

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
FEBRUARY 10, 2026

Corinna Town Hall, 9801 Ireland Ave, Annandale MN 55302

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 (on line), Ben Oleson Planning and Zoning Administrator; Jean Just Deputy Clerk

Absent: Cathy Gabriel

Other in Attendance: Sue Eull, Kevin Eull, Lisa Martin, Bernie Miller, Steve & Kelly Bruggeman, Ross & Hannah Montgomery, Brandon Scheuble, Dennis Klug, Joe & Renee Joyce, Rory Norgren, Rick Schorn, Matt Bronder, Paul Pattee, Clint Kennedy, Amy Kennedy.

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

Public Hearings

Requests related to the construction of a detached garage. Approvals required include a Variance to construct a 26' x 30' detached garage approximately 50.6 feet from the centerline of a township road (min. 65 ft required) and 20 feet from the road right-of-way.

Applicant: Steven and Kelly Bruggeman

Property Owner: Steven A Bruggeman Trust and Kelly R Bruggeman Trust

Property address: Across from 11815 89th St NW, Annandale

Parcel number(s): 206000192205

Present: Steve Bruggeman & Bernie Miller

Miller: Looking at this back lot when it was split and how to get a garage on it. Talked about expanding on the lake side property, however there is not much room there. Part of the idea is to keep it for future septic site so wanted to keep that option and keeping at least 20 ft from the road for parking. We can save a lot of trees and less run off towards the road. Will be moving 375 – 400 cubic yards of fill.

Oleson: The variance is for the road setback and the rear lot line setback is only 13.7ft, so the question is could they move it back and would it require a lot of earth moving. We do exempt the building and driveway for earth moving that is why no CUP is needed.

Audience: None

Naaktgeboren: When it was talked about back in 2014 it was moving ore dirt. I think this is a better location.

Dircks: I feel it is reasonable, and understand why you would want it in that location. Reasonable request and still allows for a drainfield if needed in the future.

Naaktgeboren: Would you consider another building on it.

Bruggeman: I could not have a house as it is tied to the front lot.

Oleson: If he would like another garage he would have to come back again.

Schultz: I am ok with it. If the road is ever moved is there an issue?

Oleson: That is why we usually ask for the 20ft from the right of way.

Miller: I showed both on the site plan.

Schultz: Could he add on to that garage.

Oleson: Max is 800sq ft so not much room.

Smith: As long as you preserve the drainfield area.

Guck: I am ok with it.

Naaktgeboren made a motion based on the findings of fact to approve a variance to construct a 26' x 30' detached garage approximately 50.6 feet from the centerline of a township road (min. 65 ft required), 20 feet from the road right-of-way and 13.7 feet from a rear lot line (min. 15 ft required). Variance to construct a garage on a parcel originally created to only allow for a septic system with the following conditions:

1. The construction of the garage shall not impede or interfere with the future installation or functionality of the proposed septic drainfield and its reserve area as shown on the site plan. The final design and permitting of the septic system will be subject to Wright County Environmental Health Department approval.
2. 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.
3. No dwellings shall be allowed on the subject parcel (Parcel 206-000-192205).

Smith seconded the motion. Motion approved unanimously.

Requests related to the replacement of an existing dwelling. Approvals required include a Variance to construct a new 3-bedroom dwelling with a lake setback of approximately 50 feet from Pleasant Lake (min. 75 ft required).

Applicant and Property Owner: The Joseph M. Joyce Revocable Trust

Property address: 11513 89th Street NW, Annandale

Parcel number(s): 206062000180

Present: Joe Joyce, Bernie Miller, Brandon Scheuble

Joyce: Bought a seasonal cabin in 1998 and would like to build a 3 bedroom year round home. We are currently at 30% impervious that has a deck all the way down to the lake, we are working on getting impervious from 30% to 25%. The existing house is close to the neighbor and we would be moving it over to meet the 15ft and we are currently at 40ft from the lake and are now going to 50ft from the lake and will be updating the septic. It is pretty consistent with others in the area.

Oleson: This is only a lake setback, they are correcting the impervious and side yard setback. There are a number of homes that do not meet the lake setback in the area.

Miller: One of the items we looked at was not adding much to the footprint of the house, how they could fit this in. We designed the house so that we could meet the building coverage and impervious. The drain field we did the best we can and wanted to preserve some trees. I did some numbers of the houses in the area and the average setback is 48ft.

Audience: None

Smith: Appreciate you getting the impervious down to 25%. The 50ft back I can understand that.

Dircks: Questioned the homes to the side of this property and if they are getting replaced.

Joyce: I did talk to the neighbor he is not planning on it but who knows in the future.

Dircks: Just thinking if we move these back as we get more changes. I am good with it.

Schultz: Appreciate you are moving it back just questioned the deck.

Joyce: That will be removed. Not really planning on any sidewalk at this time.

Miller: We looked at the impervious and we do have 150sq ft buffer for sidewalk or pavers.

Joyce: Most people do not have anything and we can just walk down to the lake.

Naaktgeboren: I was hoping you could go back further, however the other cabins are much closer so I understand why you are going with it.

Guck: I am good with it.

Niklaus: The one thing that stands out in the findings where it says is due more to a desired location rather than an effort to meet the requirement. That statement stands out to me for consideration. However, I do appreciate you meeting the impervious, building coverage.

Naaktgeboren made a motion based on the findings of fact to approve a variance to construct a new 3-bedroom dwelling with a lake setback of approximately 50 feet from Pleasant Lake (min. 75 ft required) with the following conditions:

1. The new dwelling shall be located at least fifty (50) feet from the lake. In all other aspects, 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. Any significant deviation shall require a new variance application.
2. 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.
3. 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.

Schultz seconded the motion. Motion approved unanimously.

Requests related to the construction of a new dwelling. Approvals required include a Variance to construct a new walkout dwelling approximately 75.9 feet from Somers Lake (min. 100 ft required).

Applicant and Property Owner: Ross and Hannah Montgomery

Property address: XXXX Greer Avenue NW, Maple Lake

Parcel number(s): 206135001030

Present: Bernie Miller, Ross & Hannah Montgomery

Montgomery: We are looking to build a home on our lot. We started in January of 2025 and had a survey done and had the house designed based on that survey. When we had the house staked, we had a survey done and that survey line was different and now we are 77.9ft from the high water mark. So we modified the garage so we could be as far back. We have to be on the southern tip due to the OHW. The further east the less lake we will be able to see. Right now we would be at 77.9 ft from the OHW. We are still behind the neighbors shed. The northwestern part of our lot will stay the same and we will not touching that. Will still be behind our neighbors.

Oleson: Just the lake setback and we do have a few surveys of the OHW. It is a Recreational Development Lake that requires a 100ft setback. Only question is if they could move back but there are several homes that are closer.

Miller: This was platted and the plat change and added the back lots to it. Looked into the two surveys and the first one did not do a good job of laying out the OHW and the new one gave more detail. If they pull this back to the setback, they potentially could not get a walk out or would have to take out a lot more fill. Wanted to get a plan with less fill and a better fit. We looked at all the grading and drainage. Miller handing out some additional information. It is really just one area of the house that does not meet the setback. By turning the garage we are making an increase on the setback from the lake. The real thing is the amount of fill that is required. Total of 550 to 600 ft of fill to take out of that about 350 to the house, will be at about 140 cu yards just for the walkout. If we push the house back that goes up to about 500 yards. It is not 100% about being closer to the lake it is about the hill being where it is.

Oleson: Normally 50 cu of earth moving and we exempt for the house and driveway, it's not real clear how far it goes out. You can have some conversation if it would require another permit. It depends what you're approving.

Audience: Dennis Klug: They are two doors down, they are further back than all the others and we would have no problems with it.

Niklaus: Were supposed to grant a variance if there's a practical difficulty that cannot be overcome. In the information we were sent it looks like there is not a practical difficulty, it's a design preference. Primary reason for the variance is wanting a walkout. I feel bad that Somers has to go back to 100ft and seems so inconsistent. In the future we should look at the houses in the area. I do not want them removing all kinds of dirt there either.

Dircks: I feel that we have an empty lot and we should be doing the right thing. I do not know the impact will be or the affect it will have with moving that much fill and I am not in favor of that either.

Schultz: I would like to see if you could move it back to 90ft on that corner. Why is the septic where you have it shown?

Miller: With the setbacks that is about the only place it could be without having to add a lift in the basement. The tank does meet the lake setback.

Naaktgeboren: Would like to see it back a little further, I would be ok with 85ft. I look at this lot as a whole and you have a lot of room there. I understand fill may be an issue.

Smith: I agree you have a lot that can make the setback, I know it is more dirt moved but it's the right thing to do.

Guck: With that lake, that is the DNR deal and with the OHW. I was ok with where it is if we can come to some sort of compromise.

Miller: If we move back part of the concern is movement of fill and there is no clear line. If its a 100ft we get into more drainage problems. They did not create that and we have two surveys that have different markings for the OHW oddly.

Naaktgeboren: Would you consider a look out.

Joyce: I would prefer not to have that.

Miller: There may be a possibility for a partial walk out. We could make it work moving 9 or 10ft back. They are not asking for anything else.

Oleson: The question is, language excavation necessary for the building of structure, so the question is if it's necessary and would you require a permit.

Miller: In all my 30 years we have never needed a CUP unless it is the flood plain, as long as there is a permit involved they are not bothered with how much fill it is if building. If moving on a vacant lot then yes, you would need a permit. .

Smith made a motion based on the findings of fact to approve a variance to construct a new walkout dwelling approximately 87 feet from Somers Lake (min. 100 ft required) with the following conditions:

1. All construction, including the home, decks, and any other structures or impervious surfaces, must substantially adhere to the approved site plan and architectural drawings submitted with the variance application. Any significant changes or deviations would require a new variance application and approval.
2. 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.
3. 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.

Naakgetborne seconded the motion. Motion approved unanimously.

Requests related to the replacement of an existing dwelling. Approvals required include Variances to construct a new 3-bedroom dwelling approximately 40.6 feet from Clearwater Lake (min. 75 ft required), approximately 22 feet from the road centerline (min. 65 ft required) and 3.5 feet from the edge of an ingress/egress easement (min. 20 ft required), 14.2 feet from a side lot line (min. 15 ft required) and maintaining the existing 25.8% impervious coverage (max. 25% allowed). House to be elevated on approx. 360 cubic yards of fill to achieve 998.3 (NAVD88) lowest floor elevation and slope away from house but not have the required 15 feet of fill around the structure in all directions to an elevation of 997.3.

Applicant: Robert "Clint" Kennedy

Property Owner: 9845 Jeske LLC

Property address: 9485 Jeske Ave NW, Annandale

Parcel number(s): 206000164204

Present: Amy & Clint Kennedy, Bernie Miller

Kennedy: Purchased in fall of 2025, seasonal cabin. Just about anything we do will require a variance because of lake set back and road setback. We are currently about ½ ft off one side yard setback. The proposed is 40ft from the lake, we tried to be aware of our impervious we are just over 25%, and building coverage is at 15%. We are not putting in a garage. We will be updating to a new septic system. We may be under impervious if we do not have to count some of the easement area. A lot of the properties are newer and have had variances.

Oleson: Very small lot so lots of variances. One thing they could do without a variance is rebuild what is there now, they would still have to elevate it. The main is the 25% impervious. There is a gravel roadway that services other properties and like they said in other situations they have not counted it as impervious or part of the lot size. If we do that it gets them below the 25%. Questions, do you want you want a smaller house to reduce impervious keeping in mind that they could replace what is there. They are proposing a 1 ½ story rather than a 1 story so it will be taller but the other homes are taller than this anyways. The flood plain states that when you elevate you house to the flood plain elevation it requires 15 ft of fill all the way around it. In this case they do not have 15ft and the DNR typically does not like fill in the flood plain and they have been ok with a variance to allow that.

Audience: Kevin Eull - I'm two properties to the left, I have concerns about the mound system and how you're going to get that in and get all of this in on this lot. Question back in the day you had to have an alternate site so do they do that yet?

Miller: When you create a lot you have to have two locations, however, once the lot is already built there is not a requirement for that. This is an eco-pod which is one tank and is pretreated and cleaner than the lake water, which reduces the size. We do have to elevate above the 10 year flood elevation and we over excavate the soil. There will be a small retaining a wall on each side so that it will not run onto the neighbors. It was a puzzle and we have done it before. If we didn't have the flood plain it would be a little easier. The septic is better than a mound system.

Eull: When that property went up for auction we looked at purchasing for a shed, however, were told we could not do that. We were told only 800 sq ft.

Oleson: There are separate rules for sheds and how large they can be.

Kennedy: Currently 30x24, proposing 35x36 house.

Paul Pattee: I am the property to the south, I saw this would be a 3 bedroom home and will it be a two story? My concern is the fill and what is the height of the retaining wall?

Miller: It is a 1 ½ story. The retraining wall averages about 1.5 ft.

Pattee: My concern with 3 bedroom and concerns with lines of site. Just to the north is my sons property and he will be losing his line of site and the other concern is parking. Where vehicles parking and obstructing the flow of vehicles on the easement.

Kennedy: We did plan for parking on the property.

Miller: We did the best we could do to avoid site line issues.

Pattee: Again the elevation with raising the grade and elevating the house. I do welcome the new neighbors and have met with them and talk with them before the deal was finalized.

Michelle Klemz: We have been there a long time, I am concerned about septic and going from a seasonal cabin to a year round home and the volume. My other concern is the height with raising the height and how high is going to be. The house that are smaller are outside of the bay and the line of site and it is going to look like a giant next to the water. The other concern is the property owner is a business. What is the plan for the use of the building?

Kennedy: We purchased as an LLC because I had to for the loan. As far as the height I believe we are at 26ft and there is enough for two cars to park.

Klemz: I think the footprint is a lot bigger. It's going to be too large in the area.

Dearing: Just wanted to speak for the fire department, and how hard it is for emergency vehicles get through.

Niklaus: The fact that is they could rebuild to the exact same size and would not need a variance. What they have here is 6 - 7 variances and that is too many in my mind. This is a lot going on with a small lot. .

Smith: What is the setback right now from the road to the existing cabin?

Miller: About 30+ to center and propose is 22. It is a private road.

Smith: I am having issues with it being too close to road, get it down to the 25% impervious. I am good with the septic with Bernie.

Naaktgeboren: How much are you raising it with the floodplain?

Miller: We are going from 997.2 to 998. Just over a ½ ft, we would go out about 6ft - 9ft depending on the side of the house.

Naaktgeboren: We are looking, I would cut back the size slightly, as far as elevation with the house everyone is above that.

Schultz: Crawl space?

Miller: No

Schultz: What if you go smaller and go a full two story?

Kennedy: We could but then were going up to 35ft and obstructing the view.

Schultz: I do not understand the lake view issue since the houses across the road already have a lake view.

Kennedy: what are we following for impervious? If we do not count the road we are under the 25%.

Smith: I just want to make sure we are under 25%.

Oleson: We should discuss how you want to account for the road. Included part that would be needed for driveway and what they would not need for the driveway and they would then be under the 25%.

Smith: I'm good with that one.

Dircks: Ben can you explain the easement?

Oleson: Pulled up the map and showed where the road goes through his lot.

Dircks: If you could get the footprint down a little and stay under 25% impervious I'm fine with it.

Guck: If they build in the same footprint the impervious would be the same?

Kennedy: We are actually reducing the impervious.

Guck: Seems it is too close to the road and fire trucks.

Miller: One thing is we could maybe narrow it slightly to give a little more room.

Naaktgeboren: I would shrink it down a couple feet. Height thing sorry this is going to be smaller.

Smith made a motion based on the findings of fact to approve a variances to construct a new 3-bedroom dwelling approximately 40.6 feet from Clearwater Lake (min. 75 ft required), approximately 24 feet from the road centerline (min. 65 ft required) and 5.5 feet from the edge of an ingress/egress easement (min. 20 ft required), 14.2 feet from a side lot line (min. 15 ft required). House to be elevated on approx. 360 cubic yards of fill to achieve 998.3 (NAVD88) lowest floor elevation and slope away from house but not have the required 15 feet of fill around the structure in all directions to an elevation of 997.3 with the following conditions:

1. The total impervious coverage on the lot shall be reduced to 25% (2,097.5 square feet) or less, requiring a further reduction of approximately 67 square feet from the applicant's stated intent. An updated impervious surface calculation, verified by a licensed surveyor, must be submitted to the Zoning Administrator and approved prior to the issuance of a building permit.
2. The applicant shall construct the new dwelling, septic system and other improvement consistent with the submitted site plan and any modifications imposed in the variance approval. Any substantial modifications shall require a new variance application. The constructed dwelling shall be a 1.5 story (a full 2 story building is not allowed).
3. The total building coverage on the parcel shall not exceed the approved 15% (1,258.5 square feet) as shown on the approved site plan.
4. Upon completion of construction, an as-built survey, prepared by a licensed surveyor, shall be submitted to the Township verifying the final location of the dwelling, septic system, retaining walls, impervious surfaces, and site elevations, demonstrating compliance with all approved variances and conditions.
5. 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.
6. 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.

7. 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.

Dircks seconded the motion. Motion approved unanimously.

Requests related to the replacement of an existing dwelling. Approvals required include Variances to construct a new dwelling approximately 65.9 feet from Bass Lake (min. 75 ft required) and 62.1 feet from the road centerline (min. 65 ft required) and the placement of a new septic drainfield approx. 10 feet from the dwelling (min. 20 ft required). Project will require approx. 600 cu yds of fill to elevate the home to the required 4 feet above the highest known water level.

Applicant: Rick Schorn

Property Owner: Mary Kay Schorn and Dale J Wolslayer

Property address: 11416 Klever Ave NW, Annandale

Parcel number(s): 206013000060

Present: Rick Schorn, Rory Norgren

Schorn: This property has been in the family since the mid-50s and it had fallen into disarray. We have grown to love the area and would like to move out here full time and build a permanent 3 bedroom home. We have looked at several plans and this is what we came up.

Miller: We started about 3-4 years ago and with a different builder and it was long and narrow and would need a lot of fill. We need to come up nearly 3ft. We went through many house designs and this is the one that worked the best as it is impossible to do without a variance. Reducing some of the fill and makes it more usable.

Oleson: Variances are for a lake set back 65.9, road setback 62.1ft, septic 10 ft from the dwelling and requires fill to meet the elevation requirement. When they started this a few years back it was not in a flood plain then and now it is. I think you can get by with about a foot less fill.

Audience: None

Smith: I do not have an issue with the setbacks on the lake or road.

Guck: This is a give and take and like that you have pulled the home back from the lake.

Naaktgeboren: Are you saying they can do less fill?

Oleson: Yes

Naaktgeboren: Ok with it.

Schultz: I am good.

Dircks: Thanks for moving it back and impervious is good.

Niklaus: This is a design preference, it appears that our lake set backs are more of a suggestion since we are seeing them all the time and we like that you have moved it back.

Naaktgeboren made a motion based on the findings of fact to approve a variances to construct a new dwelling approximately 65.9 feet from Bass Lake (min. 75 ft required) and 62.1 feet from the road centerline (min. 65 ft required) and the placement of a new septic drainfield approx. 10 feet from the dwelling (min. 20 ft required) 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. 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.
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. The amount of fill brought in may be lowered so as to meet the Regulatory Flood Protection Elevation (RFPE) rather than being 4 ft above the highest known water level due to a flood elevation being established for Bass Lake by the Minnesota DNR in 2025.

Dircks made a motion to approve the minutes of January 13, 2026. Schultz seconded the motion. Motion carried unanimously.

Zoning Administrator's Report: Nothing to report.

- Permits
- Correspondence
- Enforcement Actions

Other Business

Motion was made by Guck, seconded by Smith to adjourn. Motion carried unanimously at 9:20 pm.

Minutes prepared by Jean Just

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