



CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of September 2026



Planning Commission Update

At the September 3, 2026, Planning Commission Meeting:

New Business Included:

Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD: The Planning Commission was originally scheduled to hold a public hearing and review this item at the June 4, 2026, meeting. However, additional information was needed from the applicant to conduct a thorough analysis of the request. Discussions with the applicant are ongoing, and the applicant intends to have all necessary information as soon as possible. Motion to table to October 1, 2026 (4-0).

Freeland Garage CUP: Jason Freeland, the applicant, is requesting approval of a conditional use permit (CUP) to allow an existing structure with sidewalls exceeding 10 feet in height to be located in the front yard at 22005 County Road 10, and to exceed the permitted accessory structure footprint of 3,969 sq. ft. on the 11.34-acre property. Motion to recommend approval to the City Council (4-0).

Bendickson Garage CUP: JPC Custom Homes, the applicant, on behalf of Rich and Connie Bendickson, the owners, requests approval of a conditional use permit (CUP) to allow an existing building with sidewalls exceeding 10 feet in height in the front yard at 23525 Strehler Road. Motion to recommend approval to the City Council (4-0).

3019 Addition Preliminary Plat, Rezone & Comprehensive Plan Amendment: Craig Scherber & Associates Inc., the applicant, requests approval of a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment to allow the development of "3019 Addition", which is a development consisting of seven rural commercial lots. Motion to recommend denial to the City Council of Comp Plan Amendment (4-0). Motion to recommend denial to the City Council of Preliminary Plat and Rezone (4-0).

Chastek Variance: The applicant, Trek Real Estate and Development and Hempel Real Estate DBA Emerald Rose, LLC, requests approval of a variance to allow a 60% garage frontage throughout the Chastek development located at 7600 Maple Hill Road. The subject property is located northeast of the County Road 10 and Maple Hill Road intersection, south of Maple Hill Estates and north of Bass Lake Crossing. Motion to recommend approval with changes to roof line and dormer language (4-0).

Unfinished Business Include:

Civic Campus Capital Improvement – Comprehensive Plan Compliance Review: This item is a continuation of the discussion that occurred at the Planning Commission on August 18, 2026, regarding the proposed Civic Campus and its compliance with the 2040 Comprehensive Plan. Motion to approve Memorandum of Findings with discussed changes (4-0).

Parks and Trails Commission Update

At the September 17, 2026, Parks and Trails Commission Meeting:

Unfinished Business Included:

Hennepin County Youth Activities Grant – Update: Given the feedback received, the previous improvements completed at the Northeast Corcoran open space park in the area, and the availability of another eligible park location, the City Council approved shifting the grant application to the neighborhood park off Horseshoe Trail. The grant application was completed and submitted for the Horseshoe Trail neighborhood park for the September 10, 2026, 4 p.m. deadline. The application noted that additional public engagement would be necessary to develop the park's final design and determine the specific amenities to be included.

New Business:

Heritage Park Amenity - Fee Updates: The Heritage Park Building rental fees are being addressed separately and are proposed to be included as part of the October 8, 2026, City Council public hearing related to the required fee schedule amendment. Motion to recommend approval of Fee Updates to the City Council (6-0).



City Council Update

At the September 10, 2026, City Council Work Session Meeting:

BKV Group and Kraus-Anderson presented a Civic Campus Schematic Design Update.

At the September 10, 2026, City Council Meeting:

City Council approved the following consent items: adopted Resolution 2026-66 authorizing staff to submit and execute a grant application to the Metropolitan Council for a Planning Assistance Grant of \$40,000 to support the City's costs associated with the development, preparation, and drafting of the 2050 Comprehensive Plan. Adopted Resolution 2026-63 appointing Adam Kusske as a Police Officer, effective September 28, 2026. Approved the Heritage Park Building Reservation Agreement as presented at the meeting and directed staff to schedule the required public hearing to consider adoption of the associated fee schedule; the public hearing is scheduled for the October 8, 2026, Council Meeting.

At the September 24, 2026, City Council Work Session Meeting:

Director of Public Safety Gottschalk presented a proposal for a 10-year technology program to replace aging body cameras, squad car cameras, and tasers, which are reaching end of life. The current system, purchased in 2020, is at end of life. After reviewing multiple vendors, Axon was recommended due to better hardware, support, and responsiveness compared to Motorola. Council discussed the Police Technology Program and the proposed shift to Axon's integrated technology platform and also asked for clarification on current annual technology costs. The item was scheduled to appear on the September 24, 2026, City Council meeting consent agenda.

At the September 24, 2026, City Council Meeting:

City Council approved the following consent items: accepted the resignation of Part-Time Community Service Officer, Tracy Du Huox, and authorized staff to immediately begin the hiring process to fill the position. Adopted Resolution 2026-69 approving the Chastek Variance to allow a 60% garage frontage throughout the Chastek development located at 7600 Maple Hill Road. Approved and authorized the Corcoran Police Department to enter into a technology program service agreement with Axon through February 2037 for the provision of the Officer Safety Plan (OSP).

In Unfinished Business: Council continued the public hearing, initially opened at the August 13, 2026, City Council meeting, on the proposed 2026–2030 Capital Improvement Plan (CIP) and preliminary authorization for up to \$40 million in General Obligation Capital Improvement Plan Bonds for the proposed Civic Campus. The public hearing continued, concluded, and was then closed by Council. Upon the completion of the public hearing, Council discussed the proposed CIP and the issuance of General Obligation Bonds. Resolution 2026-58 was then passed granting *preliminary approval to the issuance of the Bonds in the maximum principal amount of \$40 million.

*Please Note:

A petition requesting a vote on the issuance of the Bonds may be filed and would put the matter to a vote provided the petition meets the following criteria:

- Follows MN Statute 8205-1010 rules for Form of Petitions.
- Signed by registered, eligible voters. Eligible but unregistered voters may also sign but may need to show proof of their eligibility to vote.
- The number of eligible signatures must be equal to 5% or more of the votes cast in the last municipal general election, equal to 254 signatures or more (5,070 votes cast in the 2024 general election).
- Must be filed with the Corcoran City Clerk.
- Must be filed with the Corcoran City Clerk within 30 days, or the next business day after the 30-day deadline, upon the conclusion of the public hearing for the 2026–2030 Capital Improvement Plan (CIP) and preliminary authorization for up to \$40 million in General Obligation Capital Improvement Plan Bonds for the proposed Civic Campus. (Public hearing was closed on the evening of September 24, 2026, at the Corcoran City Council Meeting at Corcoran City Hall)

30-Day Deadline Date To File Petition With Corcoran City Clerk: Monday, October 26, 2026, by 5 p.m.

If all criteria is met, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

Events Calendar

October 8

City Council Work Session
5 P.M. (City Hall)

October 8

City Council Meeting
7 P.M. (City Hall)

October 15

Parks and Trails
Commission Meeting
7 P.M. (City Hall)

October 22

City Council Meeting
7 P.M. (City Hall)

October 29

Trunk or Treat
5 to 7 P.M.
(Heritage Park, 20200
County Road 50,
Corcoran, MN 55340)

Early Voting Calendar

October 16

Early voting begins
(in person at City Hall)

Extended Hours

October 24

City Hall open 9 a.m. to 3 p.m.
for in-person early voting

October 27

City Hall open 8 a.m. to 7 p.m.
for in-person early voting

October 31

City Hall open 9 a.m. to 3 p.m.
for in-person early voting

November 1

City Hall open 9 a.m. to 3 p.m.
for in-person early voting

November 2

City Hall open until 5 p.m.
for in-person voting

November 3

General Election Day
Polls open 7 a.m. to 8 p.m.

TRUNK OR TREAT

OCTOBER 29TH, 2026
5:00–7:00PM at Heritage Park
20200 County Road 50, Corcoran, MN 55340

Put on your costume and enjoy a safe, family-friendly evening of trunk-or-treating from decorated trunks filled with candy, prizes, and surprises!

By attending, you are agreeing to the City of Corcoran taking pictures and videos of your participation in the event for use in marketing and promotion

Heritage Park
20200 County Rd 50
Corcoran, MN 55340