

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

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

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, Steve Niklaus, Barry Schultz, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

Absent: Cathy Gabriel

Others in Attendance: Scott Schoenfelder, Emily Grams, Diane Wiltermuth, Scott Choate, Adam Novacek, Steve Wiltermuth, Deb Knopp, Randy Wicklander, Katrina Swanson, Eric Swanson

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

#### Public Hearings

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

**Wicklander:** Would like to put a master bedroom on the back side, original size was 14x20, we are willing to go less than that and move it to 9 ft from the property line so it would be about 14x12 is the least I want to go but would like 14x14. The deck is more or less redoing the deck. Took off the back deck and we are downsizing to 12x17.5. We have done a lot of reducing of the coverage by reducing the size of the decks and two loads of concrete was at 36% coverage prior.

**Oleson:** The variance is the side property line- they are currently at only about 2ft away. They are looking at adding a 26x26 above the existing garage and open deck. They are removing a lot of the impervious that is on this property. Currently they are at 36% and getting down to 24% so they will be under the 25%. The building coverage will be increasing from about 14.5% to 16% and the last one is the property is only served by a holding tank and they would be expanding on a holding tank.

**Audience: Chuck Schoenfelder:** Own property to the north and to the east. We were a little concerned about the side yard setback and would like it moved a little more. I think they have worked hard and overall we are ok with it. He is willing to work with us. **Scott Schultz:** – My sister & I own this in a trust and I was not notified of this. I'm on Hollister and mail delivered to hart. Not sure why I did not get the notice and wanted to let you know. Ok with it, just want them aware of the lot line and making sure they are not disturbing our property.

**Naaktgeboren:** I was out and talked to Randy, no reason it cannot be moved a little further off the lot line.

**Wicklender:** We could move that. We would be willing to go to a 14x14. Reason was for the roof line but willing to make it work.

**Naaktgeboren:** Holding tank improvements if you keep your value under 50% can you explain that Ben?

**Oleson:** There is the language about if you keep your addition or change to under 50% of the value and the sq footage and there is one of those that it did not meet. The 50% only goes when they meet all of today's setbacks and if they do not then it is not in effect.

**Guck:** So they are excluded from that rule?

**Oleson:** Correct

**Schultz:** So if they were able to get a septic in then the holding tank variance goes away?

**Oleson:** Correct if they can get a drainfield in that will be go away.

**Wicklender:** There was a 1000 gal tank and we put a second tank in. We are only there 6 months and then we go south. We go to AZ every year.

**Schultz:** I personally would like to see you do a full septic system.

**Wicklender:** I have left messages with Bernie Miller. Would like to move forward as much as we can right away. If we can at least do the garage until we hear from Bernie.

**Oleson:** It is still an expansion on a holding tank since it would be living space above the garage.

**Wicklender:** The issue is there is no bedroom in there right now.

**Oleson:** Explained the use of the holding tank rule.

**Niklaus:** Is your intention is to have the bedroom in the garage?

**Wicklender:** Our intention is have a bedroom on the home and a gathering space above the garage.

**Niklaus:** I agree with Barry you need to see if you can get a septic system in there.

**Wicklender:** My understanding is that it is very tight.

**Niklaus:** You getting down on the impervious is impressive and I like that, and reducing it in size and getting closer to the building % is a plus.

**Schultz:** I would like to table this and see what can be done for a septic.

Dearing made a motion to table until we can get more information. Niklaus seconded the motion. Motion carried unanimously.

Requests related to the construction of a storage building. Approvals required include a Variance to construct an 8'x 12' water-oriented accessory structure approximately 6 feet from the ordinary high water level of Pleasant Lake (min. 10 ft required) and 0 ft from a state highway right of way (min. 130 ft required).

Applicant and Property Owner: Glen Simons and Lisa M. Simons

Property address: 8166 State Highway 24 NW, Annandale

Parcel number(s): 206053001080

**Present:** Glen Simons

**Simons:** I have been working with Ben to get an 8x12 shed on the lake side of my lot. I did talk with both neighbors and would like to locate it next to the deck. In talking with MN Dot I need to be 35ft from the centerline. It would be a moveable structure on skids. There are 4 other sheds on this side of the lake. Where I am proposing my shed, I would be in line with most of the sheds that are there currently. Gave some pictures and it is the same length of the Deck.

**Oleson:** On this one it is the road & the lake set back. There are a number of these along the road here. MN Dot would like to stake their right of way.

**Audience:** None

**Dearing:** Not in favor being that close to the road.

**Niklaus:** It is just a storage shed?

**Simon:** Correct.

**Niklaus:** Is there any limitation on the size?

**Oleson:** In the ordinance it limits it to 200 sq ft and he is well under that.

**Niklaus:** I do not have any issue with it.

**Naaktgeboren:** Do know where you 35ft from the road?

**Simon:** I did measure it and I have talked with MN Dot.

**Naaktgeboren:** Does it meet the elevation?

**Oleson:** I think that is something we need to check.

**Naaktgeboren:** I'm ok if MN Dot is ok with it.

**Schultz:** Would you anchor it down.

**Simon:** Yes I am going to anchor it down.

**Guck:** Is the elevation an issue and do we know it.

**Oleson:** We know where ordinary high is and the neighbor had a survey.

**Simon:** Based on measurements from the two surveys we seem to be above the OHW.

**Dircks:** Do we have any concerns with impervious.

**Oleson:** No

**Niklaus:** What is the lake set back requirement on other lakes?

**Oleson:** 10ft and this one is about 6ft.

**Guck:** How close are you to the water now?

**Simon:** I have about 6-8 ft of lake shore to the deck right now.

**Guck:** Not an issue if you are out of the highway right of way.

Schultz made a motion based on the findings of fact to approve the variance to construct an 8'x 12' water-oriented accessory structure approximately 6 feet from the ordinary high water level of Pleasant Lake (min. 10 ft required) and 33 ft from the highway centerline (0 ft from a state highway right of way) (min. 130 ft required) with the following conditions:

1. The applicant shall contact MNDOT so as to have the right of way clearly marked before placing the structure. The structure must be placed outside of the right of way.
2. The applicant must ensure that the lowest floor of the structure be at least 3 feet above the highest known water level, or be properly floodproofed.

Dircks seconded the motion.

Motion passed 4 - 1 with Dearing opposed.

Requests related to the construction of a detached garage. Approvals required include a Variance to construct a 16' x 20' detached garage to replace a previously existing 12.6' x 20.6' garage to be located approximately 3.3 ft from a side lot line (min. 10 ft required), 14 feet from a road right of way (min. 20 ft required), 22 ft from the centerline of a township road (min. 65 ft required) and approx. 53 ft from Sugar Lake (min. 75 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 and Property Owner: Steven E and Diane J Wiltermuth Trust  
Property address: 11955 Hart Ave NW, Annandale  
Parcel number(s): 206000021105

**Present:** Steve & Diane Wiltermuth

**Wiltermuth:** Right now we have 12x20 shed and it is in disrepair and we would like to replace it. We would really like to replace with an attached garage, however, since that is not possible we would like to have a 16x20 detached garage. One of the reasons we would like to do that and we go south for the winter and we need to be able to park two cars inside in the winter. We realize that we are out of conformity in some ways. When we bought we had a total coverage of 2584 sq ft after we built we reduced it to 2169 sq ft and in 2003 & 2004 we took off the deck and did a patio and now we are down to 1873 sq ft. We are now at 295 sq ft less than when we bought the home. We are currently 2ft from lot line and will build it 3ft and we will be further from the lake than where we are at now, we will be closer to the driveway as I call it as it is not maintained by the township. There is only one person beyond us. We would like to do the 16x20 garage. We have another lot across the road that is over an acre.

**Oleson:** Variance is for side yard, road set back and lake setback which is getting better. They are over the 25% and 15% coverages. As he stated they have reduced some over time. History they had applied in 2016 for a variance and was denied for a larger garage. In 2005 a variance was granted by Wright County that arguably indicated the shed should be removed, however, the county never indicated it in their decision letter.

**Wiltermuth:** Since we bought we have lessened by 295 sq ft and we are asking for 85 sq ft.

**Dearing:** In 2005 the township recommended the garage had to be removed and the county changed their mind. We have to keep this lot coverage down. I am against it.

**Wiltermuth:** We have plenty of room in the back and no one is going to build.

**Guck:** You are dealing with the lake lot and both of them are over.

**Niklaus:** Is there no way to combine these lots.

**Oleson:** Not with the road in between.

**Niklaus:** The issues for me have always been the impervious and the building coverage. I think it's good you have tried to reduce the impervious.

**Naaktgeboren:** I would say no expansion.

**Schultz:** If they made it attached to the house would it help the lot line?

**Guck:** We still have the underlining impervious and building coverage.

**Dircks:** I agree, I understand, however we have not been willing vary from the 25% and 15% coverage. Maybe building across the road.

**Wiltermuth:** We would have to spend another \$500 to get another variance. We could attach and get it away from the lot line.

**Naaktgeboren:** The coverage is the issue not the lot line for me.

Niklaus made a motion to deny the variance. Dearing seconded the motion.

After further discussion the motion was withdrawn. Niklaus made a motion to table for further information. Dircks seconded the motion. Motion carried unanimously.

**Oleson:** If we treat the structure as legal when constructed they could replace to the same size or could be approved that way. Net decrease in impervious.

Requests related to the installation of a septic system. Approvals required include a Variance to construct a septic drainfield approx. 5.9 ft from a detached garage (min. 10 ft required) and partially within a public utility and drainage easement.

**Applicant:** Eric and Katrina Swanson

Property Owner: Katrina Swanson

Property address: 7992 Irvine Ave NW, Annandale

Parcel number(s): 206075000040 and 206077001120

**Present:** Eric & Katina Swanson

**Swanson:** Ultimately we will be rebuilding a new home and there is not any room on the house side to put a Drianfield and there is room on the other side of the road behind the garage. It is in the utility easement and the board was ok with it and it is only 5.9ft from the detached garage so it is less than 10 from the garage. Bernie is aware of others have been approved along here.

**Oleson:** Variance is for the septic too close to the garage normally it is 20 ft when it has living space and 10ft when it is on a slab. That is the reason for the variance and requires town board approval. Town board did approved.

**Audience:** None

**Dircks:** The garage is just a garage and no living quarters and no bathrooms.

**Swanson:** Correct it is not finished in side.

**Dircks:** I am good with it.

**Schultz:** Is the home done?

**Swanson:** Not done but do have plans and are meeting all setbacks for the house.

**Naaktgeboren:** We have been closer. You are one of many.

**Niklaus:** You sized this for a 4 bedroom?

**Swanson:** Yes and I am taking the risk if it fails.

**Niklaus:** We do appreciate you meeting all the other requirements.

**Dearing:** I am good with it.

**Guck:** My only thought is that you make sure you get it deep enough as the neighbors froze last year. I am good with it.

Niklaus made a motion based on findings of fact to approve variance to construct a septic drainfield approx. 5.9 ft from a detached garage (min. 10 ft required) and partially within a public utility and drainage easement with the following conditions:

1. The applicant shall provide a final sewer design to the Township once the house design is finalized and that design must not place a drainfield any closer than 5.9 feet to the garage and no more than 12 feet into the drainage and utility easement.
2. The Corinna Town Board must agree to all necessary approvals to place the supply line under Irvine Ave NW and the drainfield in the public utility and drainage easement.

Schultz seconded the motion. Motion carried unanimously.

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

**Grams:** Cabin on Sugar Lake and when doing repairs we found the walls were not supporting the roof so we are looking at adding 300 sq ft. It would be our seasonal cabin.

**Oleson:** Variances are the lake setback, side yard, road set back. The existing cabin is really small and not meeting the minimum size by ordinance which is 800 sq ft. They would be at 724 sq ft. Open deck would be 39ft from the lake and it is severed only by a holding tank and expanding on a holding tank. There are some elevation requirements, DNR and County do require that the crawl space would have to also meet the elevation. Wright County is 4 ft and state is at 3ft. If we would granting only the state requirement and we did that with the neighbor to the south. There is no way to get a drainfield on this property with the wells etc. Mentioned to them that they may have to deal with the well with the state. Some of the building will be removed. Impervious and building coverage meet the requirements.

**Audience:** None

**Dearing:** This is tough one. There is one there so this is better than what is there.

**Dircks:** You are still staying with the 15% building coverage.

**Adam:** We are under the 800 ft minimum, but staying at 15% building coverage.

**Dircks:** What is the deck?

**Adam:** Closest will be about 39ft.

**Dircks:** No way to get a septic. I'm a little concerned with getting closer to the lake.

**Schultz:** I'm for it - where are we at with impervious?

**Adam:** We are at 23%.

**Schultz:** I am good with it.

**Naaktgeboren:** I am thinking you will have to check on the well. I am guessing it will have to move. How much do they have to raise the home?

**Oleson:** About 1 ft above the existing house.

**Naaktgeboren:** I am ok.

**Niklaus:** I know we have allowed, I am not in favor in it going closer to the lake. I appreciate the work you have done.

**Guck:** My question is going closer to lake and seeing if they can go closer to the tank. I am still not sure if we have allowed and expansion on a holding tank. I understand that is no way to get a drainfield on the property.

Niklaus moved to table and review the design to get no closer to the lake. Dircks seconded the motion. Motion carried unanimously.

Niklaus made a motion to approve previous meeting minutes of June 10, 2025. Dircks seconded the motion. Motion carried unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Other Business:

**Oleson** – There is a property that is slightly over impervious. The deck that is there they are looking to remove and replace with a new deck. He is removing more impervious and would be having a net reduction in their impervious ending at 25.2%. Generally you want to see if they can reduce it even more. We have where you can replace and not expand, however, this a little different than what we have seen and it is a net reduction. Board agreed that it is fine without a variance.

There is a resident that applied for a garage across the road in 2011 and denied, because the back lot was it intended for a drainfield. He is basically asking to build the garage again and questioning why he can't just have a holding tank on the lake side? Board is not opposed to the garage if he can determine that he can get a garage and a drainfield on the back lot.

Motion was made by Dearing, seconded by Schultz to adjourn. Motion carried unanimously at 9:06 pm.

Minutes prepared by Jean Just

