



CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of October



Planning Commission Update

At the October 2, 2025, Planning Commission Meeting:

The Planning Commission's New Business included:

High Point Gardens Site Plan and Interim Use Permit (City File 25-033). The applicants, Nathan and Joshua Adams, request site plan approval for High Point Gardens, a state-licensed indoor cannabis cultivation business at their residence at 21020 County Road 10. The application includes an Interim Use Permit (IUP) to waive the parking requirements as their business model does not require the minimum parking otherwise required by code. The applicants are in the final stages of obtaining state approvals for a cannabis microbusiness license. Staff recommended approval and the project was recommended to be approved by the commission (4-1) and referred to City Council.

Rush Creek Golf Course CUP & Site Plan Amendment (City file 25-032). Derek Stendahl, on behalf of Rush Creek Golf Course, the applicant, requests approval of a Conditional Use Permit (CUP) and Site Plan Amendment to allow a 2,508 sq. ft. addition to the existing principal structure of the parcel to provide additional storage and meeting space for employees of the golf course. Staff recommended approval and the project was recommended to be approved by the commission (5-0) and referred to City Council.

Request for a Variance to Amend Resolution 2006- 62 for a second sign at St. John's Lutheran School at 9141 County Road 101 (City file 25-031). The applicant, St John's Lutheran Church and School, has submitted a request for an amendment to an existing sign variance resolution to replace an existing 32 sq. ft. sign with a larger 40 sq. ft. sign and convert it to a dynamic display for the school use on site. Currently, the church and school are on one lot and have an existing variance that allows for two signs. Staff recommended approval and the project was recommended to be approved by the commission (5-0) and referred to City Council.

Parks and Trails Commission Update

At the October 16, 2025, Parks and Trails Commission Meeting:

The Parks and Trails Commission's New Business included PUD Amendment for Shade Structure in "Ravinia 9th Addition" (City file 17-042). On October 9, 2025, the City Council approved a Planned Unit Development amendment for Lennar (Resolution 2025-95) to allow them to make landscaping changes to the cul-de-sac islands in Ravinia 9th Addition. The original Ravinia development approvals require the developer (and ultimately the HOA) to maintain the landscaping and irrigation in Gleason Parkway and the cul-de-sac islands. Lennar is in the process of closing out a number of the development phases. Irrigation has not been installed in two islands. In lieu of providing irrigation in the two cul-de-sac islands on Primrose Court and Sunflower Court, the applicant will donate a new 20 ft. x 20 ft. shade structure in Wildflower Park with two picnic tables (or equivalent). Lennar will pay for all materials and labor. Staff asked for direction from the commission and the policy was recommended to be approved with specific placement of the structure in the park and direction on which picnic tables to order by the commission (6-0) and referred to City Council.





City Council Update

At the October 9, 2025, City Council Work Session Meeting:
 Representatives from BKV Group presented an update to Council and Staff on the Facility Needs Study. Discussion included facility needs and size, master planning, and next steps.

At the October 9, 2025, City Council Meeting:
 The City Council approved consent items, which included the approval of a resolution granting Corcoran Police Department’s participation in the Toward Zero Deaths (TZD) Enforcement Program through the Minnesota Department of Public Safety. A program that Corcoran PD has participated in for over 12 years, working with surrounding police departments to manage the TZD grant each year. A resolution was also approved to collect and administer donations via See My Legacy during the Quarter Three period of 2025 for the Heritage Park project.

In New Business, City Council hosted public hearings and passed resolutions for the Certification of Delinquent Recycling Fees, Certification of Delinquent Water and Sewer Utility Fees, and Certification of Delinquent Escrow Account Balances to Hennepin County.

At the October 23, 2025, City Council Work Session Meeting:
 Staff from the Community Development and Public Safety Departments presented 2026 budget briefings and an overall budget report for their respective departments to the Council.

At the October 23, 2025, City Council Meeting:
 Northland Securities provided an informational briefing to City Council and Staff pertaining to Corcoran’s Long-Term Financial Management Plan. This item was also approved by Council as a consent item. Council also approved the following consent items: Directed the City Administrator and Mayor to enter into a two-year agreement with Hennepin County for a police department embedded social worker; a program the Department has been a part of since 2021. Adopted Resolution 2025-100, an approval of an amendment to Resolution 2006-62 for St. John’s Lutheran School signage, allowing the school to modify and transition their second freestanding sign to a dynamic display. Adopted Resolution 2025-98 awarding a Dust Control Contract to Enviro Tech for 2026 and 2027. Approved a City Recycling Contract with Republic Services, which will go into effect **January 1, 2026**. This is a **five-year contract** that will run through December 31, 2030. The contractor (Republic Services) will be responsible for billing residents directly for recycling services and **billing will take place on a quarterly basis**.

In Planning Business, City Council approved the M&J Creekside Vineyard Site Plan and Interim Use Permit to allow the operation of a Wine Processing / Wine Tasting agribusiness on their property. Council also approved the High Point Gardens Site Plan and Interim Use Permit to allow for a state-licensed indoor cannabis cultivation business at their residence.

HERITAGE PARK – SEE MY LEGACY CAMPAIGN

Big things are coming to Corcoran’s City Park! The Remaster is an exciting project that will refresh and enhance the park we all know and love - adding new amenities, improving accessibility, and creating even more ways to gather, play, and connect as a community.

As of the June 23, 2025, City Council meeting, the park has officially been renamed Heritage Park, a name that reflects Corcoran’s agricultural roots, community spirit, and shared history. This same meeting also marked the approval of bids for construction, which began July 14, 2025.

The remaster will bring a brand-new playground, a park building, a paved parking lot, enhanced ballfields, and expanded trails, including portions of the future Diamond Lake Regional Trail.

The City is partnering with See My Legacy, a third-party platform that is collecting and administering donations. The third party is managing any contributions people choose to make in support of the park improvements.

Whether you stroll the trails, support youth sports, enjoy community events, or simply value a vibrant green space to relax and recharge, this project is about making your park even better. Join your neighbors in bringing new life to a place that brings us all together!

For more information or to donate, visit our website at the link below or use the QR code.
www.corcoranmn.gov/public_services/parks_and_recreation/heritage_city_park_remaster



Events Calendar

- November 6:**
Planning Commission Meeting
7 P.M. (City Hall)
- November 11:**
Offices Closed – Veterans Day
- November 13:**
Work Session Meeting
5:30 P.M. (City Hall)

City Council Meeting
7 P.M. (City Hall)
- November 20:**
Parks & Trails Commission Meeting
7 P.M. (City Hall)
- November 25:**
City Council Meeting
7 P.M. (City Hall)
- November 27-28:**
Offices Closed - Thanksgiving Holiday