

**ORDINANCE NO. 2023-505**

**Motion By:** Bottema  
**Seconded By:** Schultz

**AN INTERIM ORDINANCE OF THE CITY OF CORCORAN, MINNESOTA PROHIBITING APPROVAL OF CERTAIN NEW PLATS, PLANNED UNIT DEVELOPMENTS, CONDITIONAL USE PERMITS, AND BUILDING PERMITS.**

**THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, ORDAINS:**

Section 1. Recitals

1. The City Council is actively studying, and will continue to study, industrial and commercial storage uses within the City of Corcoran.
2. A moratorium on development involving such uses within the Corcoran city limits is needed to allow time to develop and finalize appropriate use standards to ensure compatibility with other uses and appropriately designate proper locations for such uses within the City's Comprehensive Plan and zoning ordinances, and to provide improved guidance for future development within the City.
3. As of the date of this ordinance, the City of Corcoran has preliminarily approved a storage use as a part of the Pioneer Trail Industrial Park PUD and this moratorium shall not affect any entitlements granted in that application.

Section 2. Definitions. The following terms, whenever used in this ordinance, shall be interpreted to mean:

**Mini Storage and Self Storage Facilities** – Businesses that rent or sell storage units to individuals and/or businesses.

**Plat** – A drawing or map of a subdivision prepared for filing of record pursuant to Minnesota Statutes Chapter 505, and containing all the elements set forth in Corcoran city code adopted pursuant to Minn. Stat. 462.358 and Chap. 505.

Section 3. Purpose and Intent. The City desires to conduct an in-depth study of the following:

Appropriate locations and standards for industrial and commercial storage uses within the City of Corcoran and a review of any appropriate amendments to the City's Comprehensive Plan and/or zoning ordinances.

Minnesota Statutes, Section 462.355 Subdivision 4 allows the City to adopt an interim ordinance to protect the City's planning process and the health, safety and welfare of the citizens of the community. The City Council finds that it is necessary to adopt an interim ordinance to allow sufficient time for this study to be conducted to determine whether there is a need to amend the City's official controls or its comprehensive plan.

Section 4. Temporary Prohibition.

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Pending the completion of the studies referred to above, and/or the corresponding repeal or expiration of this ordinance:

1. Plat, Planned Use Development (PUD), Conditional Use Permit (CUP), Interim Use Permit (IUP), Site Plan, and any other land use applications for development which proposes mini storage or self storage facilities within commercial or industrial districts shall not be processed, approved, or accepted, unless specifically exempted within the Recitals listed above or unless such application has received preliminary approval from the City; and
2. Corresponding building permits related to the prohibited applications set forth in Prohibition 1 not associated with a project that received preliminary approvals prior to the effective date of this ordinance or is specifically exempted within the Recitals listed above shall not be processed, approved, or accepted.

Section 5. Effective Date. This Ordinance becomes effective from and after the date of its passage, and shall remain in effect until the earlier of either: 1) October 12, 2024; or 2) the date of acceptance of the above-named land use studies by the City Council and the Council's corresponding repeal of this ordinance.

Adopted by City Council on the 12<sup>th</sup> day of October, 2023.

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

  
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Tom McKee - Mayor

**ATTEST:**

  
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Michelle Friedrich – City Clerk

*City Seal*