

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
JUNE 9, 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, Ben Oleson Planning and Zoning Administrator; Jean Just Deputy Clerk

Other in Attendance: Mark Becker, Don Rachel, Shelby Tanner, Walt Byars, John & Jolene Evenson, Phillip Kothrade

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

Public Hearings

(Originally noticed for April 2026 meeting but requested by applicant to be held to June 2026 meeting. The request has been significantly modified from the original request.) Requests related to the construction of an attached garage/bonus room and a screen porch. Approvals required include Variances to construct a 30' x 32' attached garage with bonus room/bedroom above approx. 36 feet from Clearwater Lake (min. 75 feet required) and a 12' x 28' screen porch approximately 29.5 feet from Clearwater Lake (min. 75 fct required). Project will also involve the construction of a new driveway, removal of two existing driveways and removal of an existing boathouse. Proposed construction is not within a floodplain, but all new construction is subject to minimum lowest floor elevations.

- a. Applicant and Property Owner: Walter Byars and Nicole Byars
- b. Property address: 9463 Jeske Ave NW, Annandale
- c. Parcel number(s): 206000164201

Present: Walter Byars

Byars: Looking to add a porch on south side and garage on north side with bonus room; Will be removing some impervious.

Oleson: Lake setback is 39ft to new garage and 30ft on the porch addition, which is the only thing now that they moved the location. We worked through the impervious coverage due to the road that goes through their property. They are removing the boat house and additional driveways. They removed a second home that was there previous. Even though it is not in the floodplain we worked through the elevations. Showed some of the area's that are in the floodplain.

Audience: None

Smith: Different then what you brought before and I do not have too much problem with it. It would be nice to get it back as far as possible and keeping it out floodplain.

Byars: We have moved it several items to get it to work. We were hoping to trade the boat house for the porch.

Questions regarding the shore impact zone – Oleson explained what those reasons were.

Oleson: When you look at this one, the house is already there.

Niklaus: I just do not see a practical difficulty. Could you put the addition to the back?

Dircks: I think the garage is consistent with the house, would like to see the porch moved back a little further and keeping it in line of the house.

Schultz: I agree if you could move the porch back to stay in line with the setback of the house.

Naaktgeboren: Verified the porch is out of the floodplain. Question on if the deck is staying?

Byars: Yes it is are staying.

Naaktgeboren: I do not have an issue with it.

Niklaus: I agree that we cannot go backwards, but we look at making it better. There are tradeoffs, I just wonder when we will get back to practical difficulties.

Guck: Agree with Dircks on getting the porch back further and confirmed septic is good.

Oleson: The deck is reduced in size because of the porch.

Byars: The reason we had it flush is because the patio door is already there and we were hoping to not move that door.

Niklaus: Concerned on what the standard is and if we are approve are we allowing many more this close to the lake.

Guck: Feels there are different circumstances for each situation.

Oleson: You can allow anything by variance. Yes these are tough, if this was a tear down this would be a different situation. The question is, can you defend it in your own mind. Is this something unique about this property that justifies the variance? It is not easy and you can make an argument on both sides.

Naaktgeboren: This is a unique piece of property and they have made many improvements. Removing a house, removing a boat house.

Schultz made a motion based on the findings of fact to approve variances to construct a 30' x 32' attached garage with bonus room/bedroom above approx. 36 feet from Clearwater Lake (min. 75 feet required) and a 12' x 28' screen porch approximately 29.5 feet from Clearwater Lake (min. 75 ft required). Project will also involve the construction of a new driveway, removal of two existing driveways and removal of an existing boathouse. Proposed construction is not within a floodplain, but all new construction is subject to minimum lowest floor elevations with the following conditions:

1. 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.
2. Impervious coverage, as calculated for the portion of the property on the west side of the existing private road/driveway easement, must not exceed 25% coverage.
3. The existing boathouse and the two existing gravel driveways must be removed as shown on the proposed site plan and replaced with appropriate soil and grass to stabilize the areas from erosion before the new additions are finished.
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 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.
6. 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 for discussion.

Dircks asked if there is a way to move it back.

Byars: Indicated that it is existing so it would be hard to move it, and would require plumbing.

Motion carried 3 – 2 with Guck, Smith, Schultz in favor; Dircks & Niklaus opposed.

(Tabled from May 2026 meeting) Requests related to the partial replacement and replacement of an existing dwelling and attached garage. Approvals required include Variances to construct a two-story dwelling/ attached garage addition approximately 3.5 feet from a side lot line (min. 15 feet required) on a parcel at approximately 35% impervious coverage (max. allowed 25%).

Applicant and Property Owner: John and Jolene Evenson

Property address: 6523 117th St NW, Annandale

Parcel number(s): 206043001020

Present: John & Jolene Evenson

Evenson: We were here last month and we are back with some changes. We worked on getting our impervious numbers down to 28%. The area that we would remove without getting too expensive and we are down about 7% from where we were. Some of that is questionable when you have stone's that are only a ft wide and moisture does come through it.

Oleson: I think it is about right and they have a survey showing the numbers.

Evenson: Talking with landscaper, there are impervious pavers that do absorb water. Evenson showed an area that they would be removing.

Oleson: The ordinance addresses pervious pavers, they do not address what their landscaper is proposing.

Evenson: Our goal is to take out as much as we possibly can.

Oleson: The addition will be within 15ft of the side lot line, with the closest 3.5 ft. The will be removing buildings, there is also a building that would stay and would be within the side yard setback. This was all done previous to this owner.

Schultz: Why could you not move the entire garage over a little?

Evenson: It would be in front of the house and creating more impervious and cutting into the picture window that is there now. We could maybe move it over 2 ft which it would change the stairs going into the garage.

Oleson: Windows on the side yard, you may want to check on building code since you may be closer to 5ft.

Evenson: We don't have to have windows on that side.

Audience: None

Naaktgeboren: I am still wondering why you couldn't move it off that property line a little further and take out the cement.

Evenson: That was an approved variance when it was built.

Naaktgeboren: However, you are adding a second story so would like to see it further away.

Schultz: Questioned if they could move the garage and if there would be room to move it a few more feet.

Evenson: Looking at trusses and how close that would be to the existing window.

Dircks: A lot going on, I would like to see the garage moved over and cut out some of the concrete. There is still a lot of concrete.

Smith: I would like to see you get closer to 25% impervious. I am not as concerned on the garage being close on the property line. I appreciate you have been working on getting the impervious down I would just like to see a little more.

Niklaus: You have already heard a lot about impervious and if you had done the impervious it would not be up for discussion. Question on if we have exact numbers.

Oleson: We do have survey numbers.

Niklaus: I would really like to reach something closer to 25% and move garage if you can that would be my thought.

Guck: We have been beat up with side yards and impervious, I do not like it.

Evenson: The neighbor's house is 30ft away.

Smith: I did not think it was worth moving.

Schultz: I would be ok with moving it level.

Discussion on removing additional impervious and if they could cut out additional impervious.

Niklaus: I go back to there has been a lot of trade off on this one.

Niklaus made a motion based on the findings of fact to approve Variances to construct a two-story dwelling/attached garage addition approximately 8'9" feet from a side lot line and an after-the-fact variance to allow an existing 168 sq ft building structure to be approximately 2-3 feet from a side lot line (min. 15 feet required) on a parcel at approximately 35% impervious coverage (max. allowed 25%) with the following conditions:

1. The proposed attached garage/2nd level dwelling area must be built so as to be in line with the proposed new dwelling space (approx. 8'9" from the side lot line).
2. All three portable storage buildings (the approximate 8' x 20', 7' x 7', and 6' x 10' structures) must be removed from the property prior to the issuance of a Certificate of Occupancy for the new construction.
3. The applicant must remove existing impervious surfaces so as to reach a final impervious coverage total of no greater than 26.5% of the lot. The applicant shall provide an as-built survey of the site consistent with this requirement within thirty (30) days of the final foundation inspection for the proposed addition. If additional impervious surfaces are present on the lot beyond what has been indicated by the applicant, these - or other impervious surfaces - shall be removed as necessary to achieve the allowed impervious coverage.
4. Construction vehicles, equipment, and material storage must be kept within the applicant's property boundaries and are not permitted to encroach onto neighboring properties or public rights-of-way without prior written authorization.

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.

Smith seconded the motion. Motion carried unanimously.

Requests related to the construction of an attached garage addition. Approvals required include Variances to construct a 16' x 28'4" attached garage addition approximately 67 ft from the centerline of County Road 6 (min. 130 ft. required) and approximately 51 ft from the centerline of a Township Road (min. 65 ft required).

Applicant and Property Owner: Mark and Joy Becker

Property address: 8360 Irvine Ave NW, Annandale

Parcel number(s): 206040002081

Present: Mark Becker

Becker: We bought the property in June and garage is not big enough, proposing to add on a four stall, existing garage 11ft wall height. Proposing a 9ft wall with a 6/12 pitch. We have updated our septic last fall and our lot is real steep. We looked at adding onto the back of the garage, because of the 3 retaining wall it would not work to excavate that side out and would lose two windows. Impervious we are good. Issues are the setback to the road. 14ft between the fence and the nearest point of the garage.

Oleson: Variance is the center line of the county road & township road.

Audience: None

Smith: My only concern was the county road and the fence is there so not an issue.

Dircks: That was my thought regarding the county road.

Oleson: They did not comment with any concerns.

Schultz: I am fine with it. Just thinking about the size of the doors.

Naaktgeboren: No issues.

Niklaus: No problem with it.

Guck: No issue with it.

Dircks made a motion based on the findings of fact to approve variances to construct a 16' x 28'4" attached garage addition approximately 67 ft from the centerline of County Road 6 (min. 130 ft. required) and approximately 51 ft from the centerline of a Township Road (min. 65 ft required) with the following conditions:

1. 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.
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.

Motion seconded by Niklaus. Motion carried unanimously.

Requests related to the construction of a new dwelling and associated land alterations. Approvals required include a Conditional Use Permit for the movement of greater than 50 cubic yards of material in a shoreland district.

Applicant: JPC Custom Homes (Phillip Kothrade)
Property Owner: Jodan and Shelby Tanner
Property address: 11635 Hoyer Ave NW, Annandale
Parcel number(s): 206140002120

Present: Phillip Kothrade w/ JPC

Kothrade: Setbacks are all good, we are not looking to anything out of the ordinary, did not realize we would have to go through this process, and build a single family home and create a walk out, move black dirt from the front yard around the home.

Oleson: No variance it is a conditional use permit for moving more than 50 cubic yards of fill on the property. We are looking at making sure it is not going to affect the road, the neighbors the lake. There is pond for the drainage and there are some built in's to coverage, some of this is going to go across the property. The main question is if they are going follow the contours that we have here.

Kothrade: The water goes to a catch basin; front lot is draining to Hoyer.

Audience: None

Schultz: I am ok with it.

Naaktgeboren: According to this there will be about 300 yards. I have a little concern and running to the neighbors, I would like to see a flat berm or a little swale so that it is not running to the neighbors land.

Kothrade: I feel that a berm will look unnatural.

Naaktgeboren: I am talking a berm that is maybe 6-8"

Kothrade: Looking at existing contours we will direct as much as we can towards the pond.

Don Rachel: My daughter and our other daughter, every lot was engineered and soil and water, no idea why we're here. The water is going back to where it was planned to go.

Niklaus: Reviewed the site plan and the storage ponds.

Guck: Questions regarding plans when the plat was drawn. I guess I am ok with it.

Kothrade: Have never dealt with this in the past on a large lot.

Smith: No every time do we get a permit we ask the contractor to verify what they are going to do with the fill and we want to see a grading plan. This has plusses on your side, but we do not always see.

Niklaus made a motion based on the findings of fact to approve Conditional Use Permit for the movement of greater than 50 cubic yards of material in a shoreland district with the following conditions:

1. The land alteration must substantially follow the submitted plans in relation to the location of cut and fill on the property and in relation to the amounts of cut and fill. Any substantial changes will require an additional conditional use permit.
2. The applicant must prevent any sediment, mud, or debris from leaving the property and entering the public road right-of-way, road ditches, or neighboring lots. Any sediment tracked onto public roads must be swept and cleaned up immediately.

Dircks seconded the motion. Motions carried unanimously.

Schultz made a motion to approve the minutes of May 12, 2026. Dircks seconded the motion. Motion carried unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Oleson: We had a variance request from Rick Seagraves that was approved 3 years ago and he asking for an extension.

Seagraves: The reason for the extension is that I had some medical items come up that has prevented me from building. I would like to see if we could extend for as long as possible.

Oleson: Because the county has terms on approvals and we have to be as restrictive as they are there is a 3 year limit.

Schultz: I think sometimes rules change and I feel that is why there are time frames.

Oleson: We have been asked to give extensions in the past and we can do that.

Seagraves: Made the argument that he is meeting all the requirements except asking for two sheds instead of one;

Seagraves: Is there a way to continue unless it is sold?

Smith made a motion to approve a two year extension from June 9th, 2026. Schultz seconded the motion. Motion carried unanimously.

Oleson: Variance from 2 years ago – Tim Johnson property. They did not follow the plan as drawn however, they did do it a different way, and it runs down through a swale, there is also a down spout on the north side looks to be going to the neighboring property. The board indicated that they are fine with the lakeside yard not being tiered like it had been presented, however, the down spout on the north side of the house needs to be directed hopefully to the drain tile or somewhere else on his own property.

Oleson: There was a 2021 granted variance for a home on Indian Lake, they ended up not building and then came in to move a manufactured home onto the property which was smaller than what they were granted. They would like to put a 4ft covered porch and wondering if that is ok or if they would have to come in for another variance. The board was fine with not needing a variance.

Other Business

Motion was made by Niklaus, seconded by Guck to adjourn. Motion carried unanimously at 9:15pm.

Minutes prepared by Jean Just