

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
JUNE 10, 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, Steve Niklaus, Barry Schultz, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Others in Attendance: Jennifer Smail, Benjamin Smail

Additions or Deletions to the Agenda; Niklaus made a motion to approve the agenda. Dircks seconded the motion. Motion approved unanimously

Public Hearings

Request related to the construction of a high tunnel greenhouse. Approvals required include a Variance to construct a 30' x 14' x 9' high tunnel greenhouse approximately 95 feet from Indian Lake (min. 100 ft required).

Applicant: Benjamin Smail

Property Owner: Ryan S Smail

Property address: 10575 Grunwald Ave NW, Maple Lake

Parcel number(s): 206060000060

**Present:** Ben Smail & Jennifer Smail

**Smail:** Would like to have a high intensity green house. We are doing some lake restoration and would like to grow our own plants and our own vegetables. Our three year plan is grow our own vegetables and plants for restoration. No commercial at this time. Long term goal would be to possibly grow our own trees and shrubs to sell at flea markets.

**Oleson:** Variance is the setback for the road vs the lake, as they proposed it would, they are willing to fudge either way on that. Side yard setback will be met. Road or the Lake. Not a lot of depth.

**Audience:** none

**Naaktgeboren:** No issue with it. Either way. Do you have a picture?

**Smail:** Long rebar in the ground with cross bracing so it will not be blowing away. Hoop style top.

**Schultz:** No issue with it.

**Dircks:** No concerns. Would rather have you meet the lake set back vs the road set back.

**Naaktgeboren:** What are you planting along the side or the road?

**Smail:** Will be planting some shrubs and cranberry bushes along the side yard. Maybe just a vegetable garden towards the road.

**Gabriel:** Proposal is lake, would rather see the road. What type of temperatures?

**Smail:** Hi intensity veg. garden it allows us to avoid the frost issue in May and then can go into October. Temperatures say warmer.

**Niklaus:** Did you do any thinking with the size to maybe go smaller?

**Smail:** I looked at the 14x20 ft its only \$150 more to go with the 14x30 so I wanted to go bigger not realizing that we would not be able to meet the setback.

**Niklaus:** Could they turn this into a commercial?

**Oleson:** No, not according to our ordinance at this time. Unless you have different thoughts.

**Niklaus:** No issues with it.

**Dearing:** I just do not want it to become a junk yard and want it to get cleaned up. It is getting pretty junky and do not want to see it get it worse.

**Smail:** The camper should be gone and we are working on updating in the next year.

**Guck:** Pouring a slab?

**Smail:** No – it will have some vertical garden and planting on the ground around it. It will be in the ground no tables with pots on them.

**Guck:** I would say closer to the road.

Niklaus made a motion to approve based on the findings of fact for a variance to construct a 30' x 14' x 9' high tunnel greenhouse approximately 60 feet from the centerline of a township road (min. 65 ft required).

Dircks seconded the motion. Motion carried unanimously.

Consideration of amendments to the Corinna Township Zoning Ordinance related to the regulation of cannabis businesses including their location, operation and permitting procedures for zoning purposes consistent with the zoning regulations adopted in Wright County Ordinance Amendment 24-7. Sections of the Zoning Ordinance to be amended include Sections 3 (Rules and Definitions), 6 (Zoning Districts and District Provisions) and 7 (Performance Standards).

Applicant: Corinna Township

**Oleson:** With the state legalizing cannabis do we want to regulate where they can be located, setbacks etc. The state put some regulations around that and you cannot prohibit them entirely. There are only a certain types of business, from retail sales to manufacturing to growing it etc. Some of them are limited to the number of licenses they can have. The state issues the license and then the county has the ability to require registration of them and limiting the number of them. There is also some tracking them. The zoning part is left to us. This is following the county's ordinance. In regard to zoning districts this would only be allowed in general industry or highway business along with setting setback requirements and performance standards. It would be an interim use permit and come with their plans and how they would handle different items. We may not see many of these, however, need to have something in place.

**Naaktgeboren:** Can we limit how many we will allow?

**Oleson:** The county does limit it, we could do that, however, then we would have to regulate it.

**Naaktgeboren:** Can you say it has to be in a brick and mortar type building?

**Oleson:** That is somewhat regulated by the state.

**Guck:** How often are the compliance checks done?

**Oleson:** Sounds like it would be done annually.

**Niklaus:** Feel the regulations are pretty tight.

**Gabriel:** I think the Township does not want to regulate it and should follow the county ordinance.

Dearing made a motion to recommend approval of the ordinance related to the regulation of cannabis businesses. Niklaus seconded the motion. Motion approved unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of May 13, 2025. Schultz seconded the motion. Motion approved unanimously.

Zoning Administrator's Report; call regarding growing cannabis – growing in a r1 zoning,

- Permits
- Correspondence
- Enforcement Actions

Other Business

Motion was made by Dircks, seconded by Schultz to adjourn. Motion carried unanimously at 7:51 pm.

Minutes prepared by Jean Just