



CORCORAN NEWS

Spring/Summer 2024

West Metro Water Alliance & Blue Thumb Partnership



Plant your spring gardens to support a resilient, pollinator friendly yard!

As you prepare your yard, plan your gardens, and get new plants this spring, don't forget to plant for clean water and pollinators! By using proper yard design and planting pollinator-friendly plants, our yards can help filter rainwater where it falls, rather than flowing straight to our water bodies and picking up pollutants along the way. Native plants in yards have many benefits like supporting pollinators and native ecosystems, being resilient during flooding and drought, enhancing soil health, providing food for wildlife, and stabilizing land to reduce erosion... just to name a few!

While planning native gardens may sound daunting at first, there are a lot of resources to help you along the way. [Blue Thumb](#) is one organization that provides [resources](#) and workshops to help people plant for clean water.



Check out these resources from Blue Thumb:
Where can I buy native plants?
Read Blue Thumb's [article](#) on native plant

sales coming up this spring.

Can I get financial support for creating pollinator habitats? Yes! All Minnesota residents are eligible to apply for [Lawns to Legumes](#) cost-share funding of up to \$400.

Where can I learn more about planting for clean water? Blue Thumb has [workshops](#) and [online learning events](#) coming up this spring!

What kind of plants should I use? Look at Blue Thumb's [plant finder](#) to find plants that fit your aesthetic and are suited to the environmental conditions of your yard.

Letter From The Mayor

State Legislation Impact On City Development Process

I wanted to take a moment and make our community aware of some recently proposed legislation that I believe would have a detrimental effect on Corcoran residents, as well as other cities across Minnesota. This legislative session saw the introduction of several development-related bills, including **HF 4009**, **HF 4010**, and **SF 1370**, aiming to reshape the development process by greatly increasing density, removing local decision-making authority and public input, and implementing smaller lots statewide.

Other Provisions Included In These Bills:

At the core, these proposals seek to dramatically alter the way cities manage zoning and land use, signaling a shift towards increased density, smaller lot residential development without addressing the substantial cost of the infrastructure needed to support it, leaving the bill for existing residents and taxpayers to cover. Other key provisions of these bills included:

- Eliminating local control over city zoning and land use decisions.
- Removing the public input process for residential development projects and creating an administrative approval process.
- Eliminating single-family zoning, reducing minimum lot sizes to 4,000 square feet, and reducing setbacks significantly.
- Prohibiting architectural or material design standards and parking requirements.
- Mandating multifamily developments with up to four to eight times current density on any lots zoned for single-family residential (HF 4009 and SF 1370).
 - After receiving significant pushback from residents, local elected officials, and city advocacy groups, this was amended to permit two units on all single-family lots (doubling density).
- Allowing, by right with administrative approval, multifamily residential development on any commercially zoned lot with reduced setbacks with no limit on building height, up to 150 feet, via administrative approval (HF 4010).
 - This bill was also amended after pushback to require a small commercial component remain on multifamily residential projects in commercial zones. Fortunately, the language prohibiting height limitations was scaled back from the 150-foot standard initially proposed.
 - However, many other concerning provisions remain in this bill.
- Comprehensive summaries, analysis, and links to the full text of each bill will be updated on the City website in the coming weeks.**

In the last few days, it appears that several of these proposals (including HF 4009 and many of the provisions included in SF 1370) may not have the support to advance in the House and Senate this session. However, this fight is far from over. The proponents and lobbyists that support these changes are likely to bring back similar, if not identical, legislation in future sessions. With 2025 being a non-election year, if these bills are reintroduced it may be even more important to reach out to legislators and make sure your voice is heard at the capitol.

(Letter from mayor continued on page 4)



City Updates

The Corcoran City Council meets on the second and fourth Thursdays of the month at 7 pm at City Hall unless otherwise posted. The following is a recap of a selection of items discussed at meetings since the last newsletter. A full recap can be found by reviewing the approved City Council minutes at www.corcoranmn.gov — Our Government / Council / Minutes.



Cropland Bid Update

Council received update with bid closing on March 27, 2024, and presented to Council on March 28, 2024.

Dust Control Bid Update

Dust control bids were due on April 9, 2024, and are being reviewed.

Asphalt/Road Maintenance Bid Update

Asphalt/road maintenance bids were due on April 9, 2024, and are being reviewed.

Recognition

At the March 28, 2024, City Council Meeting, Clyde Bechtold was honored upon his retirement, for his 33-year tenure with the Public Works Department, faithfully serving the City of Corcoran.

Hennepin County Commissioner Anderson Presentation

At the March 14, 2024, City Council Meeting, Commission Anderson reviewed County budget, projects completed in Corcoran, and noted future pavement rehabilitation project on Woodland Trail. Commissioner Anderson noted the recently approved light rail project of \$1 billion dollars. Council noted County Roads in need of maintenance and repair and reviewed the number of commuters that travel through Corcoran exceed the light rail riders. Council also discussed the round about intersection at County Road 117 and County Road 30.

Interim Ordinance Discussion

At the March 14, 2024, City Council Meeting, Council approved an interim ordinance establishing a development moratorium within the rural commercial and transitional commercial zoning districts.

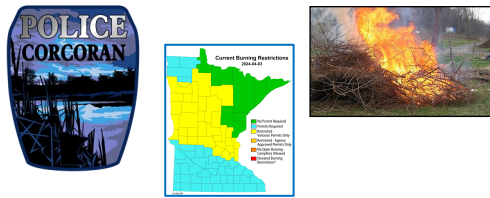
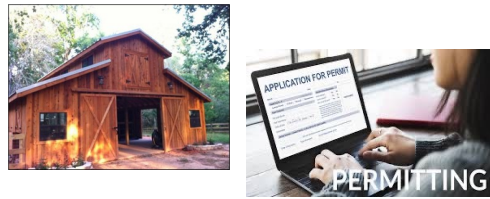
Stanchion Bar Music and Event Request

At the March 14, 2024, City Council Meeting, Council approved The Stanchion's request for a band to play until 1 a.m. on July 12 and 13, 2024.

HKGi Introduction and City Park Concept Plans

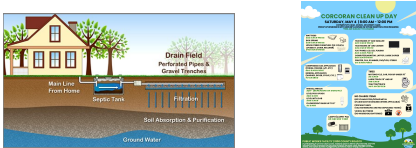
In November 2023, the City began working with HKGi, more specifically Gabrielle Grinde, Principal. Since then, a comprehensive site analysis of City Park was completed, to gain deeper insights into the current operations, previous planning, areas needing improvement, and evaluating quality areas of the park. City Park's site analysis involved City and HKGi staff. Following the analysis, City and HKGi staff collaborated to develop concept plans that were included in the March 21, 2024, Parks and Trails Commission Meeting agenda packet. One notable alteration in the proposed plans is the removal of the road going through the middle of the park. This decision was made to create cohesive and activatable spaces within the park, enhancing its usability and aesthetic appeal. Additionally, amenities previously shown in the Wenck concept plan have been incorporated into the updated plans, to integrate past planning with current developments. Staff received feedback on the proposed amenity locations and other considerations regarding the outlined plans in the agenda packet from the Parks and Trails Commission at the March 21, 2024, meeting.

For information and updates on all of these projects and more visit the City of Corcoran's website: www.corcoranmn.gov



Interim Ordinance Discussion

At the March 14, 2024, City Council Meeting, Council approved an interim ordinance establishing a development moratorium within the rural commercial and transitional commercial zoning districts.



2024 Corcoran Events Calendar

*Meetings may be held by telephone or other electronic means. Visit www.corcoranmn.gov for updates.

Apr 4: Planning Commission Meeting
7 pm — Council Chambers

Apr 8: Summer Soccer Registration Opens

Apr 11: City Council Meeting
7 pm — Council Chambers

Apr 18: Parks & Trails Meeting
7 pm — Council Chambers

Apr 25: City Council Meeting
7 pm — Council Chambers

May 2: Planning Commission Meeting
7 pm — Council Chambers

May 9: City Council Meeting
7 pm — Council Chambers

May 16: Parks & Trails Meeting
7 pm — Council Chambers

May 23: City Council Meeting
7 pm — Council Chambers

May 27: Holiday — City Hall Closed

Jun 1: Corcoran Lions NPTA Tractor Pull
7 pm — Corcoran Lions Park

Jun 6: Planning Commission Meeting
7 pm — Council Chambers

Jun 13: City Council Meeting
7 pm — Council Chambers

Jun 13-15: Hennepin County Fair
Various Hours — Corcoran Lions Park

Jun 19: Holiday — City Hall Closed

Jun 19: Fall Baseball Registration Opens

Jun 20: Parks & Trails Meeting
7 pm — Council Chambers

Jun 27: City Council Meeting
7 pm — Council Chambers

Subscribe to Future Council Packets

Visit www.corcoranmn.gov — Our Government / Council / Agenda Packets and look for the gray BELL icon with **Subscribe** and follow the prompts. Contact Michelle Friedrich at mfriedrich@corcoranmn.gov with any questions.

Land Use Applications and Final Plats

The Corcoran Planning Commission meets on the first Thursday of the month at 7 pm at City Hall unless otherwise posted. The Planning Commission is an advisory board and consists of five regular members, and a City Council liaison that is a non-voting member. The Commission holds public hearings, reviews, and then makes recommendations regarding land use and planning applications to the City Council.

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 to be 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. Staff is reviewing the responses in preparation for the draft update to the Commercial and Industrial Standards. At the February 8, 2024, City Council meeting, staff was directed to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates to be approved by the end of quarter 2. Staff prepared a revised work plan to be reviewed at the March 28, 2024, Council meeting to reflect the change in direction. Staff anticipates a second Planning Commission discussion on April 4, 2024. Feedback from the Planning Commission and Business Community Survey will be shared with the City Council at the April 25, 2024, regular Council meeting for further direction.

Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012) (City File 23-028). Hope Community Church submitted application materials for a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment to allow for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. The Planning Commission recommended approval after the public hearing was held for this item during the February 1, 2024, Planning Commission meeting. During the February 22, 2024, regular Meeting, the Council voted to approve this item with additional conditions.

Tavera 6 Final Plat & Final PUD (PID 35-119-23-11-0003) (City File 23-032). Lennar submitted application materials for the Final Plat and Final PUD for Tavera 6th Addition, and staff is reviewing the materials for completeness. Lennar also requests an easement vacation from the Drainage & Utility easement over outlots A, B, C, J and K of Tavera 4, to allow the platting of Tavera 6. This item is complete for City review and has been scheduled for the March 28, 2024, regular City Council meeting.

Woodland Hills Preliminary Plat, Rezone, & Variance (PID 36-119-23-33-0010, 36-119-23-33-0003, 36-119-23-33-0007) (City File 23-033). Woodland Hills of Corcoran, Inc. & Gonyea Company submitted application materials for a Preliminary Plat, Rezoning, and a Variance to develop 60 single-family lots on the northeast corner of the Hackamore Road and County Road 116 intersection. The proposal is to create 60 detached single-family lots, 1 amenity lot, and 5 outlots on a 36.74-acre site. Council provided informal feedback to the applicant's concept plan (Northeast Hackamore 116 Concept Plan) during the July 27, 2023, Regular Meeting. The public hearing for this item was held during the March 12, 2024, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of the preliminary plat, rezoning, comprehensive plan amendment, and the side-yard setback variance. The Commission recommended denial of the buffer yard variance and the variance from the maximum garage door area. This item has been scheduled for the March 28, 2024, Council Meeting.

610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003). United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 sq ft on the 76.89-acre parcel. The applicant submitted revised plans which indicate two 128,000 sq ft buildings, and two 168,000 sq ft buildings. This item is expected to be discussed at the May 23, 2024, City Council meeting.

Corcoran Industrial Northeast (PID 01-119-23-11-0001)(City File 24-010). Hemple Real Estate is seeking Council feedback on conceptual light industrial development at 10585 County Road 101. The plan includes 2 primary industrial buildings ranging from 200,200 to 342,000 sq ft on a 78.85-acre site. This item is complete for city review and has been scheduled for the March 28, 2024, regular Council meeting.



Letter From The Mayor

(Continued from front cover)

Additionally, one bill that still may be considered this session would require cities to permit multifamily developments by right in various zoning districts, including in all commercial zones. This proposal alone would sideline years of local planning efforts, comprehensive plans, and community input. In Corcoran, we have carefully identified areas for commercial development to help diversify our tax base and ease the residential tax burden. If these sites were to instead develop as unplanned, high density, multifamily residential, the increased cost of city services and infrastructure would instead shift the tax burden even further onto our residents. This is a concern for any city, but for communities without large existing commercial tax bases, the impact would be even more significant. This bill also includes language that would prohibit architectural design criteria, parking requirements, and other important standards for multifamily residential development.

As your mayor, I will continue to oppose these far-reaching changes. Ensuring that Corcoran's future aligns with the needs and preferences of our community is a top priority. The City Council and I remain committed to advocating for local control, robust public input, and thoughtful, well-managed city planning.

I encourage everyone to stay informed as to what is being discussed at the state legislature. As mentioned above, we will be adding a page to the city website with additional information on these proposals, including links to the full text of the bills and other helpful resources. If similar legislation is introduced in future sessions, updated information will be posted there.

Please take a few minutes to read through the rest of this newsletter for the latest community news and other important information. For regular updates, make sure to follow the City on Facebook (Facebook.com/CorcoranMN), X (@CorcoranMNCity), and visit the city website (corcoranmn.gov). As always, if you have any questions, concerns, or would like to discuss anything further – please feel free to reach out to me directly at tmckee@corcoranmn.gov.

I look forward to seeing you all this summer!
Take care,



Tom McKee

Environmental Land Protection

(Featured articles and images from the Hennepin County *Conservation Connection* Newsletter)

Permanent land protection leaves a conservation legacy

Conservation easements are a powerful tool for safeguarding natural resources, preserving wildlife habitat, and protecting ecological diversity in Hennepin County. They restrict specific development activities, ensuring that the land's intrinsic value remains intact while allowing landowners to maintain ownership and use of their property.

Conservation easements help mitigate the impacts of climate change by protecting areas that store carbon, support resilient ecosystems, minimize habitat fragmentation, and encourage sustainable land use practices. Learn more about how conservation easements can address impacts from climate change on the [Climate Action](#) website.

A tradition of land protection

Since 2018, Hennepin County and the Minnesota Land Trust have been awarded more than \$9.3 million from the Lessard-Sams Outdoor Heritage Fund, making possible the addition of more than 360 acres of conservation easements as well as funding restoration projects on protected land.

The county recently established a new conservation easement in Minnetrista spanning more than 54 acres of high-quality habitat. This new easement is part of Hennepin County's effort to establish 6,000 additional acres of conservation easements by 2040 to provide habitat for a diversity of wildlife species, give residents space to connect with nature, and make our communities more resilient to climate change.

Get involved

If you or someone you know is interested in leaving a legacy of environmental stewardship by establishing a conservation easement, learn more at hennepin.us/land-protection.



High-quality habitat in Minnetrista is permanently protected by a conservation easement.

Municipal Separate Storm Sewer System (MS4)

Source: www.pca.state.mn.us/water/municipal-stormwater-ms4

Rain and snow melt run over the abundant impervious surfaces in urbanized areas — roads, sidewalks, driveways, parking lots, roof tops, etc. — and pick up pesticides, fertilizers, oils, metals, road salt, sediment, trash, and other pollutants and carry them into storm drains. Storm drains discharge directly into lakes, rivers, streams, and wetlands, so stormwater runoff is a leading source of water pollution.

In addition, stormwater runoff from impervious surfaces travels faster and in larger quantities, which results in damage to rivers, streams, and wetlands; destruction of aquatic habitats; and elevated pollutant levels reaching surface waters. Impervious surfaces also prevent stormwater from soaking into the ground and recharging groundwater. Local public entities that own or operate municipal separate storm sewer systems (MS4) play a key role in preventing stormwater runoff from harming Minnesota's valuable water resources.

What is an MS4?

Source: www.dot.state.mn.us/metro/waterresources/index.html

MS4 stands for Municipal Separate Storm Sewer System. MS4 programs are required by the U.S. Environmental Protection Agency (EPA) and the Minnesota Pollution Control Agency (MPCA) to reduce pollution from stormwater to surface waters and groundwater. Municipalities with populations of 50,000 or greater, smaller designated cities such as Corcoran, and other public entities with significant stormwater drainage systems have been selected to have MS4 programs.

Why do we care about stormwater?

By being careful about what goes down our storm drains, we can keep our lakes and rivers clean.



2024

Election Information

Primary Election Dates

Jun 28: Absentee voting begins

Jul 23: Last day to Pre-Register to vote for the Primary

(Registration on Election Day available)

Aug 10: City Hall open from 10:00 am – 3:00 pm for absentee voting

Aug 12: City Hall open until 5:00 pm for in-person absentee voting

Aug 13: Primary Election day, polls open from 7:00 am – 8:00 pm

General Election Dates

Sept 20: Absentee voting begins

Oct 15: Last day to Pre-Register to vote for the Election *(Registration on Election Day available)*

Nov 2 and Nov 3: City Hall open from 10:00 am – 3:00 pm for absentee voting

Nov 4: City Hall open until 5:00 pm for in-person absentee voting

Nov 5: General Election day, polls open from 7:00 am – 8:00 pm

For more information on elections contact Michelle Friedrich, City Clerk via email at mfriedrich@corcoranmn.gov or 763-400-7031 or visit sos.state.mn.us/elections-voting/.

To find your polling location visit: <https://pollfinder.sos.state.mn.us/>.

Council Seat Vacancy

A Council seat is open and Council will temporarily appoint an applicant at the April 25 Council meeting to serve on the Council through November 30, 2024 during the interim period. Interested residents should submit a council application for consideration for the interim Council seat through April 24, 2024, by visiting www.corcoranmn.gov.

A special election will be held on November 5, 2024, to fill the remaining term of 2 years for the vacant seat. Residents interested in running for the vacant seat in the Special Election will need to complete an affidavit of candidacy July 30-August 13, 2024, at Corcoran City Hall.

Please contact City Clerk Michelle Friedrich at mfriedrich@corcoranmn.gov with any questions.

Organics Recycling In Corcoran

Organics recycling is another opportunity to significantly reduce trash. About one-third of what we throw away is organic material, such as food scraps and non-recyclable paper. Recycling Statutes were introduced to Minnesota in the early 2000's through State legislation, with implementation of those laws by the Minnesota Pollution Control Agency (MPCA) over the last 20 years. Hennepin County amended Ordinance 13 in 2018 to include organic material in the scope of regulated recyclables offering cities three options for compliance:

1. The city provides an organic recycling drop-off site for residents to use (only an option for cities less than 10,000).
2. The city contract with a single hauler to provide curbside organics recycling collection for all residents.
3. The city require all haulers to provide curbside organics recycling to residents, when requested. The organics recycling fee may vary from hauler to hauler.

In January 2022, to stay in compliance with Hennepin County and the MPCA organics recycling requirements, the city implemented an ordinance requiring all solid waste haulers to be licensed, and a requirement that all solid waste haulers offer organics recycling to residents in Corcoran. At the January 11, 2024, Council meeting, it was brought to staff's attention community members were billed for organics collection by their solid waste service provider, though residents had not signed up to participate in organics recycling. Staff investigated the issue and learned some customers had requested organics recycling service, and those who did not sign up were charged because of requirements under Minnesota State Statute § 115A.93 subd. 3(c) which states, "A licensing authority shall prohibit mixed municipal solid waste collectors from imposing a greater charge on residents who recycle than on residents who do not recycle".

At the March 28, 2024, Council meeting, Hennepin County Composting and Organics Recycling Specialist Kira Berglund, Alison Cameron from the Minnesota Pollution Control Agency (MPCA), and Matt Herman from Republic presented on organics recycling to help City Council members and residents better understand the requirements of County Ordinance, State Statute, and the expectations of licensed service providers.

At the April 11, 2024, Council meeting, a public hearing was held regarding organics recycling. Council reviewed the three options available and directed staff to amend Chapter 117 of City Code, and to establish a citywide organics recycling collection site in order to remain in compliance with the recent state and county requirements. With the amended Chapter 117 of City Code in place, all residents now have an option to recycle their organics at the citywide organics collection site at the north-end of the City Hall parking lot. The amended City Code Chapter 117 offers a temporary exclusion from citywide curbside organics, and removes the requirement for solid waste haulers to offer organics recycling. Once Corcoran reaches a specific population threshold (currently 10,000), solid waste haulers must charge all customers (to comply with Minnesota State Statute § 115A.93 subd. 3(c) which states, "A licensing authority shall prohibit mixed municipal solid waste collectors from imposing a greater charge on residents who recycle than on residents who do not recycle").

City Organics Collection Site

Effective May 1, residents may contact the City Hall front office at 763-420-2288 to sign up and begin participating in the organics recycling program.

For a list of licensed solid waste haulers, please visit www.corcoranmn.gov.





Online Building Permit Submittal

The City of Corcoran requires all building permits to be submitted online making interactions more efficient and convenient. Through the online permit portal, residents and contractors can apply for building, plumbing, mechanical, land disturbance and utility permits, check permit status and inspection results, and make electronic payments anytime!

The online permit portal requires a one-time account registration for all homeowners and contractors applying for a permit. A step-by-step guide is available online to help with account registration and the online permitting process. To begin the registration process and/or apply for a permit visit [Apply For A Permit](#)

Several permit checklists and additional permit information and resources are available online under the Construction Services and Inspections web pages to help with your project. Visit [Construction Services Inspections](#)

Construction Services

Can I build an accessory structure on my property?



A building permit is required for accessory structures over 200 square feet in size. The maximum size allowed is dependent on your property size. Although overall structure height is a factor, the City of Corcoran also measures the sidewall height. This is the distance measured from the bottom of the eave to the ground. In the front or side yard, there is a ten foot maximum sidewall height; in the rear yard it is 13 feet 6 inch maximum. On properties less than two acres, the finish materials must be of a residential style/type (i.e. no metal standing seam siding/pole barn siding) and the structure must meet all setbacks.

**Other regulations may be applicable based on Zoning District. Requirements for size, height, setbacks and architectural standards can be found in the City Zoning Ordinance, Title X, Sec. 1030.020 or by contacting the Planning & Zoning Department.*

Accessory structure permit submittal requirements

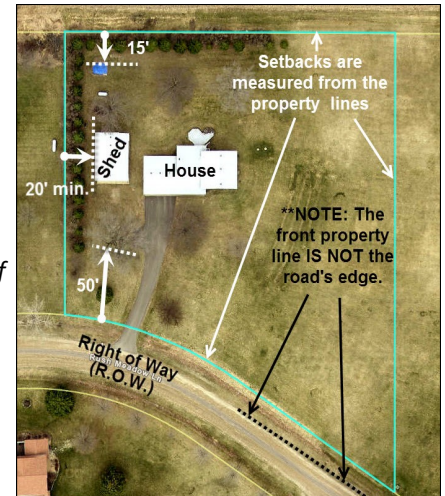
- Online permit application
- Proposed construction plans showing design, materials, and scale
- Certificate of Survey indicating the location of the structure;
- Or site plan, allowing the proposed structure meets all the required setbacks by at least two times. Site plan must be drawn to scale and indicate the lot dimensions, the location and ground coverage area of existing structures and the location and area of the proposed structure as well as the setbacks from all property lines.

Construction plans must include

- Overhead and Elevation
 - Size of building
 - Sidewall and overall height
 - Foundation and Footings (size, depth, reinforcement, anchor bolts, etc.)
 - Framing: including walls, headers, trusses/rafters, etc. (lumber type, size, spacing, specifications, etc.) and finish materials (roofing, siding, etc.)
- Note: metal roofing/siding requires a Certificate of Compliance.*

Certificate of Survey / Site Plan must include

- Size and location of all existing structures, septic sites, wells, etc.
- Size and location of proposed building
- Distances to property lines (setbacks) including: sides, rear, and front
- Provide scale



Pictured: Accessory structure setbacks in UR and RR districts in Corcoran.

For additional information view the accessory structure handout at

https://www.corcoranmn.gov/public_services/construction_services_inspections/permit_checklists_and_supplements

Apply for permit at www.corcoranmn.gov — Building Permits.



Most Requested Building Permit Fees

Reroof or Reside	\$91/ea.
Windows/Doors (same openings)	\$91
Furnace or A/C Unit Replacement	\$76/unit
Gas Fireplace	\$76
General Plumbing	\$51+
Water Heater or Water Softener	\$36/unit
Water Softener Replacement	\$36

**All the above fees include a \$1 State Surcharge.*



Construction Services

(Continued from page 6)

Land Disturbance and Grading Projects

A land disturbance is defined as any disturbance to the land that results in a change of the existing soil cover, both vegetative and nonvegetative, creates bare soil, alters hydrology, or may cause erosion or sedimentation. Such activities include, but are not limited to; clearing, stripping, grubbing, excavating, filling, grading, logging, storing of materials, adding, or expanding a driveway, and the construction of any structure. Pursuant to City Ordinances, Chapter 54, a permit is required prior to commencing any land disturbance activity.

There are very few exemptions, so it is a good idea to check with the Construction Services Department when planning your project. Permit requirements and online submittal information can be found at [City of Corcoran Land Disturbance and Grading Permits](#).

Email permits@corcoranmn.gov with any questions.

Escrow

Most land disturbance and grading projects will require financial security in the form of a cash escrow. The escrow is a refundable security that will be held until the project is complete and permanent erosion control (vegetation) is established. The minimum escrow required for a land disturbance activity is \$1,000 but may be higher depending on the size and complexity of the project.

Corcoran Police Administrative Office

763-420-8966

Office Hours

7:30 AM - 4:30 PM, M, T, W, F
7:30 AM - 8:00 PM, Thurs.

Non-Emergency: 952-258-5321

**FOR EMERGENCIES
DIAL 911**

Public Safety Burning Permit

To apply for a burn permit, you can do so online on the City's website at the following link [City of Corcoran Burning Permits & Guidelines](#)

The permits are issued once payment has been received and will be sent to your email address. In-person burn permits are issued at the Police Administrative Office during business hours only.



Burn permits are required for any fires larger than three-foot diameter by three-foot in height. Anything smaller than a three-foot by three-foot fire must be a recreational fire. Under normal conditions, burn permits can be purchased for either a one month period (\$10) or a six month period (\$50). Any landowner or resident in Corcoran that does not have a burn permit for a controlled burn or bonfire can be cited and fined.

Items approved to burn: vegetative material, such as grass, leaves, brush, and untreated lumber.

Items not approved to burn: hazardous wastes, demolition debris, motor vehicles, oils, rubber, plastics, chemically-treated materials, sheet rock, paint, garbage, and debris castoff from businesses.

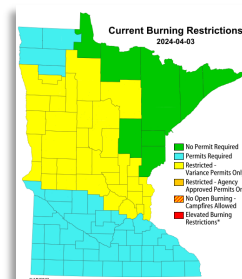
You can find the complete list on the city's website or on the MN DNR's website at: www.dnr.state.mn.us/forestry/fire.

If you require information on alternative methods of disposal of vegetative materials contact the Maple Grove Yard Waste Drop-Off Site at 763-420-4886 or visit www.mgyardwaste.com.

Spring Burning Restrictions

Effective March 18, 2024, spring burning restrictions are in effect for Anoka, Chisago, Hennepin, Isanti, Ramsey, and Washington counties. Burning permits for bush or yard waste will be restricted until further notice.

Spring burn restrictions typically begin two weeks after the snow melts and remain in place until summer green-up occurs. For Minnesota Department of Natural Resources (DNR) issued burn restrictions visit www.dnr.state.mn.us/forestry/fire/firerating_restrictions.html.

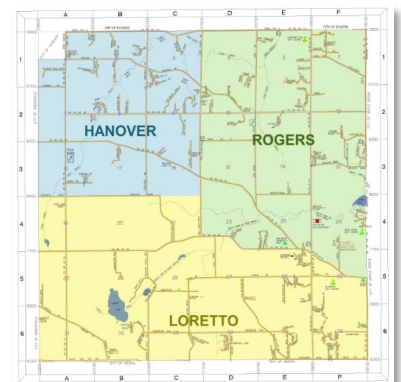


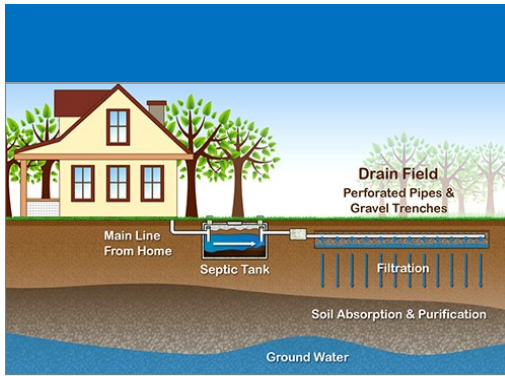
For additional city burn permit guidelines visit [City of Corcoran Burning Permits & Guidelines](#).

Fire Department Information

The City of Corcoran contracts with the West Suburban Fire District (Formerly Loretto), the Rogers Fire Department, and the Hanover Fire Department for fire protection services for Corcoran residents. To view the Corcoran map that includes fire department boundaries visit

[City of Corcoran Fire Protection Services](#)





How often do I need my septic pumped?

Septic tanks must be periodically cleaned (pumped) to remove floating scum and sludge that accumulate. If either floating scum or sludge is allowed to enter the soil treatment system (drain field) it will cause expensive and often irreparable damage. How often to clean a septic tank depends on its size, use, and operating condition. A typical household will calculate a cleaning frequency of one to three years. A septic tank in a northern climate will need to have the solids removed more often than a tank farther south. This is primarily because the cooler temperatures inhibit bacterial action and provide less decomposition of the sewage solids. A constant foul odor, slow drains, and drains that back up are all signs your septic tank needs pumping. Contact a qualified septic system professional from the local yellow pages for additional advice.

Selling a property with a septic system

In Hennepin County, selling your home doesn't require a septic system inspection. By state law you must properly disclose to the buyer information about the septic system. A well-informed buyer will want a thorough inspection and many lenders require a compliance inspection before they issue a mortgage.

Contact Hennepin County for septic system questions

Hennepin County regulates most septic systems in the county including inspections and enforcement. The program protects ground and surface water and prevents waterborne illness. Contact 612-543-5200 or epi-envhth@hennepin.us.

Public Works Corcoran Clean Up Day 2024

The City of Corcoran's annual Clean Up Day is scheduled for Saturday, May 4, 2024, from 8:00 am — noon, at the Public Works Facility, 9100 County Road 19, Corcoran, MN.

Materials not accepted: household garbage, paint, chemicals, oil, flammable liquids, disposable propane tanks, or other household hazardous waste materials, needles, sharps, yard and tree waste, and other organic materials.

Hennepin County offers drop-off facilities in Brooklyn Park and Bloomington for recycling and hazardous waste materials disposal. Email environment@hennepin.us, call 612-348-3777, or visit www.hennepin.us/residents/recycling-hazardous-waste/drop-off-facilities for more information.

NOTE: Please be patient as you may experience a short wait.

**You may complete the price list before arrival. This can be found by visiting our website at the following link [Corcoran Clean Up Day 2024](#). Staff will verify quantities and determine total amount due.*

CORCORAN CLEAN UP DAY

SATURDAY, MAY 4 | 8:00 AM - 12:00 PM

PAYMENT BY CASH, CHECK, OR CREDIT CARD.
PROOF OF RESIDENCE WITH DRIVER'S LICENSE OR OTHER IDENTIFICATION REQUIRED.
*FEES ARE SUBJECT TO CHANGE.

<div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>MATTRESS \$25/EACH PIECE</p> <p>BOX SPRING \$20/EACH PIECE</p> <p>UPHOLSTERED FURNITURE: (EX: COUCH, LOVESEAT, CHAIR, RECLINER) \$40/EACH PIECE</p> </div> <div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>COMPRESSED GAS APPLIANCES (FRIDGE, FREEZER, A/C, ETC) \$25/EACH PIECE</p> <p>GENERAL APPLIANCES (WASHER, DRYER, STOVE, ETC.) NO CHARGE</p> </div> <div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>MISCELLANEOUS \$20+ (DEPENDING ON AMOUNT)</p> <p>LEVEL PICK UP BOX \$68/EACH</p> <p>LEVEL WITH CAB \$115/EACH</p> <p>FLUORESCENT BULBS UP TO 8" \$1/EACH</p> </div> <div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>CARPET/CARPET PAD \$8/SQUARE YARD</p> </div>	<div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>TELEVISIONS 27" AND SMALLER \$27/EACH PIECE</p> <p>TELEVISIONS 28" AND LARGER \$35/EACH PIECE</p> <p>FLAT PANEL LCD, LED, PLASMA \$25/EACH PIECE</p> <p>COMPUTER, MONITOR, LAPTOP, LARGE COPIER \$10/EACH PIECE</p> <p>PRINTER, FAX, SCANNER, DVD/VCR, STEREO \$5/EACH PIECE</p> </div> <div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4; margin-bottom: 10px;"> <p>TIRES</p> <p>MOTORCYCLE, CAR, PICKUP UNDER 15" \$5/EACH</p> <p>LARGE TRUCK 15" AND UP \$10/EACH</p> <p>TRACTOR/TRUCK NOT ACCEPTED</p> </div> <div style="border: 1px solid #ccc; border-radius: 15px; padding: 10px; background-color: #fff9c4;"> <p>NO CHARGE ITEMS</p> <p>RECYCLABLE STEEL/SCRAP METAL (FLUIDS MUST BE DRAINED WHERE APPLICABLE)</p> <p>PROPANE TANKS (VALVES REMOVED AND NO DISPOSABLE TANKS)</p> <p>VEHICLE BATTERIES (NO HOUSEHOLD BATTERIES)</p> </div>
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PUBLIC WORKS FACILITY | 9100 COUNTY ROAD 19

In participating in corcoran clean up day, residents agree to defend, fully indemnify, and hold harmless the city of corcoran from any and all claims, demands, costs, damages, losses, actions, and causes of action or judgements of whatever nature arising out of the use of the premises and during the removal of items at the corcoran clean up day event.



Field and Park Shelter Rentals Available

City Park is a wonderful spot to host your next graduation party, birthday party, etc. With a park shelter, softball fields, tennis and volleyball courts, your next gathering is sure to be a hit! The City of Corcoran is accepting reservations for the 2024 season.

Park/Pavilion Rental Fees

- Pavilion.....\$100
(per use/per day)
- Ballfields/Soccer Fields.....\$22/hr.
(2 hour minimum)
- Lions Field.....\$22/hr.
(2 hour minimum)
(Addl. \$30.00 per game for lights)
- Tennis Courts.....\$15
(All courts — 2 hour usage)
- Volleyball Court.....\$15
(2 hour usage)

For more information visit

https://www.corcoranmn.gov/public_services/parks_and_recreation/park_shelter_ball_fields



The City of Corcoran is encouraging residents to take part in the Step to it Challenge! Step to it is a family -friendly activity challenge that motivates people of all ages and abilities to become more physically active from May 1 – 28. Registration begins April 1 and can be found at www.steptoit.org. The most active communities, individuals, and worksites are recognized and awarded with prizes.

Parks and Recreation

Fall Baseball Registration – Open SOON!

It's time to start thinking about fall baseball! Registration opens to all on June 17, and runs through July 21 (or until filled), and can be completed online. Bats, game balls, and helmets will be provided. Kids should bring their own gloves and labeled water bottles.

Registration will be available for t-ball (4-5 years old), coach pitch (6-7 years old), and machine pitch (8-10 years old). The season runs approximately 5 weeks from mid-August through late September with no games or practices on Labor Day. Volunteer coaches are needed – if interested, be sure to mark that on your child's registration! Volunteer coaches receive 1 registration refund at the end of the season. For more information or to register, visit www.corcoranmn.gov.

T-ball takes place on Monday nights, coach pitch takes place on Wednesday nights, and machine pitch takes place on Monday and Wednesday nights.



Summer Soccer Registration

Residents of Corcoran receive priority registration opening on Monday, April 1 at 8:00 am and runs through Sunday, April 7. Online priority registration will require residents to use the password "Soccer" to begin the registration process. Registration opens to all on Monday, April 8, at 8:00 am and runs through Monday, May 27 (or until filled).

The soccer season will run from Thursday, July 6, to August 17-26, depending on the weather. Players are expected to bring shin guards, a practice ball (U6/U8: Size 3 ball; U10/U12 size 4 ball), and a labeled water bottle to each night. Volunteer coaches are needed – if interested, be sure to mark that on your child's registration! Volunteer coaches receive 1 registration refund at the end of the season. Additional information and registration can be found on the City of Corcoran's website at www.corcoranmn.gov.



Country Daze Bean Bag Tournament

The NW Area Jaycees will be running the 5th annual bean bag tournament this year. Teams will pay \$40 to play in this double elimination tournament to win CASH prizes. Cash prizes are determined by number of registered teams. Registration will open on Monday, June 17 at 8 a.m. and close on Thursday, August 15 at 11:59 p.m. The tournament is limited to 16 teams, so be sure to register early!

For more information or to register, visit www.corcoranmn.gov.



Corcoran Lions NTPA Tractor Pull June 1, 2024

Meet us in the stands to feel the rumble beneath your feet and witness the awe-inspiring spectacle of our memorable tractor pull event!

Location

Corcoran Lions Park
Gates Open: 5:00 pm
Tractor Pull Begins: 7:00 pm

Admission

\$20 (12 years and older)
\$5 (5 to 11 years old)
FREE (0 to 4 years old)

Additional Details

FREE Parking
ATM on-site (cash only)
NO coolers allowed

For more information visit
<https://www.corcoranlions.org/>



Hennepin County Fair June 13-15, 2024

Come and enjoy the Hennepin County Fair, as we acknowledge 171 years of the Hennepin County Agricultural Society (the governing body of the Hennepin County Fair).

The fair will have the Zuhrah Shriner's back with their food options, as well as J & K Amusements too. Zuhrah Shriner's will be featuring their famous pork chops and so much more! J & K will be featuring the traditional fair foods such as mini donuts, corn dogs, cotton candy, and more. J & K will also be bringing their amusement rides once again.

Located at the Corcoran Lions Park, the Hennepin County Fair provides family fun entertainment with carnival rides, games, and much more.

For more information visit
<https://www.hennepincountyfair.com/>

Community



Corcoran Lions Scholarship Program

The Corcoran Lions are excited to offer the 36th annual scholarship program. Each year it is a great opportunity to be able to help local youth with the opportunity to further their education. As in years past, the basic rules remain the same and are included below. The scholarship applications due date is

April 12, 2024. Award Ceremony will be held on Tuesday, May 7, 2024 at location to be determined at a later date.

The Corcoran Lions Club awards scholarships to graduating seniors who live in the City of Corcoran. This year the Lion's will host the 15th annual Bill Schalo Scholarship. Bill's Scholarship is given based on community service within the community of Corcoran. This scholarship is given in memory of a fellow Lions member who gave so freely to our community for so many years.

The scholarships are based on academic, leadership, service to community, and a need basis. The graduate must attend a college, junior college, university, trade, or vocational school, in the year directly following graduation, to receive the award. **The application deadline is April 12, 2024 along with a transcript of their grades.**



Applications can be found on the Corcoran Lions website at www.corcoranlions.org or at the following high school offices: Buffalo, Delano, Maple Grove, Mayer Lutheran, Osseo, Rockford, Wayzata, Providence Academy, and West Lutheran High School. If a student attends a high school outside of the area or has been home schooled and still resides in the city of Corcoran you are still eligible for a scholarship. Please contact Jerry Cain by email if you need an application: jerrycain@gmail.com.

The Corcoran Lions Club is a service organization that helps build communities through events, donations, and assistance. The Lions Club makes donations to many organizations in our communities, which include the police and fire and City Hall. Their goal is to encourage new membership and promote events held at the Corcoran Lions Park. The 2024 Lions members are looking forward to hosting events at the Corcoran Lions Park this summer.

For questions, please contact:

Mr. Jerry Cain
jerrycain@gmail.com

Mail Forms to:

Lion Jerry Cain
22835 County Road 10
Rogers, MN 55374

North Hennepin Pioneer Society Update

The floor foundation reconstruction is almost complete. The NH Pioneer Society is waiting for warm weather to finish the flooring. After 130 years a stronger floor foundation was needed. The project is anticipated to be completed before children visit again for tours in May. Any donations will help with the school maintenance and repairs!



Jot down May 11, 2024, for our special program by Megan Brakob Narvey. Ms. Brakob Narvey hails from the Minnesota Historical Society and has offered her services and knowledge on preserving items of art, heirlooms, and things we value. Learn about the "Ten agents of deterioration" and how to preserve and protect your family's memorabilia. The program is scheduled at Hanover City Hall on May 11, from 9:00 am to 11:30 am.

Summerfest is back! Please include August 11, 2024, on your calendars! A new food wagon, music, games for kids, face painter, and the school will be open for a visit during Summerfest! Bring the family out and join us from noon-4:30 pm.

NHPS is a 401©3 non-profit organization. Interested in becoming a member? Annual membership is \$15 per person or \$25 per household.

For information, please contact Bonnie at 763-639-1438 or Verneal at 763-498-8677, or via email corcoranschool1894@gmail.com.





July 11-14, 2024

Mark your calendars for the 2024 Hamel Rodeo taking place at Corcoran Lions Park July 11-14. Come out and enjoy five action-packed performances featuring bareback riding, saddle bronc riding, tie down roping, steer wrestling, team roping, barrel racing, and the spine-tingling Bull Ridin' Bonanza...PLUS a specialty act featuring Tomas Garcilazo. For more information visit <https://www.hamelrodeo.org/>.



Corcoran Country Daze August 16-17, 2024

The 20th Annual Country Daze takes place August 11-12, 2023 at Corcoran Lions Park. There will be plenty of free family fun on Saturday and bands will play Friday and Saturday night. Country Daze is an annual family favorite event in Corcoran! For more information visit <https://corcorancountrydaze.org/>

2024 Elections Poll Finder

If you need more information during this upcoming election season about the district you live in, your representatives, or your polling location, the Minnesota Secretary of State website is a great resource. By visiting the following link, <https://pollfinder.sos.state.mn.us/>, you will have the opportunity to find your polling place (where you vote, map, and directions), districts for your precinct (including maps), your next election, and the list of candidates (candidates and questions on the ballot at your next election, when available).

Community

Hope Community Church Estate Planning Seminar



Hope Community Church (County Roads 30 & 116) has been active in the Corcoran community since it was founded in 1997. One of the key ways they serve is through community events such as family friendly festivals, special seminars, comedy nights, and Christmas events. Here is an opportunity coming up that they invite you to be a part of.

A FOND FAREWELL: Estate Planning Seminar

Seminar on Innovative, Creative, and Proper Funeral Pre-Planning
TAUGHT BY JEANNE R. MCGILL CSA CPC

Saturday, April 20, 10 a.m. - Noon
Hope Community Church
19951 Oswald Farm Road, Corcoran

Do you have a desire to PROTECT your loved ones from great emotional stress, trauma and being thrown into situations they know nothing about? Do you want to be remembered as a person that gave wonderful gifts? If you could ease the pain and agony of someone having to make a lot of decisions about YOU and YOUR desires without you being there, would you be willing to help?

Statistics show that 70% of us are unprepared in one or more areas of personal responsibility in planning. Don't be counted as one of those statistics! This seminar will give options as to what you NEED for funeral arrangements, detail new laws about what you CAN do for funeral arrangements at HOME, and explain how to compare apples to apples when comparing costs.

Do you have to even use a funeral home? Come and be educated about Innovative, Creative and Proper Funeral Pre-Planning.

Plan Ahead, THINK outside the Box! Come and learn how to give the GIFT of funeral pre-planning.

This seminar is free and open to the public.

A FOND FAREWELL: ESTATE PLANNING SEMINAR



APRIL 20 | 10:00 AM - NOON
DETAILS AT MYHOPECOMMUNITY.COM

RiverWorks Thousand Hearts Serve Day

Sharing love and faith by gathering and serving in our communities to address Health, Habitation, and Hunger.

Thousand Hearts Serve Day was established in 2012 and has been a launching point for community development work. Thousand Hearts 365 was then created because of the communities desire to give back and serve our community year-round.

May 18, 2024, will be our 12th Annual Thousand Hearts Serve Day!
Please join us to help celebrate 12 years of service to our communities by joining others to work at sites such as Elmwood Cemetery, the Ames-Florida-Stork House and Rockford Schools. Most projects are family-friendly.



For more information on the Thousand Hearts program, the RiverWorks organization, and/or to sign up to participate in the 12th Annual Thousand Hearts Serve Day, visit the following link: <https://riverworksonline.org/>.





8200 County Road 116
Corcoran, MN 55340

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General Information

City of Corcoran Welcomes New Staff



Kelsey Meer

I am excited to be joining the City of Corcoran as the Public Works Administrative Assistant! I began working

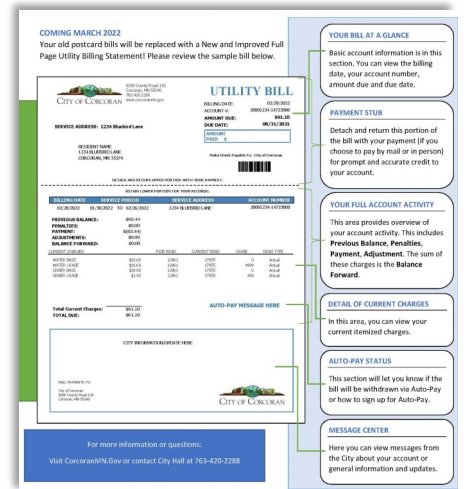
in this role last October and have enjoyed getting to know the City of Corcoran. I have a degree in Studio Art with a minor in Business Administration. I grew up in Memphis, Tennessee, and moved to the Twin Cities from St. Pete, Florida in 2019. I most recently worked for the City of Hopkins as the Activity Center Admin Receptionist. In my free time I enjoy making pottery, reading, and spending time with my family. I look forward to serving our expanding community.

Monthly Utility Bills

The city offers online account viewing and e-payment options via www.invoicecloud.com/corcoranmn. You will need your account number in order to access your utility account or pay your bill online. Your account number can be found on the upper right-hand side of your bill.

You may also pay via cash or check at City Hall. Residents and business can place payments and utility service applications in the outdoor drop box located by the main entrance of City Hall at any time or at the front desk during business hours.

Visit www.corcoranmn.gov — *Pay Bills* to view, pay or login to your utility billing account. Questions? Contact utilitybilling@corcoranmn.gov or call 763-420-2288 and select Option 1.



City of Corcoran
Front Desk — 763-420-2288

Police Department
Front Desk — 763-420-8966

Construction Complaints
(Outside of construction hours)
952-258-5321

City Administrator
Jay Tobin
763-420-2288
jtobin@corcoranmn.gov

City Website
www.corcoranmn.gov

City Council

Tom McKee, Mayor
tmckee@corcoranmn.gov

Jon Bottema, Councilor
jbottema@corcoranmn.gov

Seat Vacancy, Councilor
Special election — November 5, 2024

Jeremy Nichols, Councilor
jnichols@corcoranmn.gov

Dean Vehrenkamp, Councilor
dvehrenkamp@corcoranmn.gov

City of Corcoran meetings can be viewed via video links at www.corcoranmn.gov.

Corcoran News is published quarterly by the City of Corcoran to update residents and businesses on city government news.

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