



**Corcoran Planning Commission Agenda
February 6, 2025 - 7:00 pm**

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Open Forum – Public Comment Opportunity**
5. **Minutes**
 - a. Minutes – December 5, 2024, Meeting*
6. **New Business**
 - a. **Public Hearing.** Spaeth Garage Conditional Use Permit (City File 24-046).
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Commission Discussion & Recommendation
 - b. **Public Hearing.** NE District Design Guidelines Zoning Ordinance Amendment (City File 24-047).
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Commission Discussion & Recommendation
7. **Reports/Information**
 - a. Other Business
 - b. Planning Project Update*
 - c. City Council Report* – Council Liaison Vehrenkamp
8. **Commissioner Liaison Calendar**
Suggested City Council Meetings

02/13/2025	02/27/2025	03/13/2025	3/27/2025	4/10/2025	4/24/2025
Brummond	Hargreaves	Kozicky	Lind	Yang	Brummond

9. **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:

+1 312 626 6799 US

Enter Meeting ID: 824 6069 0607

Video Link and Instructions:

<https://us02web.zoom.us/j/82460690607>

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

Meeting ID: 824 6069 0607

**Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to the City Planner (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:



**Corcoran Planning Commission Minutes
December 5, 2024 - 7:00 pm**

The Corcoran Planning Commission met on December 5, 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 Lind, Hargreaves, and Kozicky were present.

Absent: Commissioners Brummond and Yang

Also present: Community Development Director Davis McKeown, Planner Klingbeil, and Council Liaison Vehrenkamp.

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Kozicky, seconded by Hargreaves, to approve the agenda for the December 5, 2024, Planning Commission Meeting.

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

4. Open Forum (none)

5. Minutes

Motion made by Kozicky, seconded by Hargreaves, to approve the November 7, 2024, Planning Commission Minutes.

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

6. New Business – Public Comment Opportunity

- a. **Public Hearing.** Old Farm Ridge Preliminary Plat and Variance. (City File 24-034)
 - i. Planner Klingbeil presented the Staff Report.
 - ii. Public Hearing

Mike Kelly, ,
Motion made by Hargreaves, seconded by Kozicky, to close the public hearing.

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

- iii. Commission Discussion & Recommendation – Commission discussion included a clarification the 2040 trails plan in relation to the site.....

Motion made by Lind, seconded by Kozicky, to recommend approval of the draft resolution approving the Preliminary Plat and Variance.

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

b. **Public Hearing.** Cannabis Zoning Ordinance Amendment. (City File 24-044)

- i. Community Development Director Davis McKeown presented the Staff Report.
- ii. Public Hearing

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

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

- iii. Commission Discussion & Recommendation – Commission discussion included an overview of the draft zoning map with the proposed buffer requirements; clarification of the least restrictive requirements recommended by the City Attorney; recap of the discussion at the previous Council meeting; the zones selected in the Commission’s discussion last year; Attorney’s opinion on the performance and licensing standards of this compared to Liquor; an overview of the licensing process; cultivation requirements; odor regulations; feasibility and process for future amendments to the proposed ordinance; fence requirement for outdoor cultivation and potential abundance of fences throughout the City; clarification the cultivation requires licensure; clarification that the license cap is limited to the retail component and not cultivation; accessory structure limitations; City’s ability to revoke licenses; City’s exhaustion of the maximum moratorium period for Cannabis; City’s lack of ability to restrict the areas of outdoor cultivation; practicality of installing fences and other security measures; current cultivation licenses in the state; impacts to placing performance standards for cannabis and not liquor; and clarification of cannabis business types.

Motion made by Lind, seconded by Kozicky, to recommend approval of the draft Ordinance and resolution approving the Preliminary Plat and Variance.

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

7. Reports/Information

a. Other Business –

i. Draft 2024 Report and Priority Setting – This discussion included Chair Brummond’s written comments for a tree preservation ordinance,, and Commissioner Lind’s request to expand the Public Hearing notice radius; clarification of when last year’s goals were discussed; a request to receive the draft cannabis buffer map; clarification of the purpose of the draft and adding open forums, work sessions, and attendance numbers from previous meetings to the report; rearticulating the scope of the Planning Commission’s role; reviewing ordinances to reduce barriers to entry for small businesses; rearticulating the expanded public hearing notice request; clarification of the City’s notification efforts for land use applications; ideas for promoting preferred development; development plans for strategic developments around the City; ensuring development contains character and variety; the architectural standards of the Northeast District and the Downtown Core; clarification of when proposed architectural elements are reviewed; and next steps for priority setting.

b. Planning Project Update* - The Planning Project update included an overview of the A+A Concept Plan; and the Kwik Trip application scheduled for the January 8, 2025, meeting.

c. City Council Report* – City Council Report included a question on the City’s community engagement efforts, and increasing engagement.

8. Commissioner Liaison Calendar

Suggested City Council Meetings

11/14/2024	11/25/2024	12/12/2024	01/09/2025	01/23/2025	02/13/2025
Brummond	Hargreaves	Kozicky	Lind	Yang	Brummond

9. Adjournment

Motion made by Kozicky, seconded by Hargreaves, to adjourn the December 5, 2024, Planning Commission meeting.

Voting Aye: Lind, Hargreaves, and Kozicky.

(Motion passed 5:0).

The meeting adjourned at 8:34 pm.

STAFF REPORT

Agenda Item 6a.

Planning Commission Meeting: February 6, 2025	Prepared By: Dwight Klingbeil
Topic: Spaeth Garage CUP (PID 05-119-23-41-0006) (City File No. 24-046)	Action Required: Recommendation

1. Application Request

Jordan Spaeth, the applicant, requests approval of a conditional use permit (CUP) to allow an accessory structure that would exceed the allowed sidewall height limit of 10 feet in the side yard at 7090 Jubert Lane. Property owners can request deviation from the sidewall height limit for accessory structures via a CUP.

2. Context

Zoning and Land Use

The property is guided for Rural/Ag Residential and zoned Rural Residential (RR). The eastern half of the property is located within the Shoreland Overlay District for Rush Creek. The proposed building location does not fall within the shoreland overlay district. The property is not located within the Metropolitan Urban Service Area (MUSA). The property has an existing single-family home with an attached garage area of 720 square feet.

Surrounding Properties

The immediate surrounding properties are zoned RR, guided for Rural/Ag Residential and are located outside of the MUSA. The properties to the southwest and northeast are residential uses, the properties to the southeast and northwest are vacant parcels containing wetland complexes and wooded areas.

Natural Characteristics of the Site

According to the 2040 Natural Resource Inventory Areas map, significant portions of the property are located within a High-Quality Natural Community. The specific natural plant communities on this property are Emergent Wetlands. The wetlands occupy the southern, eastern, and western portions of the parcel. The proposed structure is not within this natural community and is in an upland area of the parcel. This is confirmed in



Figure 1 Site Location

the findings of a 2024 Notice of Decision for a wetland delineation conducted on the property.

3. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report. The detailed comments are included in the attached Engineering Memo, and the approval conditions require compliance with the Memo.



Figure 2 Natural Resources Inventory Areas map

The City's discretion in approving or denying a CUP is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP.

I. Accessory Structure CUP

The applicant proposes to construct a detached garage of 2,720 square feet, with sidewalls of 18 feet within the side yard of the 3.28-acre parcel.

Location and Setbacks

The proposed building location is in the side yard which is allowed. The garage meets the 10-foot minimum separation from the residence. The structure is closest

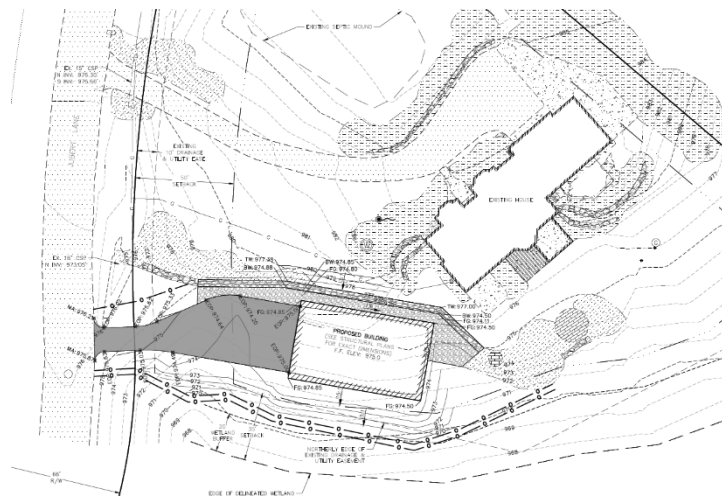


Figure 3 Site Plan

to the front property line to the west with a setback of 77.6' feet where a 50-foot minimum setback is required. The proposed placement far exceeds the minimum side and rear setbacks (20 feet and 15 feet respectively).

Size

Section 1030.020 of the Zoning Ordinance allows a property of this size to have an accessory structure footprint of up to 2,750 square feet by-right. The first 1,000 square feet of an attached garage is exempt from this allowance, meaning the existing 720 square foot garage will not count toward the maximum allowance. The applicant

requests approval of an accessory structure of 2,720 square feet, which complies with this requirement.

Building Height

The building is located in the side yard and is limited to a maximum sidewall height of 10 feet, which may be exceeded through a CUP. The applicant requests a sidewall height of 18 feet. The building has a total height of roughly 25 feet and does not exceed the 35-foot height limit for the RR district.

Architectural Standards

The applicant's narrative describes the outer material of the requested structure as white steel siding. Section 1030.020, Subd. 6 and Section 1060.050, Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing on Accessory Structures via a Certificate of Compliance, provided that they meet the standards adopted by the Minnesota State Building Code and have been treated with a factory applied color coating system that protects against any fading or degradation. Staff did not have any concerns with the materials proposed by the applicant and recommend a condition of approval require confirmation that the siding will include a factory applied color coating to protect against fading or degradation.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) and overhangs (i.e., the edge extending over the front and rear elevations) of at least 12 inches. The applicant is proposing eaves and overhangs of 24 inches on the structure, which complies with this requirement.

Grading and Drainage

The existing topography in this area consists of a gradual hill sloping southward from the principal structure to the wetlands. The proposed site plan removes the existing retaining wall in favor of a new retaining wall closer to the house. This allows for a leveled area for the proposed building pad. Any new retaining wall exceeding 4 feet in height (measured from the bottom of the footing to the top of the wall) will require approval of a building permit prior to installation. The applicant's site plan includes a 3:1 slope south of the proposed structure. Staff recommends increasing this to a 4:1 minimum slope to ensure this area is maintainable in the future. The final grading plan will be reviewed with the building permit.

Conditional Use Permit Standards

The applicant requests a CUP to exceed the allowable sidewall height of 10 feet with a CUP. In order to grant a CUP, the standards of Section 1070.020 Subd. 3 must be met:

- a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

The proposed building is not in conflict with the Comprehensive Plan.

- b. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

The establishment, maintenance, or operation of the use will promote and enhance the public welfare as it will allow the property owner to properly store vehicles on his property rather than relying on exterior storage. The CUP for the accessory building would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building is proposed to be below the 35-foot maximum building height allowed for principal buildings in the RR district. The building would meet or exceed all setback requirements for the RR district.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

Assuming the recommended conditions of approval are adopted, staff does not find reason to believe the CUP for the accessory structure would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed use will allow for proper storage of items such as vehicles on the property that will protect the use, enjoyment, and property values of surrounding properties.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The surrounding properties are used for a mix of residential and agricultural uses. The proposed building does not preclude improvement or further development of the surrounding properties.

- e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

Adequate public facilities are available to accommodate the proposed use. An additional accessory building will not impact the demand for services.

- f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the district regulations for the RR zoning district.

- g. The conditional use and site conform to performance standards as specified by this Chapter.*

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for accessory structures within the Zoning Ordinance.

Additionally, the request for a CUP to exceed the by-right sidewall height of 10 feet in the side yard of the property is allowed by Section 1030.020, Subd. 5(D) subject to the following specific standards:

- 1. The proposed use shall be in conformance with all City regulations.*

The proposed use is in conformance with the City regulations. The proposed improvements meet setbacks, size requirements, architectural requirements, and the underlying requirements of the Rural Residential zoning district. A condition of approval included in the draft resolution is that the structure cannot be used for commercial use without a separate approval for a home occupation, nor can it be used as a living space without separate approval for an accessory dwelling unit to ensure compliance with the land use requirements of the RR zoning district.

- 2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

The applicant submitted a certificate of survey and site plan that show the required features.

- 3. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

Staff finds that the sidewall height complies with the CUP standards as outlined above in this report.

- 4. The building materials standards required by this Section have been met.*

As noted previously, the applicant proposes to use white steel siding for exterior materials. Section 1060.050 Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing provided they meet the Minnesota State Building Code standards and are treated with a factory applied color coating system that protects against fading. A condition of approval will require the applicant to

provide more information on the steel siding to confirm compliance with this requirement.

5. *The proposed building will be compatible with surrounding land uses.*

The proposed use is compatible with the surrounding land uses.

4. Recommendation

Staff recommend approval of the draft resolution approving the CUP for a detached garage exceeding the allowed sidewall height of 10 feet in the side yard.

Attachments:

1. Draft Resolution Approving the Conditional Use Permit
2. Engineering Memo dated January 27, 2025
3. Applicant Narrative
4. Site Plan
5. Building Plans

RESOLUTION NO. 2024-

Motion By:
Seconded By:

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DETACHED
STRUCTURE FOR JORDAN SPAETH AT 7090 JUBERT LANE
(PID 29-119-23-44-0005) (CITY FILE 24-046)**

WHEREAS, Jordan Spaeth, the landowner, requests approval of a conditional use permit to allow an accessory building with a sidewall height of 18' at property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application received by the City on February 16, 2024, and additional information received on December 17, 2024, and January 13, 2025.
2. The applicant shall comply with all conditions of the City Engineer's memo dated January 27, 2025.
3. A conditional use permit is approved to allow a 2,720 sq. ft. accessory building with sidewalls taller than 10 feet in the side yard, based on the finding that that conditional use permit standards in Section 1070.020 are satisfied:
 - a. The proposed use conforms with City regulations, as it meets the necessary setback requirements, architectural requirements, and the underlying requirements of the Rural Residential zoning district.
 - b. The applicant provided a certificate of survey and site plan that shows the required features.
 - c. The proposed use complies with the Conditional Use Permit standards as outlined in Section 1070.020:
 - i. The proposed building does not conflict with the Comprehensive Plan.
 - ii. The establishment, maintenance, and operation of the use will promote and enhance the public welfare as it will allow the applicant to properly store vehicles on his property rather than rely on exterior storage.
 - iii. The use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.
 - iv. The establishment of the use will not preclude improvement or further development of the surrounding properties.
 - v. The use will not impact the demand for services as there are adequate public facilities available for the building.

RESOLUTION NO. 2024-

- vi. The use will comply with the district regulations of the Rural Residential zoning district.
 - vii. The proposed use complies with the performance standards for accessory structures within the Zoning Ordinance.
 - d. The proposed building must obtain a Certificate of Compliance to comply with the building material requirements of the Zoning Ordinance.
 - e. The proposed building is compatible with the surrounding land use.
4. The structure cannot be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.
5. The structure cannot be used as an Accessory Dwelling Unit unless the applicant applies for City approval and such approval is granted.
6. Any new retaining wall exceeding 4 feet in height, measured from the bottom of the footing to the top of the wall, must obtain a building permit prior to installation.
7. Prior to issuance of a building permit, the applicant/landowner must complete the following:
 - a. A grading plan must be submitted for final approval per the City's Engineer Memo.
 - b. The applicant must obtain a certificate of compliance to allow metal siding on the structure.
 - c. The approving resolution must be recorded at Hennepin County.
 - d. The applicant/landowner must provide proof of recording to the City.
8. The applicant must maintain a positive escrow balance through the duration of the project. If the escrow balance becomes negative, the applicant must pay any balance due plus a new deposit for anticipated remaining staff time within 30-days of receiving a notice from the City.
9. A final inspection of the project to confirm the building is constructed to plan is required prior to final reconciliation and release of the escrow account with the City.

RESOLUTION NO. 2024-

VOTING AYE

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 27th day of February, 2025.

Tom McKee - Mayor

ATTEST:

Debra Johnson – City Clerk

City Seal

RESOLUTION NO. 2024-

ATTACHEMENT A

Lot 9, Block 1, Lake Jubert Estates, Hennepin County, Minnesota.

To: Kevin Mattson, PE Public Works
Director

From: Steve Hegland, PE
Kent Torve, PE

Project: Spaeth Garage CUP Site Plan Review

Date: January 27, 2025

Exhibits:

This Memorandum is based on a review of the following document:

1. Conditional Use Permit for New Building Site Plans by Moore Engineering, Inc Dated 1/13/2025
2. Wetland Delineation Report 7090 Jubert Lane by Moore Engineering, Inc.
3. Certificate of Survey by Moore Engineering Inc. dated 12/12/24

Comments:General

1. The applicant is proposing construction a detached shed on the property with a separate drive access.
2. The proposed drive access is 12-foot wide and paved which is in accordance with the City Standards.
3. The proposed building is adjacent to floodplain with a defined elevation of 966. No grading is proposed below this flood elevation. The proposed building finished floor elevation is a 975 which meets the City separation requirements.
4. The proposed site plan proposes a disturbance of approximately 13,000 sf which would not require a stormwater management plan from the City or Watershed.
5. The site plan is proposing 3:1 slopes downstream of the shed. We would recommend increasing to a 4:1 minimum slope to ensure this area is maintainable.
6. The wetland buffers are shown at a 20' width which is the minimum buffer width when averaging a buffer. As there isn't a wetland buffer in place, we would recommend showing the average wetland buffer of 25'.
7. The proposed improvements do not adversely impact the City D&U Easements.
8. The site plans notes a culvert invert to the north of the driveway but no new driveway culverts. The site plan should be updated to show the proposed road ditch and drainage more clearly and identify where the existing culvert routes. If a new culvert is proposed underneath the driveway, it should be in compliance with the City Standard detail as it relates to both the size and allowable materials.

Memorandum

Date: 12/17/2024

Prepared By: Erik Hedman, PE

Project: Corcoran, MN
7090 Jubert Lane
New Building

Contractor: TBD

Subject: Conditional Use Permit Narrative

Narrative:

The residential property, owned by Jordan and Rebecca Spaeth located at 7090 Jubert Lane in Corcoran, MN is considering building an accessory structure on their property. The 5.99-acre property is in the Urban Reserve Zoning District (UR) and is in a residential neighborhood. The existing property consists of a residential home that is surrounded by wetlands to the east and south. The home is served by an existing well and septic mound.

The reason for the request is to add a pole-barn type storage space for vehicles and equipment. This building will also include a bathroom with toilet, sink, and shower. Due to the proposed 18' height of the sidewalls, a conditional use permit is required since it does not meet the 10' height limit. The height of the building is necessary to have higher overhead doors (12 to 14 feet) and to maximize storage capacity. The location of the building will meet the 50' front yard setback, and 35' setback from the delineated wetland (20' buffer plus 15' building setback). The outer material of the building will be white steel siding.

There will be a new 2000-gallon septic tank that will provide the sanitary sewer capacity for the building and will tie-in to the existing septic mound in the front yard. Water will be provided from the existing well where a 1-inch copper Type K service line will extend to the new building. Required setbacks and buffer distances will be met between the existing well, water service line, and new septic tank. A licensed septic designer and plumber will install the new septic tanks and water service lines, and the capacity of the existing systems will be verified to be able to accommodate the additional volume.

CONDITIONAL USE PERMIT FOR NEW BUILDING

7090 JUBERT LANE

CORCORAN, MINNESOTA



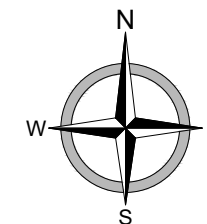
VICINITY MAP



PROJECT LOCATION

TABLE OF CONTENTS

Rev Date	Rev #	Sheet Number	Sheet Title
GENERAL			
		G-001	COVER
CIVIL			
		C-001	LEGEND
		C-002	GENERAL NOTES
SITE PLANS			
		C-601	EXISTING CONDITIONS & REMOVALS
		C-602	SITE & UTILITY PLAN
		C-603	GRADING & EROSION CONTROL PLAN



PROJECT No. 24388

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

ERIK B. PEDMAN

DATE: _____ LIC. NO. 57177

PRELIMINARY

CIVIL LEGEND

EXISTING	
	BENCHMARK
	IRON MONUMENT FOUND
	EXISTING PROPERTY LINE
	EXISTING PLAT LOT LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING PLAT EASEMENT LINE
	EXISTING GAS LINE MARKER
	EXISTING GAS GATE VALVE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE W/SIGN
	EXISTING GUY WIRE
	EXISTING TRAFFIC SIGNAL ARM
	EXISTING SIGN
	EXISTING CULVERT W/FLARED END SECTION (F.E.S.)
	EXISTING FLARED END SECTION (F.E.S.)
	EXISTING CURB STOP
	EXISTING HYDRANT W/GATE VALVE
	EXISTING GATE VALVE
	EXISTING PROPANE TANK
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING STORM SEWER CATCH BASIN
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER MAIN
	EXISTING WATER SERVICE W/CURB STOP
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER (RELIN W/ CIPP)
	EXISTING SANITARY FORCEMAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING STORM SEWER
	EXISTING STORM SEWER FORCEMAIN
	EXISTING STEAM PIPE
	EXISTING AIR CONDITIONER
	EXISTING UTILITY PEDESTAL
	EXISTING UTILITY MANHOLE
	EXISTING UTILITY VAULT
	EXISTING UNDERGROUND COMMUNICATIONS
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND TELEVISION
	EXISTING OVERHEAD TELEVISION
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD POWER
	EXISTING BARBED WIRE FENCE
	EXISTING CHAIN LINK/STEEL FENCE
	EXISTING PVC/WOOD FENCE
	EXISTING RAILROAD
	EXISTING SHRUB
	EXISTING STUMP
	EXISTING BOULDER
	EXISTING TREE/TREE CLUSTER
	EXISTING SPRINKLER HEAD
	EXISTING CLUSTER BOX UNIT (CBU)
	EXISTING MAILBOX
	EXISTING CURB AND GUTTER

PROPOSED	
	NEW PROPERTY LINE
	NEW PLAT LOT LINE
	NEW RIGHT OF WAY LINE
	NEW EASEMENT LINE
	NEW PLAT EASEMENT LINE
	CONSTRUCTION EASEMENT
	CONSTRUCTION LIMITS
	NEW LIGHT POLE
	NEW LIGHT POLE W/SIGN
	NEW GUY WIRE
	NEW SIGN
	TRAFFIC CONTROL - DRUM
	TRAFFIC CONTROL - TUBULAR MARKER
	NEW CULVERT W/FLARED END SECTION (F.E.S.)
	NEW FLARED END SECTION (F.E.S.)
	NEW CURB STOP
	NEW HYDRANT W/GATE VALVE
	NEW GATE VALVE
	NEW TAPPING SLEEVE
	NEW FITTINGS
	NEW PLUG
	NEW SANITARY SEWER MANHOLE
	NEW SANITARY SEWER CLEANOUT
	NEW STORM SEWER CATCH BASIN
	NEW STORM SEWER MANHOLE
	NEW WATER MAIN
	NEW WATER MAIN (DIRECTIONAL DRILLED, CASD OR BURST)
	NEW WATER SERVICE W/CURB STOP (S.B. ELEV.)
	NEW SANITARY SEWER
	NEW SANITARY SEWER (DIRECTIONAL DRILLED OR CASD)
	NEW SANITARY FORCEMAIN
	NEW SANITARY SEWER SERVICE (S.S. ELEV.)
	NEW STORM SEWER
	NEW STORM SEWER (DIRECTIONAL DRILLED OR CASD)
	NEW STORM SEWER FORCEMAIN
	NEW STEAM PIPE
	INSULATION PER DETAIL
	NEW BARBED WIRE FENCE
	NEW CHAIN LINK/STEEL FENCE
	NEW PVC/WOOD FENCE
	NEW CLUSTER BOX UNIT (CBU)
	NEW MAILBOX
	NEW LARGE DECIDUOUS TREE
	NEW SMALL DECIDUOUS TREE
	NEW SHRUB
	NEW LARGE EVERGREEN TREE
	NEW SMALL EVERGREEN TREE

REMOVALS	
	INDICATES REMOVAL
	REMOVE CURB AND GUTTER
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE AGGREGATE SURFACE

PAVEMENT REHAB	
	UNIFORM MILL & OVERLAY
	TAPERED MILL & OVERLAY
	LEVELING COURSE
	RECLAIM
	ASPHALT PATCH
	CHIP SEAL

PAVEMENT	
	NEW INFLOW CURB AND GUTTER
	NEW OUTFLOW CURB AND GUTTER
	NEW ASPHALT SURFACE
	NEW CONCRETE SURFACE
	NEW GRANULAR SURFACE
	NEW CRUSHED CONCRETE SURFACE
	NEW DECORATIVE COLORED CONCRETE
	NEW ASPHALT SIDEWALK/MULTI-USE PATH
	NEW CONCRETE SIDEWALK/MULTI-USE PATH
	NEW CONCRETE APPROACH/DRIVEWAY
	NEW DETECTABLE WARNING PANEL
	NEW GRAVEL APPROACH/DRIVEWAY
	NEW CONCRETE VALLEY GUTTER
	NEW MEDIAN NOSE APRON
	NEW ADA RAMP W/WARNING PANEL

SOIL DISTURBANCE	
	DISTURBANCE AREA / TOPSOIL REMOVAL
	REMOVE STOCKPILE
	EXISTING STOCKPILE
	TEMPORARY STOCKPILE
	PERMANENT STOCKPILE
	REAR YARD GRADING
	GRASS BUFFER STRIP

SOIL STABILIZATION	
	DISTURBED SOIL STABILIZATION
	STRAW MULCH
	SEEDING & STRAW MULCH
	SEEDING & HYDRO MULCH
	TOPSOIL, SEEDING & STRAW MULCH
	TOPSOIL, SEEDING & HYDRO MULCH
	TOPSOIL, SEEDING & BLANKET

MISCELLANEOUS	
	EXISTING RIPRAP
	NEW RIPRAP
	EXISTING LANDSCAPING AREA
	NEW LANDSCAPING AREA
	EXISTING WATER SURFACE
	NEW WATER SURFACE
	EXISTING WETLAND

EROSION CONTROL	
	DRAINAGE BREAK LINE
	EXISTING DRAINAGE DIRECTION
	FINISHED DRAINAGE DIRECTION & SLOPE
	FINISHED GRADE
	EXISTING CONTOUR ELEVATION
	FINISHED CONTOUR ELEVATION
	GRADE ELEVATIONS
	SEDIMENTATION CONTROL WATTLE
	SEDIMENTATION CONTROL FENCE
	ROCK CHECK
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	INLET PROTECTION DEVICE

ABBREVIATIONS:

BOC = BACK OF CURB
 BOW = BACK OF WALK
 C = COMMUNICATION
 CB# = STORM SEWER CATCH BASIN
 CIPP = CURED IN PLACE PIPE
 CL = CENTERLINE
 CSP = CORRUGATED STEEL PIPE
 CO# = SANITARY SEWER CLEANOUT
 CS# = CONTROL STRUCTURE
 DIA = DIAMETER
 DIP = DUCTILE IRON PIPE
 E = ELECTRICAL
 ECC = EDGE OF CRUSHED CONCRETE
 EG = EXISTING GRADE
 EOC = EDGE OF CONCRETE
 EOG = EDGE OF GRAVEL
 EOP = EDGE OF PAVEMENT
 EOW = EDGE OF WALK
 EX = EXISTING
 F = FIBER OPTIC
 FES = FLARED END SECTION
 FG = FINISHED GRADE
 FL = FLOWLINE
 FM = FORCEMAIN
 G = GAS LINE
 HP = HIGH POINT
 INV = INVERT
 LP = LOW POINT
 MA = MATCH
 M# = STORM SEWER MANHOLE
 MT# = STORM SEWER TEE MANHOLE
 MM# = STORM SEWER MULTI-MANHOLE
 MC = MIDPOINT OF CURVE
 OHP = OVERHEAD POWER
 OHT = OVERHEAD TELEPHONE
 OHTV = OVERHEAD TELEVISION
 PC = POINT OF CURVATURE
 PRC = POINT OF REVERSE CURVE
 PVC = POLYVINYL CHLORIDE PIPE
 PT = POINT OF TANGENCY
 RIM = RIM OF STRUCTURE
 S# = SANITARY SEWER MANHOLE
 S.B. ELEV = STOP BOX ELEVATION
 S.S. ELEV = SANITARY SEWER SERVICE INVERT
 SS = SANITARY SEWER
 ST = STORM SEWER
 STA = ALIGNMENT STATION
 T = TELEPHONE
 TOC = TOP OF CONCRETE
 TOP = TOP OF PAVEMENT
 TOP = TOP OF PIPE
 TOW = TOP OF WALK
 TR# = SANITARY TELEVISION RISER
 TRANS = TRANSFORMER
 TV = TELEVISION
 U = UTILITY (UNKNOWN UTILITY)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

ERIK B. PEDMAN
 DATE: --- LIC. NO. 57177



CIVIL
 CONDITIONAL USE PERMIT FOR NEW BUILDING
 7090 JUBERT LANE
 CORCORAN, MINNESOTA
 LEGEND

DATE:	01.13.2025
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	24388
MANAGER:	LM
DESIGNER:	EH
DRAFTER:	LB
REVIEWER:	---

C-001

THE FOLLOWING PLAN NOTES SUPPLEMENT AND AMEND THE PLAN SHEETS, SPECIFICATIONS AND MNDOT REFERENCES AS FOLLOWS:

GENERAL NOTES:

1. Take necessary precautions required to protect adjacent properties during the construction operations.
2. Notify Engineer where section, subsection or property monuments are encountered, before such monuments are removed. Protect and carefully preserve all property markers and monuments until the engineer and authorized surveyor has witnessed or otherwise referenced the location.
3. The drawings designate those existing items for removal, replacement, or improvement. If not designated for removal, replacement, or improvement, all other existing items within the site are to be protected.
4. Testing requirements for MNDOT bid item numbers to be in accordance with the SALT Schedule of Materials Controls unless otherwise noted.

UNDERGROUND NOTES:

1. Coordinate any utility relocations.
2. Existing utilities (both public and private) shown on the plans are approximate and may not be complete. It will be the contractor's responsibility to verify and locate any utilities prior to excavation. There will be no additional payment for exploratory time.
3. Top of water service shall be installed with a minimum depth of 8 feet below final grade.
4. No extra payment will be made for bedding material for pipe, structures or fittings.
5. Not all fittings required for a complete installation may be shown on the plans. Provide all required fittings.
6. Verify all existing service sizes in the field.

REMOVAL NOTES

1. All miscellaneous debris, fittings, pipe material, appurtenances etc. Resulting from construction operations shall be the first right of refusal to the owner. Otherwise, it will become the property of the contractor and shall be properly disposed of off-site.
2. All removals shall be saw cut. Saw cuts must be full depth.

EROSION CONTROL NOTES:

1. The erosion control plan is not comprehensive, and the contractor shall be responsible for performing additional work as necessary to comply with City standards.
2. The contractor is responsible for keeping all dirt and debris out of the storm sewer, culverts or ditches that are on or are adjacent to the project. Cleaning or restoring these items shall be incidental to the construction contract.
3. Install MnDOT Cat 20 erosion control blanket on all 3:1 slopes or greater per MnDOT Spec 2575.
4. Seed all areas disturbed due to grading. Seed shall be installed and mulched per MnDOT Spec 2575.

BASIS OF ESTIMATED QUANTITY	
ITEM:	APPLICATION RATE
SEED MIX RESIDENTIAL TURFGRASS (RT)	200 POUNDS/ACRE
FERTILIZER TYPE 3 (BROADCAST)	(22-5-10) 350 POUNDS/ACRE
HYDRAULIC MULCH MATRIX	2,500 POUNDS/ACRE
BIT TACK COAT (INCIDENTAL)	0.08 - 0.10 GALS/SY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

ERIK B. PEDMAN

DATE: --- LIC. NO. 57177

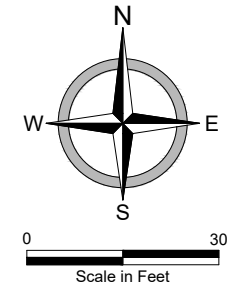
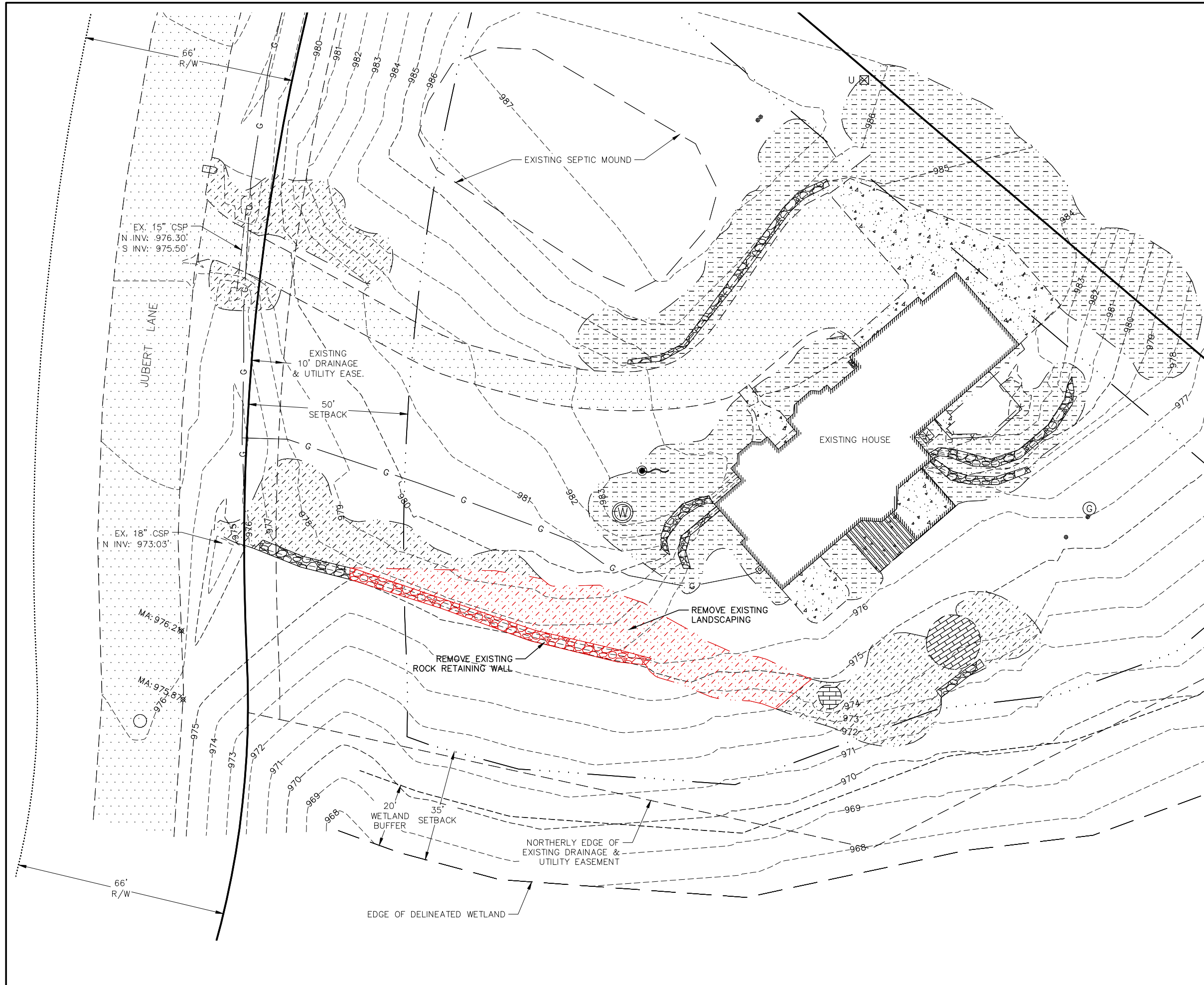
PRELIMINARY



CIVIL
 CONDITIONAL USE PERMIT FOR NEW BUILDING
 7090 JUBERT LANE
 CORCORAN, MINNESOTA
 GENERAL NOTES

DATE:	01.13.2025
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	24388
MANAGER:	LM
DESIGNER:	EH
DRAFTER:	LB
REVIEWER:	---

C-002



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY
 ERIC B. PEDMAN
 DATE: --- LIC. NO. 57177

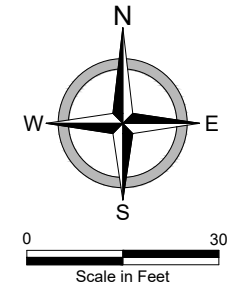


SITE PLANS
 CONDITIONAL USE PERMIT FOR NEW BUILDING
 7090 JUBERT LANE
 CORCORAN, MINNESOTA
 EXISTING CONDITIONS & REMOVALS

DATE:	01.13.2025
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	24388
MANAGER:	LM
DESIGNER:	EH
DRAFTER:	LB
REVIEWER:	---

C-601

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



ERIK B. PEDMAN
 DATE: --- LIC. NO. 57177

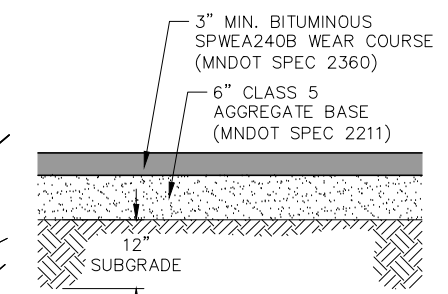


GENERAL NOTATIONS

1. LICENSED SEPTIC DESIGNER AND INSTALLER CHAD BARTHEL WITH PATNODE BROTHERS TO INSTALL A 2,000 GALLON CONCRETE SEPTIC TANK WITH MANHOLE RISERS TO GRADE AND AN AUDIBLE AND VISUAL ALARM BOX INSIDE FOR THE NEW BUILDING. ALL PROPER SETBACKS FROM THE WELL AND PROPERTY LINES WILL BE MAINTAINED. SEPTIC DESIGNER LICENSE #C9563 MPCA INSTALLER LICENSE #L3843

KEYNOTES

- ① NEW BITUMINOUS DRIVEWAY (SEE DETAIL)
- ② NEW LANDSCAPE ROCK (MNDOT TYPE 9 MULCH, SPEC 3882)
- ③ NEW RETAINING WALL (BY OTHERS)
- ④ NEW 1" COPPER TYPE K WATER SERVICE
- ⑤ NEW 2000GAL SEPTIC TANK
- ⑥ NEW 4" SCH40 PVC PIPE @ 2% SLOPE (MIN.)



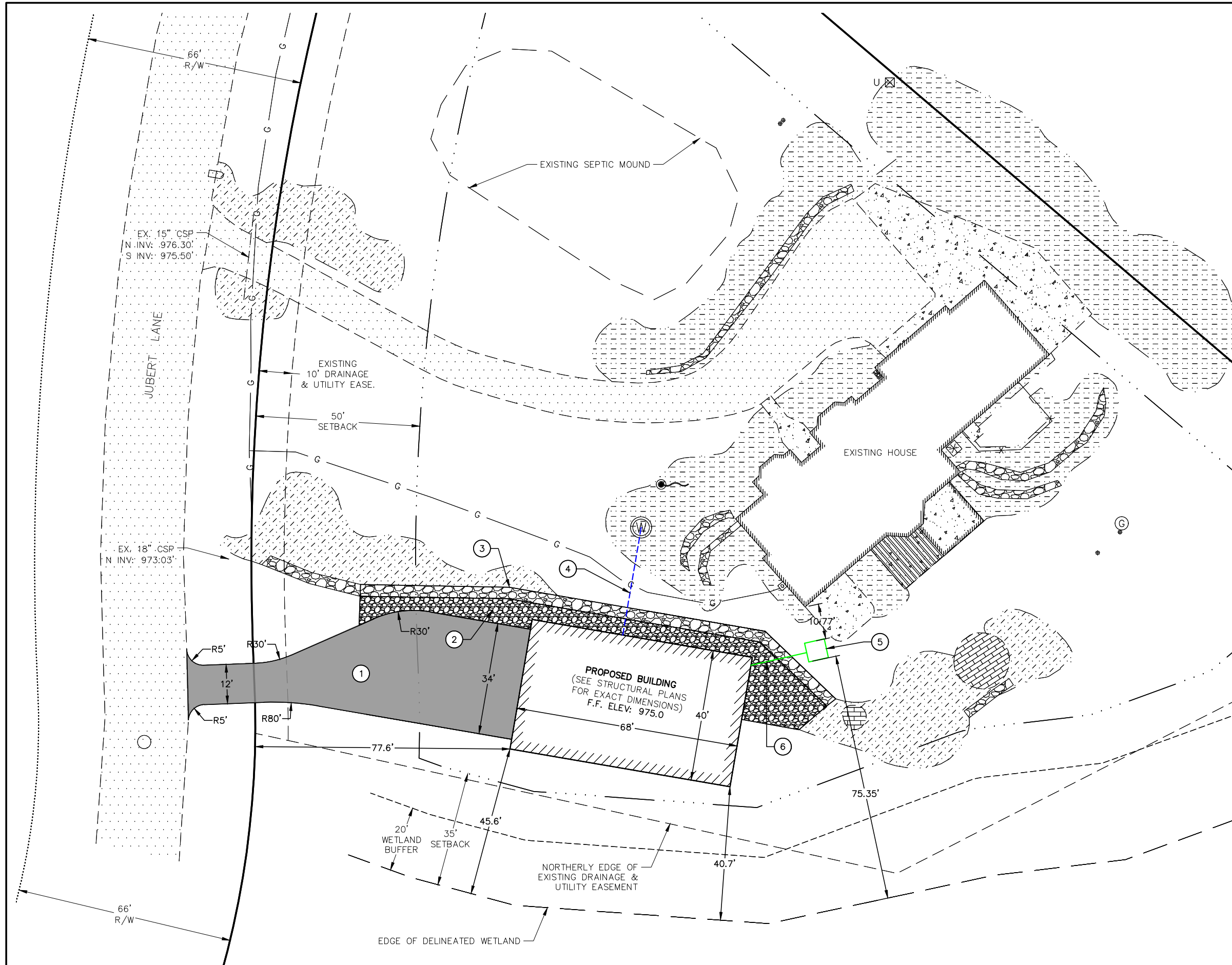
- NOTES:**
1. SUBGRADE TO BE SCARIFIED TO DEPTH SHOWN AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
 2. DRIVEWAY INSTALLATION & TESTING SHALL COMPLY WITH THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION

BITUMINOUS DRIVEWAY SECTION
 NO SCALE

SITE PLANS
 CONDITIONAL USE PERMIT FOR NEW BUILDING
 7090 JUBERT LANE
 CORCORAN, MINNESOTA
 SITE & UTILITY PLAN

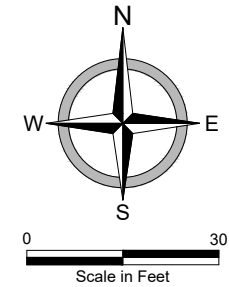
DATE:	01.13.2025
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	24388
MANAGER:	LM
DESIGNER:	EH
DRAFTER:	LB
REVIEWER:	---

C-602



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

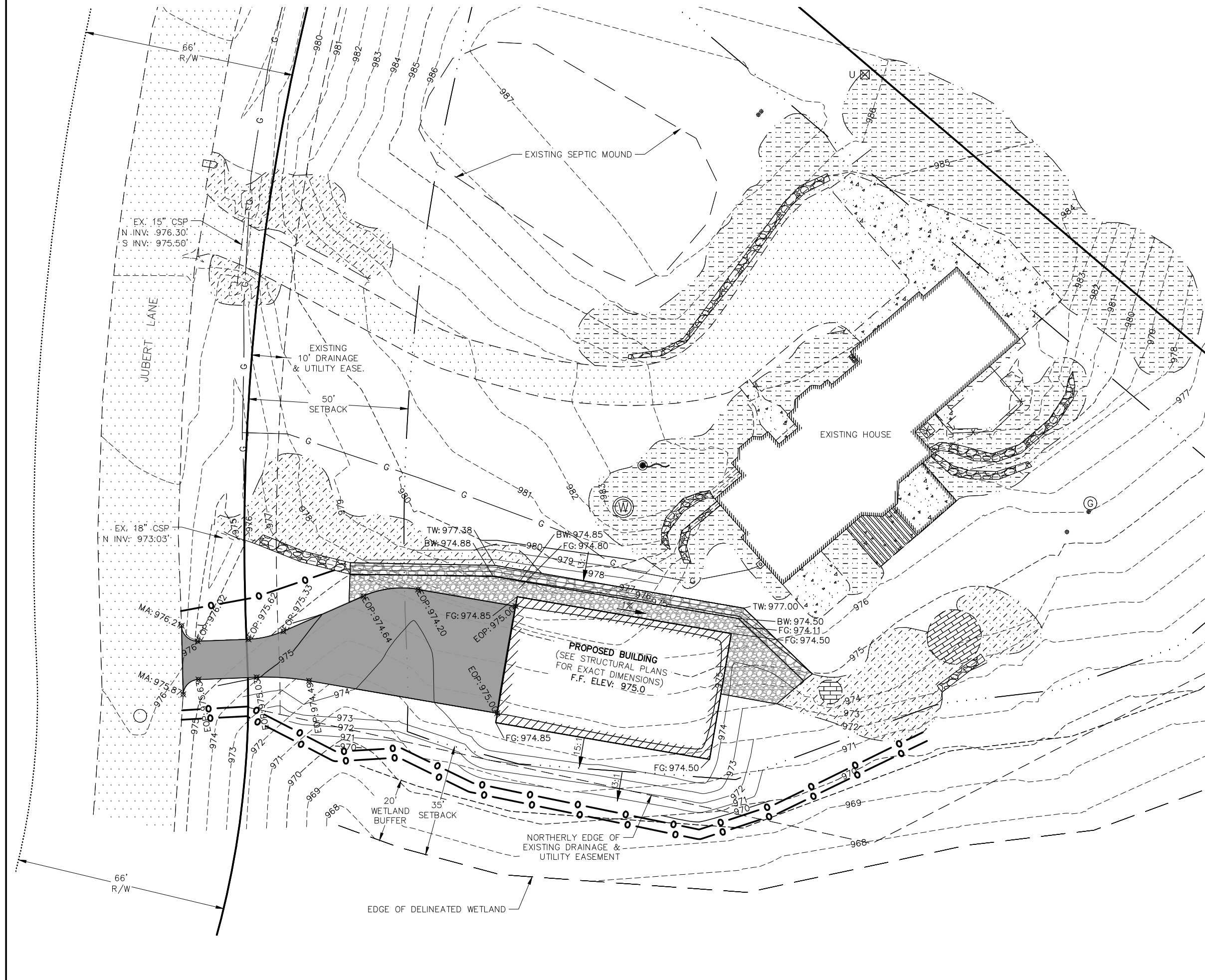
ERIK B. PEDMAN
 DATE: --- LIC. NO. 57177

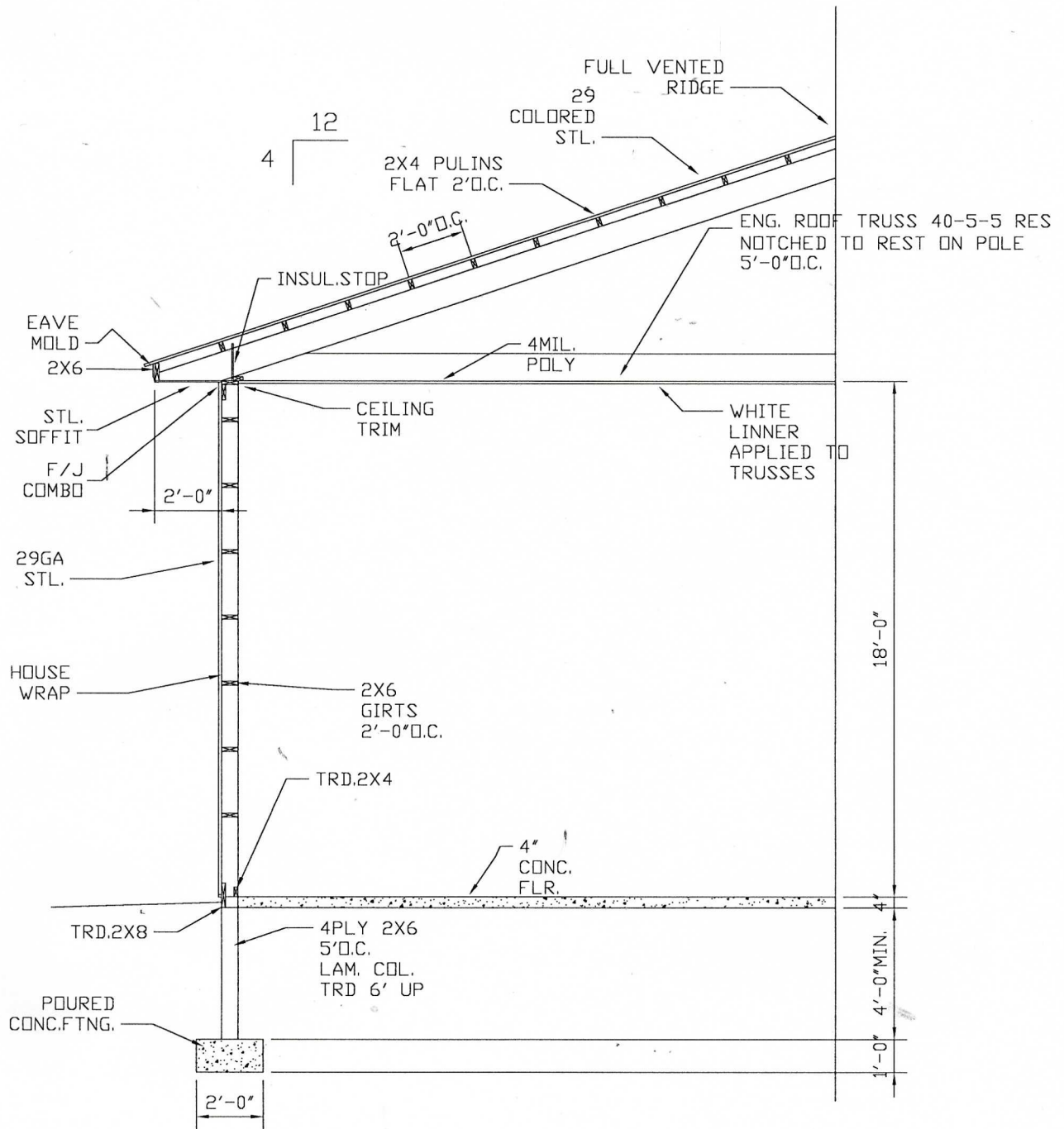


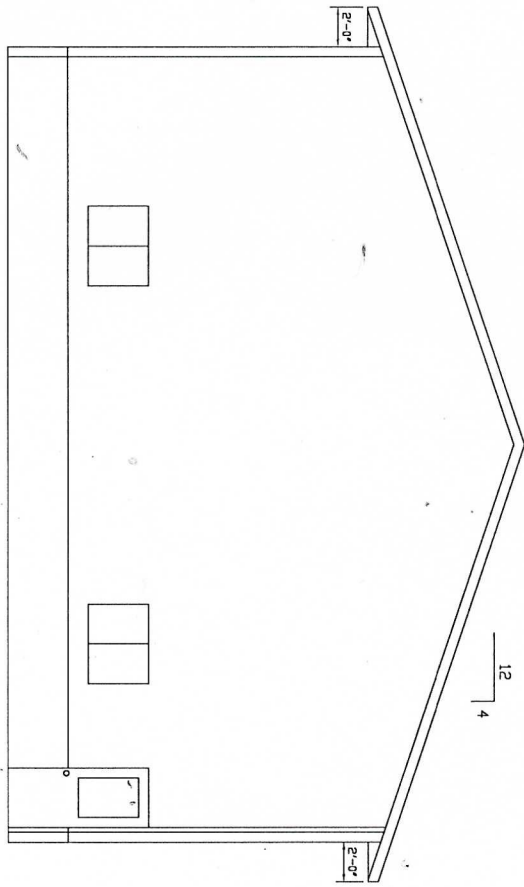
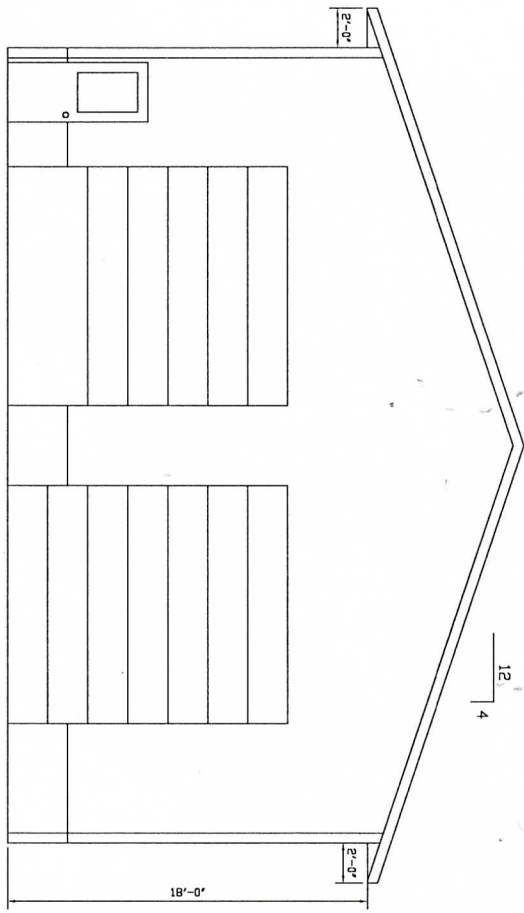
SITE PLANS
 CONDITIONAL USE PERMIT FOR NEW BUILDING
 7090 JUBERT LANE
 CORCORAN, MINNESOTA
 GRADING & EROSION CONTROL PLAN

DATE:	01.13.2025
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	24388
MANAGER:	LM
DESIGNER:	EH
DRAFTER:	LB
REVIEWER:	---

C-603







STAFF REPORT

Agenda Item 6b.

Planning Commission Meeting: February 6, 2025	Prepared By: Kevin Shay and Kendra Lindahl
Topic: Northeast District Plan Zoning Amendment (City File No. 24-047)	Action Required: Recommendation

Review Deadline: N/A

1. Request

Hempel Development LLC is requesting approval of a zoning ordinance text amendment to the Northeast District Plan and Design Guidelines (Appendix C of the Zoning Ordinance).

2. Analysis

The Northeast District Plan was adopted on May 26, 2022. As part of the Brockton Business Park application, it was discovered that the material classifications (Class I, Class II and Class III) in the Northeast District plan would prohibit the use of precast concrete panels for all uses in the district, including industrial uses. The image of the Olympus building included in the NE plan was labeled as Class I and is constructed using precast concrete panels. The applicant is proposing to construct two industrial buildings, a 252,120 sq. ft. building and a 286,120 sq. ft. building totaling 538,240 sq. ft. They are both proposed



Class I materials: Industrial

to be finished with painted precast wall panels and aluminum/metal accents. Staff notes that the materials shown in the Olympus image suggest that the intent was to allow a Class I materials for industrial developments. The requested change would make the text and images consistent.

The second change relates to parking areas. The parking language does not include allowances for industrial properties to have flexibility for parking islands and setbacks as part of shared internal lot lines. The applicant is also requesting zoning amendments to address these issues.

Building Materials

The Northeast District Plan has the following language for building material requirements (page 11):

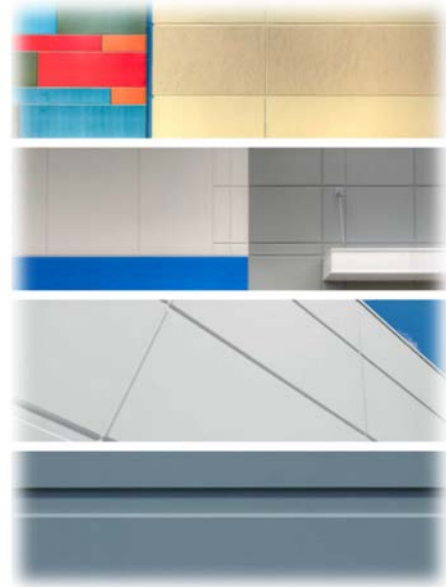
*“Class III. The following materials are considered class III materials as specified:
2. Unpainted or surface painted plain or ribbed concrete panels...
4. Smooth finished concrete panels”*

The applicant is requesting a change to the material standards for the NE district to allow smooth and ribbed precast concrete panels as an allowed Class I material for buildings in the I-1 district. Example sheets showing projects using precast concrete panels have been attached to this report which show the color, styles and design of the panels. The panels have become an industry standard for industrial structures due to their durability and flexibility to be used in a wide variety of styles. Staff reviewed the material standards for Brooklyn Park where the Olympus building (above image) is located. Brooklyn Park allows industrial precast concrete panels (with no limit as to type of precast) as a Class I material. Other cities (Maple Grove, Lino Lakes, allow architecturally textured concrete precast or poured in place panels as class I materials.

Staff is recommending the language be modified to allow smooth finish precast as an allowed Class I material only in the I-1 district:

Class I. The following materials are considered class 1 materials as specified:

- 1. Brick*
- 2. Marble, granite, or other natural stone*
- 3. Integral colored cast stone (the stone is colored consistently through)*
- 4. Textured cement stucco*
- 5. Architectural wall cladding (Nichiha, Equitone and similar brands) Material must be through colored and at least 5/8 inches thick*



Smooth Precast Concrete Panels



Ribbed Precast Concrete Panels

6. Fiber-reinforced cement board siding with a minimum thickness of ¼ inch (for residential use only)

7. Copper

8. Porcelain

9. In the I-1 district only: Smooth finished concrete panels.

910. Glass

110. Other materials of similar quality as approved by the City Council.

Unpainted or surface painted plain or ribbed concrete panels would continue to be allowed as a Class III material.

Staff supports this change as it is consistent with current industrial development standards. Planning Commission should provide feedback.

Parking Standards

The applicant is requesting that the ordinance be modified to allow shared parking lots. The Northeast district standards simply require *compliance “with the standards in Section 1060.060 of the ordinance and the additional standards in this section.”*

The applicant is requesting that the standards allow a zero-foot setback for areas where cross access easements and stubbed access drives allow vehicles to move between adjacent industrial developments without returning to the public street system. Staff raised this issue as part of the concept plan and noted that the zero-foot setback would be required for the development plan. The zero-foot setback is allowed within the GMU district.

The suggested additional language (underlined) is:

“Parking shall comply with the standards in Section 1060.060 of the ordinance and the additional standards in this section. Parking lot design shall include provisions for cross easements and stubbed access drives to the property line for the use of adjacent properties so that residents and customers do not need to return to the public street system to access adjacent developments. Parking facilities on separate lots in a development with a common lot line separating two or more parking lot areas are not required to comply with the parking/drive aisle setback from the common lot line.”

The third requested amendment is to the following section:

“Parking bays shall have landscape islands at each end of the parking bay and bays in excess of 15 spaces in length shall be divided by intermediate islands. Trees shall be located in the islands to shade the parking lot to reduce the heat island effect. These end landscape islands shall provide at least 360 square feet of area for planting trees, shrubs and/or groundcovers.

Intermediate landscape islands shall provide at least 180 square feet of planting area.”

Staff recommends that this section be amended to include an exemption for industrial development that utilizes larger truck parking spaces. The larger truck parking spaces are typically used for the parking of semi-trucks and given the operation and size of these vehicles the landscape islands don't have the same effect as with commercial development. Additionally, the truck parking is typically screened with the building and the screening the landscape islands provide is redundant.

The suggested additional language (underlined) is:

“Parking bays shall have landscape islands at each end of the parking bay and bays in excess of 15 spaces in length shall be divided by intermediate islands. Trees shall be located in the islands to shade the parking lot to reduce the heat island effect. These end landscape islands shall provide at least 360 square feet of area for planting trees, shrubs and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area. Parcels zoned I-1 and developed with large truck/trailer parking areas shall be exempt from these requirements for the dedicated truck/trailer parking bays.”

Summary

Staff believes that the applicant's proposed changes would clarify the district standards and allow development consistent with industrial developments in other communities.

Next Steps

Following a recommendation from the Planning Commission the zoning amendment will be presented to the City Council at the February 27th meeting.

The applicant would incorporate the amended zoning standards into their development proposal. The application for site plan and preliminary plat is tentatively scheduled for a public hearing at the March 6th Planning Commission meeting.

3. Recommendation

Staff recommends the Planning Commission recommend approval of

- a. Ordinance 2025-XX amending the Northeast District Plan and Design Guidelines (Appendix C of the Zoning Ordinance)
- b. Resolution 2025-xx approving findings of fact

Attachments

1. Draft Ordinance 2025-XX amending the Northeast District Plan
2. Draft Resolution 2025-XX with findings of fact
3. Applicant Narrative
4. Precast Concrete Panel Finish Examples

ORDINANCE NO. 2025-XX

Motion By:
Seconded By:

CITY OF CORCORAN

AN ORDINANCE AMENDING THE TEXT OF CHAPTER 10 (THE ZONING ORDINANCE) OF THE CORCORAN CITY CODE (CITY FILE 24-047)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Title 10 (Zoning Ordinance), Appendix C (Northeast District Plan and Design Guidelines) of the Corcoran City Code is hereby amended by removing the existing ~~striketrough~~ text adding the new underlined text as follows:

Buildings

New development site and building design should provide a visual cue that you are in Corcoran. The use of regional building materials and native plants for all development is encouraged. Development in this district should be thoughtfully designed to reflect Corcoran's rural character. The use of natural materials (such wood siding, brick and stone) is encouraged. Buildings shall have architectural details, features and patterns to provide visual interest.

All structures shall comply with the building standards in Section 1060.050 and the additional standards in this section.

Single family detached homes shall comply with the Design Requirements in Section 1040.040, Subd. 8.

Attached homes shall comply with the Design Requirements in Section 1040.060, Subd. 9. 02

Properties in the Mixed Use, Commercial, Business Park and Industrial district shall comply with the following:

Exterior surface materials of buildings shall be installed and maintained in accordance with the adopted building code and the manufacturer's specifications and shall be subject to the regulations listed below. Products listed as "integral colored" shall continue its surface color consistently through the depth of the product as opposed to being colored, painted, or stained on the surface only.

Materials shall be divided into class I, class II and class III categories as follows:

Class I. The following materials are considered class 1 materials as specified:

1. Brick
2. Marble, granite, or other natural stone
3. Integral colored cast stone (the stone is colored consistently through)
4. Textured cement stucco

5. Architectural wall cladding (Nichiha, Equitone and similar brands) Material must be through colored and at least 5/8 inches thick
6. Fiber-reinforced cement board siding with a minimum thickness of ¼ inch (for residential use only)
7. Copper
8. Porcelain
9. In the I-1 district only: Smooth finished concrete panels.

910. Glass

~~101.~~ Other materials of similar quality as approved by the City Council.

Class II. The following materials are considered class II materials as specified:

1. Exposed aggregate concrete panels
2. Burnished concrete block
3. Integral colored split face (rock face) and exposed aggregate concrete block
4. Cast-in-place concrete
5. Insulated exterior wall panels (E.I.F.S., Drivit and similar brands)
6. Prefinished metal
7. Integral colored concrete panels other than smooth finished
8. Other materials of similar quality as approved by the City Council.

Class III. The following materials are considered class III materials as specified:

1. Unpainted or surface painted concrete block (scored or unscored)
2. Unpainted or surface painted plain or ribbed concrete panels
3. Unfinished or surface painted metal
4. Smooth finished concrete panels
5. Brick, stone, or integral colored material which has been painted
6. Other materials of similar quality as approved by the City Council.

At least 60% of each building face visible from off the site must be of class I materials except as permitted by this section:

For buildings in the I-1 districts which are not located on a County Road or adjacent to or across from any residentially zoned property, class I materials may be reduced to a minimum of 25 percent provided that the architecture and site plan shall meet the following minimum criteria to be considered superior quality:

1. The exposed height of the building wall shall not exceed 15 feet.
2. The number of required plant units shall be increased by 20 percent or the size of 20 percent of the overstory trees installed shall be increased to 3 1/2 caliper inches.
3. A minimum of ten percent of the building facade must be windows or glass spandrels.

Not more than 10% of each building face visible from off the site may be of class III materials. Portions of buildings not visible from off the site may be constructed of greater percentages of class II or class III materials if the structure otherwise conforms to all city ordinances. The mixture of building materials must be compatible and integrated.

Large uninterrupted building elevations are not permitted. No wall may have an uninterrupted length exceeding 80 feet without including at least two of the following: changes in plane; changes in color, texture, materials or masonry pattern; windows; or an equivalent element that breaks up the elevation.

AND

Parking

Parking shall comply with the standards in Section 1060.060 of the ordinance and the additional standards in this section. Parking lot design shall include provisions for cross easements and stubbed access drives to the property line for the use of adjacent properties so that residents and customers do not need to return to the public street system to access adjacent developments. Parking facilities on separate lots in a development with a common lot line separating two or more parking lot areas are not required to comply with the parking/drive aisle setback from the common lot line.

Bicycle racks shall be provided for all multi-family and non-residential uses and may be placed near the entrance if a minimum 5-foot wide pedestrian access to the building entrance is maintained. Bicycle parking may occupy a maximum of two required parking stalls without requiring additional parking.

Parking bays shall have landscape islands at each end of the parking bay and bays in excess of 15 spaces in length shall be divided by intermediate islands. Trees shall be located in the islands to shade the parking lot to reduce the heat island effect. These end landscape islands shall provide at least 360 square feet of area for planting trees, shrubs and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area. Parcels zoned I-1 and developed with larger truck parking shall be exempt from these requirements for the truck parking bays.

A landscape buffer shall be provided between all parking areas and the public sidewalk. The buffer shall consist of shade trees, low shrubs or perennial flowers and a decorative fence or masonry wall. Plantings and parking lot screen walls or fences shall be no less than three feet and no more than four feet in height to allow views into and out of parking areas

Parking lots should incorporate stormwater management into the parking lot as an amenity feature. These features when appropriately designed can be used to meet the landscape island requirements.

Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect glare away from adjoining property, adjacent residential uses and public rights-of-way and be in compliance with Section 1060.040 of this Chapter.

SECTION 2. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council on the xxth day of February 2025.

VOTING AYE

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

Tom McKee - Mayor

ATTEST:

Debra Johnson – City Clerk

City Seal

RESOLUTION NO. 2025-XX

Motion By:
Seconded By:

A RESOLUTION APPROVING FINDINGS OF FACT FOR AN ORDINANCE AMENDING THE TEXT OF TITLE 10 (ZONING ORDINANCE), APPENDIX C (NORTHEAST DISTRICT PLAN AND DESIGN GUIDELINES) OF THE CORCORAN CITY CODE (CITY FILE 24-047)

WHEREAS, Hempel Development LLC requested an ordinance amendment to revise the building materials and parking requirements in Appendix C of the Zoning Ordinance; and

WHEREAS, the amendment would be consistent with the 2040 Comprehensive Plan; and

WHEREAS, the amendment would be consistent with other City Code standards and City policies; and

WHEREAS, the Planning Commission has reviewed the proposed text amendment at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the amendment based upon the finding that:

1. The proposed amendment would be consistent with State law and the City's Comprehensive Plan, and compatible with other provisions of the City Code.
2. The proposed amendment is consistent with the parking standards in other sections of the City Code.
3. The proposed amendment allows flexibility in design for industrial development while still meeting the City's goals in the Northeast District.

VOTING AYE

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Friedrich, Michelle
- Lanterman, Mark
- Nichols, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this xx day of February 2025.

Tom McKee - Mayor

ATTEST:

RESOLUTION NO. 2025-XX

Debra Johnson – City Clerk

City Seal



January 9, 2025

Kendra Lindahl
Natalie Davis
City of Corcoran
Sent via email

RE: Application for Zoning Ordinance Text Amendment to Designate Painted Precast Concrete Panels as a Class I Material in the Northeast Industrial District

Dear Kendra and Natalie,

We respectfully submit this letter in support of our Brockton Business Park application for a zoning ordinance text amendment to reclassify painted precast concrete panels as a Class I material in the Northeast Industrial District of Corcoran. This request aligns with the City's design guidelines for quality industrial development, as outlined on pages 10 and 11 of the Northeast District Plan and Design Guidelines and supports the City's goals for high-quality architectural and durable materials for industrial buildings.

The current classification of painted precast concrete panels as a Class III material does not reflect their widespread use, industry acceptance, and durable properties. These panels are commonly approved as primary building materials in industrial developments across the region and in many municipal zoning codes. Painted precast concrete panels offer exceptional structural performance, a clean and modern aesthetic, and superior longevity with minimal maintenance.

Alignment with the Northeast District Design Guidelines

The City's guidelines prioritize high-quality architectural features and durable materials, emphasizing building design that reflects Corcoran's rural character while ensuring economic viability. Painted precast concrete panels, when finished with advanced coating systems, meet these criteria through:

1. **Visual Quality:** These panels provide smooth finishes, color versatility, and design flexibility, which allow them to seamlessly integrate with other Class I materials.
2. **Durability:** Painted precast concrete is resistant to environmental wear, reducing long-term maintenance costs and contributing to sustainable development goals.
3. **Economic and Sustainable Benefits:** Their efficiency in construction timelines and resource use aligns with the City's sustainable design framework.

Additionally, allowing painted precast concrete as a Class I material will enhance the City's ability to attract industrial developers seeking modern, cost-effective solutions while maintaining compliance with Corcoran's aesthetic and architectural goals.



10050 Crosstown Circle, Suite 100
Eden Prairie, MN 55344

T 612 355 2600

Precedent in Regional Municipal Codes

In other municipalities, painted precast concrete panels are recognized as a Class I or equivalent material in industrial zoning districts, highlighting their acceptance as a premium material for industrial developments. Their inclusion as a Class I material would position Corcoran competitively within the Twin Cities region for industrial investment while ensuring the high-quality standards envisioned for the Northeast District.

Conclusion

We believe this amendment reflects the evolving standards of industrial building design and supports Corcoran's commitment to sustainable, high-quality development. We welcome the opportunity to discuss this proposal further and demonstrate how painted precast concrete panels can contribute to the Northeast District's success as a premier industrial area.

To provide additional information for your review, we have enclosed our design renderings which showcase our modern design aesthetic and have also enclosed an exhibit showing the allocation of precast panels and glass on the Olympus building in Brooklyn Park, which was highlighted in the Design Guidelines as an example of Class 1 design. The design of this building aligns closely with the material allocation proposed in our Brockton Business Park design.

Thank you for your consideration of this request. Please do not hesitate to contact us with any questions or to schedule a meeting to review our proposal in greater detail.

Thank you,

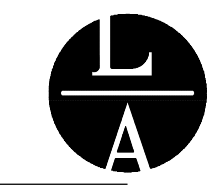
A handwritten signature in black ink, appearing to read 'Brandon Champeau', written in a cursive style.

Brandon Champeau
Executive Vice President
Hempel Real Estate

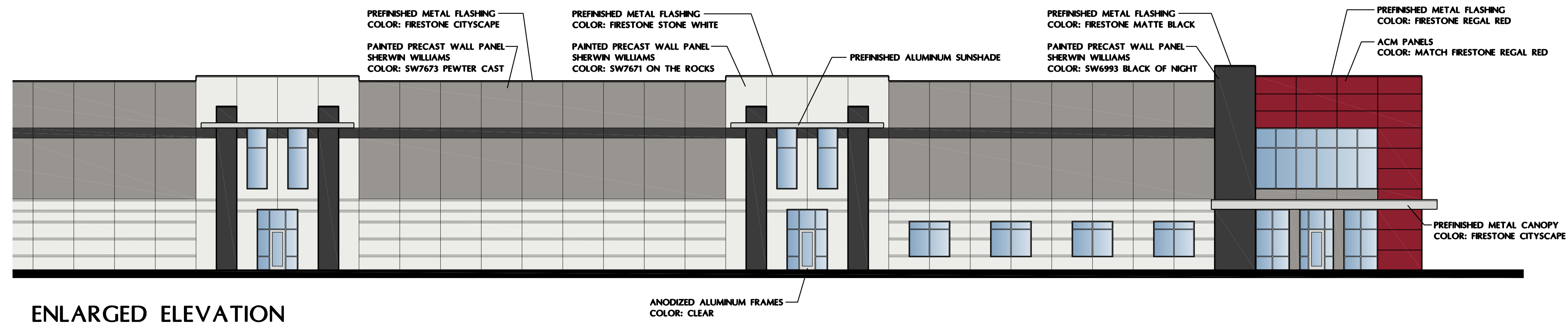
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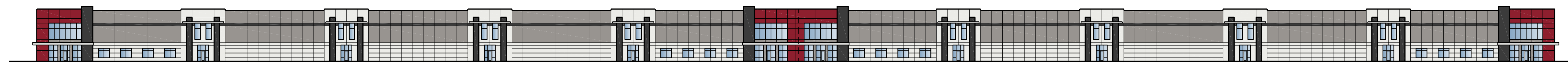




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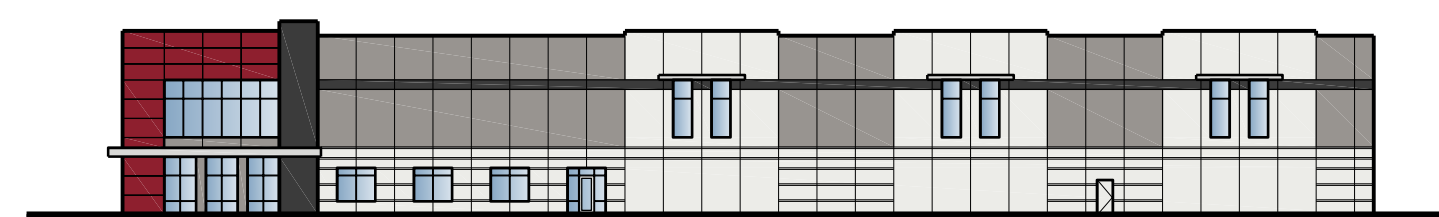
ENLARGED ELEVATION



EAST ELEVATION

MATERIAL COMPOSITION - EAST

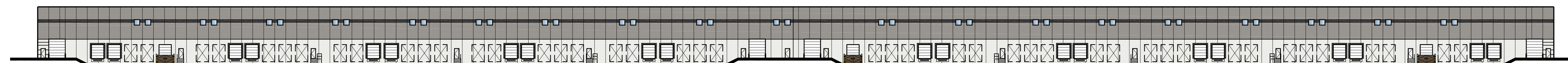
GLASS	-	4,544 S.F.	(11.0%)
ACM PANELS	-	2,326 S.F.	(5.6%)
ALUM SUNSHADES	-	240 S.F.	(0.4%)
PRECAST CONCRETE	-	34,215 S.F.	(83.0%)
TOTAL	-	41,235 S.F.	(100%)



NORTH ELEVATION

MATERIAL COMPOSITION - NORTH

GLASS	-	1,061 S.F.	(10.8%)
ACM PANELS	-	632 S.F.	(6.5%)
ALUM SUNSHADES	-	54 S.F.	(0.6%)
DOORS	-	24 S.F.	(0.2%)
PRECAST CONCRETE	-	8,026 S.F.	(81.9%)
TOTAL	-	9,797 S.F.	(100%)



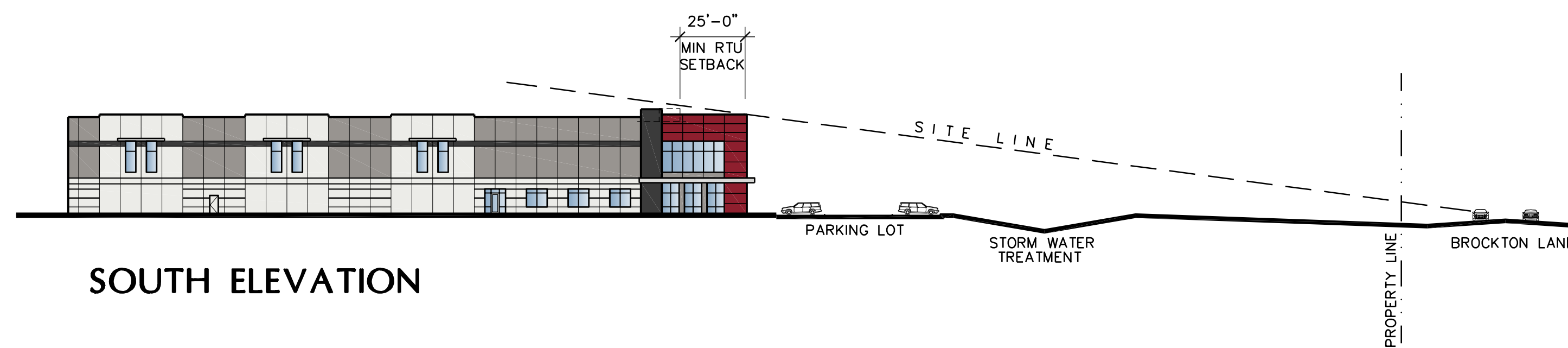
WEST ELEVATION

MATERIAL COMPOSITION - WEST

GLASS	-	608 S.F.	(1.5%)
DOORS	-	3,030 S.F.	(7.4%)
PRECAST CONCRETE	-	37,062 S.F.	(91.1%)
TOTAL	-	40,700 S.F.	(100%)

MATERIAL COMPOSITION - SOUTH

GLASS	-	1,061 S.F.	(10.8%)
ACM PANELS	-	632 S.F.	(6.5%)
ALUM SUNSHADES	-	54 S.F.	(0.6%)
DOORS	-	24 S.F.	(0.2%)
PRECAST CONCRETE	-	8,026 S.F.	(81.9%)
TOTAL	-	9,797 S.F.	(100%)

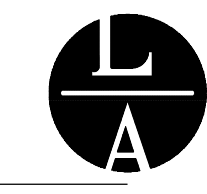


SOUTH ELEVATION

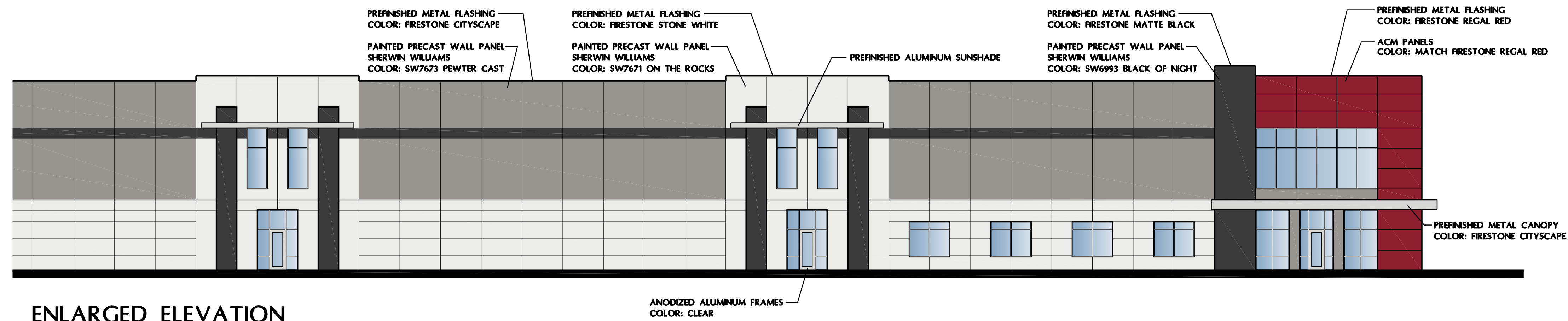
BROCKTON BUSINESS PARK BUILDING 1

Corcoran, Minnesota

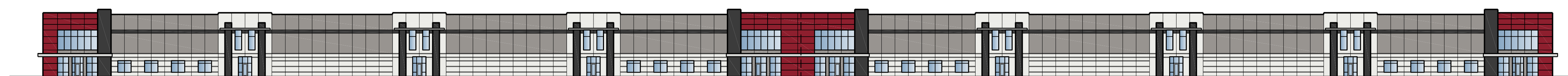
NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.



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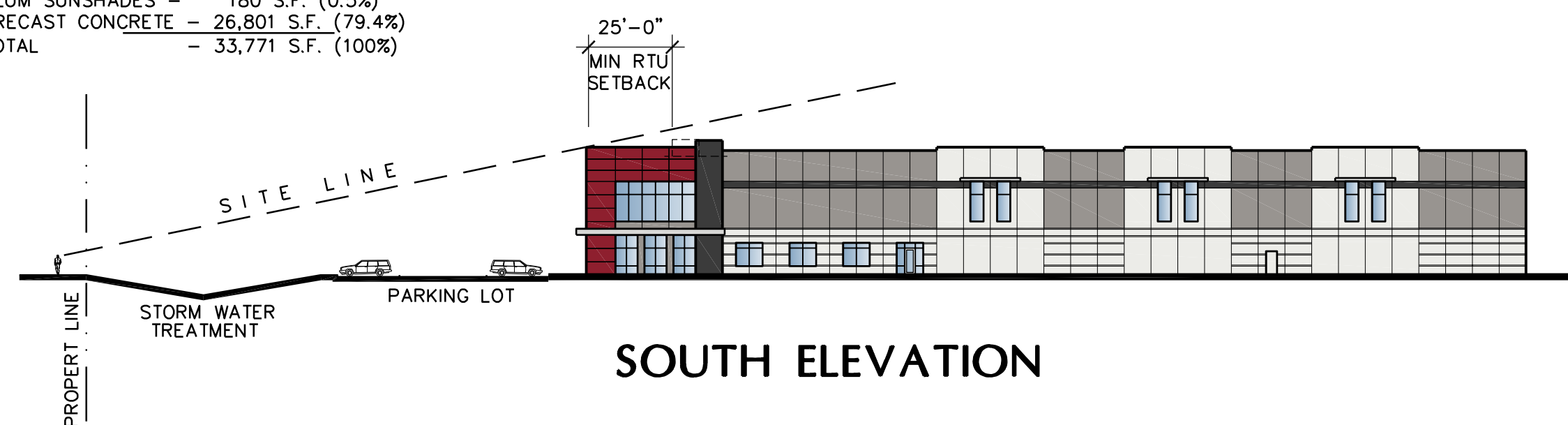
ENLARGED ELEVATION



WEST ELEVATION

MATERIAL COMPOSITION - WEST

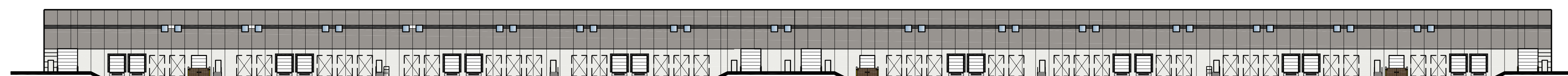
GLASS	- 4,160 S.F. (12.3%)
ACM PANELS	- 2,630 S.F. (7.8%)
ALUM SUNSHADES	- 180 S.F. (0.5%)
PRECAST CONCRETE	- 26,801 S.F. (79.4%)
TOTAL	- 33,771 S.F. (100%)



SOUTH ELEVATION

MATERIAL COMPOSITION - SOUTH

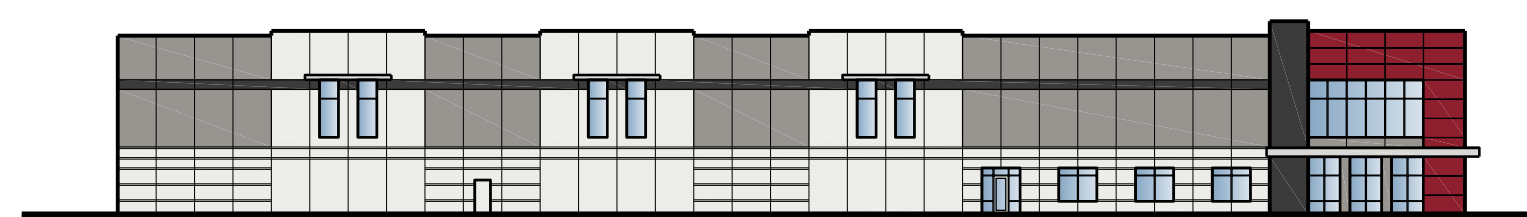
GLASS	- 1,061 S.F. (10.1%)
ACM PANELS	- 632 S.F. (6.0%)
ALUM SUNSHADES	- 54 S.F. (0.5%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,766 S.F. (83.2%)
TOTAL	- 10,537 S.F. (100%)



EAST ELEVATION

MATERIAL COMPOSITION - EAST

GLASS	- 480 S.F. (1.5%)
DOORS	- 2,646 S.F. (7.9%)
PRECAST CONCRETE	- 30,174 S.F. (90.6%)
TOTAL	- 33,300 S.F. (100%)



NORTH ELEVATION

MATERIAL COMPOSITION - NORTH

GLASS	- 1,061 S.F. (10.1%)
ACM PANELS	- 632 S.F. (6.0%)
ALUM SUNSHADES	- 54 S.F. (0.5%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,766 S.F. (83.2%)
TOTAL	- 10,537 S.F. (100%)

BROCKTON BUSINESS PARK BUILDING 2

Corcoran, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.



Olympus Building- Brooklyn Park, MN



Better. Stronger. Faster.

FINISHES & CAPABILITIES





WE PROVIDE PRECAST CONCRETE SOLUTIONS AND SERVICES THAT SOLVE PROBLEMS FOR THE MODERN CONSTRUCTION INDUSTRY.

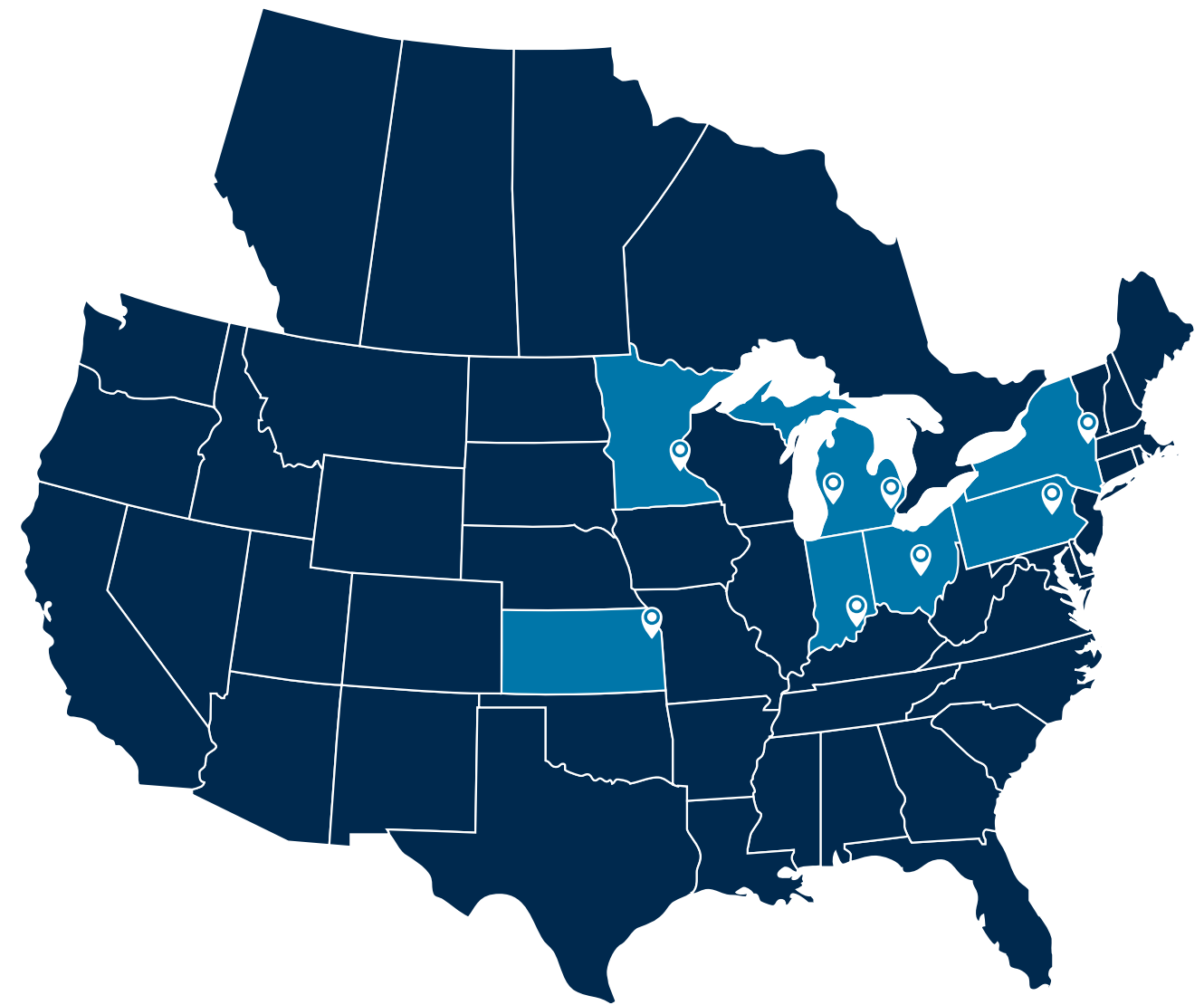
Fabcon's precast panels are available in a large variety of colors and finishes. When you consider the scope of naturally-occurring aggregates, pigments and custom finish capabilities, the only limitation is your own imagination.

Fabcon is an expert in all things precast and can be instrumental in helping you get started with your next project. If at any time you have questions, we encourage you to reach out to your Fabcon Sales Engineer.

If you are not currently working with a Fabcon Sales Engineer, please call (800) 727-4444.

IN THIS GUIDE:

- ABOUT FABCON.....03
- END-TO-END PROCESS.....04
- KEY MARKETS.....06
- PANEL OPTIONS.....09
- PIGMENT OPTIONS.....10
- INTERIOR FINISHES.....12
- EXTERIOR FINISHES.....14



OUR EIGHT LOCATIONS MEAN YOU HAVE OPTIONS

Our strategically-located manufacturing facilities give Fabcon an effective span of delivery that includes most everything east of the Rockies and north of the Gulf Coast. We've delivered and installed our product in 46 states, 4 Canadian Provinces and the District of Columbia.



END-TO-END CAPABILITIES

You get the biggest benefit when we're a part of your project team from the start. From inception to installation, our solutions are designed to support structural and architectural precast solutions.



SALES CONSULTATION:

From day one, we partner with our clients to offer customized solutions that meet project demands.

PROJECT MANAGEMENT:

All projects are fully managed by our in-house team from engineering through installation to increase accuracy, reduce risk and ensure the best results for our customers.



DESIGN:

Our engineering and drafting teams partner closely with the structural and architectural teams to match our design with projects specifications.



MANUFACTURE:

Our state-of-the-art, climate-controlled manufacturing facilities are PCI-certified, ensuring accuracy and quality on every project.



LOGISTICS:

Our yard operations go beyond storage to include additional quality inspections and finish treatments as well as delivery sequencing to ensure projects are constructed quickly.



INSTALL:

Our crews of PCI-certified installers are expertly trained. Installation methods are matched to the project and site-specific requirements.

ENDLESS SOLUTIONS FOR ALL BUILDING TYPES

From corporate headquarters to grocery stores, manufacturing facilities to ice arenas, car dealerships to data centers... Fabcon has rock-solid solutions for your next project.



WAREHOUSE



OFFICE



ENTERTAINMENT



MANUFACTURING



RETAIL



PARKING



HOTEL



DATA CENTER



COMMUNITY/PUBLIC



EDUCATION



MULTI-FAMILY

BUILT TO ORDER: GIVING YOU OPTIONS AND FLEXIBILITY

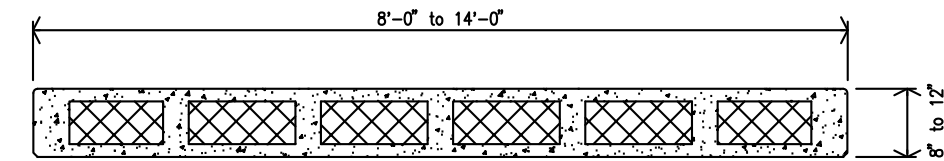
Our manufacturing capabilities offer the most choices and flexibility in the precast industry. Panels can reach heights of 73 feet or more*, variable R-values up to R-28.2 and panel widths up to 15'**.

*Maximum heights require special structural and engineering considerations

** Depending on the plant of origin

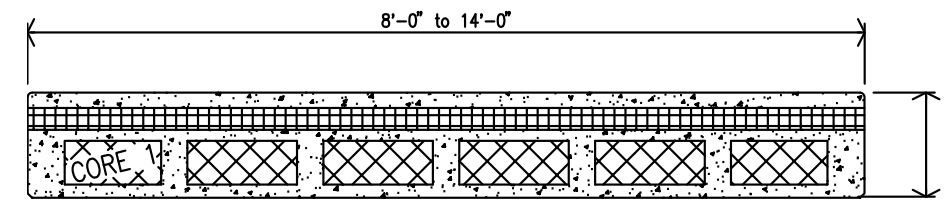


TYPES OF WALL PANELS:



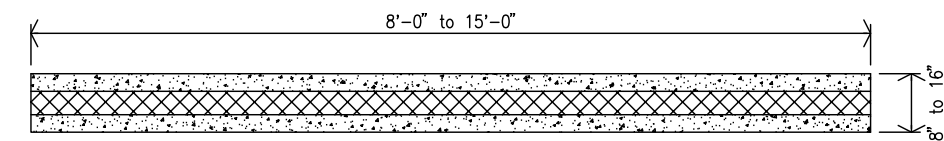
VersaCore+ Green:

Packed with equal parts performance and value, VersaCore is an ideal precast panel solution.

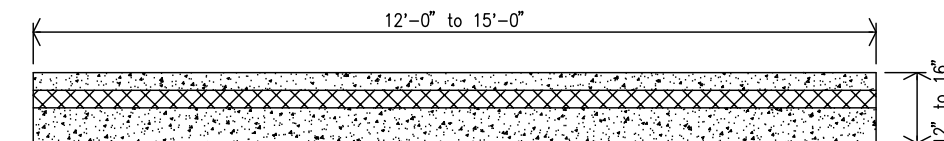


VersaCore+ Green Sandwich:

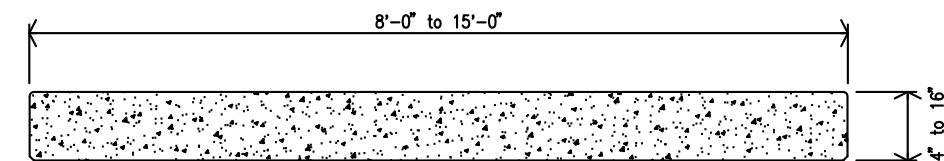
With peak thermal performance, these panels have a continuous 2.5-inch layer of insulation, boosting the static R-value by up to 250% compared to other building methods.



Composite: These panels provide edge-to-edge insulation, support larger openings, and deliver top level architectural finishes.



Non Composite: A structural system with a thicker structural wythe, a layer of continuous insulation, and a thinner concrete face.



Solid: Solid walls allow for quick installation for load-bearing structures such as stairwells, elevator shafts, or interior shear and demising walls without insulation.

ICON KEY:

Throughout this guide we've indicated form side finishes, top side finishes and relative cost with the following icons:



TOP SIDE FINISHES



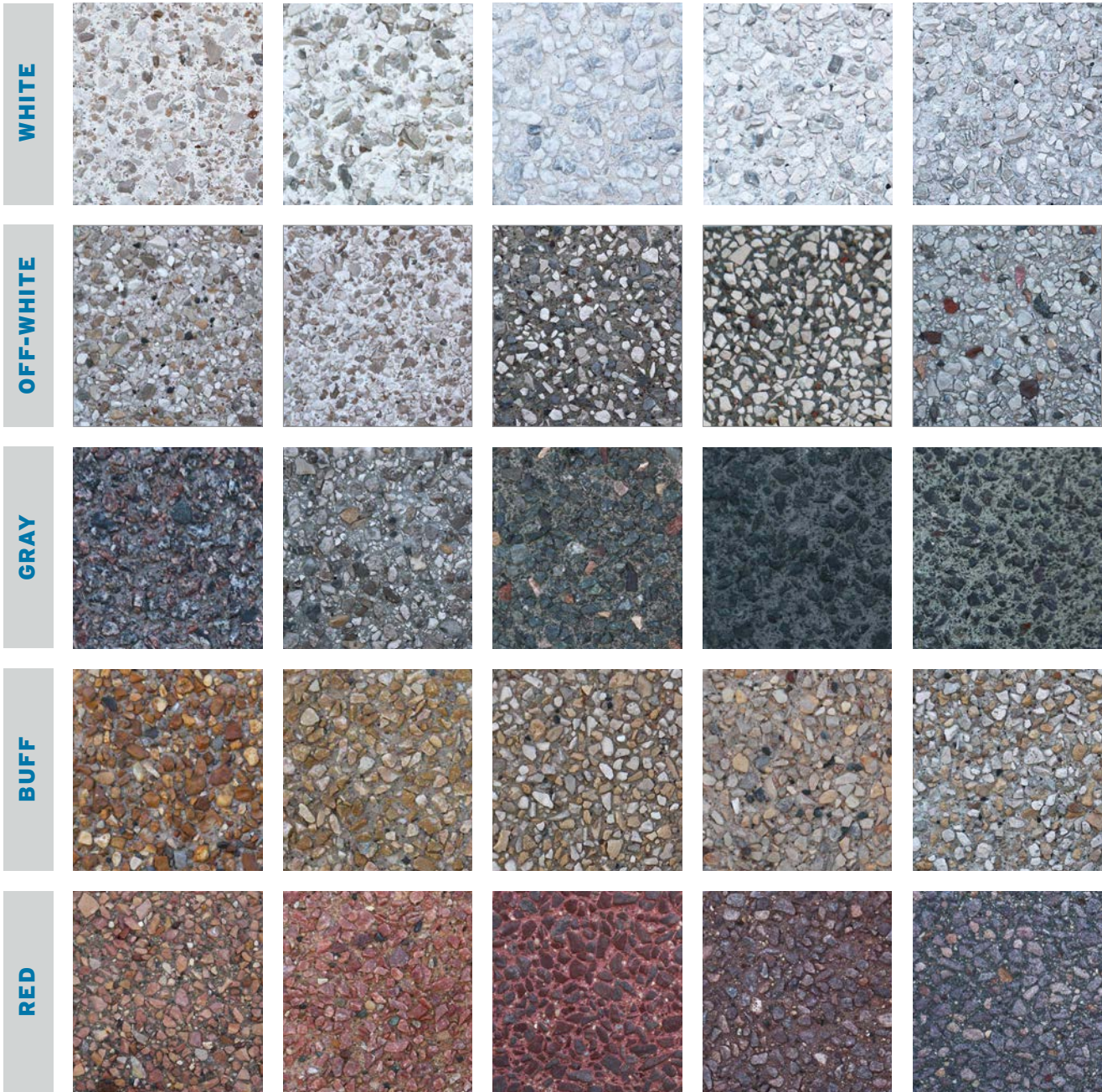
FORM SIDE FINISHES



EXPENSE LEVEL

EXPLORE LIMITLESS COLOR OPTIONS

Our panels provide a broad range of color options through combining of aggregates, sands, cement types and pigments. Color can also be manipulated through varying types of finish methods. The images below are meant to spark inspiration, not to display specific available colors.



THERE ARE TWO SIDES TO EVERY STORY

1. TOP SIDE

When the exterior finish is specified as a “top side,” finish, with rib, rake, imprint, and exposed aggregate, as examples, the interior building finish is then created on the “form side” of the panel. A major advantage of the “form side” of the panel being the interior finish, is that, with little preparation the surface can be painted or otherwise directly finished. Form side interior finish are more reflective and cleaner than typical top side interior finishes, such as broom or trowel.



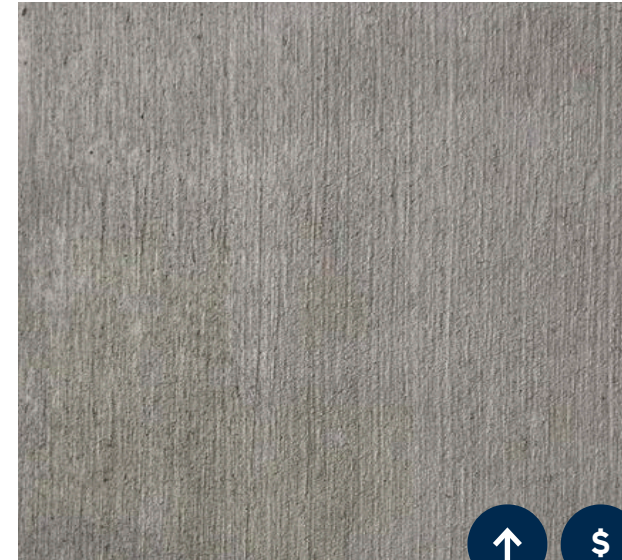
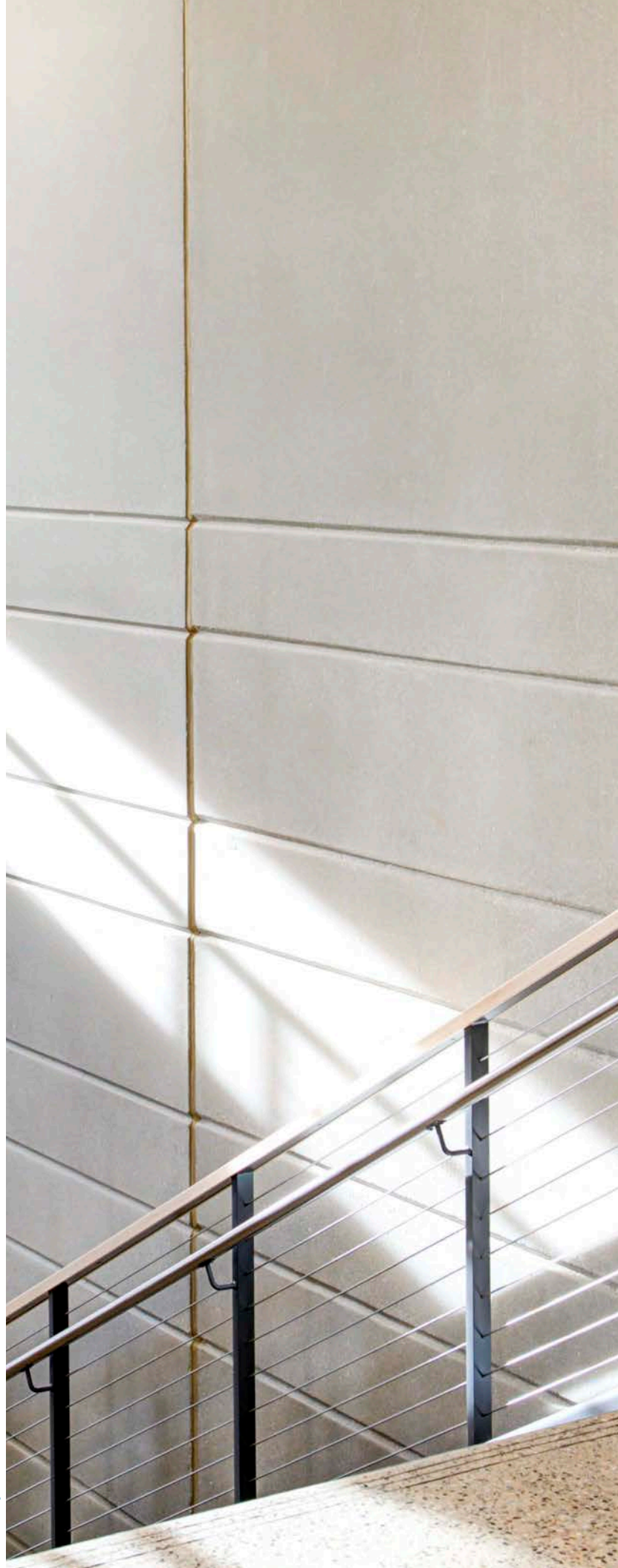
2. FORM SIDE

If the project design calls for a “form side” finish at the exterior, then the interior finish is created on the “top side” of the panel in the casting process. In this case, there is a choice of a broom finish or various levels of troweled finishes. Trowel finishes include, at increasing cost, our standard float, soft trowel and hard trowel.

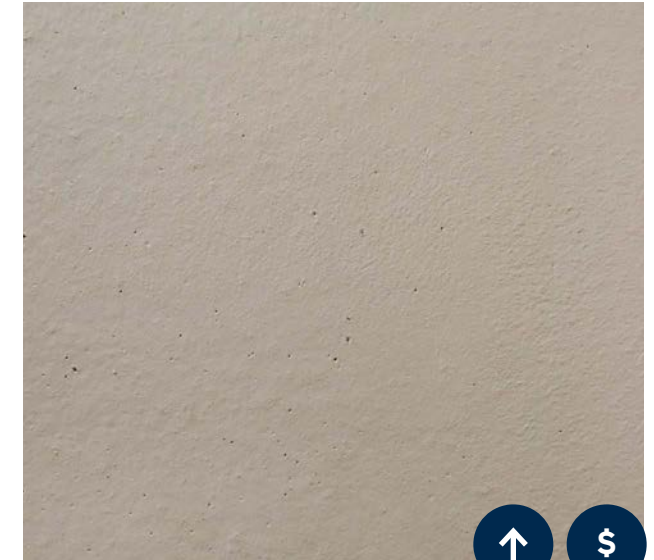
From the beginning, exterior finishes and the structural and thermal performance attributes of structural precast have garnered much of the attention.

However, when choosing a finish, you must take into account the finish on both the interior and exterior of the panel. The interior finishes of precast concrete walls are a critical aspect of both aesthetics and functionality.

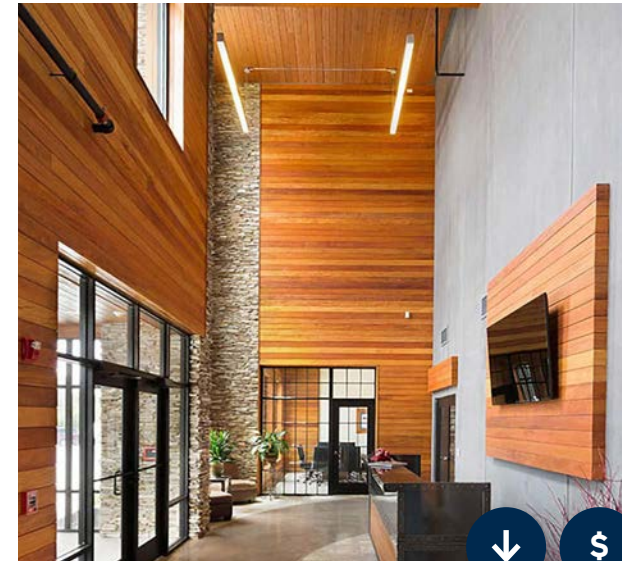
INTERIOR FINISHES



Broom



Float



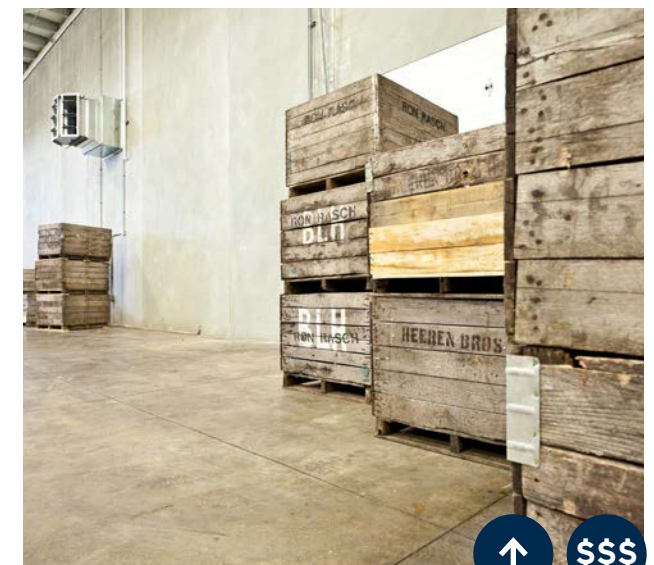
Steel Form



Steel Form



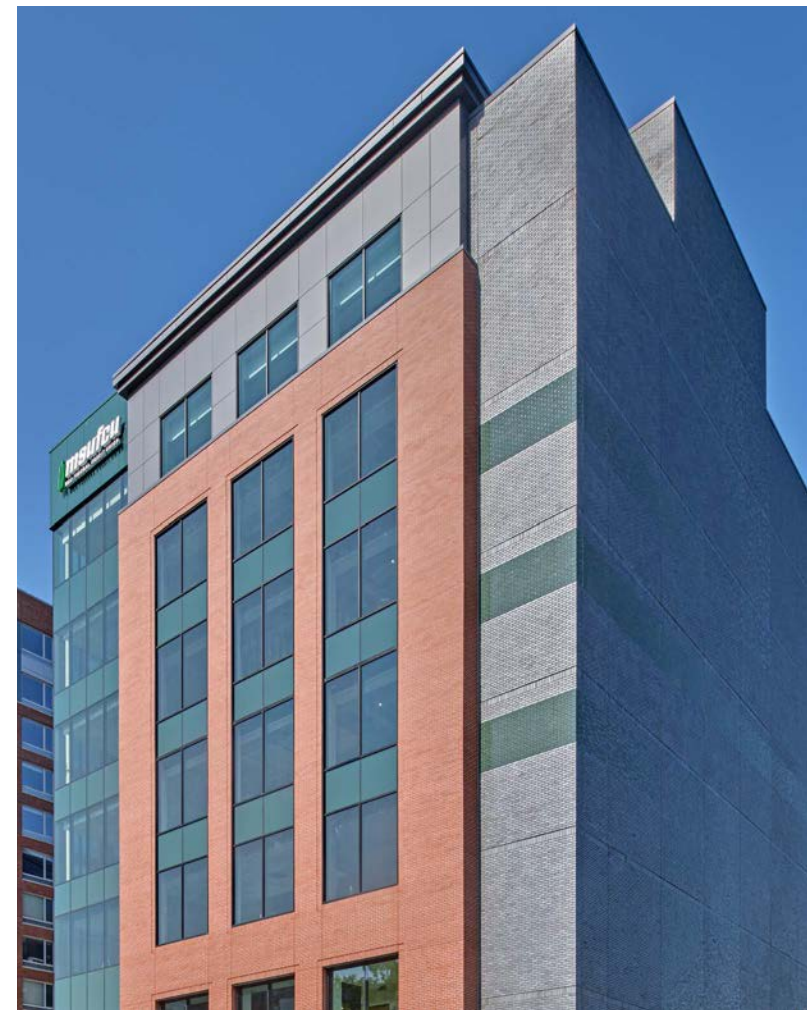
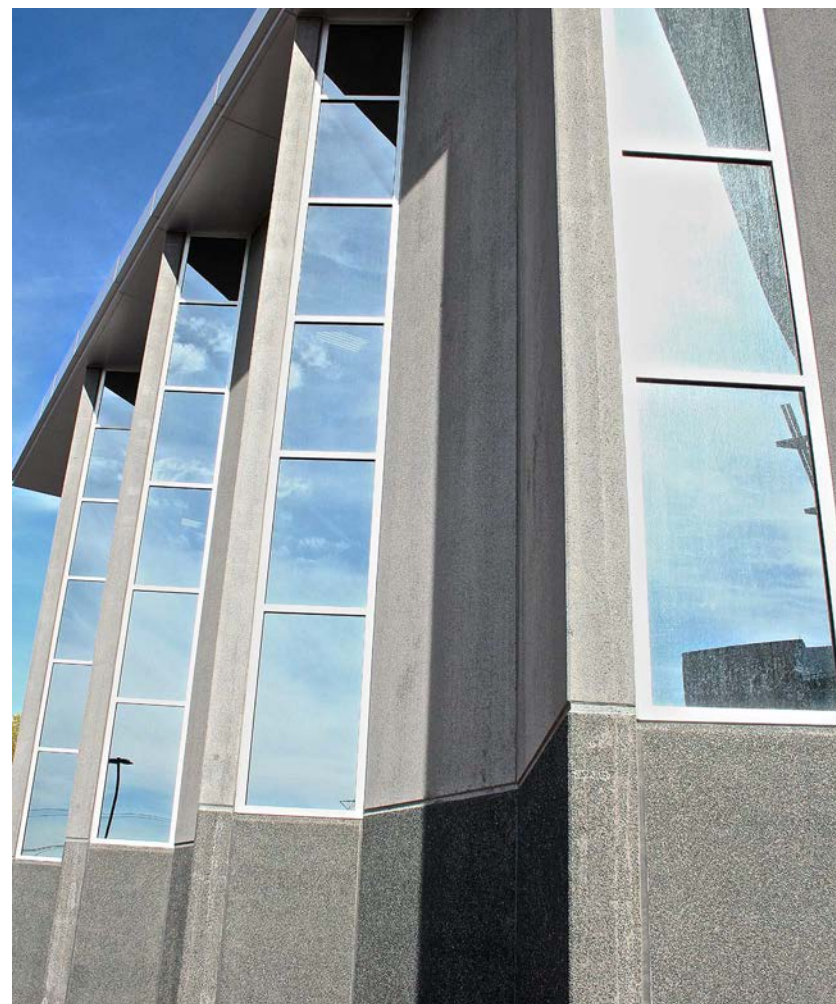
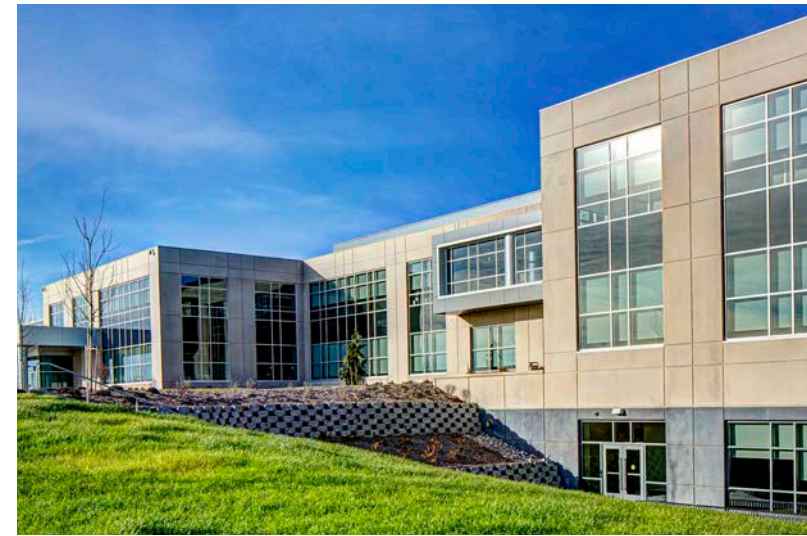
Formliner



Hard Trowel



The exterior finishes of panels are important in shaping the appearance of a structure. Precast offers remarkable versatility in exterior finishes, accommodating an array of architectural styles and functional demands.



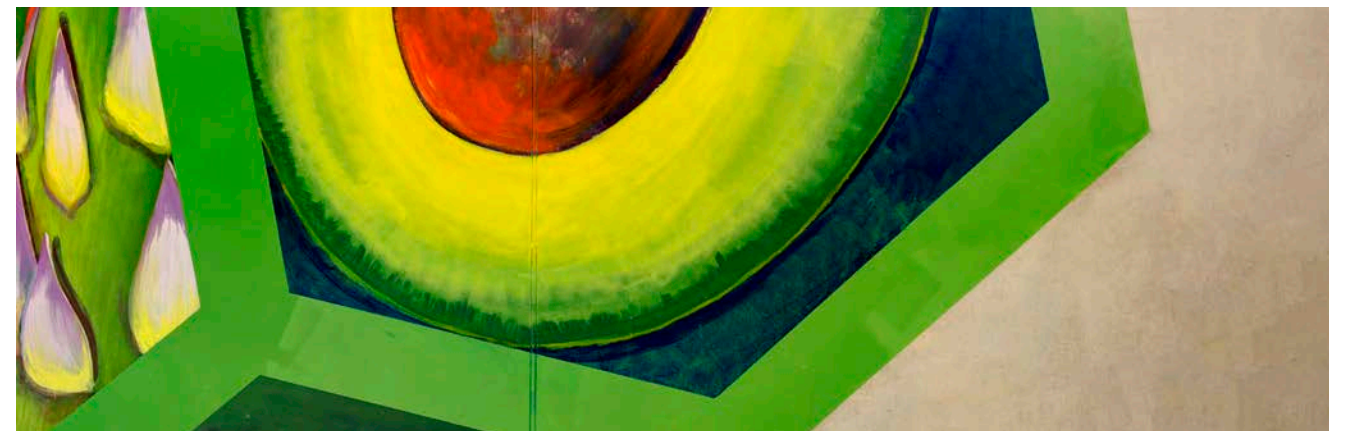
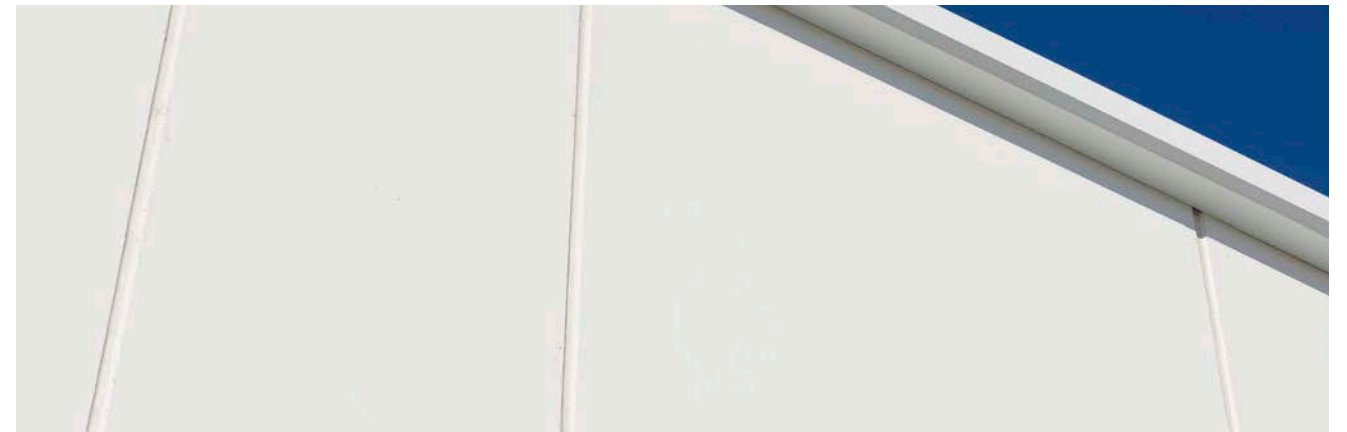
EXTERIOR FINISHES

STEEL FORM PAINTED FINISH

The steel form finish is the surface of the form. The process creates a flat, smooth surface. Painting the steel form finish is one of the most economical finish options. You can utilize a large range of color and use multiple colors on the same project. Paint is applied in the field by others.

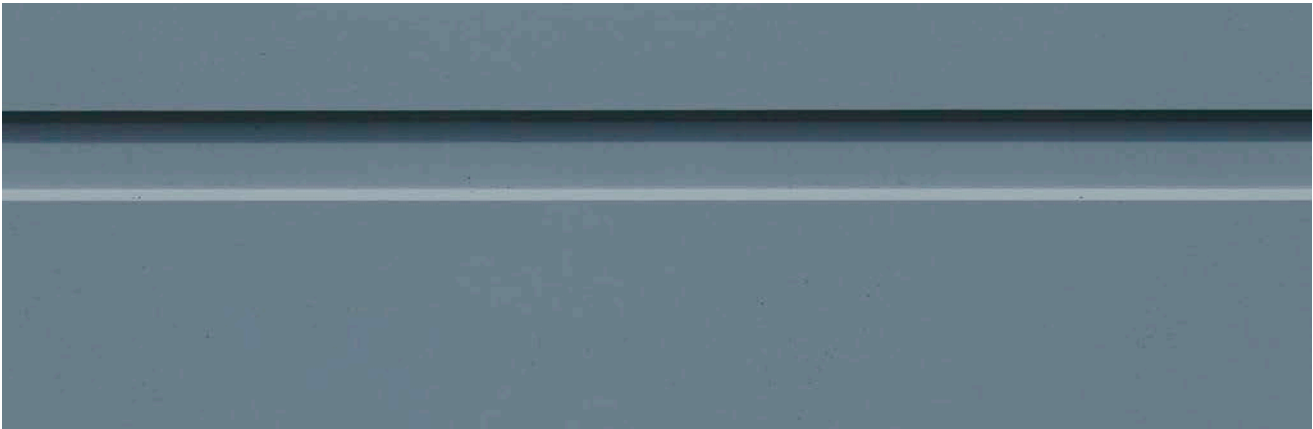
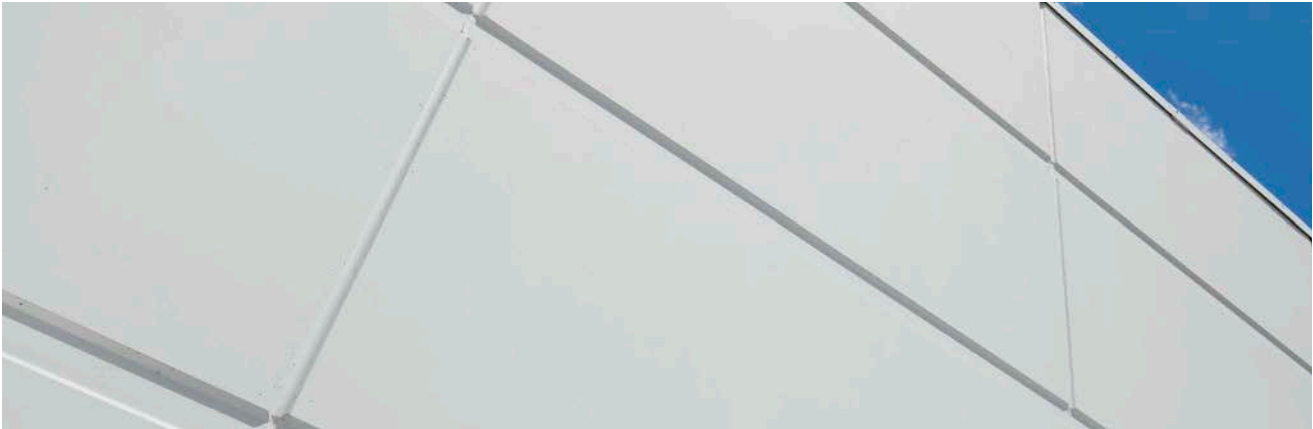
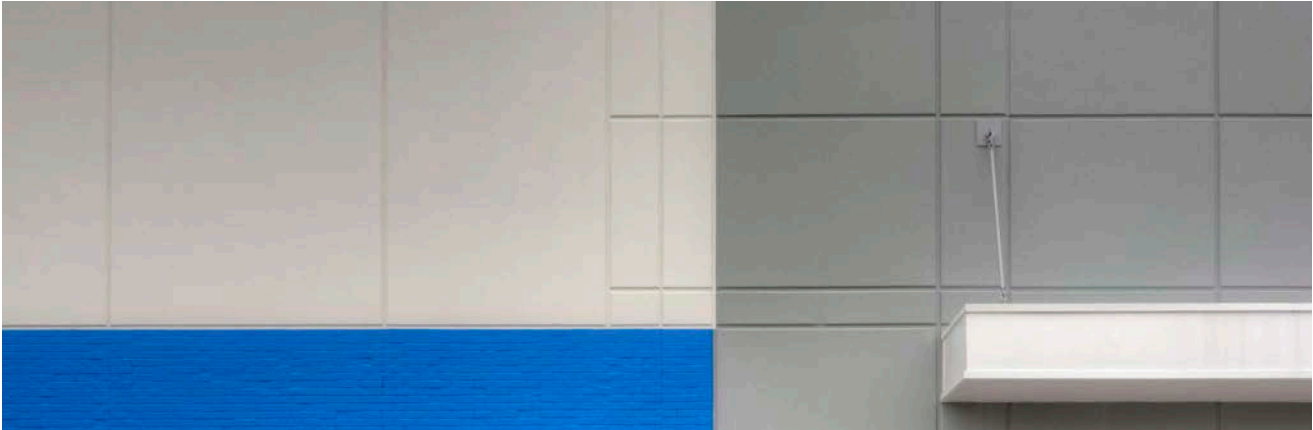


SPERO ACADEMY | MINNEAPOLIS, MN



STEEL FORM PAINTED FINISH WITH REVEALS

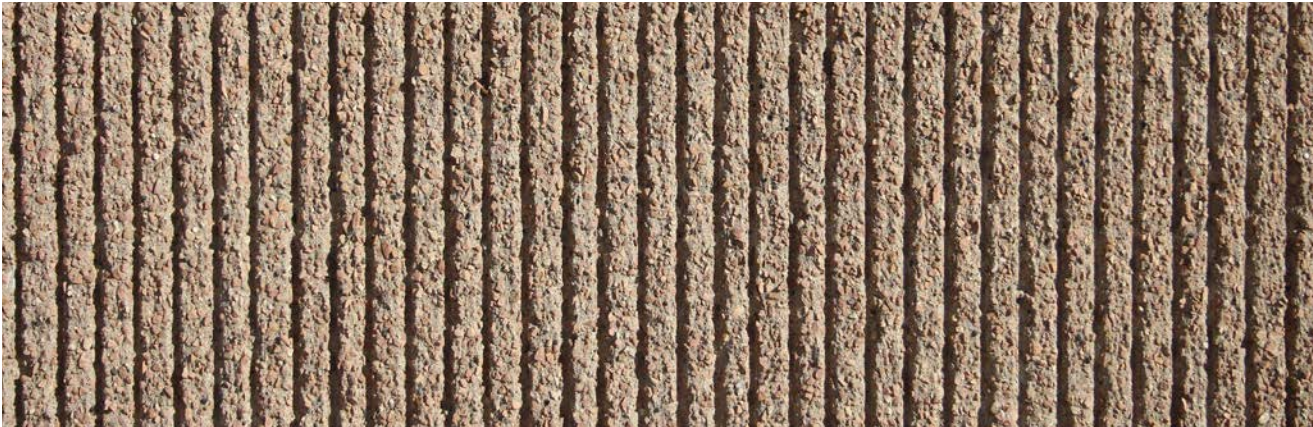
Reveals can be added to the steel form finish to create added architectural features with little added cost.



PREMIER MARINE | BIG LAKE, MN

TOP SIDE EXPOSED AGGREGATE FINISH

The top side exposed aggregate is the most cost effective way to achieve a low maintenance exterior finish. A chemical retarder is applied to slow the hydration of the top layer of cement. After curing, the panel goes through a washing process, exposing the aggregate in the finish, creating a permanent color from the natural stone. This method results in the aggregate appearing randomized and with an etched appearance. Bands may be created with score lines and colors can be enhanced with the use of field applied tinted sealers.



RAKE FINISH

Grooves can be raked into the top of the panels during the casting process and can be either natural finish or exposed aggregate. Rake finishes come in a variety of widths.



PREMIER MARINE ENVISION | BIG LAKE, MN



STANDARD RAKE:

The standard rake finish creates vertical striations 2" on center, which results in a general vertical finish.



WIDE RAKE:

The wide rake finish creates vertical striations 3" on center which results in a general vertical finish.



RANDOM RAKE:

The random rake finish creates vertical striations of varying widths on center which results in a general vertical finish and de-emphasizes the caulk joints.

RIB FINISH

Ribs are extruded onto the top finish of the wall panels during the casting process. Rib finishes can be either natural finish or exposed aggregate. Rib finishes come in two heights as well as two width patterns.



SHAKOPEE ICE ARENA | SHAKOPEE, MN



UNIFORM:

Ribs are 2.5” wide at the base and 1.5” high with a 3.25” flat area between the ribs.



UNIFORM LOW:

Ribs are 1.75” wide at the base and .75” high with a 3.25” flat area between the ribs.



RANDOM:

Ribs are 2.5” wide at the base and 1.5” high. Flat area between the ribs varies to create the random pattern and de-emphasize caulk joints.



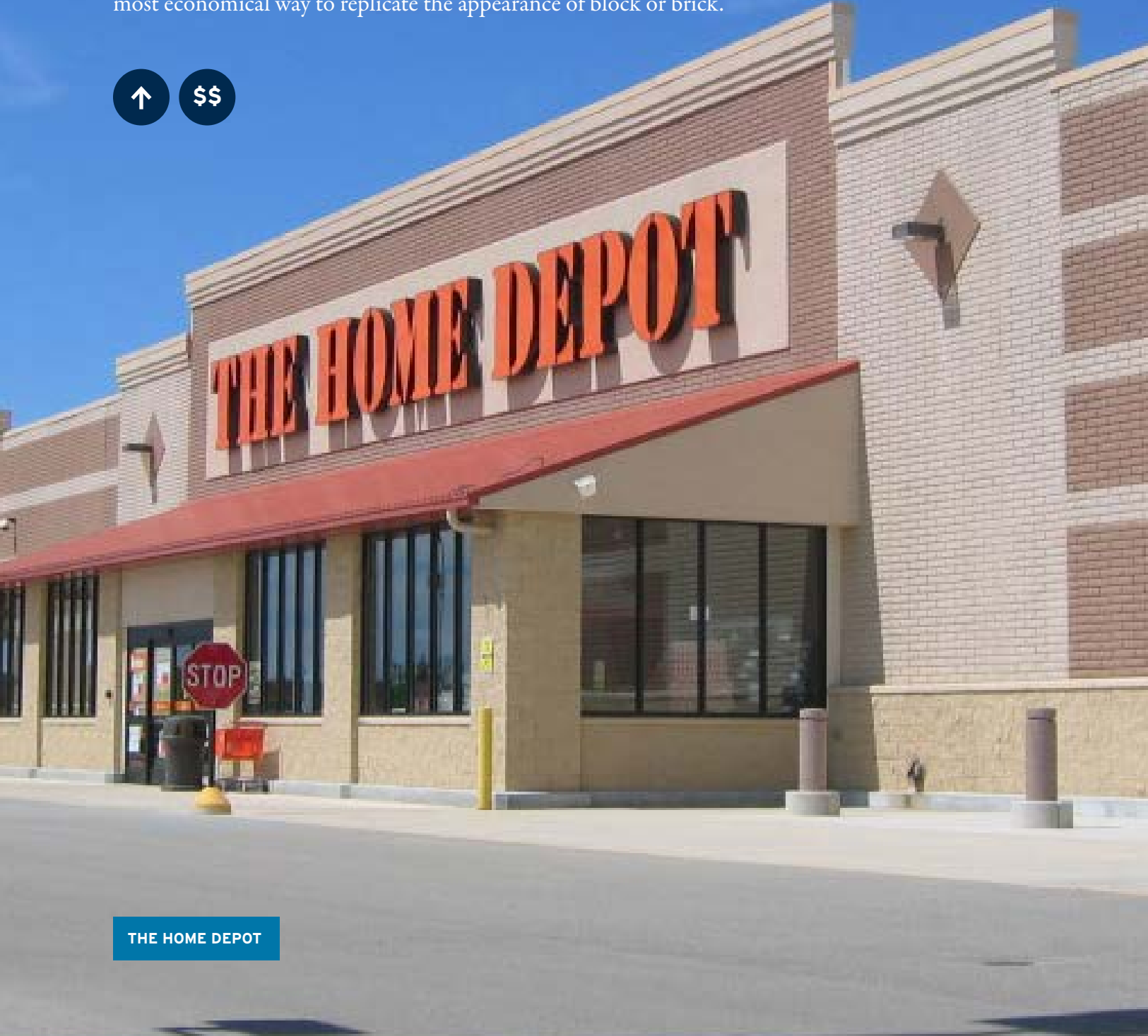
RANDOM LOW:

Ribs are 1.75” wide at the base and .75” high. The random low rib uses the same random spacing as the random rib.

NOTE: CUSTOM RIB PATTERNS CAN BE DEVELOPED TO MEET YOUR PROJECT NEEDS

IMPRINT FINISH

The imprint finish is applied to the top face of the panel during the casting process. Imprints are available in a variety of patterns, to simulate block, stacked stone or brick. Imprints can be applied to natural gray or exposed aggregate surfaces. Imprint finish is the most economical way to replicate the appearance of block or brick.



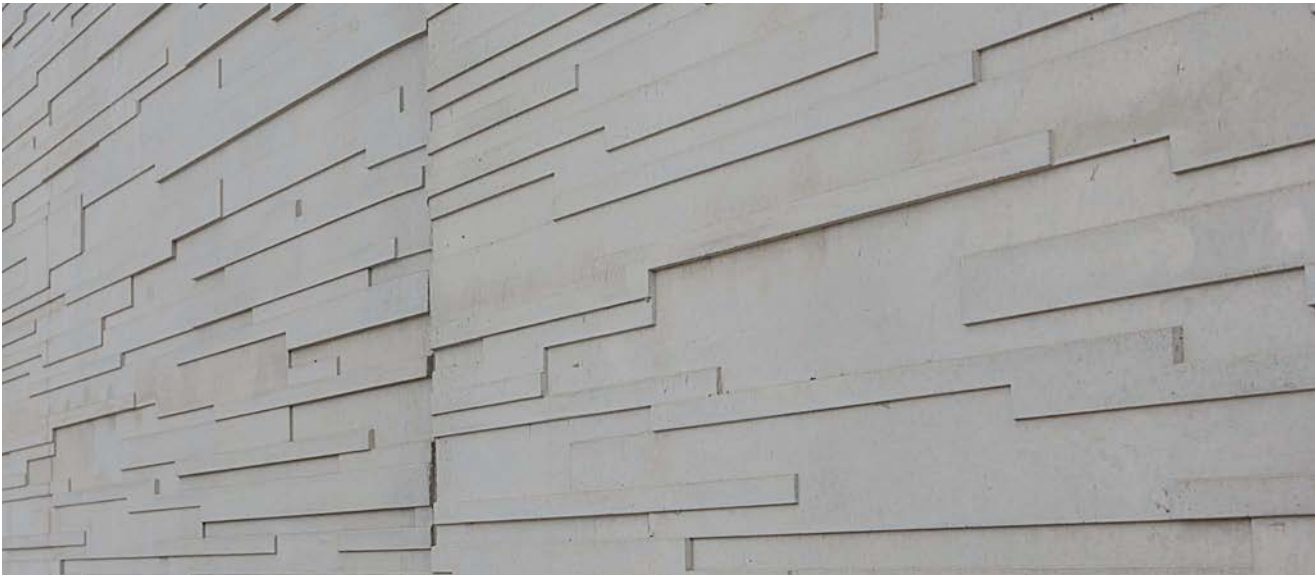
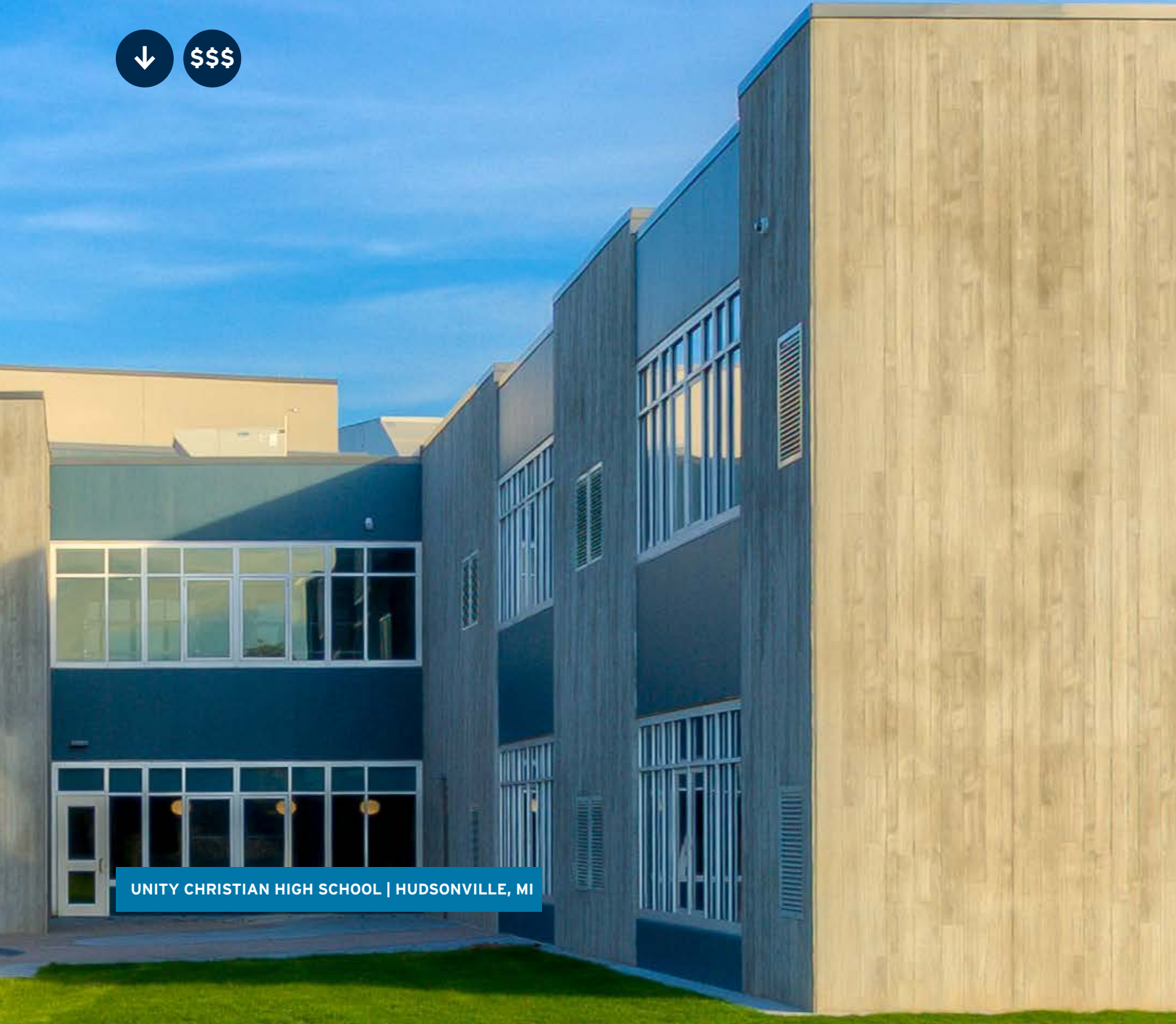
THE HOME DEPOT



NOTE: CUSTOM IMPRINT PATTERNS CAN BE DEVELOPED TO MEET YOUR PROJECT NEEDS

FORMLINER FINISH

Formliners can be used to generate a multitude of patterns and textures. The patterns are limitless, but some of the most common are brick and block patterns, wood texture, a variety of rib patterns, or as a mold to cast thin brick into the precast. They can be used for the whole building, on selected individual panels, or even as accents to parts of panels. Consult with your Fabcon Sales Engineer for more details of the limitless possibilities when using formliner on your project.



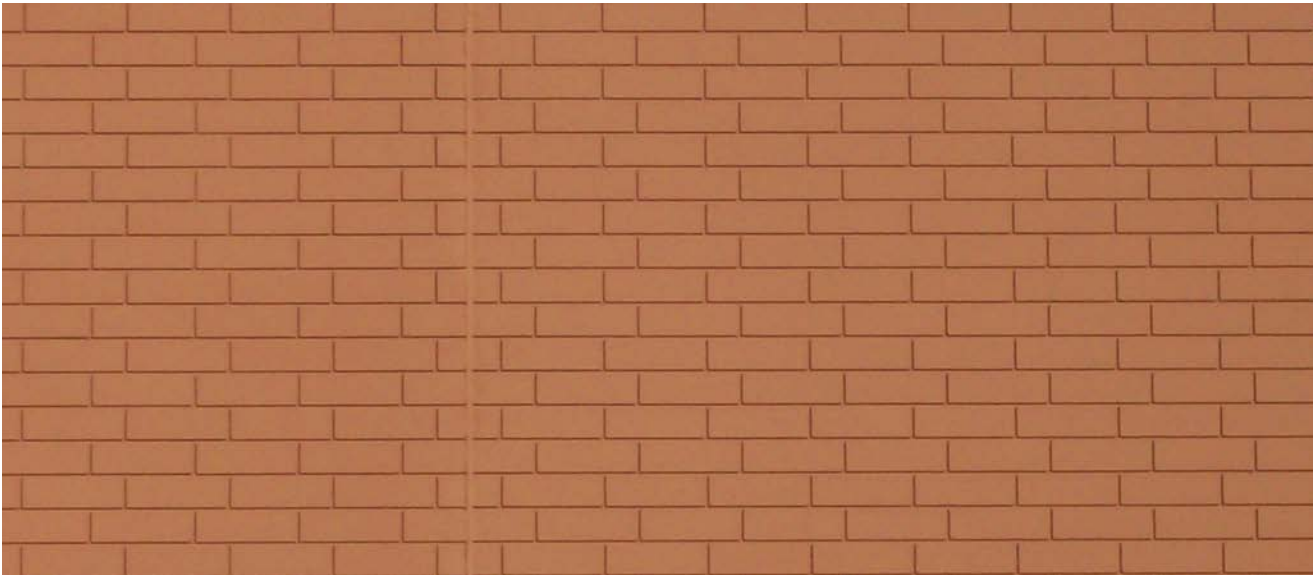
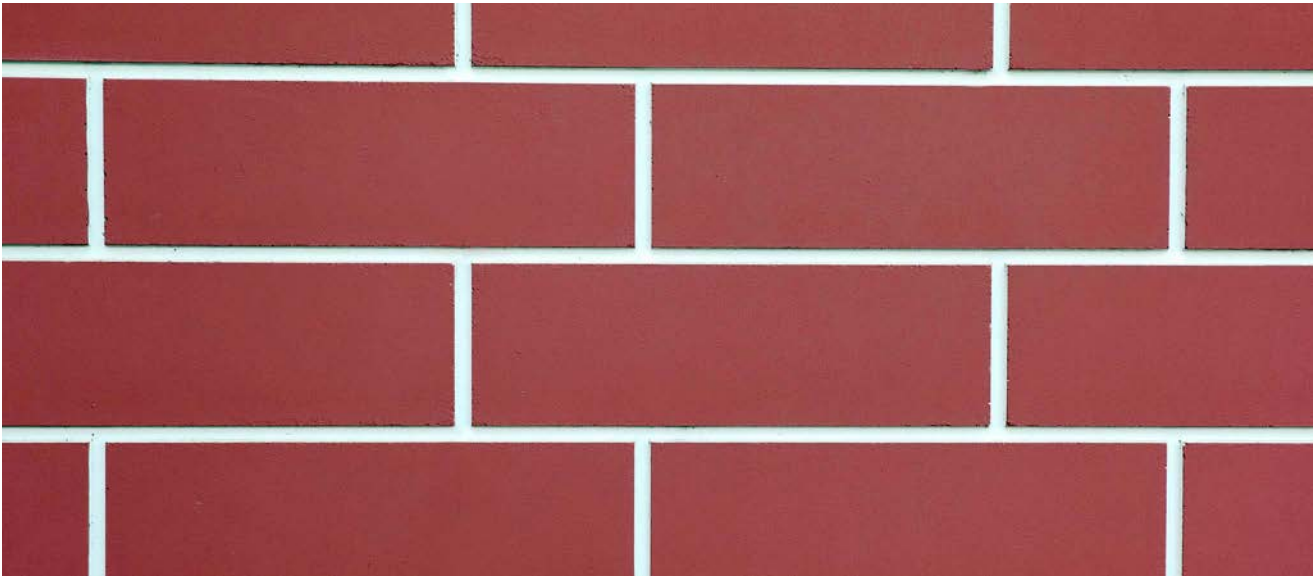
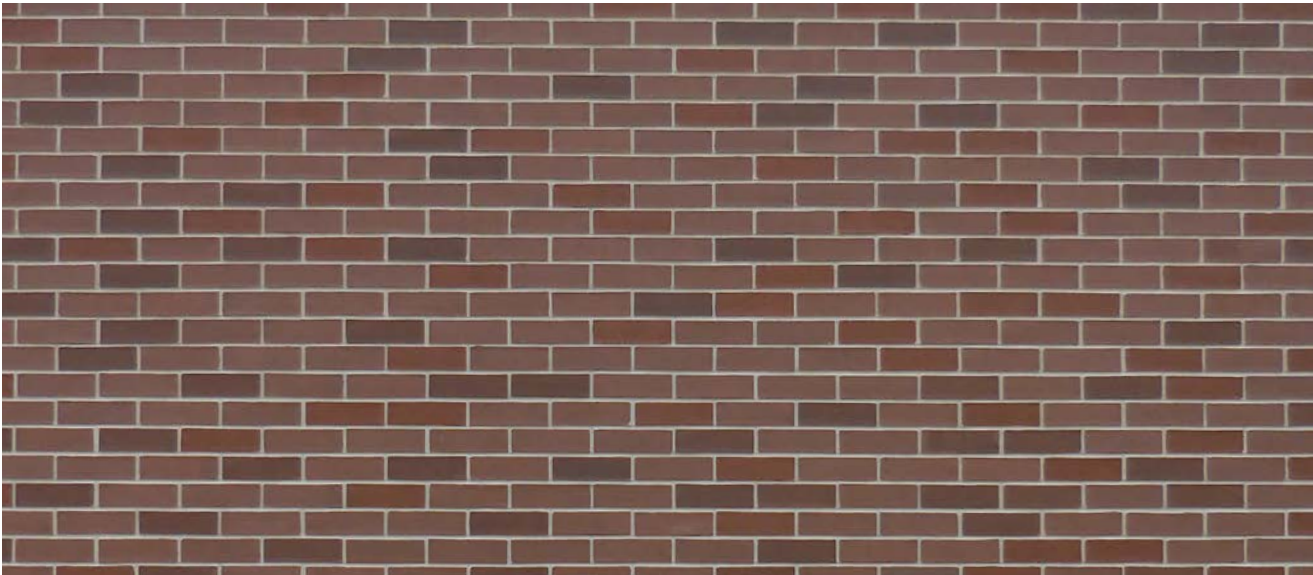
UNITY CHRISTIAN HIGH SCHOOL | HUDSONVILLE, MI

BRICK FORMLINER FINISH

After imprint, a brick formliner finish is the next most economical way to achieve brick look. The brick formliner finish offers sharper mortar lines and brick pattern. Brick and mortar lines can be painted various colors by hired professionals to enhance the appearance.



BEACON HEALTH SYSTEM | GRANGER, IN

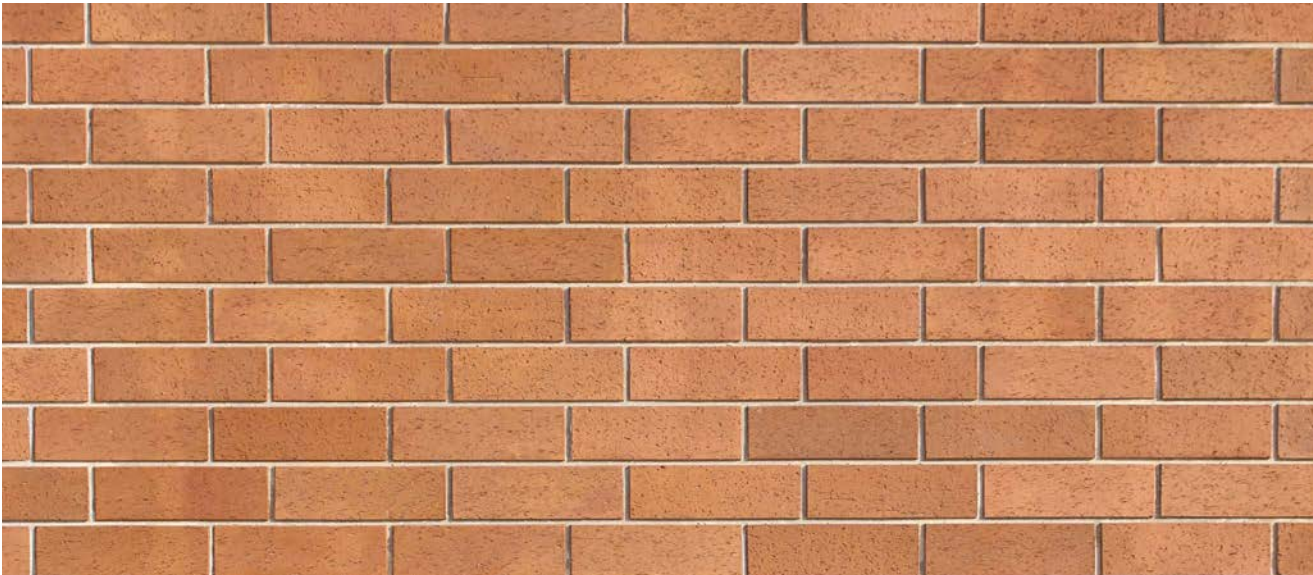
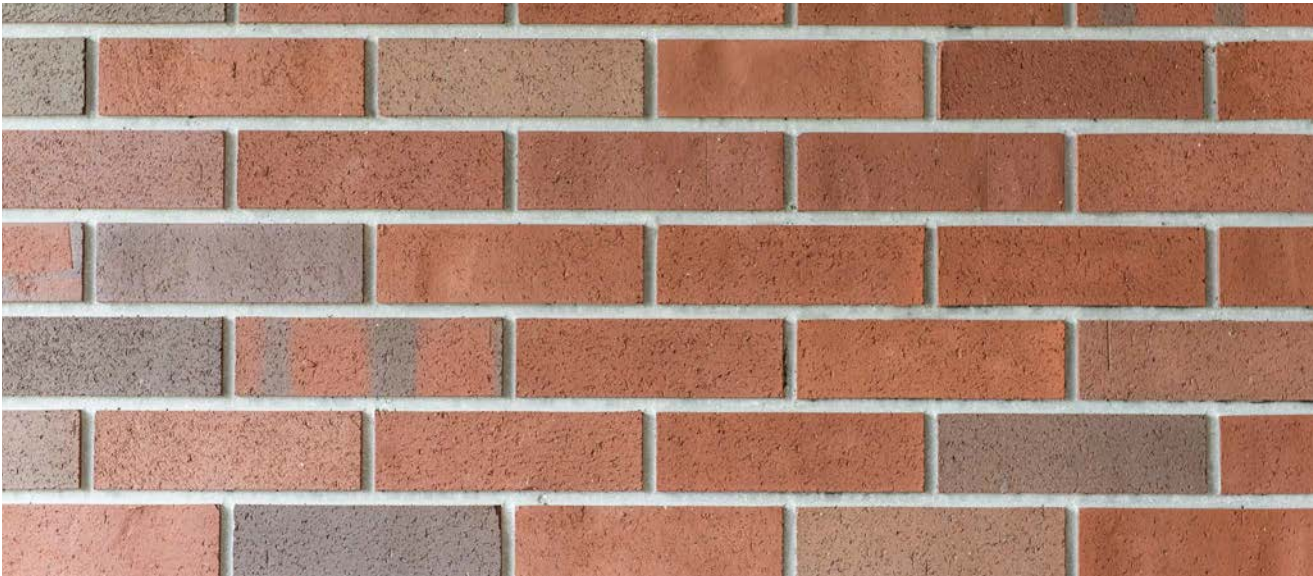
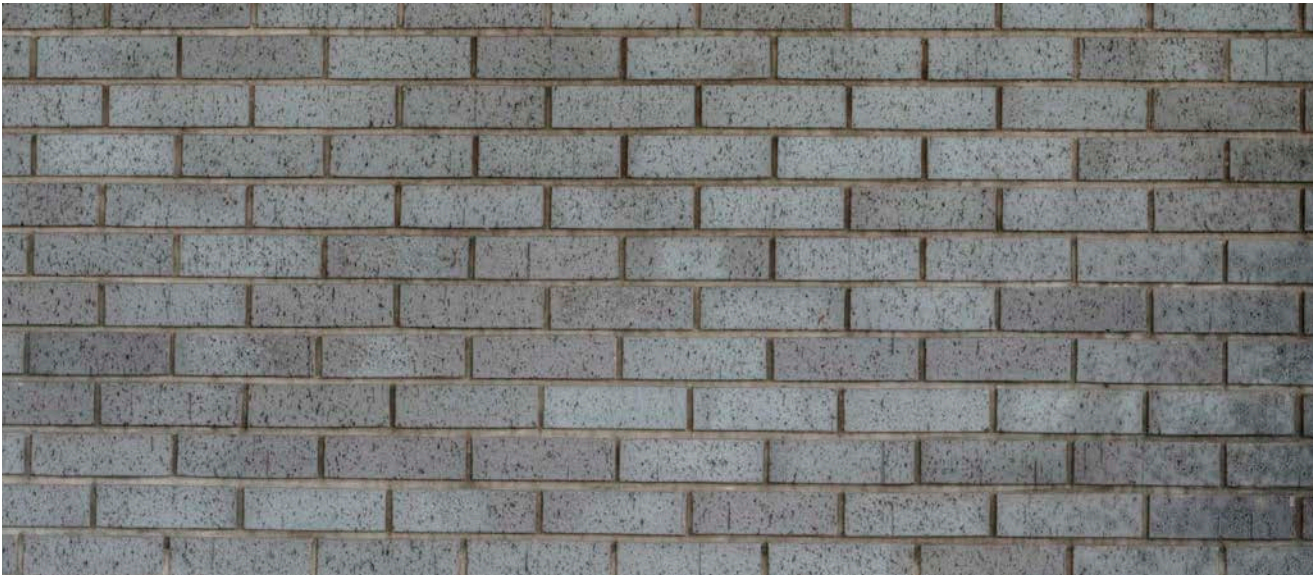


CAST-IN BRICK FINISH

This finish incorporates real fired thin brick with a dove tail backing, resulting in precast units with the look of real hand laid brick. Using form liners, brick can be placed in any pattern typical of full hand laid brick exterior. In addition to patterns, a wide variety of brick options are available. The combination of precast concrete and embedded thin brick elements allows the building to maintain a true brick exterior façade with all the benefits of precast construction.

↓ \$\$\$\$

MSU FEDERAL CREDIT UNION | GRAND RAPIDS, MI



FORM SIDE EXPOSED AGGREGATE FINISH

Form side exposed aggregate is a combination of steel form and exposed aggregate finishes. The same chemical process is used as top side exposed aggregate to reveal the natural appearance of the aggregate and matrix. Form side exposed aggregate provides a flatter surface and the ability to add reveals.

↓ \$\$\$

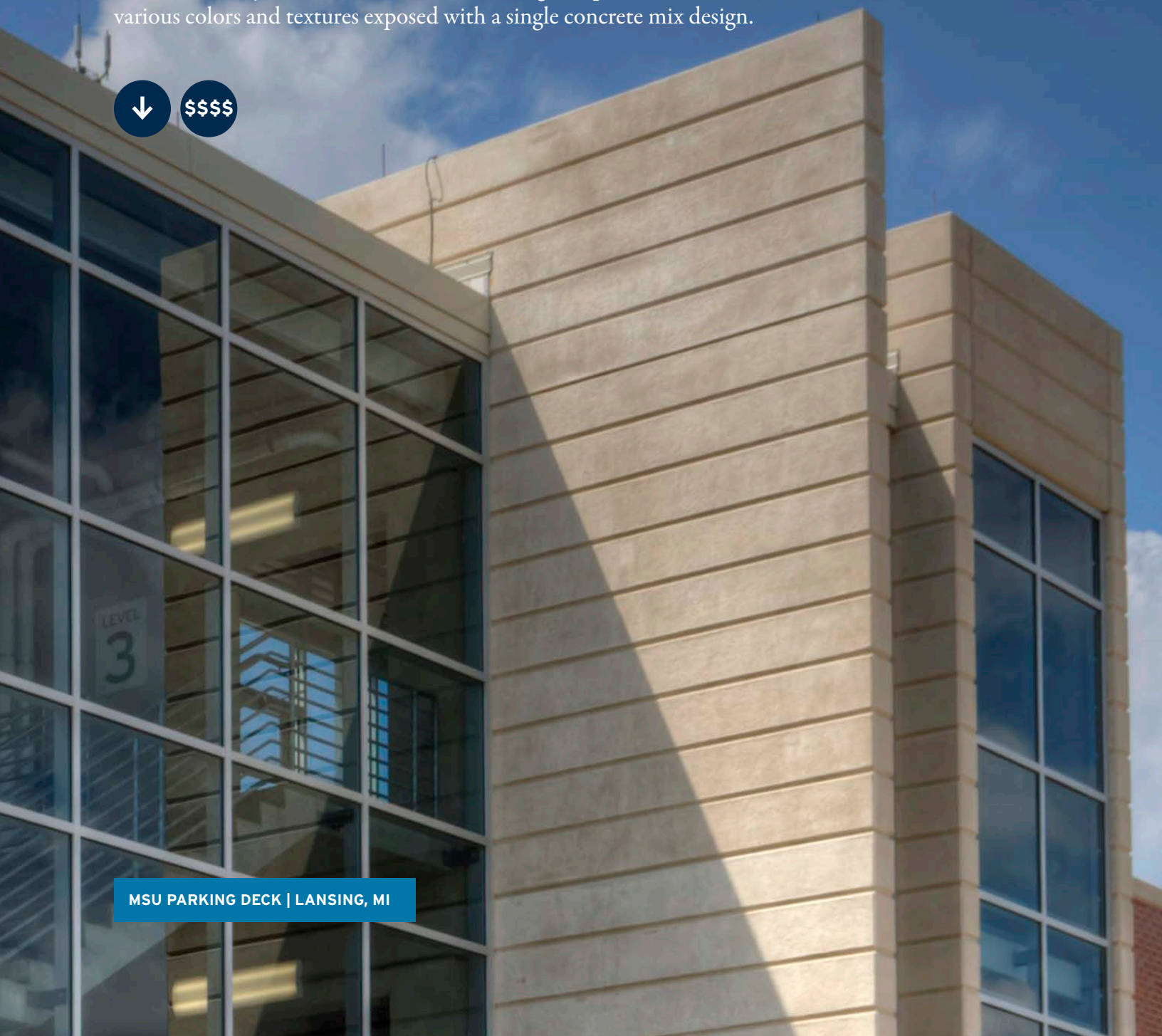


HOGLUND BUS COMPANY | MINNEAPOLIS, MN



SANDBLAST FINISH

Similar to form side exposed aggregate finish, sandblast finishes are used to expose the natural color of the aggregate on the form side of the panel. High-pressure air combined with an abrasive media, is used to expose the precast concrete matrix. This finish style allow the precast to have various levels of etch ranging from a light exposure to a deep, or heavy exposure. With the ability to use various levels of etching, the precast can have various colors and textures exposed with a single concrete mix design.



MSU PARKING DECK | LANSING, MI



LIGHT:

Occasionally referred to as 'brush blast' this finish removes a minimal amount of matrix, resulting in a 'sandpaper' finish.



MEDIUM:

Medium sandblast exposes more of the larger aggregates that are deeper in the matrix providing more of the natural color of the aggregate.

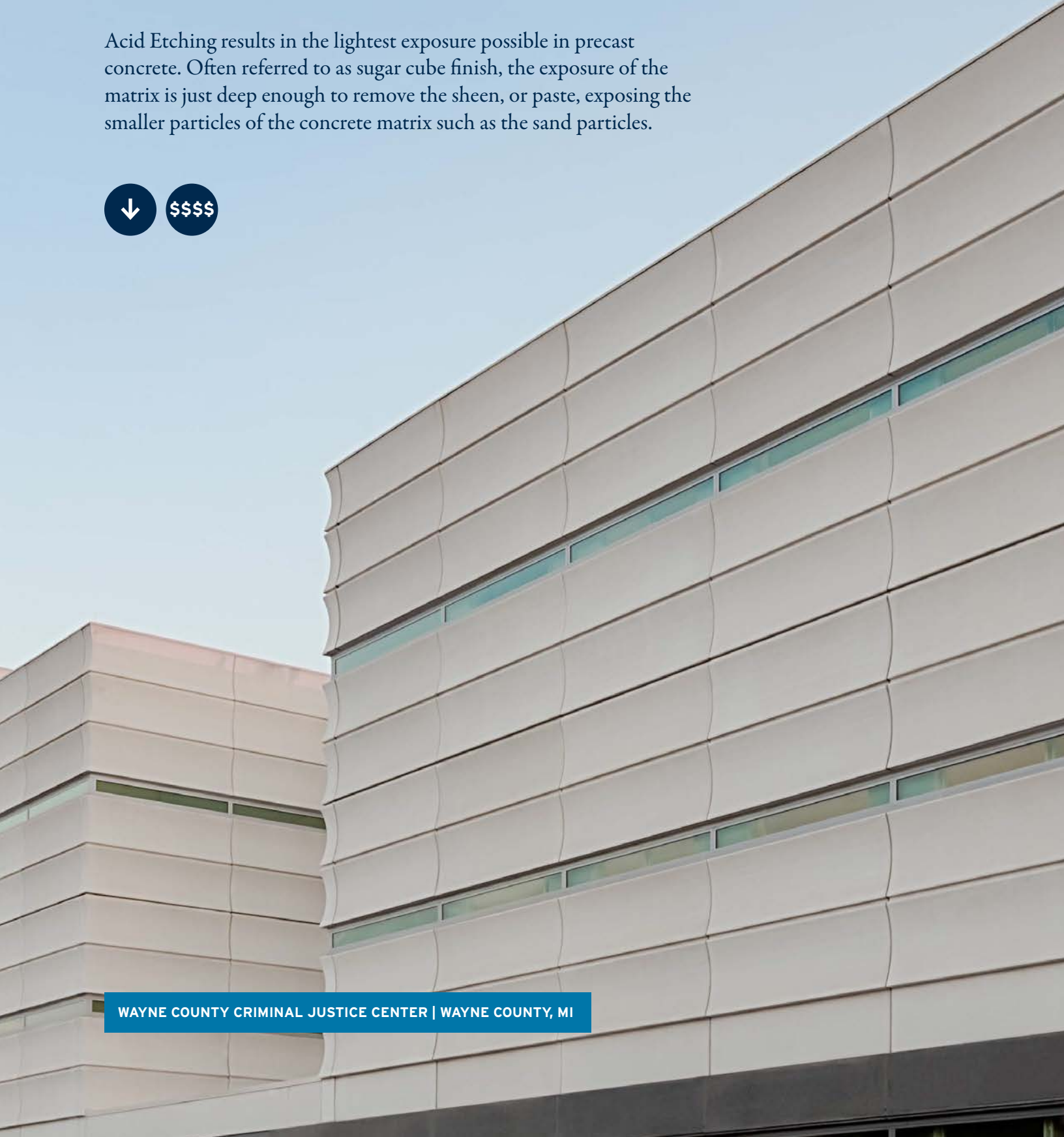


HEAVY:

This aggressive finish exposes the maximum amount of the larger aggregates providing a deeper finishes smoother than exposed aggregate but rougher than light sandblast. This is the most forgiving of the finishes available.

ACID ETCHING FINISH

Acid Etching results in the lightest exposure possible in precast concrete. Often referred to as sugar cube finish, the exposure of the matrix is just deep enough to remove the sheen, or paste, exposing the smaller particles of the concrete matrix such as the sand particles.



WAYNE COUNTY CRIMINAL JUSTICE CENTER | WAYNE COUNTY, MI



LIGHT:

Light etch provides a smooth crisp finished appearance. This finish is sensitive to materials used in the concrete mix design and is typically not used on large flat areas. This finish is best used in select areas or on panels that have relief in the face profile of the panel.



HEAVY:

Heavy etch provides a slightly rougher finish with a deeper exposure of the smaller aggregate in the matrix. This finish is typically used in conjunction with other finishes, or on panels with relief in the face profile. This finish is similar in exposure to the light sandblast finish.



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MEMO

Meeting Date: February 6, 2025
To: Planning Commission
From: Dwight Klingbeil
Re: Planning Project Update

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. *Additional application materials were submitted to the City for a preliminary plat, final plat, variance, conditional use permit and site plan. The application is incomplete for City review and is not 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. Council discussed the results of this survey during the June 27, 2024, meeting.

A public hearing for an ordinance amendment removing self-storage/mini-storage from the CR and I-1 districts was held at the July 2, 2024, Planning Commission meeting. After some discussion, the Planning Commission motioned to recommend approval of this ordinance amendment. Council approved the zoning ordinance amendment, removing self-storage/mini-storage from the CR & I-1 districts at the July 25, 2024, meeting.

A public hearing to clarify the use of development rights for subdivision in the UR, RR, CR, and TCR districts was held at the August 1, 2024, Planning Commission meeting. The Planning Commission motioned unanimously to recommend approval of the draft ordinance. Council approved the Zoning Ordinance Amendment at the August 22, 2024, meeting.

3. 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. *An Environmental Assessment Worksheet (EAW) must be completed should the applicant decide to proceed with this development. Council authorized the distribution of the Corcoran Industrial Northeast EAW at the December 12 regular meeting. The comment period concluded on January 23, 2025. The City Council will review the comments during the February*

4. 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.

5. 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. *The applicant has withdrawn this application.*

6. Old Farm Ridge (PID 36-119-23-33-0008) (City File 24-034).

Michael Kelly submitted a preliminary plat, final plat, conditional use permit, and variance application to plat a single lot from Outlot A of Country Season Estates, located at 6620 County Road 116. *The application was approved by City Council during the December 12, 2024, Planning Commission meeting.*

7. **A+A Tree and Landscape Concept Plan (PID 18-119-23-13-0002) (City File 24-043).**
A+A Tree and Landscape LLC has submitted a concept plan for a yard waste recycling facility on the property surrounding the Public Works building (PID 18-119-23-13-0002). This application received informal feedback from the City Council during the January 23, 2025, Council meeting.
8. **St. Thomas the Apostle Concept Plan (PID 23-119-23-44-0015) (City File 24-045).**
St. Thomas the Apostle Catholic Church submitted a concept plan for a new campus at 20020 County Road 10. This item is complete for City review and is scheduled for the February 27, 2025, Council meeting.
9. **Spaeth Garage CUP (PID 29-119-23-44-0005) (City File 24-046).**
Jordan Spaeth submitted a CUP application to allow the construction of an accessory structure with sidewalls exceeding 10 ft in the side yard of 7090 Jubert Lane. The public hearing for this item is scheduled for the February 6, 2025, Planning Commission meeting.
10. **Brockton Business Park Preliminary Plat and Site Plan (PID 01-119-23-11-0001) (City File 24-047).**
Hemple Development LLC request approval of a preliminary plat and site plan for an industrial development at 10585 County Road 101. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.
11. **Lother Subdivision Concept Plan (PID 12-119-23-22-0009) (City File 24-048).**
Brian and Jaque Lother submitted a concept plan for a subdivision containing 22 single-family lots on a 9.87 acre parcel at 10110 County Road 116. Council provided informal feedback to the applicant during the January 23, 2025, Council meeting.
12. **Chastek Family Farm Preliminary Plat and Rezoning (PID 21-119-23-12-0002) (City File 25-001).**
Trek Real Estate and Development request approval of a preliminary plat and rezoning of the Chastek Farm property located at 7600 Maple Hill Road. The application consists of 104 65 ft-wide single-family lots on a 38.16 acre site. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.
13. **Lother Comprehensive Plan Amendment (PID 12-119-23-22-0009) (City File 25-002).**
Brian and Jaque Lother request approval of a comprehensive plan amendment to re-guide the property at 10110 County Road 116 from Existing Residential to Conservation Residential. This item is still being reviewed for completeness and is not currently scheduled for any upcoming meetings.