

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION

April 10, 2012

7:00 PM

1. Call to Order: Chair Charlotte Quiggle called the meeting to order at 7:00 PM.

2. Roll Call: Board of Adjustment/Planning Commission

Members Present: Charlotte Quiggle (Chair); Dan Shay (Vice-Chair); Lee Parks; Larry Smith (arrived 7:02pm); Steve Huff.

Members Absent: Barry Schultz

Staff: Ben Oleson, Zoning Administrator

Others in Attendance: Richard Naaktgeboren

3. Additions or Deletions to the Agenda: None.

A motion was made to accept the agenda. Motion carried unanimously.

4. Public Hearings

None

5. Approve Previous Meeting Minutes

a. March 13, 2012

A motion was made by Shay, seconded by Parks, to approve the January 10, 2012 Meeting Minutes. Motion carried unanimously.

6. Zoning Administrator's Report

Oleson reviewed the transfer of the Zoning Administration contract from Community Growth Institute to Oleson's new company Hometown Planning. Quiggle requested that the Hometown Planning website be updated over time to include historical staff reports. Oleson noted he would work on that.

a. Permits- Reviewed.

Oleson reviewed permit activity in the Township.

b. Correspondence – Reviewed.

c. Enforcement Actions – Reviewed.

7. Old Business

- a. Discuss interpretation of “expansion” when applying MN Statutes 394.36, Subd. 4 and 462.357, Subd. 1e (Nonconformity statutes)

Oleson explained that he had received verbal comments from Barry Rhineberger at Wright County regarding the draft policy reviewed last month by the Corinna Planning Commission. Rhineberger also noted that they did write up a policy, although it apparently is not on their website. Oleson noted that Rhineberger, for the most part, found the Township’s policy as or more restrictive than the county. These include the limit on roof pitch increases to 6/12 or less – the county does not necessarily limit it. Also, the county allowed crawl spaces to be up to 7 ft in height as per the building code definition of crawl space. The county allows a footprint to be reconfigured, provided the size does not increase where the Township was going to not allow this without variance. They also agree that three-season porches are considered living space and that converting it to a 4-season porch is not considered an expansion.

There were a couple areas where Barry thought the Township was being less restrictive. These included that converting from an open porch to a screen porch is considered “expanding” the house by the County where it wasn’t in the Township’s draft policy.

The Commission felt that screening in an open porch should not be considered an expansion.

Quiggle noted that the Commission has not yet addressed increasing the height of walls. Oleson noted that Rhineberger discussed this a bit with him – what if someone raises the roof up another 2 ft by raising the sidewall height. Is this an expansion – even if the roof pitch does not change? Shay noted that on his proposal for his own cabin, the county considered the higher sidewalls an expansion. Oleson said he thought it made sense to consider sidewall height increases an expansion - asked if there was some minor increase in height that would not be considered an expansion? 6 inches? One foot? Consensus of the Board of Adjustment was to allow up to a one foot expansion without a variance for homes and accessory buildings.

Oleson asked how the Board wanted to proceed. Consensus was to adopt this as written policy (with changes discussed) and to have Oleson distribute final copies to all members. Discussion that the information could be distributed to the Town Board for their information as well. Intent will be to review this on an annual or semi-annual basis to make sure it covers what it needs to cover it.

Board consensus was to adopt the policy as drafted, keeping the policy on screening in a porch not being considered an expansion and allowing up to one foot of increase in a sidewall without being considered an expansion.

- b. Discuss end-of-year ordinance updates/clarifications.

Oleson explained the intent of reviewing the ordinance is to try and clarify grey areas either via ordinance amendments, written policy or unwritten policy.

Oleson asked if the Board wanted to make ordinance changes or go some other route.

Huff asked if grey areas in the Township ordinance were also grey in the County ordinance? Oleson said the language is the same as the county’s – both are grey. Huff asked if we are trying to understand how the County interprets these sections? Oleson said yes, want to find out how

they look at it and determine if we agree or not. If they don't have it in written format (their interpretation) than are we obligated to adhere when we disagree?

Oleson walked through the various portions of the ordinance where County interpretations have been obtained or discussed with County staff.

Discussion will continue at a future meeting for all areas not discussed at the meeting.

Agenda Items 7c, d and e were tabled for discussion at a future meeting.

9. New Business

None

10. Adjournment

A motion was made to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:10 p.m.

Minutes respectfully submitted by Ben Oleson.