

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MAY 13, 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: Bob Ahoren, Michael Hilgert, Brett Bullock, Sandra Bullock, Greg Swanson Mike Zieska

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

Public Hearings

Requests related to the creation of an earthen berm. Approvals required include a Conditional Use Permit to construct an approx. 8-12 ft tall earthen berm approximately 400-500 ft long in the northwest corner of the property. A conditional use permit is required for the movement of greater than 500 cubic yards of earth.

Applicant: Brett Bullock

Property Owner: BT LLC

Property address: 6990 Klever Ave NW, Annandale

Parcel number(s): 206000321200

**Present:** Brett Bullock

**Oleson:** Reason for CUP is because it is over 500 cu yards of dirt. This is not in the shore land district. The thing we are looking for is the fill going to change the drainage plan? There is a wet land area and it is not really changing that. It would just go around the berm. There was a question on haul route. Not sure if we can control that.

**Niklaus:** What responsibility would we have as to where they haul from?

**Oleson:** They would normally take the shortest route.

**Bullock:** I do not have a lot to say, but the contractor said they were going to talk with the city. They are currently dumping on the cities property along 70<sup>th</sup> street. If it is for the betterment of the city they can do it.

**Audience:** Mike Ziska - I think the berm would be a good asset.

**Schultz:** With the berm are you going to seed it.

**Bullock:** Yes we will do some planting and also some trees.

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

**Dircks:** I do not have a problem with it and would like it green and not just a pile of dirt.

**Gabriel:** Questioning the amount of dirt and not knowing how much.

**Bullock:** They are not sure how much they will be able to give us so it unknown right now and may be less than 500 cubic yards.

**Naaktgeboren:** How close can he build that berm to the wetland?

**Oleson:** There is no real boundary, just not fill in the wetland.

**Naaktgeboren:** Where are you going to start when you're not sure how much you are going to get?

**Bullock:** I will start in the middle and build it up on each side as we go.

**Naaktgeboren:** I do not have a problem with it.

**Niklaus:** Any issue with the Klever Ave if they use that?

**Dearing:** No

**Niklaus:** What is MPCA storm water permit?

**Oleson:** Just put it in so they know and are aware of that in case they need it.

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

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

**Guck:** No problem with it.

Niklaus made a motion based on the findings of fact to approve Conditional Use Permit to construct an approx. 8-12 ft tall earthen berm approximately 400-500 ft long in the northwest corner of the property with the following conditions:

1. The temporary erosion and sedimentation control practices identified in the submitted plans shall be implemented and maintained throughout the construction process.
2. The permanent stormwater management practices identified in the application shall be implemented and maintained over time in accordance with applicable state and local requirements.
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, including but not limited to acquiring NPDES stormwater permits from the MPCA if disturbance of soil exceeds one acre.

Dearing seconded the motion. Motion approved unanimously.

Requests related to the construction of an open deck and the future construction of a semi-enclosed outdoor cooking area on that deck. Approvals required include an after-the-fact variance for the construction of a 20' x 20' detached deck and the future construction of a 10' x 20' semi-enclosed outdoor cooking area on top of that deck approx. 6 ft from a side lot line (min. 10 ft required).

Applicant and Property Owner: Michael Hilgert  
Property address: 6543 117<sup>th</sup> Ave NW, Maple Lake  
Sec/Twp/Range: 1-121-27  
Parcel number(s): 206043001030

**Present:** Michael Hilgert

**Hilgert:** First I have to apologize as a deck was built in the wrong spot, I thought the builder had known where the property line was and he used a wrong point to measure. It is my fault and I should have made it more clearly to him. Was looking for a variance to keep the deck where it is at and to put an open out door kitchen. I was looking at putting on a gazebo, however, what I had wanted did not meet building code. The lower deck no railings and is 5.5 ft. off the ground. It would be closed during winter or windy conditions.

**Oleson:** Mr. Hilgert did apply for permit and was approved based on 10 ft. setback. He explained what happened there.

**Hilgert:** The boulder wall was done in 2009 with a land alteration permit and that is where the contractor measured from. The deck is about 2ft from drainfield.

**Oleson:** Normal is 10ft and it is 5 ft. now, if adding a kitchen the roof line would be even closer.

**Hilgert:** It would be built to match the house and would have 2ft overhang. If we did less it would not look as pleasing. The east side of the property there would be ample area to get down to the lake. There are survey stakes out there now thanks to my neighbor. Eventually I would like to build aquatic buildings down there by the lake and will know where the property line is.

**Oleson:** I did check with the county regarding the setback for the septic, they do not have a concern with it since it is just a deck.

**Guck:** Kitchen would there be running water?

**Hilgert:** If anything Just a garden hose. Underground electric is there and natural gas to the deck. It would be grill and cooktop.

**Audience:** Craig Swanson - I own the property next door, we have a boulder wall that was over the property line and he cut some trees on my property. Question if it was done in error, and also added a gravel driveway close to the line. The deck is not that much of an issue but having a roof would be. I verbally and via a message said do not cut my trees down and in the fall he cut the trees down. The boulder wall is 10 ft. into my property. There has been no asking about a building a site, no offer to remove the boulder wall. The driveway that was put there has his downspouts are going onto my property. I have moved them several times. I have already incurred the cost of the survey and If I go do build will more than likely have to do some sort of drain tile to maintain my land. The deck we could talk about it like neighbors, the trees are now gone. To apologize is falling on deaf ears. If I make a mistake I'll fix my mistake.

**Hilgert:** There were two trees there that were basically dead the rest was buck thorn and vines. I thought I was doing something good. I said I would seed it over there and stabilize it for him.

**Swanson:** The permit that he pulled in 2008 or 2009 did not allow the boulder wall to go onto my property and the driveway that you built this year for your trailer is clearly over the property line.

**Hilgert:** Indicated the gravel has been there longer than this year.

**Niklaus:** It is an interesting one, I am not in favor of adding a kitchen on a deck that is already not meeting the setback. The question to me is if we allow the deck or not.

**Hilgert:** it would be able to be moved and the septic tank is under that.

**Gabriel:** I will defer.

**Schultz:** If he wanted to build on his property, would you want him to build that close to you?

**Hilgert:** I was told by Wright County that the neighbor's lot was not buildable.

**Schultz:** Even if he was just putting up a shed would you want it that close to you.

**Hilgert:** That is fine.

**Naaktgeboren:** I agree with Steve that the kitchen is not an option that close to the property line. Just looking if you could leave the deck and just cut off 5 ft.

**Hilgert:** If I have to I would have to cut off 5 ft. off the deck. May have to move a pier.

**Dearing:** I would say the retaining wall has to be moved.

**Hilgert:** When I talked with Craig it was needed for stabilizing the hill.

**Dearing:** My issue is you build on your own property.

**Dircks:** I agree with the comments here and the deck needs to meet the setbacks. No outdoor kitchen.

**Hilgert:** How does the retaining wall get altered?

**Swanson:** There are no trees there anymore.

**Hilgert:** would have to get a skid loader in there to move the retaining wall. Would have to go down to the lake and then over on his property to remove the boulders.

**Swanson:** would like to have the boulders removed.

Niklaus made a motion based on the findings of fact to deny the after-the-fact variance for the construction of a 20' x 20' detached deck and the future construction of a 10' x 20' semi-enclosed outdoor cooking area on top of that deck approx. 5-6 ft from a side lot line (min. 10 ft required).

Schultz seconded the motion.

Dearing: What about the wall?

Niklaus: I'm indifferent on the wall, I would like to see the neighbors get along to figure that out between them.

Motion denied unanimously

**Hilgert:** What is the time line on moving the deck.

**Oleson:** Indicated it is up to the board as to what they think is reasonable.

Dircks made a motion to have the deck moved by July 1<sup>st</sup>, Dearing seconded the motion. Motion passed unanimously.

Naaktgeboren made a motion to approve previous meeting minutes of March 13, 2025 and April 8, 2025. Dircks seconded the motion. Motion approved unanimously.

Zoning Administrator's Report; Nothing

- Permits
- Correspondence
- Enforcement Actions

Other Business;

- Discussion – Fee Schedule

Motion was made by Dearing, seconded by Niklaus to adjourn. Motion carried unanimously at 7:42 pm.

Minutes prepared by Jean Just