



CITY OF CORCORAN
City Council Work Session Minutes
February 23, 2023 – 5:30 pm

The Corcoran City Council met on February 23, 2023, in Corcoran, Minnesota. The City Council work session 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.

City Administrator Beise, Finance Manager Ung, Planner Davis McKeown, Public Works Director Mattson, and Director of Public Safety Gottschalk were present.

1. Call to Order / Roll Call

Mayor McKee called the work session to order at 5:30 pm.

2. Cook Lake Highlands PUD Amendment

City Planner Lindahl reviewed the applicant's request for the work session discussion of potential PUD amendment to the Cook Lake Highlands PUD that was approved in 2021, with final approval granted last spring. City Planner Lindahl noted the applicant has indicated the market has changed and would like to amend the plan. City Planner noted both Beth Hustad and Steph Griffin are available to talk about the amendment. City Planner Lindahl noted the addition of the Ebert property on the west side. City Planner Lindahl reviewed the daycare facility is in progress and been working on building permits and shown construction this spring on the corner at the entrance to the project. City Planner Lindahl reviewed the applicant would like to change the 19 villa homes proposed in the northwest corner of the site to rental units, and reviewed the United properties Applewood Point co-op unit properties would like to change the structure to a 145-unit apartment building, with the footprint height on the project remaining the same. City Planner Lindahl noted it is the internal walls that change the result in the added units. City Planner Lindahl reviewed the assisted living facility next to the daycare is no longer interested, and the applicant is asking to do 12 single-family rental units on that parcel, and then add the three-acre property to the west and add 19 single-family homes as rental units. City Planner Lindahl noted the property to the west is guided and zoned mixed residential which is the same as the underlying zoning on the Cook Lake PUD, and the plan includes 101.8 acres of HOA maintained open space along County Road 10 and noted it is a new addition with the rental component. City Planner Lindahl noted the rental component is an important part of the rental single-family concept. City Planner Lindahl reviewed the proposed plan and the new plan north of Brockton Lane and noted no physical changes on the site, however, the types of units included in the new plan are significant changes in the southwest corner of the site. City Planner Lindahl reviewed the density with the change is still within the allowed density range, at about 8 units an acre where eight to 10 is required, so a comprehensive plan amendment is not required. City Planner Lindahl reviewed the lot standards requested for the rental homes are smaller than the homes that are on the cul de sac, and those are proposed with 32-foot-wide lots with five-foot side yard setbacks. City Planner Lindahl reviewed the approval was 50-foot-wide lots with that same five-foot setback. City Planner Lindahl noted the HOA maintained open space, indicated the new property addition has not had a wetland delineation completed and noted the City would need to get a wetland delineation and determine whether that in fact is all upland. City Planner Lindahl noted that access to the single-family homes would be via a private drive, and Council would need to discuss parking if inclined to support the private drive. City Planner Lindahl outlined the question for Council is currently the city ordinance does not prohibit someone from renting a single-family home. City Planner Lindahl noted the City is working on a rental housing ordinance, and the draft ordinance allows an option for a special exemption for planned communities like this. City Planner Lindahl noted planned rental communities are different than the developer coming in and buying houses, for example like in a college town. City Planner noted the community would have planned maintenance and an owner that maintains all properties. City Planner Lindahl referenced the developer is the same developer in the Edgewater project in Maple Grove. Council and staff discussed original zoning before PUD approval allowed apartments and earlier sketch plans. City Planner Lindahl noted apartments are a permitted use in the RMF-2 zoning district. Council discussed the added 45 units and additional traffic. City Planner Lindahl

noted with the addition of the Ebert property a preliminary platted would need to be completed. Council and staff discussed the changes, non-support of 32-foot lots on a major road, and density requirements with new request. Council discussed crime statistics, PUD amendments, and existing infrastructure on the project. Council and applicant reviewed amenities, underground parking with the apartment rental building, age demographics for the development.

3. Unscheduled Items

No unscheduled business was heard.

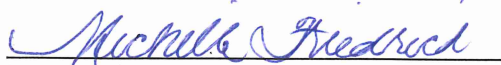
4. Adjournment

MOTION: made by Bottema, seconded by Vehrenkamp to adjourn.

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

(Motion carried 5:0)

Meeting adjourned at 6:47 pm.



Michelle Friedrich – City Clerk