

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 14, 2026

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

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

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

Absent: Cathy Gabriel

Other in Attendance: Karen Sutherland

Additions or Deletions to the Agenda; Smith made a motion to approve the agenda with the Byars hearing being moved to May. Schultz seconded the motion. Motion approved unanimously.

Public Hearings

Requests related to the operation of a private/vacation home rental. Approvals required include the renewal of an interim use permit for the operation of a private/vacation home rental served with a holding tank.

Applicant and Property Owner: Karen Sutherland

Property address: 7470 106th St NW, Maple Lake

Parcel number(s): 206000114205

Present: Karen Sutherland

Oleson: Interim use because it is a vacation rental on a holding tank. She was granted in 2021 and renewed in 2023 so up for renewal again. Showed information on the computer where everything is. No complaints or questions on the property.

Sutherland: Indicated all guests get information regarding the holding tank and information on the Zebra Mussel in the lake and most of my clients are repeat clients. Question regarding the septic and it was done again in 2024.

Oleson: Yes we do have the 2024 compliance. We also have the records of when it is pumped.

Sutherland: Would like to send once a year the pumping records.

Oleson: That is fine.

Niklaus: You are looking at 5 years for a renewal.

Oleson: You do have the option to continuing for a longer time.

Audience: None

Dircks: How many bedrooms.

Sutherland: 3 bedrooms and living room and TV room has a bed. Limit of 11 No extra people in tents.

Dircks: What is the typical length?

Sutherland: It varies since they are all repeat and typically more than 1 week.

Schultz: Impressed how well you keep the documentation. I am good with 5 years.

Smith: One of the reasons we ask for shorter time is looking at concerns etc. and you keep good records.

Naaktgeboren: You're doing it the way you should. How many weeks total are you renting?

Sutherland: About 10 weeks.

Niklaus: It says a lot is that you have no complaints. The other thing we look at is the septic and you have an alarm and have good records. I am good with 5 years

Guck: Good with it and I am good with the 5 years.

Schultz made a motion based on the findings of fact to approve the renewal of an Interim use permit for the operation of a private/vacation home rental served with a holding tank with the following conditions:

1. The interim use permit shall expire five (5) year(s) from the date of approval. Upon expiration, the applicant may re-apply for a new interim use subject to the requirements of the Township ordinances at the time.
2. The applicant shall maintain compliance with all applicable requirements of Section 781 of the Corinna Township Land Use Ordinance including, but not limited to, clearly demarcating the boundaries of the property with a fence, signage, landscaping or other method as approved by the Zoning Administrator.
3. The applicant (or their contractor) shall submit pumping records to the Township each time their tank is pumped.

Smith seconded the motion. Motion passed unanimously.

Requests related to the construction of a detached garage. Approvals required include Variances to construct a 30' x 30' detached garage approx. 25.5 feet from Clearwater Lake (min. 75 feet required) and 4.5 feet from a side lot line (min. 10 feet required) and with a full second level with a ceiling height exceeding 8 feet and a 10/12 roof pitch (max. 6 ft ceiling height and 6/12 roof pitch allowed). Impervious coverage to be approx. 25.7-27% (max 25% allowed) and proposal will not meet the requirement for 15 ft of fill around all structures to an elevation of 996.7 NGVD29. All construction is subject to minimum lowest floor floodplain elevations.

Applicant and Property Owner: Walter Byars and Nicole Byars

Property address: 9463 Jeske Ave NW, Annandale

Parcel number(s): 206000164201

Oleson indicated they are doing some additional work with the surveyor on elevations and may have some changes so wanted to wait until they had all the elevations and know exactly what they want to do before coming to the board.

Niklaus made a motion to approve the minutes of March 12, 2026. Smith seconded the motion. Motion carried unanimously.

Zoning Administrator's Report: Nothing to report.

- Permits
- Correspondence
- Enforcement Actions

Other Business:

Oleson indicated that Gilchrest had received estimate for the addition. Board reviewed and is good with the estimates received and so that only the addition has to be above flood plain. Oleson wanted to confirm what we had approved for the Hebzynski variance. That they could be closer to the lake so that they could park a vehicle in front of it. He thought there was something about 20ft from the road surface. Board felt that they needed to go with what the final approval was, which is 40ft from the lake and 37ft from the centerline of the road.

Motion was made by Dircks, seconded by Smith to adjourn. Motion carried unanimously at 7:57 pm.

Minutes prepared by Jean Just

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