

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 8, 2025

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

Call to Order: Al Guck called the meeting to order at 7:00 p.m.

Roll Call; Planning Commission Members in Attendance -Al Guck, Dick Naaktgeboren, Linda Dircks, John Dearing, Cathy Gabriel, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just and Steve Niklaus via web conference.

Absent: Barry Schultz

Others in Attendance: Margaret Connelly, Ryan Connelly, Rory Norgren, Cody Norgren, Lisa Peter, Ann Porter, Nancy Guddal, Peter Zielsdorf, Dakota Zielsdorf, Jane Hurley, Cory Grunewald, Dan Mahr, Guy & Diane Vance, Josh Veit

Additions or Deletions to the Agenda; Motion was made by Dearing to approve the agenda. Motion seconded by Dircks. Motion carried unanimously.

Public Hearings

(Tabled from March 13, 2025 meeting) Requests related to the rebuilding and expansion of a dwelling and detached garage destroyed by fire. Approvals required include a Variance to construct a 1,336 sq ft one-story dwelling over an existing basement (expanding the main level from 904 sq ft) with an attached approximately 28' x 30' garage to be approx. 7 ft from a side lot line (min. 15 ft required), 0 ft from a road right-of-way (min. 20 ft required), 46 ft from a road centerline (min. 65 ft required) and possibly within the required 100 ft lake setback pending survey documentation.

Applicant: Joshua Veit

Property Owner: Joshua Paul Veit and Cory Grunewald

Property address: 7987 Griffith Ave NW, Maple Lake

Sect-Twp-Range: 25-121-27

Parcel number(s): 206017000012 and 206017000013

Veit: Survey was completed so we have that, updated plans on the lot, we were asked to move the garage back, it was 5 feet from the right of way and we shortened the garage by 2 ft to help with that. We took the windows on the property line side out and moved the service door to the other side of the garage. We talked about tuck under garage and we decided not to do that and just do a small bump out.

Oleson: That sums it up. Attached garage should be 15' and detached garage should be 10'. I looked at the ordinance at the time the original garage was built and it was either a 10' or 4' setback at the time. It was built on the property line so not sure if they did not know where the property line was. We had talked about minimizing in some way or moving it. It is still on the same side and a little further from the road.

Audience: None

Niklaus: Two variances?

Oleson: Correct, side yard and road side.

Niklaus: Are the lots combined?

Oleson: Yes they are combined as one. We could require an administrative order and that would make it harder to separate in the future. The reason they were able to meet the impervious is because they are combined.

Niklaus: Survey cleared up a lot of things so I have no issue.

Gabriel: No other comments.

Dircks: Proposed impervious is a 16.6%?

Oleson: Correct.

Dircks: Feel you did your homework, would like the condition the lots are combined.

Naaktgeboren: Did we make a motion that the house could go ahead with the combining of the lot. My concern is still so close to the road. If you went to 26 or 28 wide and moved it back some.

Veit: The opening is only 26ft wide because of the jog and steps. Right now it is 28ft deep. If we go to 26ft deep we run into the issue with the service door.

Naaktgeboren: Feel there is still room for moving it back and maybe narrowing it.

Guddal: There is no concern about the side lot line? Only having 5ft from my property.

Guck: The alternative is allowing them build where it was.

Dearing: I do not have a problem where it is as they are as far back as anyone else on the road.

Guck: What happened in years past we do not have a say in what was done. I am good with it. It is better than it was.

Oleson: I did send some information regarding the replacement.

Naaktgeboren: Do you have any water management plan?

Veit: Everything will be constructed and will be addressed in our plan including gutters.

Oleson: Drain spouts need to be in area that it disburse over the grass that will help, there is some existing erosion issues and some of this has to do with the road.

Naaktgeboren: There is a lot of tar there.

Guddal: There is a culvert on the other side of the road, and the grade of the road has gotten higher over time. I have had two people out and there is a percentage that has to do with the road. We had some rain this week and I had them watch where the rain is coming through and down towards the lake. It is coming through the two properties. Only reason I brought take out the garage then it would be more open where water could run. Something I am working on it will affect both of our properties. Some issues on the property line.

Oleson pulled up the picture of the erosion.

Guck: That will have to be addressed at a township board meeting.

Naaktgeboren made a motion to approve based on the findings of fact the Variance to construct a 1,336 sq ft one-story dwelling over an existing basement (expanding the main level from 904 sq ft) with an attached 28' x 30' garage, 14' x 14' storage area and additional entry space (approx. 1,105 sq ft total) to be 5.3 ft from a side lot line (min. 15 ft required) and 7.8 ft from a road right-of-way (min. 20 ft required) with the following conditions:

1. That the applicant shall ensure that their proposed structure meets all applicable requirements of the Minnesota State Fire Code.
2. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between any areas of disturbance (if there will be any) and the lake as well as to any neighboring properties which are downslope of the disturbed areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with

mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established.

3. 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, wetlands, road right-of-way or onto adjoining properties. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, 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.
4. Current and future property owners shall be responsible to identify and comply with all other local, state and federal regulations applicable to their proposed use and alteration of their property.
5. The applicant shall sign an administrative order, prepared by the Township Zoning Administrator, indicating that the applicant's two parcels (206017000012 and 206017000013) shall be considered one for the purpose of sale and development.

Dearing seconded the motion. Motion approved unanimously.

Naaktgeboren expressed his concern for them to work together on the drainage issues. As far as the road John could talk with the maintenance men to see if they can change the shape of the road. Dearing indicated that there could be issue with them getting into their driveways if we change the crown in the road. Dearing indicated one way to solve is running a culvert up from the lake to a corner where it goes through the retraining wall to the culvert.

Requests related to the construction of a second story addition over an existing attached garage. Approvals required include variances for the expansion of an existing structure approximately 59.4 and 59.8 feet from the centerline of a township road (min. 65 feet required).

Applicant and Property Owner: Daniel L Mahr
Property address: 8237 Greer Ave NW, Maple Lake
Sec/Twp/Range: 24-121-27
Parcel number(s): 206000244303

Present: Dan Mahr

Mahr: Putting a second story over existing garage.

Oleson: House was granted in 2019, came in the next year for a variance for the deck and then a variance for the detached garage after that. Variance now for a 2nd story on the attached garage.

Guck: Big open room what is it for?

Mahr: Just an open room, no set plans for it living room, den.

Naaktgeboren: What is the size of it?

Mahr: 30x38

Oleson: Not any closer to the road, just a height increase, most times we are looking at blocking views. There is no homes across the road so it is not going to block any view.

Audience: None

Gabriel: Not any concerns adding to the height.

Dircks: No issue just making sure it meets structural needs.

Niklaus: What about the septic, are we adding bedrooms and do we have any concerns.

Mahr: We are not adding any bedrooms.

Oleson: Septic is to the north and is for 3 bedrooms.

Niklaus: Is there a bathroom in the shed.

Mahr: Yes there is a bathroom.

Oleson: The septic is based on bedrooms not on bathrooms.

Niklaus: no other concerns

Naaktgeboren: Height wise two houses to the east are very tall, nothing behind it so not concerned with the height.

Dearing: No concerns.

Guck: The only thing I was thinking about is the roads on the lake side?

Oleson: That has been taken care of and are now back to grass.

Dearing made a motion to approve based on findings of fact a variance for the construction of a second story dwelling addition over an existing attached garage located approximately 59.4 and 59.8 feet from the centerline of a township road (min. 65 feet required) with the following condition:

1. The proposed second story addition shall not extend any closer to the road than the existing dwelling foundation.

Linda seconded the motion. Motion passed unanimously.

Requests related to the construction of a detached garage. Approvals required include variances for the construction of a 24' x 26' detached garage approximately 41.6 ft from the centerline of a township road (min. 65 feet required) and resulting in building coverage of approximately 15.18% (max. 15% allowed). The structure is to have a lowest floor elevation of 998.05 NGVD29 to meet the regulatory flood protection elevation with the lowest adjacent grade being approx. 995.3 NGVD29 and will result in a net reduction of impervious coverage from 26.41% to 24.54% (max. 25% allowed).

Applicant and Property Owner: Margaret (Peggy) A Connelly

Property address: 11454 Klever Ave NW, Annandale

Sec/Twp/Range: 5-121-27

Parcel number(s): 206013000030

Present: Peggy Connelly & Rory Norgren

Norgren: Looking to build a garage.

Oleson: One story detached garage, variance is the road setback and the way they have it proposed is building coverage is at 15.18%, over all impervious coverage currently is just over 26% and will bring it down to under 24% by removing some parking area. Made notes that is now in the flood plain on the shoreline, the minimum elevation is being met but wanted to point it out. They do have a septic system and it is a shared system and they have an agreement to share that septic. Currently it is her son that owns the other property.

Audience: None

Niklaus: None voting person this evening, however, the building coverage and impervious is a redline for me and would not be in a favor of increasing the building coverage.

Naaktgeboren: I agree with Steve on that and question how will you meet the elevation?

Norgren: We will do slab on grade and one course of block and add gutters and landscape and shoot it towards the culvert. If we push the garage back further we create more impervious coverage. Would like to go with 24ft wide, we are 25sq ft over on building coverage. We could go 23ft wide which is really small.

Naaktgeboren: Yes that is small.

Dircks: I agree reducing the garage a little.

Gabriel: I have nothing to add.

Dearing: I would like to see it 23ft wide.

Guck: We have been very hard and fast on the 15%.

Norgren: It makes it small and we are asking for minimal increase.

Naaktgeboren made a motion to approve based on the findings of fact a Variances for the construction of a 23' x 26' detached garage approximately 41.6 ft from the centerline of a township road (min. 65 feet required). The structure is to have a lowest floor elevation of 998.05 NGVD29 to meet the regulatory flood protection elevation with the lowest adjacent grade being approx. 995.3 NGVD29 and will result in a net reduction of impervious coverage from 26.41% to 24.54% (max. 25% allowed) with the following condition:

1. The applicant shall reduce impervious lot coverage to at or below 25% as indicated in the submitted plans.

Dearing seconded the motion. Motion carried unanimously.

Zoning Administrator's Report; 1 application so far next month

- Permits
- Correspondence
- Enforcement Actions

Other Business

Discussion – Fee Schedule

Motion was made by Dircks, seconded by Dearing to adjourn. Motion carried unanimously at 7:57 pm.

Minutes prepared by Jean Just