

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/ BOARD OF ADJUSTMENT  
NOVEMBER 13, 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, John Dearing, Mike Pfeiffer in for Ben Oleson Planning and Zoning Administrator; Jean Just

Absent: Linda Dircks, Cathy Gabriel

Other in Attendance: Roberta Montague, Randall Hamborg, Joe Melsha, Tom Hebzynski, Mike Zieska, Marilyn Anderson, Carol Kanniainen, Robert Gasaas, June Evans, Dan Erdmann, and one additional unreadable name.

Additions or Deletions to the Agenda; Schultz made a motion to approve the agenda with the removal of the Coughlin rezoning request, Dearing seconded the motion. Motion approved unanimously.

Public Hearings

(Tabled from August 2025 meeting) Requests related to the reconstruction of an existing dwelling. Approvals required include Variances to construct an approximately 924 sq ft dwelling with walkout basement and 11' x 18' open deck approximately 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:** Montague & Hamborg

**Hamborg:** We have identified the well and septic locations we will be adding another 2000 gal tank and submitted the new plan. We have further reduced the sq footage by 48 sq ft, and we dropped the impervious by 9%.

**Pfeiffer:** There were several designs.

**Hamborg:** It is the one with the house at 878 sq ft & 216 on the deck.

**Audience:** None

**Guck:** Did you move it back?

**Hamborg:** We moved it back to the elevation of 1026 so it at the back end of the shed. That bring it back 20 ft from the OHW. We are over 10ft from the septic tank.

**Niklaus:** Mike Can you take us through what the variance request is now

**Pfeiffer:** One is the impervious and building coverage. Existing is 20.7% building and 31.8% impervious with proposed being 20.3% building and 33.8% impervious. Part of the challenge with this is when they move the house back part of the house that was too close to the lake was not being counted before and now it is not excluded. If you had to meet the build coverage you would have to reduce the house to about 650 sq ft if you had reduce the impervious then you

would also have to reduce the deck. That is in contrast of the ordinance that you need to have an 800 sq foot house. Either way they are over and they are getting better on building coverage and in theory they are getting better in impervious it just does not look that way due to the OHW mark for Indian Lake.

**Hamborg:** We are looking at house being 878 sq ft and deck 216 sq ft which is 13.5x16.

**Niklaus:** Confirming side Lot line?

**Pfeiffer:** It is approximately 5.7ft from both side yard. It would be 4ft from Indians OHW mark. However, they moved it back about 20ft from where it was.

**Niklaus:** I feel you have put a lot of work into this. A few items that stick out to me is that you have moved it out of the OHW and brought it more into compliance than it was, that is a good thing. The other thing to note is that you are going bigger with the home and keeping the same size would eliminate some of the variances.

**Hamborg:** The house is getting bigger, however, the floor space is not getting any bigger due to the staircase.

**Niklaus:** The deck is still a discussion piece.

**Naaktgeboren:** Looking at the deck if you did not going out further towards the lake you would have an 8x15.5 it would be 124ft and you are knocking off more impervious.

**Hamborg:** No space to walk around that is pretty small. We did reduce the driveway to safe some impervious.

**Dearing:** I would go along with what Naaktgeboren is stating on the deck size.

**Schultz:** Nothing more to add.

**Guck:** The only other item noted is that you are adding a garage and it is a cabin.

**Montague:** We would like to move here for several months and we are building to be here for a long time. Could we go to 10ft on the deck?

Naaktgeboren made a motion based on the findings of fact to approve variances to construct an approx. 878 sq ft dwelling with walkout basement and 10' x 15.5' open deck approx 6.0 and 7 ft from both side lot lines (min. 15 ft required) and 11 ft from Indian Lake (min. 100 ft required). Building coverage to be no more than 20.3% and total impervious coverage to be no more than 32.3% 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 the lowest floor of the building meets an elevation of at least four (4) feet above the ordinary high water elevation of Indian Lake.0
4. Building coverage shall not exceed 20.3% and total impervious coverage shall not exceed 32.3%, the open lakeside deck shall be no larger than 10' x 15.5' and the house shall meet a setback of at least 9 feet from the ordinary high water level of the lake.

Schultz seconded the motion. Motion failed with 3 against (Dearing, Niklaus, Guck) & 2 in favor (Schultz, Naaktegborne).

Niklus made a motion based on the findings of fact to approve variances to construct an approx. 878 sq ft dwelling with walkout basement and 8' x 15.5' open deck approx 6.0 and 7 ft from both side lot lines (min. 15 ft required) and 11 ft from Indian Lake (min. 100 ft required). Building coverage to be reduced from 20.7% to no more than 20.3% and total impervious coverage to be reduced from 31.8% to no more than 31.6% 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 the lowest floor of the building meets an elevation of at least four (4) feet above the ordinary high water elevation of Indian Lake.
4. Building coverage shall not exceed 20.3% and total impervious coverage shall not exceed 31.6%, the open lakeside deck shall be no larger than 8' x 15.5' and the house shall meet a setback of at least 11 feet from the ordinary high water level of the lake.

Dearing seconded the motion. Motion approved unanimously.

Requests related to the construction of a detached garage and removal of several existing structures. Approvals required include a Variance to construct a 24' x 24' detached garage approximately 45 ft from Sugar Lake (min. 75 ft required), 32 feet from the centerline of the township road right of way (min. 65 ft required) on a property with approximately 31% impervious coverage (max. 25% allowed).

Applicant and Property Owner: Thomas and Susan Hebzynski

Property address: 11637 Gulden Ave NW, Annandale

Parcel number(s): 206085000120

**Present:** Tom Hebzynski & Mike Zieska

**Hebzynski:** Looking to build a detached garage and remove other structures on the property.

**Zieska:** What he is proposing is an environmentally good project and good for the lake.

**Pfeiffer:** Variances are 45ft from Sugar Lake, 32 Ft from the centerline of the road right of way on a property at approximately 31% impervious.

**Audience:** None

**Dearing:** Back to lot coverage.

**Zieska:** Proposed will be down to 20% on impervious coverage?

**Pfeiffer:** Yes the proposed will bring their impervious down under 25%, building coverage will increase slightly to 15.9%.

**Zieska:** Approximately 21 ft back from the road surface.

**Dearing:** Good

**Schultz:** Good

**Naaktgeboren:** Indicated he measured it today and they are right on with the drawing.

Wondering about moving it back closer to the lake slightly for parking purposes. I would be ok with 40 ft from the lake.

**Dearing:** That would give us more room on road side.

**Niklaus:** Is ok with it.

**Guck:** With removing the other buildings it does give you room for a new septic.

Naaktgeboren made a motion based on the finding of fact to approve Variance to construct a 24' x 24' detached garage approximately 40 ft from Sugar Lake (min. 75 ft required), 37 feet from the centerline of the township road right of way (min. 65 ft required) and with building coverage to be increased to 15.9% with total impervious coverage being reduced from approximately 32.3% to less than 25% with the following conditions:

1. This variance approval is strictly for a single detached garage no larger than 24' x 24' sq ft. The total impervious surface coverage on the property after the project is complete shall not exceed 25 percent of the total lot area.
2. The applicant must provide a Certificate of Survey for the property indicating the setback distances of the approved garage to all property lines and the ordinary high water level of the lake as well as the lowest floor elevation of the new garage. At a minimum, the garage shall be placed to be at least 10 feet to the side lot line approx. 7-8 ft from the road right of way. The lake setback shall be as occurs after meeting the minimum road and side yard setbacks.
3. The existing driveway and parking area must be removed and the area must be restored with topsoil and seeded for grass to grow. This work must be finished by July 1, 2026.
4. Before a land use/building permit is approved for the new garage, the existing detached garage/bunkhouse, gazebo, small storage shed, and detached patio must be completely removed from the property as stated in the application.
5. The lowest floor of the new garage must be built at an elevation of at least 994.17 NAVD88 as verified by a licensed surveyor or other suitable professional. As an alternative, the garage may be wet floodproofed according to ordinance requirements,

which includes using flood-resistant materials and installing flood vents. The specific plan must be approved by the Zoning Administrator and Building Official.

6. No living quarters or sleeping areas are permitted in the new detached garage.
7. The property owner understands and agrees that by placing the garage near the road right-of-way, the Township is not responsible for any damage to the structure caused by normal road maintenance activities, including snow plowing.
8. 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.
9. 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 construction of a dwelling addition. Approvals required include a Variance to construct a 15' x 24' one-story dwelling addition approximately 0 feet from a side lot line (min. 15 ft required).

Applicant: Joe Melsha

Property Owner: Joseph P. Melsha Revocable Living Trust

Property address: 9619 Keats Ave NW, Annandale

Parcel number(s): 206031000280

**Present:** Joe Melsha

**Melsha:** Survey was done after we designed the addition so that caught us off guard when we saw the numbers. We assumed the deck was 10-15 from the side property line and that is not the case. So we are still looking at a variance for a side yard just want to know what you will allow. Would really like to get another bathroom was hoping for another bedroom. There are a few other variances in the past. If I could at least get the size of the deck and maybe another foot.

**Pfeiffer:** Concern from neighbor regarding the zero ft. set back. Question would be is there room on the roadside side of the house. Is a variance required because you can meet the

**Melsha:** I do not want to make this more than a cabin, adding out the roadside would be changing roof lines moving room etc. It would be a much larger project. I would like to see what you would allow on the side I am proposing.

**Audience: Jim Evans:** One concern was with this being a vacation rental and adding a bedroom would add more people and worried about parking.

**Naaktgeboren:** If you went to the road side you could do what you want and could keep your deck on the side. Or if we let you go the size of the deck you would be 7ft from the side yard.

**Melsha:** I could live with that.

**Schultz:** I would rather see the road side.

**Dearing:** I agree.

**Nicklaus:** Street side would be better.

**Guck:** Not sure why you did it before the survey.

Melsha: It was done based on assuming the deck was off the property line and look at where the sheds are.

Guck: We have had many side yard and if you can go out front would be better.

**Melsha:** What if anything would you give me?

**Naaktgeboren:** I could go with 7ft from the property line.

**Guck:** we just went through this with one where there was a fire and how do trucks get through there without damaging the neighbors lot. Not sure I am in favor when there are alternatives.

**Melsha:** Another thing is there is a basement on that side has a basement and it would have more issues and the cleanest is to put it on the south side and it is only a crawl space there.

**Niklaus:** What is your request then?

**Melsha:** I would take the deck off, extend the home over the top of that adding a bathroom and extending the bedroom slightly.

**Naaktgeboren:** Could you get rid of the door on that side?

**Melsha:** I could there are doors are on the lake side.

Niklaus made a motion based on the findings of fact to approve a variance to construct an approx. 8' x 24' one-story dwelling addition no closer than seven (7) feet from a side lot line (min. 15 ft required) with the following conditions:

1. The building design shall be reduced in size such that the side yard setback is at least seven (7) feet.
2. The exterior wall of the addition facing the reduced side yard setback must be constructed with fire-resistant materials or as required by the Minnesota State Building Code to help prevent the spread of fire. No entryway stairs or paver path shall be allowed to the neighbor side due to the already reduced setback.
3. 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.
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 applicant shall submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation or water flowing onto the neighboring properties and ensuring that the bluff on the property is not destabilized.

Naakteborne seconded the motion. Motion approved unanimously.

Pfieffer clarified that at less than 10ft, the house will have to be fire resistant on that side.

Naaktgeboren made a motion to approve the minutes of October 14, 2025. Schultz seconded the motion. Motion carried unanimously.

#### Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

#### Other Business

Motion was made by Niklaus, seconded by Naaktgeboren to adjourn. Motion carried unanimously at 8:17 pm.

Minutes prepared by Jean Just