CORINNA TOWNSHIP

BOARD OF ADJUSTMENT / PLANNING COMMISSION

MEETING PACKET FOR
June 14, 2016

Hometown | Planning

CORINNA TOWNSHIP
AGENDA
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
June 14, 2016

7:00 PM

1. Call to Order

2. Roll Call

3. Additions or Deletions to the Agenda

4. Public Hearings
    a. Variance to replace an existing dwelling with a new dwelling on a lot not suitable for a Type I sewer system.
        i. Applicant: William and Shelly Lofgren
        ii. Property address: 11887 KRAMER AVE NW, Annandale
        iii. Sec/Twp/Range: 05-121-027
        iv. Parcel number(s): 206014000370
    b. Grading and fill for extending 2 retaining walls from adjacent property onto this property - approx. 150-200 cu yds of fill behind retaining walls.
        i. Applicant: Ken Kotzer
        ii. Property address: 7987 IMHOFF AVE NW, Maple Lake
        iii. Sec/Twp/Range: 27-121-027
        iv. Parcel number(s): 206000271102
    c. Variance to add a second story addition approximately 7-8 feet from a side property line (min. required 15 feet). Existing building coverage is 20.3% (max. 15% allowed). Existing impervious coverage is 38% (max. 25% allowed).
        i. Applicant: Gary and Kathleen Miron
        ii. Property address: 7950 IRVINE AVE NW, Annandale
        iii. Sec/Twp/Range: 27-121-027
        iv. Parcel number(s): 206075000080
    d. Construct a 14' x 16' open deck on lakeside of home with 4' x 16' and 4' x 23' walkways on either side. Deck to be approx. 86 feet from Mink Lake (min. 100 feet required).
        i. Applicant: Daniel and Christine Saurer
        ii. Property address: 8175 GREER AVE NW, Maple Lake
        iii. Sec/Twp/Range: 24-121-027
        iv. Parcel number(s): 206020002030
    e. Ordinance amendment to add a $50 fee for certain permits not requiring building code compliance.
        i. Applicant: Corinna Township

5. Approve Previous Meeting Minutes
    a. May 10, 2016

b. May 18, 2016 (special meeting)

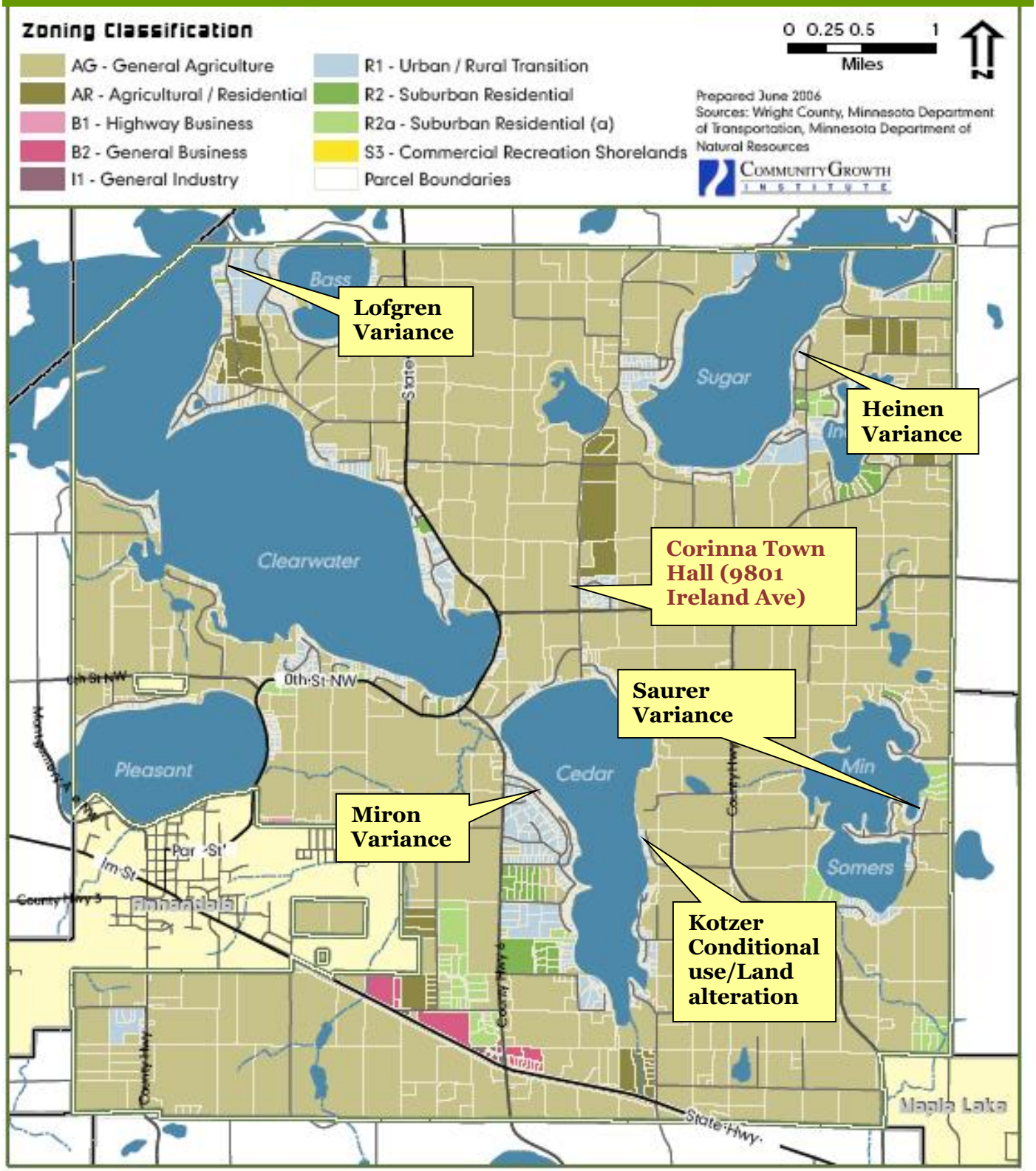
6. Zoning Administrator's Report
    a. Permits
    b. Correspondence
    c. Enforcement Actions
    d. Findings of Fact – Previous PC/BOA Decisions

7. Other Business
    a. Continued Discussion – Planning Commission Training (if time allows)
    b. Discussion - Erosion protection requirements and enforcement (if time allows)

8. Adjournment

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

Corinna Township
Location Map for June 14, 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: Variance to replace an existing dwelling with a new dwelling on a lot not suitable for a Type I sewer system.

Applicant: William and Shelly Lofgren

Agenda Item: 4(a)

Background Information:

- **Proposal:** The applicants are proposing to replace an existing 1,193 sq ft single story two-bedroom home with a new 1,344 sq ft 1.5 story four-bedroom home. The home itself would be shifted back in the lot so as to meet all setback requirements (the current home is slightly within the lake setback and is about 11.6 feet or closer to the side lot line (min. 15 ft required). The reason for the variance is that MN State Statutes 394.36, Subd 5 requires that a nonconforming lot of record not be allowed as a building site without variances from lot size requirements unless it can, among other requirements, have a Type I sewage treatment system installed on the lot. Due to this being a situation where an existing house is being torn down and replaced with a larger home (in terms of footprint, height and number of bedrooms) it is essentially new construction on a nonconforming lot of record and therefore subject to the Statute based on Staff's current understanding and past practice.

  According to the applicant's sewer designer, this lot cannot have a Type I sewer installed due primarily to the soil conditions on the property and the limitations on location for a new septic drainfield due to to the well setback requirements from the shallow wells on the neighboring properties.

  The current home on the property is served with a non-Type I sewer system and is a two bedroom home.

- **Location:**
  - Property address: 11887 KRAMER AVE NW
  - Sec/Twp/Range: 05-121-27
  - Parcel number(s): 206014000370

- **Zoning:** R1 - Urban/Rural Transition/S2 - Residential-Recreational Shorelands, Clearwater Lake 86-252 (General Development lake)

- **Lot size:** Approx. 13,885 sq ft (0.32 acres) according to provided survey – as measured from the ordinary high water level (OHWL) of the lake to the edge of the easement road.

  Existing Impervious Coverage (lakeside of road):

  - Buildings: About 1,995 sq ft (14.4%)
  - Total: About 4,042 sq ft (29.1%)

  Proposed Impervious Coverage (lakeside of road):

  - Buildings: About 2,064 sq ft (14.9%)

- Total: About 3,407 sq ft (24.5%)

Existing Impervious Coverage (east of road):

- Buildings: 0 sq ft (0%)
- Total: 0 sq ft (0%)

Proposed Impervious Coverage (east of road):

- Buildings: About 660 sq ft (12.1%)
- Total: About 1,015 sq ft (18.6%)
-

- **Septic System Status:** The property is served by an existing septic system (including a drainfield) that was installed in 1998 as a non-Type I sewer system.
- **Natural Features:**
  - Floodplain: A portion of the (lakeside) lot appears to be within the 1% chance ("100 year") floodplain. Staff is confirming that the septic will meet the required elevations in floodplain areas.
  - Bluff/Steep Slopes: The lot does not contain a bluff or steep slopes. It is relatively flat.
  - Wetlands: There appears to be a small area of wetland on the "back" lot.
- **Permit History:**
  - 1955 – apparent date the existing home, patio and detached garage were constructed on the lot (from Assessor's records)
  - 1969 – 10′ x 18′ dwelling addition
  - 1986 – 14′ x 20′ detached garage
  - 1998 – Type III/Other sewer system
  - 2002 – Septic compliance inspection
  - 2011 – Reroof permit
  - 2016 – Septic compliance inspection

Applicable Statutes/Ordinances:

Minnesota Statutes

462.357 (2015) 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.

394.36 (2015) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 5.Existing nonconforming lots in shoreland areas.

(a) This subdivision applies to shoreland lots of record in the office of the county recorder on the date of adoption of local shoreland controls that do not meet the requirements for lot size or lot width. A county shall regulate the use of nonconforming lots of record and the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in shoreland areas according to this subdivision.

(b) A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:

(1) all structure and septic system setback distance requirements can be met;

(2) a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and

(3) the impervious surface coverage does not exceed 25 percent of the lot.

(f) In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.

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.

404. LOTS OF RECORD

Lots of record in the office of the County Recorder prior to the effective date of this Ordinance may be allowed as residential building sites provided:

(2) They have at least 20,000 square feet of area.

Lots smaller than 20,000 square feet may be used as dwelling sites if the owner can prove that adequate sanitary facilities can be provided. Said sanitary facilities must be located on the same lot of record as the dwelling, or on adjacent land which is legally available to the owner. Extraordinary alteration of the lot through land filling or excavation shall not constitute proof of an adequate site for sanitary facilities.

The Board of Adjustment shall decide if lots smaller than 20,000 square feet may be used for dwelling sites in accord with Section 502.2. The expansion of the floor area of nonconforming residential uses on lots smaller than 20,000 square feet shall also be reviewed by the Board of Adjustment. Such expansion may be denied or limited by the Board when there is limited space for sewage treatment and/or no alternative sewage treatment site on the lot. The Board of Adjustment may note in its review that a nonconforming residential use should be used for seasonal use only, if adequate sanitary facilities for year-round occupancy cannot be provided. Holding tanks need not be considered as adequate sanitary facilities for year-round use. In no case shall the expansion of a nonconforming residential use exceed 50% of the assessed value of the original structure if a holding tank is the only available method for sewage treatment.

In determining if adequate sanitary facilities can be provided, the Board of Adjustment shall require that all standards in Section 716. Sewage Treatment and Disposal Standards be shown to be met. Due to the small lot size, and in areas where community water and sewer systems are not planned to be installed, the Board of Adjustment may require that proposals include a second location for a sewage treatment system. Proposals which can provide for only one site, and require a mound system or other alternative sewage treatment system shall not be considered as adequate sanitary facilities on lots which are predominantly low (less than 6 feet) in elevation above the Ordinary High Water Mark or water table. The total square footage of any proposed residence shall be limited by the Board on any lot where there is no alternative sewage treatment site available.

605. URBAN/RURAL TRANSITIONAL R-1

605.5 Performance Standards

(2) Front Yard Regulations:

(a) Required Setback Distance

Required Setback Distance From Road Centerline	Required Setback Distance From Road Centerline for Livestock Buildings	Road Class

65	100	Local Street (Twp. Rd.)

(c) Within existing developed areas, the above front yard setback requirements may be adjusted to coincide with average setback occurring on either side of the proposed building within three hundred (300) feet except that no building shall be located less than twenty (20) feet from the right-of-way line. The calculation of the average setback shall not count lots without a permanent building on the lot. All measurements shall be to the building location even where such buildings exceed the required setback.

716. SEWAGE AND WASTEWATER TREATMENT AND DISPOSAL STANDARDS

716.3 Site Evaluation and Design Requirements

Table 3
Minimum Setback Distances (Feet)

	Sewage or Holding Tank	Soil Treatment or Absorption Area	Building Sewer or Supply Pipes
Water Supply Wells* (50 feet of continuous casing or encountering 10 feet of impervious material)	50	50	50**
Water Supply Wells* (less than 50 feet of continuous casing)	50	100	50**
Buried water suction pipe*	50	50	50**
Buried pipe distributing water under pressure*	10	10	10
Buildings***	10	20	-
Property Lines****	10	10	-
Subsurface drainage systems such as field tile lines	50	50	-
Surface drainage systems such as open ditches	30	30	-
The ordinary high water mark of the following types of lakes:			
Natural Environmental Lakes and Transitional River Segments (North Fork of the Crow)	150	150	-
Recreational Development Lakes, Mississippi River, Agricultural Rivers and Tributaries as defined in Section 612.4	75	75	-
General Development Lakes	50	50	-
All public water wetlands as defined by Minnesota Statutes, Section 103G.005, Subd. 15a or successor statute	50	50	-

* Setbacks from buried water pipes and water supply well as governed by Minnesota Rules, Chapters 4715 and 4725, respectively.

** The setback can be reduced from 50 to 20 feet if the building sewer or supply pipe is air tested by holding 5 pounds of air pressure for 15 minutes.

*** For structures other than buildings these setbacks may be reduced if necessary due to site conditions, but in no case shall any part of the individual sewage treatment system be located under or within the structure. For this provision to be employed there shall not be interior space below the structure. For the new construction of a structure without interior space below the structure no part of the absorption area shall encroach closer than 10 feet.

**** The setback from the treatment area to the platted road may be reduced with written approval from the road authority. The Board of Adjustment shall review variance requests, including those from common property lines, per 502 Appeals and Board of Adjustment in the Wright County Zoning Ordinance.

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: The spirit and intent of the state statute in requiting nonconforming lots to be served with a Type I sewer system is to ensure adequate treatment of sewage before it enters into ground or surface waters.

   In this case, the property was already being served with a non-Type I sewer system and already had a home on it. The main issue here would be whether

the addition of two more bedrooms to the property and the associated sewage is reasonable given the limitations of the lot. With proper management of the proposed sewage treatment system, it should adequately protect water resources. However, the potential for pollution is greater with the additional sewage flow that is likely to come from a 4-bedroom home as opposed to a 2-bedroom home.

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 "Ensure that all Township properties are adequately and efficiently treating sewage, both for current residents and expected future population growth":

   - Require all on-site sewage treatment systems to strictly conform to state and county requirements for new and existing on-site sewage treatment systems. Carefully consider new rules to these requirements which provides for Large Sewage Treatment Systems (LSTS), or as they are also called Community Sewage Treatment Systems, as an innovative alternate approach to the traditional individual site system.
   - Develop an ongoing inspection and monitoring program to ensure that all individual sewage treatment systems remain compliant and functioning, continuing to meet performance standards.
     - Comment: The proposed sewer system will be of a type allowed by state and county regulations, but will not be a Type I sewer as required for development of nonconforming lots (without a variance). The Township, through its contract with Wright County, has a system in place for requiring regular inspection and monitoring, as is required for the type of system proposed for this lot.

3. **Is the proposed use of the property reasonable?**

   Needs discussion. The desire to have a slightly larger house is reasonable given that a four bedroom home would not be unusual for a shoreland property and they have provided a design for a septic system that could accommodate that number of bedrooms. In addition, the proposed home and septic would meet all required setback requirements. The question is primarily about increasing the number of bedrooms on a lot that cannot be served with a Type I sewer system.

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 natural soil conditions on the property and the presence of shallow wells on both neighboring properties, which constricts the location available for a sewer drainfield.

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

No. The proposed sewer would have no impact on the character of the locality. Increasing the size of the home and going from two to four bedrooms should not have any appreciable impact on the character of the locality.

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. The only way to avoid the need for a variance entirely would be to replace the home to the same size and number of bedrooms as previously existed.

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

   Needs discussion. The primary environmental concern with this application is what impact there would be if the sewer system failed. Due to state and local requirements, a non-Type I sewer system would have more monitoring and maintenance requirements than a Type I sewer would.

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, and because the site is already developed with a home and non-Type I sewer system, Staff recommends approval of the requested variance as presented.

NOTE: The applicant's initial plans for the house indicate a crawlspace that may or may not need special design or elevation considerations related to the floodplain. More detailed plans and consultation with the Township's building inspector will be needed as some of the regulations are more likely to be building-code related than zoning regulations.

Application # _____	Date Application Rec'd___/___/___	Fee Collected $ _____

(for office use only)

CORINNA TOWNSHIP
VARIANCE APPLICATION

Name of Applicant William & Shelly Lofgren Phone (651)452-6458

Property Address (E911#) 11887 Kramer Ave NW, Annandale, MN 55302

Mailing Address 1060 Northview Dr. *(if different than above)* Local Phone _____ *(if different than above)*

City, State, Zip Eagan, MN 55123

Applicant is:

Legal Owner ☑
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)* Shelly R Lofgren
(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) 206-014-000370

Full legal description of property involved in this request, including total acreage or square footage (required – attach separate sheet if necessary):
Sect - 05, Twp - 121, Range - 027: N88D21' 12"W ALG N LN 2260.68FT TH S2D

50'04"W 559.57 FT TO POB TH S2D, 55'56"W75FT TH N79D20'41"W

Zoning District_____, Lake Name (if applicable) Clearwater Lake

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

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

What are you proposing for the property? State nature of request in detail: _____
Our family is requesting to tear down our current structure and rebuild with new construction. The new structure would be on the same footprint with a slight expansion and would include adding a 2nd story. This would move the structure from a 2 bedroom to a 4 bedroom dwelling with an sq footage going from roughly 1,200 to around 2,400.

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 new structure would allow us to help maintain, protect, and preserve the water quality and the shoreline of Clearwater lake. It would also, be a much more energy efficient structure that is better for the environment as a whole. In addition this structure would help increase the values of the surrounding properties in addition to upgrading the appearance of a dated cabin.

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 variance would bring our structure more in line with the goals of the townships comprehensive plan. It would allow us to share what the township and the surrounding communities have to offer on a more regular basis with our children and grandchildren. It would also allow us the opportunity to make this residence our permanent residence within the next 10 years.

3. Describe why you feel that your proposal is a reasonable use of the property.
   As our family continues to grow we are wanting to align our residence to better accommodate our growing family. We feel that our property is well suited to handle a larger structure and is due for an upgrade since the current structure was originally built in 1955.

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.
   The existing sewer system does not allow redesign from the existing footprint, so the only means of expansion for the dwelling is to add a 2nd story. In addition, the original structure was built in 1955 and is not able to support our families needs and wants.

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 feel that by adding a new structure to the area it will only increase the character of the neighborhood. It is our goal to make a structure that stays in-line with updated neighboring structures but, due to our property it does require us to add a 2nd story to the property.

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?

Building a rambler style home is not feasible with our property. The foundation and overall structure of the current dwelling does not justify us spending a large sum of money to upgrade.

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?

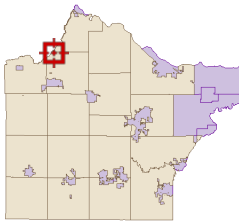
There would be no negative impacts on the environment. During the build process we will make sure we have a process in place to manage any potential run-off. This dwelling would help the environment as it would be much more energy efficient that the current structure.

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

This project is intended to replace an existing cabin that was not designed or built efficiently with a lake home that will help with the value of the surrounding area along with the value to our family. The intent is for this property to become a retirement home within the foreseeable future and a place for us to help teach our grandchildren the values that come with being a part of a rural community.

Beacon™ Wright County, MN

Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t

Parcels

Water

Date created: 5/30/2016

Developed by
The Schneider Corporation

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

That part of Government Lot 6 of Section 5, Township 121, Range 27, Wright County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 5; thence on an assumed bearing of North 88 degrees 21 minutes 12 seconds West along the north line of said Section 5, a distance of 2260.68 feet; thence South 02 degrees 50 minutes 04 seconds West, a distance of 559.57 feet to the point of beginning; thence South 02 degrees 55 minutes 56 seconds West, a distance of 75.00 feet; thence North 79 degrees 20 minutes 41 seconds West, a distance of 123.59 feet; thence North 68 degrees 08 minutes 04 seconds West to the shore of Clearwater Lake; thence northerly along said shore of Clearwater Lake to a line which bears North 76 degrees 38 minutes 56 seconds West from the point of beginning; thence thence South 76 degrees 38 minutes 56 seconds East to the point of beginning.

Subject to an easement for overhead power lines, 30.00 feet in width, the centerline of which is described as follows: Commencing at the North Quarter corner of said Section 5; thence on an assumed bearing of North 88 degrees 21 minutes 12 seconds West along the north line of said Section 5, a distance of 2260.68 feet; thence South 02 degrees 50 minutes 04 seconds West, a distance of 559.57 feet; thence North 76 degrees 38 minutes 56 seconds West, a distance of 127.84 feet to the point of beginning of the line to be described; thence South 17 degrees 13 minutes 49 seconds West, a distance of 76.29 feet to the south line of the subject property and said centerline there terminating.

NOTES:

1) This survey was performed without the benefit of a title commitment. There may or may not be other easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Document No. 910069. We are aware of an underlying plat of Bass-Clearwater Shores which involved this property but is not mentioned on the above document.

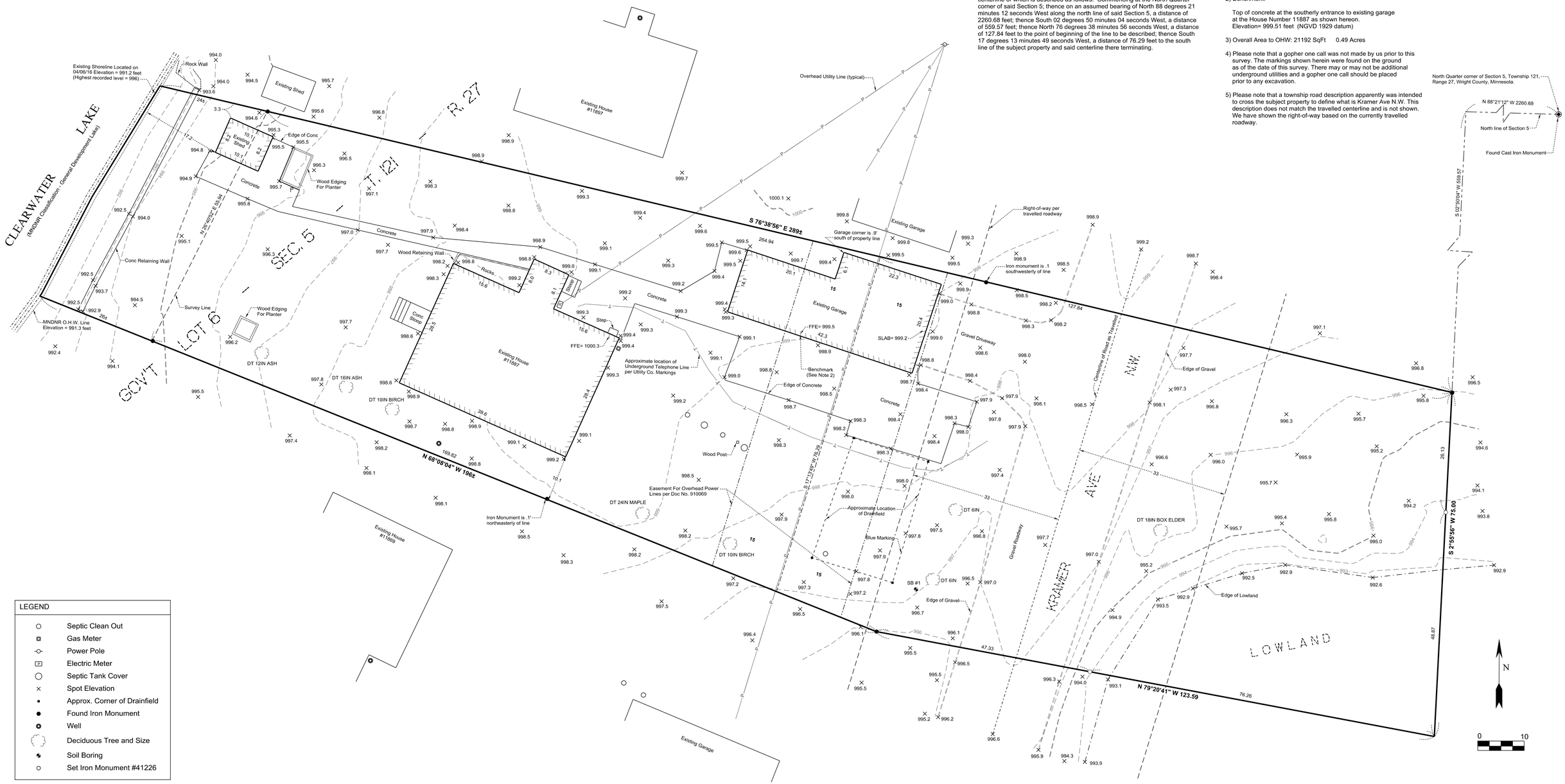
2) Benchmark:

Top of concrete at the southerly entrance to existing garage at the House Number 11887 as shown hereon.
Elevation= 999.51 feet (NGVD 1929 datum)

3) Overall Area to OHW: 21192 SqFt 0.49 Acres

4) Please note that a gopher one call was not made by us prior to this survey. The markings shown herein were found on the ground as of the date of this survey. There may or may not be additional underground utilities and a gopher one call should be placed prior to any excavation.

5) Please note that a township road description apparently was intended to cross the subject property to define what is Kramer Ave N.W. This description does not match the travelled centerline and is not shown. We have shown the right-of-way based on the currently travelled roadway.



LEGEND

- Septic Clean Out
- Gas Meter
- Power Pole
- Electric Meter
- Septic Tank Cover
- Spot Elevation
- Approx. Corner of Drainfield
- Found Iron Monument
- Well
- Deciduous Tree and Size
- Soil Boring
- Set Iron Monument #41226

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:
11887 Kramer Ave N.W.
Annandale, MN 55302
PID No. 206014000370

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: 04/06/16
Charles E. Webb, Jr.
License No. 41226

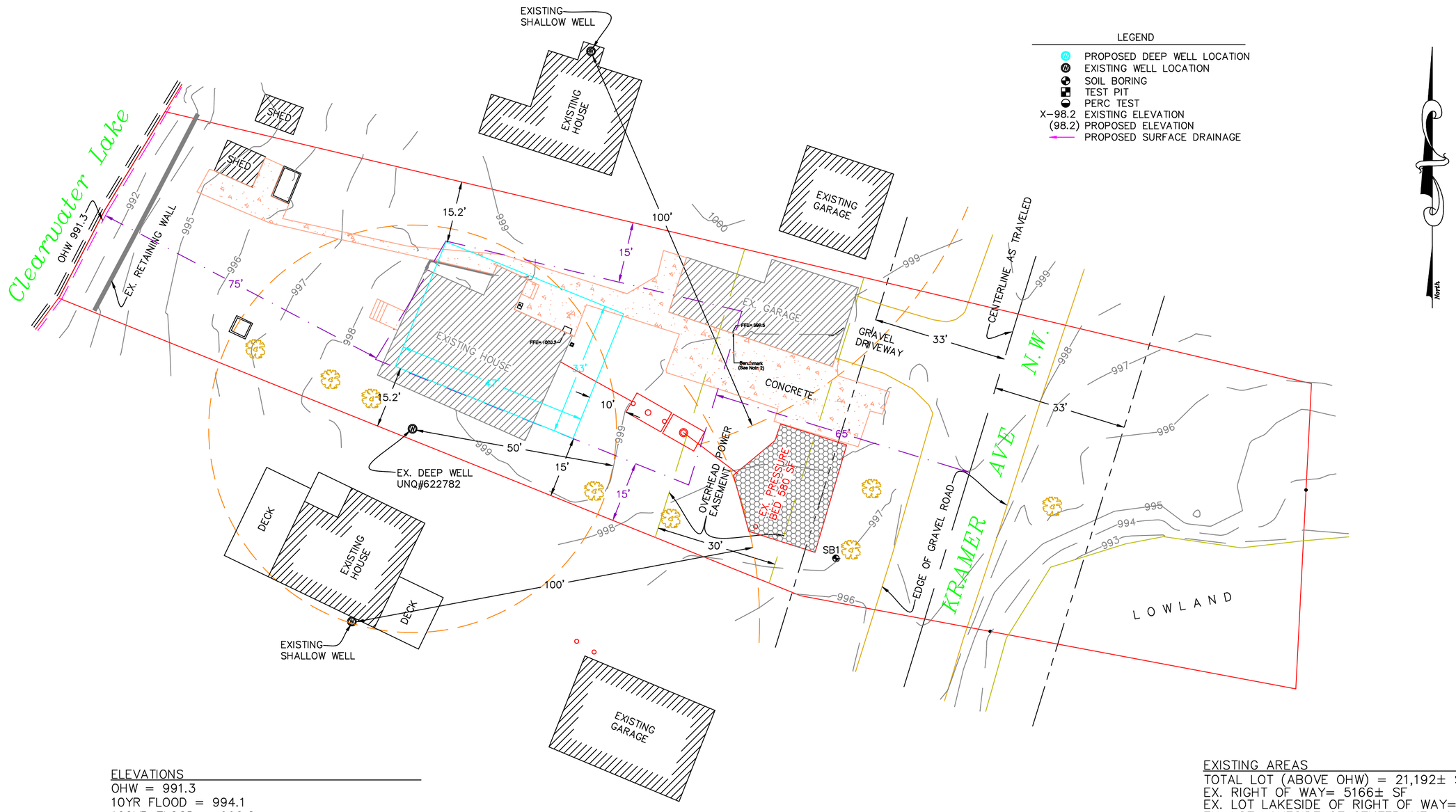
Drawn by: TTH REVISIONS Checked by: CEW Jr.

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 16025

SHEET: 1 Of 1

Traverse PC



LEGEND

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

ELEVATIONS

OHW = 991.3
10YR FLOOD = 994.1
100YR FLOOD = 996.2
REGULATORY FLOOD PROTECTION = 997.7
PROPOSED 1ST FLOOR ELEV. =
BOTTOM OF DRAINFILED MEDIA =

EXISTING AREAS

TOTAL LOT (ABOVE OHW) = 21,192± SF
EX. RIGHT OF WAY= 5166± SF
EX. LOT LAKESIDE OF RIGHT OF WAY= 12,254± SF
EX. LOT LAKESIDE OF CENTERLINE= 14,900± SF
EX. CABIN = 1193± SF
EX. GARAGE = 720± SF
EX. SHED (BY LAKE) = 82± SF
TOTAL EX. BUILDINGS = 1995± SF (13.4%)

EX. CONCRETE (WALKWAY & DRIVE) = 1574± SF
EX. GRAVEL DRIVEWAY & ROAD = 1454± SF
TOTAL EX. IMPERVIOUS SURFACE = 5039± SF (33.8%)

PROPOSED AREAS

TOTAL LOT (ABOVE OHW) = 21,192± SF
EX. LOT LAKESIDE OF CENTERLINE= 14,900± SF
PROP. HOUSE = 1551± SF
EX. GARAGE = 720± SF
TOTAL BUILDINGS = 2271± SF (15.24%) 15%=2235

PROP. PATIO = XXX± SF
EX. CONCRETE (WALKWAY & DRIVE) = 795± SF
EX. DRIVEWAY & ROAD= 1454± SF
TOTAL IMPERVIOUS SURFACE = 4536± SF (30.4%)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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
part of Gov't Lot 6, Section 5, Township 121, Range 27, Wright County, Minnesota.
pid#206–014–000370

Septic System Site Plan

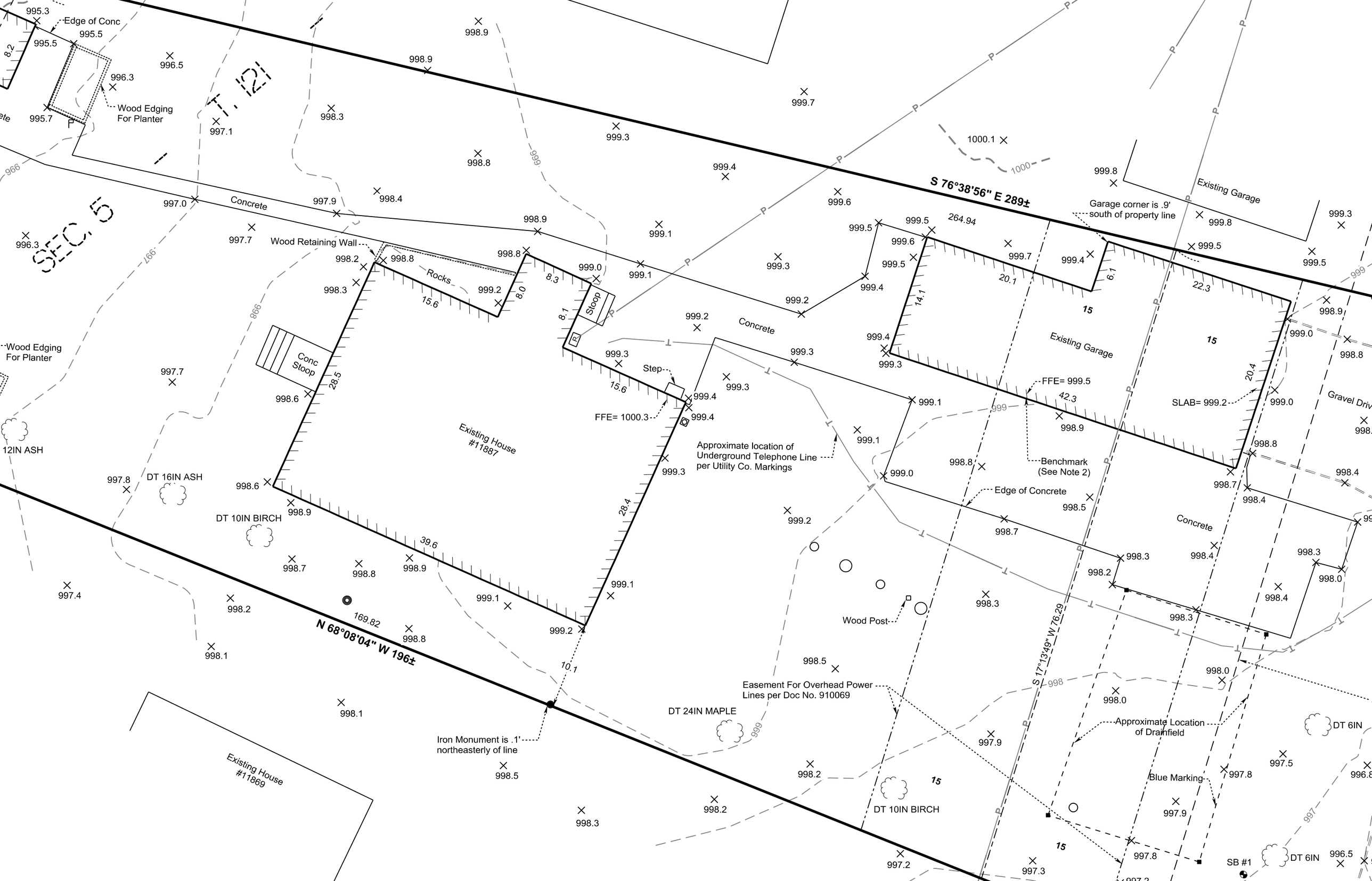
DATE	JOB NO.	SCALE
6/25/16	2016-36	1=20

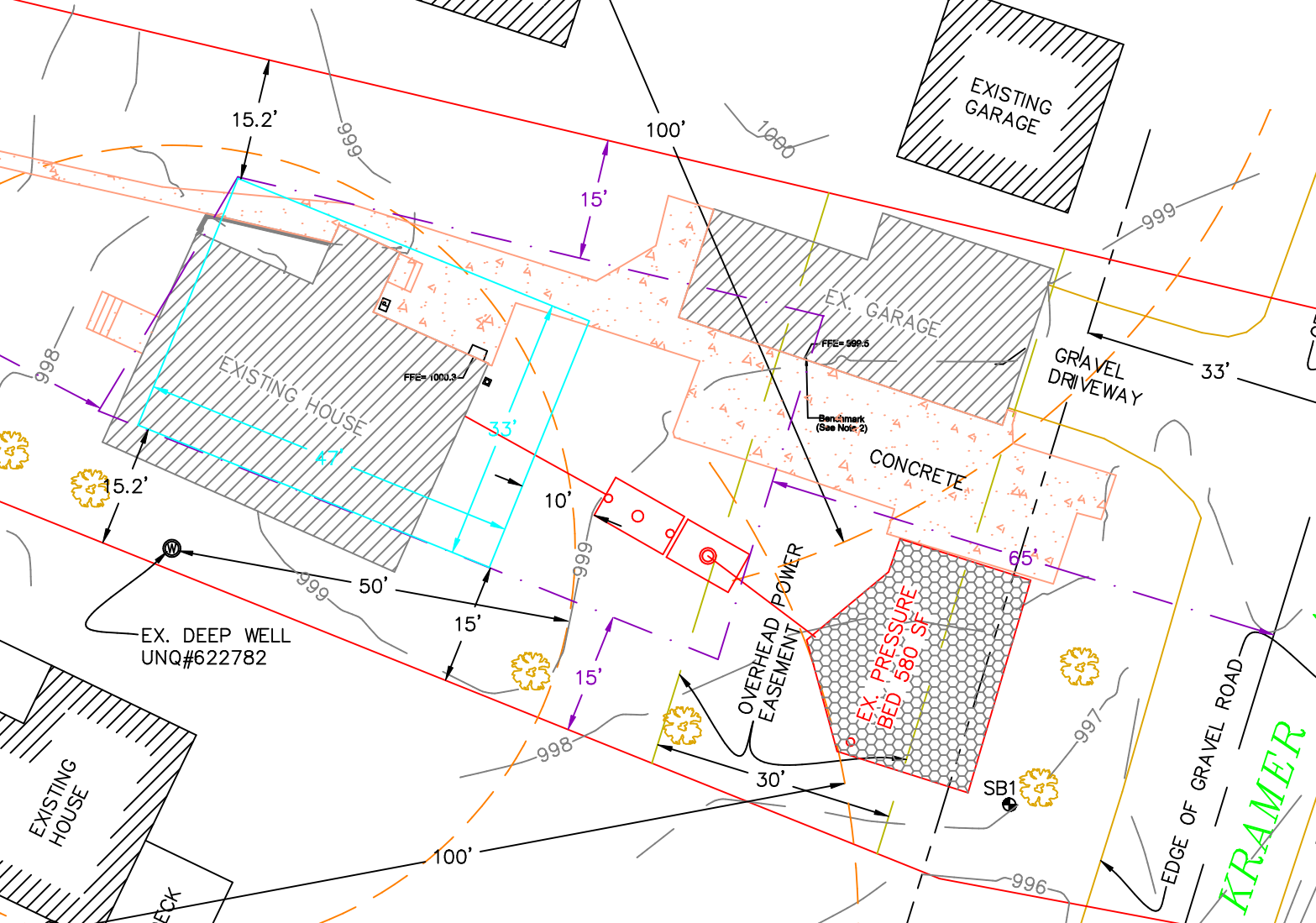
PREPARED FOR:

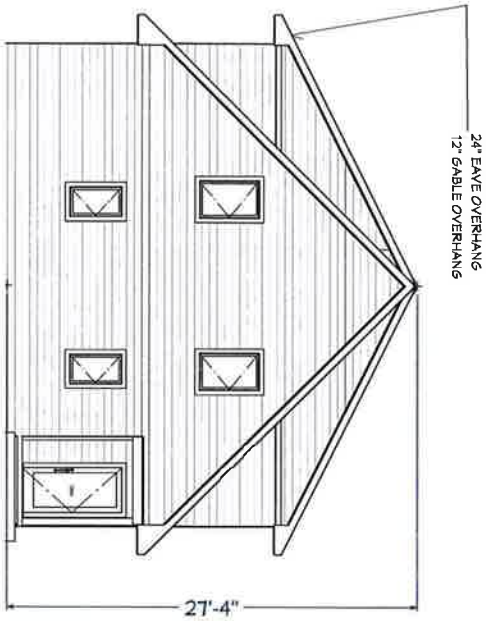
Bill and Shelly Lofgren

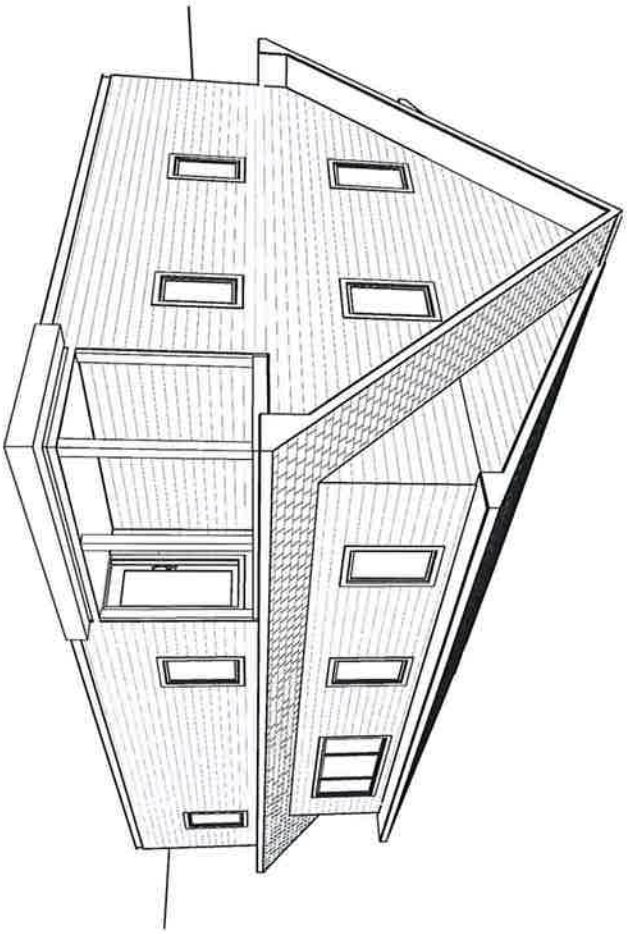
I hereby certify that this site plan was prepared by me or under my direct supervision.

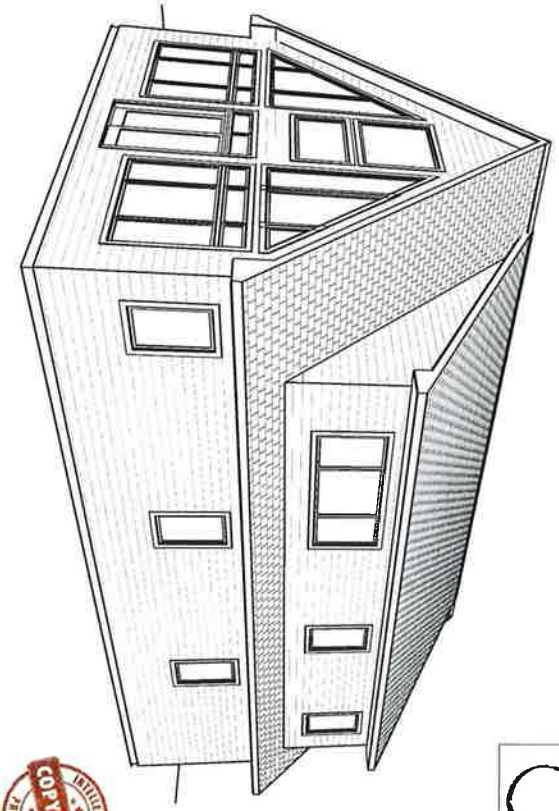
Bernie Miller Advanced Designer Lic. # 1921


S 76°38'56" E 289±
N 68°08'04" W 196±
S 17°13'49" W 76.29
264.94
169.82
Edge of Conc
Wood Edging For Planter
Concrete
Wood Retaining Wall
Rocks
Stoop
Conc Stoop
Step
FFE= 1000.3
Existing House #11887
Approximate location of Underground Telephone Line per Utility Co. Markings
Garage corner is .9' south of property line
Existing Garage
FFE= 999.5
SLAB= 999.2
Benchmark (See Note 2)
Edge of Concrete
Gravel Driv
12IN ASH
DT 16IN ASH
DT 10IN BIRCH
Wood Post
Easement For Overhead Power Lines per Doc No. 910069
DT 24IN MAPLE
Iron Monument is .1' northeasterly of line
Existing House #11869
Approximate Location of Drainfield
Blue Marking
DT 6IN
SB #1
SEC 5
T. 21
15


EXISTING GARAGE
15.2'
999
100'
1000
15'
999
EX. GARAGE
FFE= 999.5
Benchmark
(See Note 2)
GRAVEL DRIVEWAY
33'
998
EXISTING HOUSE
FFE= 1000.3
47'
33'
CONCRETE
15.2'
10'
999
65'
50'
999
15'
EX. DEEP WELL
UNQ#622782
15'
OVERHEAD POWER EASEMENT
EX. PRESSURE BED 580 SF
998
30'
997
SB1
EXISTING HOUSE
100'
996
EDGE OF GRAVEL ROAD
KRAMER







CONCEPT PLAN

COPYRIGHT
INTELLECTUAL PROPERTY

1/2 SCALE ON 11X17

A105	SHEET:	SEE VIEW	SCALE:	5/8/2018 DATE:

BLUDORN BUILDERS
LIC # 20000027
215 Atlantic Ave. Dassel, MN 55325 320-493-3589
justin@bludornbuilders.com www.bludornbuilders.com

PROJECT DESCRIPTION:
SITE ADDRESS:

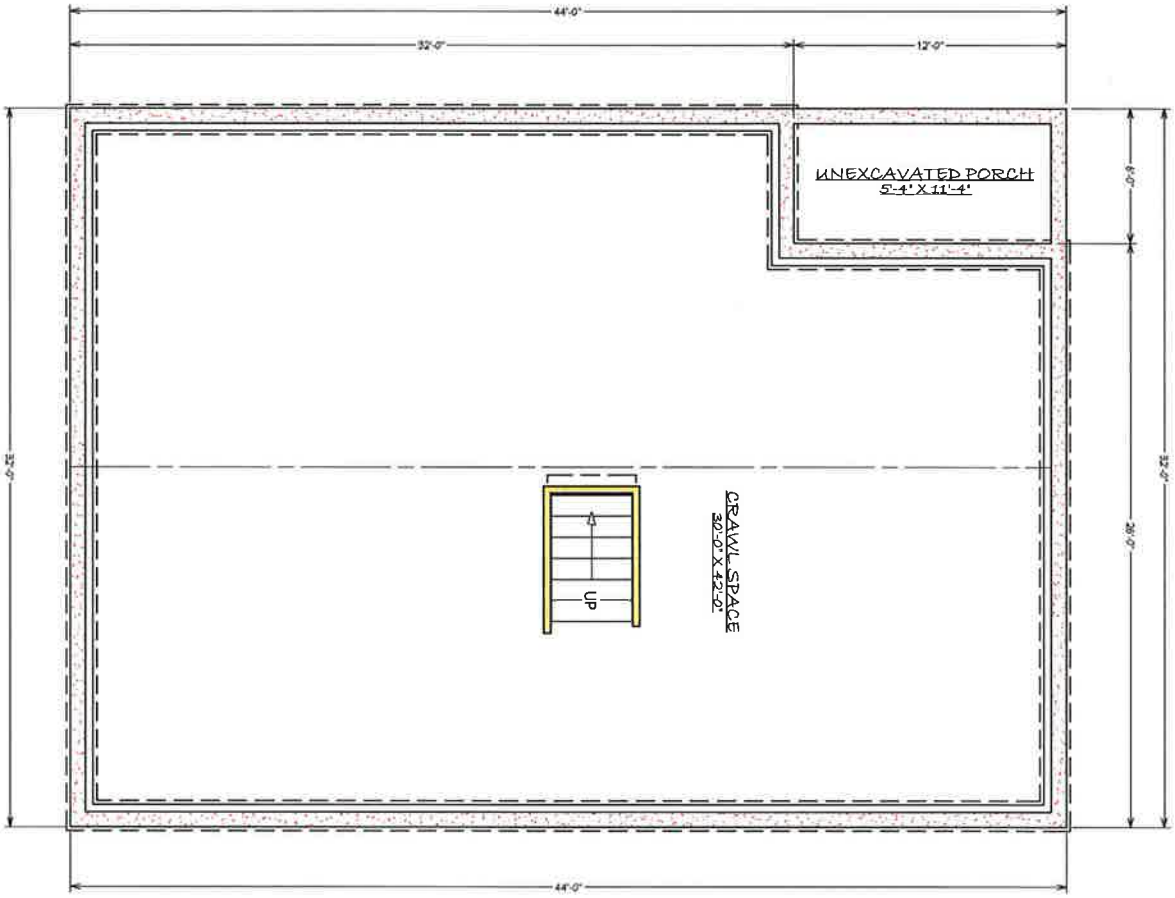
ROOF PLAN

DRAWN BY: JUSTIN WENDROTH

NO.	DESCRIPTION	BY	DATE
		J.W.	
		J.W.	

FOUNDATION PLAN

1/4"=1'-0"



CONCEPT PLAN

1/2 SCALE ON 11X17

A101	SHEET:	SEE VIEW	SCALE	5/9/2016 DATE:

BLUDORN BUILDERS LIC # BC608207

215 Atlantic Ave, Dassel, MN 55325 320-493-3589

justin@bludornbuilders.com www.bludornbuilders.com

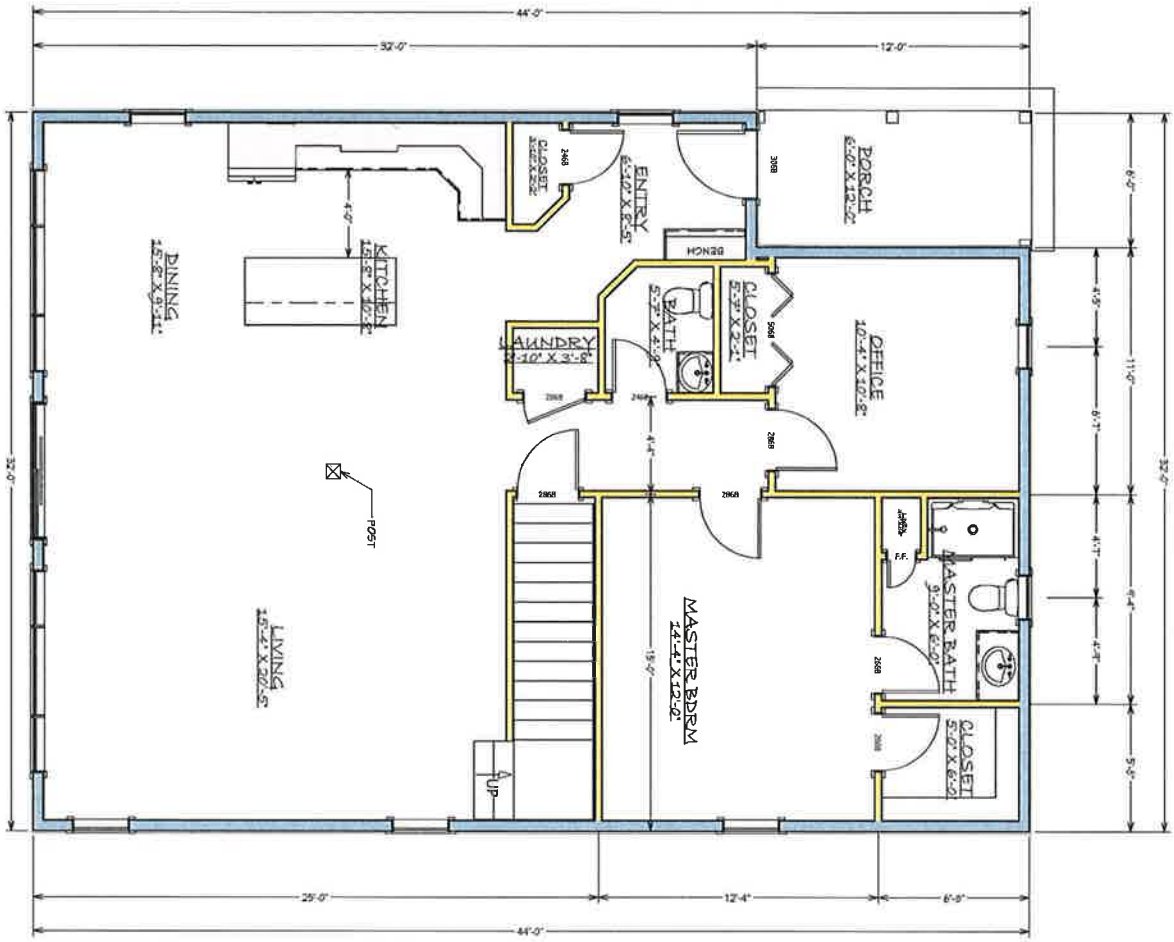
PROJECT DESCRIPTION:

SITE ADDRESS:

FOUNDATION PLAN

DRAWN BY JUSTIN WENDRETH

NO.	DESCRIPTION	BY	DATE
		J.W.	
		J.W.	



MAIN LEVEL PLAN

FINISHED LIVING AREA: 1,336SF INSIDE AREA: 1,264SF

1/4"=1'-0"

CONCEPT PLAN

1/2 SCALE ON 11X17

SHEET:	SCALE:	DATE:
A102	SEE VIEW	5/8/2018

BLUDORN BUILDERS

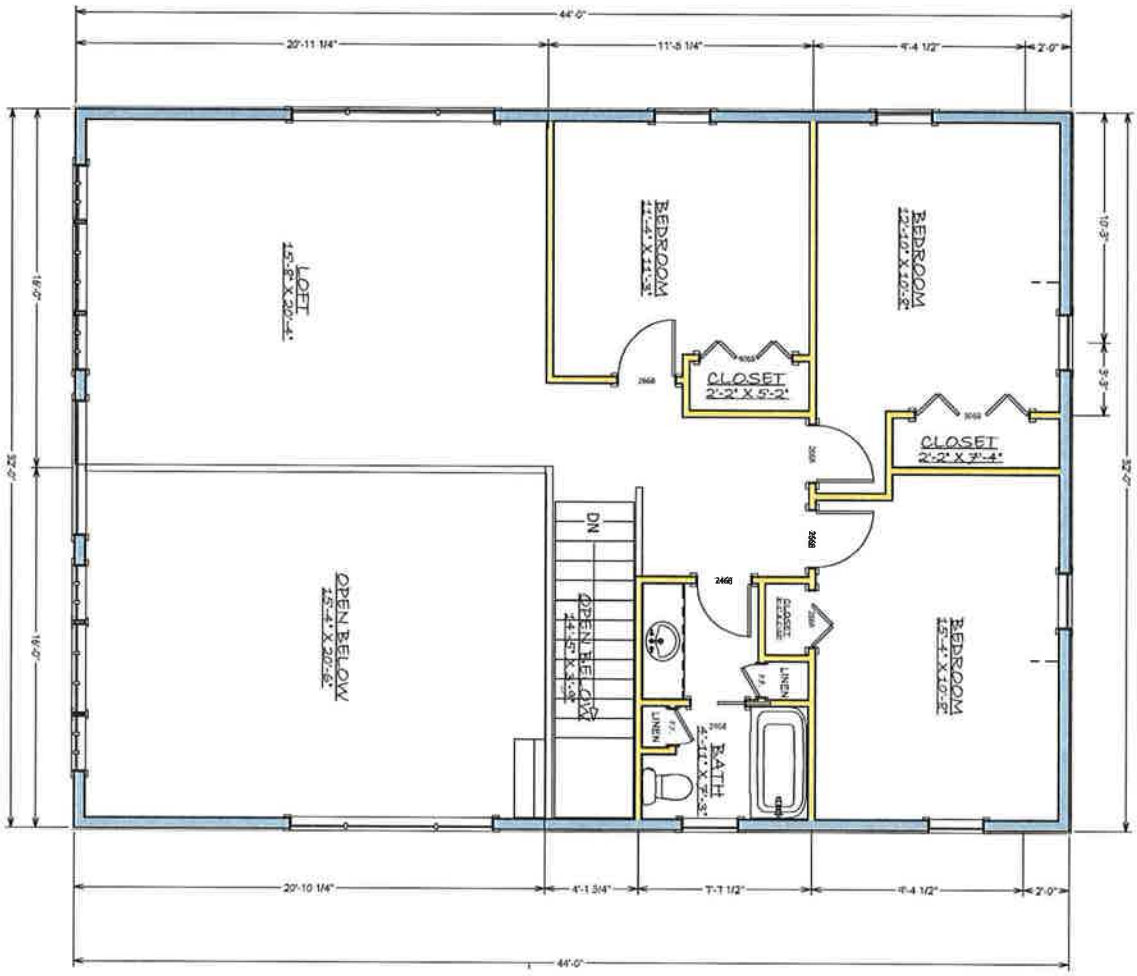
215 Atlantic Ave, Dassel, MN 55325 320-493-3589
justin@bludornbuilders.com www.bludornbuilders.com

PROJECT DESCRIPTION:
SITE ADDRESS:

MAIN FLOOR PLAN

DRAWN BY: JUSTIN MEREDITH

NO.	DESCRIPTION	BY	DATE
		J.W.	
		J.W.	



SECOND LEVEL PLAN

FINISHED LIVING AREA: 1,069SF INSIDE AREA: 952SF

1/4"=1'-0"

CONCEPT PLAN

COPYRIGHT
INTELLECTUAL PROPERTY

1/2 SCALE ON 11X17

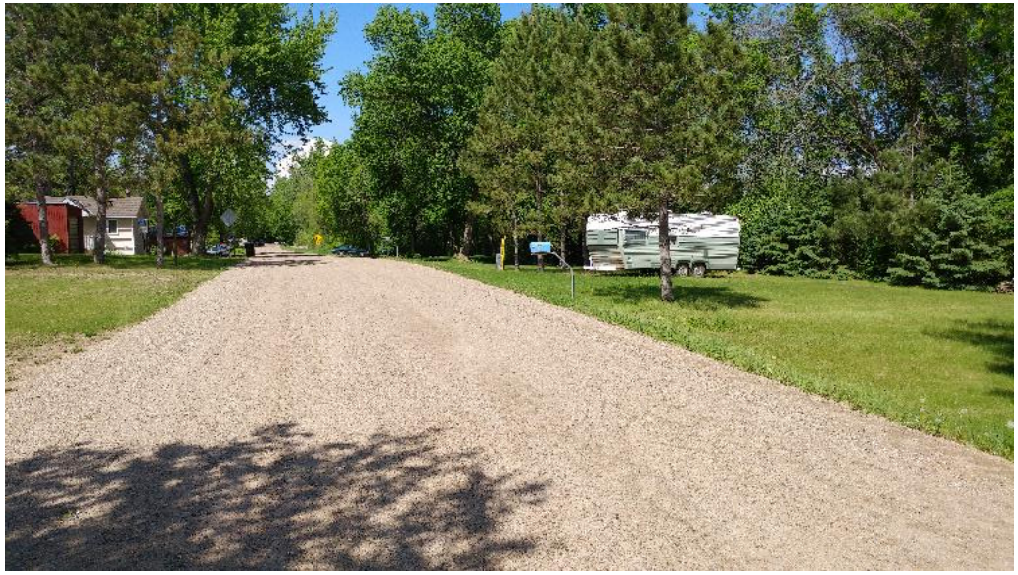
SHEET:	SEE MEMO	SCALE	5/8/2016	DATE:

BLUDORN BUILDERS
LIC # BC000337
215 Atlantic Ave. Dassel, MN 55325 320-493-3589
justin@bludornbuilders.com www.bludornbuilders.com

PROJECT DESCRIPTION:
SITE ADDRESS:

DRAWN BY: JUSTIN WENDROTH

NO	DESCRIPTION	BY	DATE
		J.W.	
		J.W.	



STAFF REPORT

Application: Grading and fill for extending 2 retaining walls from adjacent property onto this property - approx. 150-200 cu yds of fill behind retaining walls.

Applicant: Ken Kotzer

Agenda Item: 4(b)

Background Information:

- **Proposal:** The applicants own the subject property (7987 Imhoff Ave NW) as well as the adjacent property (7975 Imhoff Ave NW). They are proposing to replace and extend two existing retaining walls that exist at 7975 Imhoff Ave onto the property at 7987 Imhoff Ave. Behind these two walls, they would be placing approximately 150-200 cu yds of material to create a tiered yard area rather than the sloping yard that exists now.

  The great majority of the fill will be at 7987 Imhoff Ave, with some likely at the far north end of 7975 Imhoff Ave.

- **Location:**
  - Property address: 7987 IMHOFF AVE NW
  - Sec/Twp/Range: 27-121-27
  - Parcel number(s): 206000271102

- **Zoning:** R1 - Urban/Rural Transition/S2 - Residential-Recreational Shorelands, Cedar Lake 86-227 (General Development lake)

- **Lot size:** Approx. 18,000 sq ft (0.41 acres) according to Wright County GIS estimate.

  Existing Impervious Coverage: (estimated from Assessor's records and site plan)

  - Buildings: About 1,504 sq ft (8.4%)
  - Total: About 4,091 sq ft (22.7%)

  Proposed Impervious Coverage: (estimated from Assessor's records and site plan)

  - Buildings: About 1,504 sq ft (8.4%)
  - Total: About 4,226 sq ft (23.5%)

- **Septic System Status:** The property is served by an existing septic system (with drainfield) that was installed in 1984 and found compliant in 2015.

- **Natural Features:**
  - Floodplain: The lot is not within an identified floodplain.
  - Bluff/Steep Slopes: The lot does not contain a bluff, but does have a relatively steep slope in the area where the retaining walls and fill are proposed.

- Wetlands: There do not appear to be any wetlands that would impact this proposal, although there are wetlands nearby on an adjacent property that have had issues relating to fill over the past several years.

- **Permit History:**
  - 1984 – Variance to construct a 26′ x 44′ home within the side yard setback
  - 1984 – 26′ x 44′ dwelling
  - 1984 – Septic system installation
  - 2015 – Septic compliance inspection (compliant)

Applicable Statutes/Ordinances:

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

(1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

(2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) The use is not in conflict with the Policies Plan of the County; and,

(6) That adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

(1) Increasing the required lot size or yard dimension.

(2) Limiting the height, size or location of buildings.

(3) Controlling the location and number of vehicle access points.

(4) Increasing the street width.

(5) Increasing the number of required off-street parking spaces.

(6) Limiting the number, size, location or lighting of signs.

(7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

(8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission; time limits, review dates, and such other information as may be appropriate.

728. LAND ALTERATIONS

728.1 Permit Required

(1) A Land Alteration Permit shall be required in all cases where excavation, grading and/or filling of any land within the county would result in a substantial alteration of existing ground contour or would change existing drainage or would cause flooding or erosion or would deprive an adjoining property owner of lateral support and would remove or destroy the present ground cover resulting in less beneficial cover for present and proposed development, uses and enjoyment of any property in the County.

(2) Substantial alteration shall be defined as the extraction, grading, or filling of land involving movement of earth and materials in excess of fifty (50) cubic yards in the Shorelands Districts and in excess of five hundred (500) cubic yards in all other districts except drain tiles and ditch cleaning in

agricultural areas. Such substantial alteration shall require a conditional use permit.

(5) A Land Alteration Permit is also required from the County and from the Commissioner of Natural Resources for any alteration in the Flood Plain District and the Shorelands Districts. Such alteration shall include any filling, dredging, channeling, or any other work in the beds of public waters which would change the course, current or cross section of a public water.

(6) A Land Alteration Permit shall be valid for a period of six (6) months from the date of issue. A Land Alteration Permit shall be administered in the same manner as a Conditional Use Permit.

728.2 Requirements

Before the issuance of a Land Alteration Permit or an Administrative Land Alteration Permit, it must be established that all of the following conditions are met. These conditions must also be adhered to during the issuance of construction permits, permits, conditional use permits, variances and subdivision approvals:

(1) Grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland (this evaluation must also include a determination of whether the wetland alteration being proposed requires permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the Minnesota Department of Natural Resources, or the United States Army Corps of Engineers. The applicant will be so advised):

(a) sediment and pollutant trapping and retention;

(b) storage of surface runoff to prevent or reduce flood damage;

(c) fish and wildlife habitat;

(d) recreational use;

(e) shoreline or bank stabilization; and

(f) noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

(2) Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;

(3) Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;

(4) Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;

(5) Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;

(6) Fill or excavated material must not be placed in a manner that creates an unstable slope;

(7) Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

(8) Fill or excavated material must not be placed in bluff impact zones;

(9) Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minnesota Statutes, section 105.42;

(10) Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

(11) Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the riprap is within ten feet of the ordinary high water level, and the height of the riprap above the ordinary high water level does not exceed three feet.

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1) **Will the Conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?**

   No, with proper temporary and permanent stormwater management practices. Any impact on neighboring properties would be most likely if the fill were to wash into the lake and cause pollution. With proper stormwater management practices, the possibility should be significantly minimized.

2) **Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?**

Needs discussion. See discussion in 1) above.

3) **Do adequate utilities, access roads, drainage and other necessary facilities exist or will they be provided?**

   Yes. The area is already served by utilities and a township road.

4) **Have adequate measures been taken to provide sufficient off-street parking and loading space to serve the proposed use?**

   Yes. The fill itself requested does not create a need for additional off-street parking and could possibly increase the space available. The lot has adequate space for off-street parking based on the development plans for the lot.

5) **Will the use conflict with the Policies Plan of Corinna Township and/or Wright County?**

   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.
     - Staff Comment: The applicant will need to adequately stabilize any areas of fill and ensure that stormwater is properly managed to prevent harm to neighboring properties and the lake.
   - 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.
     - Staff Comment: Several trees would need to be removed or partially surrounded by fill, which can sometimes negatively affect their health.
   - 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.
     - Staff 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.
     - Staff Comment: The proposal will obviously involve a significant amount of fill on the property. Proper placement and retention of the fill will help to avoid problems.

6) **Have adequate measures been taken, or will they be taken, to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will**

constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?

Yes. The proposed project would have the potential to create temporary noise, dust, fumes, vibrations and other such characteristics during the construction process. These should not be excessive or unusual however and would not be present once construction is complete.

7) Are there any other conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole?

Planning Commission/Board of Adjustment Direction: The Planning Commission/Board of Adjustment may approve the conditional use request, deny the request, or table the request if the Commission/Board should need additional information from the applicant. If the Commission/Board should approve or deny the request, it should state the findings which support either of these actions.

Staff Recommendation: Staff recommends that the application be approved provided that the Planning Commission is satisfied that the stormwater management will be done in a manner which will adequately protect the lake and neighboring properties.

NOTE: The applicant has stated he would like to put a garage up sometime in the future. It appears the lot is approaching its 25% impervious surface limit, although some of that estimate includes a parking area at the top of the lot that would be the likely location for the garage.

If the applications are approved, Staff would recommend the following conditions:

1. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between the area of disturbance and the road and neighboring property to the west, seeding of all disturbed areas and installation of erosion control blankets as identified in the submitted erosion control plan, or as otherwise recommended by Wright County SWCD and/or approved by the Zoning Administrator.
2. The applicant shall implement 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 runoff from the site prior to it flowing onto the township road and/or the neighboring property to the east. These may include directing rain gutters to appropriate areas, rain barrels, or other acceptable best management practices. Once approved, the plan should be implemented at the time of construction or within a reasonable time period after construction is completed.
3. The applicant shall submit a stormwater mitigation plan that identifies additional best management practices that could be taken to address stormwater

containment that may be necessary if the fill were to negatively impact the neighboring property or the lake if the approved plan proves to be inadequate.

4. If, at any time within five (5) years of the approval of the placement of the fill the Zoning Administrator determines, after consultation with the Wright County SWCD and the landowner, that significant erosion, drainage or other negative impacts from stormwater runoff are occurring as a result of this project, the applicant shall implement best management practices sufficient to mitigate those negative impacts, whether or not such necessary practices were contained in the original or mitigation plan identified in #3 and 4 above. This may include the removal of fill placed during this process to restore an area for flow or detention of water.

Application # C16-003	Date Application Rec'd 5/5/16 (for office use only)	Fee Collected $ 850

(3)

CORINNA TOWNSHIP
CONDITIONAL USE APPLICATION

Name of Applicant: Ken Kotzer

Property Address: 7987 Imhoff Ave NW

Mailing Address (if different): PO Box 235 Clear Lake Mn 55319

City: Maple Lake State: MN Zip: 55358

Phone (home/work): Phone (cell/other): 320-250-8911

E-mail (optional): Kenny@KwikKargo.com

Applicant is:

Legal Owner ☑

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other ☐ Please specify:

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

Name: Kenneth Kotzer Trust Fund

Address: PO Box 235

City: Clear Lake State: MN Zip Code: 55319

Property ID #: (12 digit # on tax statement) 206-000-271102

Lake Name (if applicable) Cedar

Legal Description: (attach if necessary) Sect-27 Twp-121 Range-027 Unplatted Land Corrinna twp See Desc no114 BK 152-543

Signature of Legal Owner, authorizing application (required): _____
(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:

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

Building:

Landscaping: Gating Fan Retaining wall

Parking/Signs:

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?

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.

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?

No

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.

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

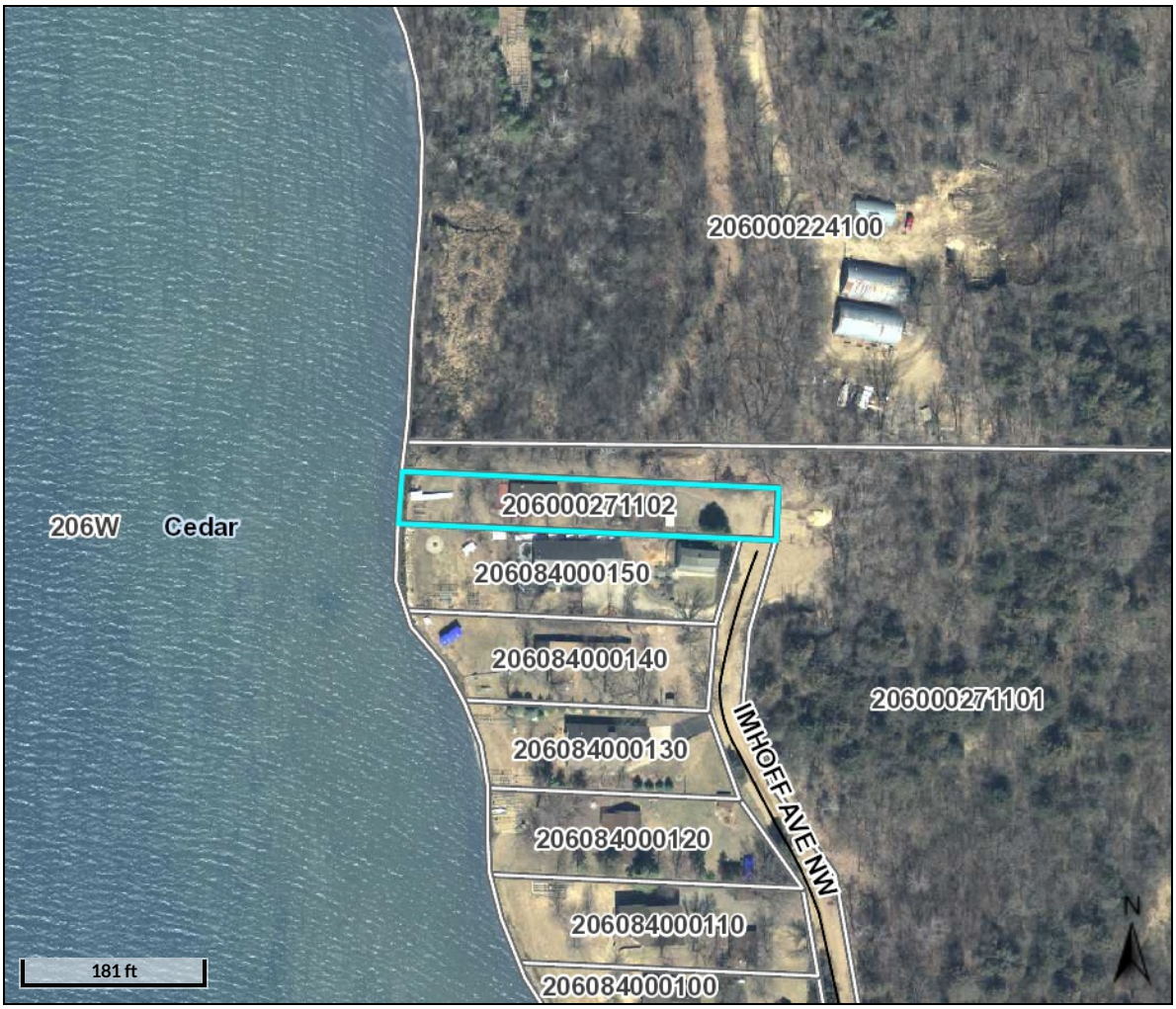
3. Will the proposed use involve any grading or filling of the natural or existing topography? If so, how will you minimize earthmoving, erosion, tree clearing and the destruction of natural amenities.

Grass Seed or Sod

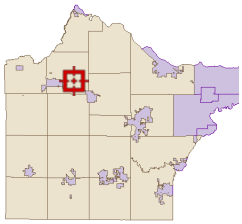
4. Will the proposed use involve any connections to public waters, such as boat slips, canals, lagoons, or harbors? If so, has the MN Department of Natural Resources approved the connection?

No

Beacon™ Wright County, MN



Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways
- Interstate
- State Hwy
- US Hwy

City/Township Limits
- c
- t

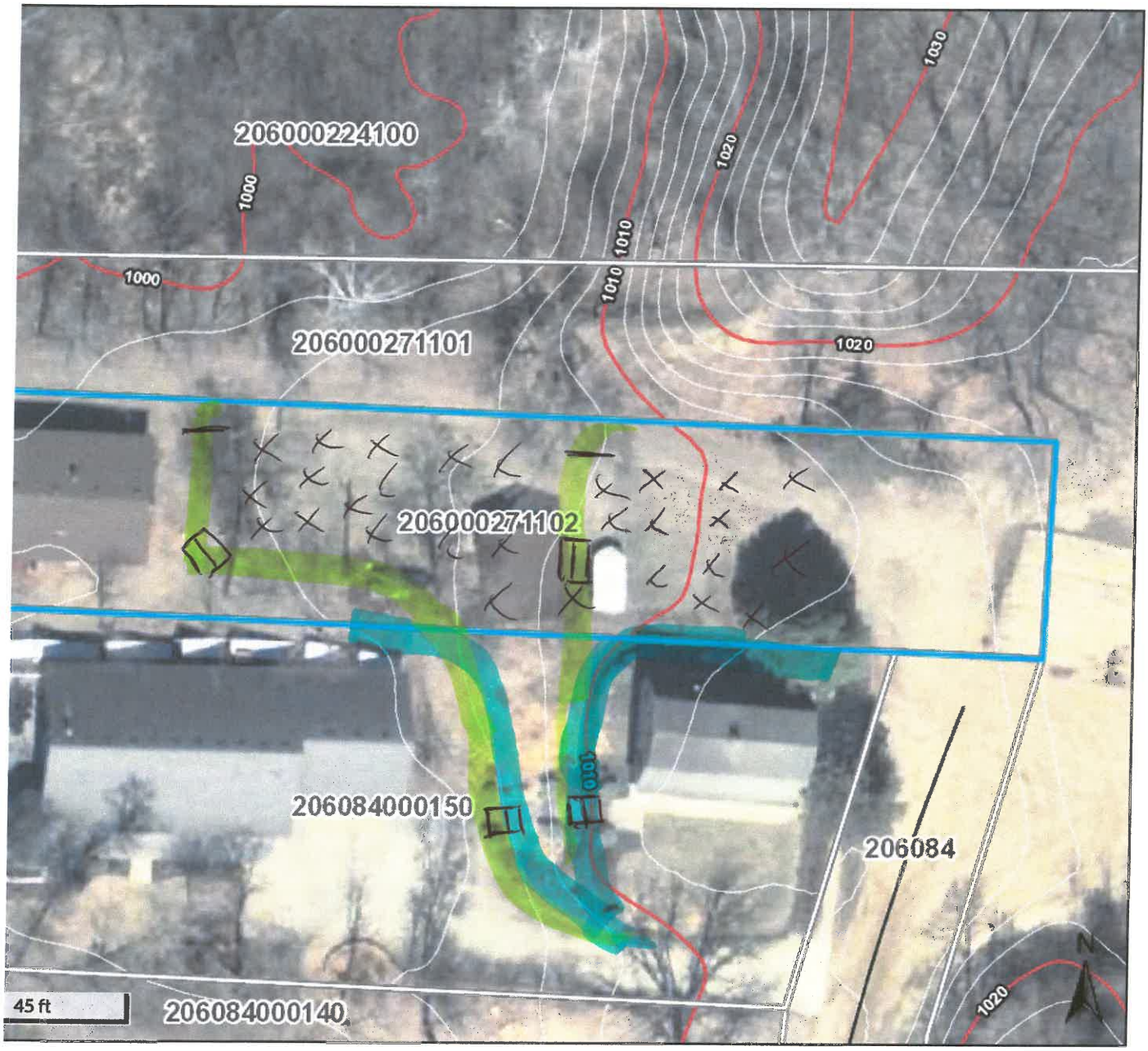
Parcels

Water

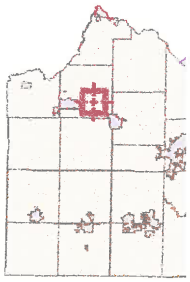
Parcel ID	206000271102	**Alternate ID**	n/a	**Owner Address**	KOTZER,KENNETH P REV LIV TRUST
Sec/Twp/Rng	27-121-027	**Class**	151 - SEASONAL RES REC		KENNETH P KOTZER TRUSTEE
Property Address	7987 IMHOFF AVE NW	**Acreage**	n/a		PO BOX 235
	MAPLE LAKE				CLEAR LAKE, MN 55319
District	n/a				
Brief Tax Description	Sect-27 Twp-121 Range-027 UNPLATTED LAND CORINNA TWP REV DESC NO 114 BK 152-543				
	(Note: Not to be used on legal documents)				

Date created: 5/30/2016

Developed by
The Schneider Corporation



Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATEC
- TWPCL

Highways
- Interstate
- State Hwy
- US Hwy

City/Townshi
- c
- t

Parcels

2' Contours

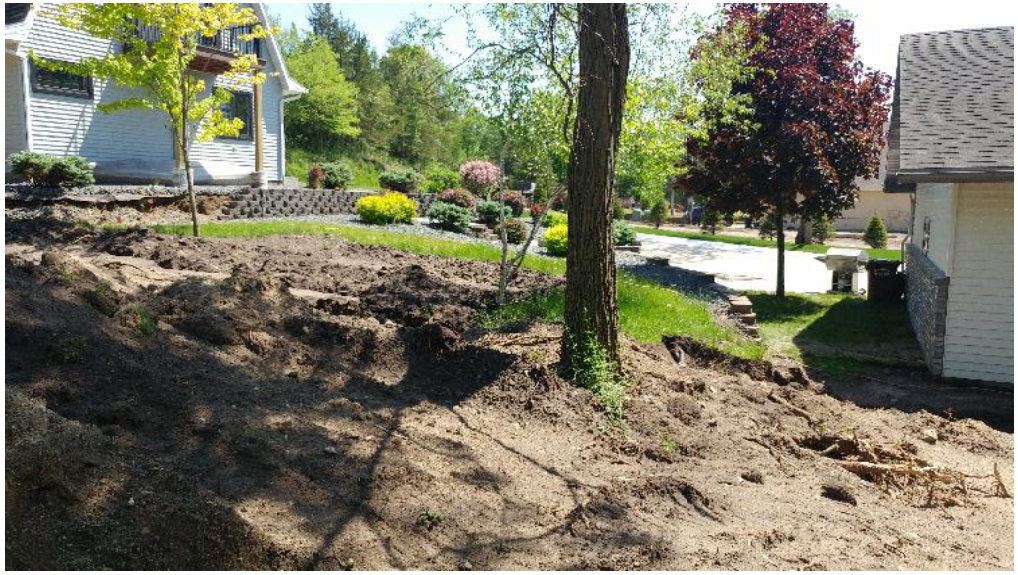
842; 844;
852; 854;
862; 864;
872; 874;
882; 884;
892; 894;
902; 904;
912; 914;
922; 924;
932; 934;
942; 944;
952; 954;
962; 964;
972; 974;
982; 984;
992; 994;
1002; 100
1008; 101
1016; 101
1024; 102
1032; 103
1038; 104
1046; 104
1054; 105

4' WALL'S OR LESS

X - FILL

GREEN IS NEW WALL

BLUE IS OLD WALL

STEP'S

150 - 200 YARD'S OF DIRT