

CORINNA TOWNSHIP
MINUTES
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
January 10, 2017
7:00 PM

Taylor called meeting to order at 7:00pm on January 10, 2017

Board of Adjustment/Planning Commission Members Present: Larry Smith, Barry Schultz, Charlotte Quiggle, Al Guck, Trish Taylor (Chair), Dick Naaktgeboren, Bill Arndt, Ben Oleson (Zoning Administrator)

Others in Attendance: Kelly & Steve Bruggeman, Kevin Kolstad, John Lindstrom.

Additions or Deletions to the Agenda: Smith made a motion to approve agenda as presented. Quiggle seconded the motion. Motion carried unanimously.

Public Hearings

Lot line adjustment to provide approx. 53 ft of additional road frontage to Conroy parcels and approx. 10 ft of additional lakeshore to Lindstrom parcel.

Applicant: Michael & Sandra Conroy/John and Sheila Lindstrom

Property address: 11000 118th Street NW/11851 Kramer Ave NW, Annandale
Sec/Twp/Range: 5 and 6-121-27

Parcel number(s): 206014000390, 206014000400, 206000052203, 206000061104

Present: John Lindstrom

Lindstrom: Neighbors approached us regarding trading a strip of land near the lake for a strip of land on the back side for additional road frontage.

Oleson: With these kinds of adjustments normally were looking to see if it is going to create any additional non-conformities. In this case the closest building is not going to be affected, on the other side the building is 9.5 ft and will not be getting any worse. It is already non-conformation, however, it will not be making it any worse than it already is. The lakeshore side they are both currently non-conforming, so again not making it any worse. It creating clear access to the Conroy lot.

Taylor: Will it be straightening out the lot line?

Oleson: It will be helping with that a little bit. The road that accesses these lots is a private road not maintained by the township. Currently the Conroy's are crossing the Lindstrom property to get access to their lot.

Audience: None

Oleson: We did have one written comment regarding an easement for multiple property owners in the area. I did look into that it a little bit and it seems that there are some deeds that imply that, however, it is not something the township would be involved in. It is not a public easement if there is one and this lot line adjustment would not affect it if there is one.

Naaktgeboren: Is this a clean swap?

Lindstrom: Yes

Naaktgeboren: Does anyone know the sq footage that is being traded or does it matter?

Oleson: The message that I got from Title Company is that it is pretty similar, however, Lindstrom will end up with a little less.

Naaktgeboren: I do not have a problem with it.

Guck: No issues

Quiggle: If there is an easement it is up in the air and this swapped area will not affect it. My other question is the neighbor mentioned something regarding land alteration and drainage problems just make sure if any land alteration is being done that you get a permit.

Smith: I am fine just need Survey done.

Taylor: I am fine with it

Arendt: I am good.

Quiggle made a motion to approve the Lot line adjustment to provide approx. 53 ft of additional road frontage to Conroy parcels and approx. 10 ft of additional lakeshore to Lindstrom parcel with the following condition:

1. Copy of survey to be provided to the Township.

Smith seconded the motion. Motion carried unanimously.

Rezone portion of shoreland area from AG General Agriculture to R-1 Urban/Rural Transition and remainder of property to R-2 Suburban Residential.

Applicant: Steve Bruggeman

Property address: 6772 Inman Ave, Annandale

Sec/Twp/Range: 34-121-27

Parcel number(s): 206000341201 and 206024000010

Present: Steve & Kelly Bruggeman

Bruggeman: We purchased a cabin with 6.3 acres on the SW corner of Cedar Lake. Two of the lots are lot & block & the rest is meets & bounds. We would like to straighten that out and clean it up. Draw a line straight south to create approx. 4.3 acre parcel & approx. 2 acres with 300 ft of lakeshore.

Oleson: In terms of the land use plan, both ours and the County's allow for R1 & R2. They are asking for the lake lot to be R1 and the back lot to be R2. The only note would be that we received a letter from Soil and Water to make sure if doing any alterations or building that you are contact with them prior to doing the work.

Taylor: My understanding is they are pretty wooded and not used for agriculture now.

Oleson: Correct, you would have to clear a lot of trees in order farm the land.

Guck: I do not have a problem with it since it is in the future land use plan.

Audience: Kevin Kolstad: I am just curious is the portion you are turning into R2, can you sell that to become residential?

Oleson: Yes the rezoning would allow for them build on the back lot and the lake lot would either keep the cabin it currently has tear down and rebuild. Right now a portion is zoned AG and the one building entitlement is used up with the building that is there.

Quiggle: I am fine with rezoning the lake to R1 makes since to me. I would request the CWRD regarding the wetland delineation and would rather see that before rather than later.

Smith: I do not have a problem with it.

Arendt: I am ok with it, however, share the concerns regarding the wetland delineation.

Naaktgeboren: I thought there was delineation done already or a contour map?

Oleson: There is the contour map from County Site, not delineation. My understanding from Soil & Water the main concern is when there is development it would be delineated at that time.

Quiggle: I feel it should happen now so that it is not missed at a later date.

Oleson: The land owner would have to hire a private person to do the wet land delineation.

Taylor: I do not have an issue, however, I agree with the wet land delineation it needs to be conveyed.

Naaktgeboren make a motion to recommend to approve the rezoning of shoreland area from AG General Agriculture to R-1 Urban/Rural Transition and remainder of property to R-2 Suburban Residential with the following conditions:

1. Wet land delineation take place prior to development.

Guck seconded the motion. **Oleson:** Just want to clarify that we are going to require wetland delineation prior to any land alteration or building on the lot. **Naaktgeboren:** Correct.

Motion carried unanimously.

Smith made a motion to approve the December 13, 2016 meeting minutes. Quiggle seconded the motion. Motion passed unanimously.

Zoning Administrator's Report

Permits - No discussion

Correspondence - No discussion

Enforcement Actions - No discussion

Findings of Fact - Previous PC/BOA Decisions

Guck made a motion to approve the November findings of fact. Smith seconded the motion. Motion carried unanimously.

Other Business

Discuss revision to Township policy regarding expansions and variances

Oleson presented the difference between the Counties language vs the Townships language regarding the expansion policy. Board discussed differences and reviewed how they would like to have the Townships policy written. Oleson will make the changes and present them to the board for review at the next meeting.

Discussion - Erosion protection requirements and enforcement

Review of previously granted variance requests (if time allows)

Smith made a motion to adjourn. Quiggle seconded the motion. Motion approved unanimously at 8:25pm

Prepared by Jean Just