

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
JANUARY 14, 2025

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302
(or via web/phone conference – see last page for instructions)

Call to Order: Dick Naaktgeboren called the meeting to order at 7:00 p.m.

Roll Call: Planning Commission Members in Attendance –Dick Naaktgeboren, Barry Schultz, Linda Dircks, Cathy Gabriel, John Dearing, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just

Absent: Al Guck, Steve Niklaus,

Others in Attendance: Corey & Lisa Luke

Additions or Deletions to the Agenda: Motion was made by Schultz to approve the agenda with the removal of Gamache. Motion seconded by Dircks. Motion carried unanimously.

Public Hearings

Requests related to the construction of an open deck. Approvals required include a Variance to enlarge an existing open deck on the lake side of an existing dwelling by 4-6 feet. The new deck would be approx. 53 ft from Pleasant Lake (min. 75 ft required), within a bluff (min. 30 ft setback required) and approx. 13.5 ft from a side lot line (min. 15 ft required).

Applicant and Property Owners: Corey & Lisa Luke
Property address: 11719 89th St NW
Sect-Twp-Range: 19-121-27
Parcel number(s): 206062000030

Present: Corey & Lisa Luke

Luke: Hoping to give a little more space as it is 10ft from the house, it is the original deck and needs to be replaced. It is very tight with the bay window and door. We know it is an encroachment on the lake and will make adjustments to get down on impervious and get under the 25%. We inherited the impervious issue and it has been on our list to correct. pass

Oleson: Variances are the lake setback, 53 ft from the lake should be 7t feet, bluff setback it is in the bluff and the set back is 30ft. The other one is the side yard is 13.5 feet should be 15 and impervious is over the 25%, however, they do have a plan to get under the 25%.

Audience: none

Schultz: Would you be adding any additional pavers under the deck.

Luke: We have no intention of adding more.

Schultz: Wondering if you could cantilever out so that you do not have to disturb the soil.

Question why going out so far.

Luke: The net diff was 800 sq ft, we are not trying to go massive. There is a door that comes out to the deck that also cuts into the usable space. We have about 3ft of usable deck space where the bump out window is. The railing is on the outside of the board and will come in further in.

Oleson: There was a variance that did approve the deck in 1984.

Dircks: Looking at the deck, the section to the far left could it be eliminated?

Luke: Visually we like the look of the full length deck. We do use that for storage space.

Dircks: Just looking like it is a lot of deck and possibly removing that area rather than going out further in that area. If we are going wider I would like to see the deck shorter.

Gabriel: Where are you removing impervious?

Luke: We would tear up the impervious area and do just a cement slap for a few cars and more grass area in the parking area by the garage.

Gabriel: The house to the West seems to be closer than theirs.

Luke: Yes it does.

Gabriel: Is reducing the size an option?

Luke: We would like to have it but if we need to reduce we will have to.

Schultz: I mentioned cantilevered and if you make it go further out I would like to see the posts stay where they are rather than dig into the bank.

Luke: They are looking at doing piers.

Dearing: I don't see a hard ship going that big. I could see going out maybe 2ft on the big deck and possibly removing the smaller deck.

Naaktgeboren, I agree with John. The little deck I feel could possibly be removed, it has no usable space. Also, worried about how stable the pier would be in the bluff.

Schultz: How far out would it be just matching the two decks.

Luke: It would be 2ft and we would really be adding a foot and a half if only doing 2ft.

Naaktgeboren: You could look at putting the deck out on the ledger board rather than on the boards. Unless you want to use the area on the west as a walk way it is not usable space.

Gabriel: Assuming the need to replace the posts. You were looking at 6 ft for the larger portion. We appreciate you are willing to work with the impervious. I feel 4ft would be fine with then addressing the impervious.

Naaktgeboren: My issue is that we are dealing with the bluff.

Luke: If we leave the 4ft alone and went to 4ft with the rest, and we would fix the impervious would we be good.

Dircks: Will they get under the impervious?

Oleson: Yes if they do what they say they are doing.

Naaktgeboren: I would prefer we only go with 2 ft out on the large deck and leaving the 4ft where it is at.

Luke: It does not solve the issue with space, I would love 4.

Dearing made a motion based on the findings of fact to approve the variance to enlarge an existing open deck on the lake side of an existing dwelling by 2 feet. The new deck would consist of replacing an existing 4' x 16' section on the west side to its existing size and expanding an existing approx. 10' x 30' section on the east side to 12' x 30' approx. 57 ft from Pleasant Lake (min. 75 ft required), and within a bluff (min. 30 ft setback required) with the following conditions:

1. The applicant shall reduce impervious coverage on the lot to no more than 25% coverage by no later than August 1, 2025.
2. The applicant shall maintain the 4' x 16' deck on the west side of the dwelling to its existing size only and shall be allowed to expand the remainder larger 10' x 30' deck to 12' x 30'. The posts supporting the deck may be moved out to the edge of the expanded deck.

Schultz seconded the motion. Motion approved unanimously.

Schultz made a motion to approve previous meeting minutes of December 10, 2024 Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Oleson: Home on Clearwater Lake, back in 2022 they came in for a variance but then withdrew. Now they are just remodeling the upstairs and putting in a bathroom that needs a dormer to meet the height requirement. Wright County said they would not consider that an expansion. 4/12 pitch with the dormer. Board is good with no new variance.

Cedar Lake - John Matthees wants to a lot line adjustment and a cup for the earth moving. Will need to go to the town board for the septic. Will be on the agenda for next month.

John Skoog; question came up about the fence on one of his properties. Ben pulled up the pictures of the fence. After reviewing the pictures and the fence requirements the board felt that the one fence panel closest to the lake either needs to be dropped to 3 ft or remove it.

Other Business

- Discussion - Fee Schedule - no discussion

Motion was made by Dearing, seconded by Gabriel to adjourn. Motion carried unanimously at 8:20 pm.

Minutes prepared by Jean Just