

CORINNA TOWNSHIP
AGENDA
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AUGUST 12, 2025

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

1. Call to Order
2. Roll Call; cathy, barry, linda, steve, al, john, dick
3. Additions or Deletions to the Agenda; possible – Stauffer application- may be delayed.steve, John
4. Public Hearings
 - a. (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.
 - a. Applicant: Randy Wicklander
 - b. Property Owner: Terrance Delbow
 - c. Property address: 11160 Hollister Ave NW, Maple Lake
 - d. Parcel number(s): 206056005040

Present: Randy Terry, Bernie

Oleson: we asked for a sewer plan, reducing the building coverage and plans on how the building. There have been some changes –

Wicklander: moved over so it will 10 – 11 ft from the property line rather than 2 ft.

Oleson: It was a side yard at 2 – 3 now at 10 – 11ft; deck on the west side within the road setback about 40 ft, the 15% building & 25 impervious.

Miller: we looked at this when he bought it and I am not sure how to get a full system on there and try to get holding tanks. Went back out there and did borings. Well is in the house and we have no record and 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. In order to put a mound in we would have to redrill the well, and even though they are only one, ... putting on a 20% slope and taper it down you are going to run out of room and 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 a it 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 it would give them 5 months. If there is a place for a holding tank it is a good spot. Part of me disagrees with the mound system, I would be concerned if it turns into a rental. 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. The holding tank it is a cabin. I am not sure... we have had a few one on Lake John and one on Lake John and there is a place for a holding tank.

Oleson: One was revised house addition, and now it will be further away 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 the 50 % calculation, not for new and we do not have a conforming lot or conforming building and ... expansion. We need to have some guidelines when we would allow and when.

Guck: you added correct

Audience: None

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

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

Naaktgeboren asked about the retaining wall

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

Wicklander: there have been in there and they have failed.

Schultz: reducing one of the decks.

Wicklander: we removed all but one of the decks and took out a lot of cement out of there.

Schultz: If you can reduce to the get to impervious and building coverage.

Dircks: IF you can get to the impervious and building coverage, do we need to have more discussion on 50%?

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

Gabriel: Variance - side yard? Will need just at 10 - 11 ft now

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

Miller: great question, it 2010 or so they had to be registered and tested prior to they are installed. The tanks are really good now. We have seen them being and 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 themselves.

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:

Dave - Drianfield - to me it is a cost tradeoff.

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

Naaktgeboren: Are we starting a presidency.

Guck: the reason we do this - 15 & 25 I am ok with it.

Miller: A couple of things, no ... season and ;year round homes... Holding tank is a good alternative.

Naakteborne; do we need to have a conversation with wright county?

Oleson: yes

Niklaus: motion variance and deck, max 14x18 addion; 15% building coverage & 25% impervious, 45 road setback. Due to conditions of the soils it will be a holding; side yard is 10-11 ft side yard. Limit to two bedrooms on a holding tank. Dicks second. Approved.

(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).

- e. Applicant: Emily Grams
- f. Property Owner: John and Emily Grams
- g. Property address: 11623 Gulden Ave NW, Maple Lake
- h. Parcel number(s): 206085000140

Present: Grams; Novack

Novack: we have two different options, and ; age of the tank unknow, new tank, move the cabin back, to where the existing cabin, and being off the road side 10ft six , 5 feet from the edge of the house not. New well will be out front on lake side.

Oleson: you asked if they could move it back to not be closer to the lake, so the main question is where you want the septic tank and...

Naaktegborne: 10ft 6 from driving surface.

Dearing: Do you meet the lot coverage

Novack: we are meeting both impervious and building coverage

Dearing: we are fine with it

Gabrial: nothing to add.

Dircks: the holding tank?

Novack: we are putting a new 2000 gal tank.

Dircks: Assuming this is a cabin. Yes

Oleson: this is getting larger on holding tank. Still not meeting a

Schultz: Nothing to add

Naakteborne: you did everything we asked and I like plan B

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

Guck: I like option B

Dircks motion to approve variance based on findings of fact. 47.5 feet, staff 1 -4

Schultz seconded the motion.

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).

- i. Applicant and Property Owner: David and Melissa Haerle
- j. Property address: 9051 Ingram Ave NW, Annandale
- k. Parcel number(s): 206022000050

David Haerle: variance for the side lot exisinting 13.8 ft from the cn of the side lot car port from the closes point is 59 and furtherieist is 75 ft. would like to add 2 bedrrooms. Complete new septic with 4 bedrooms, one of the tech bedrooms is , could classify into a 3 bedroom and septic designed for bedroom.

Oleson: not any closer, 51, not any closer to the lake. Adding a second story, we are talking about blo king views not really an concern with the. Close to limits but not over.

Audinace: None - David 2 doors away, does not changing the look from the lake and the boat house is already there.

Niklaus: No questions good plan

Dearing: good

Dircks: I am good

Gabrial: good

Schultz good

Nicklaus approved based on the findings of fact to approve - stave 1 -3; dearing seconded the motion. Motion passed.

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).

l. Applicant and Property Owner: Eric and Kristin Sorenson

m. Property address: 8943 Iresfeld Ave NW, Annandale

n. 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 the he went out of business, the reason is because we would like to put it back up. To expand the deck another 2 ft so we can put a grill on the deck. The actual deck is further back.

Oleson: it is within - they could have replaced to the same size, this is ...

Audience:

Niklaus: No question

Naakteborn: 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 to approve based onteh findings of fact with staff reomentdaiotns 1 - 2.

Niklaus seconded the motion. Motion approved.

b. 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.

a. Applicant and Property Owner: Anthony and Kristin Farnsworth

b. Property address: 7095 Imhoff Ave NW, Maple Lake

c. Parcel number(s): 206032002030

Present:

Audience: vacation cut off the vacation rental - bad experience with it. Do not want to interfear just do

Richard Barn - cabin in between - tony and Kristin are good people only concern is the septic system and it is limited yard in the back - concerned with stress on the septic. 10+ if the septic system will tolerate it. Michael barn 1 house away, I think the issue I have is the bunk house built, the living space was not permitted unapproved when it was built the septic was not expanded and if that can be taken into account. When they rent they are maxing it out. Right now it is two adults and two teenagers, the second thing is the neighborhood and it is quite and peaceful. Still kink of place where people do not have to lock their doors.

Schultz: I can understand concerns - have we limited to the time frame.

Oleson: we have; record here for variance for rec room and bedroom to remain.

Dearing: septic system would have been inspected

Oleson: installed in 2006 and inspected 2025. Could make; the triggers – just the two bedrooms that triggered it.

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

Farnsworth:

Niklaus motion to approve on a 2year with the total of 9 persons. November of 2026; Dearing 2nd the motion.

- c. 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.
 - a. Applicant and Property Owner: Roberta Montague and Randall Hamborg
 - b. Property address: 10902 Gulden Ave NW, Maple Lake
 - c. Parcel number(s): 206045000130

Present: Roberta ...

Built in 53, org lot was larger than what we have left, it is about 50 ft to the lake and ... to the OHW and on the south about 45 ft and it is narrow as it comes back to the road. It is pretty tight. We would to push the home back on the lot... currently a retaining wall behind the house and the house 4 ft above the ord. high water mark. The soil is erosive and there is a lot of rotten of the exterior wall. Our original was to fix it, after talking to contractors they did not think it would work. Looking to add 2 ft... and about 4ft to the – lowest floor would be about the ohw mark, would put the survey – that shed would be removed and the water treatment shed to the north of the property, all the concrete and the wood shed would be removed, so that we have a level entry to the 1st floor of the home. Water retention would be added to the ... and capture quite a bit of oil. Impact reduce lose soil down to the lake, south side possible retaining pools. The new home would be two stories, upper floor 1 bedroom, living room kitchen and bathroom. Lower level...

Oleson: The main thing here as with other homes on Indian Lake has the OHW set high, the improvement by moving it back, another expansion on the holding tank. 23 existing would go below 23, the current 31.85 to 30.... Lake.

Audience: Greg Selle I am a neighbor and I feel moving them back is great for the lake Gusaas – the packet of information they have provided is the detail is a great ... frankly I was over there. The fact they are willing to support this and get this to be more conforming is a great.

Gretchen Lieb: Gratitude and the care – I live and own, at the end in I have been one of the ... this as I'm becoming more involved and the presence that the ... it is not 1970, dream big and work together, what's happening desire as much as we ... many concerns, regarding gulden road use, age frustration, the 33 ft is to be cleared at all time. Planning and zoning 5 acres, in the 70s and 80s on their property on that section place their shed in what use to be from discussion... lake cabins how do we work together to work for the land.. back it up to the road, septic and roadways and call 911 all can get through. I am not opposing your dreams, now we got a lot going on.

Marilyn everly... Randy are great people and moving the house back – 15 ft from the property line and moving it down to 5.7ft; Lauren; ... Lawrence – retaining wall and the leave build up clear the leaves and no issues.

Guck: This is a sore subject what can we do?

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

Dearing: correct I could not even turn around.

Naaktgeboren: I would move it back a little further, how old is the holding tank, if it is an old one and I would like - make it perpendicular with the lot line. Discussion, building on holding tank, I think it needs to be downsized a little more. 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.

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%

Schultz: Question on rock vs sand,

Dircks; would like to see a little more than 5.7ft from the neighbor.

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.

Dearing: would the DNR approve.

Oleson: They would have to

Niklaus would move to table; dearing seconded the motion. Motion approved unanimously.

- d. 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.
 - a. Applicant and Property Owner: Isaac and Stephanie Stauffer
 - b. Property address: 9644 Kramer Ave NW, Annandale
 - c. Parcel number(s): 206000181413

Dearing motion to table; Niklaus

- e. 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).
 - a. Applicant and Property Owner: Wayne and Donna Gabrelcik
 - b. Property address: 7684 106th St NW, Annandale
 - c. 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 seasons with in the side yard and lake set back

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

Niklaus: Nothing

Naaktgeboren:

Schultz: good with it

Dircks: Is he under the impervious coverage right now.

Gabriel: Nothing

Guck: was the septic put in. yes

Oleson: No net increase 9.3 building 19% impervious

Dearing approve 1 -2 staff; Niklaus
Approved. ...

5. Approve Previous Meeting Minutes; typo.. cedar s/b another lake; schultz - dircks
 - July 8, 2025
6. Zoning Administrator's Report
 - Permits
 - Correspondence
 - Enforcement Actions
7. Other Business; updating ord. in a few area county board is set to act on it on the 19th. New section on back yard chickens, section on signage,
8. Adjournment; Niklaus, Dearing 9:03