



**Corcoran Planning Commission Agenda
June 5, 2025 - 7:00 pm**

- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Agenda Approval**
- 4. Open Forum – Public Comment Opportunity**
- 5. Minutes**
 - a. Minutes – May 1, 2025 Meeting*
- 6. New Business**
 - a. **Public Hearing.** Arens Norling OS&P Preliminary Plat, Conditional Use Permit, and Variance (City File 25-012).
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Commission Discussion & Recommendation
 - b. **Public Hearing.** Agribusiness Zoning Ordinance Amendment (City File 25-017).
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Commission Discussion & Recommendation
- 7. Reports/Information**
 - a. Other Business
 - b. Planning Project Update*
 - c. City Council Report* – Council Liaison Vehrenkamp
- 8. Commissioner Liaison Calendar**

Suggested City Council Meetings

6/23/2025	7/10/2025	7/24/2025	8/14/2025	8/28/2025	9/11/2025
	Brummond	Hargreaves	Kozicky	Lind	Zachman

- 9. Adjournment**

**HYBRID MEETING OPTION
AVAILABLE**

The public is invited to attend the regular Planning Commission meetings at City Hall.

**Meeting Via Telephone/Other
Electronic Means**

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 824 6069 0607

Video Link and Instructions:

<https://us02web.zoom.us/j/82460690607>

Or visit <http://www.zoom.us> and enter

Meeting ID: 824 6069 0607

**Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to the City Planner (dklingbeil@corcoranmn.gov) or via public comment cards will also be accepted. All email and public comment cards must be received by the 4PM of the day before the meeting.*

For more information on options to provide public comment visit:



**Corcoran Planning Commission Minutes
May 1, 2025 - 7:00 pm**

The Corcoran Planning Commission met on May 1, 2025, in Corcoran, Minnesota. Three Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person and monitor the meeting through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Brummond, Kozicky, and Lind were present at the start of the meeting.

Absent: Hargeaves

Also present: Community Development Director Davis Mckeown, Planner Klingbeil, Planner Lindahl, and Council Liaison Vehrenkamp.

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Brummond, seconded by Kozicky, to approve the agenda for the May 1, 2025, Planning Commission Meeting.

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

4. Open Forum – Public Comment Opportunity

(None).

Motion made by Kozicky, seconded by Lind, to close the open forum.

Voting Aye: Brummond, Kozicky, and Lind.

(Motion passed 3:0).

5. Minutes

Motion made by Brummond, seconded by Lind, to approve the minutes for the April 3, 2025, as amended, Planning Commission Meeting.

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

6. New Business

a. **Public Hearing.** Public Hearing. St. Thomas Church Site Plan and Variance (City File 24-045).

i. Planner Lindahl presented the Staff Report.

ii. Public Hearing

Carl Thelen - 16957 80th Place North, Maple Grove, MN 55311, addressed the commission and provided remarks in support of the project. He said the current facilities are not sufficient for their current use and that the project is necessary for their current needs and future growth.

Cindy Patnode - 20000 County Road 10, Corcoran, MN 55340, addressed the commission and asked the commission to approve the presented project.

Glen Jenson - 175 Loretto St, Loretto, MN 55357, addressed the commission regarding safety issues with traffic in the area and that the project is necessary for safety of the parishioners.

iii. Close Public Hearing

Motion made by Brummond, seconded by Lind, to close the public hearing.

Voting Aye: Brummond, Kozicky, and Lind.

(Motion passed 3:0).

iv. Commission Discussion & Recommendation

Commissioner Lind asked staff about the west lot and whether it would remain undeveloped. She asked further if the buffer yard was going to be sufficient for the future.

Planner Lindahl said that it would be and that the buffer yard would be the same no matter the use in the zoning district.

Commissioner Lind asked about the paved drive aisle versus gravel and if there had been previous exceptions for this in past projects.

Planner Lindahl said there haven't been a drive aisle in past projects but that there are gravel lots in rural areas of the city.

Community Development Director Davis Mckeown said that there's gravel examples for storage areas but not for parking lots but that there was some gravel to the east on the proposed project property.

Commissioner Kozicky said she thought the gravel was satisfactory because it was attached to the gravel road leading into the cemetery.

Commissioner Kozicky asked if there was a safe way for residents to walk to church.

Planner Lindahl said there are plans for sidewalks and trails along highways 10 and 116 and that the city has been working with Hennepin County as part of a long-term plan.

Chair Brummond asked about the drive access after the project is completed.

Planner Lindahl said there would be two access points on highway 116 and one access point on highway 10 to the east lot.

Commissioner Lind asked about the variance allowing gravel and whether that would set a precedent for future projects.

Planner Lindahl said that this variance was specific to this project only.

Motion made by Lind, seconded by Brummond to recommend approval of Option One of the St. Thomas Church Site Plan and Variance (City File 24-045).

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

b. **Public Hearing.** New Mahavan Temple Site Plan and Conditional Use Permit (City File 25-009).

i. Planner Klingbeil presented the Staff Report.

ii. Open Public Hearing

Winstead Kirkpatrick - 21420 County Road 10, Corcoran, MN 55340, addressed the commission with concerns regarding the proposed Conditional Use Permit. He said there were concerns regarding the growth of the congregation and there being issues with traffic and light pollution. He said there were concerns over noise pollution. He said there were road safety concerns with increased traffic. He said it could reduce his property value also. He said the Conditional Use Permit would create a precedent for nonresidential uses in a rural and residential area.

Mandy Anderson - 21155 County Road 10, Corcoran, MN 55340, addressed the commission with concerns regarding traffic because of the proposed Conditional Use Permit. She said she purchased her home because there was no commercial zoning around their home.

Joe Zielinski - 21250 County Road 10, Corcoran, MN 55340, addressed the commission with concerns regarding the proposed Conditional Use Permit and the precedent it could cause for commercial uses in a residential area. He said it could make the area have less rural character and that property values could be negatively impacted. He discussed possible traffic and safety issues as well.

Nicholas Casper - 21203 County Road 10, Corcoran, MN 55340, addressed the commission with concerns regarding the proposed Conditional Use Permit. He said that the project was incompatible with the rural and residential area. He raised concerns about a paved parking lot. He also raised concerns about the possible expansion. He requested that the Conditional Use

Permit have an expiration date. He said the Conditional Use Permit could conflict with the goals of Corcoran's Comprehensive Plan.

Vasanth Jayasuriya - 6418 Bluestem Circle, Corcoran, MN 55340, addressed the commission with support for the proposed Conditional Use Permit.

Brian Loftus - 8645 Trail Haven Road, Corcoran, MN 55340, addressed the commission with concerns regarding the proposed Conditional Use Permit. He said that the rural character would be impacted.

Sara Harvey - 8850 Trail Haven Road, Corcoran, MN 55340, addressed the commission with concerns that there could be uses that would not be allowed through the proposed Conditional Use Permit due to the applicant running a second non-profit.

Manoj Prasad - 19359 Penny Royal Court, Corcoran, MN, 55340 addressed the commission with support for the proposed Conditional Use Permit and that it was in the best interest of the community to be approved.

Jason Woody - 21040 County Road 10, Corcoran, MN 55340, addressed the commission with concerns about the proposed Conditional Use Permit that it would affect the rural character, the possibility of lower property values, and other traffic and safety issues.

Greg W. - 21040 County Road 10, Corcoran, MN 55340 addressed the commission with concerns about the proposed Conditional Use Permit. He said that there was another individual who sold items on his property and the city stopped that from happening and he didn't understand why the city would now approve commercial use.

iii. Close Public Hearing

Motion made by Brummond, seconded by Kozicky, to close the public hearing.

Voting Aye: Brummond, Kozicky, and Lind.

(Motion passed 3:0).

iv. Commission Discussion & Recommendation

Chair Brummond asked for staff to describe what the Conditional Use Permit entailed and what would happen if the property was sold.

Planner Klingbeil explained that the Conditional Use Permit did not rezone the property for commercial use and that a place of worship was one of those uses. He said if the property was sold it could be used as a place of worship or as a residential property.

Community Development Director Davis Mckeown said that the Conditional Use Permit runs with the land and the conditions must apply in perpetuity and that any expansion or changes would require an amendment or if there were major changes it could be that use no longer works for the property. She clarified that an Interim Use Permit would have an expiration date, but a Conditional Use Permit would not.

Kurti Agrawal - 6035 Lanewood Lane North, Plymouth, MN 55446, the Applicant, addressed the commission in support of the proposed Conditional Use Permit. He gave a brief background of the history of their congregation and nonprofit organization. He addressed some of the concerns that had been raised. He said if they outgrew, they would need to go through and amend the Conditional Use Permit. He said they plan to have proper landscaping and screening to help with light and sound pollution. He said they tried to address the issues that were raised and were open to making other changes if needed.

Commissioner Kozicky said these can be difficult decisions since the residents can be unaware that there can be changes to their neighborhood through a Conditional Use Permit. She asked why there couldn't be a gravel parking lot versus a paved parking lot.

Community Development Director Davis Mckeown said there couldn't be a gravel parking lot because it would not follow code as the lot will be utilized all year round.

Commissioner Kozicky asked why it was decided to have roads paved as part of the City Code.

Planner Lindahl explained it was due to dust and wear overall. She said historically there was a desire from the council at that time to make an intentional decision for future projects to not have gravel roads.

Commissioner Kozicky said it was difficult because it was clearly impacting the neighbors.

Chair Brummond asked what the activities were like on the weekend during the proposed timeframe. She also asked about the eco farm and the activities surrounding that.

Kurti Agrawal, the Applicant, explained in more detail the activities that would occur on the property.

Chair Brummond asked about the capacity of the worship space.

Planner Klingbeil clarifies that the capacity would be seventy-five people per the proposed Conditional Use Permit.

Chair Brummond asked if there could be seventy-five people on the property during regular weekend hours.

Community Development Director Davis Mckeown said there could be an additional condition for a smaller threshold for the regular services and not larger special events.

Commissioner Lind asked about the amount of people expected at the property during the weekday.

Kurti Agrawal, the Applicant, explained that there are two people on the property during the weekday.

Commissioner Kozicky asked about the accessory building and whether there would be anyone living in the building.

Kurti Agrawal, the Applicant, said there would not be anyone living in the building.

Community Development Director Davis Mckeown said that it could be used as a residential building eventually. She said they could add a condition that there would need to be property maintenance standards as part of the proposed Conditional Use Permit.

Chair Brummond asked if they switched the classification on the principal structure and allow the expansion of it but now somebody comes in and wants to reside there what would be done.

Community Development Director Davis Mckeown said that there would need to be a condition if someone wanted to use the house as their primary structure that the pull barn would need to be reduced to fit within code requirements.

Planner Klingbeil said with the expansion it would still fit within the accessory structure limit, but that staff could look at that more thoroughly.

Commissioner Lind asked if residency was not a requirement.

Community Development Director Davis Mckeown said it was not because it was an approved use as a place of worship.

Chair Brummond asked why there were no stipulations regarding noise.

Community Development Director Davis Mckeown explained some of the noise mitigation measures proposed.

Commissioner Lind had concerns about safety mitigation as well as the impact of property values, and overall aesthetic.

Motion made by Lind, seconded by Brummond to recommend denial of New Mahavan Temple Site Plan and Conditional Use Permit (City File 25-009).

Voting Aye: Brummond and Lind

Voting Nay: Kozicky

(Motion passed 2:1).

c. **Public Hearing.** Kariniemi Acres 2nd Addition Preliminary Plat and Variance (City File 25-011).

- i. Planner Klingbeil presented the Staff Report
- ii. Open Public Hearing

Chris Cornelius - 6820 Rolling Hills Road, Corcoran, MN 55340, addressed the commission and asked if they were still allowed to put a road into the lot if they are allowed to subdivide.

Kevin Schnese - 6800 Rolling Hills Road, Corcoran, MN 55340 addressed the commission concerning the language in the HOA and the extension of the private road to the property.

- iii. Close Public Hearing

Motion made by Brummond, seconded by Lind, to close the public hearing.

Voting Aye: Brummond, Kozicky, and Lind.

(Motion passed 3:0).

iv. Commission Discussion & Recommendation

Chair Brummond prompted staff to answer the questions the members of the public addressed during the Public Hearing portion.

Planner Klingbeil said he the Planning team would work to find out where the easement lies.

Motion made by Lind, seconded by Brummond to recommend approval Kariniemi Acres 2nd Addition Preliminary Plat and Variance (City File 25-011).

(City File 24-045).

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

d. **Public Hearing.** City Park Remaster Site Plan and Variance (City File 25-015).

i. Community Development Director Davis Mckeown presented the Staff Report

ii. Open Public Hearing

Jodie Tabor - 7790 Corcoran Trail East, Corcoran, MN 55340, addressed the commission and asked about the lighting plan for the City Park Remaster Project.

iii. Close Public Hearing

Motion made by Brummond, seconded by Kozicky, to close the public hearing.

Voting Aye: Brummond, Kozicky, and Lind.

(Motion passed 3:0).

iv. Commission Discussion & Recommendation

Community Development Director Davis Mckeown provided details regarding the lighting plan for the City Park Remaster.

Commissioner Lind asked if the proposed park building would be rentable.

Parks and Recreation Manager Christensen Buck confirmed it would be a rentable space and used for city programming.

Chair Brummond asked if the pavilion would be lost as a rental space.

Parks and Recreation Manager Christensen Buck clarified that it would continue to be a rental space as well.

Chair Brummond asked about having a crosswalk across County Road 10.

Parks and Recreation Manager Christensen Buck said they were working with Hennepin County to have a crosswalk.

Motion made by Brummond, seconded by Lind to recommend approval of City Park Remaster Site Plan and Variance (City File 25-015).

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

7. Reports/Information

a. Other Business

i. Resources for Proposed Bills

Planner Klingbeil presented the city resources for proposed bills in the state legislature.

b. Planning Project Update – Planner Klingbeil was available for questions.

c. City Council Report – None.

8. Commissioner Liaison Calendar

Suggested City Council Meetings

05/08/2025	05/22/2025	06/12/2025	06/26/2025	7/10/2025	7/24/2025
Hargreaves	Kozicky	Lind		Brummond	Hargreaves

9. Adjournment

Motion made by Brummond, seconded by Lind, to adjourn the May 1, 2025 Planning Commission meeting.

Voting Aye: Brummond, Kozicky, and Lind

(Motion passed 3:0).

The meeting adjourned at 10:05 PM



Submitted by Seth Gellman, Community Development Administrative Assistant

STAFF REPORT

Agenda Item 6a.

Planning Commission Meeting: June 5, 2025	Prepared By: Dwight Klingbeil
Topic: Arens Norling OS&P Preliminary Plat, Conditional Use Permit, and Variance (PID 31-119-23-12-0007 & 31-119-23-13-0005) (City File No. 25-012)	Action Required: Recommendation

1. Application Request

The applicant, Robb Norling, proposes an Open Space & Preservation (OS&P) plat on 38.69 acres located at 6700 Pioneer Trail (PIDs 31-119-23-13-0005 & 31-119-23-12-0007). The plat would result in 7 single-family lots ranging in size from 1.5 to 3.18 acres, a 1.11-acre outlot, and 21.74 acres of open space to be preserved as farmland in two outlots. The request includes a Conditional Use Permit (CUP) to allow for an agriculture building on a lot of less than 10 acres that exceeds the allowed footprint, a variance from the buffer requirements along Pioneer Trail, a variance from the street requirements, and a variance from the front setback requirement.

2. Background

The plat consists of two existing properties: A residential parcel of 2.49 acres, and an agricultural parcel of 36.2 acres. Both parcels were previously platted as part of the Arens Norling Addition in 2004. The agricultural parcel has 4 development rights. The City's OS&P Plat allows for development rights to be increased (up to 200%) in exchange for half of the acreage to be preserved as open space along with other design standards, such as a paved public street with curb and gutter to serve the development.

The larger parcel is actively used for agricultural purposes with the farmstead being located across the street at 6707 Pioneer Trail. The agricultural parcel does not contain a homestead, but it does contain a number of outbuildings that are used in accessory to the farm.



Figure 1: Property Location

The City Council reviewed a concept plan of this OS&P at their regular meeting held on November 25, 2024.

3. Context

Zoning and Land Use

The site consists of two parcels: a residential parcel (6700 Pioneer Trail) and an agricultural parcel (PID 31-119-23-12-0007). The two parcels combine for 38.69 acres, with five total development rights (the fifth development right is implied by the existing residence). The property is guided Rural/Ag Residential and zoned Rural Residential (RR). The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary but is located within the future MUSA expansion area.

Surrounding Properties

The properties to the north, east, and west of the site are zoned RR and are guided for Rural/Ag Residential. The property to the south is within the MUSA boundary, is zoned Urban Reserve (UR) and guided Light Industrial. The existing use of the surrounding properties appears to be agricultural and single family residential.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map identifies no significant communities. The site is currently used as farmland for soybean and corn. There is also a row of mature trees along the eastern property line.

4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. Public Safety and the City Engineer reviewed the application, and their comments are incorporated into this staff report. The detailed comments from both departments are attached as memos to this report.

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning

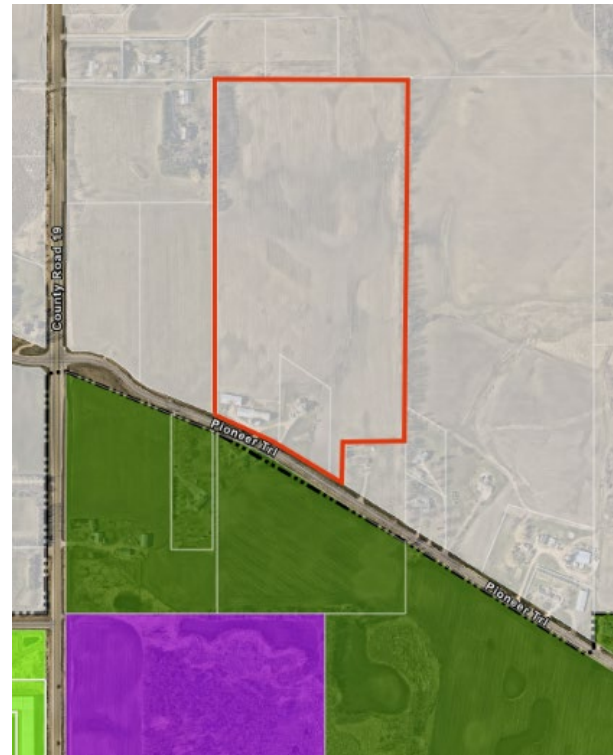


Figure 2: Zoning Map

Ordinance. If the proposal meets these standards, the City must approve the preliminary plat.

The City's discretion in approving or denying a CUP is limited to whether the proposed plan is in substantial conformance with the standards outlined in the City Code. If the proposal meets those standards, or can be reasonably met with additional conditions, the City must approve the CUP.

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met. Conditions can be applied to mitigate the impact of granting the variance.

Preliminary Plat

Development Rights

The 38.69-acre site consists of an outlot and an existing lot from Arens Norling Addition. The 36.2-acre outlot has four development rights and the existing residential parcel of 2.5-acres has 1 implied development right. An OS&P plat with rural street sections allows the site to be developed at 150% of its original development rights, increasing the total to eight development rights. The proposed two-phased development would utilize 7 of the 8 available development rights. The plan also includes three outlots:

- A 21.4-acre outlot designated for open space preservation.
- A 1.1-acre outlot containing a stormwater pond.
- A 0.3-acre outlot to allow future access to the west.

None of these outlots are allocated a development right; these outlots are intended to be preserved until municipal sanitary sewer and water become available to service the site, at which point the property could be further subdivided.

Lot Size and Standards

The subdivision proposes 7 lots for single-family homes as well as three outlots. There is an existing house on Lot 1, Block 1, and

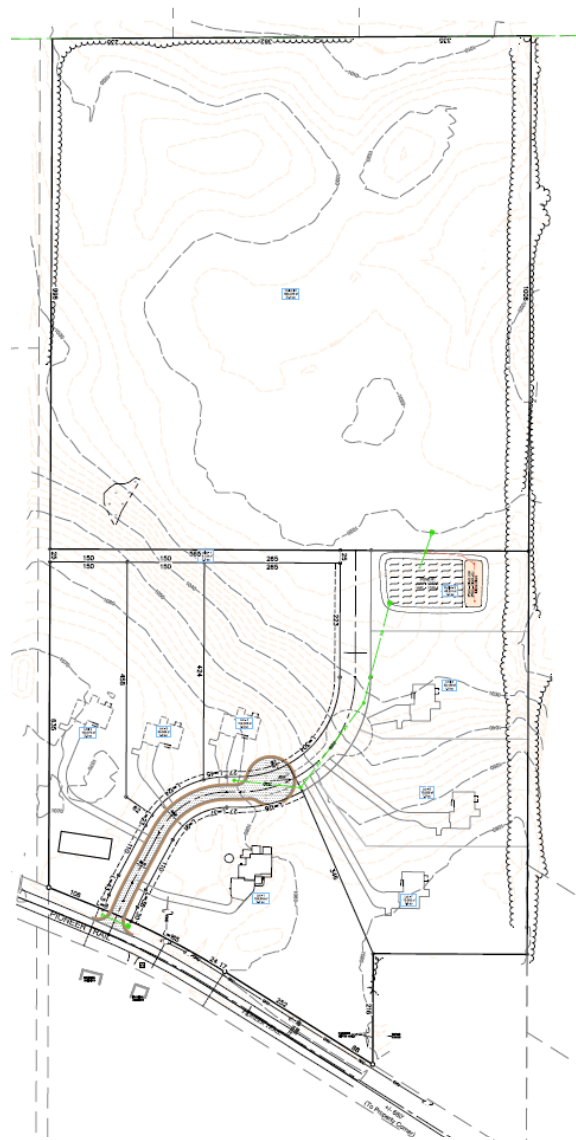


Figure 3: Preliminary Plat

existing accessory structures on Lot 2, Block 1. These accessory structures will be discussed further in the CUP portion of this analysis.

The lot size is determined by the OS&P plat standards. There is no minimum lot size, but each single-family lot must be able to accommodate a primary and a secondary septic site. There is a maximum lot size of 4 acres (which is twice the minimum lot area of the RR district). The plat shows 7 single-family lots that range in size from 1.5 to 3.18 acres.

A primary and secondary septic site is shown for each lot with the exception of Lot 1, Block 1. Since there is an existing residence on this lot, it is assumed that there is an existing septic site that is in working condition. However, a condition of approval will require this site to be confirmed, and an alternate site must be identified and approved through Hennepin County. Otherwise, the proposed lot sizes appear to comply with this standard.

Open Space

OS&P plats require a minimum of 50% of the gross land area to be dedicated in no more than 2 non-contiguous pieces to be preserved as open space. Of the required land preserved as open space, 50% must consist of upland. The entire site is 38.69 acres which would require at least 19.35 acres of open space preservation, of which at least 9.67 acres must be upland. All three outlots total 28.61 acres of open space that will continue to be used for agricultural purposes. Of the open space, 27.9 acres is upland. The proposal complies with the minimum open space requirements of the OS&P plat.

OS&P Plats are required to establish a preservation, restoration and management plan for the open space areas. This plan should describe the current use as well as how the open space will be maintained in the event that the agricultural operations cease. Prior to final plat submittal, the applicant will be required to submit a preservation, restoration and management plan pursuant to Section 940.050, Subd. 1.B.6. of the subdivision ordinance.

Ownership of Open Space

Section 940.060, subd. 1 list that the operations and maintenance must be handled through covenants to ensure continued operation at a reasonable standard. This section allows that the ownership of the common open space can be owned by one of the following:

- A. Dedicated to the public where a community-wide use would be anticipated;
- B. Subdivider's ownership and control; or
- C. Homeowners Association (HOA)

The subdivider plans to retain ownership of the common outlots. The open space shall be protected by a deed restriction in favor of the City over the open space that will

remain in place until municipal sewer and water are available to serve the site. At such time, the open space may be developed in accordance with the urban regulations in place at that time. Until then, the restrictive covenant will prevent the outlots from being sold to someone without an interest in the neighborhood or further developed. The covenant will outline the following options regarding how the open space can be handled:

1. The open space outlots can be dedicated to the City (if the City accepts).
2. The open space outlots can be sold to the owner of Lot 2.
3. The open space outlots can be dedicated to a HOA that comprises a majority of the homes within this development.
4. The open space outlots can be sold to a developer once municipal sewer and water is available.

The restrictive covenant does not prevent the subdivider from renting the outlot to another farmer. However, if the agricultural structure on Lot 2 is no longer being used in the operations of farming the outlots, then the footprint must be reduced to what is allowed by-right on the lot as they will no longer be able to satisfy the conditions of approval for the CUP.

Staff will also note the difficulty associated with establishing an HOA years after development and recommends the applicant consider establishing an HOA prior to selling lots if there is a chance they will want to divest their rights in the land after ceasing agricultural operations in the future.

Setbacks

The following setbacks apply for an OS&P plat in the RR district:

Setback	Minimum
Front (Other Roadway)	25'
Side	10'
Rear	25'

All lots will be able to comply with the minimum required setbacks.

The applicant's narrative confirms that the accessory structure on Lot 2 is used for agricultural purposes. Code requires agricultural buildings to maintain a minimum setback of 100' from all property lines. Currently, the existing agricultural building is setback ~20' from the western property line and ~75' from the southern property line. Under this proposal, the agricultural building would maintain those same non-conforming setbacks and would create an additional non-conforming setback to the east, which is measured at ~30' from the eastern property line. This building would not meet the minimum setback requirements for agricultural buildings, and a variance from these standards would be required.

Buffer Zone

The OS&P standards requires a buffer zone of at least 100' around the perimeter of the developed area abutting existing public streets. In this request, a buffer zone would be required along the southern side of the development along Pioneer Trail. However, the applicant is requesting a variance from this standard, as the existing agricultural building and driveway are located within 100' of Pioneer Trail which would prevent a 100' buffer from being planted. This request is discussed further in the variance portion of this analysis.

Well and Septic

As previously discussed, 6 of the 7 lots show a primary and alternative septic site for each lot. The septic site and well for the lot with existing home must be confirmed as a condition of approval. The applicant did not identify well locations for the proposed lots, and a condition of approval will require the plans to be updated to include this information as well. The wells will ultimately be subject to approval by the Minnesota State Department of Health.

Additionally, it's worth noting that there appears to be a septic mound encroach onto Lot 1 from the adjacent parcel to the east that is not a part of this development. Prior to the final plat, the applicant will need to confirm the location of the system itself. If the system is encroaching onto Lot 1, an encroachment agreement will be required to be recorded with the final plat.

OS&P Design Guidelines

OS&P plats are required to comply with the four standards outlined in Section 940.050 Subd. 1.E.

- 1. All lots shall be clustered in a manner to create temporary open space that will be held in a covenant for future development at the time sewer is extended.*

Staff finds that the proposed lot layout complies with this guideline.

- 2. The temporary open space shall be contiguous land, or adjacent to a similarly classified property, in order to facilitate future development.*

The plan complies with this guideline, as all open space is held within two contiguous outlots.

- 3. A ghost plat shall be designed for all temporary open space areas at the same time as the Preliminary and Final Plat review and approval. The ghost plat shall indicate future access, internal street network and connections and future lot layout.*

A ghost plat was provided for Outlot 3 with the concept plan application. A condition of approval will require the applicant to update the preliminary plat to incorporate the ghost plat as well. In addition to the internal street network shown on the ghost plat, the ghost plat will also be required to show a connection to the street easement that is located north of the outlot.

4. *All lots shall front a paved street, internal to the site.*

All lots are able to satisfy this design guideline with the installation of the new public street.

OS&P Design Objectives

In addition to the design guidelines listed above, residential lots should be designed to achieve as many of the following objectives as possible:

1. *Arrange lots around a central focal point, such as:*
 - a. *A central green, boulevard, or square.*
 - b. *A physical amenity, such as a meadow, a stand of trees, a stream or water body, or some other natural feature.*

The proposed plat includes three lots that back onto the preserved open space within Outlot 3, while three separate lots back onto a stand of mature trees along the site's eastern boundary.

2. *Locate lots such that at least 50 percent of the lots within a neighborhood abut open space, or other amenity, on at least one side. A local street may separate lots from open space.*

Three of the lots will abut Outlot 1, which will continue to be farmed open space. One lot abuts Outlot 2, an open space outlot containing a stormwater pond for the development.

3. *Preserve views from each building unit and from off-site vantage points to the maximum possible.*

Lots 2 through 4 directly abut the preserved open space and offer unobstructed views of the natural area.

The building pads on Lots 5 through 7 are intentionally staggered, with the pads on Lots 5 & 7 being positioned closer to the front property line, while the pad on Lot 6 is set further back into the lot. This arrangement, combined with the natural elevation change across these lots, allows for an unblocked view toward the open space area.

The applicant also attempted to place the building pad for Lot 4 as far west as possible in an effort to minimize disruption to the exiting home's view on Lot 1. While the view from Lot 1 is slightly impacted, shifting the pad any further east would result in worsened interruption to Lot 1, as well as to Lot 7.

4. *Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual homes sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways. Pedestrian corridors between lots should be at least 50 feet in width and buffered from view of adjacent properties.*

The open space is intended to remain privately owned by the subdivider and used for agricultural purposes. The open space will not contain any recreational spaces, nor are there any other recreational spaces proposed on- or off-site site. This design objective does not appear to apply to this proposal.

5. *Locate lots to preserve woodlands, farmland, or other natural features or character, including places of historic, archeological, or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shorelands, and other environmentally sensitive areas.*

The lots are configured to preserve the existing mature tree line along the eastern boundary of the site. In addition, the lots are primarily situated on higher elevations near Pioneer Trail, which allows large areas of flat arable land to remain undeveloped and available for continued agriculture cultivation following the subdivision.

6. *Providing covenants to create an architectural theme to include items such as landscaping, porches, side, or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.*

The applicant's narrative did not suggest that there is an architectural theme associated with the proposed subdivision. To be consistent with City practices, the applicant will need to provide covenants to establish an architectural theme with the development.

7. *Locates houses and garages such that the garages do not dominate the streetscape.*

The applicant has not provided information about the homes. The preliminary plat illustrates building pad locations, which appear to be large enough to accommodate a garage without the garage dominating the streetscape.

8. *Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban service.*

The applicant has initiated the septic review process with Hennepin County. As a condition of approval, the proposed septic sites must receive formal approval from the County. Additionally, the applicant must identify an alternative septic site for Lot 1, which will also require County approval.

9. *Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.*

The preserved open space will remain to be used as agricultural land; therefore, this standard does not appear to apply to the open space. However, the applicant has not submitted a landscaping plan for the right-of-way (ROW). As a condition of approval, the applicant shall be required to provide a landscaping plan that includes the seeding of native vegetation within the ROW.

The Planning Commission should review and discuss whether the proposal sufficiently meets the design objectives.

Streets

To increase a property's development rights under an OS&P plat, a public street must be constructed to serve the newly created lots. The extent to which the development rights may be multiplied depends on the type of street section proposed. Specifically, OS&P plats that include an urban street section (paved, with curb and gutter), may be eligible for a 2x increase to their development rights, while OS&P plats with rural street sections (paved with ditches) may receive a 1.5x increase. In this case, the applicant is proposing a rural street section, which would result in an increase in the site's development rights to eight.

The applicant will be responsible for constructing a new public street to serve the lots within the development. The applicant plans to construct this street in two phases. Phase One consists of a temporary cul-de-sac which would serve Lots 1 – 4 and would conclude east of the driveway to Lot 4. Phase Two would extend this cul-de-sac northeasterly, and end shortly after the driveway to Lot 5.

This cul-de-sac is located within a ROW easement that bisects the property and connects to the southern boundary of the preserved open space (Outlot 3). The design of this easement allows for a future extension of the roadway to the north when Outlot 3 is developed in the future. However, Outlot 3 should be absorbed as Outlot 2, since an east-west road is unlikely to occur prior to development of Outlot 2. Because the temporary cul-de-sac will be located in front of Lot 4, a temporary ROW easement will be required for the portions of the cul-de-sac bulb extending into Lot 4's front yard.

Wetlands

A wetland delineation was completed in December 2024, which confirmed 2 wetlands within the project boundary, both of which are contained within Outlot 3. The plat does not propose filling either wetland. These wetlands are subject to the Wetland Overlay District (Section 1050.010), which includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer. The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking Map identifies the majority of wetlands throughout the City and is based on the City's quality assessment of known wetlands. Wetlands not shown on this map are assumed to be of medium quality. There is a process to confirm wetland quality through the Minnesota Rapid Assessment (MNRAM) methodology, if the applicant believes that the quality needs to be reevaluated.

Neither wetland within the project boundaries is shown on the City's map, so these wetlands will be treated like medium quality. Medium quality wetlands have the following buffer requirements:

Wetland Buffer Average Width	25'
Wetland Buffer Width (Min.)	20'
Wetland Buffer Width (Max.)	40'
Structure Setback From Buffer	15'
Total Buffer and Setback (Average)	40'

The applicant did not provide a buffer plan for either wetland. However, City practice allows for the deferment of wetland buffers and monument signs in outlots used for agricultural purposes. Buffer establishment and signage around these wetlands shall be required if the agricultural use of the outlot ceases or the outlot develops in the future. A wetland buffer establishment plan will still be required to establish requirements in the event the agricultural use of the outlot ceases, including required wetland buffers and wetland buffer monuments.

Landscaping

Section 1060.070 requires the submittal of a landscaping plan that contains at least one overstory tree per dwelling unit. Up to 50% of the required number of overstory trees may be substituted with understory trees, provided at least three understory trees are

provided for each overstory tree substitution. No more than 33% of the required number of trees shall be of the same species. The applicant has not provided a landscaping plan. A condition of approval shall require the submittal of a landscaping plan that complies with the requirements outlined in Section 1060.070 subd. 2.

Section 940.050 Subd.1.D.7. requires a 100'-wide buffer zone for the areas abutting public streets. This buffer zone must consist of thickly planted native grasses, shrubs and trees. The applicant is requesting a variance from this requirement. This is discussed further in the variance section of this analysis.

Lighting

As part of the final plat, Public Safety will review the plat to determine if an overhead light at the entrance is appropriate, as has been done with recent rural developments. If Public Safety finds that it is appropriate to install a light, lighting must comply with Section 1060.040 of the Zoning Ordinance.

Drainage and Utility Easements

There is an existing perimeter drainage and utility (D&U) easement around Lot 1, Block 1, of Arens Norling Addition (6700 Pioneer Trail). This D&U easement conflicts with the proposed ROW and must be vacated as part of the approval of the final plat.

City practice has been to establish perimeter D&U easements over the platted lots and a blanket D&U easement over the outlots. The preliminary plat does not include either easement, and a condition of approval shall require the preliminary plat be revised to include D&U easement around the perimeter of the buildable lots as required by engineering, and a blanket D&U easement over the outlots.

Grading and Stormwater

A number of detailed comments regarding grading and stormwater are provided in the Engineering Memo. The applicant is responsible for reviewing and complying with these comments.

Parks and Trails

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks or off-road trails are shown within the project boundaries. A proposed on-road trail is shown on along Pioneer Trail.

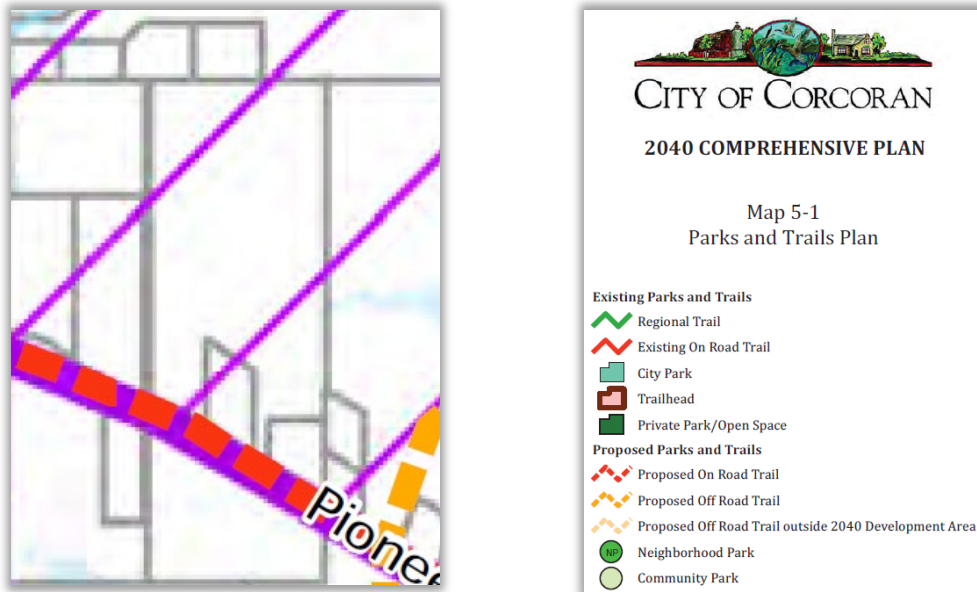


Figure 4 2040 Parks and Trails Map

No trails are proposed or required for this rural development. The applicant will not be responsible for providing an on-road trail for Pioneer Trail. A painted shoulder may be provided in the future as part of a larger road improvement project with the City.

Park Dedication

Park Dedication will be handled entirely as cash-in-lieu of land. There is one existing lot/single-family home today where 7 are now proposed. Each new lot (a total of 6 lots) will be required to pay park dedication fees per the fee schedule adopted at the time of final plat approval.

The applicant has indicated that the development would be constructed in two phases, with the first phase consisting of the existing single-family lot and three additional single-family lots. The remaining buildable lots would be platted as part of a future phase of development. Based on the 2025 fee schedule, the park dedication fee is \$5,954 per single-family unit. The estimated park dedication for the development is as follows:
6 new single-family units x \$5,954 = **\$35,724**

Conditional Use Permit (CUP)

The applicant requests approval of a Conditional Use Permit (CUP) to allow the following items:

1. Allow an agricultural building to exceed the footprint area allowed for a parcel less than 10 acres.
2. Allow an accessory structure to exceed the allowed sidewall height limit of 10' in the front yard.

Presently, staff estimates the accessory structure footprint of Lot 2 to be ~9,934 sq ft. However, the applicants plan to remove one of the accessory structures which would bring the total accessory structure footprint for this parcel down to ~4,010 sq ft. The maximum accessory structure footprint allowed for a parcel this size (2.3 acres) is 1,594 sq ft. However, the zoning ordinance allows for agricultural buildings to exceed this limitation through a CUP.

Section 1030.020, Subd. 4 (I) provides the following:

Agricultural buildings in excess of the size limitations allowed by Subd. 4 (E) of this Section shall be allowed by conditional use permit on parcels that are located in the UR and RR district and are less than 10 acres in size, but are adjacent to actively farmed land under the same ownership or ownership by the landowner in a recognized legal relationship, shall be allowed subject to the following criteria:

1. *The proposed use shall be in conformance with all City regulations.*

The proposed use is in conformance with all City regulations, as it is a legal non-conforming structure within the setback requirements along the south and west property lines. The proposed plat does not change the lot line where the structure is closer than 100' and is legally protected as a legal non-conforming structure. A condition of approval of the CUP includes that the structure must receive variance approval from the setback requirement from the eastern property line established as part of the development.

The property is located in the RR district and will be adjacent to actively farmed land that will remain under the same ownership. This property is eligible for the requested CUP. A condition of approval in the draft resolution for the CUP is that Outlots 2 and 3 must continue to be farmed and the accessory structures on Lot 2, Block 1 must continue to be used for agricultural purposes in the maintenance of Outlots 2 and 3 in order for the CUP approvals to remain valid. Should the agricultural use of Outlots 2 and 3 and/or the structures change, the structures in excess of the by-right footprint must be removed.

2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

The application includes a certificate of survey.

3. *The building material standards required by this Section have been met.*

Code allows accessory structures to be constructed with metal siding and/or roofing via a Certificate of Compliance (COC). The COC for metal siding may only be approved if the materials meet MN State Building Code and have been treated with a factory applied color coating system to protect against fading or degradation. Based on the condition of the structure, the materials do not appear to meet this requirement, as there is fading and degradation. A condition of approval shall require the applicant to repair or replace the siding and roofing materials to meet the Accessory Structure Building Standards listed in Section 1060.050 Subd. 1.D.

4. The applicant provides proof of ownership as required above.

The application includes proof of ownership as required above.

5. The agricultural building is used for agricultural purposes only.

The applicant confirmed that the structure is used for agricultural purposes only. A condition of approval requires the applicant to sign an affidavit to certify this requirement as well.

In addition to the CUP standards specifically outlined for this use in Section 1030.020, all CUPs are subject to the following review criteria outlined in Section 1070.020:

A. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.

The requested CUP complies with the Comprehensive Plan, and there is not a negative effect upon the Comprehensive Plan including public facilities and capital improvement plans. This land is guided for Rural/Ag, and the proposed agricultural structures in conjunction with an adjacent farmed outlot complies with the uses envisioned for this area.

B. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

Approving the requested CUP will enable the property owner to continue their agriculture operation which will preserve agricultural land in the Rural Residential area. This use promotes and enhances the general public welfare. Additionally, staff finds no reason that the continued use of the structure would be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding area.

- C. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.*

Granting the CUP will not be injurious to the use and enjoyment of surrounding property, nor will it negatively impact property values within the neighborhood, as the structure already exists and is used regularly today.

- D. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Granting the CUP will not impede the development of surrounding properties for uses permitted in the district.

- E. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

Public facilities are not required for the proposed conditional use.

- F. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

With the proposed conditions of approval, the use conforms with applicable regulations in the district. The portions of the structures that do not comply with the prevailing standards are protected as legal, nonconformities.

- G. The conditional use and site conform to performance standards as specified by this Chapter.*

With the proposed conditions of approval, the use and site conform with the applicable performance standards as required.

With the proposed conditions of approval, the requested conditional use and site conform with the applicable performance standards as required.

Variance

The applicant is requesting approval of the following standards:

- Buffer Requirement for OS&P Plats (Section 940.050 Subd. 1.D.7.)
- Engineering Design Standards for Public Street (Section 945.010 Subd. 5.)
- Agricultural Building Setback (Section 1030.020 Subd. 3.E.1.d.)

Variances are subject to the review standards outlined in Section 1070.040. These standards are as follows:

1. That there are practical difficulties in complying with the Zoning Ordinance.

The League of MN Cities defines a three-factor test for the term “practical difficulties”:

1. The property owner proposes to use the property in a reasonable manner not otherwise allowed by the Zoning Ordinance.
2. The plight of the landowner is due to circumstances unique to the property and not created by the landowner; and
3. The variance will not alter the essential character of the locality.

Section 1070.040, Subd. 2(B) of the Zoning Ordinance specifically calls out the last two factors as their own standards and will be discussed individually.

Therefore, the City typically uses this first standard to focus on evaluating the “reasonableness” of the request.

- 2. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*
- 3. That the granting of the variation will not alter the essential character of the locality.*
- 4. The proposed variance would be in harmony with the general purposes and intent of the ordinance.*
- 5. The variance is consistent with the Comprehensive Plan.*
- 6. The City may impose conditions on the variance to address the impact of granting the variance.*

The applicant is responsible for demonstrating that these standards are satisfied with their request.

The applicant’s narrative explains that a significant amount of land along Pioneer Trail is contained within Lots 1 & 2 of the proposed plat. Lot 1 contains an existing residential structure, which is not being impacted by the proposed development, and Lot 2 contains an existing accessory structure, which is located within the 100’ buffer area.

The applicant’s narrative also mentions a request to allow the construction of the street road section with a reduced shoulder and aggregate base.

1. Variance analysis: Buffer Zone Requirement

Applicant’s narrative: *“We are requesting a variance to remove all buffer requirements along Pioneer Trail. Most of the land along Pioneer Trail is dedicated to the existing home currently located at 6700 Pioneer Trail. The small portion of land on Lot 2 is naturally buffered by the existing agricultural building.”*

Section 940.050 Subd. 1.D.7. requires a buffer zone of at least 100 feet to be provided along the perimeter of an OS&P plat that abuts an existing public street. The proposed plat consists of two lots, Lot 1, which contains an existing residential structure, and Lot 2, which contains an existing accessory structure. Based on the plans provided, the accessory structure and residential structure appear to be setback approximately 75' & ~175', respectively, from the front property line along Pioneer Trail. The OS&P plats require a 100'-wide buffer strip along existing streets, to provide screening from the new development. Staff recognizes a practical difficulty in meeting the buffer yard requirement for both lots. The accessory structure is an existing building located within the required buffer area, and establishing a 100'-wide buffer on Lot 1 would occupy a substantial portion of the front yard for the residence.

If the variance were to be denied, this would require the subdivider's family to demolish or relocate an agricultural structure that is relied upon in the operations of their farm. Staff finds it reasonable for the accessory structure to remain, as it is a pre-existing condition of the site. Granting the variance would not alter the essential character of the locality, as both structures already exist and otherwise comply with City Code in the absence of a buffer zone. Furthermore, the accessory structure, which is used for agricultural purposes, is consistent with the rural character of the area. Its presence also provides screening for two of the newly created lots in a manner that is consistent with the rural aesthetic of the surrounding area.

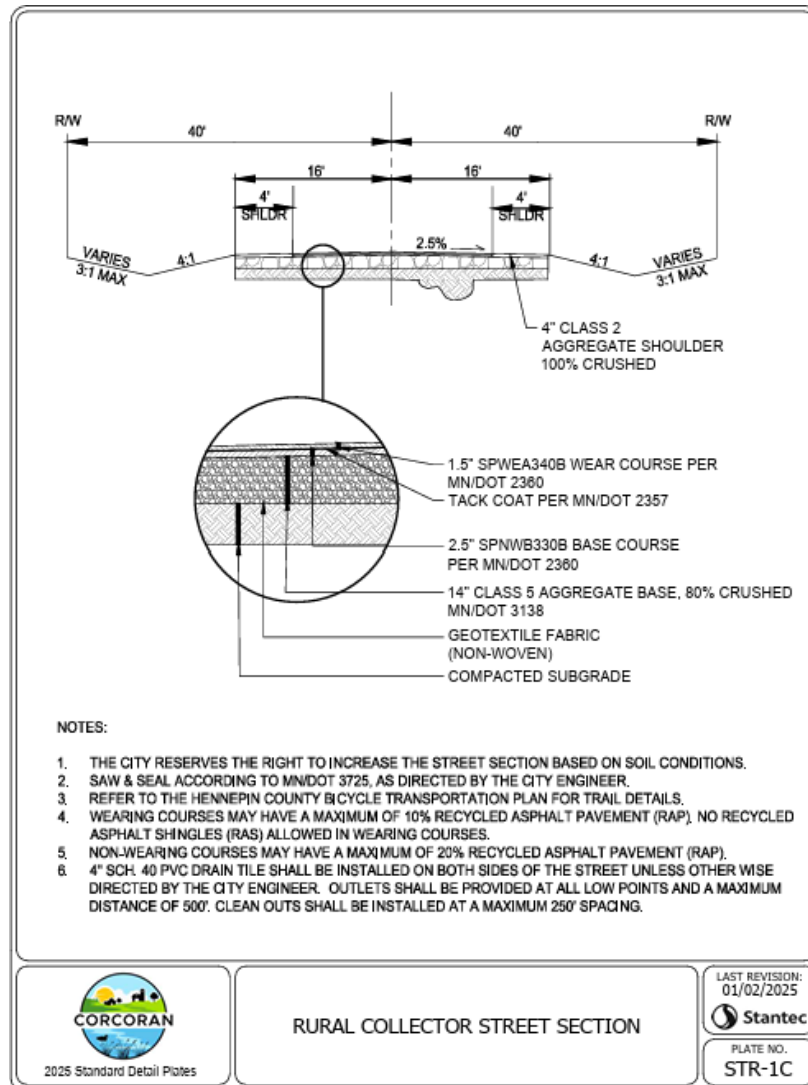
Approval of the variance would not conflict with the goals of the Comprehensive Plan, which guides this area for Rural/Ag Residential uses, such as natural areas, cultivated fields, hobby farms, and large-lot residences.

While staff finds it reasonable to grant a variance from the buffer requirement, staff also recommends minimizing the extent of the variance granted. There is an area in the southeast corner of Lot 1 that could comply with the 100' buffer yard as required by the OS&P, without limiting the area directly in front of the existing residence. Staff recommend that the applicant be required to plant the buffer yard where it will not conflict with existing structures as a condition of granting the variance. This condition must be reflected in the applicant's landscaping plan.

2. Variance Analysis: Engineering Design Standards for Public Road

Applicant's narrative: *"Additionally, we are requesting a variance to the rural collector street road section. We propose to reduce the shoulder to 2' wide and reduce the aggregate base to 8" thick."*

Section 945.010 Subd. 5., which requires street improvements to meet the standards set forth in the City's Engineering Design Standards. For this development, the specific design standard required is the Rural Collector Street Section (Plate No. STR-1C). This street section is shown below:



Staff does support the requested variance, as no practical difficulty has been identified that would prevent compliance with the Rural Street Collector Street Section standards. There do not appear to be any unique conditions specific to the property that would preclude the construction of a public road meeting the required specifications of this road section. Furthermore, the proposed reduction in shoulder width and aggregate base thickness would not be in harmony with the general intent and purpose of the ordinance, which is to ensure that adequate public infrastructure is available concurrent with development.

3. Variance analysis: Accessory Structure Setback

Through the review of this application, staff noted that the existing agriculture building does not meet the required setback from the front property line along the newly installed public street. In order for this structure to remain in its current location, a variance from the setback requirements for agricultural buildings is required.

Section 1030.020 Subd. 3.E.1.d. requires accessory structures with agricultural uses to be setback a minimum distance of 100 feet from all property lines. With the newly constructed street, the accessory structure will be located ~45' from the property line.

Staff finds this request to be reasonable. There is a practical difficulty in relocating the proposed street due to the presence of an existing electrical outlet located just east of the proposed alignment. Denial of this variance would require the subdivider's family to demolish or relocate an agricultural structure that plays an active role in their agricultural operations. Staff finds it reasonable for the accessory structure to remain, as it is a pre-existing condition of the site. Granting the variance would not alter the essential character of the locality, as both structures already exist and otherwise comply with City Code. Additionally, the accessory structure is used for agricultural purposes, which is consistent with the rural character of the area. Approval of the variance would not conflict with the goals of the Comprehensive Plan, which guides this area for Rural/Ag Residential uses, such as natural areas, cultivated fields, hobby farms, and large-lot residences.

While staff finds it reasonable to grant a variance from the setback requirement, staff also recommends mitigating the impact caused by the granting of the variance. Currently, the accessory structure is comprised of metal siding that appears to have been degraded/rusted. Staff proposes that a condition of approval be added to this variance requiring the improvement to the materials of the siding and roofing to meet the building materials outlined in 1060.050 Subd. 1.D.

Summary of Discussion Items

1. Preliminary Plat
 - a. OS&P Design Objectives
 - i. The Planning Commission should review and discuss whether the proposal sufficiently meets the design objectives of the OS&P.
2. Conditional Use Permit
 - a. Does the Planning Commission have questions or concerns on the CUP standards outlined to allow agricultural structures in excess of the by-right footprint of a parcel less than 10 acres when it is adjacent to an actively farmed parcel under the same ownership?
3. Variances
 - a. An exemption from the OS&P requirement for a 100' perimeter buffer zone for portions of the site abutting a public street.
 - i. Does the Planning Commission find that the practical difficulties standard has been satisfied?
 - ii. Does the Planning Commission agree with the proposed condition of approval suggesting by staff?
 - iii. Does the Planning Commission have other conditions of approval to mitigate the impact of granting the variance?

- b. An exemption from the engineering requirements for a Rural Collector Street Section.
 - i. Does the Planning Commission find that the practical difficulties standard has been satisfied? Or does the Planning Commission agree with staff's recommendation?
- c. A 46' setback for an agricultural structure where 100' is required.
 - i. Does the Planning Commission find that the practical difficulties standard is satisfied?
 - ii. Does the Planning Commission agree with the proposed condition of approval requiring the upgraded building materials suggested by staff?
 - iii. Does the Planning Commission have other conditions of approval to mitigate the impact of granting the variance?

5. Recommendation

Staff recommends approval of the following:

1. Draft Resolution Approving the Preliminary Plat
2. Draft Resolution Approving the Conditional Use Permit
3. Draft Resolution Approving the Variance from the Buffer Zone Requirement & Accessory Structure Setback and Denying the Variance from the Engineering Design Standards for Public Improvements.

Attachments:

1. Draft Resolution 2025- Approving the Preliminary Plat for Arens Norling OS&P
2. Draft Resolution 2025- Approving the Conditional Use Permit for an Agricultural Building to exceed the allowed sidewall height and the allowed footprint.
3. Draft Resolution 2025- Approving two variances related to the agricultural building and denying one variance related to flexibility from the street section standards.
4. City Engineer memo dated May 28, 2025
5. Applicant Narrative
6. Site Survey
7. Preliminary Plat
8. Preliminary Street Plan
9. Ghost Plat

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR “ARENS NORLING OS&P” ON
THE PROPERTIES LOCATED AT AND NEAR 6700 PIONEER TRAIL (PID 31-119-23-12-
0007 & 31-119-23-13-0005)
(CITY FILE NO. 25-012)**

WHEREAS, Robb Norling (“the applicant”) request approval of a preliminary plat to create 7 single-family lots and 3 outlots from two properties described as follows:

See Attachment A.

WHEREAS, the Planning Commission reviewed the preliminary plat at a duly called public hearing and recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a preliminary subject to the following findings and conditions:

1. A preliminary plat is approved, in accordance with the plans received by the City on March 17, 2025, with additional material received as of April 4, 2025, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the variance from the buffer zone requirements for Lots 1 & 2, and the reduced structure setback variance for Lot 2. The applicant shall comply with all conditions of approval.
3. The applicant shall comply with all requirements in the City Engineer Memo dated May 28, 2025.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity commences. The applicant is responsible for obtaining all required permits and approvals.
5. Wetland buffer plantings and wetland buffer monument signs are deferred on Outlot 3 until the property is no longer farmed or is further developed, whichever comes first. The planting and sign requirement for these buffers will be based on the prevailing ordinance at such time.
6. Park dedication shall be satisfied by cash-in-lieu of land. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.
 - a. Park dedication is required based on the finding that the development will add 6 new single-family homes to the City.
 - b. Residents of the development will need access to nearby existing and future trails and parks that do not exist today as guided by the Comprehensive Plan.

RESOLUTION NO. 2025-

- c. Cash-in-lieu of land will be used only for the acquisition and development of parks, recreational facilities, playground, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.
 - d. Park dedication funds will be collected at the time of final plat in accordance with the City Code requirements.
- 7. All homes must meet the minimum residential building standards outlined in Section 1030.030 and 1060.050, Subd. 1(B) of the Zoning Ordinance.
- 8. All residential lots must have a minimum of 2 parking spaces.
- 9. If a conditional use permit for Lot 2 is not granted to allow an agricultural accessory structure footprint of 4,010 square feet, the plans must be revised to reduce the footprint to the square footage allowed for accessory structures on a 2.3-acre lot per Section 1030.020, Subd. 4.
- 10. If a variance is not granted to waive the planted buffer requirement of 100' on Lot 1, Block 4 and Lot 1, Block 5, the plans must be revised to show a buffer yard that complies with this requirement as outlined in Section 940.050, Subd. 1(D)(7).
 - a. The preliminary plat must be revised to remove or relocate structures within the 100' buffer.
 - b. The landscaping plan must be revised to show the landscaping within the buffer area as required.
- 11. If a variance is not granted for a 45' setback for an existing agricultural structure on Lot 2, then the plans must be revised to indicate the building will be removed or relocated.
- 12. The previous perimeter drainage and utility easement on Lot 1, Block 1 of Arens Norling Addition must be vacated with the final plat to allow for new perimeter drainage and utility easements to be established based on the proposed lot lines.
- 13. Well locations are subject to approval by the Minnesota Department of Health.
- 14. A preservation, restoration, and management plan for the open space shall be submitted with the final plat.
- 15. Outlots preserved for Open Space will be protected by a restrictive covenant in favor of the City that will remain in place until such time that municipal sewer and water are available to serve the site. The covenant will outline the following options in how the open space can be owned until municipal services are available:
 - a. The open space outlots can be dedicated to the City if accepted by the City.
 - b. The open space outlots can be sold to the owner of Lot 2.

RESOLUTION NO. 2025-

- c. The open space outlots can be dedicated to a Homeowners Association that comprises a majority of the homes within this development.
 - d. The open space outlots can be sold to a developer once municipal sewer and water are available.
16. The applicant must use a native seed mix for all public rights-of-way.
17. Prior to submittal of the final plat, the applicant must complete the following:
- a. Revise the preliminary plat to show the following:
 - i. The ghost plat shall also be revised accordingly.
 - ii. An alternative septic site must be shown and approved by Hennepin County for Lot 1.
 - 1. If a suitable alternative septic site cannot be found within the proposed lot boundary, the applicant must either:
 - a. Adjust the boundary for the affected lot(s); or
 - b. Apply for and be granted approval of a rezoning and a planned unit development (PUD) plan allowing for deviation in minimum lot standards and/or off-site septic.
 - iii. Well locations for each lot subject to review and approval from the Minnesota State Department of Health.
 - iv. Outlot 3 shall be absorbed into Outlot 2.
 - b. Revise the preliminary plans to satisfy the Engineering Memo.
 - c. Provide a preliminary landscaping plan to confirm compliance with Section 1060.070.
 - i. Minimum size at the time of planting.
 - ii. Indicate tree species. No more than 33% of the planted trees can be of the same species.
 - iii. Indicate use of a native seed mix for planting in the public rights-of-ways.
 - d. Provide a preservation, restoration and management plan that satisfies the requirements of Section 940.050 Subd. 6(B)(6) of the subdivision ordinance.
 - e. Provide a wetland buffer establishment plan that satisfies the requirements of Section 1050.030 of the Zoning Ordinance.

RESOLUTION NO. 2025-

- f. Identify the allocation of the 7th development right.
- 18. With the final plat submittal, the applicant must create language for an architectural theme to be applied to the 6 new lots as a deed restriction or within Homeowners Association documents.
- 19. The final locations for street lighting will be approved by Public Safety and the City Engineer.
 - a. If required, the applicant shall provide specifications that demonstrate compliance with Section 1060.040 (Lighting) of the Zoning Ordinance.
- 20. Drainage and utility easements shall be provided over all wetlands, wetland buffers, stormwater ponds, floodplain, and outlots.
- 21. Drainage and utility easements shall be provided along the perimeter of all units.
- 22. A temporary cul-de-sac easement and agreement for the proposed cul-de-sac at the end of the newly constructed street must be recorded with the final plat.
- 23. All utility facilities, including but not limited to telephone, CATV, natural gas, and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.
- 24. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and must be located a minimum of 5' from the property line.
- 25. The development shall comply with the City's requirements regarding fire access, fire protection, and fire flow calculations, the location of fire hydrants, fire department connections, and fire lane signage.
- 26. If a Homeowners Association is to be created, the applicant shall provide copies of the Homeowner's Association Documents/Covenants for City review as part of the final plat application.
- 27. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
- 28. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit unless an alternative timeline is approved by the City.
- 29. Trees in the front yard shall be planted prior to issuance of certificate of occupancy unless an alternative timeline is approved.
- 30. Parking shall be permitted on one side of local streets and shall be signed in accordance with City standards.

RESOLUTION NO. 2025-

31. Sign permits will be required prior to construction of any signs, temporary or permanent.
32. The final plat shall address all conditions of approval.
33. Prior to release of final plat for recording, the applicant shall enter into the following:
- a. A Development Contract to provide a financial guarantee to protect the work.
 - b. A stormwater maintenance agreement.
 - c. A temporary cul-de-sac easement and agreement.
34. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 23rd day of June 2025.

Tom McKee - Mayor

ATTEST:

Deb Johnson – City Clerk

City Seal

RESOLUTION NO. 2025-

ATTACHMENT A

Lot 1, Block 1, Arens Norling Addition, Hennepin County, Minnesota.

AND

Outlot 3, Arens Norling Addition, Hennepin County, Minnesota.

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AGRICULTURAL
ACCESSORY TO EXCEED THE FRONT YARD SIDEWALL HEIGHT LIMIT & STRUCTURE
FOOTPRINT ON A 2.3-ACRE PARCEL NEAR PIONEER TRAIL
(PID 31-119-23-12-0007 & 31-119-23-13-0005)
(CITY FILE NO. 25-012)**

WHEREAS, Robb Norling (“the applicant”) request approval of a preliminary plat for 12 residential lots and 2 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requests approval of a conditional use permit to allow an accessory structure footprint of 4,010 square feet on a 2.3-acre property to be subdivided into Lot 2, Block 1 of Arens Norling OS&P;

WHEREAS, the applicant also requests approval of a conditional use permit to allow an accessory structure to exceed the allowed sideways height limit of 10 feet in the front yard on a 2.3-acre property to be subdivided into Lot 2, Block 1 of Arens Norling OS&P;

WHEREAS, the 2.3-acre parcel will be directly adjacent to an actively farmed outlot under the same ownership;

WHEREAS, the Planning Commission reviewed the conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the conditional use permit request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application materials received by the City on January 22, 2024, with additional materials received as of March 17, 2025, with additional material received as of April 4, 2025, except as amended by this resolution.
2. A conditional use permit is approved to allow an accessory structure with a sidewall height of 13-feet-6-inches and a footprint of 4,010 square feet to facilitate the farming operations of Outlot 3 of Arens Norling OS&P based on the finding that the following conditional use permit standards in Section 1030.020, Subd. 4(l) have been satisfied.
 - a. The proposed use shall be in conformance with all City regulations.
 - i. If a variance is not granted to allow a 45’ setback from the newly installed street, the structure must be removed or relocated to meet the required setback.

RESOLUTION NO. 2025-

- ii. The setback from the south & west property lines is accepted as legal nonconformities.
 - b. A certificate of survey was submitted that identifies all existing structures on the site.
 - c. The building material standards required by the Zoning Ordinance have not been met, and the applicant shall upgrade the siding and roofing materials to meet the accessory structure building material standards outlined in Section 1060.050 Subd. 1.D.
 - d. The applicant shall provide proof that ownership of Lot 1, Block 1 and Outlot 3 of the Arens Norling OS&P plat continues to remain under the same ownership after the final plat is recorded.
 - i. A restrictive covenant required as part of the plat will restrict sale of the farmed outlots.
 - e. The agricultural buildings are used for agricultural purposes only.
3. The following conditional use permit standards in Section 1070.020 are satisfied:
- a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans. The land is guided for Rural/Ag Residential, and the proposed agricultural structures to serve an adjacent farmed outlot is consistent with the uses envisioned in this area.
 - b. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort. Granting the conditional use will enable the property owner to continue their farm operation which will preserve agricultural land in the Rural Residential area.
 - c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. This structure exists and is used regularly today. The structures that are not currently utilized are proposed to be removed to reduce potential impact in the future.
 - d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 - e. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Conditions of approval will ensure compliance with this standard. Portions of the structures that do not comply with the prevailing standards are protected as legal nonconformities.

RESOLUTION NO. 2025-

- f. The conditional use and site conform to performance standards of the Zoning Ordinance. Conditions of approval will ensure compliance with this standard.
- 4. The agricultural structures must continue to be used for agricultural purposes only in conjunction with agricultural operations on Outlot 3 of Arens Norling OS&P.
 - a. Should the agricultural use of the buildings and/or Outlots 2 & 3 of Arens Norling OS&P cease, the accessory structure footprint must be reduced to 1,594 square feet.
- 5. The two existing structures indicated for removal on the preliminary plat shall be removed.
- 6. The applicant must sign an affidavit that states all structures in excess of the by-right footprint are used for agricultural purposes only.
- 7. None of the structures can be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.
- 8. None of the structures can be used as an Accessory Dwelling Unit unless the applicant applies for approval and such approval is granted.
- 9. Prior to release and close out of the escrow account, the applicant must complete the following:
 - a. The approving resolution must be recorded at Hennepin County.
 - b. The applicant must provide proof of recording to the City.
 - c. The applicant must remove the two buildings identified for removal.
 - i. A final inspection must be completed by the City to confirm removal and stabilization of the land.

RESOLUTION NO. 2025-

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 23rd day of May 2025.

Tom McKee - Mayor

ATTEST:

Deb Johnson – City Clerk

City Seal

RESOLUTION NO. 2025-

ATTACHEMENT A

Lot 1, Block 1, Arens Norling Addition, Hennepin County, Minnesota.

AND

Outlot 3, Arens Norling Addition, Hennepin County, Minnesota.

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING TWO VARIANCES AND DENYING ONE VARIANCE FOR
“ARENS NORLING OS&P” ON THE PROPERTIES LOCATED AT AND NEAR 6700
PIONEER TRAIL (PID 31-119-23-12-0007 & 31-119-23-13-0005)
(CITY FILE NO. 25-012)**

WHEREAS, Robb Norling (“the applicant”) requests approval of a preliminary plat for 7 residential lots and 3 outlots on property described as follows:

See Attachment A

WHEREAS, the applicant also requests approval of three variances from a buffer zone requirement, the accessory structure setback requirement and the engineer design standards for public improvements;

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing and recommended approval, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for two variances subject to the following findings and conditions;

1. The requested variance from Section 940.050, Subd. 1(D)(7) to exempt Lot 1, Block 4 and Lot 1, Block 5 from the 100’ buffer requirement along Oakdale Drive is approved based on the following findings:
 - a. That there are practical difficulties in complying with the Subdivision Ordinance. Lot 2, Block 1, contains an existing structure within the required 100’ buffer yard, and a significant portion of the front yard in Lot 1, Block 1, would be occupied by this buffer. It is reasonable for the existing structures to remain in their current location.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners.
 - c. That the granting of the variation will not alter the essential character of the locality. The structures exist today in their current capacity. The visibility of agricultural and residential structures is part of the rural character expected in this area.
 - d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. This standard was adopted to provide screening from denser development within the rural area. There will only be two residential lots visible from Pioneer Trail, one of which is visible today. The majority of the subdivision will not be visible from Pioneer Trail.

RESOLUTION NO. 2025-

- e. The variance is consistent with the Comprehensive Plan. The variance does not conflict with the intent for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.
 - f. The City may impose conditions on the variance to address the impact on the variance.
 - i. The applicant must revise the landscaping plan to plant the required buffer on Lot 1, Block 1 where such buffer will not conflict with existing structures.
2. The requested variance from Section 1030.020 Subd. 3(E)(1)(d) to allow an accessory structure on Lot 2, Block 1, to be setback less than 100 feet from the east property line is approved based on the following findings:
- a. That there are practical difficulties in complying with the Zoning Ordinance standard. The street is located as far east as possible without interfering with an existing electrical outlet. It is reasonable to request a reduced setback for the existing building from the new roadway.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and are not a condition created by the existing landowner. The established access is a pre-existing condition unique to the site.
 - c. That the granting of the variation will not alter the essential character of the locality, as the structure exists today and is not relocating or expanding.
 - d. The proposed variance is in harmony with the general purposes and intent of the ordinance. It is speculated this standard was adopted to ensure that there was a sufficient buffer between agricultural buildings and nearby residential uses. The nearest residence to the agricultural building is the existing residence located on Lot 1, Block 1.
 - e. The variance is consistent with the Comprehensive Plan as a deviation does not conflict with the goal for this area to remain rural with natural areas, planted fields, hobby farms, and large residential lots.
 - f. The City may impose conditions on the variance to address the impact on the variance.
 - i. To reduce the visual impact of the reduced structural setback, the applicant must upgrade the building materials on the structure to comply with the building material standards outlined in Section 1060.050 Subd. 1.D.
3. The requested variance for flexibility from Section 945.010 Subd. 5. to allow for a reduced shoulder width and aggregate base for a Rural Collector Street is denied based on the following findings:

RESOLUTION NO. 2025-

- a. There are no practical difficulties identified in complying with the zoning ordinance. The site can support the required street section standards outlined in the City's 2025 Standard Detail Plates. Section 1070.040 Subd. 2 (B) explicitly states that economic considerations alone do not constitute practical difficulties.
 - b. Proof that the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought was not provided to the City.
 - c. That the granting of the variation will not alter the essential character of the locality. The agricultural structure exists today and is an expected use that fits with the character of the locality.
 - d. The proposed variance is not in harmony with the general purposes and intent of the ordinance, which is to ensure that adequate public infrastructure, facilities and services are available and concurrent with development.
 - e. The variance is not consistent with the Comprehensive Plan as the transportation plan ensures sufficient public infrastructure in the City.
4. The applicant is required to record this resolution with the Hennepin County's Recorder's Office and provide proof of recording to the City.

VOTING AYE

- ☐ McKee, Tom
☐ Friedrich, Michelle
☐ Lanterman, Mark
☐ Nichols, Jeremy
☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
☐ Friedrich, Michelle
☐ Lanterman, Mark
☐ Nichols, Jeremy
☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 23rd day of June 2025.

Tom McKee - Mayor

ATTEST:

Deb Johnson – City Clerk

City Seal

RESOLUTION NO. 2025-

ATTACHMENT A

Lot 1, Block 1, Arens Norling Addition, Hennepin County, Minnesota.

AND

Outlot 3, Arens Norling Addition, Hennepin County, Minnesota.

To: Kevin Mattson, PE Public Works
Director

From: Steve Hegland, PE
Caleb Kroeze, EIT

Project: Norling OSP Concept Plan Review

Date: May 28, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Grading & EC - Norling OS&P Pre-Plat & CUP dated March 17, 2025
2. Preliminary Plat - Norling OS&P Pre-Plat & CUP dated March 17, 2025
3. Site Plan - Norling OS&P Pre-Plat & CUP dated March 17, 2025
4. Storm Sewer - Norling OS&P Pre-Plat & CUP dated March 17, 2025
5. Street Plan - Norling OS&P Pre-Plat & CUP dated March 17, 2025

Comments:General:

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. In addition to engineering comments, the proposed plans are subject to review by planning, zoning, and land-use and shall meet other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Pioneer Trail without the City's permission.
5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
6. All future lots and phases will need to be further reviewed for the specific details of the construction of those phases. While shown on the site plan as a future lot, the building of lots and septic systems on these lots needs to be verified at that time as there is significant elevation change across the lots.
7. Individual lot grading plans are required at final plat showing wells, septic systems, driveways, house style, and grading. These will be used in the building permit process to ensure compliance with development plan.
8. Construction plans shall include 2025 revision of all applicable Corcoran Standard details. Details shall be verified at time of final plat.
9. The adjacent property to the east is encroaching onto the property with landscaping and a septic tank. This landscaping and septic will likely be encumbered by a drainage and utility easement with the plat and should be addressed by the applicant at this time.
10. The wetland shown on the plans should be updated to be the delineated wetland for the project.

Plat:

1. The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code including drainage and utility easements around the perimeter of the lots.
2. The turnaround is shown outside of the Right of way. Appropriate easements shall be provided for the turnaround easement, until such time the roadway is extended, turnaround is removed and easements could be vacated, if determined appropriate by the City.
3. Easements shall be provided over stormwater infrastructure and BMP's including all pipes, structures, and access routes to the areas as well as the stormwater pond and filtration bench.
4. Drainage and utility easements shall be provided over entirety of outlots.
5. Perimeter drainage and utility easements shall be provided around the individual lots as required by City Code.
6. An 80' Right of Way is shown along Pioneer Trail which is appropriate for a Collector Roadway. A 10' Drainage and utility easement shall be provided beyond the ROW.

Transportation/Site Plans

1. There is a significant amount of elevation change along the proposed and future roadway alignments. A profile and grading plan for the roadway and future extension will need to be provided to ensure that it meets city standards both now and is capable of being constructed to those standards in the future.
2. Street lighting locations shall be reviewed by public safety and final lighting locations shall be determined at the time of final plat. At a minimum, an overhead light at the connection of the new roadway to Pioneer Trail should be anticipated.
3. The applicants narrative asks for the roadway to be constructed to less than the City Standards. As this will be a public roadway, the roadway should be installed to the full City Standard to maximize the lifespan of the roadway.
4. The ghost plat to the north should show roadway connections to the north and west.
5. The roadway shall be extended to the southern property line of Outlot 3 when the eastern three lots are platted.

Grading/Erosion Control/Stormwater

1. The South Fork Sub Watershed Assessment had identified a potential enhancement project for the vicinity of the Norling site. therefore a portion of this enhancement should be considered on the Norling site. The SWA should be referenced for additional details.
2. Label clearly on plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces.
3. A wetland buffer shall be shown and wetland buffer plan shall be provided for the proposed development.
4. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
5. There is a significant amount of elevation change within the site with some of the home pads and septic systems shown in those areas. It shall be confirmed that the septic systems will work in these

areas and that the driveways and homes can be constructed appropriately. These details should be added onto the individual lot grading plans.

6. Due to the slope of the roadway, additional inlets, drop structures, BMP's, etc. may be necessary to ensure runoff is properly collected and managed.
7. CBMH2 would require a sump with current design.
8. The EOF for Pond 1 should be 1' above the HWL and the top of pond berm 1' above the EOF.
9. The area of the development is currently utilized for agriculture but will transition to residential. As such, a vegetation plan should be provided, showing how and where vegetation will be provided on the fields.
10. Depressions shall be created for the storm sewer within the ditches to ensure that the water is collected in the inlets and doesn't bypass the structures.
11. The ditch between the 1064 and 1062 contours is less than 2%. It appears that the 1064 contour could be adjusted slightly to achieve a uniform slope in excess of 2%.
12. No driveway culverts were shown on the plan. Driveway culverts shall be constructed in accordance with the Standard Detail and shown on the individual lot plans.
13. The ditch grading along Pioneer Trail appears as if it may grade around existing power poles. The applicant shall coordinate with the power company on if this will be allowed or if poles will need to be relocated.

Watermain/Sanitary Sewer

1. The development is proposed to be serviced with private well and septic systems.
2. The septic systems shall be reviewed and permitted by Hennepin County. Due to the significant slopes within the site, the septic locations shall all be reviewed and confirmed as appropriate.
3. The wells will be private wells, permitted through the Minnesota Department of Health.
4. Storm sewer from CBMH2 to FES 1 conflicts with alternate septic area for future proposed lot.

End of Comments

To: Kevin Mattson, City Engineer/Public Works Director

From: Steve Hegland, PE
Jordan Wochenske, EIT

Project: Stormwater Review Norling OSP

Date: May 28, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

- Grading & EC by Sathre-Berquist, Inc., dated March 17, 2025
- Site Plan by Sathre-Berquist, Inc., dated March 17, 2025
- Storm Sewer by Sathre-Berquist, Inc., dated March 17, 2025
- Stormwater Management Plan by Sathre-Berquist, Inc., dated March 7, 2025

Comments:General:

1. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
2. Stormwater management report shall be updated to include the full build out of the street and houses to the property line.
3. Current swale shows no detention of flows at the CBMH-3 and 4. Provide depressional storage area at the catch basin locations to capture the 100-year HWL through the storm sewer system. The HWL shall be contained within a D and U easement. Update model to include changes.

HydroCAD/Modeling - Pond #1

1. Update the starting water surface elevation for proposed Pond #1 to start at the lowest constructed outlet elevation (1023.0).
2. Update outlet device #4 in the proposed HydroCAD model (24" RCP) to match what is shown on the plan sheets (21" RCP).
3. Update device #3 OCS grate from a vertical to a horizontal orifice.

Water Quality

1. Update the existing and proposed watershed areas in the water quality models to match the areas modeled in the HydroCAD models.
2. The proposed P8 model shows street sweeping. Model shall be updated to show the impervious fraction as unswept.

Plans and Details

1. Update drain tile connection at OCS D7 (1020.70) to be a minimum of 6" above the invert of the outlet pipe (1020.50).

May 2025

Norling OSP

Kevin Mattson, City Engineer/Public Works Director

Page 2 of 2

2. Update the design of the proposed Pond #1 to provide at least one foot of free board between the HWL of the basin and the EOF. Also, provide at least one foot of free board between the EOF and the top of the BMP berm.
3. Update plan sheets to include a stabilized EOF for proposed Pond #1 from the upstream NWL to the downstream toe of slope.
4. Provide EOF elevations and label on plansheet.
5. Provide EOF elevation and HWL label for crossing underneath entrance roadway.
6. Provide a cross-section detail for the proposed Pond #1. The cross section detail should include critical elevations of the pond and sand basin such as sand surface and drain tile inverts.
7. Update Table 4.2 and 4.4 in the Stormwater Management Plan to be consistent with the HydroCAD model.
8. Submit rational method calculations of all stormwater pipes for City Review.
9. CBMH-3 to CBMH-2 shows a pipe slope of 9%. Average velocities in the pipe should be reduced to less than 10fps. The stormwater runs will be reviewed and additional drops/sumps may be required.
10. CBMH-2 to FES-1 should be upsized or steepened to meet minimum clean out velocity of 3 fps.

March 14, 2025

City of Corcoran Staff and Council Members

RE: Arens Norling OS&P

City Staff and Council Members,

We are writing to you regarding the preliminary plat (OS&P) we are submitting for the property at and adjacent to 6700 Pioneer Trail. We felt it would be good to clarify why we have chosen to move forward with the Open Space Preservation Plat, with the rural street section.

There has been talk for years among the family members about the possibility of creating a community on this land which would allow a number of the grandchildren to move in and raise families in the city of Corcoran. Our dream is to create a place where multiple generations can live alongside one another and care for each other as the older generation ages, in hopes that this model would last for generations to come.

The OS&P would allow us to create two additional lots while not consuming the majority of the 38.7 acres that the family owns. It also will allow us to maximize the buildable land that is available at the top of the hill. We will not be selling these lots to the public, they will only be available to family members as they are needed.

We ask, as you are reviewing the plat, to keep in mind that we are NOT developers and our funds are limited. The biggest challenge we have been facing is keeping this project budget friendly.

In light of that, we have a few requests relating to the plat. First off, would you allow us to keep the existing agricultural building that exists on our western property line? We are planning to tear down the silo, barn and attached shed as shown on the plans.

Secondly, are there any options for reducing the requirements of the road? Could we lessen the required width or required base thickness? Since the road will only service the 6 lots and it is a dead-end street, we thought this may make sense.

Lastly, we are requesting the removal of the buffer requirement along Pioneer Trail since most of the development doesn't abut that road and Pioneer trail is not a major arterial road.

We thank you for your time. Our family has been active members of the community for almost 100 years along with other relatives who live in this community. We are hoping this legacy will continue for generations to come.

Arens and Norling Family

Arens/Norling OS&P

Narrative

PROPERTY:

Near 6700 Pioneer Trail, Loretto, MN 55357
PID 31-119-23-12-0007

SITE DATA:

Area: 38.69 acres
Number New of Building Lots: 6
Zoning: Rural Residential
Comprehensive Plan Guidance: Rural/Ag Residential
Development Type: Open Space & Preservation with a Rural Street Section
Construction: Fall 2025 – Spring 2026

DEVELOPMENT DESCRIPTION:

The two-phase development will replat an existing farmed outlot and residential property (38.69 acres) to create six new home lots through use of an Open Space and Preservation Plat. The existing outlot consists of actively farmed land, two wetlands, and wooded area. The first phase will include three new lots and the second phase will include three additional new lots.

The six new lots and the existing residential lot will total 16.29 acres (42%) while preserving 21.74 acres (56%) of open space as active farmland. The farmland will be retained by Tom and Judy Arens. One existing home (6700 Pioneer Trail) will be replatted in conjunction with the development. The existing silo, barn and attached shed will be removed. The existing agricultural building on Lot 2 will be preserved via CUP. Lot 1 will be under the same ownership as the actively farmed outlot.

OPEN SPACE AND PRESERVATION OBJECTIVES

Preserve Viable Tracts of Land for Long-Term Agricultural Use

- This development will maintain 56% of the land that will continue to be utilized for farming. It also preserves wetland and wooded area on the property.

Allow Greater Flexibility in Design of Residential Developments in Order to Create Esthetically Pleasing Visual Impact Than Standard Development

- The ability to create slightly irregular lots and lots that are smaller than the rural residential zoning guides allows and provides a more aesthetically pleasing development with lots positioned in a manner that works well with the hilly nature of the land.

Create Cohesive Neighborhoods to Establish Local Identity and Increase Community Interaction

- Our primary goal of this development is to create a generational community where family members can be supported by one another and interact on a regular basis for years to come.

Reduce Costs of Future Street and Utility Infrastructure by Designing to Improve Efficiency of Future Connections, Minimize Site Restoration, and Future Utility Construction

- The development includes installation of some stormwater piping which eliminates a portion

of that cost for future development. It also allows for future water and sewer to be installed within the newly established ROW.

Provide Economic Incentives to Land Owners to Preserve, Protect, and or Restore High Quality Woodlands and other Natural Resource Areas.

- If the Open Space and Preservation were not an option, it's likely that the currently farmed land would be developed and entirely consumed by four residential lots. Instead, we are able to preserve over half of the currently farmed land to maintain the rural feel until utility infrastructure is available for future development.

OPEN SPACE AND PRESERVATION RESIDENTIAL LOT DESIGN (940.050 SUBD. 1.F.)

Arrange Lots Around a central focal point.

- The development will include creation of a pond which will be a central focal point for the community. Park benches will be placed around the pond so that those from the neighborhood can enjoy it.

Locate lots such that at least 50 percent of the lots within a neighborhood abut open space.

- Four of the six proposed lots (66%) abut the open space.

Preserve views from each building unit and from off-site vantage points to the maximum possible.

- Four of the six proposed lots are adjacent to the outlot creating direct views to the open space. The two proposed lots that aren't adjacent to the open space are on a ridge which will allow for views to the open space. Additionally, offsite vantage points to the open space are improved through the removal of the silo, barn and attached shed.

Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways.

- The open space is roughly 950' from pioneer trail via the proposed road. This allows all home sizes access to the open space within the parameters described above. Additionally the creation of a pond creates a central focal point and potential recreation area for the neighborhood.

Locate lots to preserve woodlands, farmland or other natural features.

- The proposed lot sizes are less than city standards in order to preserve a greater quantity of farmland. Additionally, all woodlands and wetlands will be preserved.

Providing covenants to create an architectural theme

- Architectural covenants are attached. They include front porches, specific siding materials on street facing elevations, minimum predominant roof pitch, garages that don't dominate the streetscape, primary elevation colors, among others.

Locate houses and garages such that the garages do not dominate the streetscape.

- All homes will be custom built and adhere to the architectural theme including garages that don't dominate the streetscape.

Locate septic systems on the most suitable soils for subsurface septic disposal and in such a manner as to provide for cost effective and least disruptive future connection of the wastewater

treatment system(s) to urban services.

- Septic systems are positioned in rear or side yard locations. This will allow for future connections to urban services through the front yard.

Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.

- Street right of ways will be seeded with a seed mix local to the area.

UTILITIES:

An individual well and septic system will be installed at each property.

VARIANCE:

We are requesting a variance to remove all buffer requirements along Pioneer Trail. Most of the land along Pioneer Trail is dedicated to the existing home currently located at 6700 Pioneer Trail. The small portion of land on Lot 2 is naturally buffered by the existing agricultural building.

Additionally, we are requesting a variance to the rural collector street road section. We propose to reduce the shoulder to 2' wide and reduce the aggregate base to 8" thick.

CONDITIONAL USE PERMIT:

Section 1030.020, Subd. 4(l), allows for Agricultural buildings by conditional use permit on parcels that are located in the rural residential district and are less than 10 acres in size so long as they are adjacent to actively farmed land under the same ownership. Therefore, we are requesting to keep the single detached agricultural building within Lot 2. Ownership of this lot will be retained by Tom and Judy Arens. As mentioned previously, all other existing agriculture buildings will be removed. Maintaining this single agricultural building allows for the land to continue to be farmed which is in line with OS&P objectives.

TREE PRESERVATION PLAN:

All existing trees will be preserved.

LANDSCAPE PLAN:

Each Lot will have a minimum of two trees planted. Tree will be at least 2" caliper.

HOMEOWNER'S ASSOCIATION (HOA):

There will be no HOA.

Arens/Norling Development Architectural Covenants

Roof Pitch - The primary roof pitch shall be 8/12.

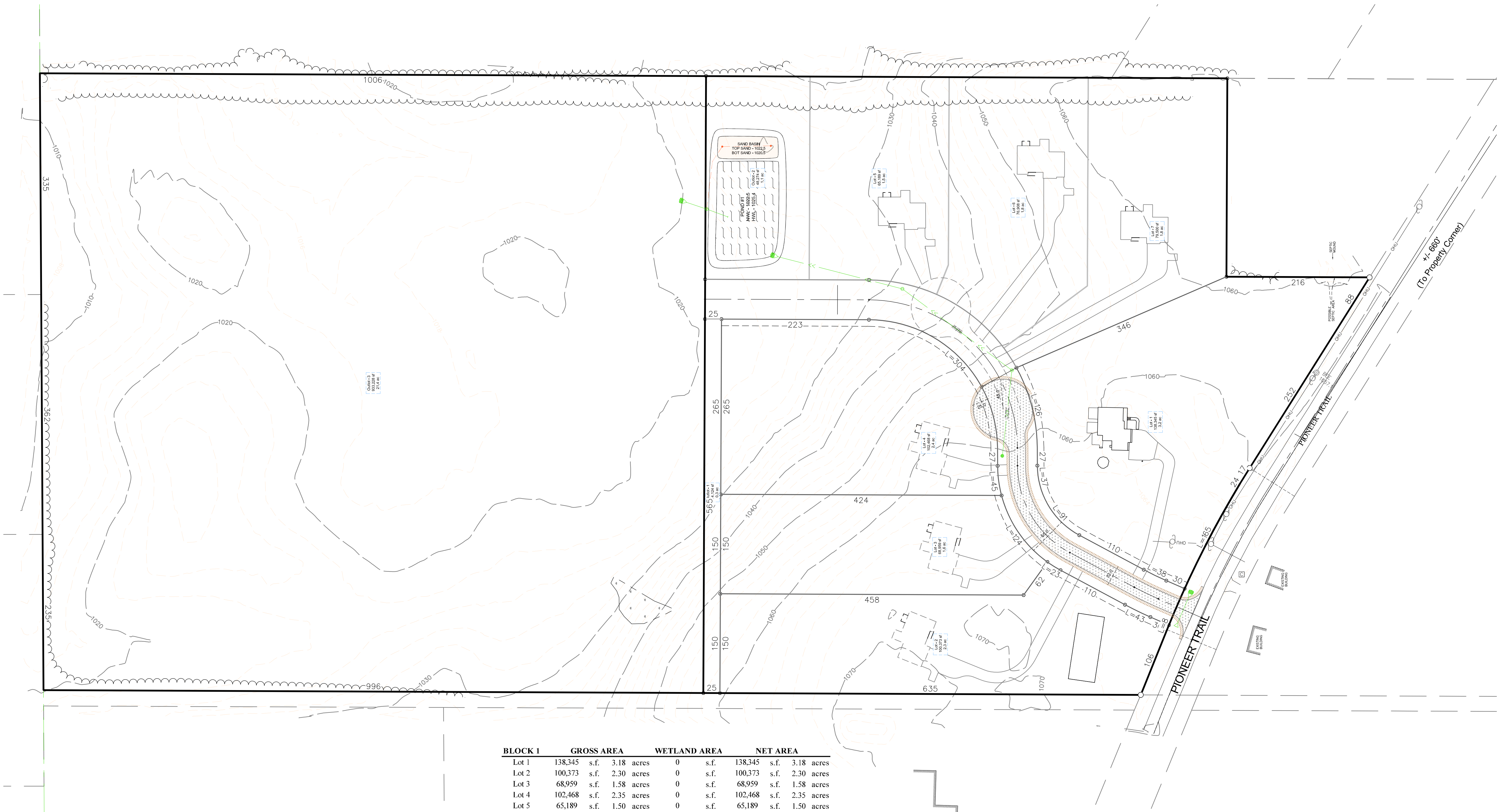
Street Elevations- Building elevations facing the street shall have at least two colors for the siding material.

Street Elevations - Street elevations must have siding material such as LP Smartside, James Hardie Lap or panel, board and batten, shakes, stone, or stucco.

Roofing - Shingles shall be equal or better to GAF Timberline 25.

Front Porches- All homes require a front porch with overhang.

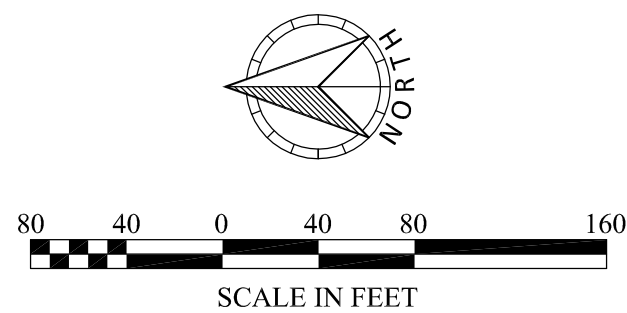
Garages - Garage doors should not be the predominant feature on street-facing elevations. Design should provide for peaks, accents, porches to draw attention away from garage doors.



BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA			
Lot 1	138,345	s.f.	3.18	acres	0	s.f.	138,345	s.f.	3.18	acres
Lot 2	100,373	s.f.	2.30	acres	0	s.f.	100,373	s.f.	2.30	acres
Lot 3	68,959	s.f.	1.58	acres	0	s.f.	68,959	s.f.	1.58	acres
Lot 4	102,468	s.f.	2.35	acres	0	s.f.	102,468	s.f.	2.35	acres
Lot 5	65,189	s.f.	1.50	acres	0	s.f.	65,189	s.f.	1.50	acres
Lot 6	76,908	s.f.	1.77	acres	0	s.f.	76,908	s.f.	1.77	acres
Lot 7	79,500	s.f.	1.83	acres	0	s.f.	79,500	s.f.	1.83	acres
Total	410,145	s.f.	9.42	acres	0	s.f.	410,145	s.f.	9.42	acres

OUTLOT	GROSS AREA				WETLAND AREA		NET AREA			
1	14,124	s.f.	0.32	acres	0	s.f.	14,124	s.f.	0.32	acres
2	48,274	s.f.	1.11	acres	0	s.f.	48,274	s.f.	1.11	acres
3	933,228	s.f.	21.42	acres	0	s.f.	933,228	s.f.	21.42	acres
Total	995,626	s.f.	22.86	acres	0	s.f.	995,626	s.f.	22.86	acres

R/W	GROSS AREA				WETLAND AREA		NET AREA			
	279,293	s.f.	6.41	acres	0	s.f.	279,293	s.f.	6.41	acres



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	XXX	X/XX/25	XXX
DRAWN				
CHECKED				
DATE				
XXX/XX/XX				

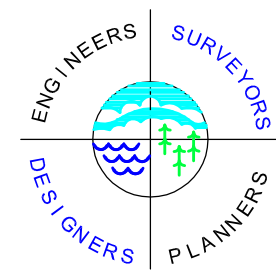
USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed this __Xth__ day of __XXX__, 2025.

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:119-RGE,23-SEC,31
Hennepin County

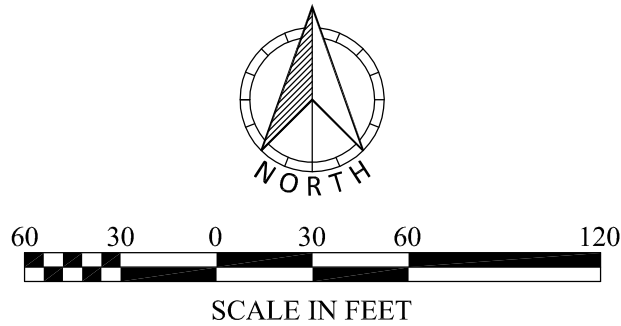
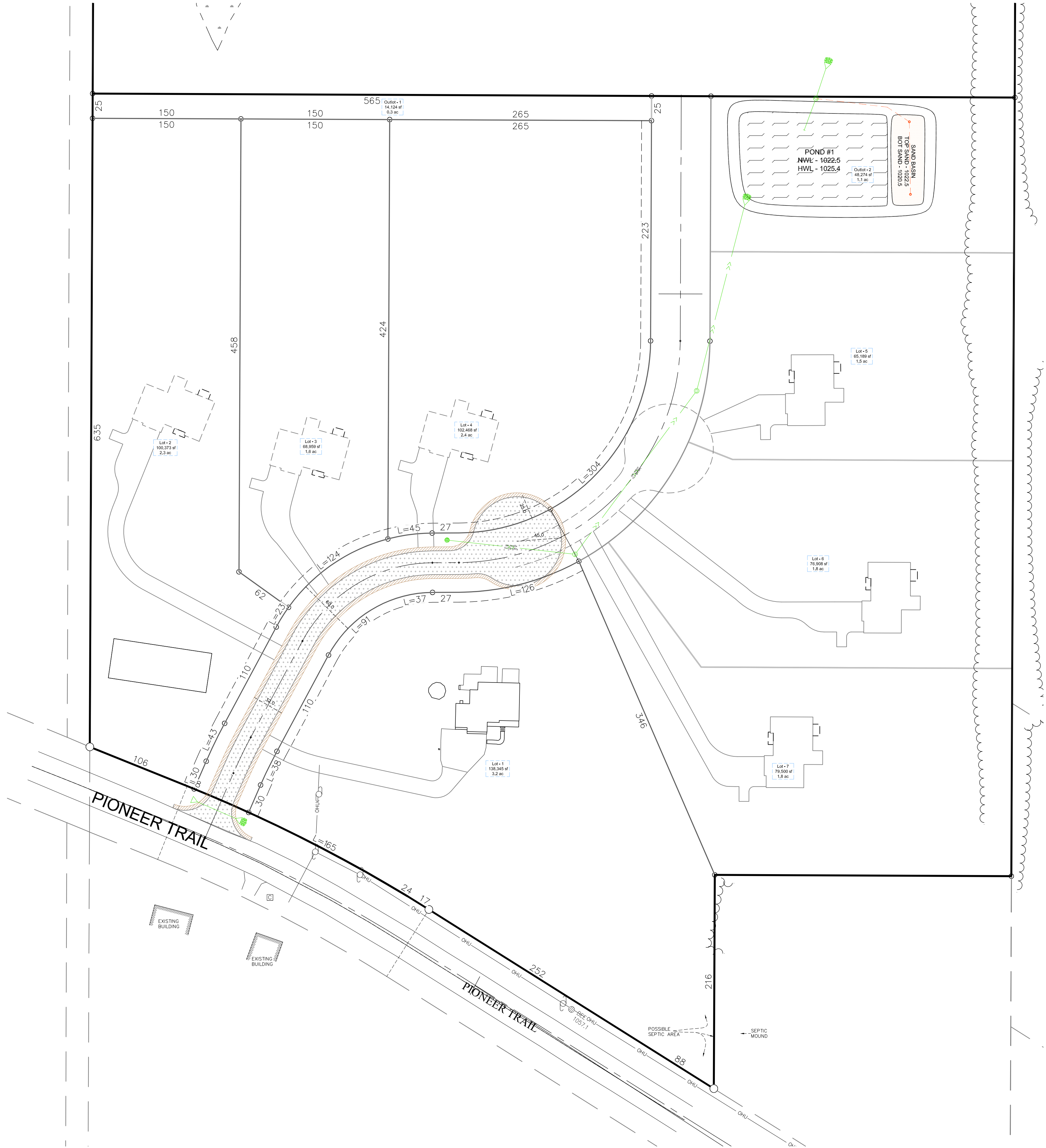
**CORCORAN,
MINNESOTA**

PRELIMINARY PLAT

PREPARED FOR:
NORLING

FILE NO.
64380-001

**PP1
PP3**



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	XXX	X/XX/25	XXX
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

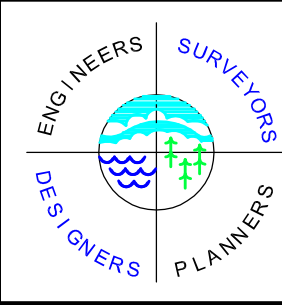
USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _Xth_ day of _XXX_, 2025_.

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:119-RGE.23-SEC.31
Hennepin County

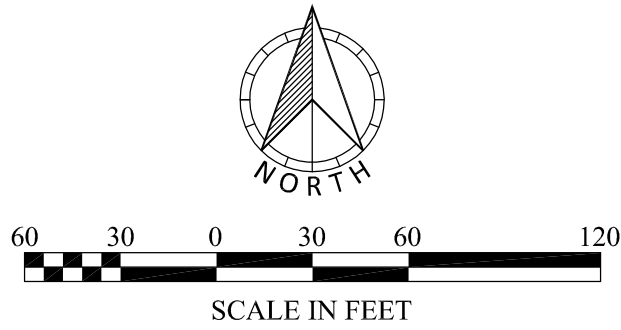
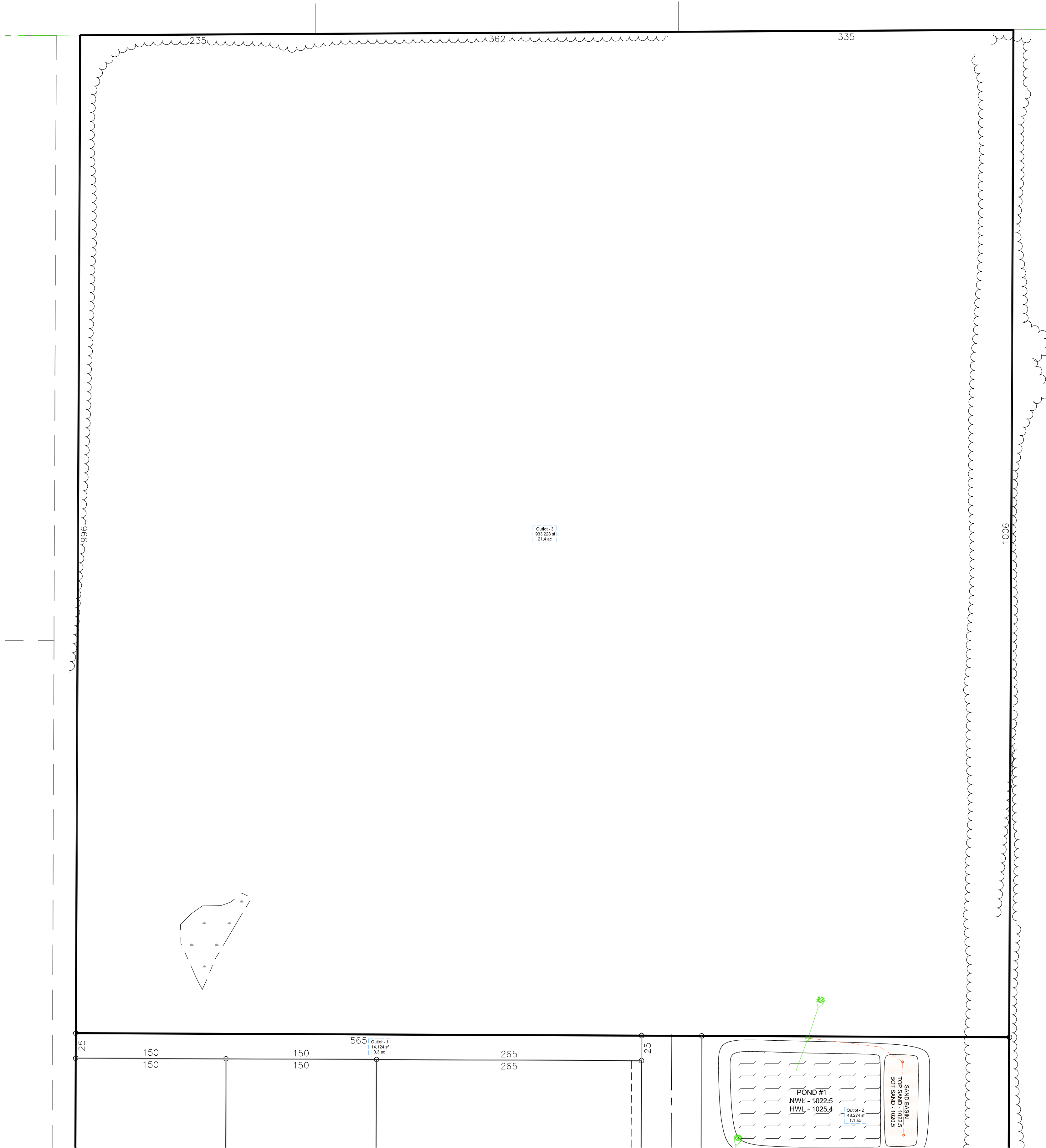
**CORCORAN,
MINNESOTA**

PRELIMINARY PLAT

PREPARED FOR:
NORLING

FILE NO.
64380-001

PP2
PP3



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	XXX	X/XX/25	XXX
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _Xth_ day of __XXX__, 2025_.

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147

ENGINEERS
DESIGNERS

SURVEYORS
PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:119-RGE.23-SEC.31
Hennepin County

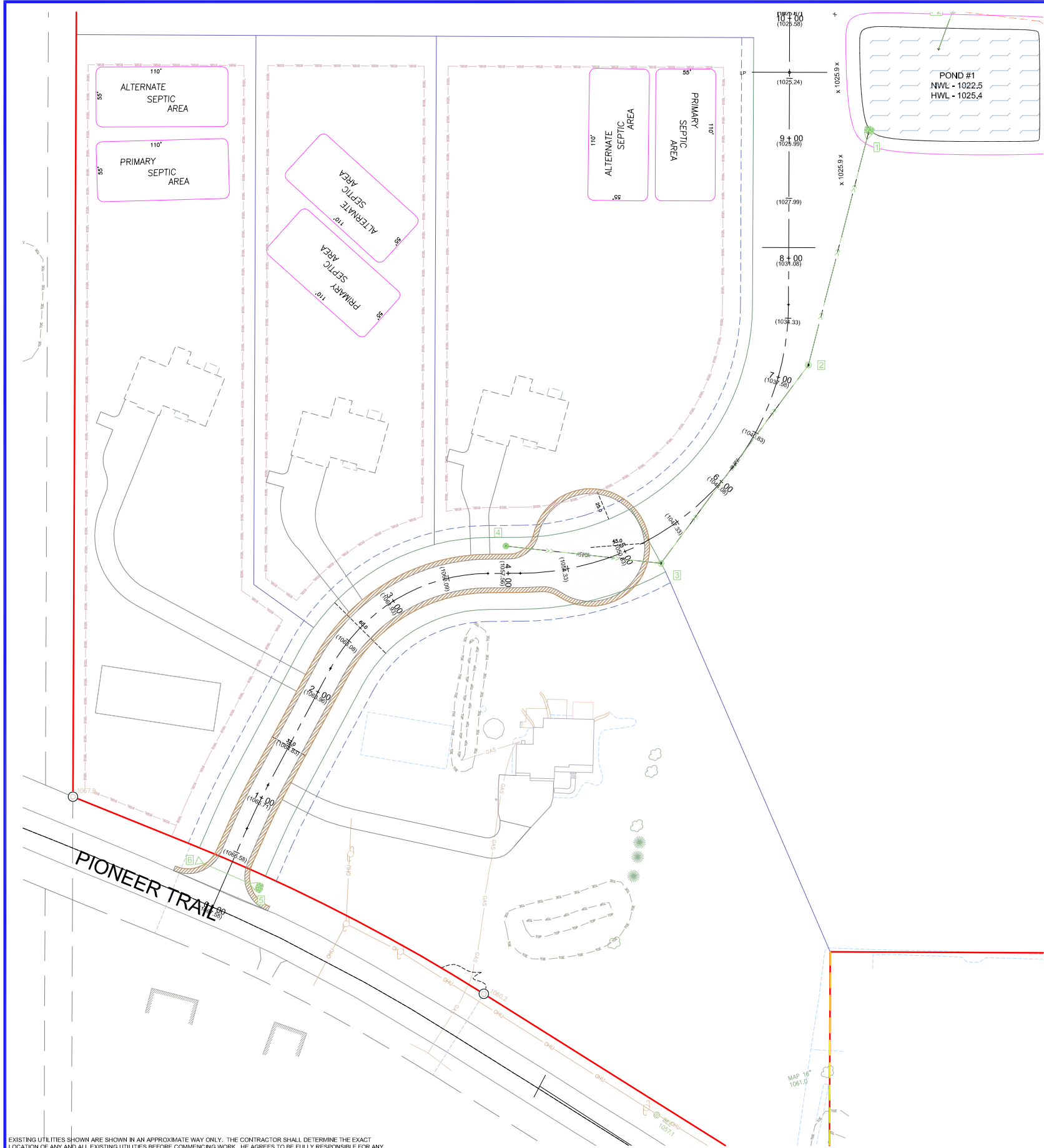
**CORCORAN,
MINNESOTA**

PRELIMINARY PLAT

PREPARED FOR:
NORLING

FILE NO.
64380-001

PP3
PP3



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1			
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 02/05/2025 Lic. No. 56659

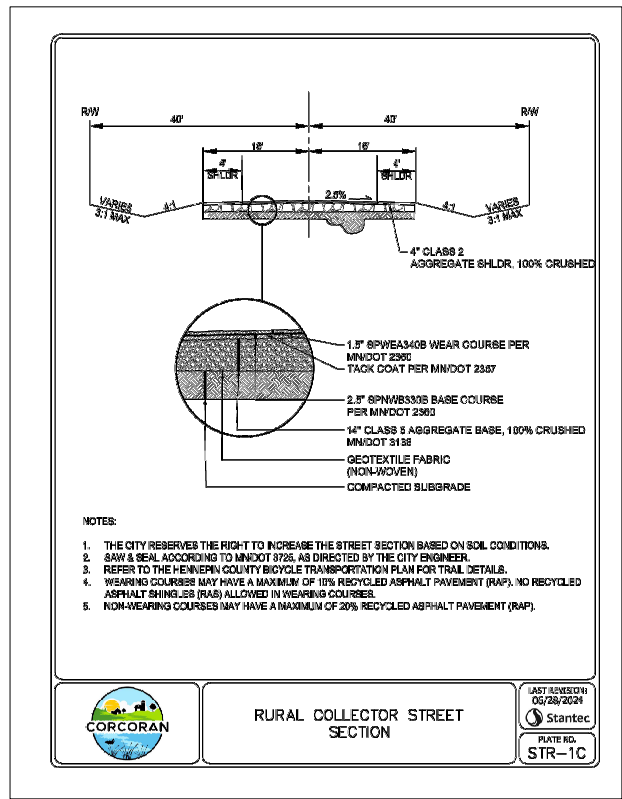
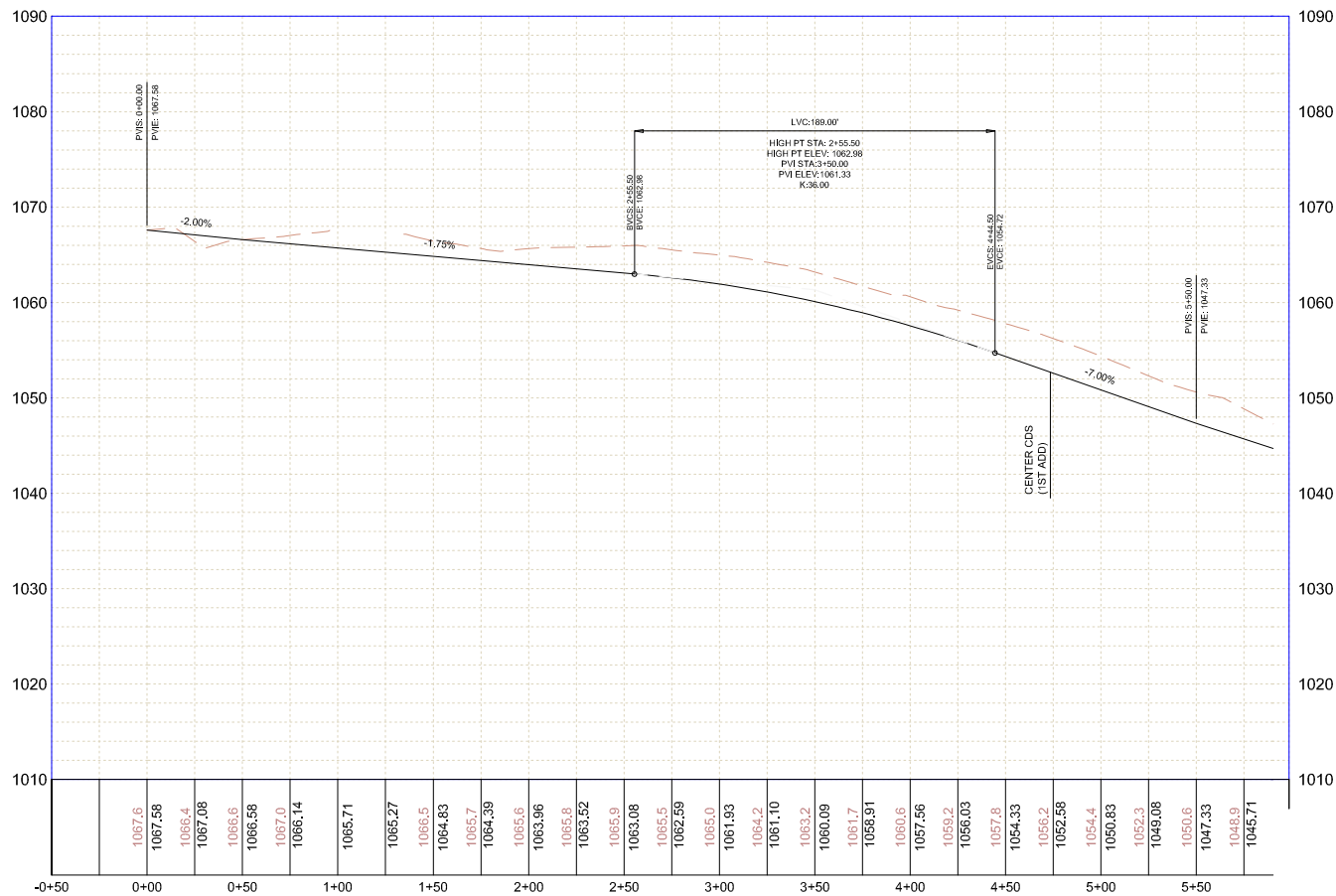


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

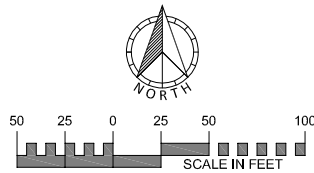
CITY PROJECT NO.
--
CORCORAN, MINNESOTA

PRELIMINARY STREET PLAN
NORLING - PIONEER TRAIL
ROBB NORLING

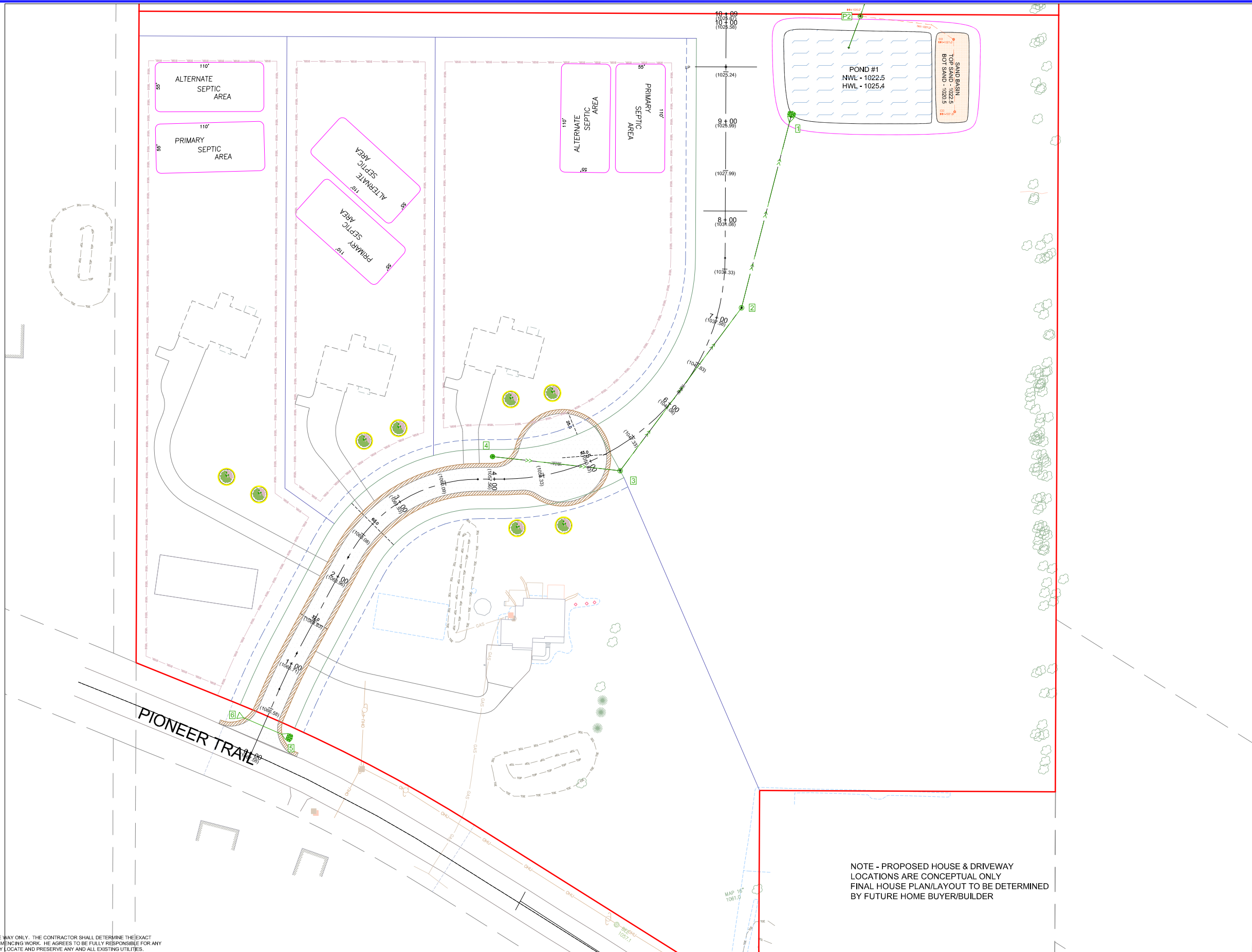
FILE NO.
64380-001
ST1



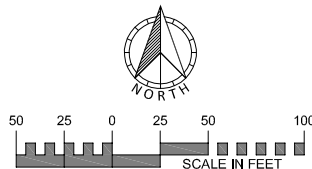
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	CSBL	CSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



SP-0



Tree to be Planted - 2 per Lot
(for illustrative purposes only)



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
XXX	1			
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XXXXXX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 02/05/2025 Lic. No. 56659



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

**CORCORAN,
MINNESOTA**

**PRELIMINARY SITE PLAN -
1ST ADDITION
NORLING - PIONEER TRAIL
ROBB NORLING**

FILE NO.
64380-001

SP-1

STAFF REPORT

Agenda Item 6b.

Planning Commission Meeting: June 5, 2025	Prepared By: Dwight Klingbeil
Topic: Agribusiness Zoning Ordinance Amendment (City File No. 25-017)	Action Required: Recommendation

1. Application Request

Margaret and John Fernandez wish to operate a farm winery from their vineyard at 23020 County Road 30. In order to establish this operation on the property, the Fernandez' request approval of a zoning ordinance amendment to establish an agribusiness use within the Rural Residential (RR) District.

2. Background

On September 26, 2024, the City Council reviewed a conceptual plan from the applicants for a wine tasting room on their property. The concept plan was reviewed against the Conditional Home Occupation License standards as well as the Event Center IUP standards. This review revealed that this type of use did not quite fit with any of the identified uses within the zoning ordinance, and multiple variances and conditions would be required to allow the wine tasting room to operate on their property. It was recommended during that meeting that the applicant seek an amendment to the Zoning Ordinance, establishing the use identified as Agribusiness.

3. Context

"Agribusinesses" or "Agritourism" are terms commonly used to describe activities incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. These activities are designed to supplement the income of the agricultural operation while promoting local food systems, agricultural literacy, and rural character.

Such uses are typically tied to the ongoing agricultural function of the property and may vary depending on the season. Some common examples of Agribusinesses are:

- Farm-based workshops
- Farm stays
- Mazes
- Farmers Markets
- Pumpkin Patch
- Vineyards and Wineries
- Etc.

The majority of the agriculture properties in the City fall within the Rural Residential (RR) District. Of the uses permitted within the RR District, agribusiness operations are most closely tied to two uses: Conditional Home Occupation Licenses & Event Centers.

- Conditional Home Occupation License (CHOL): this is a category of home-based business that does not meet the criteria for either an “Allowed” or “Special” Home Occupation under the City’s Home Occupation Ordinance. This type of Home Occupation may be permitted to operate from a residential property after going through a formal review from the Planning Commission and receiving approval of an Interim Use Permit (IUP) from the City Council. This process gives the City more flexibility in evaluating whether a proposed business is appropriate for a residential setting, while the other home occupation categories are associated with specific performance standards for approval. There are several criteria reviewed through the IUP review process, such as: character of the neighborhood, impacts to property values, nuisance concerns, environmental issues, and overall compatibility with the City’s zoning regulations. If the City finds that the proposed use does not fully meet all of the CHOL criteria, the City may deny the request.

While the CHOL offers more discretion to the City during evaluation, all three categories of Home Occupations – Allowed, Special, and Conditional – are subject to a strict employee limitation. Section 1030.100 Subd. 8 of the Zoning Ordinance prohibits any employees from working on-site or using the home to stage for off-site work. This restriction applies to any employee who does not reside on site, whether they are full-time, part-time, independent contractors or seasonal employees.

As a result, agribusinesses who would rely on employees that don’t reside at the site cannot be permitted under this home occupation framework.

- Event Centers: facilities that primarily function as a venue for hosting social, cultural, or private gatherings. Typical events may include weddings, receptions, assemblies, meetings, retreats, parties, receptions and dances. These venues are typically made available for rent by the property owner and are frequently staffed with independent contractors such as event planners, coordinators, or catering services.

Like Conditional Home Occupations, Event Centers are allowed in the Rural Residential (RR) zoning district through the Interim Use Permit (IUP) process. This allows the City to evaluate site-specific impacts such as impact to public welfare, property values, adequate public facilities, and compliance with the zoning ordinance. traffic, Similar to the CHOL, Event Centers are permitted through the IUP process.

While the Event Center offers more flexibility regarding on-site employees, which was an issue raised through under the CHOL use, Event Centers are not inherently tied to agricultural operations or rural land uses. Though some agribusiness models may incorporate similar event-hosting elements (i.e., farm weddings, seasonal festivals, etc.), these are typically ancillary to the primary agribusiness function. As such, the Event Center use does not fully reflect or accommodate the unique operational needs or character of agribusiness, which is often a blend of agriculture and activities.

Since these two uses do not fully reflect an agribusiness operation, such as a vineyard & winery, the applicant's have requested an amendment to the Zoning Ordinance to establish this new use.

4. Analysis

Staff has reviewed a number of established agribusiness ordinances from communities similar to Corcoran. The findings of this research helped shape the draft ordinance attached to this report. The Planning Commission may wish to review the draft ordinance and provide feedback on it's compatibility with the RR district, and whether additional amendments to these standards are necessary.

In addition to the Interim Use Permit Standards, staff proposes the following performance standards specific for Agribusiness uses:

1. Parcel Size Requirements: To help mitigate potential impacts to neighboring properties neighboring, staff recommends establishing a minimum lot size requirement for agribusiness uses. Staff proposes five (5) acres as the minimum size requirement. Staff believes this threshold provides adequate separation from adjacent residential uses while also allowing sufficient space for agribusiness operations.
2. Traffic Impacts: In order to avoid traffic related impacts to the surrounding neighborhood, staff identified three specific standards to be implemented:
 - a. Access to the Site must be provided from a major roadway (County Road or Highway) or from a Collector roadway located within 1,000 feet of an intersection with a major roadway. This standard mirrors existing access requirements for Educational Facilities and Places of Worship in the Urban Residential Districts (e.g., RSF-1). The intent of this condition is to prevent agribusiness-related traffic from relying on local residential streets, thereby minimizing potential traffic impacts on nearby homes.
 - b. Traffic generated by the agribusiness must not create a nuisance to nearby residents, whether that be through congestion, noise, pollution, etc. Additionally, the traffic generated by the use cannot increase the

public cost in maintaining the streets. This condition is consistent with the traffic nuisance condition associated with the Event Center IUP, and is intended to ensure compatibility with the surrounding residential uses.

- c. All parking associated with the agribusiness must be provided on-site and must comply with the applicable standards outlined within the Zoning Ordinance. This is consistent with parking requirements applied throughout the City and is intended to prevent congestion caused from overflow parking or on-street parking.
3. Structures: Agribusinesses often utilize accessory structures such as pole barns, agriculture outbuildings, or similar non-residential buildings. This may be for retail space, storage, event areas, on-site processing, etc. As the agribusiness continues to grow, the need for additional building space may grow. To avoid an excessive amount of building space on a parcel, staff proposes a standard be added that requires all agribusinesses to comply with the applicable zoning regulations related to accessory buildings. This ensures that the scale and placement of structures on the agribusiness site is compatible with the rural character of the surrounding neighborhood.
 4. Noise: Agribusinesses can vary in the amount and type of noise generated they generate from the operation. To minimize potential disturbances to nearby residents and maintain the rural residential character of the area, staff recommends the following noise mitigation standards:
 - a. No sound amplifications systems may be used outdoors after 10:00 p.m. unless otherwise approved by City Council. This is consistent with the noise standards of the Event Center IUP within the RR district.
 - b. Stages and sound amplification equipment shall not be oriented toward any residence within 500 feet of the property line and must be oriented in a manner that directs sounds away from the closest residential structures.
 - c. Music Events shall only take place between the hours of 11:00 a.m. and 10:00 p.m. on weekends and holidays and shall last a maximum of six hours per day. No more than one outdoor music event may be held on the property at a time. These restrictions help preserve the quiet character of the surrounding neighborhood while still allowing for occasional agritourism-related programming.
 5. Lighting: To preserve the rural character of an area and prevent ambient light pollution onto adjacent properties, any outdoor lighting associated with the agribusiness must comply with the standards outlined in Section 1060.040 Subd. 1. This is consistent with the typical light standards for the City.

6. **Sanitary Facilities:** To ensure adequate sanitary provisions for agribusiness operation, a sufficient number of permanent or temporary sanitary facilities must be provided in accordance with the requirements determined by the Minnesota State Building Code. To minimize odor and visual disturbances to nearby neighboring properties, sanitary facilities must be separated at least 400 feet from any neighboring residential structure, and must be screened through the use of landscaping or wooden enclosures. This is consistent with the sanitary facilities requirement established with the Event Center IUP in the RR district.

Summary

Through the review of agribusiness ordinances adopted by other municipalities, staff finds the proposed performance standards strike a reasonable balance between supporting rural economic development and protecting the character of the surrounding residential areas. The standards identified by staff are intended to mitigate potential impacts such as traffic, noise, lighting, and sanitation, while other factors may be reviewed on a case-by-case basis through the Interim Use Permit process.

5. Recommendation

Staff recommends that the Planning Commission review the performance standards proposed by staff and consider whether additional conditions or refinements may be necessary to further ensure compatibility with the Rural Residential district.

Staff recommends approval of the draft ordinance amending the Zoning Ordinance to establish Agribusinesses as an Interim Use in the Rural Residential district.

Attachments:

1. Ordinance 2025- Amending Title X to allow agribusiness as an interim use in the RR district
2. Resolution 2025- Findings of fact for Ordinance 2025-
3. Applicant Narrative

ORDINANCE NO. 2025-

Motion By:
Seconded By:

CITY OF CORCORAN

AN ORDINANCE AMENDING THE TEXT OF CHAPTERS 1020 & 1040 OF THE CORCORAN CITY CODE RELATED TO AGRIBUSINESS (CITY FILE 25-017)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 1020.020. "Definitions" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

AGRIBUSINESS: an enterprise located at a working farm, ranch, or other agricultural operation or agricultural plant/facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner/operator. Agribusiness activities may include the direct sale, marketing, or limited processing of agricultural or horticultural products; seasonal events; and educational, recreational, or tourism-based experiences that highlight the agricultural nature of the site.

Examples of limited agritourism uses and activities allowed as permitted uses include but are not limited to: farmer's markets, farm tours, agricultural homestays, harvest festivals, corn mazes, pumpkin patches, educational seminars or workshops, wineries, youth exchange programs, and small-scale food production directly tied to on-site agricultural operations.

Agribusiness does not include large-scale industrial processing, confined animal feeding operations, amusement parks, or other uses inconsistent with the rural and agricultural character of the district.

SECTION 2. Amendment of the City Code. The text of Chapter 1040.030 Subd. 5(D). "Rural Residential District (RR)" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

A. Temporary living quarters, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

B. Agribusiness, subject to the following:

1. Must be located on a parcel that is at least five (5) acres in size.

2. Site Access. The primary site access shall comply with one of the following:

a. The site shall have direct access onto a Major Roadway, which is defined as a Principal Arterial, Minor Reliever, Minor Expander, and Minor Connector roadways; or

- b. The site will have direct access onto a Major Collector or Minor Collector roadway no more than 1,000 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.
- 3. Traffic shall not create a nuisance to nearby residents by way of traffic or noise, nor shall it increase the public cost in maintaining the street.
- 4. Parking. Parking must be accommodated through on-site parking lots which comply with the necessary requirements outlined in Section 1060.060 of the Zoning Ordinance.
- 5. Maximum Structure Size. Agribusiness operating within an accessory structure must comply with the maximum accessory footprint allowed per Section 1030.020 Subd. 4.E.
- 6. Noise.
 - a. No sound amplifications systems may be used outdoors after 10:00 p.m. unless otherwise approved by City Council.
 - b. Stages and sound amplification equipment shall not be oriented toward any residence within 500 feet of the property line upon which the outdoor music event is to be held. Further, sound amplification equipment shall be oriented so sound is directed away from the closest residential property.
 - c. Music Events shall only take place between the hours of 11:00 a.m. and 10:00 p.m. on weekends and holidays and shall last a maximum of six hours per day. No more than one outdoor music event may be held on the property at a time.
- 7. Outdoor lighting must comply with Section 1060.040 Subd. 1 of the City Code.
- 8. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden

enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.

9. Any outdoor activity area (e.g., seating, walking, crafting, etc.) shall be setback at least 100 ft from adjacent residential property lines.

B.C. Commercial Kennel, subject to the following:

1. Chapter 81 of the City Code
2. Commercial kennels must have a secured fenced area to prevent dogs running at large. The fenced area must contain at least 35 square feet per dog and shelter from the weather.
3. The kennel facility must be setback at least 75 feet from any residential structure of another person and must comply with all setback requirements as identified in Section 1030.020 of the zoning ordinance.

C.D. Conditional Home Occupation License (CHOL) as allowed by Section 1030.100 (Home Occupations) of the Zoning Ordinance.

D.E. Event Centers, subject to the following:

1. The hours of operation shall be no later than 10:00 pm. daily.
2. The number of guests will be approved by the City based on the size of site, structures, parking availability, and other relevant factors.
3. Noise from an event shall comply with Section 82.04 Subd. 4 of the City Code.
4. No sound amplifications systems may be used outdoors after 10:00 p.m.
5. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.

6. Off street parking shall be provided to accommodate 1 stall per 2 guests. Off street parking shall meet the same minimum setbacks as the principal structures in the zoning district. Off street parking must be on an improved surface such as class 5 gravel or pavement.
7. Screening may be required for outdoor facilities related to the event center and may permanent include landscaping, berms, fences, or walls.
8. Lighting shall comply with all ordinance requirements in Section 1060.040 of the Zoning Ordinance.
9. No overnight camping shall be allowed as part of an event center.
10. As part of the IUP, the City may approve signage for the event center. Consideration shall be given to the sign area, height, location and potential impacts on adjacent properties.
11. Compliance with all applicable regulations including State Health Code, State building codes, and local liquor licensing requirements.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect upon its passage.

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Ordinance is hereby declared adopted on this 24th day of April 2025.

Tom McKee – Mayor

City Seal

ATTEST:

Deb Johnson – City Clerk

RESOLUTION NO. 2025-

Motion By:
Seconded By:

**A RESOLUTION APPROVING FINDINGS OF FACT FOR AN AMENDMENT TO TITLE X TO
ALLOW AGRIBUSINESS OPERATIONS AS AN INTERIM USE IN THE RURAL
RESIDENTIAL DISTRICT (CITYWIDE)
(CITY FILE NO. 25-017)**

WHEREAS, Margaret and John Fernandez (the “applicant”) requests an amendment to allow agribusiness uses in the rural residential district, and;

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council reviewed the proposed amendment at a regular scheduled meeting, and;

WHEREAS, the City Council adopted an ordinance amending Title X to include Commercial Kennels as an Interim Use in the Rural Residential

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it approved the amendment to Title X of the City Code based on the following findings:

1. Research from similar Cities identifies agribusiness as an allowed use in rural residential areas.
2. Specific performance standards have been identified to mitigate impacts to residential areas.
3. The City has an interest in supporting efforts to recruit new businesses and industries in the appropriate locations.
4. The City also has an interest in creating a community with housing, employment and service uses that reinforce the City’s vision to allow development while working to retain key elements that define its rural character.

RESOLUTION NO. 2025-

VOTING AYE

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 23rd day of June 2025.

Tom McKee - Mayor

ATTEST:

Debra Johnson – City Clerk

City Seal

Dear Planning Commission Members,

I am writing to formally request an amendment to the [City/County] Zoning Ordinance to permit **agribusiness and agro-tourism uses**, specifically the establishment of a **farm winery** on our property located at 23020 County Road 30.

As part of our ongoing commitment to sustainable agriculture and rural economic development, we are seeking to diversify our farming operation by introducing a small-scale winery operation that would include:

- The cultivation and processing of grapes (or other fruits) grown on our farm
- Wine production and storage
- A tasting room and direct-to-consumer sales
- Educational tours, events, and seasonal agro-tourism activities

We believe this addition aligns with the goals of the Corcoran Comprehensive Plan, including rural vitality, land stewardship, and local economic growth. The farm winery will promote agricultural preservation by making our farming operation more economically viable and attracting tourism to our rural area.

We respectfully request the inclusion of zoning language to allow this use in the Agricultural Tourism, either through:

- A **new use category** under agribusiness or agro-tourism uses (e.g., "Farm Winery" or "Agri-Tourism Facility"), or
- Inclusion of "Farm Winery" as a permitted or conditional/special use under existing agricultural zoning

We have previously submitted site plans and will attend any public hearings necessary, we updated our site plan in response to feedback from the planning committee and will attach the revised site plan with this application, and work with staff on any necessary conditions to ensure our proposed use is compatible with the surrounding area.

Thank you for your consideration, and we look forward to working with you and the Planning Commission to make this vision a reality.

Sincerely,
Margaret Fernandez & John Fernandez
Owner
M&J Creekside Vineyard