

3/15/24

to whom it may concern:

Our variance was approved for an extension after it had recently expired. (Planning & Zoning Mtg 3/14/24)

This is an updated conditional use application requesting a permit change from a new dwelling structure to a used structure.

It is a very well maintained 2011 Manufactured Home. It is actually smaller than our prior request. The new/used structure is 27.8 x 54 (1,428 sq ft). This will be put on a cement slab and anchored.

Thank you,
Lanette Olson

Application # _____	Date Application Rec'd ___/___/___ (for office use only)	Fee Collected \$ <u>350.00</u>
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**CORINNA TOWNSHIP
CONDITIONAL USE APPLICATION**

Name of Applicant: Lanette Olson
 Property Address: 10553 Grunwald Ave NW Maple Lake
 Mailing Address (if different): 1401 Foothills Blvd. Atb
 City: Albert Lea State: MN Zip: 56007
 Phone (preferred): (507)402-1251 Phone (secondary): _____
 E-mail: ercrknutson@gmail.com

Applicant is: **Title Holder of Property (if other than applicant)**

Legal Owner Name: Lanette Olson
 Contract Buyer Address: 10553 Grunwald Ave NW
 Option Holder City, State, Zip: Maple Lake Mn. 55358
 Agent
 Other Please specify: _____

Property ID #: 206-060000070 Lake Name: Indian Lake
 (12 digit # on tax statement) 206-060000070 (if applicable)
 Legal Description: Sec-12 Twp 121 R -027 Gordon Addition that part of the Northwesternly 34 feet of lot 2 Blk 1 Gordon Addition Wright County, Minnesota, Lying southerly of the easterly extent. Nylon shores lots 8 + 9 also that part of vacated Grunwald Ave. NW adjacent to lots 8 + 9 Nylon shores lot 007 also that part of vacated Grunwald Ave NW adjacent to lot 7.

*** By signing, applicant grants permission to Corinna Township's designated zoning officials (Zoning Administrator, Planning Commission/Board of Adjustment members, Town Board members), at reasonable times during the application process and thereafter, to enter applicant's premises covered by said application, to view the property without entering any buildings or structures (unless invited by the applicant) so as to more completely understand the application and how it relates to the property and surrounding properties, public waters or public roads. Applicant or agent understands that it is applicant's sole responsibility to contact any other federal, state, county or local agencies to make sure applicant has complied with all relevant Municipal, State, Federal or other applicable laws concerning applicant's project described above.**

Signature of Legal Owner, authorizing application (required): Lanette Olson
 (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.)

What are you proposing for the property? State nature of request in detail:

Family lake home. When property was purchased there was an older mobile home on the premises. The intent was to take that one out and replace with a newer, more efficient structure. We as a family have endured many twists and turns. We are now able to financially put in a structure that is affordable for us and we will continue to be able to make improvements to the property.

*new
27.8x54

What changes (if any) are you proposing to make to this site?

1428 SQFT
Building:

adding a used manufactured home on a cement pad, anchored

Cement block skirting

Landscaping: minimal dirt work. Some black dirt + rock around home with low maintenance landscaping ~ Perennials

Parking/Signs: —

Tree planting.

Pursuant to the Corinna Township Zoning Ordinance, Appendix A, Section 505.1, the Planning Commission will consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the Planning Commission shall make the following findings where applicable:

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Would the proposed use would be harmful to the use and enjoyment of other property in the immediate area (for uses that are permitted)? Why or why not? Would the property reduce or otherwise diminish property values in the immediate area? Why or why not?

No

2. Will the proposed use prevent other landowners in the area from developing their property in a normal and orderly way? Why or why not?

No

3. Will the proposed use require any utilities, access roads, drainage or other public or semi-public facilities? If so, are these already provided in the area? If not, how will they be provided?

No

4. Will the proposed use require off-street parking or loading space? If so, what actions will you take to provide sufficient space and where?

no

5. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township and Wright County.

It will be great to have a permanent structure on our property. Revitalizing our space. Beautifying Corinna Township + Wright County.

6. Will the proposed use create any odors, fumes, dust, noise, vibration, or involve any lighted signs or other lights? If so, how do you intend to control these so that they do not create a nuisance for neighboring properties? Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

no.

7. Will the proposed use involve any exterior storage of materials? If so, how will the storage prevent reducing nearby property values, impair scenic views or threaten habitat or other living amenities?

It should be very minimal & all intact

8. Will the proposed use involve any harvesting of timber or other clearing of forest land? If so, how will exposed soil be stabilized or prevented from eroding? Please attach an erosion and sediment control plan developed and approved by the local soil and water conservation district.

no

If in Shoreland Areas, please complete all of the following questions:

1. Describe any aspects of the proposed use that could harm the lake or stream. Discuss how you will reduce or prevent any impacts.

Nothing will impact our shoreline.

2. Discuss why the proposed use is suited to a shoreland area.

3. Will the proposed use involve any grading or filling of the natural or existing topography? If so, how will you minimize earthmoving, erosion, tree clearing and the destruction of natural amenities.

It should not. But in the off chance we will reduce any erosion at all. We have a very slight slope to the lake. We would use any recommendations suggest to use to comply.

4. Will the proposed use involve any connections to public waters, such as boat slips, canals, lagoons, or harbors? If so, has the MN Department of Natural Resources approved the connection?

CORINNA TOWNSHIP
CONDITIONAL USE APPLICATION CHECKLIST

The following information shall be provided as part of an application for a conditional use permit (incomplete applications, as determined by the Zoning Administrator, may not be accepted or scheduled for a hearing):

✓ Completed application, including signature of property owner

✓ Application Fee

✓ No outstanding violations

✓ A Sewer Compliance Inspection Report (if the proposed use is located in a Shoreland area or involves the construction of a bedroom addition or if the property is to be transferred to another owner) *Approved 1-20-2021*

Site plan as close to scale as possible with the following information, as a minimum (unless waived by the Zoning Administrator)*: *smaller home than what was approved earlier.*

Legal Description of Site (can be located on most property tax statements)

Sect. 12 TWP 121 Range 027

Location of the subject property (a copy of the tax map can be used)

Name of record owner/title holder of property *Larry + Lanette Olson
(we have my dad's death certificate to be used on deed)*

Size of parcel and dimensions *31,210 SQFT*

North point

All existing structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake Ordinary High Water (OHW) level) and each other

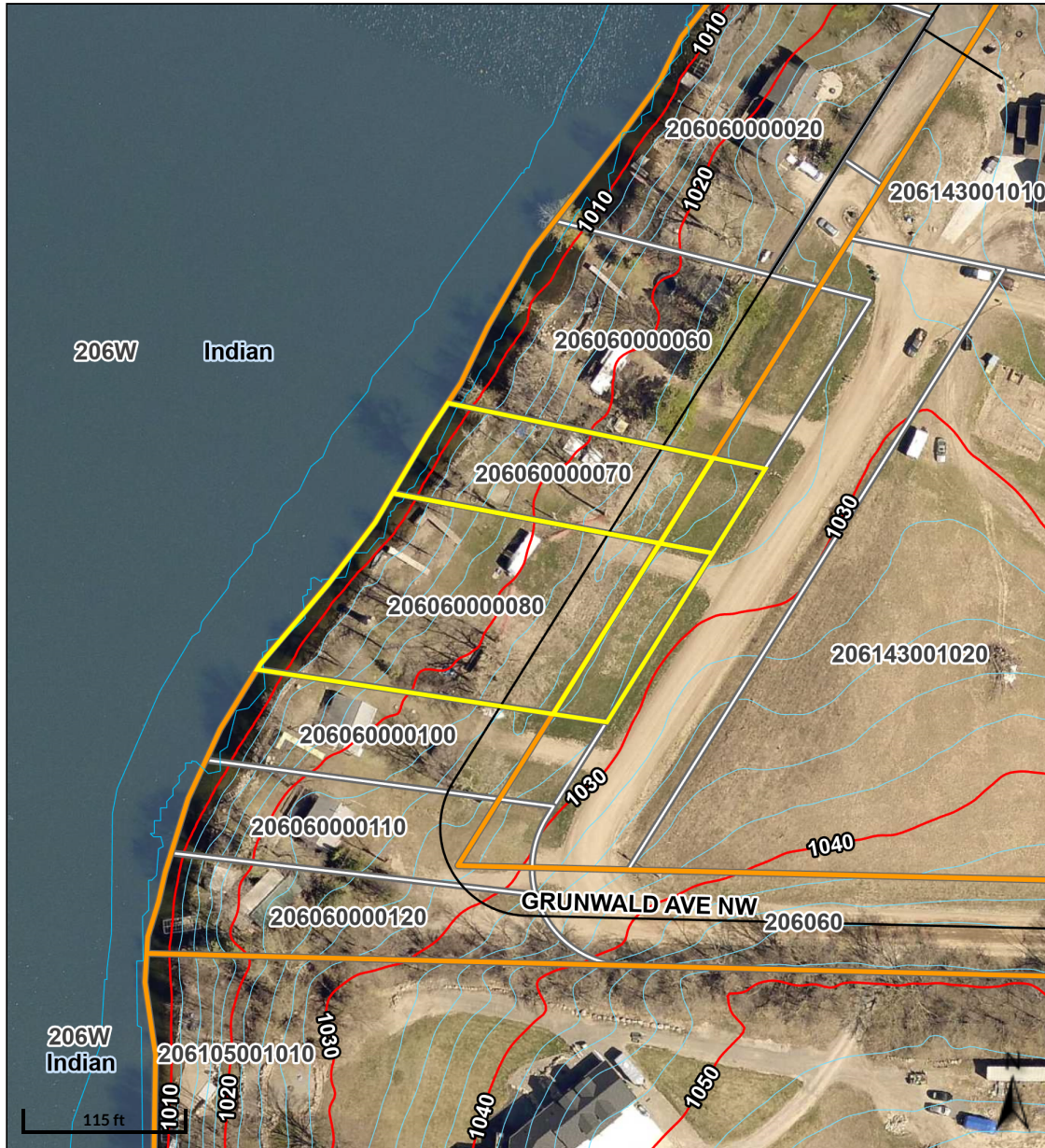
All proposed structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake OHW level) and each other

Location on the parcel of existing and proposed sewage treatment systems (ISTS), if present, and wells and their distance from property lines, structures and each other. If served by public sewer, note this.

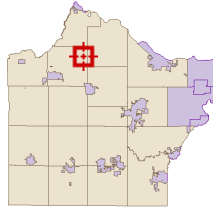
Existing and/or proposed square footage of any driveway (gravel and paved), access roads, parking, sidewalks, or other impervious (hard) surfaces that sheds rainwater.

Proposed landscaping and screening plans showing location and type of grasses, shrubs, trees or landscaping material to be used. Note the amount of material to be moved as part of the project (brought in, removed or moved around) in cubic yards.

Proposed grading plan, showing any areas to be graded or otherwise disturbed so that bare soil is exposed. Note the dimensions and overall size of the area to be disturbed (if greater than one



Overview



Date created: 3/21/2024
Last Data Uploaded: 3/21/2024 3:46:43 PM

Developed by  **Schneider**
GEOSPATIAL



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HOUSE #2404

2011 Schult manufactured home

3BD, 2BA approx. 1,428 sq. ft

10'x14' porch included

Main floor laundry

Vinyl siding, aluminum soffit and fascia

Stone skirting can be reused (buyer move)

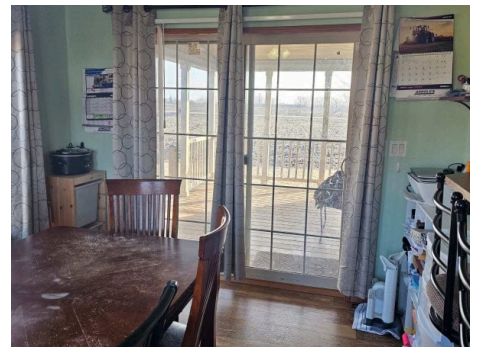
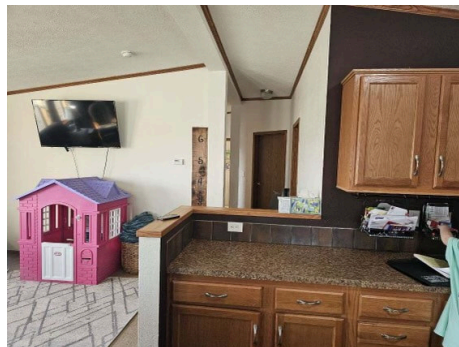
Good shingles

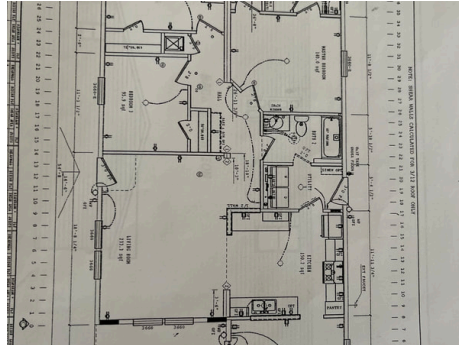
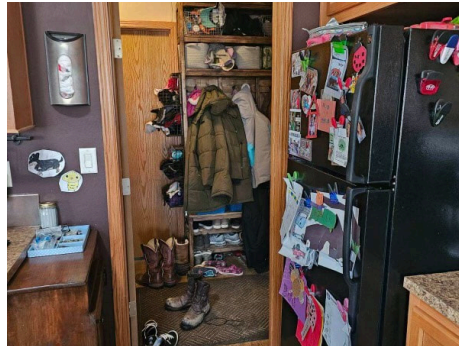
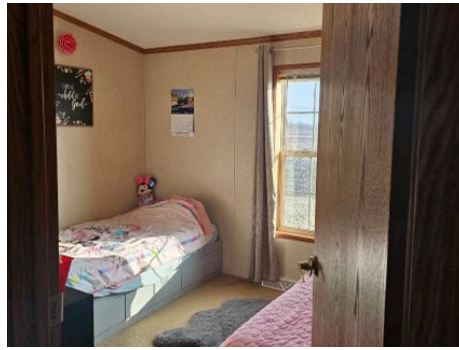
Forced air furnace and A/C

*Appliances, furniture, and window treatments NOT included

**Also note that the floorplan below does not include the master bath that IS in this house

\$83,000 plus \$50 per mile from Litchfield





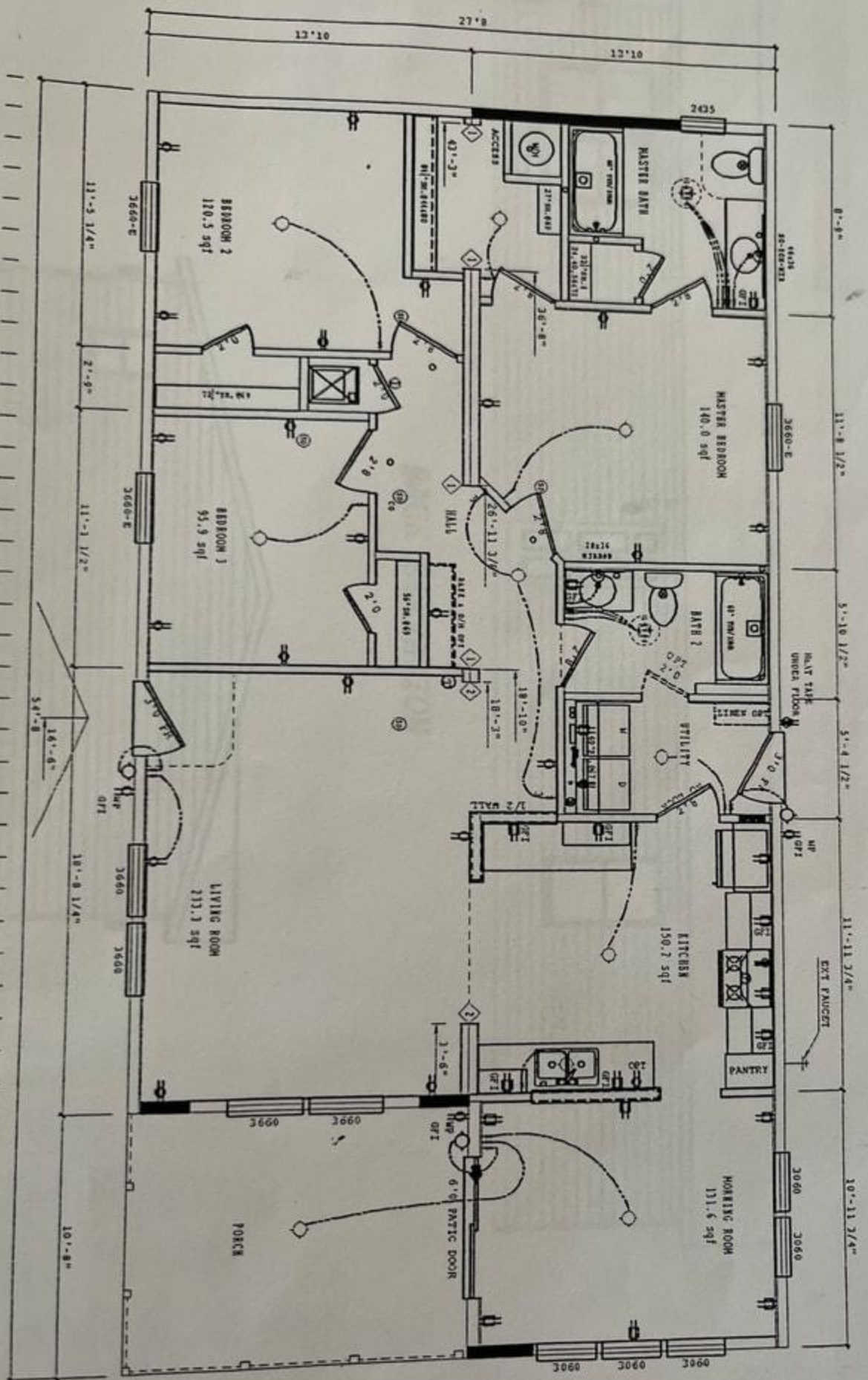
320.243.8295 office
19079 263rd Ave. Paynesville, MN
office@andersonbuildingmovers.com email





NOTE: SHEAR WALLS CALCULATED FOR 3/12 ROOF ONLY

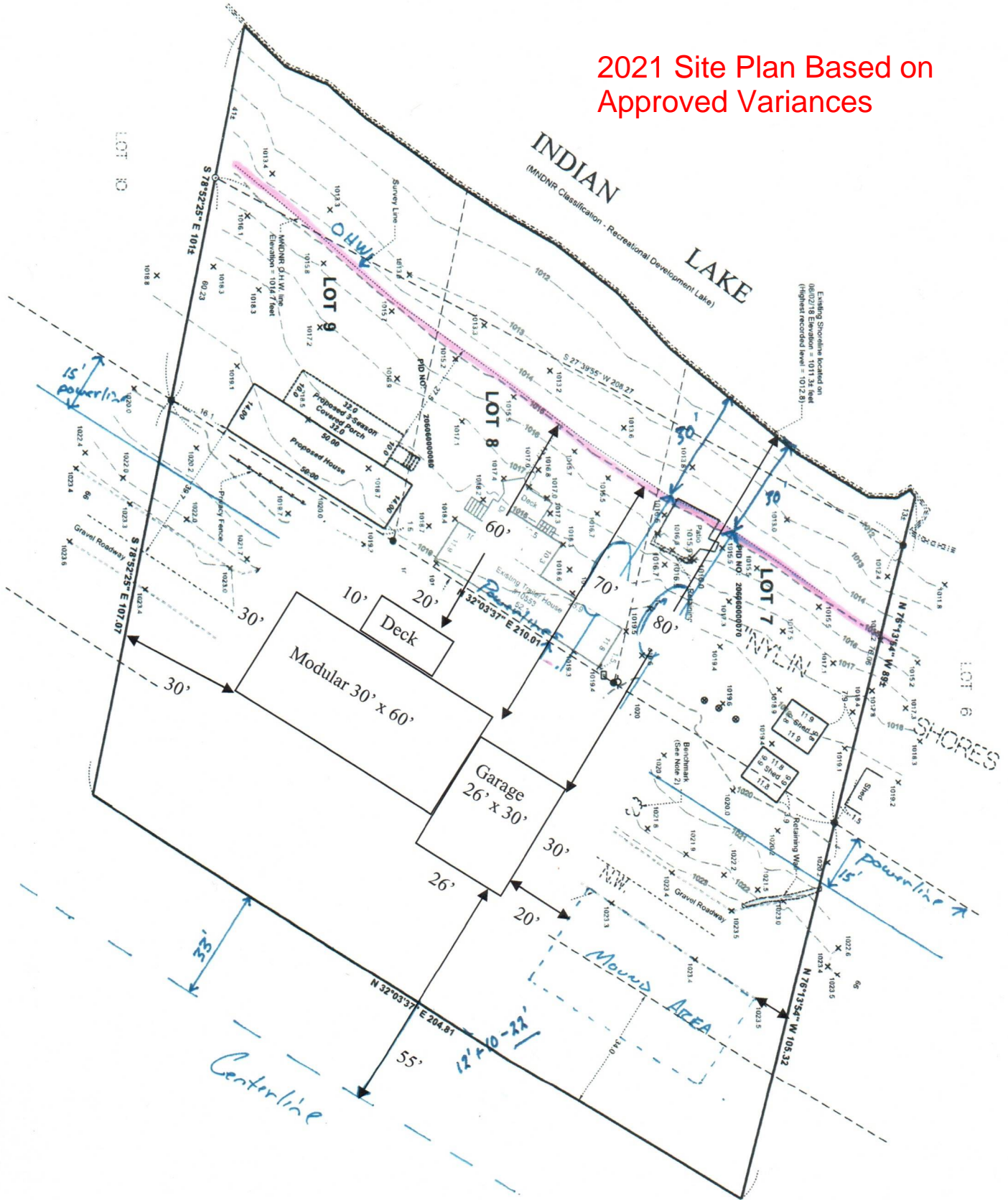
41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
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Site Plan

2021 Site Plan Based on Approved Variances



Impermeable Surface

Total Surface - 46,512

- Home - 1,800
 - Deck - 200
 - Garage - 780
 - Driveway - 780 (approx)
 - shed 1 - 107
 - shed 2 - 118
- 5,785 = 890

STATE OF MINNESOTA
COUNTY OF WRIGHT

CORINNA TOWNSHIP
VARIANCE PROCEEDINGS

ORDER RELATING TO AN APPLICATION FOR A VARIANCE

REQUEST: Requests related to the construction of a new dwelling, attached garage and deck. Approvals required include variances to construct a 30' x 60' single-story dwelling with full basement, attached 10' x 20' open deck and attached 26' x 30' garage approximately 60 feet from Indian Lake (min. 75 ft required) and 45 feet from the centerline of a township road (min. 65 ft required). Lowest floor of dwelling to be 3 feet above the ordinary high water elevation of Indian Lake (min. 4 ft above required).

ZONED: R1 - Urban/Rural Transition / S2 - Residential-Recreational Shorelands

OWNER: Larry Olson & Lanette Olson

APPLICANT: Excelsior Homes West, Inc.

LOCATION: Property address: 10553 GRUNWALD AVE NW
Sec-Twp-Range: 12-121-27
Parcel number(s): 206060000070 and 206060000080

The Corinna Township Board of Adjustment heard the above request for a Variance relating to the Corinna Township Land Use Ordinance, for the property described in Attachment A, on February 9, 2021.

IT IS ORDERED that the Variance request be acted upon as follows and upon the following findings of fact:

Variance(s) denied:

Variances to construct an attached 26' x 30' garage approximately 45 feet from the centerline of a

township road (min. 65 ft required) and 12 feet from a right-of-way (min. 20 ft required) and to construct the lowest floor of a dwelling to be 3 feet above the ordinary high water elevation of Indian Lake (min. 4 ft above required).

Variance(s) approved:

Variances to construct a 30' x 60' single-story dwelling with full basement approximately 70 feet from Indian Lake (min. 100 ft required), an attached 26' x 30' garage approximately 55 feet from the centerline of a township road (min. 65 ft required) and approximately 80 feet from Indian Lake (min. 100 ft required) and an attached 10' x 20' open deck approximately 60 feet from Indian Lake (min. 100 ft required).

Conditions of approval:

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, wetlands, road right-of-way or onto adjoining properties. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, 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.

Findings of Fact:

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?**

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 bluffs 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 location of the home, attached deck and attached garage, as approved, represents a reasonable balance between meeting the required lake and road setbacks, while also ensuring that the structures stay out of the power line easement running through the property.

Road setback: The spirit and intent of the ordinance (road setback) for buildings is to help ensure adequate space for road maintenance activities (i.e. snowplowing, road grading, ditch spraying, etc...), to prevent damage to property and promote public safety should a vehicle drive off the road and to allow adequate space for parking of vehicles on driveways without endangering public safety.

The approved location of the attached garage represents a reasonable balance between meeting the required lake and road setbacks, while also ensuring that the structures stay out of the power

line easement running through the property.

The originally proposed garage location is denied because the garage can reasonably be designed to be located to the side of the home rather than only to the road side, so as to maximize the reduce the variance needed from the road setback while maintaining a reasonable setback to the lake.

Lowest floor elevation: The spirit and intent of the Township's ordinance requiring the lowest floor be 4 ft above the ordinary high water level is intended to protect structures from flooding in very high water events that may occur.

The applicant has the ability to meet the 4 ft above OHWL requirement and as such the requested variance is denied.

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

The proposed use (residential) would represent an anticipated use within the shoreland zoning district and as such is not inconsistent with the Comprehensive Plan.

3. Is the proposed use of the property reasonable?

The desire to have a larger house and a garage and a lakeside deck is reasonable in that the existing dwelling is very small and there is no garage on the property.

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

The need for the variances is due largely to the size of the lot and the unique nature of the ordinary high water level of Indian Lake - both issues over which the applicants have no control. The size of the lot was recently improved by the relocation of Grunwald Ave further from the lake.

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

Findings Supporting Approval

The character of the area would remain residential in character and as such the essential character of the area would remain as it is.

Findings Supporting Denial

Due to the recent relocation of Grunwald Ave, the action on this variance request will likely set precedent as other lot owners in the immediate area redevelop their properties to take advantage of the new larger lot size. Every effort should be made to maximize the lake setback while maintaining a safe road setback at the same time.

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

The need for the variance is due to non-economic factors mentioned above.

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

The approved location of the home, deck and garage represents a reasonable balance between meeting the required lake and road setbacks, while also ensuring that the structures stay out of the power line easement running through the property.

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

The development of the lot will stay below the 25% maximum impervious coverage allowed and with proper stormwater best management practices, no significant impact should occur to the environment.

STATE OF MINNESOTA)
)ss

TOWNSHIP OF CORINNA

COUNTY OF WRIGHT)

I, Jean Just, Deputy Clerk for the Town Board of Corinna Township, with and in for said Township, do hereby certify that I have compared the foregoing copy and Order regarding the proposed Variance with the original record thereof preserved in the Township Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF I have hereunto subscribed my hand at Annandale, Minnesota, in the County of Wright on the _____ day of _____, 20____.

Jean Just
Deputy Clerk
Corinna Township

This instrument was drafted by:
Ben Oleson, Hometown Planning
Corinna Township Zoning Administrator
324 Broadway Street, Suite 101
Alexandria, Minnesota 56308

Return to:
Corinna Township, 9801 Ireland Ave NW, Annandale MN 55302
Wright County Planning & Zoning



April 03, 2024



April 03, 2024



April 03, 2024



April 03, 2024