



**Corcoran Planning Commission Agenda
April 3, 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 – March 6, 2025 Meeting*
6. **New Business**
 - a. **Public Hearing.** Commercial Kennel Zoning Ordinance Amendment (City File 25-005).
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Commission Discussion & Recommendation
7. **Reports/Information**
 - a. Other Business
 - i. Resources for Proposed Bills
 - b. Planning Project Update*
 - c. City Council Report* – Council Liaison Vehrenkamp
8. **Commissioner Liaison Calendar**

Suggested City Council Meetings

4/10/2025	4/24/2025	5/8/2025	5/22/2025	6/12/2025	6/26/2025
	Brummond	Hargreaves	Kozicky	Lind	

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
March 6, 2025 - 7:00 pm**

The Corcoran Planning Commission met on March 6, 2025, in Corcoran, Minnesota. Four Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person and monitor the meeting through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Brummond, Hargreaves, Kozicky, and Lind were present at the start of the meeting.

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

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Agenda Approval

Motion: Made by Brummond, seconded by Lind, to approve the agenda for the March 6, 2025, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind

(Motion passed 4:0).

4. Open Forum – Public Comment Opportunity
(None).

5. Minutes

Motion: Made by Lind, seconded by Hargreaves, to approve the minutes for the February 6, 2025, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind

(Motion passed 4:0).

6. New Business

a. . **Public Hearing.** Kwik Trip Preliminary Plat, Site Plan, Conditional Use Permit, and Variance (City File 23-006).

ii. Staff Report

Community Development Director Davis McKeown presented the Staff Report.

ii. Open Public Hearing

Kim Heiden – 10182 Ironwood Court, addressed the Commission regarding the variance for the project. He was concerned that there were right turn lanes on the Maple Grove side, but not on the Corcoran side. He said that there should be right turn lanes on the Corcoran side. He expressed concern about the store being open 24-hours a day and asked whether the applicant would consider 6am-10pm hours. He expressed concern with the lighting and asked what the illumination levels were at a Kwik Trip nearby and whether that would be the same as the proposed project. He said that the landscaping should be a requirement for the site. He said the current Kwik Trip locations are located near four-lane highways and that the project would be on a two-lane highway. He said there would be issues with increased traffic with it being a smaller highway.

Sandra Robinson – 9848 Alvarado LN N, addressed the Commission with a letter from a neighbor, Susan Olsen, who lives at 9841 Alvarado LN N. Olsen had concerns with the Kwik Trip project because the commercial property would be inappropriate for the area due to the proximity of the proposed project to residential areas and the possible increase in traffic. She had concerns about the disruption of a 24/7 business would have on the residents who live close to the proposed project. She expressed concern over traffic and the possibility of more traffic accidents due to the proposed project. She suggested there were better suited land options within the City of Corcoran.

Craig Mattson – 10174 Ironwood Court, addressed the Commission regarding the applicant has met most of the requirements set forth by the city. He said that there are aesthetic issues such as the traffic, noise, and light. He suggested that the City of Corcoran should allow Kwik Trip to build in another area that is not adjacent to current housing developments.

Chris Debold – 9705 County Road 101, addressed the Commission regarding some of the concerns made by members of the public. He said that he is a fan of Kwik Trip and frequents one specifically that is on a two-lane highway. He explained that they need to revamp the area and asked for patience that with the public as they work with city staff to redevelop the area. He said regarding parking that there could be a parking requirement and that the lighting at Kwik Trip would likely be less intrusive than the lights Mama G's uses for the volleyball courts.

iii. Close Public Hearing

Motion: Made by Kozicky, seconded by Brummond, to close the public hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.

(Motion passed 4:0).

iv. Commission Discussion & Recommendation

Dean George (Applicant) addressed the Commission and explained the backstory regarding the land acquisition and how they have reached their current point in the process. He explained that with the project there would be access improvements to help with increased traffic. He said Kwik Trip is investing in infrastructure that will help grow the area as well. He said there are improvements that can be made to the plan regarding traffic flow to help address some of the issues brought forth. He explained the lighting would be recessed and that the lighting would not be intrusive to the surrounding area. He would like to detangle the intertwined nature of the requirements between Kwik Trip and Mama G's sharing a plat.

Chair Brummond said as a point of clarification that the CUP for the motor fuel station can be recommended for approval and is not contingent on the variance request from Mama G's.

Community Development Director Davis McKeown said that they could go that route but then it would require the site plans to be adjusted if the variances were not also approved.

Chair Brummond asked if it was helpful to go through each individual item or that the discussion should be all encompassing.

Community Development Director Davis McKeown said the Commission could start with discussing the variances.

Chair Brummond agreed that the Commission would first discuss the variances.

Commissioner Hargreaves asked why there needed to be a roadway that wrapped around the project site.

Community Development Director Davis McKeown said that is part of the NE District Plan and that this starts the process of the internal road network.

Commissioner Hargreaves asked if the road in Bellwether that begins to head south would connect to the project's road.

Community Development Director Davis McKeown said that it would eventually connect as other projects developed.

Commissioner Hargreaves expressed his concerns regarding the project first with the potential light pollution. He felt the ambient light pollution would be significant to the neighborhood. He asked if there was anything else that could be done to mitigate the possible light pollution. He asked if the applicant considered additional landscaping to help with light pollution.

Dean George (Applicant) said there wasn't much further that could be done with landscaping to help with light pollution.

Community Development Director Davis McKeown asked if Commissioner Hargreaves wanted to go through the options for ambient light mitigation.

Commissioner Hargreaves clarified he wanted to express his current concerns. His next concern was with the potential noise from the site and what the impact might be. His final concern was the site being next to a wetland and asked if anything was being done to prevent petroleum from affecting the wetlands.

Community Development Director Davis McKeown clarified that the wetland did not border the Kwik Trip site. She said most sites have wetlands, but the Kwik Trip site happens to have none in the vicinity.

Dean George (Applicant) explained some of the regulations and precautions taken place when building a gas station and that overall, it's highly regulated to prevent negative impacts from the site.

Chair Brummond asked if Commissioner Hargreaves would like to continue the conversation about ambient light mitigation.

Commissioner Hargreaves said the Commission could table the discussion until the other commissioners have spoken.

Commissioner Lind asked about the traffic study and whether that was included.

Community Development Director Davis McKeown confirmed that it was included in the Feasibility Report. She explained further details that were found in the report regarding traffic.

Commissioner Lind asked regarding Mama G's being a party in the agreement in the application, but not in the staff report. She asked for further details as to whether Mama G's was a party in the agreement.

Community Development Director Davis McKeown explained it was an agreement between the City of Corcoran and the City of Maple Grove. The City of Maple Grove has no preference whether the city continues to service the property and would leave that up to the City of Corcoran. She said technically Mama G's is not a party to the agreement.

Chair Brummond asked if the other businesses that wanted to defer hookup were they facing eminent reconstruction plans when they made the request.

Community Development Director Davis McKeown said she did not believe so.

Chair Brummond asked could there be a termination date attached to a permit.

Community Development Director Davis McKeown explained it wasn't within the Commission's purview to make a recommendation on the variance as it's more of a Public Works issue.

Ann Loff (Mama G's Owner) addressed the Commission regarding the history of the Mama G's site. She explained to be required to hook up to utilities to a building that will be demolished and built elsewhere on the site was the issue.

Chris Debold (Mama G's Owner) asked why Mama G's issues were being discussed when the project was regarding Kwik Trip.

Chair Brummond explained that the variances were included in the site plan as to why Mama G's was part of the discussion.

Commissioner Lind asked about the C-2 Commercial District. She asked what other types of businesses would be allowed.

Community Development Director Davis McKeown said the focus is on the project at hand and recommendation for denial should not be based on what other businesses could be built in an area. She said that the C-2 Commercial District is zoned for retail businesses that serve a larger region and serve motorists. She explained a variety of different businesses that could be included in the District and their purpose as for larger commercial uses.

Commissioner Kozicky addressed some of the general issues voiced regarding the development. She said that with some adjustments that the applicant was abiding by the CUP requirements. She explained using evergreens and other trees would be helpful with blocking some of the light and traffic from the site.

Community Development Director Davis McKeown showed the Commission the Site Improvement Plan maps that showed the plan for landscaping.

Commissioner Kozicky said the more screening would be helpful.

Commissioner Hargreaves agreed that more screening throughout the property would help.

Community Development Director Davis McKeown explained some of the limitations of what could be done regarding landscaping. She said what she was hearing was a desire to have a conditional approval of additional landscaping along the boundaries and more spruce.

Commissioner Brummond said if the trees die then the applicant would have no requirement to replant.

Community Development Director Davis McKeown said that they could make a requirement for landscaping maintenance.

Commissioner Lind said regarding the parking that it wasn't feasible the property would have enough parking when it's busy.

Dean George (Applicant) gave a timeline of opening in 2026 and that Mama G's would have time to figure out parking issues.

Chris Debold (Mama G's Owner) said that they wouldn't have parking issues considering the amount of space the property has.

Community Development Director Davis McKeown explained that to meet parking requirements Mama G's would need to expand their parking lot to the west.

Chris Debold (Mama G's Owner) said they were considering reducing the amount of volleyball courts to help with parking.

Community Development Director Davis McKeown said that the city would need a new site plan if it wasn't currently included or added to the current plan, but if that were the case it would help with the parking requirements.

Commissioner Lind said she would like to see future plans for remodels that would meet requirements.

Community Development Director Davis McKeown said they couldn't add conditions to the project depending on future development.

Chair Brummond directed the Commission to focus on the other variances at hand.

Commissioner Hargreaves asked if the car wash hours could be limited.

Community Development Director Davis McKeown said the hours of the drier could be limited as they (Kwik Trip) had done it on previous projects.

Chair Brummond quickly addressed the other variances to see if the Commission had other questions or recommendations.

Commissioner Hargreaves asked if the City Council would know about the issues that the Commission addressed.

Chair Brummond said the issues would be addressed but that if the Commission wants to make specific conditions of approval that the Commission could.

Commissioner Hargreaves would like to see additional landscaping on the east and north side.

Motion: Made by Brummond, seconded by Kozicky, to recommend approval of the Preliminary Site Plan CUP with the removal of the condition for 24-foot width between pumps and a condition of approval additional landscaping on the east and north side of the site.

Voting Aye: Brummond, Hargreaves, Kozicky

Voting Nay: Lind (Commissioner Lind voting nay because the Commissioner wanted to recommend approval of the third variance specifically).

(Motion passed 3:1).

b. **Public Hearing.** Brockton Business Park Preliminary Plat & Site Plan (City File 24-047).

i. **Staff Report**

Planner Lindahl presented the Staff Report.

ii. **Open Public Hearing**

Jim Howe – 10410 Brockton Lane N addressed the Commission regarding the potential in increased truck traffic in the area due to the proposed project. He wants to mitigate the noise for the campers they have at their campground. He said some of their site may not be able to be used by campers because of the noise. He also has concerns about potential light pollution and that the applicant adheres to mitigating possible light pollution.

Theresa Prescott – 10660 Brockton Lane addressed the Commission regarding the light pollution and sound pollution. She said her view from her house will be altered because of the project and she hopes the developer will take into consideration her concerns.

Brandon Champeau (Applicant) – 10050 Crosstown Cir addressed the Commission regarding the impact of the site. He said they are working to utilize environmental mitigation efforts as well as light and noise pollution mitigation efforts. He said they have worked to meet and exceed the NE Design Standards and to help improve roadways through the project. He said there is about \$6 million dollars' worth of investment that in his opinion impacts public improvements to the area. He says the project will attract high quality businesses and employers where up to 500-700 employees would work. He said the project will create a large amount of tax revenue for the city. He said concerning traffic that they keep truck traffic to the interior of the site. He said noise mitigation will be done by the landscaping. He said the light mitigation will be done by using LED lights that cut off light from a distance. He further explained there were noise ordinances and requirements that businesses would adhere to.

iii. Close Public Hearing

iv. Commission Discussion & Recommendation

Commissioner Lind asked about the specific concern from Public Safety about accommodating a fire truck in the space between the two buildings.

Planner Lindahl addressed the public safety issues in the report. She said that the public safety concerns will be met.

Chair Brummond asked if there could be a sign put out for J breaking.

Planner Lindahl said it was considered but that the Police Chief did not recommend it for a variety of reasons. She said it could be readdressed with the City Council with the project at hand.

Chair Brummond asked about the northern street that will be connected in the future asked about what the turn lanes would look like.

Planner Lindahl said that this was under Hennepin County's purview and that a left turn lane was not required at the time.

Chair Brummond asked about the regulations regarding the eagle's nest on the property.

Planner Lindahl said the EAW includes protections for animals on the site.

Chair Brummond stated that what has come up more than once is the size of the trunk for landscaping. She said they were told by landscapers it was not feasible.

Commissioner Kozicky said she felt the project was well thought out and liked the project due to the design considerations.

Chair Brummond asked about the truck bay and whether there was staggering with the buildings. She asked where that leaves the truck bay until the buildings are built.

Brandon Champeau (Applicant) said to maintain flexibility that they would minimize the truck bay to one until necessary.

Commissioner Kozicky said she was pleased that Nelson International was a good partner and expected this to be similar.

Commissioner Hargreaves said he appreciated the additional landscaping on the ends of the site.

Commissioner Hargreaves asked if the amount of parking spaces was necessary. He also asked about possible elevation issues.

Brandon Champeau (Applicant) explained that the elevation was typical for the site as it stands.

Commissioner Hargreaves asked if there would be a lot of truck traffic on 101 because much of the fill was coming from on site.

Brandon Champeau (Applicant) confirmed that was correct.

Commissioner Hargreaves asked if there were lights on the building.

Brandon Champeau confirmed there was a standard for typical building lights.

Commissioner Hargreaves asked about precast and what was allowed in the District.

Community Development Director Davis McKeown that the City Council made a change to the Business Park District with precast requirements for Industrial and Light Industrial Districts.

Commissioner Hargreaves asked if it was acceptable that the precast was painted.

Planner Lindahl said that it was common to have painted precast and that it's a durable product and consistent with the intent of an industrial district.

Commissioner Hargreaves reiterated his concern with light pollution because of how large the building is. He also had concerns regarding the façade.

Brandon Champeau (Applicant) agreed that they could look at options to break up the façade.

Commissioner Hargreaves asked about fall windows and how they would play into this project.

Community Development Director Davis McKeown believed Commissioner Hargreaves was talking about the Commercial and Industrial Update which was not currently in effect.

Commissioner Hargreaves asked if it could be a condition of approval.

Chair Brummond said that it could not be a condition of approval if the project met the current design standards.

Community Development Director Davis McKeown said the Commission could ask for it but not make it a condition.

Commissioner Hargreaves confirmed he would like to ask for that.

Brandon Champeau (Applicant) asked if the request was for more glass.

Commissioner Hargreaves said that it was the general composition of façade needed more work in his opinion.

Brandon Champeau (Applicant) said that there was going to be additional windows added to the building and that they will be adding more glass to the façade.

Commissioner Lind agreed with others that the proposal was complete and that she said she was appreciative.

Motion: Made by Lind, seconded by Brummond, to recommend approval of Preliminary Plat & Site Plan for Brockton Business Park (City File 24-047).

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind

(Motion passed 4:0).

c. **Public Hearing.** Chastek Family Farm Preliminary Plat & Rezoning

(City File 25-001).

i. Staff Report

Community Development Director Davis McKeown presented the staff report.

ii. Open Public Hearing

(None).

iii. Close Public Hearing

Motion: Made by Brummond, seconded by Lind, to close the public hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.

(Motion passed 4:0).

iv. Commission Discussion & Recommendation

Chair Brummond made a comment that this project has fewer homes than what was introduced to the Commission a year ago. She said that now instead of coming as a PUD that the project was coming as a rezoning request.

Commissioner Kozicky asked about the upper left corner of lot 10 whether the road was a cul-de-sac.

Community Development Director Davis McKeown said it would have to be a cul-de-sac or a hammerhead.

Commissioner Kozicky asked what would happen with the rest of lot 10.

Community Development Director Davis McKeown said it would become part of the out lot or absorbed by another lot.

Commissioner Kozicky asked if any of the subdivisions allow people to buy lots and come in with their own builders.

Community Development Director Davis McKeown said it's possible but generally not done that way and it's more economic construction to not. She said although it has been seen in rural areas and there are some developments with custom built homes which gives the owner more say over the design.

Commissioner Kozicky clarified that the subdivisions are very generic, and she wondered if there could be something done about that.

Commissioner Kozicky asked if the existing lot near Maple Hill Road would still be served by that road.

Community Development Director Davis McKeown confirmed that was correct, but the plans show how it could be served by the new public road.

Commissioner Kozicky asked about the driveways that needed to be extended by two feet and if that was needed for some lots.

Community Development Director Davis McKeown said there were some lots that needed that and that there were multiple strategies to fix the issue.

Commissioner Lind asked if the property as RSF-2 would not be possible because it must be three units an acre.

Community Development Director Davis McKeown that it would be likely true of this site.

Commissioner Lind had some concerns regarding congestion since it would be denser than what was planned for the area.

Community Development Director Davis McKeown said it's coming in at the low-end regarding density. She said the applicant is looking to change the zoning, but not the land use guiding.

Chair Brummond asked if other projects that were surrounding the area would have a similar request.

Community Development Director Davis McKeown clarified that versus the other projects that they would be fairly large sized lots.

Chair Brummond said she thought this made sense and that in the upcoming Comprehensive Plan it should be looked at how to make smaller lots for the area.

Commissioner Lind asked about the Met Council recent announcement regarding density that three units an acre in the future might change.

Community Development Director Davis McKeown said that more approval currently at the lower end of the MUSA but that it would have to be looked at in the future for strategic density and strategic low density.

Commissioner Kozicky asked if there was a map for density.

Community Development Director Davis McKeown said the Land Use Map had some of those density specifics.

Chair Brummond asked if the cul-de-sac would become the ghost plat.

Community Development Director Davis McKeown clarified where the possible roadways would be.

Chair Brummond asked when the road improvements would happen for Maple Hill Road.

Community Development Director Davis McKeown said it was a two-phase development and that it would depend.

Chair Brummond asked if Fir Lane would be used for construction traffic.

Community Development Director Davis McKeown said the final plat would have some of these questions answered.

Chair Brummond asked about the possible trail and fencing.

Community Development Director Davis McKeown said a fence would be included, but outside of any required easements.

Commissioner Lind suggested that the applicant consider not having an HOA.

Ben Krsnak (Applicant) said the site would have an HOA because of the wetlands.

Community Development Director Davis McKeown said due to factors like stormwater and wetlands would need an HOA and it can be burdensome without an HOA for individual homeowners.

Commissioner Lind clarified her general point was for the community to aesthetically not be homogenous and look different from the surrounding communities.

Motion: Made by Kozicky, seconded by Hargeaves, to recommend approval of Preliminary Plat & Rezoning for Chastek Family Farm (City File 25-001).

Voting Aye: Brummond, Hargreaves, Kozicky

Voting Nay: Lind

(Motion passed 3:0).

d. **Public Hearing.** Lothar Comprehensive Plan Amendment (City File 25-002).

i. **Staff Report**

Planner Klingbeil presented the staff report.

ii. **Open Public Hearing**

Jason Bartels 19795 Hunters Ridge – addressed the Commission that the safety on Highway 116 is the reason for the change. He felt there could be a new road built without the addition of houses at

the proposed site. He had concerns about increased traffic in the area because of the proposed project. He believed that the amount of housing was not respectful to other neighbors. His concern was that the applicant referred to revenue for the city through water and sewer and said the project should stand on its own merit. He would like to see a map of the project. He had concerns about lights and screening as well. He asked that the applicant adhere to the current code and that the Commission should deny the application.

Dave Thompson 19780 Hunters Ridge – addressed the Commission and said he would have never built his house if he had known there would be a development in the future adjacent to his property. He said there would be six properties overlooking his house and that he would lose privacy. He acknowledged there would be screening, but he was unsure of what that would look like.

Kathy Dickinson 19725 Hunters Ridge – addressed the Commission that she understood there will be change. She believes the requirements should not be changed so quickly and what that might look like for Corcoran.

iii. **Close Public Hearing**

Motion: Made by Brummond, seconded by Lind, to close the public hearing.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.

(Motion passed 4:0).

v. **Commission Discussion & Recommendation**

Josh McKinney (Applicant) addressed the Commission by explaining the process with the city that has gotten the project to this point. He explained they were able to figure out how to subdivide at the lowest possible density. He addressed some of the issues that have been brought up about the project. He said regarding the road to the water plant that he believed the Lother's would sell land for a road to the water treatment plant. He said regarding the city fixed costs guided by the MUSA that the development helps offset some of those costs. He explained there will be mitigation measures to help with some of the neighbor's concerns, but that would come at a later stage in the project. He said they asking for the amendment before the project spends money on the project further. He requested public feedback and feedback from the city as the process continues.

Chair Brummond had concern over the conservation piece of the area and how it might affect the land.

Planner Klingbeil clarified that the conservation piece is regarding having low density housing versus conservation of the land itself.

Community Development Director Davis McKeown said there was a tree line on the property that they were trying to conserve as well.

Chair Brummond was uncomfortable doing this project outside of the 2050 Comprehensive Plan. She further explained some of her concerns and hesitation to the project overall.

Commissioner Kozicky agreed that the project seemed out of place for the area. She asked the applicant if the existing homes and structures would remain.

Josh McKinney (Applicant) – explained that some would, but that some were in disrepair. He also clarified the project would likely be 21 homes and not 22.

Chair Brummond asked if the area is RSF1 that why it can't be subdivided.

Community Development Director Davis McKeown explained that with the current land use guiding that it was not able to be subdivided.

Chair Brummond asked how the city gets to a point where the zoning will not allow for subdivision.

Josh McKinney (Applicant) explained it was the only option afforded to them.

Commissioner Lind asked if the property could be rezoned with three lots like the neighboring community.

Community Development Director Davis McKeown explained the city would have to establish a new land use designation and a drastic departure from the 3.3 units an acre. She said it could be financially unfeasible to get utilities and public roads with smaller developments.

Commissioner Lind said there could be a middle ground for housing developments.

Chair Brummond had future concerns about what development would look like when she felt there weren't enough options.

Brian Lother (Applicant) – addressed the commission about whether he has the right to subdivide as a property owner now and not in the future. He said he wanted to sell his land but continue to give the land and city integrity and be mindful regarding development. He said he has a right to subdivide because of the current city ordinances.

Chair Brummond asked staff if the applicant did have the right to subdivide under city ordinance.

Community Development Director Davis McKeown said the existing residential land use category does not contemplate further subdivision so for a subdivision to move forward it would have to be re-guided to a different land use category.

Commissioner Kozicky asked about whether the zoning would be the same if the applicant sold the land.

Community Development Director Davis McKeown said re-guiding the zoning would be necessary. She showed the Commission the Zoning Map for the Commission.

Commissioner Lind asked if things changed when the MUSA came in and if people were aware of it.

Community Development Director Davis McKeown said outreach was done.

Commissioner Lind said the city should explore another land use designation.

Chair Brummond said she felt like their hands were tied with this decision as well as other recent projects.

Commissioner Kozicky said she understood development was necessary to handle sewer and water infrastructure.

Motion: Made by Lind, seconded by Lind, to deny approval Lothar Comprehensive Plan Amendment (City File 25-002). While also recommending a new land use designation through the MUSA.

Voting Aye: Brummond, Kozicky, Lind

Voting Nay: Hargreaves

(Motion passed 3:1).

7. Reports/Information

a. Other Business

(None).

b. Planning Project Update

(None).

c. City Council Report – Council Liaison Vehrenkamp

(None).

8. Commissioner Liaison Calendar

Suggested City Council Meetings

03/13/2025	03/27/2025	04/10/2025	04/24/2025	05/08/2025	05/22/2025
Kozicky	Lind		Brummond	Hargreaves	Kozicky

9. Adjournment

Motion: Made by Brummond, seconded by Lind, to adjourn the March 6, 2025 Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind

(Motion passed 4:0).

The meeting adjourned at 11:05 PM



Submitted by Seth Gellman, Community Development Administrative Assistant

STAFF REPORT

Agenda Item 6a.

Planning Commission Meeting: April 3, 2025	Prepared By: Dwight Klingbeil
Topic: Commercial Kennel Zoning Ordinance Amendment (City File No. 25-005)	Action Required: Recommendation

1. Application Request

Maureen and Jeff Clipperton wish to expand their current Commercial Kennel operation to allow additional training capacity on their property. The application narrative providing additional context is attached to this report. In order to expand their business, the Clipperton's request approval of a zoning ordinance amendment to allow commercial kennels in the Rural Residential (RR) District.

2. Background

On March 17, 2005, the City Council approved Resolution 2005-30 approving a Conditional Home Occupation License for Jeffrey and Maureen Clipperton for the operation of a dog kennel at 10800 Trail Haven Road.

In 2017, the City Council grew concerned with the number of commercial kennels operating in the RR & UR districts. As such, Council directed Staff to revise the ordinance to eliminate commercial dog kennels as an allowed use in the residential districts, allowing them only in select commercial districts. On June 28, 2018, following a 3-0-2 vote, the Council adopted Ordinance 2018-365, which removed Commercial Kennels as a permitted use in all residential districts.

3. Context

Chapter 81 of the City Code regulates animal keeping in the City of Corcoran. This Chapter identifies two types of kennels: Commercial Kennels and Hobby Kennels. These are defined as:

COMMERCIAL KENNEL. A structure or premises where dogs are kept or possessed for the business of boarding, breeding, grooming and or training for profit.

HOBBY KENNEL. A structure or premises that is located in a residential area that is not operated as a business for the sale, breeding, grooming, boarding, or training but rather as a hobby. Wherein the dogs are kept exclusively as personal/family pets.

Hobby Kennels are allowed in every residential zoning district within the City, while Commercial Kennels are allowed in the Rural Commercial (C-R), Neighborhood Commercial (C-1), and Community Commercial (C-2) districts with the approval of a Conditional Use Permit. There is only one commercial kennel within these districts, with an additional commercial kennel being constructed now (Red Barn Pet Retreat).

At the time of the previous amendment to Chapter 81, there were four commercial kennels operating under the Conditional Home Occupation License. A review of the current home occupation listings and planning files show that there are currently two legal non-conforming Commercial Kennels in residential districts across the City. These kennels are as follows:

- a. Clipperton’s dog kennel at 10800 Trail Haven Road
- b. Red Barn Pet Retreat at 19520 Stieg Road

4. Analysis

Nearby Cities

Staff reviewed several cities around the region to understand how other communities address dog kennels. Of the cities referenced, only Greenfield differentiated between Commercial Kennels and Hobby Kennels. The other cities only contained definitions for Kennels. Additionally, all the referenced cities permit kennels in at least two of their zoning districts, though the specific districts vary by city. Some cities restrict kennels to commercial and industrial zones, while others permit kennels within agricultural and rural residential districts. Staff determined that allowing kennels in agricultural or residential districts is not an uncommon practice among neighboring municipalities.

Below is a breakdown of the findings from the research of zoning requirements from the surrounding cities:

City	Zoning Districts	
	Allowed via CUP	Allowed via IUP
Greenfield		Rural Residential (RR)
Greenfield (commercial)	Commercial Retail District (B-1), General Business District (B-2) Industrial (IND)	
Independence	Agricultural District Rural Residential (RR)	
Rockford	Highway Commercial District Public District	Agricultural Residential (AR) Single-Family Residence (R-1) Medium Density Residence (R-2)

Medina	Business District Commercial Highway District Mixed-Use	
Rogers	Agricultural District Rural Residential (RR)	

A review of the zoning regulations of nearby cities revealed a range of performance standards for kennels, including:

- Licensing – Kennels must obtain a City-issued license before operation.
- Lot Size – A minimum lot size of one acre is required.
- Security – All kennels and shelters must be enclosed or fenced to prevent animal escape.
- Inspections – Kennels must remain open to inspections by health and animal control officers.
- Setbacks – Outdoor animal areas must be at least 125 feet from residential property lines; indoor facilities must be at least 50 feet away.
- Space requirements – A minimum of 100 sq. ft. is required per dog, and each dog must have an individual cage or air kennel.
- Outdoor Facilities – An exercise area must be provided, which must be fenced, cleaned regularly, and connected to the facility by a fenced run.
- Sound Mitigation – Any facility sharing walls, floors, or ceiling with another use must be soundproofed to meet a Sounds Transmission Class (STC) rating of 55 or higher.

If the amendment is approved, Commercial Kennels in the RR district would be subject to the Interim Use Permit standards outlined in Section 1070.030, The evaluation criteria of the IUP is as follows:

- A. Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.
 - a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
 - 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.
 - 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.
 - 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.

- e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
 - f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
 - g. The conditional use and site conforms to performance standards as specified by this Chapter.
- B. The use is allowed as an interim use in the respective zoning district.
- C. The date or event that will terminate the use can be identified with certainty.
- D. The use will not impose additional unreasonable costs on the public.
- E. The user agrees to any conditions that the City Council deems appropriate for permission of the use.

Staff believes Commercial Kennels approved through a CHOL would contain a number of conditions similar to the performance standards found in other cities. However, Staff finds it reasonable that additional performance standards be required for commercial kennels in the RR district. For consistency with Hobby Kennel space requirements, and setback requirements of animal shelters in residential districts, staff proposes the following performance standards for commercial kennels in the RR district:

1. Commercial kennels must have a secured fenced area to prevent dogs running at large. The fenced area must contain at least 35 square feet per dog and shelter from the weather.
2. The kennel facility must be setback at least 75 feet from any residential structure of another person and must comply with all setback requirements as identified in Section 1030.020 of the zoning ordinance.

Code Enforcement History

Staff reviewed code enforcement files dating back to 2009 to understand previous nuisance issues caused by commercial dog kennels. Of the properties containing commercial dog kennels, both active and inactive, the City received two code complaints. One complaint was parking related, and the other was a weed nuisance complaint. Neither of which were related to the Commercial Kennel on the property.

Summary

From staff's research of standards in nearby cities and code enforcement complaints in Corcoran, staff finds the request to be reasonable and recommends approval of an amendment to Section 1040.030 to allow Commercial Kennels as an Interim Use in the

RR district. The proposed verbiage is provided in the draft Ordinance attached to this report.

5. Recommendation

If the Council chooses to adopt the amendment request, then they have the option to adopt the following:

- a. Draft Ordinance amending Sections 1040.030 establishing Commercial Kennels as an interim use in the Rural Residential district.

Attachments:

1. Draft Ordinance 2025- approving an amendment to Section 1040.030.
2. Draft Resolution 2025- approving findings of fact for the Ordinance Amendment to Section 1040.020.
3. Applicant Narrative

ORDINANCE NO. 2025-

Motion By:
Seconded By:

CITY OF CORCORAN

AN ORDINANCE AMENDING THE TEXT OF CHAPTER 81 AND CHAPTER 1040 OF THE CORCORAN CITY CODE RELATED TO COMMERCIAL DOG KENNELS (CITY FILE 25-005)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 1040.030 Subd. 5(D). "Rural Residential District (RR)" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

- A. Temporary living quarters, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- B. Commercial Kennel, subject to the following:
 1. Chapter 81 of the City Code
 2. Commercial kennels must have a secured fenced area to prevent dogs running at large. The fenced area must contain at least 35 square feet per dog and shelter from the weather.
 3. The kennel facility must be setback at least 75 feet from any residential structure of another person and must comply with all setback requirements as identified in Section 1030.020 of the zoning ordinance.
- C. Conditional Home Occupation License (CHOL) as allowed by Section 1030.100 (Home Occupations) of the Zoning Ordinance.
- D. Event Centers, subject to the following:
 1. The hours of operation shall be no later than 10:00 pm. daily.
 2. The number of guests will be approved by the City based on the size of site, structures, parking availability, and other relevant factors.
 3. Noise from an event shall comply with Section 82.04 Subd. 4 of the City Code.

4. No sound amplifications systems may be used outdoors after 10:00 p.m.
5. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.
6. Off street parking shall be provided to accommodate 1 stall per 2 guests. Off street parking shall meet the same minimum setbacks as the principal structures in the zoning district. Off street parking must be on an improved surface such as class 5 gravel or pavement.
7. Screening may be required for outdoor facilities related to the event center and may permanent include landscaping, berms, fences, or walls.
8. Lighting shall comply with all ordinance requirements in Section 1060.040 of the Zoning Ordinance.
9. No overnight camping shall be allowed as part of an event center.
10. As part of the IUP, the City may approve signage for the event center. Consideration shall be given to the sign area, height, location and potential impacts on adjacent properties.
11. Compliance with all applicable regulations including State Health Code, State building codes, and local liquor licensing requirements.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect upon its passage.

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 Ordinance is hereby declared adopted on this 24th day of April 2025.

Tom McKee – Mayor

City Seal

ATTEST:

Deb Johnson – City Clerk

RESOLUTION NO. 2025-

Motion By:
Seconded By:

A RESOLUTION APPROVING FINDINGS OF FACT FOR AN AMENDMENT TO TITLE X TO ALLOW COMMERCIAL KENNELS AS AN INTERIM USE IN THE RURAL RESIDENTIAL DISTRICT (CITYWIDE) (CITY FILE NO. 25-005)

WHEREAS, Jeffrey and Maureen Clipperton (the “applicant”) requests an amendment to allow commercial kennels in the rural residential district, and;

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

WHEREAS, the City Council reviewed the proposed amendment at a regular scheduled meeting, and;

WHEREAS, the City Council adopted an ordinance amending Title X to include Commercial Kennels as an Interim Use in the Rural Residential

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it approved the amendment to Title X of the City Code based on the following findings:

1. Research from nearby Cities identifies kennels as an allowed use in rural residential areas.
2. Specific performance standards have been identified to mitigate impacts to residential areas.
3. Staff reviewed the record of code violations over a sixteen-year period and found no complaints related to commercial kennel operations.
4. The City has an interest in supporting efforts to retain existing businesses and facilitate their expansion.

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 March 2025.

Tom McKee - Mayor

RESOLUTION NO. 2025-

ATTEST:

Debra Johnson – City Clerk

City Seal

Please attach a brief description of your project/reason for your request.

We breed, raise, and train service dogs that are donated to veterans. (We do not sell dogs we breed they are solely to breed to make service dogs). We have done this for 10 years now. We breed our own dogs that live in the house with us. After doing this project for the last 10 years we are wanting to increase our gift of service dogs to veterans who have served this country. In ten years, we have completed 59 dogs. We have used our current dog facility to train the dogs. We have a vacant building at our property that we would like to dedicate to this mission. Our dogs have changed the lives of the veterans that we serve. Our goal is to increase the veteran and their family's ability to live a more normal life. This incredible bond has led to reduced use of drugs and alcohol, reduced use of pharmaceuticals, reduced need for additional supportive services and increased the stability of the family unit, increased the relationships with neighbors and friends, increased the ability to maintain employment. Our hope is that the suicide rate amongst veterans goes down. Below is but one example of a veteran that was helped by our dogs.

Chris was a proud veteran who served many tours of duty. This service left him unable to adapt to civilian life. Living with an invisible wound made daily living impossible and changed the life he had with his wife. When he returned home, he spent all day in his home waiting for his wife to come home from work. She was exhausted from having to take care of everything. During a trip to the state fair during military appreciation day his wife learned of our dogs. She reached out and indicated that she thought her husband could benefit from having a companion. Chris met all the criteria through the VA and started the process of training with our dog Loyal. He went through a vigorous 120 hours of training to become a certified handler of a service dog. Loyal then went to live with Chris and his wife. His wife would come home every day to Chris and Loyal. She would change out of her work cloths and then begin her household chores. One day when she came home tired and depleted, she knew they had to go grocery shopping. From the other room Chris told her the dog and he already had done the shopping.

It was at that time she knew her husband was beginning to live his life again. In time little chores became possible. We host a graduation for our service dog every year at Rush Creek Golf Course. The year Chris came for graduation he could not be part of the main ballroom. His wife got up and spoke and told the story about their first shopping trip to the grocery store. She never thought they would have a family when he returned home from the middle east, but now she had hope. The following year they came out in support of the next class of service dog veterans. This year she was pregnant with a child and Chris was now employed. The following year they came with a beautiful son, and she was pregnant again. This family has immensely benefited from the gift of one of our dogs as have the community they live in. We want to increase the number of dogs we can provide to veterans.

Our property is zoned rural residential, and we are asking to have the code amended to allow the commercial kennel at our property to allow this training facility to happen.

The nature and reason for the project is listed above.

The intended use of our property is to continue to provide dog boarding (20 years), continue to provide impound services for our city (almost 8 years), and have a building to specifically train our service dogs (new proposal).

The adjacent properties are residential, horse property, farm land, and home occupation.

There should be no additional impact to neighboring properties as the building already exists and the expansion of the intended building would be to the south and not seen by neighboring properties.

There will be minimal traffic impact as we have already been doing this for 10 years but veterans training would come for their 120 hours so three to four cars an additional 4 days for five weeks twice a year.

We are planning on holding tanks for this project.

my two properties are being combined.

STAFF REPORT

Agenda Item 7.a.i.

Planning Commission Meeting: April 3, 2025	Prepared By: Dwight Klingbeil
Topic: Resources for Proposed Bills	Action Required: Information

Summary:

With the number of proposed bills being reviewed at the Minnesota State Legislature, Mayor McKee requests that staff inform the Commission of resources available to stay updated as these legislative changes.

The City’s website features a dedicated webpage listing all proposed bills in the State Legislature. To access, visit corcoranmn.gov, hover your mouse over “Our Government” and “Council”, then click on [“2025 Proposed Bills – Minnesota State Legislature”](#).



Given the potential impact these bills may have on development in Corcoran, staff recommends that the Commission visit this page regularly to stay informed on these proposals.



MEMO

Meeting Date: April 3, 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. *The public hearing for this item was held during the March 6, 2025, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of the request as presented. The applicant requested that the application be moved from the March 27 Council meeting to the April 24, 2025, meeting.*

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. 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 complete for City review and is scheduled for the April 24, 2025, Council meeting.*

4. St. Thomas the Apostle Church (PID 23-119-23-44-0015) (City File 24-045).

St. Thomas the Apostle Catholic Church submitted a Site Plan and Variance application a new campus at 20020 County Road 10. *This application under review for completeness and is not currently scheduled for any upcoming meetings.*

5. 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. *The public hearing for this item was held during the March 6, 2025, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of the request. This item was approved by the City Council during the March 27, 2025, meeting.*

6. 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. *The public hearing for this item was held during the March 6, 2025, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of*

the request. The applicant requested this item be moved from the March 27, 2025, Council meeting to the April 24, 2025, Council meeting.

7. Lothar Comprehensive Plan Amendment (PID 12-119-23-22-0009) (City File 25-002).

Brian and Jaque Lothar request approval of a comprehensive plan amendment to re-guide the property at 10110 County Road 116 from Existing Residential to Conservation Residential. *The public hearing for this item was held during the March 6, 2025, Planning Commission meeting. After some discussion, the Planning Commission recommended denial of the request, and recommended establishment of a new land use guidance that would allow development in the MUSA at a density of less than 2.0 units per acre. This item was reviewed by the City Council during the March 27, 2025, meeting. After some discussion, the Council voted to approve the applicant's request.*

8. Triden Ridge Estates 3rd Addition Preliminary & Final Plat (PID 06-119-23-11-0008) (City File 25-004).

SAB Properties, LLC. request approval of a preliminary plat & final plat to create a 1 single-family lot and 0 outlots on Outlot A of Triden Ridge Estates 2nd Addition. The application is incomplete for City review and is not currently scheduled for any upcoming meetings.

9. Commercial Kennel Zoning Ordinance Amendment (Citywide) (City File 25-005).

Maureen & Jefferey Clipperton request approval of a Zoning Ordinance Amendment to classify Commercial Kennel operations as a permitted use within the Rural Residential zoning district. The application is complete for City review and is scheduled for the April 3, 2025, Planning Commission meeting.

10. Continental Concept Plan (PID 12-119-23-13-0007) (City File 25-008).

Continental Properties have submitted a concept plan for a 325 unit multi-family community located on the western half of 19330 County Road 30. The application is under review for completeness and is not currently scheduled for any upcoming meetings.

11. New Mahavan Temple CUP (PID 15-119-23-32-0006) (City File 25-009).

New Mahavan Temple and Eco Farm Community request approval of a conditional use permit and site plan to allow the operation of a place of worship at 8750 Trail Haven Road. The application is complete for City review and is scheduled for the May 1, 2025, Planning Commission meeting.

12. Fairway Shores Final Plat (PID 25-119-23-11-0001) (City File 25-010).

Bergeron Homes request approval of the final plat for the first phase of Fairway Shores at Cook Lake, which consists of 24 single-family homes. This application is incomplete for City review and is not currently scheduled for City meetings.

13. Kariniemi Acres 2nd Addition (PID 33-119-23-21-0002) (City File 25-011).

Mike Kariniemi submitted an application for an application for a preliminary plat, final plat and variance to realign the shared property line between 6855 Willow Drive and 6840 Rolling Hills Road. The application is complete for City review and is scheduled for the May 1, 2025, Planning Commission meeting.