting (check as many as apply)?

☐ 1 per 40 Division	☐ Road Setback	☐ Building/Impervious Coverage
☐ Lot Line Adjustment	☒ Lake or River Setback	☐ Height of Structure
☐ Undersized Lot	☐ Side or Rear Line Setback	☐ Septic System Setback
☐ Appeal of Staff Interpretation	☐ Bluff Setback	☐ Other _____

What are you proposing for the property? State nature of request in detail: Our proposal is to add on to an existing house and garage as shown in the site plan

REVISED: APRIL 2012

Please read the variance application in its entirety before submitting the application. See the attached schedule of public hearings for relevant application deadlines. The full land use ordinance is available at the Town Hall and online at www.hometownplanning.com/corinna-township.html.

NOTE: Incomplete applications, as determined by the Zoning Administrator, will not be accepted or scheduled for a hearing. It is recommended that you work with the Zoning Administrator well before the application deadline to ensure that you have all required information so as to avoid delays in the hearing of your application:

Please complete all of the following questions:

1. Describe why you believe the granting of the variance request would be in harmony with the general purposes and intent of the Corinna Township Land Use and/or Subdivision Ordinance (available at www.hometownplanning.com/corinna-township.html).
   This is our year Round Home. In designing our addition we have come up with a plan that protects the integrity of the lake, while making the best use of our site with it's natural limit and Restrictions.

2. Describe why you believe the granting of the variance would be consistent with the Corinna Township Comprehensive Plan (Plan available at www.hometownplanning.com/corinna-township.html).
   This will be a modest year Round home. It will be aroud the same size as most of the homes on our Road.

3. Describe why you feel that your proposal is a reasonable use of the property.
   It is reasonable to add on to our house in it's current location to maintain the integrity of our lot and sewer design. ~~reducing~~ updating an older sewer and adding livable space

4. Describe what factors contributing to the need for a variance were not in your control. Address factors such as the lot size or shape, topography, location of existing buildings, sewer systems and wells, and any other factors you feel are relevant.
   Due to our existing house location we believe this is the best option to add on to our house.

5. Describe the character of the area and why your project will not substantially change the character of the neighborhood or be a detriment to nearby properties.
   we are well within our side-line setbacks for both neighbors on each side. We have mentioned it to both parties and neither of them had any objections

6. Describe why it is not feasible for your project to meet the minimum requirements of the ordinance. What options did you explore that would minimize the variance necessary and why did you determine these were not feasible alternatives?

moving our addition farther towards the road would compromise our drainfield area of our septic plan.

7. Discuss what impacts, if any, the requested variance may have on the environmental quality of the area. For any potential impacts, how do you intend to eliminate or minimize their effect?

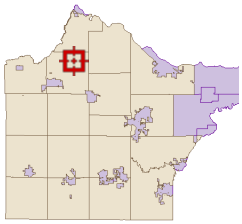
there is a naturally lower area that rain water runs to. If I were to have to put a septic in that lower area more runoff would be entering the lake

8. Please include any other comments pertinent to this request.

We feel due to our house location this is the best possible location for an addition without having to tear down our existing house and relocating.

Beacon™ Wright County, MN

Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways
- Interstate
- State Hwy
- US Hwy

City/Township Limits
- c
- t

Subdivisions

Lots

Parcels

Water

Parcel ID	206083000110	**Alternate ID**	n/a	**Owner Address**	STEINHOFF,JEFFREY P & JACLYN R
Sec/Twp/Rng	10-121-027	**Class**	201 - RESIDENTIAL		10724 IMHOFF AVE NW
Property Address	10724 IMHOFF AVE NW ANNANDALE	**Acreage**	n/a		ANNANDALE, MN 55302
District	n/a				
Brief Tax Description	Sect-10 Twp-121 Range-027 SUNRISE TERRACE Lot-011 (Note: Not to be used on legal documents)				

Date created: 3/31/2016

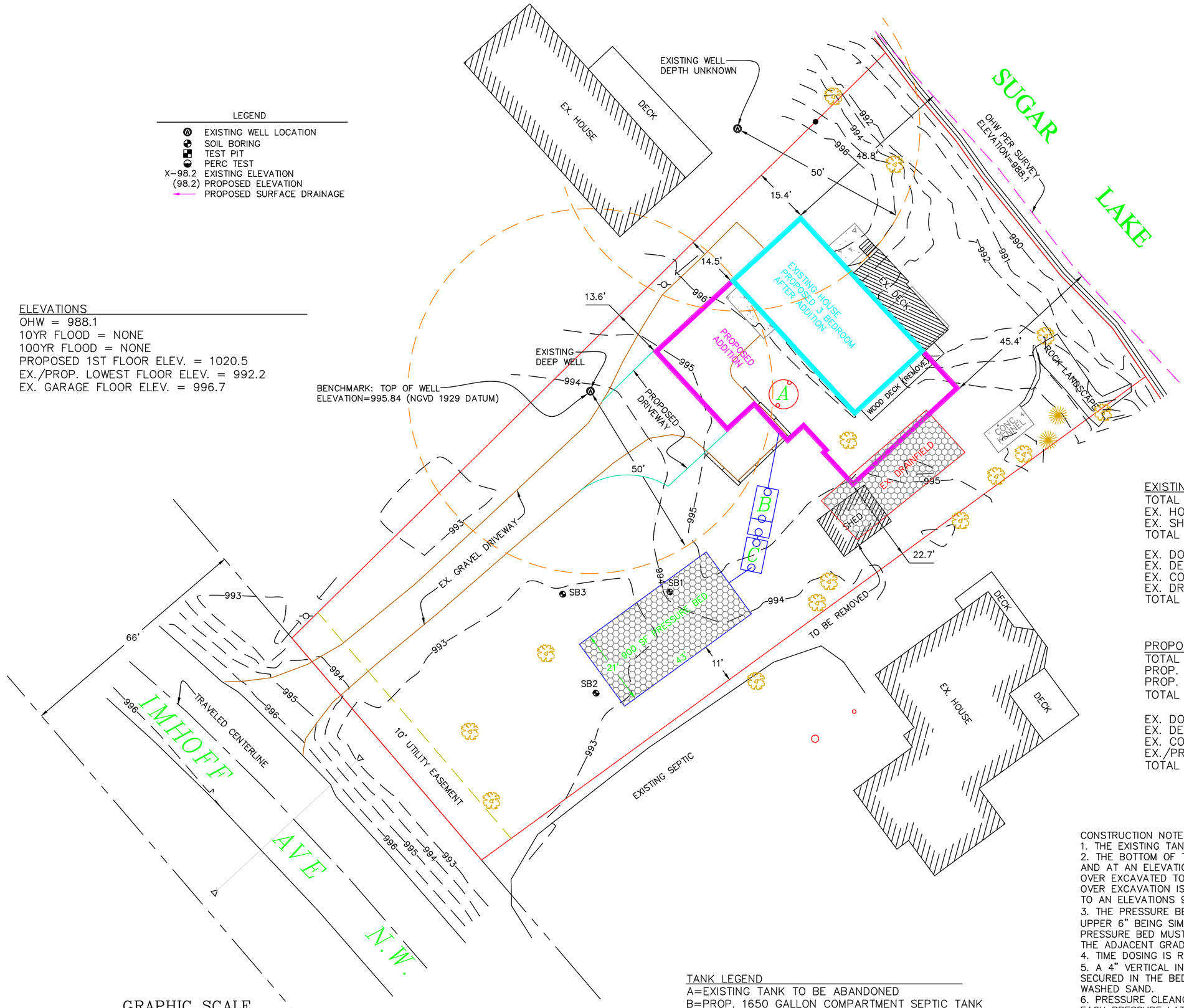
Developed by
The Schneider Corporation

LEGEND

- EXISTING WELL LOCATION
- SOIL BORING
- TEST PIT
- PERC TEST
- X–98.2 EXISTING ELEVATION
- (98.2) PROPOSED ELEVATION
- PROPOSED SURFACE DRAINAGE

ELEVATIONS

OHW = 988.1
10YR FLOOD = NONE
100YR FLOOD = NONE
PROPOSED 1ST FLOOR ELEV. = 1020.5
EX./PROP. LOWEST FLOOR ELEV. = 992.2
EX. GARAGE FLOOR ELEV. = 996.7



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING AREAS

TOTAL LOT (ABOVE OHW) = 22,341± SF
EX. HOUSE = 1330± SF
EX. SHED = 200± SF
TOTAL EX. BUILDINGS = 1530± SF (6.8%)

EX. DOG KENNEL = 80± SF
EX. DECK & WOOD PATIO = 380± SF
EX. CONCRETE (WALKWAY & PATIO) = 130± SF
EX. DRIVEWAYS = 2900± SF
TOTAL EX. IMPERVIOUS SURFACE = 5020± SF (22.5%)

PROPOSED AREAS

TOTAL LOT (ABOVE OHW) = 22,314± SF
PROP. HOUSE/GARAGE = 3080± SF
PROP. COVERED PORCH = 135± SF
TOTAL BUILDINGS = 3215± SF (14.4%)

EX. DOG KENNEL = 80± SF
EX. DECK = 270± SF
EX. CONCRETE (WALKWAY & PATIO) = 130± SF
EX./PROP. DRIVEWAY = 1875± SF
TOTAL IMPERVIOUS = 5570± SF (25.0%)

TANK LEGEND

A=EXISTING TANK TO BE ABANDONED
B=PROP. 1650 GALLON COMPARTMENT SEPTIC TANK
C=PROP. 1250 GALLON PUMP TANK

CONSTRUCTION NOTES

1. THE EXISTING TANK IS TO BE PROPERLY ABANDONED.
2. THE BOTTOM OF THE PRESSURE BED MEDIA IS TO BE LEVEL AND AT AN ELEVATION OF 993.3. THE PRESSURE BED IS TO BE OVER EXCAVATED TO REMOVE THE FILL AND PEAT SOIL. THE OVER EXCAVATION IS TO BE FILLED WITH WASHED MOUND SAND TO AN ELEVATIONS 993.3.
3. THE PRESSURE BED IS TO HAVE 12" OF COVER WITH THE UPPER 6" BEING SIMILAR TEXTURE TO THE ADJACENT SOIL. THE PRESSURE BED MUST BE BACK FILLED AND CROWNED ABOVE THE ADJACENT GRADE TO ALLOW FOR SETTLING.
4. TIME DOSING IS REQUIRED ON THE PUMP CONTROLS.
5. A 4" VERTICAL INSPECTION PIPE MUST BE INSTALLED AND SECURED IN THE BED MEDIA AND ONE TO THE BOTTOM OF THE WASHED SAND.
6. PRESSURE CLEANOUTS ARE REQUIRED AT THE ENDS OF EACH PRESSURE LATERAL.
7. DIVERT SURFACE DRAINAGE AWAY AND AROUND THE PRESSURE BED AND TANKS
8. ALL MATERIALS USED FOR THE CONSTRUCTION OF THE SYSTEM ARE TO MEET OR EXCEED THE MN RULE CHAPTER 7080.

MILLER'S SEWAGE TREATMENT SOLUTIONS
A division of WRM Services Inc.
9075 155th Street Kimball, MN 55353
(320) 398–2705 cell (320) 980–1737

PROPERTY LOCATION
Lot 11, Sunrise Terrace, Wright County, Minnesota.
pid#206–083–000110

Septic System Site Plan

DATE	JOB NO.	SCALE
3/4/16	2016-03	1=20

PREPARED FOR:

Jeff Steinhoff

I hereby certify that this site plan was prepared by me or under my direct supervision.

Bernie Miller 3/4/16

Bernie Miller Advanced Designer Lic. # 1921

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

Lot 11, "Sunrise Terrace", Wright County, Minnesota

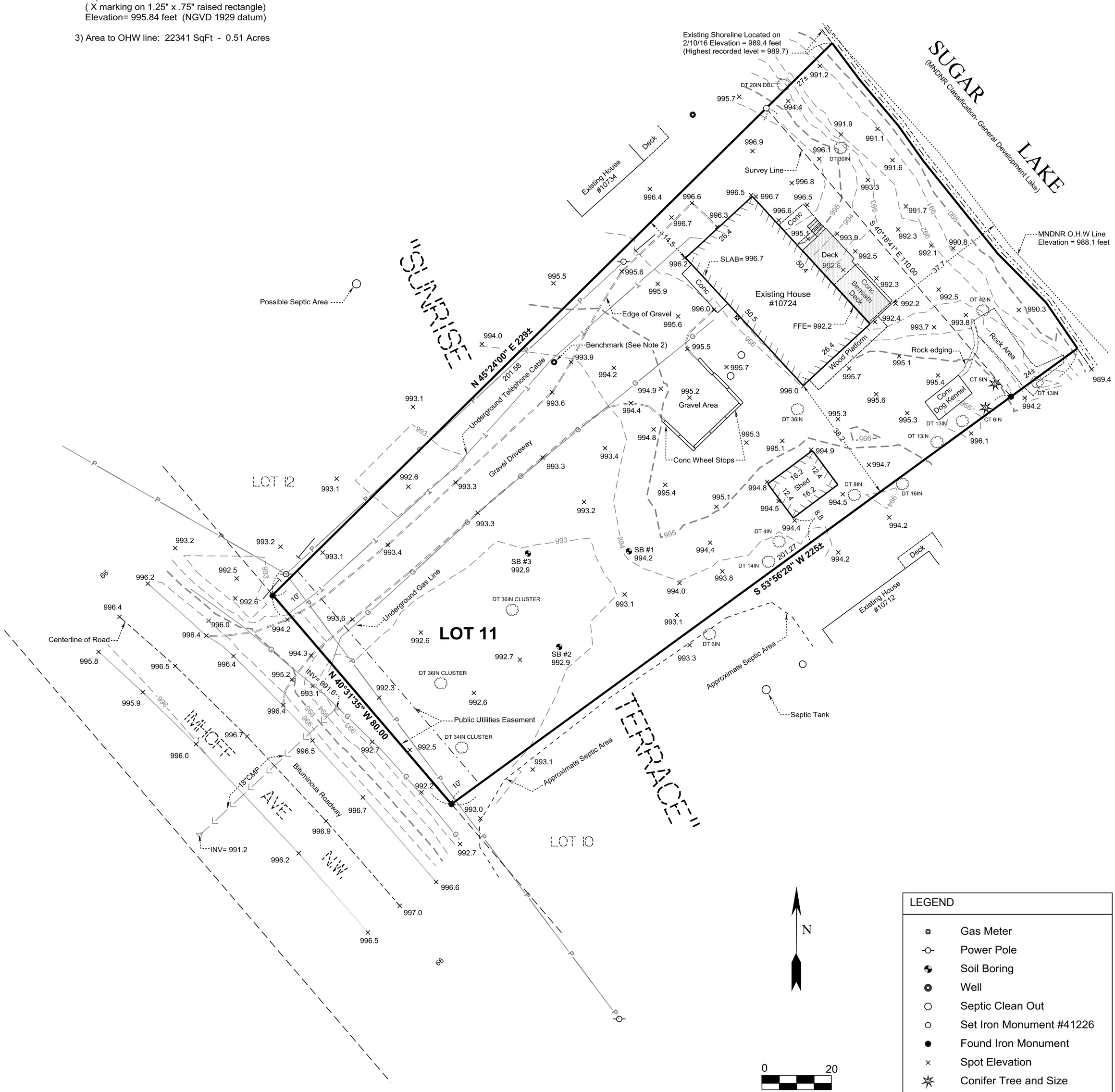
NOTES:

1) This survey was performed without the benefit of a title commitment. There may or may not be easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Document No. A967731.

2) Benchmark:

Top of well located at House Number #10724 as shown hereon
(X marking on 1.25" x .75" raised rectangle)
Elevation= 995.84 feet (NGVD 1929 datum)

3) Area to OHW line: 22341 SqFt - 0.51 Acres



LEGEND

- Gas Meter
- Power Pole
- Soil Boring
- Well
- Septic Clean Out
- Set Iron Monument #41226
- Found Iron Monument
- Spot Elevation
- Conifer Tree and Size
- Deciduous Tree and Size
- Guide Wire

WEBB SURVEYING LLC
201 DIVISION STREET WEST, SUITE B
P.O. BOX 323
MAPLE LAKE, MN 55358
763-898-9999

CLIENT:
Bernie Miller
MSTS
9075 155th St.
Kimball, MN 55353

PROJECT LOCATION:
10724 Imhoff Ave NW
Annandale, MN 55302
PID No. 206083000110

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Minnesota.

Charles E. Webb, Jr. Date: 2-11-16
Charles E. Webb, Jr.
License No. 41226

Drawn by: TTH REVISIONS Checked by: CEW Jr.

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 16002

SHEET: 1 Of 1

Traverse PC

12
5
12
6

64'-0"

18'-0" EXISTING GARAGE

32'-8" EXISTING

14'-0" NEW

EXISTING DECK

6'0 PATIO DOOR

9'0 PATIO DOOR

30

9'X8' OH DOOR

26'-2" EXISTING

56'-0"

30'-0"

EXISTING GARAGE TO BE REPLACED

28'-0"

M. BEDROOM
13'0" X 13'0"

LIVING ROOM
18'0" X 13'0"

BEDROOM
12'0" X 11'0"

FILL IN STAIR

VAULTED TRUSSES

BATH

26

60

OPT. CLOSET

LC 4SH

DINING ROOM
16'0" X 12'0"

LC CAB 4 SH

W.I.C.

26

30

EXISTING HOUSE CORNER

PANTRY

50

14'0"

REFRIG.

RANGE

KITCHEN

DW

SINK

11'6"

DN

UP

NEW GARAGE

28

24" P.D.

SHELVES

W.I.C.

ENTRY

6'-0"

30

14"

14"

10'x9' OH DOOR

10'x9' OH DOOR

29'-6"

13'6"

34'-6"

30

40

LC 4SH

28

16

24

BATH

LAUNDRY

30

WASHER DRYER

ROD + SH

12" SHELVES

26" P.D.

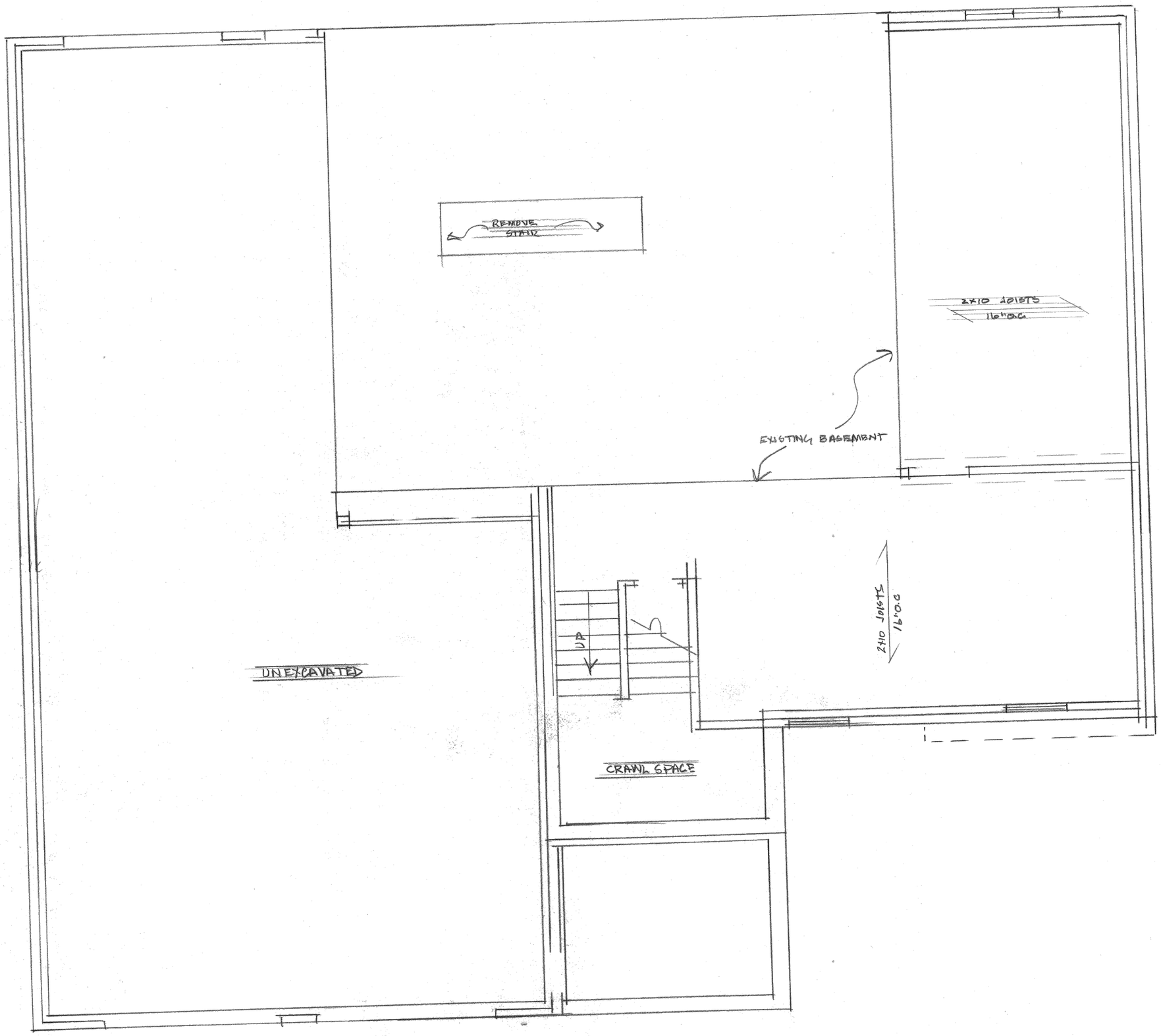
28

BEDROOM
12'0" x 11'0"

40'-0"

EXISTING HOUSE = 832 ⊕
NEW HOUSE = 928 ⊕
EXISTING GARAGE TO BE REPLACE = 468 ⊕
NEW GARAGE = 900 ⊕

FLOOR PLAN
SCALE 1/4"=1'-0"


REMOVE STAIR
2X10 JOISTS
16" O.C.
EXISTING BASEMENT
UP
2X10 JOISTS
16" O.C.
UNEXCAVATED
CRAWL SPACE