



**Corcoran Planning Commission Agenda  
July 2, 2024 - 7:00 pm**

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Appoint Commission Chair and Vice-Chair**
5. **Open Forum – Public Comment Opportunity**
6. **Minutes**
  - a. Minutes – June 6, 2024, Meeting\*
7. **New Business**
  - a. **Public Hearing.** Self-Storage Zoning Ordinance Amendment (City File 23-023).
    - i. Staff Report
    - ii. Open Public Hearing
    - iii. Close Public Hearing
    - iv. Commission Discussion & Recommendation
8. **Reports/Information**
  - a. Other Business – Planning Commission Training
    - i. Staff Presentation
  - b. Planning Project Update\*
  - c. City Council Report\* – Council Liaison Vehrenkamp
9. **Commissioner Liaison Calendar**  
City Council Meetings

7/11/2024	7/25/2024	8/8/2024	8/22/2024	9/12/2024	9/26/2024
Brummond	Lind	Yang	Hargreaves	Kozicky	Brummond

10. **Adjournment**

**HYBRID MEETING OPTION  
AVAILABLE**

*The public is invited to attend the regular Planning Commission meetings at City Hall.*

**Meeting Via Telephone/Other  
Electronic Means**

**Call-in Instructions:**

+1 305 224 1968 US

**Enter Meeting ID: 813 2340 0618**

**Video Link and Instructions:**

<https://us02web.zoom.us/j/81323400618>

618

visit <http://www.zoom.us> and enter

**Meeting ID: 813 2340 0618**

*\*Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to the Planning Technician ([dklingbeil@corcoranmn.gov](mailto:dklingbeil@corcoranmn.gov)) or via public comment cards will also be accepted. All email and public comment cards must be received by the 4PM of the day before the meeting.*

For more information on options to provide public comment visit:

[www.corcoranmn.gov](http://www.corcoranmn.gov)



**Corcoran Planning Commission Minutes  
June 6, 2024 - 7:00 pm**

The Corcoran Planning Commission met on June 6, 2024, in Corcoran, Minnesota. Three Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person and monitor the meeting through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Brummond, Hargreaves, Kozicky, and Lind.

Also present: Interim Community Development Director Davis McKeown, Planning Technician Klingbeil, and Council Liaison Vehrenkamp.

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

Motion made by Brummond, seconded by Lind, to approve the agenda for the June 6, 2024, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, and Lind.  
(Motion passed 3:0).

**4. Open Forum (none)**

**5. Minutes**

Motion made by Lind, seconded by Hargreaves, to approve the May 2, 2024, Planning Commission Minutes.

Voting Aye: Brummond, Hargreaves, and Lind.  
(Motion passed 3:0).

**6. New Business – Public Comment Opportunity**

- a. **Public Hearing.** Upward Acres Preliminary Plat and Variance. (City File No. 24-015)
  - i. Planner Davis McKeown presented the Staff Report.
  - ii. Public Hearing

1. Paul Otto, Otto Associates, discussed the required right-of-way easement, site topography and water drainage, limited septic site availability on lots 2 & 4, stormwater ponding restrictions, placing the street easement through the stormwater pond, and the potential relocation of septic sites on lot 3.

Motion made by Lind, seconded by Hargreaves, to close the public hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0).

- iii. Commission Discussion & Recommendation – Commission discussion included a question regarding the private drive for Woodland Court 2<sup>nd</sup> Addition; the number of development rights on the property to the west; reconfiguration of the stormwater pond when future connection is required; clarification of wetland locations; clarification of landscaping requirements for the pole barn & the variance request; the builder for the development; clarification that the applicant does not plan to establish an HOA; farm animal allowance in the neighborhood; no plans for a neighborhood monument sign; favorability of discrete development; easement maintenance responsibility; sensibility of connecting to the road to the west; and the consideration of allowing a stormwater pond in the easement area.

Motion made by Lind, seconded by Brummond, to recommend approval of the Preliminary Plat and Variance for Upward Acres.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0).

b. **Public Hearing.** Conservation Residential Park Dedication and RSF-1 and RSF-2 Ordinance Amendment. (City File No. 24-012)

- i. Staff Report – Staff Report was presented by Planner Davis McKeown.
- ii. Public Hearing

Motion made by Brummond, seconded by Kozicky, to close the Public Hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0).

- iii. Commission Discussion & Recommendation – Commission discussion clarification on the differences between RSF-1 and RSF-2; the park dedication requirements, and when this requirement is restructured.

Motion made by Brummond, seconded by Kozicky, to recommend approval of the draft ordinance amending the text of sections 955, 1040.040, and 1040.045 of the City Code related to Conservation Residential Development, and the findings of fact.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0)

c. **Public Hearing.** Shoreland Overlay District Zoning Ordinance Amendment (City File No. 24-022)

i. Staff Report – Staff Report was presented by Planner Davis McKeown.

ii. Public Hearing

Motion made by Brummond, seconded by Lind, to close the Public Hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0)

iii. Commission Discussion & Recommendation – Commission Discussion included clarification of the impact from this amendment; and clarification of the restrictions around wetlands compared to the shoreland overlay district.

Motion made by Brummond, seconded by Lind, to recommend approval of the zoning ordinance amendment and the findings of fact to classify additional bodies of water as shoreland.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0)

## 7. Reports/Information

a. Other Business –

i. The Commercial & Industrial Update (use table) – This discussion included a potential mobile workshop around the Twin Cities; including more conditional uses; allowing the same uses in C-1 & C-2, and include size restrictions sizes based on district; uses not being the distinguishing factor between commercial districts; condensing the categories in the table; accessory buildings in Business Park districts; accessory dwelling units in the CR and TCR districts; comparison between CR and TCR; and the promotion of small agricultural uses and a farmers market.

b. Planning Project Update\* - The Commission discussed the Rural Subdivision Survey.

c. City Council Report\* –

## 8. Commissioner Liaison Calendar

City Council Meetings

6/13/2024	6/27/2024	7/11/2024	7/25/2024	8/8/2024	8/22/2024
Hargreaves	Kozicky	Brummond	Lind	Hargreaves	Kozicky

## 9. Adjournment

Motion made by Hargreaves, seconded by Kozicky, to adjourn the June 6, 2024, Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 4:0)

The meeting adjourned at 8:34 pm.

# STAFF REPORT

# Agenda Item 7a.

<b>Planning Commission Meeting:</b> July 2, 2024	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Mini Storage and Self Storage Ordinance Amendments (City File No. 23-023)	<b>Action Required:</b> Recommendation

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**Review Deadline:** October 12, 2024

**1. Request:**

As part of the ongoing work plan to update the zoning district standards for commercial and industrial districts, the City evaluated mini storage and self storage uses. The proposed amendments remove these uses from the two applicable zoning districts, Rural Commercial (CR) and Light Industrial (I-1).

**2. Analysis:**

Mini storage and self storage uses are currently allowed in the CR and I-1 districts. Over the last several years, the City approved several applications for self storage uses. The Council adopted a moratorium on new storage uses as of October 12, 2023, to evaluate keeping the use for future development. In discussions with staff, the City Council stated concerns about public safety impacts, the lack of employment these uses generate, and the amount of self storage already existing in the City as compared to the available commercial and industrial land available for development.

Staff was asked to confirm mini storage and self storage data within the City of Corcoran as compared to the surrounding cities of Rogers, Greenfield, and Medina. A table of the findings is enclosed to this report. Based on these findings, it was calculated that Corcoran has 59.84 gross acres of self storage either built or approved (gross acreage includes any wetlands and stormwater ponding that may be on the site). Rogers has 15.29 gross acres. Greenfield has 8.47 gross acres. Medina has 17.91 gross acres. These findings indicate that Corcoran has significantly more mini storage and self storage space when compared to these three neighboring cities (Corcoran has more acreage devoted to self storage sites than the self storage acreage of the other three cities combined).

With these findings, the Council confirmed a desire to diversify the types of businesses that can develop in the City moving forward as well as promote a diversity of job opportunities. A draft of the proposed amendments to remove mini storage and self storage from all applicable zoning districts was discussed with the Planning Commission at a joint work session with the City Council on May 21, 2024. The consensus at this meeting was to move forward with the amendments.

### **3. Recommendation**

Staff recommend approval of the following:

1. Draft Ordinance 2024- to Sections 1040.090 and 1040.125 of the City Code as it relates to mini storage and self storage uses.
2. Draft Resolution 2024- with Findings of Fact for the Ordinance Amendments.

### **Attachments:**

1. Draft Ordinance 2024- Amending Sections 1040.090 and 1040.125 of the City Code
2. Draft Resolution 2024- with Findings of Fact
3. Self Storage and Mini Storage Research Table of Findings

**ORDINANCE NO. 2024-**

**Motion By:**  
**Seconded By:**

**AN ORDINANCE AMENDING THE TEXT OF SECTIONS 1040.090 AND 1040.125 OF  
THE CORCORAN CITY CODE RELATED TO MINI STORAGE AND SELF STORAGE  
FACILITIES (CITY FILE 23-023)**

**THE CITY OF CORCORAN ORDAINS:**

**SECTION 1.** Amendment of the City Code. The text of Section 1040.090, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Adult Entertainment Business, subject to Chapter 113 of the City Code.
  - B. Commercial Kennels, subject to Chapter 81 of the City Code.
  - C. Commercial recreation and entertainment (not to exceed 5,000 square feet).
  - D. Contractors Operations, including accessory outside storage.
  - E. Greenhouses and Nurseries, subject to the following:
    - 1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
    - 2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
    - 3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
    - 4. Adequate parking, loading and maneuvering areas shall be provided.
    - 5. Loading areas are screened from adjacent residential uses.
    - 6. Well and Septic Systems can be accommodated on site to serve the proposed facility.
    - 7. Not more than 30 percent of the site area shall be covered with buildings or other structures.

**ORDINANCE NO. 2024-**

8. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
  9. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
  10. The site complies with the minimum lot area standards for the district.
  11. Sale of accessory items shall be permitted, provided they do not generate more than 20 percent of the sales (measured by retail value or sales volume) for the business nor cover more than 10 percent of the site area.
  12. At least 50 percent of the nursery stock to be sold on site must be grown on site.
  13. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.
- F. Laboratories/research facilities.
- G. Lumber Yards/building material sales.

~~H. Mini Storage/Self Storage Facilities.~~

- ~~1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.~~
- ~~2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.~~
- ~~3. Storage of hazardous or flammable materials is prohibited.~~
- ~~4. No exterior storage is allowed.~~
- ~~5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.~~
- ~~6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.~~

~~H.~~ Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional



**ORDINANCE NO. 2024-**

use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.

2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

**H. Motor Vehicle, Boat or Equipment Repair.**

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

**ORDINANCE NO. 2024-**

~~KJ.~~ Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.
3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas. Interior curbs shall be a nominal 6- inches in height or greater.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.
5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.
6. Parking for sales display shall not be less than 9 feet wide by 18.5 feet in length.
7. Display of motor vehicles, boats, and trailers for sale off the property of their owner is prohibited unless authorized by Conditional Use Permit.

~~LK.~~ Open or outdoor services, sales and equipment rental.

~~ML.~~ Places of Worship.

~~NM.~~ Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

~~ON.~~ Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

**SECTION 2. Amendment of the City Code.** The text of Section 1040.125, Subd. 4 of the Corcoran City Code is hereby amended by adding the underlined material as follows:

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

A. Day Care Facilities, Commercial.

~~B. Mini Storage/Self Storage Facilities.~~

- ~~1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.~~

**ORDINANCE NO. 2024-**

- ~~2.—Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.~~
- ~~3.—Storage of hazardous or flammable materials is prohibited.~~
- ~~4.—No exterior storage is allowed.~~
- ~~5.—The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.~~
- ~~6.—An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.~~

~~CB.~~ Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

~~DC.~~ Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.
3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas.

**ORDINANCE NO. 2024-**

- 4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.
- 5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.
- 6. Parking for a motor vehicle, boat, or trailer sales shall not be less than 9 feet wide by 18.5 feet in length.

**ED.** Outside Storage, accessory to an allowed use provided that:

- 1. Storage area is blacktop or concrete surfaced unless specifically approved by the City Council.
- 2. The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- 3. The storage area is screened from public streets and surrounding properties.

**FE.** Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

**GF.** Trade Schools, Seminaries and other Higher Education Facilities.

**HG.** Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

**SECTION 4. Effective Date**

This Ordinance shall be in full force and effect upon its adoption. This Ordinance does not apply to mini storage and self storage uses with preliminary or final approval prior to adoption.

**ADOPTED** by the City Council on the 25<sup>th</sup> day of July 2024.

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

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**Tom McKee - Mayor**

**ATTEST:**

\_\_\_\_\_

**Jason (Jay) Tobin – City Administrator**

**City Seal**

**RESOLUTION NO. 2024-**

**Motion By:**  
**Seconded By:**

**APPROVING FINDINGS OF FACT FOR A ZONING TEXT AMENDMENT OF SECTIONS  
1040.090 AND 1040.125 OF THE CITY CODE RELATED TO MINI STORAGE AND SELF  
STORAGE FACILITIES  
(CITY FILE NO. 23-023)**

**WHEREAS**, The City of Corcoran adopted a moratorium on new applications for mini storage and self storage facilities on October 12, 2023, to complete a study of the use; and

**WHEREAS**, The City of Corcoran has an interest in diversifying the tax base and employment opportunities within the City; and

**WHEREAS**, Staff completed research of the amount of acres of mini storage and self storage and nearby communities and determined Corcoran has more acreage of mini storage and self storage uses than the City of Rogers, City of Greenfield, and the City of Medina combined;

**WHEREAS**, the Planning Commission reviewed the ordinance amendments at a duly called Public Hearing and recommended approval, and;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA**, that it should and hereby does support the amendments to remove mini storage and self storage facilities as a allowable use in the Rural Commercial (CR) and Light Industrial (I-1) districts, based on the following findings and conditions:

1. The ordinance amendments will promote diverse commercial and industrial development and employment opportunities within the City.
2. The ordinance amendments have been considered in relation to the specific policies and provisions of, and have been found to be consistent with, the City Comprehensive Plan, including public facilities and capital improvement plans.
3. The text amendments meet the purpose and intent of the Ordinance as it does not conflict with the outlined purpose and intent in Section 1010.020 of the City Code.
4. The text amendments clarify that mini storage and self storage uses with preliminary or final approval prior to the date of adoption will be allowed to move forward.

**VOTING AYE**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**VOTING NAY**

- McKee, Tom**
- Bottema, Jon**
- Lanterman, Mark**
- Nichols, Jeremy**
- Vehrenkamp, Dean**

**RESOLUTION NO. 2024-**

**Whereupon, said Resolution is hereby declared adopted on this 25<sup>th</sup> day of July 2024.**

\_\_\_\_\_  
**Tom McKee - Mayor**

**ATTEST:**

\_\_\_\_\_  
**Jason (Jay) Tobin - City Administrator**

**City Seal**

Rogers

Facility Name	Address	Street	PID	Acreage	Number of units
Park Place Self Storage, LLC	23801	Industrial Blvd	15-120-23-42-0012	2.11	Unknown
Carefree Self Storage & Business Center	13355	George Weber Drive	13-120-23-33-0013	6.84	
101 Storage Center	14180	Northdale Blvd	11-120-23-34-0014	3.04	
Five Star Storage	14450	James Road	11-120-23-42-0008	3.3	

Greenfield

Facility Name	Address	Street	PID	Acreage	Number of units	Notes
Greenfield Mini Storage	7980	Highway 55	28-119-24-33-0011	2.33	160	
AJL Mini Storage	7724	Commerce Circle	33-119-24-21-0013	2.29	151	
Zehnder Homes Inc	7750	69th Ave N	28-119-24-33-0017	3.85	234	Received city approval, not constructed yet

Medina

Facility Name	Address	Street	PID	Acreage	Number of units
Storage Sense	4790	Rolling Hills Road	04-118-23-22-0001	17.91 (11.7 acres of wetland)	Unkown

Corcoran

Facility Name	Address	Street	PID	Acreage	Number of units	Notes
Extra Space Storage	7340	Fir Lane	25-119-23-41-0033	5.39	Unkown	
Brothers Storage	20070	Larkin Road	26-119-23-14-0022	7.12 (3.68 acres of wetland)	Unkown	
Garages Too			32-119-23-44-0015	4.59	Unkown	
Park Place Storage Condos	6605 6415	County Road 19	31-119-23-31-xxxx	27.67	323	
Ess Brothers & Sons Inc.	9350	County Road 19	07-119-13-43-0004	7	Unkown	
Park Place Storage at Pioneer Trail Ind. Park				10.32	Unkown	Received preliminary approval
Corcoran Storage II	23730	State Highway 55	31-119-23-33-0001	4.87	56	Received preliminary approval



## MEMO

Meeting Date: July 2, 2024  
To: Planning Commission  
From: Dwight Klingbeil  
Re: Planning Project Update

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*Projects/comments in blue italics are new.*

The following is a status summary of active planning projects:

1. **Kwik Trip CUP, Lot Line Adjustment, and Site Plan (PID 12-119-23-14-0006; 12-119-23-14- 0004) (City File 23-006)**

Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G's in early 2023. A feasibility study was required to evaluate the infrastructure needs of the project. The feasibility study has been distributed to the applicant. Staff and the applicant team continue to work through requirements for the application to move forward. The application is still incomplete, and the item is not currently scheduled for any upcoming meetings.

2. **Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards.

City Staff prepared a survey for current landowners and lessees to express their opinions on items addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for



Commercial, Industrial, or Mixed-Use. The comment period for this survey closed on January 31, 2024.

During the February 8, 2024, City Council meeting, Council directed staff to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates for approval by the end of quarter 2. Staff presented feedback from the Planning Commission and results from the Business Community Survey to the City Council at the April 25, 2024, regular Council meeting for further direction. The City Council and Planning Commission discussed the Commercial and Industrial standards during the May 21, 2024, Joint Work Session.

A survey invitation for feedback on Rural Commercial Subdivisions was posted to the City's media pages and mailed out to properties within 500 feet of CR & TCR parcels. *This survey closed on June 16, 2024, the results will be presented to Council at the June 27, 2024, meeting.*

**3. 3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)**

Craig Scherber & Associates LLC applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Rural Residential and Rural Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting. A feasibility study was completed to evaluate the infrastructure needs of the project. This item is not currently scheduled for any upcoming meetings.

**4. Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).**

Contour Development LLC applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

**5. Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. *The applicant requested to remove this item from the May 21, 2024, Regular City Council Meeting. This item is scheduled for the June 27, 2024, Council Meeting.*

**6. Heather Meadows 3<sup>rd</sup> Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23- 22-0011) (City File 24-002).**

Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. *The*

*Council discussed this item at the May 21, 2024, Council Meeting, and tabled it to the June 27, 2024, regular meeting.*

**7. 610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 sq ft on the 76.89-acre parcel. The applicant submitted revised plans which indicate two 128,000 sq ft buildings, and two 168,000 sq ft buildings. The applicant received informal feedback from the Council during the May 21, 2024, City Council meeting. This item is not currently scheduled for any upcoming meetings.

**8. Fairway Shores Villas at Cook Lake Preliminary Plat, Preliminary PUD, Rezoning & Comprehensive Plan Amendment (PID 25-119-23-11-0001) (City File 24-006).**

Bergeron Development submitted an application for Fairway Shores Villas at Cook Lake, located at PID 25-119-23-11-0001. The application includes a preliminary plat, a preliminary PUD, a rezoning, and a Comprehensive Plan to allow for the development of 75 single family villas. The Public Hearing for this item was held during the May 2, 2024, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval (5-0) of the application as presented. *Council approved this item at the May 21, 2024, Council Meeting.*

**9. Tonka Auto CUP (PID 26-119-23-12-0004) (City File 24-008).**

Jake Hautman submitted a Conditional Use Permit application to allow the operation of an auto repair business, Tonka Auto, at 20201 County Road 50. The application is incomplete for city review and is not currently scheduled for any upcoming meetings.

**10. Corcoran Industrial Northeast (PID 01-119-23-11-0001) (City File 24-010).**

Hemple Real Estate is seeking Council feedback on conceptual light industrial development at 10585 County Road 101. The plan includes 2 primary industrial buildings ranging from 200,200 to 342,000 sq ft on a 78.85-acre site. The applicant received informal feedback from the Council during the March 28, 2024, Council meeting. This item is not currently scheduled for any upcoming meetings.

**11. Conservation Residential Ordinance Amendment (City File 24-012).**

The City will process a Subdivision and Zoning Ordinance Amendment as a follow up to the Comprehensive Plan Amendment to create a "Conservation Residential" land use designation processed for the Woodland Hills application. *The Comprehensive Plan Amendment has been approved by the Metropolitan Council. After the June 6, 2024, public hearing, the Planning Commission voted to recommend approval as presented. This item is scheduled for a final decision by the City Council on June 27, 2024.*

**12. Heitke Lot Line Adjustment (PID 28-119-23-33-0001 & 28-119-23-34-0001)(City File 24-013).**

Dan Heitke submitted application materials for a preliminary and final plat to allow his property at 7000 Rolling Hills Road to annex roughly 1.16 acres from Outlot A of Heitke Farm Addition. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

**13. Erickson Garage CUP (PID 34-119-23-24-0003)(City File 24-014).**

Brad Erickson submitted application materials for Conditional Use Permit to allow the construction of an accessory building with sidewalls that exceed 10' in the front yard of 21150 Horseshoe Trail. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

14. **Upward Acres Preliminary Plat (PID 17-119-23-13-0001) (City File 24-015).**

Skies Limit LLC. submitted an application for a preliminary plat to allow the development of 6 single-family lots at 22625 County Road 10. *The public hearing for this item was held during the June 6, 2024, Planning Commission Meeting. After some discussion, the Planning Commission voted to recommend approval of the application as presented. This item is scheduled for the City Council meeting on June 27, 2024, for a final decision.*
15. **Domino's Concept Plan (PID 23-119-23-43-0003 & 23-119-23-43-0004) (City File 24-018).**

Strack Construction Co. Inc. submitted application materials for a concept plan for a Domino's drive-through/take-out only store on the corner of County Road 10 & County Road 50. The applicant received informal feedback from the Council during the May 21, 2024, City Council meeting. This item is not currently scheduled for any upcoming meetings.
16. **Jay Brown Garage CUP (PID 05-119-23-41-0006) (City File 24-019).**

Jay Brown submitted application materials for a Conditional Use Permit to allow the construction of an additional accessory building that exceeds the 3969 square foot limit at 22355 Oakdale Drive. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.
17. **Bellwether 10<sup>th</sup> Addition (PID 12-119-23-21-0074) (City File 24-020).**

Pulte submitted application materials for a final plat, final PUD, and an easement vacation for Bellwether 10<sup>th</sup>, which would allow the development of 26 single-family lots. *This application is complete for City review and is tentatively scheduled for the July 11, 2024, Council meeting.*
18. **Camp Solberg (PID 08-119-23-31-0004) (City File 24-021).**

*Aaron and Melissa Solberg submitted an application for a preliminary and final plat to create two single-family residential lots on Outlot B of Weinand Woods located at PID 08-119-23-31-0004. This item is incomplete for city review and is not currently scheduled for any upcoming meetings.*
19. **Shoreland Overlay District Zoning Ordinance Amendment (Citywide) (City File 24-022).**

Minnesota DNR identified two additional water bodies needed for inclusion within the Shoreland Overlay District in Corcoran. An amendment to Section 1050.020 will be needed to comply with the DNR's requirements. *The public hearing for this item was held during the June 6, 2024, Planning Commission Meeting. After some discussion, the Planning Commission voted to recommend approval of the application as presented. This item is scheduled for the City Council meeting on June 27, 2024, for a final decision.*
20. **Woodland Hills Final Plat (PID 36-119-23-33-0010, 36-119-23-33-0003, 36-119-23-33-0007) (City File 24-023).**

*Woodland Hills of Corcoran, Inc. submitted an application for a final plat to allow for the development of 60 single-family lots, 1 amenity lot, and 5 outlots near the northeast corner of County Road 116 and Hackamore Road. The Preliminary Plat for this item received Council approval during the April 11, 2024, Council meeting. This item is incomplete and is not currently scheduled for any upcoming meetings.*
21. **Kariniemi Orchards Preliminary Plat (PID 11-119-23-11-0012) (City File 24-024).**

*Nathan Kariniemi submitted an application for a preliminary open space & preservation plat to allow for the development of 16 single-family lots at 20400 County Road 30. This*

*item is incomplete and is not currently scheduled for any upcoming meetings.*

**22. Hope Meadows Final Plat, Final PUD (PID 11-119-23-11-0012) (City File 24-025).**

*JPB Land, LLC. submitted application materials for a Final Plat and a Final Planned Unit Development for the first phase of "Hope Meadows". For the first phase, the applicant is requesting approval of a Final Plat that would allow the development of 52 rowhome lots and 4 villa lots near the northwest corner of Hunters Ridge and County Road 116. This item is incomplete and is not currently scheduled for any upcoming meetings.*

**23. New Mahavan Eco Farm Concept Plan (15-119-23-32-0006) (City File 24-026).**

*New Mahavan Eco Farm Community is seeking Council feedback on a concept plan for a place of worship and community garden at 8750 Trail Haven Road. This item will be reviewed by the City Council for initial feedback at the City Council meeting on June 27, 2024.*