

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AUGUST 12, 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.

Absent:

Others in Attendance: Adam Novacek, Gretchen Lieb, Donna & Wayne Gabrelcik, Randy Wicklander, Deb Knopp David Haerle, David Jones, Bernie Miller, Roberta Montague, Rob & Karen Gasaas, Marilyn & Andy Leverenz, Emily Grams, Mark Annoni, Mary Annoni, Eric Sorenson, Kristen & Tony Farnsworth, Randal Hamborg, Jay Lendl, Loren Kremes, Brenda Kremes, Joni & Greg Selle

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

Public Hearings

(Tabled from July meeting) Requests related to the construction of a dwelling addition and deck replacement. Approvals required include a Variance to construct a 14' x 22'8" dwelling addition to the east end of an existing dwelling to be approx. 2 ft from a side property line (min. 15 ft required) and a 12' x 17' open deck attached to south side of existing dwelling approx. 40 ft from the centerline of a township road (min. 65 ft required). Construction will cause building and impervious coverage to increase on a lot already exceeding the 15% and 25% building and impervious coverage limits.

Applicant: Randy Wicklander

Property Owner: Terrance Delbow

Property address: 11160 Hollister Ave NW, Maple Lake

Parcel number(s): 206056005040

Present: Randy Wicklander, Terry Delbow, Bernie Miller

Oleson: This was tabled last month and we asked for a sewer plan, reducing the building coverage and plans on how the building will sit on the property.

Wicklander: We moved over the addition so it will be 10 - 11 ft from the property line rather than 2 ft.

Oleson: It was a side yard at 2 - 3ft so now at 10 - 11ft; deck on the west side is within the road setback about 40 ft. They are going with 15% building & 25% impervious coverages.

Miller: We looked at this when he bought it and I am not sure how to get a full system on there. We went back out there and did borings. Well is in the house and we have no record, we think it is a deep well, but we are not 100%. There is one not too far from there and that cuts in there also. In order to put a mound in we would have to do a new well. We would have to put on a 20% slope and taper it down and you are going to run out of room and have about 600 yards to build the mound. To me it is a risky proposition to put it in there. Soils could cause an issue,

a different option to do a type 2 pressure bed. We would be over excavating and even in a case like that you would have to build it up and will be a lot of grading and fill. It is not an ideal situation, they have been there for a month now, they have only used 500-600 gal in their holding tank and at that rate it would give them 5 months before having to pump it. If there is a place for a holding tank it is a good spot. Part of me disagrees with the mound system. You have limited controls. Site wise you run into issues with retaining walls and additional fill. If on a holding tank they will probably, pump 2x a year, and it is only a 1 bedroom home. We have had a few approved at Wright County, one on Lake John. There is a place for a holding tanks.

Oleson: Pulled up a few items that you asked for. One was revised house addition, and now it will be further away from the side yard and the other thing was lowering the building coverage and they will be removing to get down on their building coverage. Typically no holding tank and then there was the 50 % calculation, however, not for new construction or none conforming lots. So this does not really meet the requirements. Think how we want to look at those and when we would or would not allow for them.

Guck: You added a large holding tank to make it better.

Audience: None

Naaktgeboren: Are you going to meet 25% and 15% with house?

Wicklender: I think we are going to be very close on the building coverage, but would make the impervious.

Naaktgeboren: Asked about the retaining wall with a full septic.

Miller: It will be large and it will be a lot of fill so water is going to sit around it.

Wicklender: There was a full septic there and they have failed in the past.

Schultz: Are you reducing one of the decks.

Wicklender: We removed all but one of the decks and took out a lot of cement.

Schultz: If you can reduce to the get to impervious and building coverage I would be good.

Dircks: If you can get to the impervious and building coverage that would be good. Do we need to have more discussion on the 50%?

Oleson: Not for my needs since it is not a conforming lot.

Gabriel: Question on side yard; this will now be 10 - 11 ft correct.

Oleson: Yes

Niklaus: Quality of holding tanks as they are installed are the minimizing leakage?

Miller: Great question, in 2008 or 2010 they have to be registered and tested prior to being installed. The tanks are really good now. We have not seen them being an issue. Same setbacks from the well & house and costly to be pumped more often.

Niklaus: Do you see a lot more requests by opening this up.

Oleson: I see some area's that do allow them and the concern may be pumping costs for the owner.

Miller: In cases where there are sensitive issues and bad soil it is a great solution.

Naaktgeboren: You could have monitors put on them to know when they are full.

Miller: There is a place in WI that was starting to monitor them and it's a solution for certain places.

Niklaus: You're looking at it then that because of the soils and location that it is a good place to have a holding tank. I would also say that I am firm on the 15% building coverage.

Dearing: Stay at 15% and not go over it.

Naaktgeboren: Are we starting a precedence? We have a few other tonight. I do understand what Bernie is saying.

Niklaus: I think that is a given.

Guck: If we do that can we state that it cannot be more than 2 bedroom with a holding tank.

Oleson: If you require that it would be recorded and on record.

Guck: If it stays two bedroom, seasonal and meets the 15% I am ok with it.

Miller: A couple of things I know that there is no difference at the county for seasonal and year round homes. When it is seasonal a holding tank is a good alternative.

Guck: I think we need to look at these on a case by case basis.

Naaktgeboren: Do we need to have a conversation with Wright County at some point?

Oleson: Yes, I think we should.

Niklaus made a motion based on the findings of fact to approve a variance to construct a maximum 14 ft x 18 ft dwelling addition to the east end of an existing dwelling to be approx. 10-11 ft from the north side property line (min. 15 ft required), an approx. 26' x 26' second story addition above existing attached garage and a 12' x 17' open deck attached to south side of existing dwelling approx. 40 ft from the centerline of a township road (min. 65 ft required). Construction and related removal of existing impervious coverage will bring a site with approx. 35% impervious coverage to approx. 22% impervious coverage (max. 25% allowed). Property to be served with holding tanks with the following conditions:

1. The dwelling shall not contain more than two (2) bedrooms unless a full septic system with drainfield is installed to serve the dwelling in the future.
2. The property must not exceed 15% building coverage of 25% impervious coverage.

Dircks seconded the motion. Motion approved unanimously.

(Tabled from July meeting) Requests related to the construction of a dwelling. Approvals required include a Variance to tear down an existing 20' x 24' single-story dwelling and replace it with a new 724 sq ft dwelling (min. 800 sq ft required) to be approx. 39 ft from Sugar Lake (min. 75 ft required), 11.3 ft from a side lot line (min. 15 ft required) and 19.6 ft from a road right-of-way (min. 20 ft required).

Applicant: Emily Grams

Property Owner: John and Emily Grams

Property address: 11623 Gulden Ave NW, Maple Lake

Parcel number(s): 206085000140

Present: Emily Grams & Adam Novacek

Novacek: We have two different options to look at after being here last month. We will be putting in a new septic tank and moving the cabin back to where the existing cabin is. New well will be out front on lake side. So the question is which plan and how far from the road.

Oleson: They were here last month and the board asked if they could move it back to not be closer to the lake which they did, so the main question is where to put the septic tank.

Naaktgeboren: 10ft 6 from driving surface of the road?

Novacek: Correct.

Audience: None.

Dearing: Do you meet the lot coverage?

Novacek: We are meeting both impervious and building coverage.

Dearing: I am fine with it.

Gabriel: Nothing to add.

Dircks: Size of the holding tank?

Novacek: We are putting a new 2000 gal tank.

Dircks: Assuming this is a cabin.

Grams: Yes

Oleson: The cabin is getting larger on holding tank.

Schultz: Nothing to add.

Naaktgeboren: You did everything we asked and I like plan B the best.

Niklaus: I like that you went back and did what we asked.

Guck: I like option B also.

Dircks made a motion based on the findings of fact to approve the variance to tear down an existing 20' x 24' single-story dwelling and replace it with a new 724 sq ft dwelling (min. 800 sq ft required) to be approx. 47.5 ft from Sugar Lake (min. 75 ft required), 11 ft from a side lot line (min. 15 ft required) and 13.5 ft from a road right-of-way (min. 20 ft required). Variance to also allow for a septic tank to be approx. 1.5 ft from a road right of way and 5 feet from a dwelling 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 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.
2. 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.
3. 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.

Schultz seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include Variances to convert a carport to a two-story dwelling addition approx. 13-18 ft wide by 36 ft deep approximately 13.8 ft from a side lot line (min. 15 ft required) and 61 ft from Cedar Lake (min. 75 ft required).

Applicant and Property Owner: David and Melissa Haerle

Property address: 9051 Ingram Ave NW, Annandale

Parcel number(s): 206022000050

Present: David Haerle

Haerle: Variance for the side lot line, the existing carport corner post is 13.8 ft and the lake setback from the closest point is 61ft and furthest is 75 ft. Would like to add 2 bedrooms off the back. We are doing a complete new septic for a 4 bedroom home.

Oleson: They are not going any closer than they are currently and will be adding a second story. We are usually looking at blocking views, however, that is not really a concern. They will be close to limits but not over.

Audience: David I live 2 doors away, does not change the look from the lake and the boat house is already there.

Niklaus: No questions good plan.

Dearing: Good.

Dircks: I am good.

Gabriel: Good.

Schultz: Good.

Nicklaus made a motion based on the findings of fact to approve the variances to convert a carport to a two-story dwelling addition approx. 13-18 ft wide by 36 ft deep approximately 13.8 ft from a side lot line (min. 15 ft required) and 61 ft from Cedar Lake (min. 75 ft required) 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 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.
2. 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.
3. The applicant shall ensure that impervious coverage on the lot does not exceed 25%.

Dearing seconded the motion. Motion approved unanimously.

Requests related to the construction of an open deck. Approvals required include a Variance to construct an 8.5' x 13' open deck approximately 65 ft from Cedar Lake (min. 75 ft required).

Applicant and Property Owner: Eric and Kristin Sorenson

Property address: 8943 Iresfeld Ave NW, Annandale

Parcel number(s): 206000222211

Sorenson: Replacing deck on the back side of the house, we took down the deck two years ago due to erosion issues and fixed that at the time. We had a contractor and he went out of

business and could not complete the replacement. The reason is because we are more than one year out and now would like to put it back up. We are asking to expand the deck another 2 ft so we can put a grill on the deck. The actual deck is further back.

Oleson: Reason for the variance is the lake setback. They could have replaced it if they had done so with in 1 year. They are now asking for a 2 ft expansion. Front deck they did not need a variance since it was a replacement within one year.

Audience: None

Niklaus: No question

Naaktgeboren: This makes more sense then what was there before.

Niklaus: Do you have the back wall inspected?

Sorenson: Yes we do.

Gabriel: good

Dircks: good

Schultz: good

Schultz made a motion based on the findings of fact to approve variance to construct an 8.5' x 13' open deck approximately 65 ft from Cedar Lake (min. 75 ft required) 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 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.
2. 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.

Niklaus seconded the motion. Motion approved unanimously.

Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a vacation rental with two buildings being used for guest quarters.

Applicant and Property Owner: Anthony and Kristin Farnsworth

Property address: 7095 Imhoff Ave NW, Maple Lake

Parcel number(s): 206032002030

Present: Kristin & Tony Farnsworth

Farnsworth: We have owned for 3 ½ years and do not get out there as often and would like to rent it out when we cannot enjoy the property.

Oleson: The reason for the Interim Use permit is because they will be using both buildings that are on the property. They do have a full septic with drainfield. Decide if approved how long you would be approving it for.

Audience: Mark Annoni: Direct neighbor across the street. I did send a letter, we have had issues with another rental it was bad several time and the owner has since stopped the rental. I do not want to interfere with this one just want to make people aware.

Richard Barr: There is one cabin in between us. Tony and Kristin are good people my only concern with the septic system, it is limited yard in the back and it seems like there is already some stress on the septic system and with the 10+ people if the septic system will tolerate it.

Michael Barr: We are one house away. I think the issue I have is the bunk house that was built along time ago and the living space was not permitted and the septic was not expanded for the additional living space. When they rent they are maxing it out and right now it is two adults and two teenagers. The second thing is the neighborhood and it is quiet and peaceful and we want it to stay that way.

Schultz: I can understand concerns. We have limited to the time frame the first time.

Oleson: We have limited the time anywhere from 1 year to 2 years the first time.

Schultz: Is there a bathroom in the bunk house

Farnsworth: Yes

Oleson: There is a record here for variance for rec room and bathroom in the 90s.

Dearing: Septic system would have been inspected?

Oleson: Installed in 2006 and inspected 2025. Looks like it may have been for a 3 bedroom house but would like to confirm that. You could make that a condition.

Dircks: How many bedrooms in the home.

Farnsworth: Three bedrooms.

Naaktgeboren: It is tight in there, how do you make sure that the renters know where your property is?

Farnsworth: We do have shrubs or hedge all the way down to the lake on both sides.

Naaktgeboren: Parking is tight and we need to make sure people are not parking on the road.

Niklaus made a motion based on the findings of fact to approve Interim Use Permit to operate a vacation rental with two buildings being used for guest quarters with the following conditions:

1. The applicant shall meet all requirements as indicated in the Township's vacation rental ordinance.
2. The approved interim use shall be approved until November 1, 2026.
3. The number of guests on the property shall be limited to no more than 3 per bedroom (9 guests total).

Dearing seconded the motion. Motion approved unanimously.

Requests related to the reconstruction of an existing dwelling. Approvals required include Variances to construct an approx. 924 sq ft dwelling with walkout basement and 11' x 18' open deck approx. 5.7 ft from both side lot lines (min. 15 ft required) and 4 ft from Indian Lake (min. 100 ft required). Lot currently exceeds the 15% and 25% building and total impervious coverage limits and will continue after proposed construction.

Applicant and Property Owner: Roberta Montague and Randall Hamborg

Property address: 10902 Gulden Ave NW, Maple Lake

Parcel number(s): 206045000130

Present: Roberta Montague & Randall Hamborg

Hamborg: This is a home we need to fix that was built in 1953, original lot was larger than what we have now. It is about 50 ft to the lake and about 15 to the ordinary high water mark. The lot actually narrows when it comes back to the road. We would push the home back on the lot, roughly about 20ft. There is currently a retaining wall behind the house and the house is 4 ft above the ord. high water mark. The soil is erosive and has filled in the structural area and there is a lot of rot of the exterior wall. Our original plan was to fix it, after talking to contractors they did not think it would work. We are proposing to add 2ft to the back of the home, west side of the home and to add about 4ft where the concrete area is. The lowest floor height would be 1018.8 so we would be 4ft above the OHW so that would put the foundation in to the shed area. The shed would be removed all the concrete and the wood shed would be removed. Water retention would be consist of pools on the south side of the home and on the North side would be a larger retention pond and capture quite a bit of water. Our goal would be to not disturb the Northside and reduce the loose soils. The south side we would have to put a couple of retention pond areas. The new home would be two stories, upper floor 1 bedroom, living room, kitchen and bathroom. Downstairs would be mostly storage and 1 bedroom.

Oleson: The main thing here as with other homes, Indian Lake has the OHW set high, they are making an improvement by moving it back and it is another expansion on the holding tank. They did provide some additional details on impervious and building coverage. 23% existing building coverage going just below 23% and the current impervious at 39% going down to 31.85%.

Audience: Greg Selle: I am a neighbor and I feel moving them back is great for the lake.

Karen Gusaas: The packet of information they have provided gives the detail that shows they have a lot of care for the lake. The fact they are willing to support this and get this to be more conforming is a great.

Gretchen Lieb: I agree that the amount of detail and your care is great. I live and own at the end of the road. As I'm becoming more involved I have concerns about the precedence we set and how we move forward as a community. It is not 1970 with only one year round home, the space has not changed but people's dreams have. How we as a community work together for the greater good. My conversations as far as what is happening on Gulden Ave NW. What I have been told by this group is the desire to give home owner what they want as much as possible. The township maintenance department has expressed concerns of frustration regarding Gulden Ave use and residence have expressed anger and frustration that the 33 ft needs to be cleared at all times. My assessment is that in the 70s and 80s people parked on their property not on the road. Currently residence are parking on the road and placing sheds in the right of way. Lake cabins and lake homes how to work together to make that work. I have had to call 911 and at time cannot get through. I am not opposing your dreams, I just hope that we can find a better way.

Marilyn Leverenz: They are great people and moving the house back is an improvement. I am not meeting the side yard, my only concern is going down to 5.7ft. Mr. Leverenz: regarding the retaining wall and making sure they are clearing the leaves.

Guck: This is a sore subject on what can we do with a bad situation.

Naaktgeboren: One thing about the road, do not park on the road surface.

Dearing: Correct I could not even turn around due to people parking on the road. That is why we put signs up so that they can be towed.

Naaktgeboren: I would move it back a little further. If it is old should it be replaced? I would like to see it perpendicular with the lot line. I think it needs to be downsized a little more it is too much for this lot. Question is if we are going to allow a basement.

Guck: If they do nothing do they have the build where they are?

Oleson: The DNR would have to be involved and would have to approve.

Niklaus: I agree with Dick. I feel you need to get down on your impervious and building coverage.

Dearing: I will not go over 15 – 25% on lot coverage. We just turned one down tonight.

Schultz: I agree with John. What are you going to do with the shoreline?

Hamborg: Not planning on doing anything.

Dircks: Would like to see a little more than 5.7ft from the neighbor.

Hamborg: Existing house is 5.9ft so we can look at that.

Gabriel: I think they want you to re look at and see if we can come up with something a little better, if you're going to live there go with the biggest tank you can get.

Guck: Impervious and building coverage are an issue for me.

Hamborg: Staying at the same size is over the 15%. So do we try to fix or go with the same size?

Dearing: Would the DNR approve even approve remodeling.

Oleson: They would have to work with the DNR.

Schultz: Do we table and have you go back and look at some changes.

Hamborg: We will never meet the 15% building coverage.

Niklaus made a motion to table to see what they can do to decrease the impervious and building coverage. Dearing seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include a Variance to construct an 5' x 10' addition to the side of an existing dwelling approx. 4.7 ft from a side lot line (min. 15 ft required) on a dwelling previously approved by variance to be partially within a bluff setback.

Applicant and Property Owner: Isaac and Stephanie Stauffer

Property address: 9644 Kramer Ave NW, Annandale

Parcel number(s): 206000181413

Dearing made a motion to table the request. Niklaus seconded the motion. Motion approved unanimously.

Requests related to the construction of a dwelling addition. Approvals required include Variances to convert a screen porch to dwelling space and the area below the porch to dwelling addition approx. 46 ft from Sugar Lake (min. 75 ft required) and approx. 10 ft from a side lot line (min. 75 ft required).

Applicant and Property Owner: Wayne and Donna Gabrelcik

Property address: 7684 106th St NW, Annandale

Parcel number(s): 206088002030

Gabrelcik: Would like to enclose an existing porch. 912 sq ft house 326 porch everything is existing right now.

Oleson: Taking porch and making it 4 season within the side yard and lake set back.

Dearing: I do not have any issues coverage is already there.

Niklaus: Nothing to add.

Naaktgeboren:

Schultz: Good with it.

Dircks: Is he under the impervious coverage right now?

Oleson: Yes.

Gabriel: Nothing to add.

Guck: Was the septic put in?

Gabrelcik: Yes.

Dearing made a motion based on the findings of fact to approve variances to convert a screen porch to dwelling space and the area below the porch to dwelling addition approx. 46 ft from Sugar Lake (min. 75 ft required) and approx. 10 ft from a side lot line (min. 75 ft required) 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 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.
2. 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.

Niklaus seconded the motion. Motion approved unanimously.

Schultz made a motion to approve the minutes of July 8, 2025, with one change to Grams request should be Sugar Lake not Cedar Lake. Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Other Business; Updating ordinance if approved by the County Board on the 19th of August. New section on back yard chickens, and a section on signage.

Motion was made by Niklaus, seconded by Dearing to adjourn. Motion carried unanimously at 9:03 pm.

Minutes prepared by Jean Just