

STAFF REPORT

Application: Request to rezone the property from General Agriculture (AG) to Urban/Rural Transitional (R-1) and Agricultural/Residential (A/R) with a Rural PUD overlay.

Applicant: Rachel Properties LLC

Agenda Item: 4(f)

Background Information:

- **Proposal:** The rezoning application involves an approximately 151.6 acre parcel which would be rezoned from General Agricultural (AG) to either R1 for a portion that is anticipated to be subdivided into 10 1-3 acre lots and to A/R with a Rural PUD overlay for the remainder of the property which is anticipated to contain about 22 additional lots (6 of which are anticipated to be for sewer systems/accessory buildings serving existing lakeshore lots across the road and the remainder being anticipated as residential lots). Some of the lots would be large lots intended as “restricted parcels” or “common open space” for agricultural or open space uses.

The property has most recently been used for farming and for a long-standing RV campground.

The property is identified as “Rural Preservation” in the Corinna Township Future Land Use Map (2007), which is consistent with rezoning to higher density residential uses, but encourages cluster developments as preferable over the 10 acre minimum lot sizes of the A/R district when productive farmland is involved.

Surrounding land is primarily lakeshore residential and agricultural or state wildlife land in nature. Surrounding zoning along the lakeshore of Sugar Lake is R1.

Any eventual rezoning of the property will also need to be approved by Wright County. The Township would only be making a recommendation to the County with this application.

Wright County’s Land Use Plan identifies the property as “Rural Residential”, which supports rezoning to A/R under certain conditions and to R-1 only for riparian lots particularly suited for such development.

- **Location:**
 - Property address: 7764 117TH ST NW, Annandale
 - Sec/Twp/Range: 2-121-27
 - Parcel number(s): 206000022300
- **Zoning:** General Agricultural (AG)
- **Lot size:** Approx. 151.6 acres according to Wright County GIS.
- **Natural Features:**
 - Floodplain: The property is not within an identified floodplain.

- Bluff/Steep Slopes: The lot does contain steep slopes in portions, but no bluffs.
- Wetlands: There are several large wetlands throughout the property.

Applicable Statutes/Ordinances:

Corinna Township/Wright County Regulations

The subject property is current zoned “General Agriculture” (AG), which is given the following purpose in the Zoning Ordinance:

604. GENERAL AGRICULTURE AG

604.1 Purpose

General Agricultural areas are established for the purpose of preserving, promoting, maintaining and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog non-farm growth, to protect and preserve natural resource areas and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

The requested zoning classification is “Agricultural/Residential,” whose purpose is described as:

603. AGRICULTURAL/RESIDENTIAL

A/R 603.1 Purpose

This district is created to serve as a buffer between commercial agricultural areas and more intensely developed residential areas, to provide for very low density residential development in areas especially unsuited to long term agricultural uses, and to allow limited residential development which will not be provided with an urban level of services.

Requests for Zoning Amendments, including amendments to the zoning map, are subject to Section IX of the Corinna Township Zoning Ordinance:

SECTION IX - ZONING AMENDMENTS¹

The language in Section 504 is deleted.

9.1. County Control. All requests for rezoning within Corinna Township shall be made to Wright County and follow the procedures adopted by Wright County. The final decision to establish a zoning classification within Corinna Township shall belong to the Wright County Board of Commissioners.

9.2. Township Evaluation. If Wright County requests input from Corinna Township as part of a process to establish or modify zoning classifications within Corinna Township,

¹ Amended 10/21/08

the Township shall make a recommendation to the County only after consideration of the following criteria:

- A. Preservation of natural sensitive areas.
- B. Present ownership and development.
- C. Soil types and their engineering capabilities.
- D. Topographic characteristics.
- E. Vegetative cover.
- F. Quality of the land for agricultural purposes.
- G. In-water physical characteristics.
- H. Recreational use of surface water.
- I. Road and service center accessibility.
- J. Socio economic development needs of the public.
- K. Availability of public sewer and water utilities.
- L. The necessity to reserve and restore certain areas having significant historical or ecological value.
- M. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.
- N. Alternatives available for desired land use.
- O. Prevention of spot zoning.
- P. Conformance to the Corinna Township Comprehensive Plan.
- Q. Conformance to the Corinna Township Future Land Use Map and any other official maps of the Township.

Corinna Township Comprehensive Plan

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

Rural Preservation: A land use designation for properties that are best suited for rural farmsteads and farming. This classification would be most consistent with the Wright County Agricultural zoning classification. The Township believes it prudent to respond to future growth pressure by considering low-density, rural residential development in these areas, utilizing a cluster-style development strategy to maintain the rural character of the community.

Wright County Comprehensive Plan

The Wright County Comprehensive Plan, just adopted in 2009, classifies the 14 acre field

portion of the property as appropriate for "Rural Residential", which is described as:

Rural Residential Designates those areas where a combination of agriculture, hobby farms and very large lot residential areas is deemed appropriate. The purpose is to provide a buffer between agricultural and other uses, and also to provide housing opportunities in a rural environment where large lot sizes and the rural atmosphere will be maintained. Existing land types may include large wooded areas, non prime farmland, pasture and other lands in areas not well suited to long term agricultural uses. Appropriate zoning may include Agricultural, Agricultural Residential, or, in unique circumstances, R-2(a). Rezoning from Agricultural to Agricultural Residential will be considered on a case by case basis, and not considered to be automatic, with the need for residential land, effect on nearby agricultural operations, the timing of the proposal in light of land uses in the area, and plan policies being prime considerations. Rezoning to R-1 or R-2 will only be considered for riparian lots on shorelands especially suited to residential development. Rezoning to R-2a may be appropriate in unique circumstances such as: infill for areas that are already developed in a similar manner; adjacent to developed areas with smaller lot sizes to serve as a transition, and; other unique situations which do not establish R-2a as a new zoning district in a previously "undeveloped" area.

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

1. Preservation of natural sensitive areas.

The subject property contain several large wetland areas as well as lakeshore on Sugar Lake.

2. Present ownership and development.

The property is currently actively farmed for much of the property. The lakeshore has been a long-standing RV campground.

3. Soil types and their engineering capabilities.

The subject property contains numerous soil types. The shoreland area and some other portions where home are anticipated along 117th have soils identified as "somewhat limited" for dwellings without basements and "very limited" for dwelling with basements (due primarily to a high water table and ponding). The areas behind Hoyer Ave is identified with soils that are not limited for dwellings.

4. Topographic characteristics.

The topography of the site is generally of a rolling nature with some relatively moderate slopes throughout.

5. Vegetative cover.

The site is primarily open farm field with little tree cover except for along the shoreline, to the west of Hoyer Ave and other small areas.

6. Quality of the land for agricultural purposes.

The land has been actively farmed for many years in the areas away from the lake. The lakeshore areas where the RV campground is currently located is not especially suited to farming due to a relatively high water table and wetlands.

7. In-water physical characteristics.

The property has a large amount of frontage on Sugar Lake, with some emergent aquatic vegetation visible.

8. Recreational use of surface water.

Sugar Lake is used recreationally for fishing, boating, swimming and other similar uses.

9. Road and service center accessibility.

The properties are all served with gravel Township roads (117th Street NW) off of a paved Township Road (Ireland Ave NW).

10. Socio economic development needs of the public.

The area is currently either used for crop farming and for what was an RV campground until very recently. The requested rezoning would allow for additional residential development in the area.

11. Availability of public sewer and water utilities.

The lots would be served by private sewer and water.

12. The necessity to reserve and restore certain areas having significant historical or ecological value.

The property has several large areas of wetlands. It is also adjacent to state wildlife land (to the north).

13. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.

The proposed rezoning would create more of a mix between agricultural and residential uses. There would be the possibility for some conflict, although buyers would likely be aware of that potential.

14. Alternatives available for desired land use.

The alternative land use for this property is essentially just to remain being used as it currently is – as farmland and limited residential development.

15. Prevention of spot zoning.

Staff does not feel that rezoning to R1 and A/R with a PUD overlay would be considered spot zoning given that adjacent properties are zoned R1 and a residential or Agriculture Residential zoning classification is anticipated in the Corinna and Wright County Comprehensive Plans.

16. Conformance to the Corinna Township Comprehensive Plan.

The Comprehensive Plan of Corinna Township identifies this property as Rural Preservation, which could be consistent with a rezoning to R-1 or A/R zoning given the surrounding zoning. The primary goal for development within the Rural Preservation classification is to prevent the loss of agriculturally productive land and rural character. A significant concern desire of the Township was to encourage “cluster” type developments that allowed for housing, but preserved and protected sensitive environmental or agricultural features.

17. Conformance to the Corinna Township Future Land Use Map and any other official maps of the Township.

See answer to #16 above.

Planning Commission Direction: The Planning Commission can approve the request, deny the request, or table the request if additional information is needed. If the decision is for approval or denial, findings of fact should be cited.

Staff Recommendation: Based on the findings of fact noted above, and if the Commission is comfortable with the general concept plan submitted, Staff recommends approval of the requested rezoning as follows:

1. Lakeshore portion - AG to R1
2. Remainder of the property - AG to A/R with a Rural PUD overlay.

**CORINNA TOWNSHIP
ORDINANCE/ZONING MAP AMENDMENT APPLICATION**

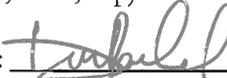
Name of Applicant Rachel Properties, LLC Phone 763.424.1500

Property Address (E911#) 7764 117th Street NW

Mailing Address 4125 Napier Ct. NE, St. Michael, MN 55376 Local Phone _____
(if different than above) *(if different than above)*

City, State, Zip Annandale, MN 55303

Applicant is:		Title Holder of Property <i>(if other than applicant)</i>
Legal Owner	<input checked="" type="checkbox"/>	_____
Contract Buyer	<input type="checkbox"/>	(Name)
Option Holder	<input type="checkbox"/>	_____
Agent	<input type="checkbox"/>	(Address)
Other _____		_____
		(City, State, Zip)

Signature of Legal Owner, authorizing application (required): 
By signing the owner is certifying that they have read and understood the instructions accompanying this application.) *Rachel Properties, LLC*
By: Don Rachel
ITS: Chief Manager

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

Legal description of property involved in this request, including total acreage:

See Attached

Property ID # 206000031400, 206000022300 Zoning District A/R
(12 digit # beginning with 206)

Nature of request (select only one):

<input type="checkbox"/> Zoning Ordinance Amendment	List section(s) to be amended:
<input type="checkbox"/> Subdivision Ordinance Amendment	_____
<input checked="" type="checkbox"/> Zoning Map Amendment	_____
<input type="checkbox"/> Comprehensive Plan Amendment	Current Zoning <u>A/R</u> Proposed Zoning <u>R 1, PUD</u>

Note: Applications for ordinance/zoning map amendments must be approved by Wright County if the zoning would be less restrictive than current zoning (i.e. would allow a higher density of homes or would change from residential to commercial or industrial). For these applications, Corinna Township provides a recommendation to Wright County. Applicants are responsible for contacting Wright County to be placed on their agenda.

Please describe the proposed amendment, stating the exact language change proposed or the current and proposed zoning districts (attach separate page, if needed):

The proposal is to rezone the property from Agricultural/Residential A/R to Urban/Rural Transitional R-1 and PUD as shown on the attached Zoning Exhibit.

Please outline why you consider the proposed amendment to be consistent with the goals and policies of the Corinna Township and Wright County Comprehensive Plans (copies of the Comprehensive Plan are available at the Township Office and at www.hometownplanning.com/corinna-township.html).

The property is currently zoned A/R. Our proposal is to rezone the riparian shoreline lots to R-1 to be consistent with the adjacent properties. The request is also consistent with the Wright County Zoning Ordinance which indicates that the R-1 zoning district is an appropriate zoning for riparian lots on suitable lakes. The balance of the property within the shoreland overlay district is proposed to be rezoned to R-1 with a PUD overlay. The remainder of the property outside of the shoreland overlay district is proposed to remain A/R with a PUD overlay.

Please state any other relevant information and/or attach any supporting information:

The total site area is 151.6 ac. The area of the site excluding the proposed R-1 riparian lots is 133.7 ac. If that area were to remain zoned A/R with a PUD overlay, 20 lots would be allowed, 17 are proposed. The proposed density is consistent with the Comprehensive Plans.

DESCRIPTION

(per Owners Policy, Schedule A, File No. 102526, issued by All American Commercial Title, Inc)

Parcel 1:

Government Lot 3 and sll that part of Government Lot Four (4), Section Two (2), Township One Hundred Twenty-one (121), Range Twenty-seven (27), lying North of the following described line:

Beginning at a point on the West line of said Government Lot Four (4), 33 feet north of the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Three (3), Township One Hundred Twenty-one (121), Range Twenty-seven (27); thence East 33 feet; thence South 219 feet; thence East 51.5 rods, more or less, to the Westerly shoreline of Sugar Lake and there terminating.

Excepting from said Government Lots Three (3) and Four (4), Warner's Sugar Lake Shore Lots according to the plat thereof on file and of record in the Office of the Wright County Recorder, and except that part of Government Lot Three (3), Section Two (2) as follows: Commencing at a point 14 feet west of the Meander Corner where Government Lots Two (2) and Three (3), Section Two (2), Township One Hundred Twenty-one (121), Range Twenty-seven (27) intersects Sugar Lake; thence North and parallel to said common line between Government Lots Two (2) and Three (3), 215 feet; thence South 88° West 190 feet; thence South parallel to said common line between Government Lots Two (2) and Three (3), a distance of 242 feet, more or less, to the shoreline of Sugar Lake; thence easterly along said lake shore to the point of beginning.

AND

Parcel 2:

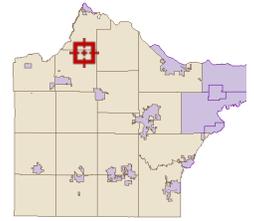
Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 2, Township 121, Range 27 West, Wright County, Minnesota.

AND

Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 3, Township 121, Range 27 West, Wright County, Minnesota.



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

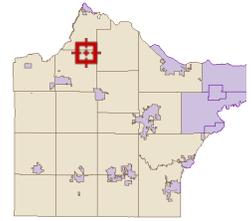
- c
- t
- Parcels
- Water

2' Contours

- 842; 844; 846; 848;
- 852; 854; 856; 858;
- 862; 864; 866; 868;
- 872; 874; 876; 878;
- 882; 884; 886; 888;
- 892; 894; 896; 898;
- 902; 904; 906; 908;
- 912; 914; 916; 918;
- 922; 924; 926; 928;
- 932; 934; 936; 938;
- 942; 944; 946; 948;
- 952; 954; 956; 958;
- 962; 964; 966; 968;
- 972; 974; 976; 978;
- 982; 984; 986; 988;
- 992; 994; 996; 998;
- 1002; 1004; 1006;
- 1008; 1012; 1014;
- 1016; 1018; 1022;
- 1024; 1026; 1028;
- 1032; 1034; 1036;
- 1038; 1042; 1044;
- 1046; 1048; 1052;
- 1054; 1056; 1058;
- 1062; 1064; 1066;
- 1068; 1072; 1074;
- 1076; 1078; 1082;



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

- Interstate
- State Hwy
- US Hwy

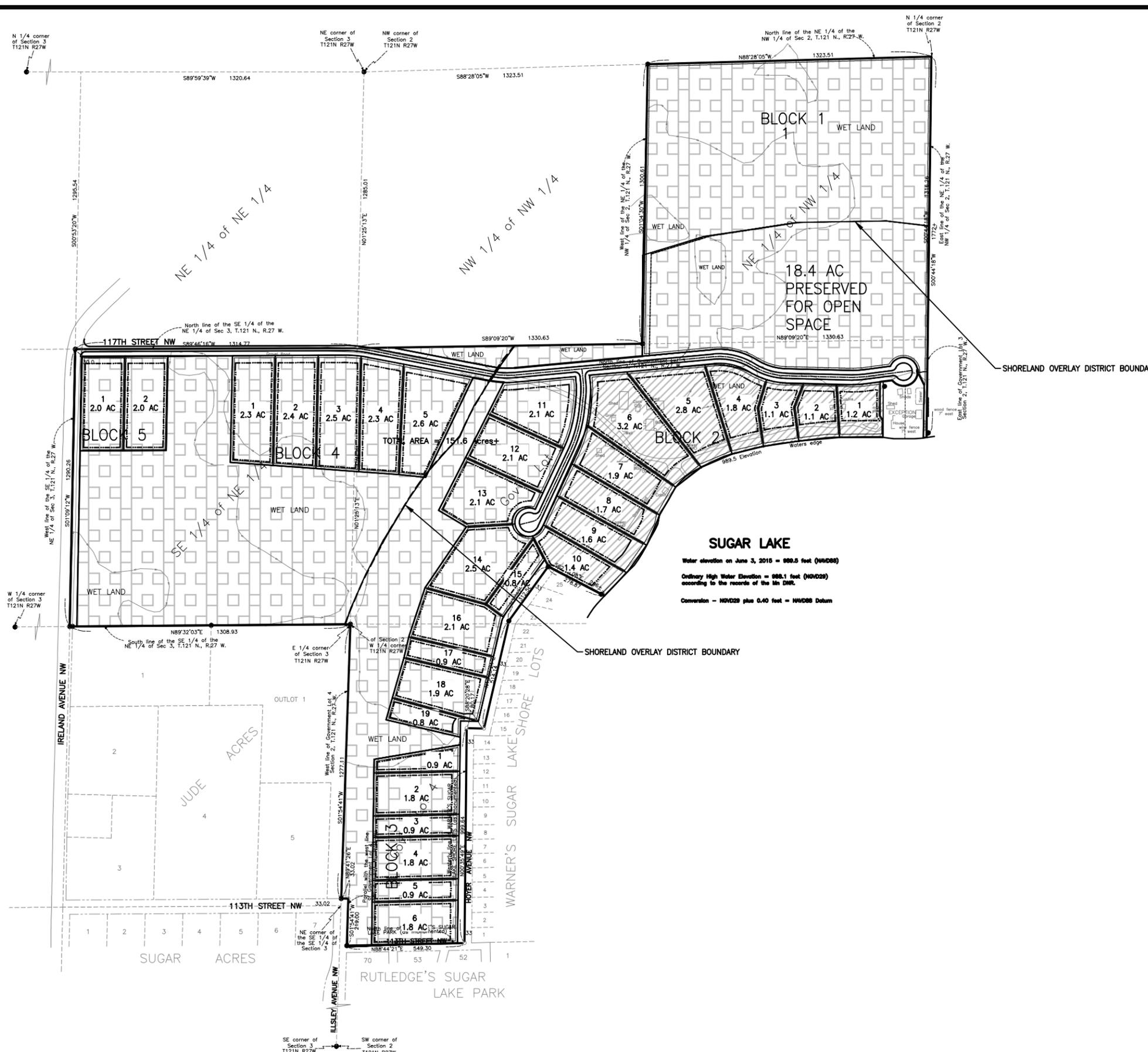
City/Township Limits

- c
- t
- Parcels

Zoning

- <all other values>
- (AG) General Agricultural
- (A/R) Agricultural/Reside
- (B-1) Highway Business
- (B-2) General Business
- BAZ
- (I-1) Limited Industrial
- (R-1) Urban/Rural Transition
- (R-2) Suburban Residential (2.5 acres)
- (R-2a) Suburban Residential (a)(5 acres)
- (S-3) Commercial Shoreland
- (W) Wild and Sceni River

Plot Date & Time:



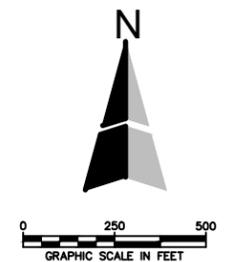
PROPOSED ZONING	TOTAL AREA IN DISTRICT	SUITABLE AREA IN DISTRICT	ALLOWABLE LOTS	PROPOSED LOTS
R-1	17.9			10
SHORELAND-A/R WITH PUD OVERLAY				
TIER 1	N/A	N/A		
TIER 2	11.1 AC	7.3	7*	5
TIER 3	26.1 AC	20.3	20*	4
TIER 4	24.1 AC	20.9	21*	0
A/R WITH PUD OVERLAY	72.4 AC		11**	8
TOTAL	151.6 AC			27

* USEABLE AREA/1 ACRE MIN LOT SIZE
 ** GROSS AREA X 0.15

LOTS 15, 17, 19 OF BLOCK 2 & 1, 3 & 5 BLOCK 3 ARE NOT BUILDABLE LOTS

TOTAL PLAT AREA = 151.6 AC
 EXISTING ZONING = A/R

- PROPOSED ZONING:**
- R-1
 - A/R WITH PUD OVERLAY



NO.	DATE	BY	DESCRIPTION
REVISIONS			

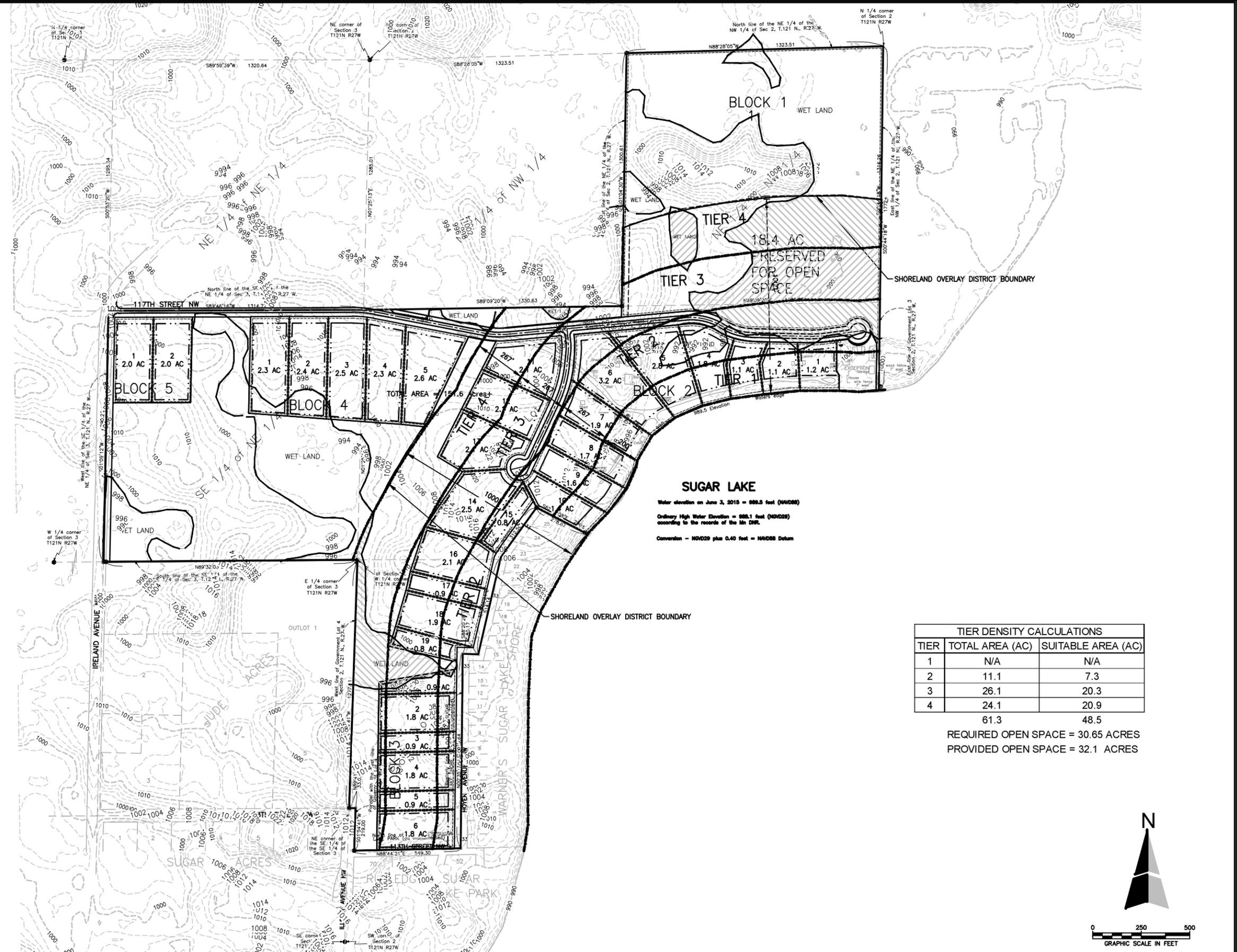
CAMPION ENGINEERING SERVICES, INC.
 • Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mrcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion -Lic. # 19901 Date:

SUGAR LAKE
RACHEL PROPERTIES
 CORINNA TOWNSHIP

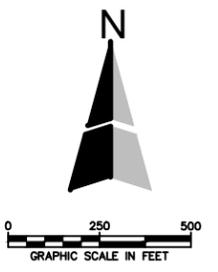
ZONING EXHIBIT	PROJECT NO: 15-024
SHEET NO. 1 OF 1 SHEETS	DATE: 10/06/2015

Plot Date & Time: CAMION ENGINEERING 15-024_sugr_15a_CAD_CIVIL_TIER DENSITY EXHIBIT 1.dwg



TIER DENSITY CALCULATIONS		
TIER	TOTAL AREA (AC)	SUITABLE AREA (AC)
1	N/A	N/A
2	11.1	7.3
3	26.1	20.3
4	24.1	20.9
	61.3	48.5

REQUIRED OPEN SPACE = 30.65 ACRES
 PROVIDED OPEN SPACE = 32.1 ACRES



NO.	DATE	BY	DESCRIPTION
REVISIONS			


CAMPION ENGINEERING SERVICES, INC.
 • Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mrcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion -Lic. # 19901 Date:

SUGAR LAKE
RACHEL PROPERTIES
 CORINNA TOWNSHIP

TIER DENSITY AREA EXHIBIT	PROJECT NO: 15-024
SHEET NO. 1 OF 1 SHEETS	DATE: 08/17/2015

STAFF REPORT

Application: Variance to construct a 12' x 28' porch addition to an existing dwelling approximately 59 ft from Indian Lake (min. 100 ft required).

Applicant: Linnea Lindquist

Agenda Item: 4(g)

Background Information:

- **Proposal:** The applicants are proposing to build a covered screen porch on the second level of their home over an existing rooftop porch. The addition would be about 59 feet from the ordinary high water level of Indian Lake (min. 100 ft required).
- **Location:**
 - Property address: 10985 GROVER AVE NW
 - Sec/Twp/Range: 12-121-27
 - Parcel number(s): 206029001040
- **Zoning:** R1 - Urban/Rural Transition/S2 - Residential-Recreational Shorelands, Indian Lake 86-223 (Recreational Development lake)
- **Lot size:** Approx. 37,250 sq ft (0.86 acres) according to provided survey

Existing Impervious Coverage:

- Buildings: About 3,039 sq ft (8.1%)
- Total: About 8,242 sq ft (22.1%)

Proposed Impervious Coverage:

- Buildings: About 3,039 sq ft (8.1%)
- Total: About 8,242 sq ft (22.1%)

- **Septic System Status:** The property is served by an existing holding tank that was installed in 1992 and found compliant in 2010.
- **Natural Features:**
 - Floodplain: The existing and proposed structures are not within an identified floodplain.
 - Bluff/Steep Slopes: The building site is relatively flat. There is a steep slope at the shoreline.
 - Wetlands: There do not appear to be any wetlands that would impact this proposal.
- **Permit History:**
 - 1976 - 20' x 24' boathouse

- 1992 - variance approved for a dwelling 67 feet from Indian Lake
- 1992 - house permit
- 1992 - septic system installed
- 2010 - 24' x 26' garage
- 2010 - septic system certification

Applicable Statutes/Ordinances:

Minnesota Statutes

462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 6. Appeals and adjustments.

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

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

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

Corinna Township/Wright County Regulations

502. APPEALS AND BOARD OF ADJUSTMENT

502.4 Findings

- (1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant's situation.
 - (a) The granting of the variance will be in harmony with the County Land Use Plan.
 - (b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - (c) The plight of the owner is due to circumstances unique to the property not created by the owner.
 - (d) The proposal does not alter the essential character of the locality.
 - (e) The practical difficulty cannot be alleviated by a method other than a variance; and.
 - (f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

612. SHORELAND ZONING REGULATIONS

612.5 Shoreland Performance Standards

612.5 (1) General Performance Standard for Lakes

Performance standards in shoreland areas are additional to standards of the primary zoning district. In case of a conflict, the stricter standard shall apply as well as any additional requirements if flood plain elevations have been established.

- (b) Recreational Development Standards:

Structure setback from OHWL	100 ft.
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Findings of Fact: The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

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

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

“In general, structure setbacks are needed to provide an adequate distance between the development of a shoreland area and the adjacent waterbody or near blufftops to control the resource damaging effects of non-point source pollution. Soil erosion and subsequent sedimentation in water bodies and the loading of nutrients, toxics and other pollutants to the water body from shoreland area surface water runoff are examples of non-point source pollution.”

The proposed setback for the house would be consistent with that of the existing structure, as the addition would be on top of an existing portion of the structure. However, if the measurements both from the 1992 and current variance request are correct, the house was built about 7 feet closer to the lake than what was allowed under the 1992 variance.

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

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

- Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.
 - Comment: The proposed addition would not add any impervious coverage to the lot. However, it would still be beneficial to have a plan that allows water to infiltrate prior to entering the lake. Currently, it appears the gutters from the existing structure drain toward 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.
 - Comment: The application would not appear to require the removal of any trees.
- Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
 - Comment: See comments above.
- Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

- Comment: No grading or filling will be necessary as part of this application.

3. Is the proposed use of the property reasonable?

Yes. The proposal for the addition is intended to both provide a useable space (screen porch) that is a reasonable desire, but also to provide better protection of the existing flat roof from leaks. The proposed addition would not add to the existing impervious coverage nor would it be any closer to the lake than what already exists.

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

Yes. The need for the variances is due largely to the location of the existing house (built in 1992) which was granted by variance at that time due to the presence of an unusually large bass tree. The applicant is attempting, partially, to better protect the existing flat roof on a portion of the house closest to the lake.

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

Needs discussion. The proposed addition would enlarge the existing second story, which will change the look of the home from the lake. However, the dwelling is set back from the lake and has enough existing tree cover that it would not seem to be overly visible from the lake.

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 construction of up to a 6/12 roof pitch over the existing flat roof would not require a variance. Any significant dwelling addition would need a variance.

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

No. The proposal would not increase any impervious coverage on the lot beyond what already exists and no significant impact on environmental quality would be expected.

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

Staff Recommendation: Based on the findings of fact noted above, Staff recommends approval of the requested variance provided that the Board is satisfied with the 59 ft

setback when the 1992 variance was to have the home at no closer than 67 feet from the OHWL.

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

1. 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. 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 and maintained indefinitely.

Application # _____	Date Application Rec'd ___/___/___	Fee Collected \$ _____
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(for office use only)

**CORINNA TOWNSHIP
VARIANCE APPLICATION**

Name of Applicant: _____

Property Address: _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Phone (home/work): _____ Phone (cell/other): _____

E-mail (optional): _____

Applicant is:

Title Holder of Property (if other than applicant)

Legal Owner Name: _____

Contract Buyer Address: _____

Option Holder City, State, Zip: _____

Agent

Other Please specify: _____

Property ID #: _____ Lake Name _____
(12 digit # on tax statement) 206-_____ (if applicable)

Legal Description: _____
(attach if necessary)

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

- | | | |
|---|---|---|
| <input type="checkbox"/> 1 per 40 Division | <input type="checkbox"/> Road Setback | <input type="checkbox"/> Building/Impervious Coverage |
| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Lake or River Setback | <input type="checkbox"/> Height of Structure |
| <input type="checkbox"/> Undersized Lot | <input type="checkbox"/> Side or Rear Line Setback | <input type="checkbox"/> Septic System Setback |
| <input type="checkbox"/> Appeal of Staff Interpretation | <input type="checkbox"/> Bluff Setback | <input type="checkbox"/> Other _____ |

5. 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.

6. 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.

7. 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?

8. 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?

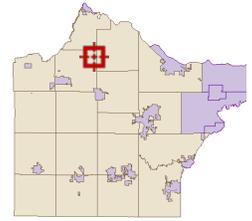
9. **Flood Insurance Notice:** If your variance request involves a request to construct a structure below the base flood level, you are hereby notified that this will result in an increased premium rate for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage. Such construction below the base or regional flood level increases risks to life and property.

****If you are requesting to construct a structure below the base flood level, please initial here that you have read and understand the above notice:*** _____

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



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

- Interstate
- State Hwy
- US Hwy

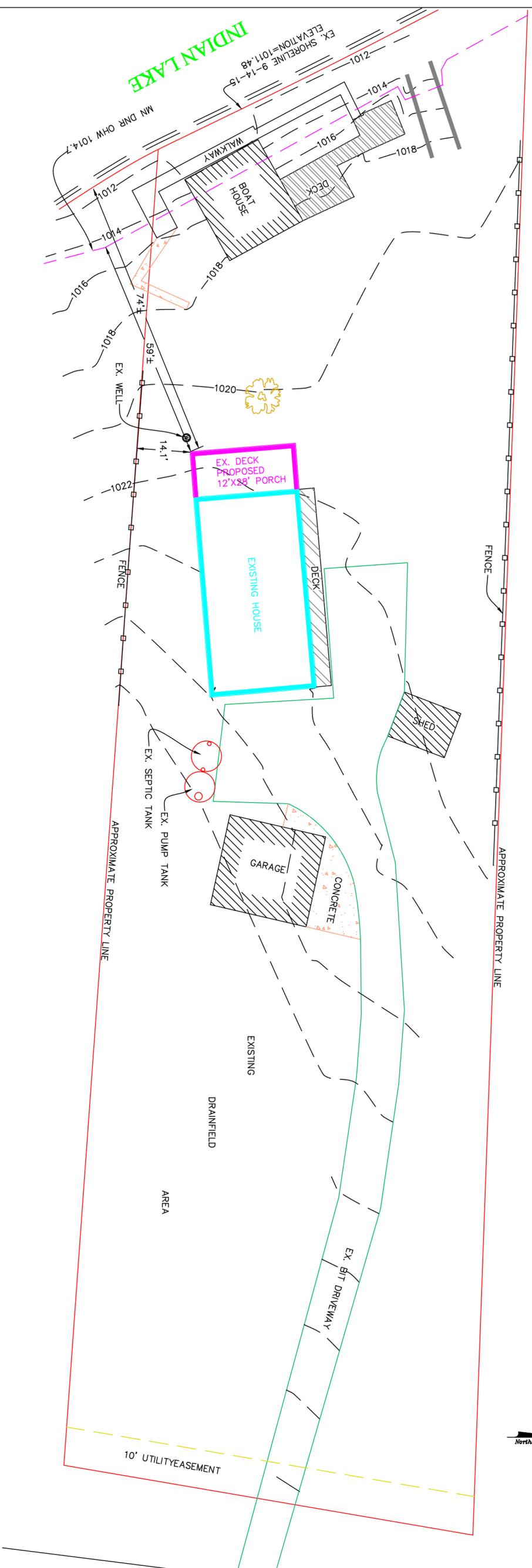
City/Township Limits

- c
- t
- Parcels
- Water

2' Contours

- 842; 844; 846; 848;
- 852; 854; 856; 858;
- 862; 864; 866; 868;
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- 1076; 1078; 1082;

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



EXISTING & PROPOSED AREAS

TOTAL LOT (ABOVE OHW) = 37,250± SF

EX. HOUSE = 1691± SF

EX. GARAGE = 620± SF

EX. SHED = 192± SF

EX. BOAT HOUSE = 536± SF

TOTAL EX. BUILDINGS = 3039± SF (8.1%)

EX. DECK/HOUSE = 208± SF

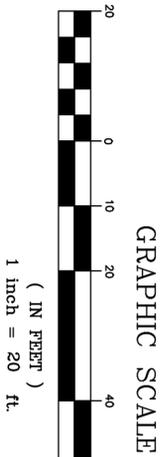
EX. DECK/LAKE = 355± SF

EX. DECK/HOUSE LAKESIDE = 336± SF

EX. WALKWAYS/LAKE = 277± SF

EX. DRIVEWAYS = 403± SF

TOTAL EX. IMPERVIOUS SURFACE = 8242± SF (22.1%)



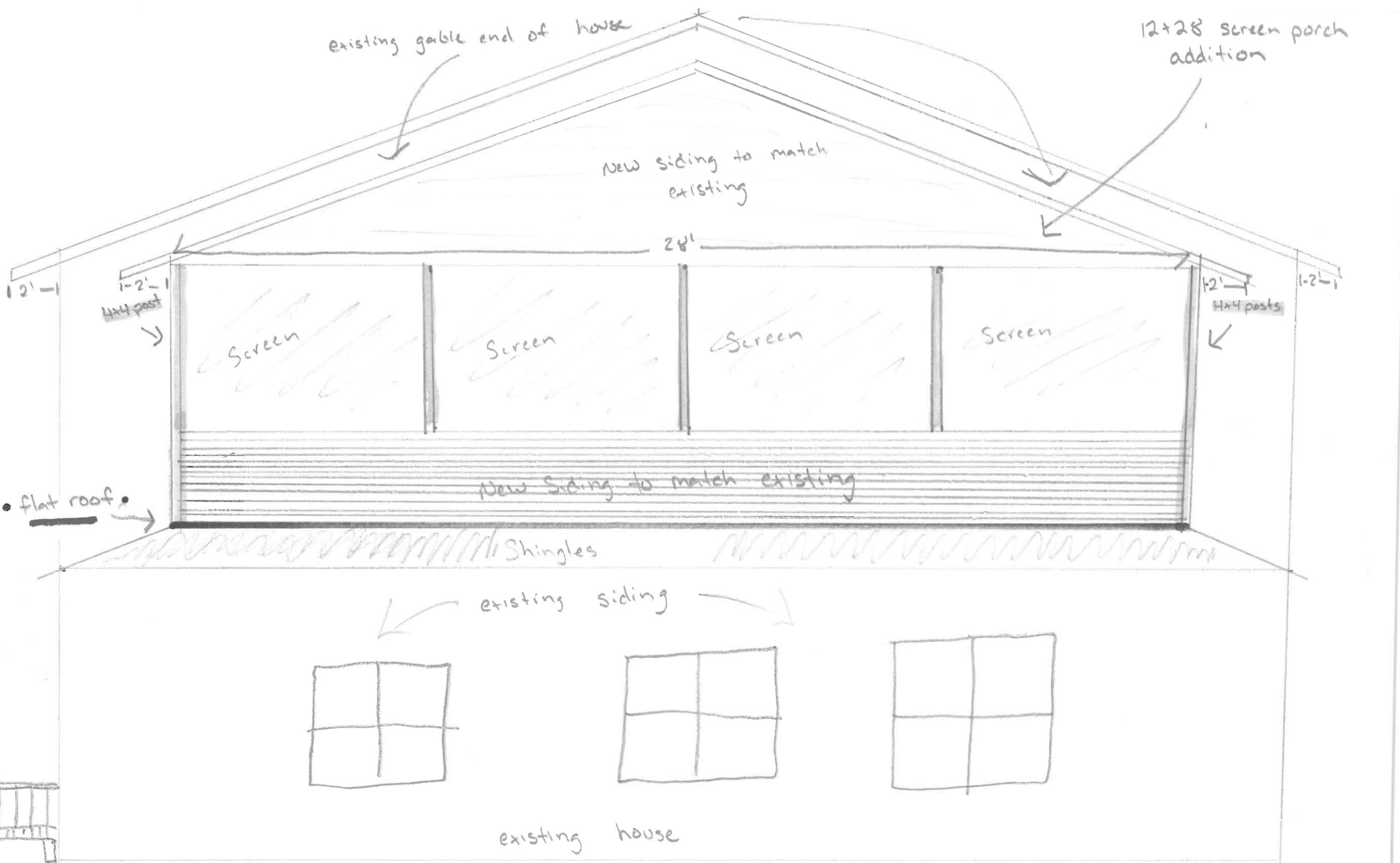
MILLER'S SEWAGE TREATMENT SOLUTIONS
 A division of WRM Services Inc.
 9075 155th Street Kimball, MN 55353
 (320) 398-2705 cell (320) 980-1737

PROPERTY LOCATION
 Lot 4, Block 1, Cherokee Acres, Wright
 County, Minnesota.
 pid#206-029-001040

Septic System Site Plan		
DATE	JOB NO.	SCALE
9/15/15	2015-360	1-20

PREPARED FOR:
Linnea Lindquist

I hereby certify that this site plan was prepared by me or under my direct supervision.
Bernie Miller 9/15/15
 Bernie Miller Advanced Designer Lic. # 1921



Front porch with flat roof & deck above

10985 Grover Ave NW

Maple Lake, MN 55358

September 2015



Steve and Barbara Berg
10929 Grover Ave NW
Maple Lake, MN 55358

September 6, 2015

Corinna Township/Wright County,

As neighbors of Linnea Lindquist, we are in full support of her replacing her flat roof and deck with a new rubber roof and screened room with a roof. Her plan provides for more useful space and fits in well with our neighborhood. Her lot coverage will remain the same as it is currently. Her plans will not impede our view or enjoyment of the lake or neighborhood in any way. She's doing what she should do to improve her property and maintain the surrounding environment.

Thanks for your time and consideration,



Steve Berg



Barbara Berg

Corinna Township Planning Commission

9801 Ireland Ave NW

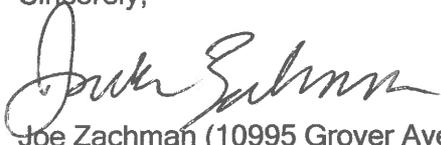
Annandale, Minnesota

55302

Dear Corinna Planning Commission,

My next door neighbor, Linnea Lindquist, is applying for a variance in order to build a screened room that has a roof on it. I live at 10959 Grover, right next door to Linnea, and I'm a year round resident. I have no objection to her building this room with a roof because it won't be in the way of my view or enjoyment of the lake.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Zachman". The signature is written in a cursive style with a large initial "J".

9-6-15

Joe Zachman (10995 Grover Ave NW, Maple Lake, Minnesota)

Ryan & Catherine Hallett
10959 Grover Ave NW
Maple Lake, MN 55358
612-968-1972

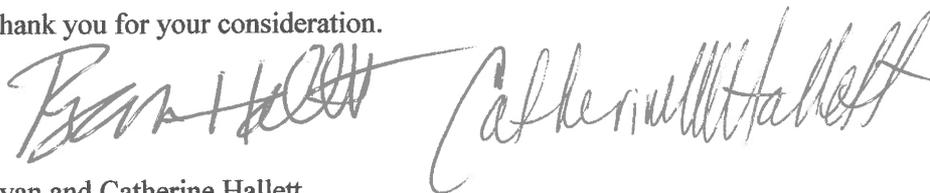
Corinna Township
Planning Commission
9801 Ireland Ave NW
Annandale, MN 55302

Dear Board,

We are the owners of the property located at 10959 Grover Ave NW on Indian Lake. We are next door neighbors to Linnea Lindquist at 10985 Grover Ave NW. We are aware of her plan to replace her deck with a roof and screened room.

We have no objections to her plans, as they are least disruptive to the environment, will not obstruct our view of the lake, and our enjoyment of our property.

Thank you for your consideration.

Handwritten signatures of Ryan and Catherine Hallett in cursive script.

Ryan and Catherine Hallett

September 5, 2015

Corinna Township,

Linnea Lindquist is our neighbor and we have no issues or concerns with the roof and deck replacement she is requesting. There will be no negative impact to the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Billy Daleiden". The signature is written in black ink and is positioned above the printed name.

Billy & Betty Daleiden

11035 Grover Ave NW

Maple Lake, MN 55358

STAFF REPORT

Application: Variance to construct a 16' x 22.5' attached garage addition to an existing dwelling approximately 9.9 ft from a side lot line (min. 15 ft required) on a lot with 34.5 percent impervious coverage (max. 25% allowed). No increase in impervious coverage is proposed.

Applicant: Robert and Roxanne Ahsenmacher

Agenda Item: 4(h)

Background Information:

- **Proposal:** The applicants are proposing to replace remodel the interior of the existing garage for additional living space and add new space for the garage extending out from the existing garage. The new garage portion would be 16' x 22.5' and extend out over an existing driveway.

The lot currently exceeds the 25% maximum impervious with coverage of 34.5%. The proposed addition, because it is being added over existing driveway area, would not result in an increase in impervious coverage.

- **Location:**
 - Property address: 9777 103RD ST NW
 - Sec/Twp/Range: 9-121-27
 - Parcel number(s): 206000093203
- **Zoning:** None/None, Clearwater Lake 86-252 (General Development lake)
- **Lot size:** Approx. 21,399 sq ft (0.49 acres) according to provided survey

Existing Impervious Coverage:

- Buildings: About 2,297 sq ft (10.7%)
- Total: About 7,389 sq ft (34.5%)

Proposed Impervious Coverage:

- Buildings: About 2,657 sq ft (12.4%)
- Total: About 7,389 sq ft (34.5%)

- **Septic System Status:** The property will be having a new septic system installed.
- **Natural Features:**
 - Floodplain: The existing and proposed structures are not within an identified floodplain.
 - Bluff/Steep Slopes: The lot does not contain a bluff, but does have a steep slope between the house and the lake. The proposed construction area is flat.

- Wetlands: There do not appear to be any wetlands that would impact this proposal.
- **Permit History:**
 - 1979 - house and attached garage permit
 - 1979 - septic permit
 - 2011 - septic certification (failing)

Applicable Statutes/Ordinances:**Minnesota Statutes****462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.****Subd. 6. Appeals and adjustments.**

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

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

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

Corinna Township/Wright County Regulations

502. APPEALS AND BOARD OF ADJUSTMENT

502.4 Findings

- (1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant's situation.
 - (a) The granting of the variance will be in harmony with the County Land Use Plan.
 - (b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - (c) The plight of the owner is due to circumstances unique to the property not created by the owner.
 - (d) The proposal does not alter the essential character of the locality.
 - (e) The practical difficulty cannot be alleviated by a method other than a variance; and.
 - (f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

403. LOT COVERAGE

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

605. URBAN/RURAL TRANSITIONAL R-1

605.5 Performance Standards

(3) Side Yard Regulations:

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

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

The proposed setback for the house would be consistent with that of the existing structure, which was permitted in 1979 by Wright County.

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

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

- Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.
 - Comment: The proposal would not add any additional impervious coverage to the lot than what already exists. However, given that the lot exceeds the maximum allowed impervious coverage, some form of stormwater management would help to protect the lake water quality.
- Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.
 - Comment: The application would not require the removal of any trees.
- Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
 - Comment: See comments above.
- Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

- Comment: The proposal would not require any significant grading or filling.

3. Is the proposed use of the property reasonable?

Needs discussion. The desire to have a larger house while maintain an adequate sized garage for two cars is reasonable. The primary issue for discussion would be whether the proposal is reasonable given that it would add more “permanent” building to a lot that already exceeds impervious surface limits.

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

Yes. The need for the variances is due largely to the location of the existing house (built in 1979) and the relatively small size of the lot.

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

No. The extension of the garage out over an existing driveway, on the road side of the house, would not have any significant impact on the character of the locality. Further, the side lot line setback will be no different than what already exists.

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 possible way to avoid the need for a variance would be to have a “jog” in the garage so that the new portion was an additional 5-6 feet away from the property line.

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

No. Given that the proposal will not increase impervious coverage, there would not be any significant negative environmental impact expected.

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

Staff Recommendation: Based on the findings of fact noted above, Staff recommends approval of the requested variance provided the BOA is comfortable with a no net increase or decrease in impervious coverage. There appear to be limited options for reducing impervious coverage on the lot to bring it closer to the 25% limit, with the exception of possibly narrowing the driveway and/or removing the existing garage located out near 103rd Street.

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

1. 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. 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 and maintained indefinitely.

Application # <u>V15-023</u>	Date Application Rec'd <u>9/15/15</u> (for office use only)	Fee Collected \$ <u>400⁰⁰</u>
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**CORINNA TOWNSHIP
VARIANCE APPLICATION**

Name of Applicant: Robert + Roxanne Ahsebmacher

Property Address: 9777 103rd St NW

Mailing Address (if different): 1109 Minnesota Court E

City: Shakopee State: MN Zip: 55379

Phone (home/work): _____ Phone (cell/other): 612-730-5353

E-mail (optional): rahsebmacher@yahoo.com

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

Legal Owner Name: _____

Contract Buyer Address: _____

Option Holder City, State, Zip: _____

Agent

Other Please specify: _____

Property ID #: (12 digit # on tax statement) 206-000-093203 Lake Name (if applicable) Clearwater

Legal Description: _____
(attach if necessary)

Signature of Legal Owner, authorizing application (required) Robert L. Ahsebmacher
(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 type of variance are you requesting (check as many as apply)?
- 1 per 40 Division
 - Road Setback
 - Building/Impervious Coverage
 - Lot Line Adjustment
 - Lake or River Setback
 - Height of Structure
 - Undersized Lot
 - Side or Rear Line Setback
 - Septic System Setback
 - Appeal of Staff Interpretation
 - Bluff Setback
 - Other _____

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

Extend existing garage by 16ft to allow for a bedroom and bathroom on the main floor in the space existing garage is located. Currently all bedrooms are on second floor. Addition will be at same sideyard setback as existing home.

2. 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).

The Corinna Township Land use classification for this property is residential shoreline. Our proposed addition will not change this classification.

3. 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).

There should be no conflict with the Corinna Township Comprehensive Plan.

4. Describe why you feel that your proposal is a reasonable use of the property.

Our proposed addition does not change how we will use the property. Adding a main floor bedroom and bathroom is essential due to limited mobility now and in the future. This will become our retirement home where main floor living is necessary.

5. 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.

Our need for a variance is due to less than required Sideyard Setback. The proposed addition does not encroach on property line any further than existing home built in 1979. We will be removing asphalt driveway where addition will be located. Therefore, there will be no change to impervious percentage.

6. 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.

Area consists of seasonal and year round lake homes. Our garage extension will not impact the area's character or be a detriment to nearby properties.

7. 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?

Garage extension needs to align with existing house creating the same sideyard setback we currently have.

8. 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?

This project will have no impact on the environmental quality of the area.

9. **Flood Insurance Notice:** If your variance request involves a request to construct a structure below the base flood level, you are hereby notified that this will result in an increased premium rate for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage. Such construction below the base or regional flood level increases risks to life and property.

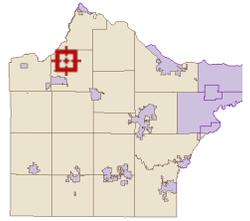
****If you are requesting to construct a structure below the base flood level, please initial here that you have read and understand the above notice:*** _____

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

Due to the layout of existing home, this is our only option to add a necessary bedroom and bathroom to the main floor. This property has been in our family for many years and we would like to make it our retirement home.



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

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- Water

2' Contours

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103 RD ST. N.W.



- 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

NOTE
 THE PRESSURE BED DESIGN INCLUDES OVER-EXCAVATING THE BED TO REMOVE THE SILT LOAM AND LOAM ABOVE THE SAND. THIS ALLOWS THE BED TO BE SIZED FOR SAND WHICH IS 33% SMALLER THAN THE SIZE REQUIRED FOR SILT LOAM. BY DOING SO, THE VARIANCE REQUIRED FROM THE PROPERTY LINE HAS BEEN MINIMIZED. THE SYSTEM WILL HOWEVER BE CONSIDERED A TYPE 3 DUE TO THE OVER-EXCAVATION.

BENCHMARK: RAILROAD SPIKE IN POWER POLE ELEV.=1022.95 NGVD 1929

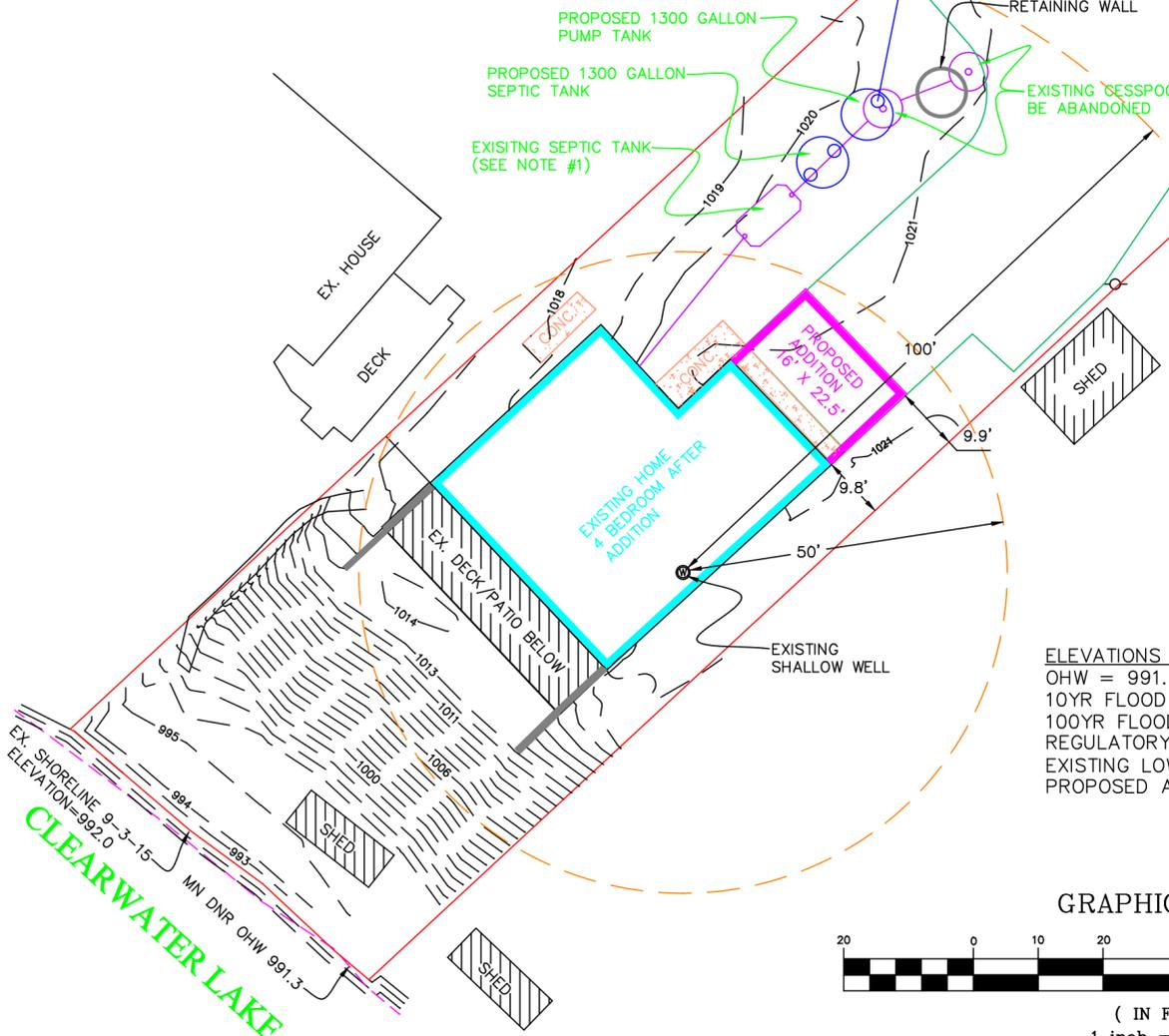
EXISTING AREAS
 TOTAL LOT (ABOVE OHW) = 21,399.5± SF
 EX. HOUSE = 1691± SF
 EX. GARAGE = 510± SF
 EX. SHED (BY LAKE) = 96± SF
 TOTAL EX. BUILDINGS = 2297± SF (10.7%)
 EX. DECK/PATIO = 400± SF
 EX. CONCRETE (WALKWAYS) = 267± SF
 EX. DRIVEWAYS = 4425± SF
 TOTAL EX. IMPERVIOUS SURFACE = 7389± SF (34.5%)

PROPOSED AREAS
 TOTAL LOT (ABOVE OHW) = 21,399.5± SF
 PROP. HOUSE WITH ADDITION = 2657± SF
 EX. GARAGE = 510± SF
 EX. SHED (BY LAKE) = 96± SF
 TOTAL BUILDINGS = 2657± SF (12.4%)
 EX. DECK/PATIO = 400± SF
 EX. CONCRETE (WALKWAYS) = 267± SF
 EX. DRIVEWAYS = 4065± SF
 TOTAL IMPERVIOUS = 7389± SF (34.5%)

- CONSTRUCTION NOTES**
1. THE EXISTING SEPTIC TANK MAY BE USED PROVIDED IT IS CERTIFIED PRIOR TO FINAL INSPECTION. IF THE TANK IS REPLACED IT SHOULD BE REPLACED WITH A 1300 GALLON SEPTIC TANK FOLLOWED BY A 1000 GALLON SEPTIC TANK.
 2. THE PRESSURE BED IS TO BE OVER EXCAVATED TO AN ELEVATION OF 1018.0 AND FILLED WITH WASHED MOUND SAND TO AN ELEVATION OF 1019.0.
 3. THE BOTTOM OF THE PRESSURE BED MEDIA IS TO BE LEVEL AND AT AN ELEVATION OF 1019.0.
 4. THE PRESSURE BED IS TO HAVE 12" OF COVER WITH THE UPPER 6" BEING SIMILAR TEXTURE TO THE ADJACENT SOIL. THE PRESSURE BED MUST BE BACK FILLED AND CROWNED ABOVE THE ADJACENT GRADE TO ALLOW FOR SETTLING.
 5. TIME DOSING WILL BE REQUIRED ON THE PUMP CONTROLS AND AN EVENT COUNTER IS RECOMMENDED.
 6. TWO 4" VERTICAL INSPECTION PIPES MUST BE INSTALLED, ONE TO THE BOTTOM OF THE ROCK AND ONE TO THE BOTTOM OF THE SAND.
 7. PRESSURE CLEANOUTS ARE REQUIRED AT THE ENDS OF EACH PRESSURE LATERAL.
 8. DIVERT SURFACE DRAINAGE AWAY AND AROUND THE PRESSURE BED AND TANKS
 9. ALL MATERIALS USED FOR THE CONSTRUCTION OF THE SYSTEM ARE TO MEET OR EXCEED THE MN RULE CHAPTER 7080.

ELEVATIONS
 OHW = 991.3
 10YR FLOOD = 994.1
 100YR FLOOD = 996.2
 REGULATORY FLOOD PROTECTION = 997.7
 EXISTING LOWEST FLOOR ELEV. = 1014.2
 PROPOSED ADDITION FLOOR ELEV. = 1022.8

GRAPHIC SCALE



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

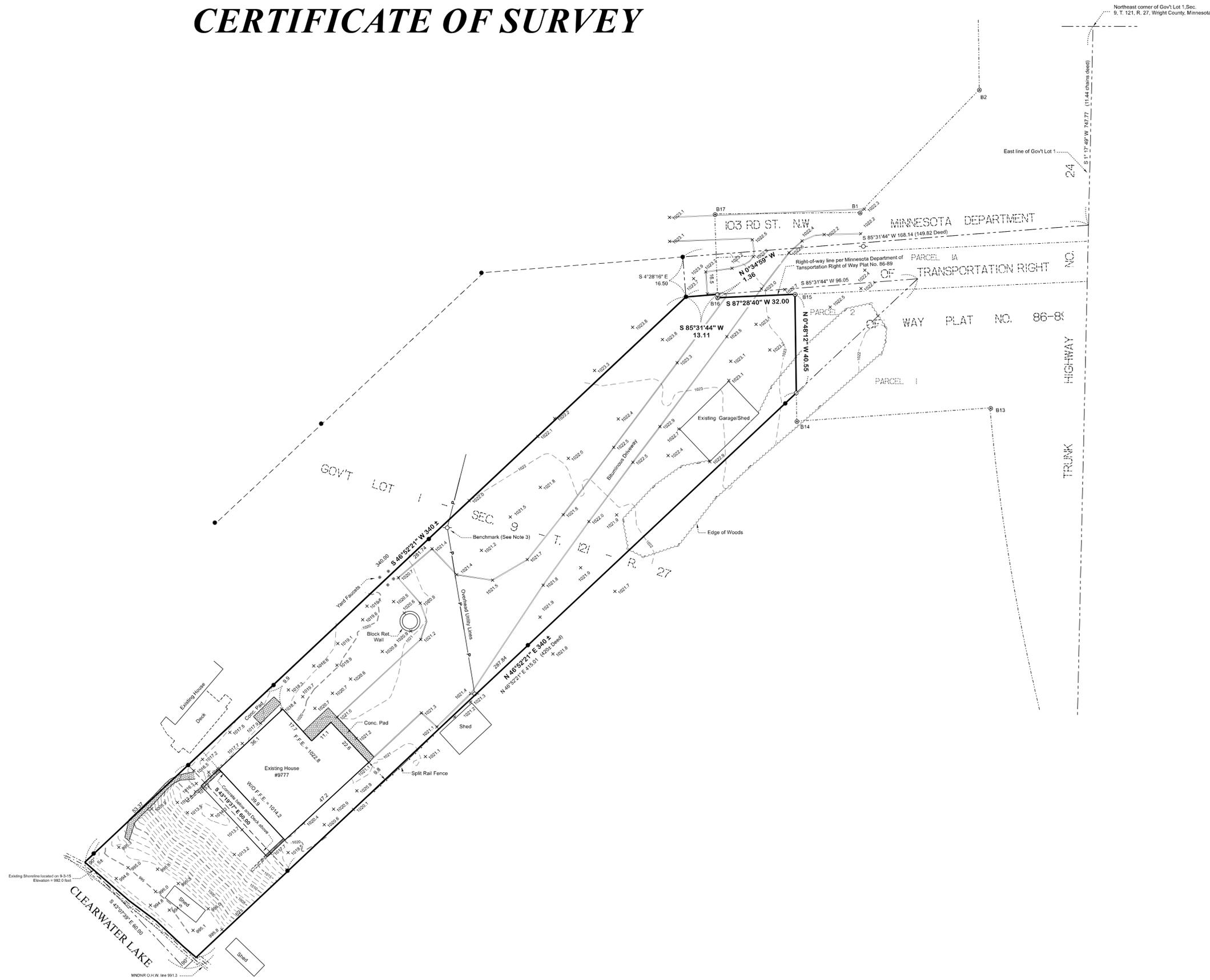
PROPERTY LOCATION
 Part of Gov't lot 1, Section 1,
 Township 121, Range 27, Wright
 County, Minnesota.
 pid#206-000-093203

Septic System Site Plan		
DATE	JOB NO.	SCALE
9/15/15	2015-299	1=20

PREPARED FOR:
Robert Ahsenmacher

I hereby certify that this site plan was prepared by me or under my direct supervision.
Bernie Miller 9/15/15
 Bernie Miller Advanced Designer Lic. # 1921

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION OF PROPERTY SURVEYED:

A tract of land in Government Lot 1 in Section 9, Township 121, Range 27, described as follows: Begin at the Northeast corner of said Lot 1; thence South on the East line of said Lot 1, a distance of 11.44 chains; thence South 86 degrees West a distance of 149.82 feet; thence South at a right angle 16.5 feet to the starting point of the tract to be described; thence South 49 degrees West a distance of 340 feet; thence at a right angle Southeasterly a distance of 60 feet; thence at a right angle Northeasterly a distance of 420 feet, more or less, to a point on the South line of a driveway 16.5 feet wide; thence Southwesterly on the South line of said driveway to the point of beginning, and tract in the Northeast Quarter of the Southwest Quarter, Section 9, Township 121, Range 27, lying between above described tract and road, and used as a driveway and heretofore described as part of Lot "B" of the Northeast Quarter of the Southwest Quarter of Section 9, Township 121, Range 27, in previous conveyances.

EXCEPT:

That part of Government Lot 1 of Section 9, Township 121 North, Range 27 west, shown as Parcel 2 on Minnesota Department of Transportation Right of Way Plat Numbered 86-89 as the same is on file and or record in the office of the County Recorder in and for Wright County, Minnesota.

- NOTES:**
- This survey was performed without the benefit of a title commitment. There may or may not be easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Document No. 1182434.
 - Please note that the legal description of the subject property is ambiguous for two reasons. The description does not have a basis of bearings and there is a call to a 16.5 foot driveway which is subject to different interpretations. We have surveyed and established the boundaries based on historic surveys and found monumentation. We suggest consulting an attorney to review possible remedies to this issue.
 - Benchmark:
Railroad spike in southeast face of power pole located on the north line of the subject property as shown hereon.
Elevation= 1022.95 feet (NGVD 1929 datum)
 - Area to O.H.W.: 21399.5 SqFt 0.49 Acres

LEGEND	
○	Set Iron Monument #41226
×	Spot Elevation
●	Iron Monument Found
⊗	Water Faucet
⊖	Power Pole
⊙	MNDOT Monument Found



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

CLIENT: Miller Sewage Treatment Solutions
9075 155th St.
Kimball, MN

PROJECT LOCATION:
Ahsenmacher Property
9777 103rd St. N.W.
Annandale, MN

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: 9-3-15
License No. 41226

Drawn by: _____ REVISIONS _____ Checked by: _____			
NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 15055
SHEET: 1 OF 1

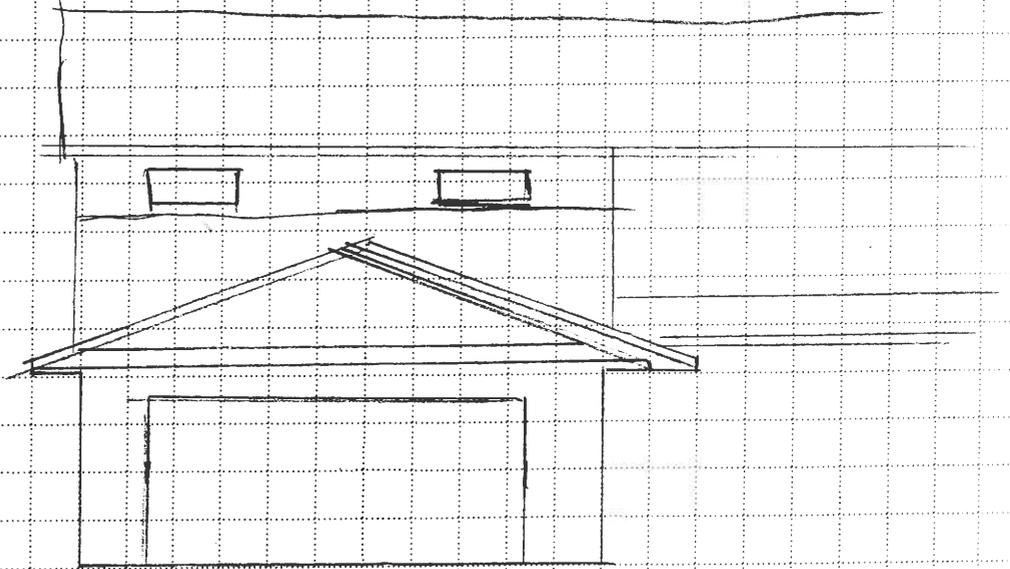
MAPLE LAKE UNBER CO.



MAPLE LAKE, MN 55358
PHONE 963-3612

DATE _____

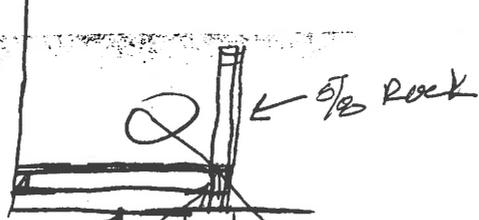
JOB _____



MAPLE LAKE UMBER CO.

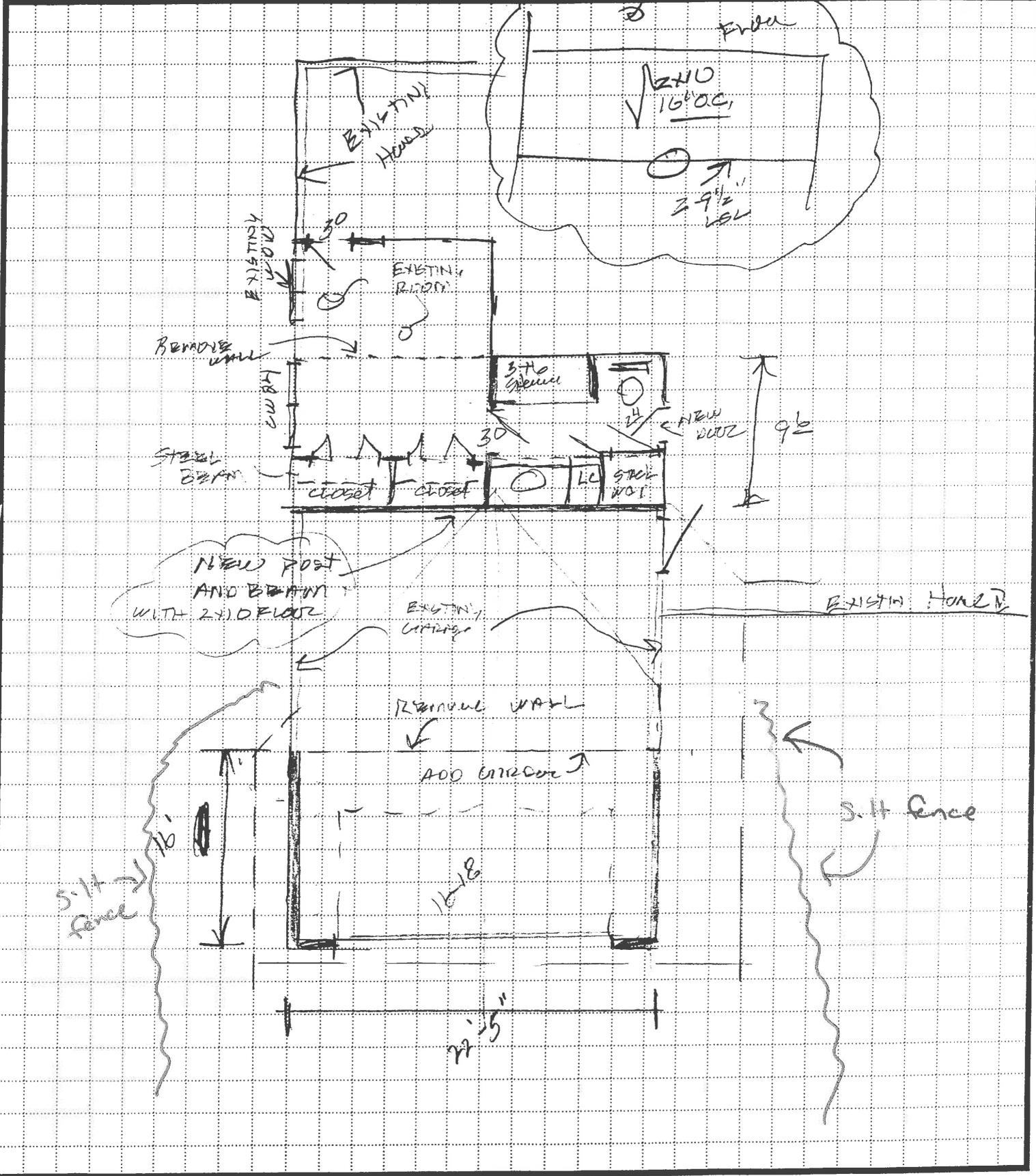
MAPLE LAKE, MN 55358
PHONE 963-3612

FREE
Building
Estimates



SPRAY
FOAM FILL
DATE d RIM

JOB





STAFF REPORT

Application: Ordinance Amendment to amend the written notification distance for public hearings from ½ mile to that required by MN Statutes 394.26.

Applicant: Corinna Township

Agenda Item: 4(i)

Background Information: When the Township first adopted its Land Use Ordinance, it included the following language regarding the distance for which people received notices of upcoming public hearings in their area:

SECTION XIV - PUBLIC NOTIFICATION

For Conditional Use Permits required as part of this Ordinance, at a minimum, owners of all properties within ½ mile of the subject property shall receive written notification.

The ½ mile notification distance exceeds the minimum required of Wright County by state law. Wright County, to Staff's knowledge, has followed that state law, which states:

394.26 PUBLIC HEARINGS.

SUBD. 2. NOTICE.

Notice of the time, place, and purpose of any public hearing shall be given by publication in a newspaper of general circulation in the town, municipality, or other area concerned, and in the official newspaper of the county, at least ten days before the hearing, except that notice of public hearings in connection with the adoption by ordinance of any comprehensive plan or amendments thereto or adoption or amendment of any official controls shall be given in the manner provided by section 375.51, subdivision 2. In addition to the requirements of section 375.51, subdivision 2, written notice of public hearings on all official controls and amendments thereto shall be sent to the governing bodies of all towns and all municipalities located within the county. **Written notice of public hearings regarding the application of official controls to specific properties, including but not limited to conditional uses, variances, interim uses, zoning regulations, and subdivision regulations, shall be sent to all property owners of record within 500 feet of the affected property in incorporated areas. In unincorporated areas, the written notice shall be sent to property owners as follows:**

(a) in the case of variances, to owners of record within 500 feet of the affected property;

(b) in the case of conditional uses and interim uses, to owners of record within one-quarter mile of the affected property or to the ten properties nearest to the affected property, whichever would provide notice to the greatest number of owners;

(c) in the case of all other official controls, including but not limited to zoning regulations and subdivision regulations, to owners of record within one-half mile of the affected property.

Written notice shall also be given to the affected board of town supervisors, and the municipal council of any municipality within two miles of the affected property.

The question before the Planning Commission is whether or not to reduce the notification distance to the minimums allowed by state law, which would be:

1. Variances - 500 ft
2. Conditional Use/Interim Use Permits - $\frac{1}{4}$ mile
3. All other official controls (i.e. subdivisions, rezonings, etc...) - $\frac{1}{2}$ mile

In the June 2014 update of the Township's Land Use Code (a major update involving shoreland and floodplain rules and a significant reformatting to remove the Wright County ordinance as an appendix and incorporating the rules instead in one complete ordinance), the requirement for the $\frac{1}{2}$ mile notice as originally passed by the Township was inadvertently removed.

So, while arguably the requirement for $\frac{1}{2}$ mile notice is already removed from the Township's ordinance, Staff is suggesting that the Commission take public comment on the matter and confirm one way or another what it would like to do.

Planning Commission Direction: The Planning Commission may approve the 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.