

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
DECEMBER 9, 2025

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

Call to Order: Al Guck called the meeting to order at 7:00p.m

Roll Call: Planning Commission Members in Attendance - Barry Schultz, Steve Niklaus, Dick Naaktgeboren, Al Guck, Linda Dircks, John Dearing, Ben Oleson Planning and Zoning Administrator; Jean Just Deputy Clerk

Absent: Cathy Gabriel

Other in Attendance: Al Evavold

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

Public Hearings

Requests related to the expansion of an existing dwelling. Approvals required include Variances to attach an existing detached garage to a house with an approximate 4' x 17.5' addition and construct a full 22' x 24.5' second story addition above the garage. Proposed addition will be attached to a dwelling located approx. 43 ft from Cedar Lake (min. 75 ft required) and 10 ft from a side lot line (min. 15 ft required). Building coverage to increase from 15.4% to approx. 15.9% (max. 15% allowed) and total impervious coverage to increase from 30.7% to approx. 31.2%.

Applicant and Property Owner: Alex Kubal

Property address: 7457 Ingram Ave NW, Maple Lake

Parcel number(s): 206065000200

Present: Al Evavold

Evavold: Basically looking to add a second story above the garage currently the garage is not attached there is a 3.5ft between the structures with overhang it is only 2". They would like to add living space. They would make a larger living room in the main home and move the master bedroom & bath over the garage. So the garage would be attached to the home and add the bedroom above the garage. Currently there are some erosion issues between the two buildings.

Oleson: Variance's would be the setback. The detached garage is 10ft from the lot line which is ok, however, with attaching the garage the setback is 15ft. Another is that it is being attached to the house that does not meet the lake setback. The house was granted a variance in 2005. There is also the impervious and building coverage. Building coverage is at 15.4% and would increase to 15.9%. Impervious is at 30.7% and would be 31.2%. When looking at the variance approval from 2005 it was pretty clear they want them at 15% or less and no mention of the impervious coverage at the time and that could be due to the fact that the driveway was not counted as impervious coverage along with a few other additions.

Audience: None

Evavold: The building coverage is basically already the same, they do not count the overhangs when doing the calculation, and they are basically touching. We do know the building coverage and impervious coverage is over and if we have to we can look at options.

Dearing: I am guessing they decided to go with a detached because they only wanted to be 10ft from the property line.

Evavold: I met with the owner that just bought the property and we looked at options he could do to expand the house. He wanted to go to the front over the deck and I let him know that he could not go out towards the lake, so we looked at other options and got a survey so that we know what we are starting with.

Dearing: Confirmed that it has frost footings. Needs to get down on impervious.

Naaktgeboren: Confirmed they are counting the free standing deck in coverage?

Oleson: Yes, they put them all together on the survey. Oleson pulled up his calculations.

Naaktgeboren: Confirming you are not adding a bedroom.

Evavold: Correct we are moving it. We will work on the impervious. We are looking at how we can improve this lot.

Oleson: Went over all the numbers and indicated that the county approved a garage that was bigger than this one and the house and the boat house was in place and showed it was under 15%. The additions only brings it up slightly.

Dircks: Would like to see a revised plan to get down on the coverages.

Niklaus: appreciate you working on getting the coverages down. Would like to see 15% & 25%. Asked if any comments on the wall that will be built.

Oleson: There were no comments from the neighbors.

Schultz: I would be happy with getting down to 1/2 of it. Discussion on how they would enter the new bedroom.

Guck: Septic is not affected and have seen worse and you are working towards making it better. Would like to see 25% & 15% or what we can negotiate to get it down.

Dircks: Would like to see a new plan showing you can get there.

Evavold: Let me know what we need to get to and we will work with those numbers.

Schulz made a motion to approve Variances to attach an existing detached garage to a house with an approximate 4' x 17.5' addition and construct a full 22' x 24.5' second story addition above the garage. Proposed addition will be attached to a dwelling located approx. 43 ft from Cedar Lake (min. 75 ft required) and 10 ft from a side lot line (min. 15 ft required) with the following conditions:

1. Prior to the issuance of a building permit for the proposed addition, the applicant must remove existing buildings and impervious surfaces to bring the property down to no greater than 15.4% building coverage and 27.0% impervious coverage.
Verification of the removal shall be subject to an on-site inspection of the Zoning Administrator, or if deemed sufficient by the Zoning Administrator, photographic evidence submitted by the landowner/applicant or their contractors.
2. The applicant must submit a revised site plan for review and approval by the Zoning Administrator that shows how the above condition will be met. The Zoning Administrator shall require an as-built survey after the required removal if deemed necessary to verify compliance.
3. The applicant shall submit a comprehensive stormwater management plan, prepared by a qualified professional, for review and approval by the Township. The plan must be

designed to capture and manage all stormwater runoff from the new roof areas on-site, ensuring no increase in runoff to the neighboring property to the north or to the lake. All components of the approved stormwater management plan must be fully installed and receive a passing inspection from the Township prior to September 1, 2026. Unless an equally effective alternative is approved by the Zoning Administrator, a gutter and downspout system shall be installed on the north side of the new addition. The system must be designed to direct all roof drainage away from the north property line and onto the applicant's property, preferably into the approved stormwater management system.

4. 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.
5. The maximum height of the new second-story addition shall not exceed the height of the existing primary dwelling's roof peak.
6. No future accessory structures, patios, decks, or other improvements that would increase building or impervious coverage shall be constructed on the property if they would cause the lot to exceed, or further exceed, the allowed 15.4% for building coverage and 27.0% for impervious coverage granted by this variance.
7. The proposed development, including the building size, location, and site layout, shall be in substantial conformance with the site plan and application materials submitted by the applicant except as modified by the conditions herein. Any significant deviation shall require an amendment to this Variance.

Dearing seconded the motion. Motion carried 3 to 2 with Niklaus & Dircks opposed.

Naaktgeboren made a motion to approve the minutes of November 13, 2025. Niklaus seconded the motion. Motion carried unanimously.

Zoning Administrator's Report: No report

- Permits; Correspondence; Enforcement Actions

Other Business

- Review - Amendments to Wright County Fee Schedule (automatically reflected in Township Fee Schedule unless otherwise determined by Town Board); Tabled
- Discussion - Interpretation of zoning ordinance and building code definitions of decks and patios.; Tabled

Motion was made by Dircks, seconded by Dearing to adjourn. Motion carried unanimously at 7:45 pm.

Minutes prepared by Jean Just