

CORINNA TOWNSHIP
MINUTES
PLANNING COMMISSION/ BOARD OF ADJUSTMENT
SEPTEMBER 8, 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, Dean Flygare, Ben Oleson Planning and Zoning Administrator; Jean Just Deputy Clerk

Other in Attendance: Leslie Hahn, Michael Barry Bob Gruys, Stacy Pietrowski, Craig Pietrowski, Sheri Nelson, Bernie Miller, Brandon Scheuble, Mike Mengelkoch

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

Public Hearings

Requests related to the replacement of an existing dwelling. Approvals required include a Variance to construct a 6-bedroom, two-story dwelling with partial basement and lakeside open deck and covered porch approximately 65 feet from Sugar Lake (min. 75 ft required) and a new septic drainfield to be approximately 15 feet from a dwelling (min. 20 ft required), 5.6 feet from a road right of way (min. 10 ft required) and 8.2 feet from a side lot line (min. 10 ft required). The new dwelling would be further from the lake than the existing dwelling.

Applicant and Property Owner: Michael Barry and Leslie Hahn

Property address: 10475 Hollister Ave NW, Maple Lake

Parcel number(s): 206072000202 and 206000114202

Present: Bernie Miller, Brandon Scheuble, Michael Barry, Leslie Hahn

Hahn: We have been on the lake for 55 years, it has been our home away from home and a meaning full place for us. As our family grows and our 4th generation continue to love the lake life and would like to continue this for future generations. We put a lot of time and thought into creating a home and be good stewards of the lake. We relied on Bernie and Brandon on their expert options on how we could do this. We plan to place the new home further away from the lake, remove the impervious, and update the septic system. Thanked the board for their time and review of variance request and feel this is responsible plan for the property, a better long term solution for the lake and meaningful way for our family to continue to enjoy the lake.

Miller: Couple things the staff report says it is 15.02 % for building coverage I think we can reduce that to get to the 15%. We have been looking at this for about a year, we were initially looking at the septic behind the garage and we thought we could rebuild that, and it is not the best soil and feel it would be a bad idea, the soil on the lake side is much better. Typically when we look at variance from the lake we look at the septic and due to the hill we cannot change that

very much and elevation and grading of the land. Looking at well setback we do not have room to move it further. Total impervious from 20.1 to 21% and does allow for a generous allowance for a walkway and driveway, currently a lot on the lake side that will be going away. The county has been looking at going to 3ft instead of 4ft. Type 4 septic system has a long life span.

Oleson: Variances are the lake set back this is at 68ft which is further than the current set back. Lowest Elevation at 3ft vs 4ft and the other is the septic being closer to the home and the road. As they noted everything will be further back from the current home. As mentioned the 15% has been resolved.

Audience: None

Niklaus: You said 5 bedroom our information says 6 bedroom.

Miller: Technically it could be a 6 bedroom, one of the rooms is a den and the septic is designed for that.

Niklaus: Question on parking.

Hahn: We have additional land where people can park across the road.

Niklaus: Over all you put together a good plan. In reading the report on page 10 it gives a list that the board of adjustments may grant a variance if it finds the above items have been established and there are 6 factors there, must not approve unless it approves that there are practical difficulties with the controls. Earlier it references desire that by building a 6 bedroom home does not qualify as a practical difficulty.

Oleson: That is a decision the board has to make. What I am doing is laying out the facts either for or against. So it is up to the board if they agree with those findings. Would a 4 bedroom home help meet the setback, probably not? Would a smaller septic give you more room? Ultimately it is up to the board.

Niklaus: Under findings denying the request it indicates the desire for a very large home does not justify ignoring the zoning rules when a smaller home could meet the requirements for a residential home.

Miller: The intention was not to be a 6 bedroom, because one of the rooms is going to be a den. It really goes to the sq footage not necessarily bedrooms vs other rooms in the home. To me the sq footage is the criteria not the number of bedrooms. Your still at 15% building coverage, these lots were existing.

Niklaus: I am not really against it, it is a very thought out plan. Just wondering if we should look at the size of the home.

Hahn: We are looking at the 4th generation of both of our family's. I feel it is within reason with the others in the area.

Naaktgeboren: What is the 8" encroachment? Is that to do with the OHW?

Miller: The lowest floor of the house for the mechanical/storm shelter will be 3ft above. Elevator does not count the DNR said that it did not count. Existing mound will be moved?

Naaktgeboren: Well drawn up and it fits the neighborhood, I think the design is good. I am happy with it.

Schultz: I am good with it.

Smith: I am good with it and it fits the area and I am glad you moved it back.

Dircks: The height of the house does that fit.

Oleson: Yes.

Dircks: I am ok with it.

Flygare: I think it looks good and it fits with the area and being pulled from the lake.

Guck: Only question was is it seasonal which you answered. Like the plan by pulling back from the lake.

Niklaus made a motion to approve based on the findings of fact a variance to construct a 6-bedroom, two-story dwelling with partial basement and lakeside open deck and covered porch approximately 65 feet from Sugar Lake (min. 75 ft required) and a new septic drainfield to be approximately 15 feet from a dwelling (min. 20 ft required), 5.6 feet from a road right of way (min. 10 ft required) and 8.2 feet from a side lot line (min. 10 ft required). Lowest floor of new dwelling to be 3 ft above highest known water level (4 ft required) with the following conditions:

1. The applicant shall reduce the building coverage to be no more than 15.00%.
2. 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.
3. The lowest floor of the building shall meet an elevation of at least 3 feet above the highest known water level of the lake, with the exception of an 8-inch encroachment to accommodate an elevator shaft up to 6' x 6' in its footprint.
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. The height of the new two-story home must not exceed the maximum height limit of 35 feet allowed in the zoning district.

7. The existing home located 29.7 feet from Sugar Lake must be completely demolished and all debris removed from the property before work on the new home begins. Smith seconded the motion. Motion passed unanimously.

Requests related to the adjustment of lot lines. Approvals required include a lot line adjustment between two nonconforming parcels previously identified as five parcels to create three parcels of approximately 1.05, 1.61 and 19.4 acres.

Applicant: Dean Frieler

Property Owner: DEF Inc.

Property address: 7370 119th St NW

Parcel number(s): 206011000010 and 206011000020 (and former PIDs 206011000012, 206011000013, 206011000014)

Present: Stacy Pietrowski; Dean Frieler on cell phone

Pietrowski: We are looking at purchasing the property from Dean. Dean is on the cell phone. Lot line adjustment; submitted picture of what the PID's were or currently are and explained the lots and history of the properties. We had a surveyor come out and he said it is the worst surveying of the area he has had to do. Dean wants the swamp area for hunting and so he purchased all of it. We are trying to get it back to where it was. The intent is to leave the swamp area as it is and create PID A & PID B and we would purchase the two. The reason we want two separate parcels is that there is one camper per property. We want to attach the parcel that is on the lake to PID A, where the house is currently. Then we would like to put a camper so they can be closer in the summer. They live south in the winter so they would be there under 90 days in the camper. Nothing can be built on PID B, and we could put that in writing. That is why we are trying to modify.

Oleson: Showed pictures what it was before. We approved before was to attach a few of the parcels and it was approved and filed it. She was going to see about having all the parcels attached and I confirmed this was not done due to delinquent tax issues. So they are asking is that we go back, we are not creating more lots and it would clean up the lot lines. We have talked, basically we needed to find out where the wetland was. They got the wetland delineation, (Ben showed the area) there is a public road with 33ft easement. Not different than what had existed, we are just reconfiguring, we are not making it any worse. They are asking to take these 5 and make 3 parcels we look at this to make sure it is not making it any worse. The second thing is the replacement of the shed in the wetland which can be replaced to the same size. The other thing they are looking at is adding a piece of the wetland to their current lot that is on the lake thinking it would help their impervious. However, with the road it would not help that situation.

Pietrowski: Adding across add it so that we can have 1 acre and while we are at it we thought we would just do that at the same time. We now understand that it will not help our impervious. We do not have any reason or plans to do anything right now.

Oleson: First one is the lot line adjustment for behind the current lake cabin, second is the lot line adjustment for the lake lot to the back house lot. We are not making anything worse than what it already there.

Audience: Mike Regal, I am two doors down and I'm ok with it.

Smith: Looking at 4 different parcels counting Frieler; why the one across from your current lot?

Pietrowski: I was thinking it would help with our impervious, I understand it will not change.

Smith: I'm more in favor of doing 3 parcels. Just want to make sure we are not making it worse.

Pietrowski: We just want to clean it up and make it clear. New survey will make it clear with updated legal descriptions.

Naaktgeboren: I went in there today and I did not think I would get out. It is all low. You're not going to make an RV Park out of it?

Pietrowski: No, I just want to have a place for our kids to come visit. We are trying to clean it up, we have taken several loads of junk out of there already.

Naaktgeboren: I do not have an issue with the 3 parcels, I think you are wasting your money on the 4th one.

Schultz: Just wondering why not making it smaller.

Pietrowski: I was thinking it needed to be 1 acre.

Oleson: What she is referring to is the ordinance indicates that new lots need to be 1 acre, so she is trying to get it to conform to today's standards.

Dircks: I'm good with it.

Flygare: Very confusing. Just curious where your RV would go.

Pietrowski: Indicated where their hope would be, however, nothing is for sure.

Oleson: Explained where they could go.

Niklaus: What is the negative?

Oleson: It could look like you are creating lot, however we have that in the conditions.

Niklaus: and getting it down to 3 it is not making it worse.

Niklaus made a motion to approve the variance lot line adjustment with the following conditions:

1. Corinna Township is not responsible for the maintenance, snow plowing, or repair of 119th Street NW, which remains a private easement road.
2. The owners of the lots must maintain the 119th Street NW easement to ensure it remains clear and wide enough for emergency vehicles to access all properties at all times.
3. No soil filling, grading, or excavating is allowed within any delineated wetland areas on any of the parcels without written approval and permits from the proper state and federal agencies.
4. No permanent residential structures or homes may be built on any portions of any of the parcels that are classified as lakebed.

5. The existing septic system on the eastern of the two proposed smaller parcels (PID A on the application) must have the sewer system inspected for compliance and upgraded if found failing according to the requirements of the Zoning Ordinance.
6. Legal descriptions and a survey shall be created for all resulting parcels consistent with the approval and Administrative Orders shall be filed by Corinna Township as determined necessary to ensure that the approximate 0.84 acre parcel west of current PIDs 206011000025 and 206011000027 and those two parcels are all considered one parcel for the purposes of sale and development and to ensure that the 0.12 acre parcel currently identified as PID 206011000020 is considered one parcel for the purposes of sale and development with the approximate 1.61 acre parcel identified as PID B in the application.

Schultz seconded the motion. Motion passed unanimously.

Requests related to the construction of a detached garage. Approvals required include a variance to expand a previously existing 24' x 26' detached garage surrounded by wetland in height from approximate 6-8 foot sidewalls to 14 ft sidewalls with up to a 6/12 roof pitch.

Applicant: Stacy Pietrowski

Property Owner: DEF Inc.

Property address: 7370 119th St NW

Parcel number(s): 206011000010

Present: Pietrowski

Oleson: This is where there was a garage that was located on the lot and it burned down. Looking to replace with the same size but taller with 14ft side walls. When we first talked about it we looked and there was nothing in records outside of Ariel photos. We thought it was 24x26 which is what they are looking for. Then we had wetland delineation so they can replace to the same footprint. It was submitted and as I started looking at it with the assessor and he said he did have it measured and he broken into two parts which was 12x22 & 12x22. When I talked to Andrew at soil and water he indicated they did not seem too worried about a few inches and he did not have any measurements.

Pietrowski: I talked to Andrew today and he said zoning is one thing and we are going with the Ariel and he said he was ok with going with the Ariel and that is what I have told you. I basically got that he is ok with the Ariel of 24x26.

Oleson: I did talk with Andrew about getting into the shed and he basically said that you cannot fill in over the wetland. The reason they need the variance with in a lake set back and they are doing an expansion in height to 14ft. So the question is are you ok with the 24x26 and the other question is how they get the pontoon into it, given the 3ft above highest known. They may need about 2ft of fill for the garage. So if approving as a condition is meeting wetland regulations.

Naaktgeboren Not sure that it needs to be that high.

Pietrowski: There is no one behind it so it would not block anyone.

Discussion regarding height and size between board and property owner.

Niklaus made a motion based on the findings of fact to approve a variance to expand a previously existing 22' x 24' detached garage surrounded by wetland in height from approximate 6-8 foot sidewalls to 14 ft sidewalls with up to a 6/12 roof pitch and in footprint to 24' x 26' with the following conditions:

1. The maximum sidewall height of the garage shall not exceed 12 feet and the footprint shall not exceed 24' x 26.
2. No filling, grading, excavating, or placing of soils or other materials is allowed in the surrounding wetland area at any time.
3. No permanent or temporary driveway may be constructed through the wetland to access the garage, and access is limited to foot traffic or rolling watercraft.
4. The applicant must obtain all necessary approvals from the Wright County Soil and Water Conservation District and comply with all Wetland Conservation Act regulations before construction starts.
5. Silt fencing or other approved erosion control barriers must be installed along the edge of the wetland before any construction begins and must be maintained until the site is fully stabilized.
6. The garage must be used strictly for personal storage and shall not be used as living space, guest quarters, or a dwelling unit.
7. Heavy construction machinery is prohibited from entering the surrounding wetland, and all construction activity must take place from the existing upland footprint or Hollister Avenue.

Pietrowski: I did not know anything about the construction machinery. When I talked to the DNR they said we could put something in temporary and then remove it.

Oleson: Number 7 regarding machinery is something I put in there, it is not something the DNR required.

Flygare: Indicated that it has been done before.

Oleson: It would be something they would have to work with soil and water.

Niklaus: I would delete #7 regarding machinery from the conditions.

Smith seconded the motion for additional discussion.

Smith: I would be in favor of 12ft since I do not feel the 14 ft is necessary since it is already lifted

Pietrowski: I just do not understand why that it is since a house would be taller.

Niklaus amended the motion to approve a variance to expand a previously existing 22' x 24' detached garage surrounded by wetland in height from approximate 6-8 foot sidewalls to 12 ft sidewalls with up to a 6/12 roof pitch and in footprint to 24' x 26' with the following conditions:

1. The maximum sidewall height of the garage shall not exceed 12 feet and the footprint shall not exceed 24' x 26.

2. No filling, grading, excavating, or placing of soils or other materials is allowed in the surrounding wetland area at any time.
3. No permanent or temporary driveway may be constructed through the wetland to access the garage, and access is limited to foot traffic or rolling watercraft.
4. The applicant must obtain all necessary approvals from the Wright County Soil and Water Conservation District and comply with all Wetland Conservation Act regulations before construction starts.
5. Silt fencing or other approved erosion control barriers must be installed along the edge of the wetland before any construction begins and must be maintained until the site is fully stabilized.
6. The garage must be used strictly for personal storage and shall not be used as living space, guest quarters, or a dwelling unit.

Smith second the motion. Motion carried unanimously.

Schultz made a motion to approve the minutes of July 14, 2026 & August 13, 2026. Dircks seconded the motion. Motion carried unanimously.

Zoning Administrator's Report

- Permits
- Correspondence
- Enforcement Actions

Other Business

Motion was made by Niklaus, seconded by Schultz to adjourn. Motion carried unanimously at 9:01pm.

Minutes prepared by Jean Just