

**CORINNA TOWNSHIP  
UNOFFICIAL MEETING MINUTES  
BOARD OF ADJUSTMENT/PLANNING AND ZONING COMMISSION  
AUGUST 27, 2009 7:00 PM**

1. Call to Order
2. Roll Call

Board of Adjustment/Planning Commission Members: Present – Charlotte Quiggle (chair), Bill Lieb (vice-chair), Chuck Carlson (7:11 PM arrival), Steve Huff, Barry Schultz (alternate). Absent: Larry Smith.

Staff: Ben Oleson, Zoning Administrator, Mary Barkley Brown, Planning and Zoning Administrative Clerk

3. Additions or Deletions to the Agenda

Kathy Kelly requested time to ask about a proposed subdivision on behalf of her mother, Dorothy Corens.

4. Public Hearings

- a. Variance to enlarge an existing garage within the minimum side yard and road centerline setbacks. Garage also to exceed the maximum allowable size of 800 sq ft.
  - i. Applicant: Frank & Ann Dropps
  - ii. Property address: 10997 Lawrence Ave NW, Annandale
  - iii. Sec/Twp/Range: 06 and 07-121-027
  - iv. Parcel number(s): 206019000201, 206034000361 and 206000064405

Mr. Dropps passed out booklets and outlined the proposal for the P & Z Board.

John and Ginny Hannula said they were there to support the Dropps' request.

Mr. Dropps stated they do not want to move the garage too close to the house due to the egress window.

Steve Huff felt the proposal was reasonable.

Bill Lieb was in favor of a 5.06' side yard setback at the side closest to the road and a 9.98' setback closest to the house.

Schultz and Carlson agreed.

Mr. Dropps stated that he will change the garage size so that it will be under 800 square feet.

Quiggle questioned the impervious coverage – she said they missed the shed in the calculation. What about off-site storage for their boat?

Mr. Dropps said that they will adjust the driveway to comply with impervious coverage maximums of 15% building and 25% impervious coverage.

Quiggle asked if there will be room for cars in the driveway when the new garage is built.

Motion by Carlson, seconded by Huff to:

1. Approve the requested variance from the side yard 5.06 and 9.98 feet.
2. Approve the requested variance for the garage to be the proposed 33-34 feet from the centerline of the road. (This would be consistent with the existing variance previously granted by Wright County and the ordinance allowing for the road setback to be reduced to the average setback of garages within 300 feet or 20 feet, whichever is more. There is a garage to the north within 300 ft that is within 10-15 feet of the centerline and one on the other side within about 55-60 feet of the road centerline. The average setback between these two would be 32.5-37.5 ft.)
3. Deny the requested variance from the maximum garage size of 800 sq ft. The applicant voluntarily agreed to reduce the size of the proposed garage to a width of 26-26.5 feet to meet this limitation.

Carlson made the above recommendation with 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 on down slope areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets or other forms of temporary cover until vegetation is re-established.
2. That the applicant must meet the required 15% (buildings) and 25% (all surfaces) impervious limitations.

The motion to approve was passed unanimously. It was noted that a permit is required to move the existing garage, that the application now goes to the Town Board for their action, and that the applicant ultimately needs approval of the variance from Wright County before they may act on their proposal.

- b. Conditional use permit to operate a dog grooming business.
  - i. Applicant: Kari Sisell
  - ii. Property address: 9517 67<sup>th</sup> St NW, Annandale
  - iii. Sec/Twp/Range: 33-121-27
  - iv. Parcel number(s): 206000332404

Kari Sisell addressed the board.

Lieb and Huff wanted to be sure that there would be no dog boarding on the site. Sisell said there would not.

Schultz and Carlson were in agreement with the proposal.

No one in the audience spoke.

Oleson stated that according to the building inspector there would need to be a wash tank for dog hair before it went into the sewer.

Motion by Lieb, seconded by Schultz, for approval of the conditional use permit, as presented, with the following conditions:

1. No overnight boarding of dogs will be allowed as part of the business.
2. The sewer system serving the business shall be designed so as to trap dog hair or other objects before they enter into any part of the system that might be damaged.

The motion to approve was passed unanimously.

- c. Conditional use permit to place a pre-fabricated structure to house radio equipment in conjunction with existing cellular tower.
  - i. Applicant: Tim's Tower 2000
  - ii. Property address: 10719 70<sup>th</sup> St NW, Annandale
  - iii. Sec/Twp/Range: 32-121-027
  - iv. Parcel number(s): 206000322100

Joe Haggerty, Chief Deputy with the Wright County Sheriff's Department was here to speak on behalf of the Sheriff's Department.

They would like to install a new 800 megahertz system on an existing tower owned by American Tower. This will be used for fire, rescue, ambulance, and squad radios. Two towers are needed in Corinna. There is natural screening with trees on the site. The site is fenced. They are proposing a pre-cast concrete structure 28' x 11'6" x 10' high to hold radio equipment and generators. They want the system to be operational by the end of 2009.

Motion by Huff, seconded by Carlson, for approval of the conditional use permit, as presented.

The motion to approve was passed unanimously.

- d. Conditional use/land alteration permit and variance to move more than 50 cubic yards of earth and material within a shore land district and to place fill within a bluff impact zone.
  - i. Applicant: Keith Jerpseth
  - ii. Property address: 9800 91<sup>st</sup> St NW, Annandale
  - iii. Sec/Twp/Range: 16-121-027
  - iv. Parcel number(s): 206063001090

Keith Jerpseth stated that his property has a large ravine on steep slope that is eroding on the lake side of his property. He is proposing to address the problem by filling portions of the ravine with approximately 250 cu yds of clay fill and 50 cu yds of topsoil. The area would also be thinned of its heavy tree cover to allow more understory growth, planted with grasses and native flowers and covered with erosion control blankets until the site had been stabilized. In discussing the application further with the applicant, they have indicated that their primary goal is to stop further erosion in the ravine and that they are flexible in terms of the exact plans regarding how much of the ravine to fill. They

have spoken with the Wright Co SWCD, but apparently SWCD has indicated they do not have the staff time/expertise to provide advice for this type of a project.

Quiggle said that she would like to see an engineered plan. Quiggle said that she feels the fill will create two fault lines and it would be difficult to compact without terracing and compacting.

Larry McGovern, Jerpseth's neighbor, said, "Dean Flygare had done the same thing on McGovern's property next door and it is perfectly stable."

Jerpseth said that terracing the property would cost approximately \$75,000.00. Jerpseth's proposed plan would cost approximately \$10,000. He feels it is a reasonable plan at a reasonable cost.

Quiggle questioned the number of water accessory structures on the property. Oleson stated that only one accessory structure per lakeshore site is allowed. (Jerpseth has two old buildings, a home and a new detached deck.)

Schultz made a motion, seconded by Lieb, to approve the conditional use permit, as presented, for up to 250 cu yds of fill and 50 additional cu yds of topsoil, with the following condition:

1. Erosion and sedimentation control measures must be installed and maintained until the fill areas have been stabilized. These shall include at a minimum erosion control blankets placed over the fill area immediately after the fill has been placed. Other erosion control and permanent stabilization measures outlined by the applicant shall be adhered to – thinning of tree canopy to allow more sunlight, planting of native vegetation with deep roots.

The motion to approve was passed unanimously, although the Chairperson (nonvoting member unless a tie or roll call vote) noted her objection. She has indicated that there should be a much more detailed plan for placement of the fill and design and/or review by a qualified professional to ensure the slope can be stabilized given that it is such a steep slope. The ordinances relating to this are as follows:

#### 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:

- (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.
- 5. A motion was made by Lieb, seconded by Schultz, to approve the July 23, 2009 Meeting minutes. Motion carried unanimously.
- 6. Zoning Administrator's Report – Tabled.
  - e. Permits
  - f. Correspondence
  - g. Enforcement Actions

7. New Business

The Commission discussed a proposed subdivision of land near Sugar Lake on Hollister Avenue with Kathy Kelly and Dorothy Corens. The subdivision would be primarily for the purpose of allowing lakeside lot owners to have space for garages and/or sewers. The Commission suggested the landowner discuss some options with Wright County zoning staff, including whether the applicant could split the land into one buildable lot (using the existing building entitlement) and then split the rest of the land into lots that would be attached to the lake lots across the road by deed or similar restriction. It was noted that a formal subdivision application would need to be made to the Township and then the County if they decided to proceed. The Commission was not absolutely opposed to such a subdivision as long as the lots were either buildable or permanently attached to the lake lots across the road.

- h. Discussion of Wright County action on Corinna Township recommendations since August 2008. – Tabled.
- 8. Old Business
  - i. Discussion of Potential Amendments to Mining and Extraction Ordinance:

The Commission discussed the Mining/Extraction ordinance and whether changes should be made. Most of the discussion centered around whether the Township should limit pits to specific projects or whether they should be allowed to remain open for use by multiple projects or uses. The Commission will review several draft amendments to the existing ordinance created by Staff after the July meeting and handed out at the beginning of the discussion.

- j. Zoning Administration Update - Tabled.
    - k. Discussion of site inspection procedures – Tabled.
    - l. Discussion of Proposed Wright County Ordinance – “Wind Energy Conversion Systems”

The Commission head comments from Rod Nikula of Wright-Hennepin Cooperative Electric regarding the proposed Wright County wind energy conversion system ordinance. He wanted to know what the Township was thinking about it and if there were any questions. He noted that the wind tower they installed has been disappointing due to uneven wind speeds and direction

and that it has been a very expensive way to generate electricity. The Commission discussed that the proposed ordinance is Wright County's not its own, and that its discussions thus far has been whether to be more restrictive than what Wright County is proposed. It was not known whether the County's public hearing has been scheduled or not.

Zoning Administrator's Report (6-f – tabled earlier in meeting):

The Commission discussed that no action has been taken by the DOLI Commissioner as of yet.

The Commission reviewed a list of building permits that were issued by Wright County since the Township established its own building inspector. They agreed that the Township should wait and see how the DOLI v. Wright County court case comes out before deciding what to do with these permits.

m. Discussion of Wright County Ordinance Amendments re: living space above garages – Tabled.

9. Lieb made a motion to adjourn, seconded by Carlson. Motion carried unanimously. The meeting was adjourned at 9:42 PM.