



CITY OF CORCORAN  
**City Council Meeting Minutes**  
**January 12, 2023 - 7:00 pm**

The Corcoran City Council met on January 12, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Nichols, Councilor Schultz, and Councilor Vehrenkamp were present. Councilor Bottema arrived at 7:02 pm.

City Administrator Beise, City Clerk Friedrich, Planner Davis McKowen, City Planner Lindahl, Public Works Director Mattson, and Director of Public Safety Gottschalk were present.

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

Mayor McKee called the meeting to order at 7:00 pm.

**2. Pledge of Allegiance**

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

**3. Agenda Approval**

City Administrator Beise noted the minutes were available for 7b., Draft Council Minutes for June 23, 2022, City Administrator noted the additions of items 7e. Park Dedication Fees Update Subdivision Ordinance, and 7f., Accessory Dwelling Unit Zoning Ordinance Amendment, remarking both 7e., and 7f., were approved at the December 22, 2022 Council meeting but require a 4/5 majority to move forward. City Administrator Beise noted public comments on 8a., Pioneer Trail Industrial Park Preliminary Plat received after packet distribution were added to the agenda packet and copies distributed to Council on the dais for the January 12 meeting. City Administrator Beise noted a clerical error on the hourly rate increase for City Planner on item 10a., Annual Appointments, a revised copy was distributed and on the dais.

**MOTION:** made by Nichols, seconded by Schultz to approve the agenda as modified.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

**4. Commission Representatives**

Mayor McKee noted Planning Commissioner Horn was present via electronic means, and Parks and Trails Commissioner Meister was present at the meeting.

**5. Open Forum (Public Comment Opportunity)**

Mayor McKee invited residents to communicate in-person or telephonically during Open Forum for items not included on the agenda. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. Mayor McKee noted Representative Robbins was running late and would now follow item 7., Consent Agenda. City Administrator Beise noted technical difficulties with online viewing of presentations for viewers accessing the meeting through electronic means.

Marcia Decker, 19397 103<sup>rd</sup> Avenue, resident of the Bellwether community, and new resident to the State of Minnesota and Corcoran. Ms. Decker noted several construction complaints regarding her home that was purchased in the Bellwether community in July of 2022, and opined on numerous issues experienced with their new home in the Bellwether community. Ms. Decker expressed concern over issuance of the building permit and the inspection process and questioned how inspections could have passed on their home.

Council asked for clarification on Ms. Decker's question regarding building permits.

Ms. Decker responded how Corcoran could continue to issue building permits for Bellwether homes with what seems to be a substandard construction by the builder.

Council noted cities no not participate in civil suits between homeowner and builder and noted each builder must adhere to the City's Municipal Code. City Administrator Beise added if inspections do not pass,

corrective action would be required by the builder. Public Works Director Mattson noted staff would follow up with Ms. Decker after review of inspection records.

## **6. Presentations/Recognitions**

### a. Oaths of Office

City Clerk Friedrich performed Oaths of Office for Mayor McKee, Councilor Schultz, Councilor Nichols, and Councilor Vehrenkamp.

### b. Representative Kristin Robbins; Moved after Consent Agenda items.

in the Diamond Lake Regional Trail Master Plan Draft. Ms. Beard noted project discussions began in December of 2019 and noted appreciation of a continued partnership into the future.

Stephan Shurson, Project Manager Three Rivers Park District, gave an overview of project and asked for support of the Diamond Lake Regional Trail through Corcoran. Mr. Shurson noted the Diamond Lake

## **7. Consent Agenda**

### a. 2022-12-08 Draft Council Work Session Minutes

### b. 2022-06-23 Draft Council Minutes

### c. Financial Claims

### d. Test Well #2 – Pay Application #1

Added e. Park Dedication Fees Update Subdivision Ordinance

Added f. Accessory Dwelling Unit Zoning Ordinance Amendment

**MOTION:** made by Nichols, seconded by Schultz to approve agenda items 7a-f as modified.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

## **6. Presentations/Recognitions Continued**

### b. Representative Kristin Robbins

Representative Kristin Robbins introduced herself and noted District 37A includes western Maple Grove, Corcoran, Medina, Greenfield, Loretto, and Maple Plain. Representative Robbins invited Council and residents to visit her at the Capitol, in the State Office Building, room 239. Representative Robbins reviewed her focus items include authoring a bill on eliminating tax on Social Security and reducing tax on lawful, charitable gambling. Representative Robbins discussed her work with the City of Corcoran on a bonding bill for water and sewer noting the bill would be available online the week of January 15 for public review.

Council noted issue of drugs and pass-thru traffic and impacts to the roads in the City of Corcoran.

Representative Robbins noted several bills she has co-authored include bills on drug crimes, retail crimes, car-jacking crimes, and noted a small fund that may offer aide support for roads to small cities.

Representative Robbins noted support of language regarding marijuana facilities and remaining under local control. Mayor McKee presented Representative Robbins with legislative, priority items for the City of Corcoran in 2023 and thanked Representative Robbins for her time.

## **8. Planning Business (Public Comment Opportunity)**

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Planning Business items 8a. Council requested discussion of Council consensus of item 8a., prior to public comment, regarding the gas station option. Council consensus indicated no support to incorporate a gas station at Pioneer Trail Industrial Park. Council noted for public record any applications received by the City must be reviewed by Council, however, Council cannot discuss application until the first meeting. Council noted financial viability of project is not a consideration recognized by Council.

Council discussed visibility difficulty at intersection, noted importance of a signal light at the intersection at Highway 55. Council thanked the community for their input on the project. Mayor McKee invited residents to communication in-person or telephonically during the public comment opportunity for Planning Business item 8a. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer, and noted some public comment cards had been received, indicated a 5-minute limit for each speaker.

Jennifer Gaston, 22741 Wagon Wheel Lane, voice concern of impacts of project to their neighborhood. Ms. Gaston noted rural character of area and reason for moving into Corcoran. Ms. Gaston opined on traffic and undesirable conditions the industrial park will create. Ms. Gaston noted MNDot requirement of access to HWY 55 from Pioneer Trail and opined the proposed road south of her property could cause negative impacts to the septic system on her property. Ms. Gaston inquired about an environmental study regarding

the private well and septic system for the industrial park and noted concern where the day-to-day contaminants created in operating the business would flow to. Ms. Gaston opined on the safety of their neighborhood with the increased exposure of strangers to their neighborhood. Ms. Gaston asked Council to consider the opinions and concerns of residents.

Council cautioned speakers related to personal statements regarding property being unlocked due to the public format of meetings. Council and staff clarified an environmental worksheet study was completed on the property.

Robert Gaston, 22741 Wagon Wheel Lane, opined on the distance from the proposed road location is 20 yards and adjacent to the back of his property. Mr. Garston noted the planned expansion access on Rolling Hills Road is not in the immediate future which means main access will be on the proposed road adjacent to the back of his property. Mr. Gaston noted there is 168 planned parking spaces, which indicates two shifts, additional warehouses, which will cause a great increase in traffic. Mr. Gaston also noted semi-truck traffic, noise pollution, and a Pioneer Trail and Highway 55 intersection traffic study from 2006. Mr. Gaston opined on impacts to septic systems and absence of an environmental study. Mr. Gaston requested Council not allow the PUD zoning of the area, and opined on the impacts to the neighborhood if Council approves, and stated Council needs to remember the wishes of the residents they were elected to represent rather than increasing Corcoran tax revenue.

Len Roering, rescinded public comment as concern was discussed in prior comments.

Kristin Blomquist, 6330 Pioneer Trail, noted main concerns have been addressed, reviewed safety concerns due to traffic increase, pollution due to illuminated signage of business, and impacts to neighborhood by this light industrial development, semi-truck safety concerns, and noted the families living and impacted by development. Ms. Blomquist asked Council to please make sure the development fits into the area.

Council clarified an environmental study was completed on the project in the summer of 2022.

Council and staff noted the Notice of Decision on the Environmental Assessment Worksheet (EAW), which includes the traffic study and the full EAW, and mitigation strategies was approved at the May 24, 2022 Council meeting. City Administrator Beise noted access points off Highway 55 are determined by the State and permitted by the State and noted an additional traffic study was recently completed as part of the EAW. Council inquired about fatal accidents at the intersection. Staff noted Council inquiry regarding an accident report. Council and staff discussed salt runoff from proposed road, and Public Works Director Mattson noted the street would be a public street and follows state and local roads for run off and rates. Public Works Director Mattson noted possible watershed feedback could be a chloride management recommendation, but not a requirement. Council and staff discussed construction of road and where the stormwater flows to. Public Works Director Mattson noted generally storm sewer structures, flow to ponds, with water quality element to ponds, and then are discharged to next downstream water body. Public Works Director Mattson also noted with boulevards slopping back into the street, any excess discharge would be pushed back into the street and ultimately follows the drainage path. Public Works Director Mattson noted industrial septic is a state-issued permit based on code and regulated by the State.

Bill Mauer, 22810 Wagon Wheel Lane, noted bonding bill mentioned by Representative Robbins, for roads and bridges, and mentioned the Highway 55 Coalition project is a priority project and questioned if bonding bill will move the Highway 55 Coalition project forward and impact the Pioneer Trail Industrial Park project due to the 4-land highway from Arrowhead to Pioneer Trail.

Representative Robbins noted the Highway 55 expansion project is currently applied for through Corridors of Commerce Grant, along with draft of a bonding bill in the case the grant fails. Representative Robbins noted if bonding bill is approved, potential funding would be available in 2024 for the Highway 55 expansion project. Mayor McKee noted the preliminary plan drawn up by the coalition on what the improvements would be does not impact Corcoran.

James Anderson, 22835 Wagon Wheel Lane, opined on aquifers and private wells located near the proposed industrial park project and wanted to go on record as a concerned resident of how the project may impact private wells and aquifers located in the area.

Karen Ess, 6225 Pioneer Trail, commented on safety of Highway 55 and Pioneer Trail, and the dangerous intersection that already exists and burdening it more with light industrial traffic is a safety issue, within the residential area. Ms. Ess opined the planned development will create an excessive burden on the streets, and on the residents living in the neighborhood.

- a. Pioneer Trail Industrial Park Preliminary Plat

City Planner Lindahl reviewed applicant request. City Planner Lindahl reviewed a recent EAW was completed with a traffic study and other environmental analysis, and noted a similar plan was approved in 2005 with a corner gas station and the project did not proceed. City Planner Lindahl outlined with all approvals expiring, a new environmental study was required with nothing used from the 2004 AUAR study. City Planner Lindahl noted the Planning Commission recommended approval to Council 3-1 with conditions, and encouraged use of native landscaping instead of turf, and recommended denial of gas station. City Planner Lindahl noted the applicant held a neighborhood open house on January 5, City engineering staff met with Minnesota Department of Transportation (MNDOT) regarding the Highway 55 project and noted nothing has changed from what was included in original staff report comments. Guided and zoned as light industrial today, the industrial buildings have been permitted and planned on the site, the change is rezoning from light industrial to Planned Unit Development primarily in the setbacks. City Planner Lindahl reviewed the site plan includes a mini-storage, a Pella distribution plant, not a manufacturing plant, with three unknown users, and a request for the gas station. City Planner Lindahl noted currently the PUD does not allow for a gas station and if Council approves Resolution as drafted, it would be revised as a light industrial use. Road connection is on Pioneer, MNDOT has commented twice on intersection improvements on Pioneer and Highway 55. City Planner Lindahl noted proposed roads and future connections on the east and west with future developments, as included in the Comprehensive Plan and SE District Plan. City Planner Lindahl reviewed the multi-phase project with phase 1 includes Pella, the first portion of the mini-storage, building b, and includes construction of the entire road. City Planner Lindahl MNDOT will not allow a traffic signal unless it meets warrants, even if the City would like a signal. City Planner Lindahl noted intersection improvements would still be the developer's responsibility. City Planner Lindahl noted the lots range from 4 to 16 acres, with three of the lots at a very conceptual point, and noted proposals on the two eastern lots. City Planner Lindahl reviewed the flexibility setback requests are for Highway 55 and 62<sup>nd</sup> Avenue for the southern buildings, and lots 1 and 2 on the north side for reduced parking and building setback flexibility. City Planner Lindahl also noted flexibility request on wall signage because of the Highway 55 frontage, applicant would like to split between elevations, noting specifically amount of signage is not increased but split between elevations. City Planner Lindahl reviewed small flexibility request from building materials, and landscaping flexibility to be spread across the site so focus can be on the west side near residential area, and noted creation of outlot A without frontage for a city well site. Council discussed if Wagon Wheel ends permanently as cul-de-sac. City Planner Lindahl noted Wagon Wheel is a cul-de-sac and development is not intended to come through cul-de-sac. City Planner Lindahl noted materials on north side need to be refreshed and reflect current materials standards, architectural standards comply with ordinance standards, and noted well and septic are temporary until city services are available. City Planner Lindahl outlined the landscaping plan does not work long-term as future trees are in planned utility corridor. City Planner Lindahl noted possibility of fence on the north property line, but explained trees cannot stagger due to space issue, and mentioned possibility of planting trees offsite on Wagon Wheel. City Planner Lindahl reviewed the south side of Kimberly will have a small utility corridor and sidewalk built by developer. Council and staff discussed utility locations. Council and staff discussed accesses off Pioneer Trail. Public Works Director Mattson noted awareness of utility repairs and where landscaping is placed and added utility company repairs along right-of-way utility corridors could result in trees or shrubs being removed then not replaced creating a gap. Council and staff discussed staggering trees. Council and staff discussed citywide broadband schedule with Comcast, next steps with award of grant, finalizing the planning, with construction lasting approximately one year. Council questioned Kimberly Lane's proximity to Highway 55 and if distance can be shortened with a dedicated turn lane. Public Works Director Mattson noted long-term balance with buffer and turn lane design, noting dedicated turn lanes off Pioneer Lane and Highway 55 that are planned. Public Works Director Mattson noted further discussion with engineering regarding adding an additional 5 feet for a more robust buffer. City Planner Lindahl continued presentation and noted PUD flexibility request on parking of 1 space per 2000 sq ft and noted code requirements of 1 space per 1500 sq ft. City Planner Lindahl noted lot 2 on the south indicate 112 parking spaces where 111 spacings are required and though currently is in compliance, the Pella lot 3 using City's code requirements 168 parking spaces for phase 1 with the plan indicating 172 total (126 now and 46 with proof of parking) and complies but Pella believes that is far more parking than needed and concerned about ability to commit to future expansion per plan noting staff is supportive of this request. If flexibility is acceptable, resolution could reflect parking flexibility that includes to allow 126 for phase 1 and 2 and proof of parking would be provided and preserved, with re-evaluation at phase 2 and if adequate parking is not on-site the City can require construction of the proof of

parking. Council inquired if parking flexibility has been allowed on other projects. City Planner Lindahl noted some discussion on Corcoran Farms and reviewed parking compliance with limited mix of office and warehouse noting when a tenant fills space applicant may come back to Council to review parking again. City Planner Lindahl noted encouragement of natural landscaping rather than turf grass and tree relocated from se corner to ne corner for additional screening for residential properties. City Planner Lindahl noted the preliminary plat creates the lots that comply for ordinance requirements except for Outlot A, which does not have frontage on a public road and would be deeded to the City for a potential well site in the northwest corner of the site just north of the pond with access around the pond. City Planner Lindahl reviewed options for Council for approving or denying the PUD request, tabling the item until January 26 for February 23 meeting, noting the 120-day application deadline of March 1, 2023. City Planner Lindahl also noted the applicant is present if Council has additional inquires or questions.

John Rausch, owner of property, noted history with United Properties and development plans, noting when property was purchased the road was a planned road, and agreed the signal light is necessary, though understands the intersection must be warranted by MNDot as necessary. Mr. Rausch noted industrial users will not create heavy traffic, with Pella utilizing about 30 employees per shift, and recognizes ingress and regress near neighborhoods and churches. Mr. Rausch noted the environmental assessment worksheet included watershed, traffic, air quality, and noted holding ponds planned. Mr. Rausch indicated strong support of native plants and prairie restoration plans. Mr. Rausch noted shifting trees and plantings along Kimberly Lane and noted neighborhood meeting mentioned this idea as well. Mr. Rausch noted internet connection is coming to area as well and is faster then current internet in area.

Council asked about sidewalk plans for future development on Kimberly Lane and when that is planned. Project Engineer Joel Raddake noted the sidewalk is a future planned construction and need is not immediate. Project Engineer Joel Raddake noted two users are on east side of site, and sidewalk would be constructed from Pioneer Trail to the east side of site to serve the two buildings when constructed. Project Engineer Joel Raddake noted once additional tenants are planned Kimberly Lane sidewalk would be constructed. Project Engineer Joel Raddake addressed question by Council regarding parking and noted in other cities the parking standard is 1 parking space per 2000 sq ft, and noted Blaine, Brooklyn Park, Columbus, Coon Rapids, Dayton, Plymouth and Woodbury. Project Engineer Joel Raddake opined constructing additional parking lots that are not used reduces the amount of landscaping that could be planned, and requested parking flexibility on lots 2 and 3, allowing Pella the ability for future expansion. Council outlined areas of discussion include road and spacing discussion, landscaping on the north side residential with double row of planting, fence, parking flexibility, and sign on the north and south side of building illumination. City Planner Lindahl noted city code allows signs to be illuminated. Council noted limiting illumination on the north side signs facing the residential properties. Council and staff reviewed Nelson International sign illumination and hours of operation. Staff noted review of landscaping and sign illumination with Nelson International. City Planner Lindahl noted applicant provided the Pella hours of operation until 6:00am to 12:00am, with two shifts from 7-3 and 3-11. Council and staff confirmed a monument sign is planned for Pella. Council and staff discussed restricting light illumination times and regulations, wall signs, and monument sign illumination and regulating through the PUD. City Planner Lindahl noted with a PUD, Council discretion is allowed for hours of operation. Council did not support limiting hours of operation but limiting the times signs are illuminated. Council noted the illumination of the 4-street lights at 62<sup>nd</sup> and County Road 116, and the noise pollution it creates, and possibly hooding the lights to decrease the expanse of where the light reaches and focus the lights downward. City Planner Lindahl noted WH Electric, or Xcel would be contact for street intersections. City Planner Lindahl noted in resolution under 16a., a requirement could be referenced lighting and illumination of wall signs and monument signs. Council and staff discussed possibilities of other uses that could reach a warrant for traffic signal light at Pioneer Trail and Highway 55. Public Works Director Mattson noted higher traffic counts with a restaurant like a McDonald's may reach a warrant for a traffic signal light, but noted the City does not have control over the traffic signal lights Highways and County Roads. Council noted addressing items presented and is applicable for Council discretion and parameters. Council and staff discussed changing direction of turns from 62 and Pioneer Trail similar to Bellwether, left versus right turns, cross traffic, and demand of cut throughs traffic, restriction in right turn only restricts all traffic and not just semi-trucks, and enforcement issues with other unintended consequences of controlling traffic to a right turn only. Council and staff discussed limiting truck traffic coming out of light industrial development only going north to avoid

neighborhood. Council noted tabling item to allow time to review other uses. Council and staff discussed axle limits on Pioneer Trail. Council asked staff to review a PUD option that excludes the gas station and turning to commercial use. Council asked for a review of PUD application flexibility requests. City Planner Lindahl reviewed the flexibility request include development in advance of municipal sewer and water, parking setbacks from Highway 55 and 62<sup>nd</sup>, building setbacks on north side of 62<sup>nd</sup>, split wall signage between north and south elevations, building material flexibility for materials not listed in code, compliance with required number of trees and shrubs but locating them across the site rather than lot by lot, apply impervious surface compliance but on a whole project basis not lot-by-lot, creation of Outlot A for the City well site without frontage on public street, and parking reduction for lots 2 and 3 as discussed earlier. Council inquired on handling requests through variances and what is unique with this application. City Planner Lindahl noted development without sewer and water flexibility in the past, setback flexibility has occurred in the past, wall signs flexibility has not been a specific request, however Council has approved variances regarding wall signs. City Planner Lindahl noted the metal panel is a new material and will likely appear in future applications however code does not reflect it yet, and the landscaping flexibility has not been applied across a project, however the City has not yet had an industrial project such as the current application, noting the desired benefit of landscaping shifting to benefit residential neighborhood, impervious surface flexibility was granted to Corcoran Farms, and creation of lot without frontage and parking reduction had not yet come before Council prior to this application. City Planner Lindahl noted the same material flexibility was requested by Nelson International however was denied by Council. Council and staff reviewed the option of applicant utilizing straight industrial zoning rather than a PUD and implications regarding setbacks and determined setbacks would be a challenge without utilizing a PUD. Council noted a desire to create a double row of plantings and amend 2023-003 to include a requirement on the north side of 62<sup>nd</sup> to include a double row of tree plantings and shift the road.

**MOTION:** made by Nichols modify Resolution 2023-003 and require a double row of tree plantings and to shift the road.

Motion fails for lack of second.

City Planner Lindahl asked for clarification to modify the existing condition in Resolution 2023-003, or if Council wishes to replace it. Council noted leaving the fencing but addition a double row of landscaping. City Planner Lindahl clarified amendment should include add a double row of landscaping and solid wall, low maintenance fencing to provide screening on the north side of Kimberly Lane and a minimum of 300 feet from Pioneer Trail to provide screening of the existing homes, and work with staff to shift the roads south to accommodate the width of homes located on Wagon Wheel.

**MOTION:** made by Nichols, seconded by McKee to modify condition 11d., v., within Resolution 2023-003 Preliminary Planned Unit Development Plan for “Pioneer Trail Industrial Park” located at 6210 Pioneer Trail (PID 32-119-23-34-0013, 32-119-23-34-007, 32-119-23-43-0005, and 32-119-23-43-0006) (City File 22-039) to add a double row of landscaping and, or a solid wall, low maintenance fencing to provide screening on the north side of Kimberly Lane and a minimum of 300 feet from Pioneer Trail to provide screening of the existing homes, and work with staff to shift the roads south to accommodate the width of homes, east to west, located on Wagon Wheel.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

**MOTION:** made by Nichols, to modify condition 16, within Resolution 2023-003 Preliminary Planned Unit Development Plan for “Pioneer Trail Industrial Park” located at 6210 Pioneer Trail (PID 32-119-23-34-0013, 32-119-23-34-007, 32-119-23-43-0005, and 32-119-23-43-0006) (City File 22-039) to add signs visible from residential properties to the north, east, and west shall not be illuminated after 9:00 pm.

**Seconded by:** Schultz with a friendly amendment to include all signs shall not be illuminated after 9:00 pm. Council discussed signs located or directed at HWY 55 could be excluded from modification. Nichols accepted the friendly amendment to modify condition 16 to add all signs shall not be illuminated after 9:00 pm. City Planner Lindahl asked for clarification when signs could be illuminated in the morning. Council noted 6:00 am for sign illumination to begin. Council discussed light intrusion and the house located along the south side of the development.

John Rausch, landowner, proposed to substantially limit the number of lumens towards residential properties after 9:00 pm. Mr. Rousch noted the Corcoran location is the future Pella headquarters, and Pella wants some visibility on HWY 55 for brand recognition, so some lighting with lumens dimmed after

9:00pm is desired. Mr. Rousch noted working with staff to reduce the number of lumens in both winter and summer months for illuminated signs facing north, east, and west towards the residential areas. Council discussed lighting to south, where the signs would be north and east. Council discussed altering timing of lighting on all sides of the building, commercial and industrial lighting differences. City Planner Lindahl noted City Code specifies illuminated signs need to be lower lumens from dusk until dawn. Council reiterated the original Motion of including illuminated signs on the north, west, and east sides of the building are turned off at 9:00 pm and remain off until 6:00 am.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp  
(Motion carried 5:0)

Council noted topic of improvement of traffic in the area. City Planner Lindahl noted Council discussion on parking flexibility related to item 11c., within Resolution 2023-03. City Planner Lindahl noted the omission of the parking flexibility request by the applicant within the staff report. Council noted reassessing parking requirements with code, noting after the pandemic there may be fewer offices, and utilizing open prairie rather than parking. City Planner Lindahl recommended condition 11c., be modified to include parking for lots 2 and 3, block 1 are granted PUD flexibility and require a minimum of one space for 2,000 sq ft for warehouse uses, in phase 1 and 2, lot 3, proof of parking for 46 space shall be preserved, parking demand shall be re-evaluated with phase 2 construction to assure that adequate parking is provided, and the City may require construction of the proof of parking stall if a parking demand is documented.

**MOTION:** made by Nichols, seconded by McKee to amend condition 11c., within Resolution 2023-03 as stated. Council noted ensuring there is no implied approval if there is less parking, an additional, or bigger building could be constructed. Council and staff discussed process for buildings, parking lots, and parking formulas and due process in compliance verification.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp  
(Motion carried 5:0)

Council noted controlling traffic along Pioneer Trail. Council noted historically, development in Corcoran increases traffic counts. Council objective is to lesson traffic impacts, but Council also recognizes traffic is an unavoidable challenge. Council noted tabling item to gather more information.

**MOTION:** made by Vehrenkamp, to table item to gather information on implementing a light signal at the intersection on HWY 55.

Motion failed for lack of second.

City Planner Lindahl reiterated a request can be made of the traffic engineer to provide a list of uses, but it has been established already that list of uses includes a gas station, or a high traffic retailer such as a restaurant. City Planner Lindahl further noted the current industrial user on lot 1, will not warrant a traffic signal, and offered the traffic engineer could review again other possible uses such as a pharmacy, and the possibility of other potential uses that would warrant a traffic signal. Council and staff discussed costs, MNDot right of way, meeting warrant for a gas station per MNDot, the requirements by MNDot if Council had approved a gas station regarding additional studies, and MNDot's discretion to still approve a signal light at the location. City Planner Lindahl noted a traffic signal light cost of approximately \$1.5 million dollars. City Planner Lindahl noted even if the developer agreed to install a traffic light signal, the City cannot take the money because MNDot has not approved the traffic signal light. Council and staff discussed the gas station as a theoretical option, and noted based on current information, a gas station would warrant stoplight, a pharmacy would be an uncertain warrant. Public Works Director Mattson noted before a MNDot study could even occur to assess a warrant for the traffic signal light, the City would need to provide final plats with a specific user. Council discussed semi-truck traffic and general vehicle traffic. Council discussed limiting right movement, vehicle traffic in area, axle limits, and other options.

John Rausch, landowner, noted Pella will have between ten to fifteen trucks a day consisting mostly of box trucks, a couple of semi-trucks, and approximately ten service vehicles throughout the day, and agreed to supply additional signage. Mr. Rausch opined on enforceability of signage, and avoiding travel through the neighborhood, and noted Park Place Storage and noted semi-trucks are not allowed at Park Place Storage. Mr. Rausch noted agreeance with placing signs to help restrict movement to the north. Mr. Rausch noted necessity of access to HWY 55 out of development. Council asked for clarification on Pella's truck operations in moving product from their manufacturing facility.

Applicant's representative noted Pella has a couple of semi-trucks per day that bring product to the warehouse, and then from the warehouse it is loaded onto various box trucks and vans and delivered to job

sites. Council clarified that it is not contractors coming in and picking up product. Applicant's representative confirmed Council's assumption and noted in information he has received, Pella has ten service vans on-site, and 10 to 15 trucks per day that are mostly box trucks with a couple of semi-trucks. Council questioned if box trucks operate during normal business hours and Mr. Luke Appert confirmed the box truck hours of operation, noting the semi-trucks would arrive earlier or later than the standard, normal business hours. Mr. Rausch, landowner, reiterated support of right turn signage if needed. Director of Public Safety Gottschalk noted enforcement of no-truck traffic would be a challenge, reviewed weight restriction basis on information from compiled from engineering. Council noted what other buildings would be within the project and nature of use. Council noted the current Pella manufacturing and distribution building and the self-storage business and concluded there would not be a significant amount of public accessing the development at this time. Council discussed sign options, axle limits, and enforcement challenges. Public Works Director Mattson noted road restrictions are in place based on what the road is built for. Director of Public Safety Gottschalk commented on the addition of stop signs, and noted stop signs actually increase home traffic because of the sound of stopping and accelerating. Director of Public Safety Gottschalk noted the design of roadways is to support the community's needs, and includes a network to reroute traffic in the event of failure. Director of Public Safety Gottschalk noted typically speed bumps are typically a resolution to traffic control. Council and staff discussed state aid roads, traffic studies, not utilizing state aid funds, and maximizing funding for the larger, busier roads. Council discussed consideration of road design and how driver's perceive a road and incorporating such safety mechanisms as flexible delineators in the shoulders to slow traffic, including crosswalks across busy streets, to regulate traffic. Public Works Director Mattson noted state-funded roads that have been built are also subject to restrictions and noted Pioneer Trail may have been built with state-funded monies when the route was established.

**MOTION:** made by Bottema, seconded by Vehrenkamp to table item until the January 26 Council meeting. Council noted review of process for challenges discussed. Council discussed this project in comparison to other industrial developments in Corcoran, noting the current industrial code and ordinances, and the low intensity use as industrial in this project. Council noted review of industrial versus commercial zoning, and consideration of prioritizing discussion of redefining what industrial means in future industrial applications. Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp  
(Motion carried 5:0)

City Planner Lindahl requested clarification of what Council direction is for the January 26 meeting.

Mayor McKee called a 5-minute recess at 9:55 pm.

Council reconvened at 10:00 pm.

b. Concept Plan – Hope Community Project

Planner McKeown outlined the Hope Community Project. Planner McKeown noted the applicant would like to move forward with the environmental assessment worksheet process. Planner McKeown noted the concept includes a combination of existing uses and approved uses. Planner McKeown reviewed the site components and indicated a church site and existing cemetery, a water tower site previously approved by the City but not yet constructed, and the proposed use of four multi-family apartment buildings totaling 664 units. Planner McKeown noted two non-age restricted buildings, and two senior living buildings, one with an assisted living component, two retail buildings, two medical office buildings, 20 senior villa rentals which could be considered single-family homes under City code, 54 row townhomes, a one-acre tot lot playground, and a site for future cemetery expansion. Planner McKeown the applicant's desire to utilize straight zoning and avoid a PUD. Planner McKeown noted the several components to the concept plan, property zoning is currently guided as public institution with a portion of the site proposed senior villas, with the remainder of the site guided and zoned as mixed use. Planner McKeown noted the challenge with current zoning and land use is the senior villas and row townhomes are not allowed in mixed use, and residential is not allowed in public institutions, so rezoning would need to reviewed and completed to avoid using a PUD. Planner McKeown reviewed rezoning everything to general mixed use that is not the public institution and completing several ordinance amendments would need to complete to comply with current zoning ordinance standards. Planner McKeown outlined staff proposal in option 1 includes placing villas and row townhomes in mixed residential noting in other areas of the City it is used as a buffer between mixed-use districts and lower density residential districts, the general mixed use area, and the 10 acres of public institution. Planner McKeown provided a summary of proposed height of apartment buildings, setback requirements, and variance potentials necessary with option 1. Planner McKeown reviewed targeted density calculations within



different districts and noted the two calculations exceed the allowed density targets within those districts. Planner McKeown reviewed other possibilities available with higher density districts. Council and staff discussed PUD option with existing limitations of straight zoning ordinances. Planner McKeown also noted Council awareness of application date regarding application of points, noting this application was received before points system was passed. Planner McKeown reviewed parking space minimums and parking counts. Planner McKeown noted a possible change in buffer ordinance requirements if ordinance passes before preliminary plat occurs with the project and noted the project could potentially fall under a Class D buffer requirement. Planner McKeown noted the Diamond Lake Regional Trail crosses through Hope Church property noting the trail cuts through the middle of church wetland and then crosses County Road 116. City Administrator Beise noted a financial request included in the concept plan and applicant's request for Council to consider a 25-year TIF district for this project. City Administrator Beise noted Tammy Ohmdahl from Northland Securities to review the request and noted the applicant is available at the meeting should Council have questions regarding the financial request. Planner Davis recapped Council to clarify a preference for the project to follow straight zoning ordinance, or to follow a PUD route to assist in determining the land use application process. Planner McKeown noted the next steps would be the environmental assessment worksheet, finalizing the wetland delineation, and first stage of applications. Brian Lothar, landowner, and applicant, reviewed history of Hope Community Church purchase, noted waiting for City sewer and water services. Mr. Lothar introduced Cody Dietrich for TIF and affordable housing, and noted Cody can answer questions along with Mark Anderson, Samitec Engineer to answer any questions regarding ponding, filtration system, and parking lots, and Josh McKinney, Project Manager for Hope Community Church, for an overview of the concept plan and to answer technical questions. Josh McKinney, Project Manager, noted staying consistent with the guidance of project and what was deemed appropriate for the area. Mr. McKinney noted to have a viable project there needed to be some housing density, while including buffering to surrounding neighborhoods. Mr. McKinney noted the neighborhoods around the development, and the intentionality of placing specific types of units in the development, preservation of trees, and recognizing future developments in the area and maintaining existing neighborhood cul-de-sacs, while providing safe connections through the development. Mr. McKinney noted utilizing appropriate uses in the development consistent with the City's Comprehensive Plan. Mr. McKinney reviewed senior villas, the market rate apartments, medical building facilities, the multi-family units, and density requirements. Mr. McKinney noted access points to development and future density requirements. Mr. Lothar noted the correction from four to two multi-family apartments. Mr. McKinney noted working with City staff on the what the right path is, and receiving feedback from Council to enhance the development. Mr. McKinney also noted Council approval for an EAW to begin. Mr. McKinney thanked Council for their input and attention. Cody Dietrich, Dietrich Development, outlined the process in utilizing a TIF district, and includes providing an affordable or workforce housing component in the multi-family unit building for a 25-year TIF district. Mr. Dietrich noted TIF years would be determined by a financial analysis to analyze reasonable return levels and structured as a pay go note. Mr. Dietrich explained the increment difference between current taxes and future taxes, number of years, to pay for the project costs over time. Mr. Dietrich noted the units would not look any different but would allow people with lower income to live in the development. Mr. Dietrich briefly explained mean income per year, and how an individual would qualify to live in the specific unit. Mr. Dietrich noted the approximate unit rental costs of the affordable or workforce housing. Mr. Dietrich referenced the 2040 Comprehensive Plan density requirements in Corcoran and affordable housing goals. Council noted fire service concern with increased property values within the development which means more cost to the City for fire services. Council noted a net-negative result regarding tax revenue and would prefer seeing affordable housing when the City has internal fire services capability so there isn't a disproportionate charge to cover fire services for the development. Council noted TIF concerns and who benefits from a TIF district. Council noted the density proposed in the development, would be the highest in the City, but does not see that as a negative. Council noted the population density of the development would reflect about 1/8 of the City's population, and noted an amenity to residents in this area would be a good park. Council added the Diamond Lake Regional Trail and a City park with natural features and amenities could be planned together and noted a future neighborhood park of 10 acres would be more of an appropriate size to serve the higher number of residents, and though it cannot be placed on this development site, review of surrounding empty sites, possibly in a lower density area could be a potential

revenue opportunity to potentially include in the Comprehensive Plan to create a nice amenity near this development. Council noted villas remaining but be owner occupied versus a rental property due to a recent rental property ordinance in Corcoran. Council noted collaborating with the park district regarding off-grade crossings and how that would be constructed for crossing County Road 116 and County Road 30. Council noted tot lot is too small to be a public park but could be a PUD benefit with the buffering it offers. Council clarified where the Diamond Lake Trail could potentially route through the wetland, around the cemetery, and could be a beautiful segment with landscaping in the buffer on the east side, and the west side depending on development, could be another landscaped buffer to separate the lower density area from the higher density commercial area. Planner McKeown clarified the trail is currently going back around the back side of the church but does support Council's idea and would likely be a bigger discussion. Council discussed location of tot lot. Council appreciates the element of senior housing through memory care to service residents. Council noted the height within the development is acceptable. Council and staff discussed amendments necessary with the GMU area, noted property is zoned and guided for GMU, and would meet the 30 units per acre. Council, staff, and applicant discussed church expansion and future implications. Council noted consideration with height and setback requirements, noted considering the tot lot may need off-street parking if it remains a neighborhood park, open space, and density, and utilizing a PUD application process. Council requested a brief overview of TIF districts by Tammy Ohmdahl.

Tammy Omdal, Northland Securities, presented an overview of TIF districting, noting TIF is simply the increase in taxes even though the site is currently occupied by the church and is tax exempt upon development, the base value of a TIF district would be based on the County value even though its not being taxed. Ms. Omdal noted the concept of TIF under Minnesota law, the City's history with the downtown area and with TIF, which predates all the Councilmembers currently sitting on Council, and noted the current restrictions related to TIF projects. Ms. Omdal noted to TIF in this area, the only option is the consideration of establishment of a housing district. Mr. Omdal noted it was correctly described earlier that it is really a market rate project with an affordable component, and it does not matter if the units are senior housing, or workforce housing, it simply means that the owner of the property with a TIF district would covenant or pledge to you under agreement that they would lease a certain percent of the units to qualified persons, in this case the developer is considering 20 percent of the units and it would just be on that building, would be leased to persons that would be income qualified that are at 50 percent of the area-wide median income that is an annual test over the life of the district. Mr. Omdal noted the applicant mentioned 25-years for housing district a city or authority can go 26 years an extra year to capture it, however we have no idea yet as it is unknown if the TIF will require 26 years. Ms. Omdal noted it could only be 15 years to reach the level that would achieve a level of return debt service coverage and added that many TIF districts depend on the site to determine 15 or 26 years. Ms. Omdal noted oftentimes TIF is not to enrich the developer, and reviewed if Council approves and makes the but for finding based upon information that's informing your decision that but for the assistance, the project would not go forward. Ms. Omdal noted TIFs exist in all 50 states with Minnesota a bit more restrictive, but is a tool used frequently in Minnesota to assist with projects like this one. Mr. Omdal noted it not that Council is giving TIF for the affordable, but what is the public benefit if ultimately Council negotiates something else in the design or the land use approval that you would not get but for the TIF assistance. Ms. Omdal noted it is too early to know what that might look like, but to note that it is not to improve the developers returns. Mr. Omdal prompted Council to review what the public is getting for foregoing that tax revenue for a period to make a project feasible that otherwise would not be feasible. Ms. Ohmdahl noted school referendum taxes cannot be captured so the school would immediately get a benefit from the increase in property tax. Ms. Omdal reviewed a hypothetical TIF example. Council discussed TIF process and implications.

Mr. McKinney noted applicant wishes to move forward with the project, addressed building heights, and noted the flexibility with a PUD option, and asked for clarification regarding some of Council comments. Council noted parking ratio is two spaces for one unit, and one space for five units for visitors.

Mr. McKinney requested traffic engineers be involved to show data on what parking would be required for development. Mr. McKinney noted exploring shared parking with the existing Hope Community Church for some visitors for off-peak times.

Council thank applicant for the well-thought-out concept sketch plan. Public Works Director Mattson added that depending on what happens with the water supply decision, the possibility remains of proposing to Maple Grove to amend the water agreement for northeast area if the City does not move forward with the

water project. Public Works Director Mattson noted Maple Grove has supported residential water connection by has not supported non-residential connections. Public Works Director Mattson noted there is not yet local control for water infrastructure in the northeast district area.

## 9. Unfinished Business

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment period.

### a. Water Supply Bid Award Update

Public Works Director Mattson reviewed the recent results from the bid opening regarding the water tower project and noted the current market changes due to inflation pressures over the past two and half years. Public Works Director Mattson noted the City was awarded 3 million dollars in federal funding through HUD, though it is not an immediate distribution and will likely have some requirements. Public Works Director Mattson reviewed the project parts and noted the project was intentionally split up between the water tower, the water treatment facility, and infrastructure component from the Bellwether development to the facilities. Public Works Director Mattson noted targeting the pipe infrastructure from Bellwether for the Federal funding portion because of the timing and construction timelines. Public Works Director Mattson explained with the current bids received, the 3 million dollars in Federal funding could not be applied to the first two parts of this project without rebidding them. Public Works Director Mattson noted the third component is also eligible for a grant, noting a bonding representative submitted a 10-million-dollar bond bill to the Appropriations Committee that the City will likely not hear anything on until January 28. Public Works Director Mattson reviewed timelines with construction and how future funds are distributed if the City receives the grant and if the grant amount is less than 10 million dollars, what options the City has in pursuing the necessary infrastructure. Public Works Director Mattson noted as the City grows additional municipal wells will need to plan for and constructed and funded. Public Works Director Mattson expressed concern over continued labor costs, and continued raw materials cost increases, and reviewed trends and noted difference in the two bids received. Public Works Director Mattson noted when development comes through, the development is what pays for all of the infrastructure through trunk area charges. Public Works Director Mattson noted the baseline items needing to be covered and each item is attached to how fast development comes. Public Works Director Mattson noted implementation of primary funding mechanisms through development, and noted Northland is working on a couple of different development scenarios, with different interest rate scenarios, and if there is additional information Council would like to review to please email him. Public Works Director Mattson reviewed a decision on the bids by the January 26 meeting will need to be made, as if the City takes no action, the bids expire and rebidding would be necessary. Public Works Director Mattson noted the treatment plan site has been purchased as with the water tower site in progress, noting there would be additional cost to reissue and through the bid process again and with no changes, and is really a risk tolerance decision for Council. City Administrator Beise noted compiling information, and requested additional information Council would like to see to assist in making a decision on the project, as the City will move forward with the bonding process on January 26. City Administrator Beise added if Council decides not to move forward with the project, the City will still end up doing some bonding, but the amounts would change.

### b. 2023 Goal Setting Session

Mayor McKee called a work session for January 23, at 5:00 pm for strategic planning.

## 10. New Business

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment period.

### a. Annual Appointments

**MOTION:** made by Nichols, seconded by Vehrenkamp to approve Resolution 2023-01 Establishing Annual Appointments for the City of Corcoran for 2023.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

City Administrator Beise clarified on establishing annual appointments if Councilmember Bottema is

interested in remaining as acting mayor for 2023. Councilmember Bottema accepted role as acting mayor. Public Works Director Mattson noted Stantec has a new address.

b. Commission Liaison Schedule

Council noted remaining on the same committees, Councilmember Nichols as the liaison on the Parks and Trails Commission, Councilmember Bottema as the liaison for the Elm Creek Watershed Management Commission, and Councilmember Vehrenkamp and Councilmember Schultz will rotate meetings as liaisons on the Planning Commission for 2023.

c. Legislative Priorities

City Administrator Beise noted the addition of police officer recruitment and retention, THC and cannibal products, and County motor vehicle tax sales and potential benefit to the City for County Road projects, are the items added to the legislative priorities. Council discussed removing the County motor vehicle tax sales portion of the legislative priority items.

**MOTION:** made by McKee, seconded by Nichols to remove the county motor vehicle tax sales from the legislative priorities list.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

Council requested change to the wording of cannabinoid product verbiage to be more restrictive. Council and staff discussed recent changes to the cannabinoid verbiage and is a bit different than the edibles conversation, and what route to go to advocate for cities and communities regarding safety of products.

d. Call for Work Sessions

Mayor McKee called for work sessions on February 9, February 23, and March 9, at 5:30 pm with topics of work sessions to be determined. Council noted a priority of zoning for light industrial discussion and City Administrator Beise noted including the topic in the goal setting meeting on January 26. Council noted at Bellwether residents will be attending the work session if there is a work session regarding crosswalks to understand the City's crosswalk policy. Council and staff discussed for need for a work session on crosswalks to better understand costs and where they should be located, what level does striping occur, when are overhead beacons necessary, and trying to find clarity as the City begins to install crosswalks in the City. Council debated need for meeting on crosswalks or including in a regular Council meeting. Council noted included Diamond Lake Trail crosswalks in the discussion on crosswalks. Council noted information received regarding the County purchasing houses within developments with HOAs and to be used as halfway houses, and there is no local level of control regarding the use of property for this type of use. Council noted review topic at a future Council meeting.

e. Seasonal Worker Pay

**MOTION:** made by Bottema, seconded by McKee approve Seasonal Worker Pay and direct staff to implement.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

**11. Staff Reports**

**12. 2023 City Council Schedule**

Council received schedule.

**13. Adjournment**

**MOTION:** made by McKee, seconded by Bottema to adjourn.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

(Motion carried 5:0)

Meeting adjourned at 11:45 pm on January 12, 2023.



Michelle Friedrich – City Clerk