



CITY OF CORCORAN
Corcoran Planning Commission Agenda
January 2, 2020 - 7:00 pm

- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Chair and Vice-Chair Election**
- 4. Agenda Approval**
- 5. Open Forum**
- 6. Minutes**
 - a. Minutes – November 7, 2019*
- 7. New Business**
 - a. **Ravinia 14th Addition Final Plat and Final PUD Development Plan for U.S. Home Corporation (dba Lennar) (city file 19-022)***
 - i. Staff Report
 - ii. Commission Discussion & Recommendation
 - b. **2019 Recap and 2020 Priorities***
 - i. Staff Report
 - ii. Commission Discussion & Recommendation
- 8. Reports/Information**
 - a. Planning Project Update*
 - b. City Council Report* – Council Liaison Schultz
 - c. Other Business

9. Commissioner Liaison Calendar

City Council Meetings

1/9/20	1/23/20	2/6/20	2/27/20	3/5/20	3/26/20
Jacobs	Dickman	Vehrenkamp	Wu	Shoulak	Jacobs

10. Adjournment

**Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by Door.*



CITY OF CORCORAN
Corcoran Planning Commission Minutes
November 7, 2019 - 7:00 pm

The Corcoran Planning Commission met on November 7, 2019 at City Hall in Corcoran, Minnesota.

Present were: Chair Jacobs, Vice-chair Dickman, Commissioner Wu, Commissioner Shoulak and Commissioner Vehrenkamp.

Also present were: City Administrator Martens, Code Compliance Official Pritchard, and Council Liaison Schultz.

1. Call to Order / Roll Call

Chair Jacobs called the meeting to order at 7:00pm.

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Wu seconded by Shoulak to approve the agenda as presented.

Voting Aye: Jacobs, Dickman, Wu, Shoulak, and Vehrenkamp. (Motion carried 5:0)

4. Open Forum – None

5. Minutes

a. Minutes – September 5, 2019

Motion made by Wu seconded by Vehrenkamp to approve the minutes as presented.

Voting Aye: Jacobs, Dickman, Wu, Shoulak, and Vehrenkamp. (Motion carried 5:0)

6. New Business

a. Sale of City Property

i. Staff Report – Administrator Martens presented his staff report.

ii. Commission Discussion & Recommendation – The Commission briefly discussed the site plan, design, and operations, park dedication, density, public safety, and linear park.

Motion made by Dickman seconded by Wu to affirm the proposed sale of approximately 13 acres of City owned land at 8200 County Road 116 complies with the comprehensive plan.

Voting Aye: Jacobs, Dickman, Wu, Shoulak, and Vehrenkamp. (Motion carried 5:0)

b. Rules of Decorum

iii. Staff Report – Administrator Martens presented his staff report.

7. Reports/Information

a. Planning Project Update – Information only.

b. City Council Report – Council Liaison Schultz updated the Commission on Council activities.

c. Other Business – None

8. Commissioner Liaison Calendar

City Council Meetings

11/14	11/25	12/12	12/19	1/9/20	1/23/20
Dickman	Vehrenkamp	Shoulak	Wu	Jacobs	Dickman

**Commissioners Wu and Shoulak traded liaison dates.*

9. Adjournment

Motion made by Wu seconded by Shoulak to adjourn.
Voting Aye, Jacobs, Dickman, Wu, Shoulak, Vehrenkamp.

*Submitted by Mike Pritchard
Code Compliance Official*

DRAFT



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran Planning Commission

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: December 23, 2019 for the January 2, 2020 Planning Commission Meeting

RE: Final PUD Development Plan and Final Plat for U.S. Home Corporation (dba Lennar) for Ravinia 14th Addition (City File 19-022)

90-Day Review Deadline: February 7, 2020

1. Application Request

Lennar submitted a request for approval of a final plat and final PUD development plan for “Ravinia 14th Addition” to allow 33 single-family detached home lots and four outlots.

Only the final PUD development plan is reviewed by the Planning Commission. The Planning Commission recommendation will be forwarded to the City Council. The City Council is expected to take action on the final PUD development plan and final plat on January 23rd.

2. Planning Commission

The Planning Commission was scheduled to review at their on December 5th meeting, but the item was postponed to the January 2nd meeting due to a lack of quorum.

The applicant submitted a revised landscape plan after the meeting which shows the correct monument sign detail. The report and resolution have been updated to reflect that change.

3. Context

Level of City Discretion in Decision-Making

The City’s discretion in approving a final PUD development plan is limited to whether the proposed plan is in substantial conformance with the approved preliminary PUD development plan. If it meets these standards, the City must approve the final PUD development plan.

The City’s discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City’s subdivision and zoning ordinance and the conditions of preliminary plat approval. If it meets these standards, the City must approve the final plat.





Background

The City Council approved the Ravinia rezoning to PUD (Planned Unit Development), Preliminary PUD Development Plan and Preliminary Plat on December 23, 2013.

The Final PUD Development Plan and Final Plat for Phase I was approved by City Council on April 24, 2014.

There have been thirteen phases of Ravinia granted final approval and several PUD amendments since the 2014 approval.

4. Analysis of Request

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. The City Engineer's comments are incorporated into this staff report and resolution and the detailed comments are included in the attached engineering memo dated November 20, 2019. Staff has included a condition that the applicant must comply with the memo.

The applicant is requesting approval for 33 75-foot lots for Classic homes.

Final PUD Development Plan

Architecture

The 14th Addition will feature the classic style homes. Each home must be consistent with the previous Ravinia approvals.

Streets

The streets shown have a 50-foot right-of-way. The streets must be named in compliance with the City's street naming policy. Parking will be allowed on one side of these local streets.

Street Lights

The street lighting plan shows ornamental poles located at each intersection. This is consistent with the previous Ravinia phases.

Driveway Locations

Driveway locations are indicated on the plans submitted. Staff will review the driveway location to ensure that there are no conflicts with planned infrastructure and landscaping. Staff will also review the plans to ensure that there is a minimum of 22 feet between the garage and the right-of-way.



Sidewalks and Trails

The plans show sidewalks on one side of the street as required. A paved trail will be installed on the south side of the phase boundary that connects to the intersection of Hunter Road and 63rd Avenue.

Setbacks

The previous phases have approved the following dimensional requirements for the 75-foot wide lots:

	Approved 75-foot lots
Front, From County Road 101*	100 feet
Front, From all other streets	20 feet
Front Porch (\leq 120 square feet)	15 feet
Side	5 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

Landscaping

The applicant's plans show 71 trees where 33 are required for the residential lots. Each of the single-family homes has one tree per lot. The additional trees provided are planted adjacent to the outlot areas, the sub-monument sign and the bituminous trail. As a condition of approval, no certificate of occupancy will be issued for a home that does not have a street tree planted.

Signage

A sub-monument sign is proposed at the entrance off Gleason Parkway. This sign is consistent with the master sign plan approved with the preliminary Ravinia submittals.

Mail Delivery

Two centralized mailbox locations are shown on the landscape plans. The location of mailboxes must be approved by the US Postal Service. The applicant will need to provide proof of the approved location to the City.

Water Facility

The preliminary approvals required dedication of a city owned water facility shown as Outlot B, Ravinia 14th Addition. Outlot B is required to be platted as a lot and will be deeded to the City with this phase of the development.

Final Plat

The applicant is requesting approval of a final plat to create 33 lots and four outlots.



- The final plat and development contract requires City Council action only. The Planning Commission will not provide a recommendation on the Final Plat.

If this subdivision is approved, it would bring the total number of platted lots to 448 of 480 approved:

- Phase 1 = 38 Units
- Phase 2 = 36 units
- Phase 3 = 27 units
- Phase 4 = 44 units
- Phase 5 = 47 units
- Phase 6 = 23 units
- Phase 7 = 37 units
- Phase 8 = 20 units*
- Phase 9 = 49 units
- Phase 10 = 26 units
- Phase 11 = 14 units**
- Phase 12 = 0 units
- Phase 13 = 54 units
- Phase 14 = 33 units

Total Units = 448 units (93% of the approved lots)

**The Ravinia 8th Addition added land and units to the Ravinia project and the total increased from 446 to 466 units and 268.07 gross acres to 274.07 gross acres.*

***The Ravinia 11th Addition added land and units to the Ravinia project and the total increased from 466 to 480 units and 274.07 gross acres to 279.68 gross acres.*

Conclusion

Staff has reviewed the plan for consistency with the applicable standards outlined in the preliminary approvals, Zoning Ordinance and Subdivision Ordinance.

5. Recommendation

Move to recommend approval of the resolution approving the final PUD plan, subject to the attached conditions.

Attachments

- a. Draft Resolution approving the final PUD development plan
- b. Location Map
- c. Engineer's Memo dated November 20, 2019
- d. Site Graphics dated November 11, 2019
- e. Final Plat dated November 11, 2019
- f. Landscape Plan dated December 13, 2019

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

**APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR “RAVINIA 14TH ADDITION” FOR THE LENNAR CORPORATION
(PID 36-119-23-42-0056) (CITY FILE 19-022)**

WHEREAS, The Lennar Corporation (“the applicant”) has requested approval of a final PUD plan for 33 single family homes and four outlots on property legally described as:

Outlot A, Ravinia 12th Addition

WHEREAS, the Planning Commission has reviewed the plan at a public meeting 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 request for a final PUD development plan, subject to the following conditions:

1. A final PUD plan is approved to allow the creation of 33 single family lots for Ravinia 14th Addition on 14.67 acres, in accordance with the application materials and plans received by the City on October 15, 2019 and revised materials received November 11, 2019 and December 13, 2019, except as amended by this resolution.
2. All conditions of the preliminary approvals in Resolutions 2013-60 and 2013-61 remain in place and must be met, except as modified by this resolution.
3. All conditions of the final approvals in Resolution 2014-20 and 2014-21 remain in place and must be met, except as modified by this resolution.
4. Approval is contingent upon City Council approval of the final plat and development contract.
5. The approval is subject to the review and approval by the Elm Creek Watershed Management Commission. The applicant shall comply with any conditions of approval from the watershed. Where the standards of the City and Watershed conflict, the more restrictive standard shall apply.
6. The application shall comply with all conditions in the City Engineer’s memo dated November 20, 2019.

RESOLUTION NO. 2020-XX

7. The PUD is hereby approved to allow 75-foot wide lots in this plat. All platted residential lots shall comply with the following:

	75-foot lots
Front, From County Road 101	100 feet
Front, From all other streets	20 feet
Front Porch (\leq 120 square feet)	15 feet
Side	5 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

8. All lots must comply with the required wetland buffer and wetland buffer setbacks for all structures, decks and patios.
9. All garages must have a minimum 22-foot parking area in front of the garage that does not overlap into sidewalks, drives or streets.
10. A trail easement is needed for the portion located on Lot 1, Block 3. The trail easement document must be submitted in recordable form for review and approval by the City.
11. The plans show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of the approved locations shall be provided to the City, prior to issuance of building permits.
12. The project is subject to the PUD standards, which were amended to allow flexibility in building materials and were granted PUD flexibility to allow the face of the garage to exceed 55% of the building face, subject to certain standards as outlined in the PUD approvals. Except:
- a. The 75-foot lots are approved for all Classic home types, which are designed with garages flush with the home.
13. The applicant shall plat Outlot B as a lot and dedicate the lot to the City of Corcoran for a water facility.
14. Trees shall be planted outside of the right-of-way in the easement to ensure even spacing along the street.
15. All homes must have street trees planted before a certificate of occupancy will be issued.
16. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
- a. Wetland signs shall be purchased from the City.
 - b. The final locations must be inspected and approved by City staff.
 - c. Monuments and signs shall be installed prior to approval of the building permit.

RESOLUTION NO. 2020-XX

17. 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.
18. The following conditions be met prior to issuance of building permits:
- a. The applicant must record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.
 - b. The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.

VOTING AYE

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Keefe, Mike
- Schultz, Alan

VOTING NAY

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Keefe, Mike
- Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX day of January 2020.

Ron Thomas - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal



Hennepin County Property Map

Date: 11/26/2019



Division in Process

The displayed parcel boundary may not be the actual boundary because this property is in the process of being divided or replatted.

PID: 3611923420056

ADDRESS: 52 Address Pending, Corcoran MN 00000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Technical Memo



To: Kevin Mattson, PE, Director of Public Works

From: Kent Torve, PE
Nick Wyers
Rowdy Schmidt

Date: November 20, 2019

Subject: Ravinia – 14th Addition Plan Review

Lennar submitted plans for the Ravinia development 14th Addition for City of Corcoran review. Plans dated October 15th, 2019 have been received October 15th, 2019 for the proposed Ravinia development. The following comments are regarding the plans submitted and should be considered and addressed.

1.0 Transportation

1.1 Cross slope on pedestrian ramp does not meet 2% ADA standards.

2.0 Trails

- 2.1 Trail to be graded and paved to Hunter Road. Provide plan and profile.
 - 2.1.1 Trail elevation to maintain existing wetland 8 normal water level.
 - 2.1.2 Trail elevation to provide 2' freeboard elevation to existing home low openings.
 - 2.1.3 Provide additional information on the existing property low openings
- 2.2 Trail easement required on Lot 1 Block 3.
- 2.3 Install concrete pedestrian ramp with phase 5 sidewalk and phase 14 trail.

3.0 Sewer

- 3.1 Include note by drop manholes that says "all drop MH to be lined with GSE studliner or approved equal"
- 3.2 Update note #2 on sheet 6 to read as "SDR 26 for depths between 16' and 25', PVC C900 over 25'"
- 3.3 Pipe material to be SDR 26 from E29 to MH 15, asbuilts from Phase 5 show SDR 26 stubbed from MH E29
- 3.4 Verify sanitary sewer is below 10 FPS
- 3.5 Relocate MH 11 to Bridle Path. Install stub for sanitary sewer to Outlot A. Stub west of the storm sewer.

4.0 Water

- 4.1 Hydrants to be installed at high point of watermain.
- 4.2 Hydrant spacing to be reviewed by public safety.

Engineer's Memo

November 20, 2019



- 4.3 Install gate valve near STA 5+75. Install in location to be out of curb.
- 4.4 Install valve to Hunter neighborhood 2' south of ROW
- 4.5 Pipe insulation when vertical separation is 2' or less.

5.0 Grading and Stormwater

Storm Sewer

- 5.1 Install additional CBs on Prairie Sage Lane to conform with City of Corcoran guidelines (200-250-ft spacing).
- 5.2 Show utility crossings on storm sewer profiles.
- 5.3 There are 2 options for EX CBMH 37. Either replace EX CBMH with a sump structure, or change grade from EX CBMH 37 and CBMH 64 to lessen drop in EX CBMH 37 to 1' and change grade from EX CBMH 37 to CBMH 61 to lessen drop. Coordinate with Engineer
- 5.4 Revise easements on Lots 2 and 3 Block 1 to cover storm sewer. (Plat has this easement correct)
- 5.5 Relocate CBMH 69 and CB 70 to be relocated to approximate STA 7+00 for grade transition from steep to flat.
- 5.6 Stormsewer to be designed and installed under the trail to Hunter Road. Storm sewer to be constructed on Ravinia property for Wetland #8 overflow.
- 5.7 Revise rear yard storm sewer to bypass Wetland 8 and outlet to Wetland #9.

Stormwater

- 5.8 Revise starting water level of Wet 8 to be at outlet elevation. Existing Outlet elevation to be at EOF of 985.6.
- 5.9 Provide markup of flow path for Time of Concentration calculations for Wet 8.
- 5.10 Revise drainage area for Wet 8 per attached markup.
- 5.11 Provide overflow on trail for Wetland #8. EOF elevation to match existing conditions. Location of EOF to remain on Ravinia property. Coordinate with Engineer.
- 5.12 Provide outlet for Wetland #8. Coordinate with Engineer.
- 5.13 Review drainage at Elderberry Court and Bridle Path. Coordinate with Engineer.

Grading

- 5.14 Revise grading plan along retaining wall. Swale is graded at less than 2%.
- 5.15 Verify and label Outlot A EOF
- 5.16 Retaining walls 4' or greater to be designed by licensed engineer.
 - 5.16.1 Submit retaining wall design for review
- 5.17 LMOR F may be needed for lots adjacent to Wetland #9.
- 5.18 Lot 2 Block 2 does not meet 2' freeboard over 996.5 EOF
- 5.19 Provide EOF elevation for Block 1.

Engineer's Memo

November 20, 2019



6.0 Erosion Control

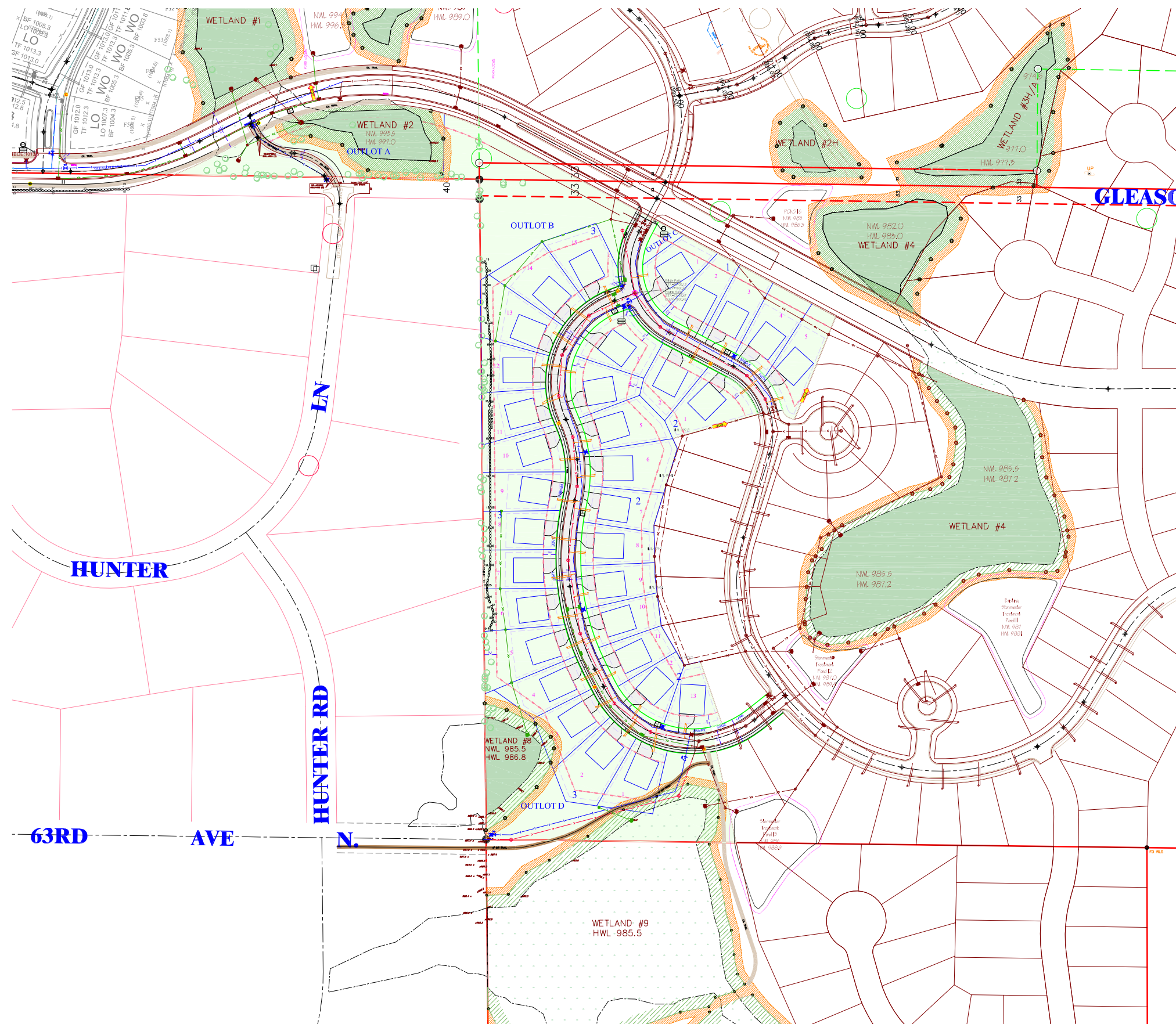
- 6.1 City of Corcoran is an MS4 city and site visits to be conducted weekly.
- 6.2 Provide rock construction entrance

7.0 General

- 7.1 Revise tree preservation plan to match what occurred in field.
- 7.2 Lighting plan to be reviewed by City Staff.
- 7.3 Street sign plan to be reviewed by City Staff.
- 7.4 Use updated detail plates
- 7.5 Provide additional information on offsite trail and future utilities connecting to Hunter Road. Coordinate with Engineer.

8.0 Plat

- 8.1 Easement required for retaining wall on Lot 10 Block 3 to put entire wall in D/U easement.
 - 8.1.1 Encroachment agreement required on retaining wall.
- 8.2 Easement required on Lot 1 Block 3 to include trail.
- 8.3 Blanket drainage and utility easement over Outlot C required.
- 8.4 Outlot B to be platted as a Lot (Lot 16 or other)



SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2 - 5	Final Street Plan
6-9	Final Sanitary & Watermain Plan
10-12	Final Storm Sewer Plan
13-14	Final Grading Plan
15	Final Erosion Control Plan
16-21	City Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: RMOLSTAD@SATHRE.COM CONTACT: CHARLIE WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM SITE WORK DAVID HINNERS PHONE: (952) 255-9624 EMAIL: DAVID.HINNERS@LENNAR.COM

SETBACKS- SINGLE FAMILY					
SIZE:	FRONT:	PORCH:	SIDE:	CRNR:	REAR:
75' (33 LOTS)	25' ⁵	15'	5' / 10' ⁶	20'	25'

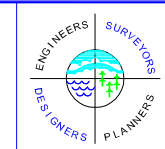
- PLANS SHOW:
- 25' AVERAGE WETLAND BUFFER FOR MEDIUM QUALITY WETLANDS
 - 15' AVERAGE WETLAND BUFFER FOR LOW QUALITY WETLANDS
 - WETLANDS CONTAINED WITHIN RAVINIA 3RD ADDITION ARE LOW QUALITY ACCORDING TO CITY OF CORCORAN NATURAL RESOURCE COMMUNITIES QUALITY RANKING MAP
 - AT FINAL PLAT, WILL SHOW BUFFER AVERAGING
 - LOT WIDTH SHOWN AT 25' SET BACK LINE.
 - LIVING SIDE SHALL BE 10FT . GARAGE & GARAGE WITH LIVING CAN BE 5FT MIN.
- WETLAND BUFFER POST
 APPROXIMATE BUILDING PAD

DRAWING NAME	NO.	BY	DATE	REVISIONS
01 PLOT-TRAV14	01	CAW	11/08/19	PLANNING COMMENTS
DRAWN BY				
CHECKED BY				
DATE				
10/15/19				

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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.

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 10/15/19 Lic. No. 49180



SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

CORCORAN, MINNESOTA

TITLE SHEET
RAVINIA 14TH ADDITION
LENNAR

FILE NO.
 5401-664-1400
 1
 21

RAVINIA 14TH ADDITION

C.R. DOC. NO. _____

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Outlot A, RAVINIA 12TH ADDITION.

The Registered portion being that part of Outlot A, RAVINIA 12TH ADDITION, embraced within Lot 1, Block 1, FARRELL 2ND ADDITION.

Has caused the same to be surveyed and platted as RAVINIA 14TH ADDITION and does hereby dedicate to the public for public use forever the public ways and the easements for drainage and utility purposes as shown on this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

U.S. Home Corporation, a Delaware corporation

Jon Aune, Division Vice President

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Jon Aune, Division Vice-President of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

I David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by David B. Pemberton.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CORCORAN, MINNESOTA

This plat of RAVINIA 14TH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

By: _____, Mayor By: _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES,

Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

REGISTRAR OF TITLES

Hennepin County, Minnesota

I hereby certify that the within plat of RAVINIA 14TH ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ .M.

Martin McCormick, Registrar of Titles

By: _____, Deputy

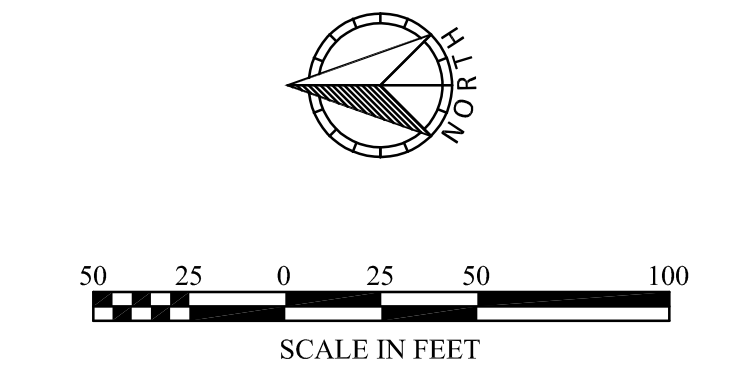
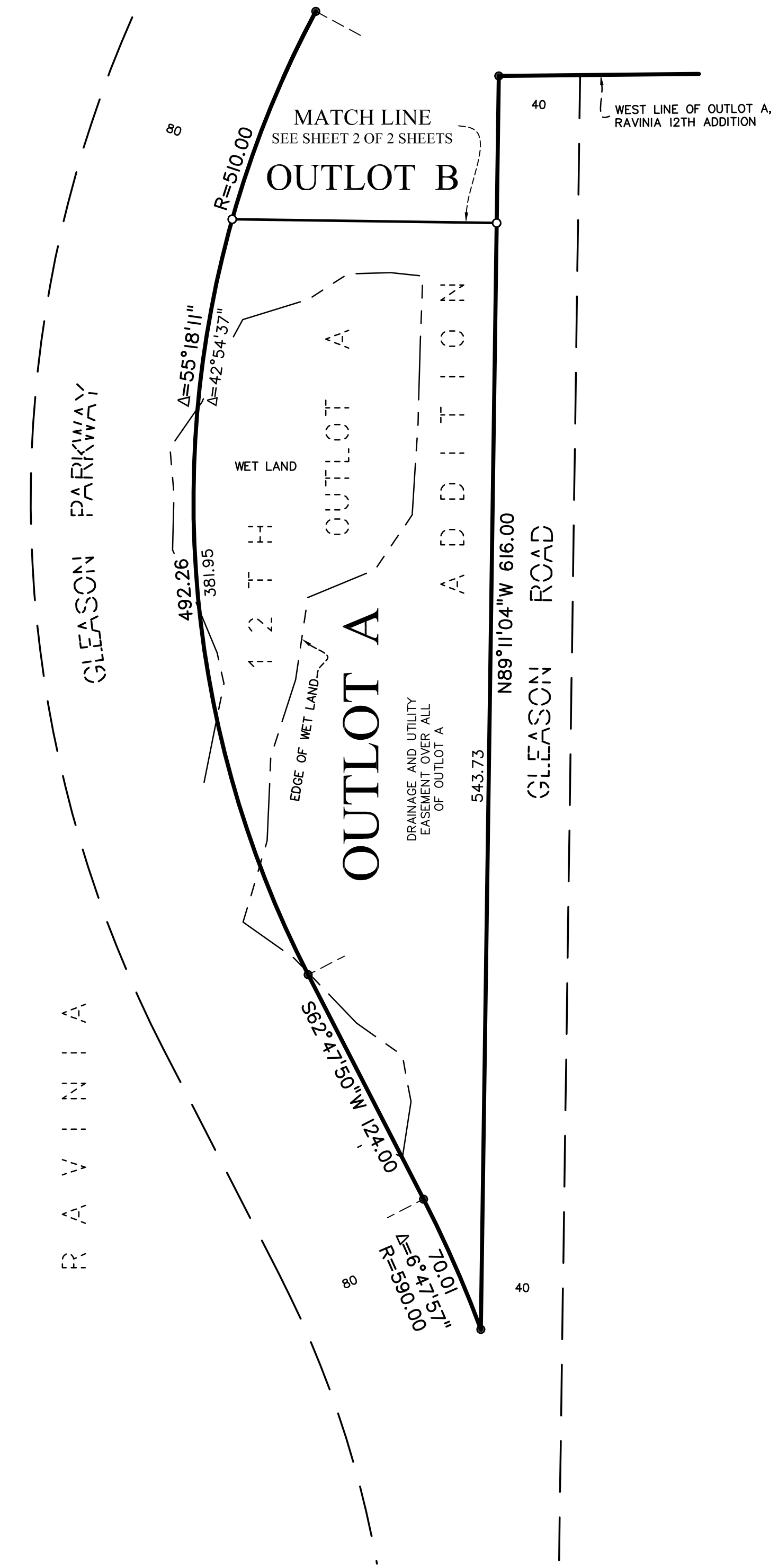
COUNTY RECORDER

Hennepin County, Minnesota

I hereby certify that the within plat of RAVINIA 14TH ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ .M.

Martin McCormick, County Recorder

By: _____, Deputy



The basis for the bearing system is the west line of Outlot A, RAVINIA 12TH ADDITION and is assumed to bear North 00 degrees 34 minutes 57 seconds West.

● Denotes a 1/2 inch pipe found and marked by License No. 40344, unless shown otherwise.

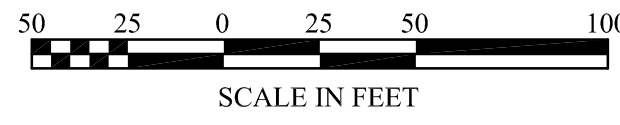
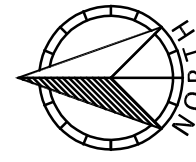
ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.

RAVINIA 14TH ADDITION

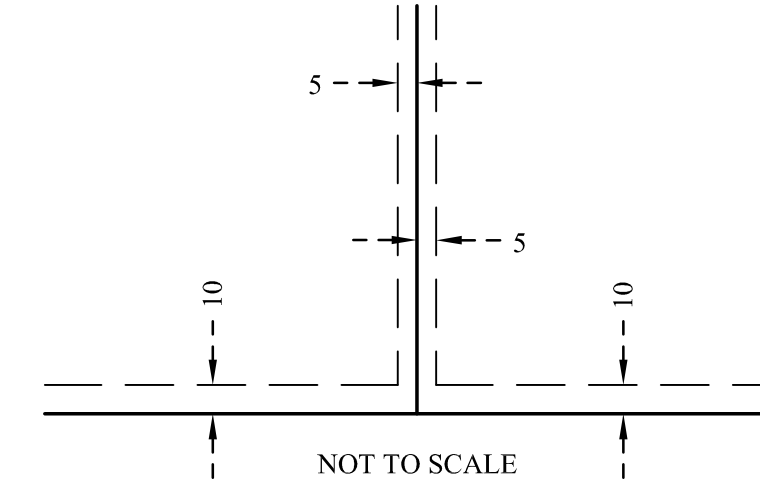
C.R. DOC. NO. _____

R.T. DOC. NO. _____

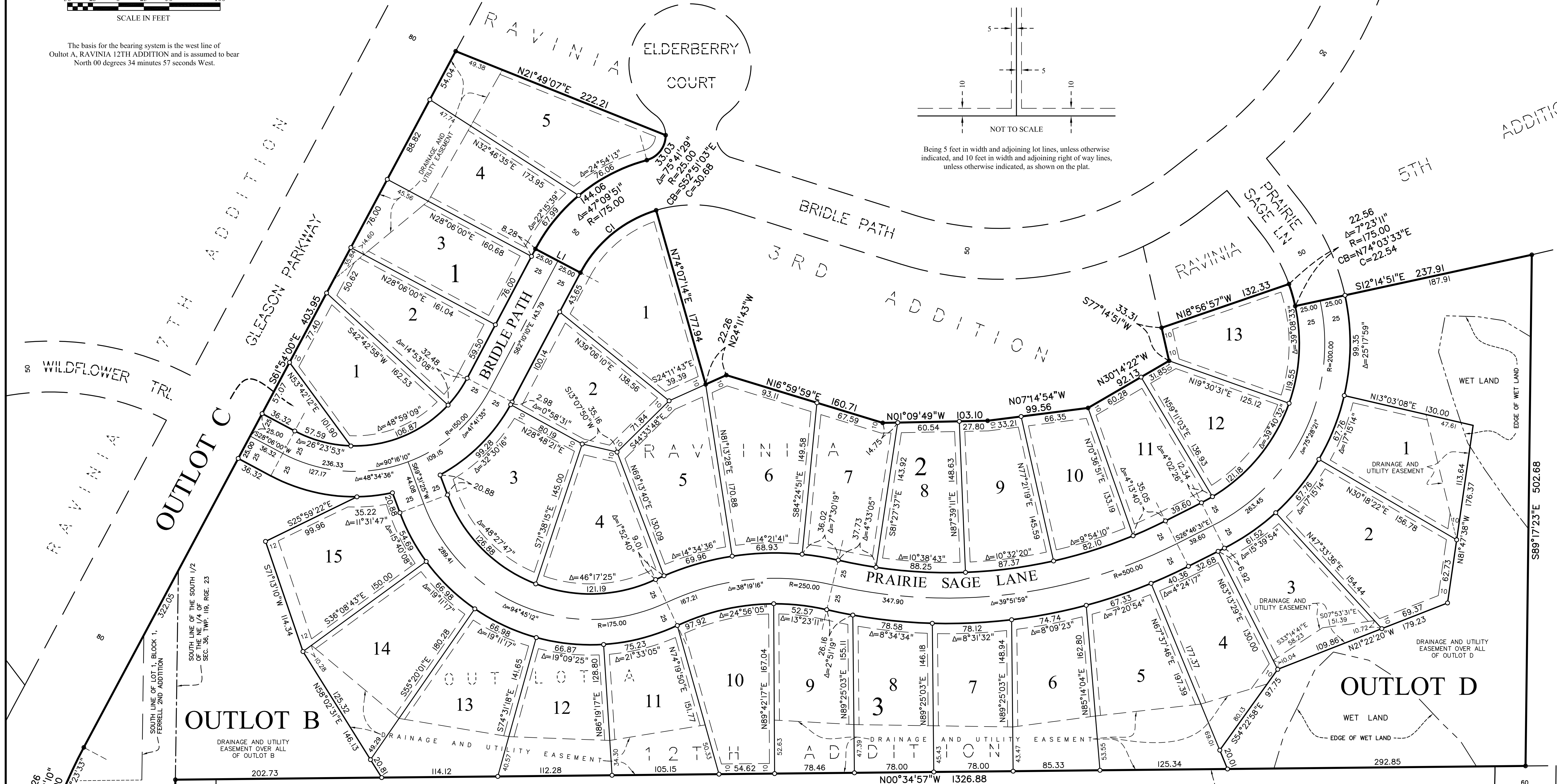


The basis for the bearing system is the west line of Outlot A, RAVINIA 12TH ADDITION and is assumed to bear North 00 degrees 34 minutes 57 seconds West.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



RAVINIA 14TH ADDITION

5TH

RAVINIA 14TH ADDITION

63RD AVE. N.

MATCH LINE SEE SHEET 2 OF 2 SHEETS

SATHRE-BERGQUIST, INC.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 40344, unless shown otherwise.

CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	98.96	Δ=45°21'37"	125.00	N39°29'21"W	96.40
L1	50.00			N27°49'50"E	

Phase 14 Final Tree Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
ABM	9	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffersred'	2.5" BB	AS SHOWN	
ACE	4	Accolade Elm / <i>Ulmus japonica x wilsoniana</i> 'Morton'	2.5" BB	AS SHOWN	
REL	12	Redmond Linden / <i>Tilia americana</i> 'Redmond'	2.5" BB	AS SHOWN	
SKH	10	Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" BB	AS SHOWN	
SWO	10	Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB	AS SHOWN	

ABS	2	Autumn Brilliance Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	2.5" BB	AS SHOWN	
PFC	2	Prairie Fire Crab / <i>Malus 'Prairie Fire'</i>	1.5" BB	AS SHOWN	
POC	6	Profusion Crab / <i>Malus 'Profusion'</i>	1.5" BB	AS SHOWN	
BHS	6	Black Hills Spruce / <i>Picea glauca densata</i>	6' HT., BB	AS SHOWN	
NOS	5	Norway Spruce / <i>Picea abies</i>	6' HT., BB	AS SHOWN	
WHP	5	White Pine / <i>Pinus strobus</i>	6' HT., BB	AS SHOWN	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

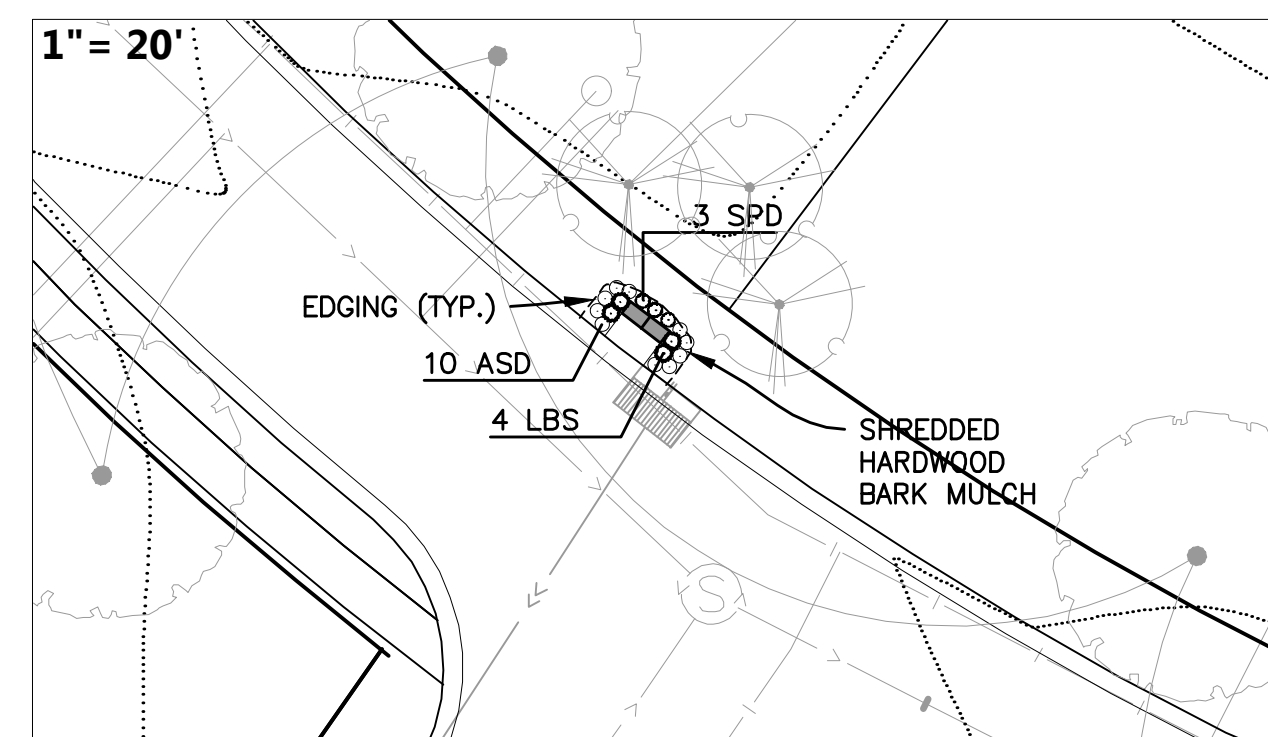
Phase 14 Final Understory Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
SECONDARY MONUMENT COLUMN DETAIL (QTY 1 TOTAL)					
IBH	4	Incrediball Hydrangea / <i>Hydrangea arborescens</i> 'Abetwo'	#5 CONT.	4'-0" O.C.	
MIS	5	Miscanthus Flame Grass / <i>Miscanthus sinensis</i> 'Purpurascens'	#1 CONT.	48" O.C.	
LBS	8	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minniblu A'	#1 CONT.	18" O.C.	
ASD	21	Apricot Sparkles Daylily / <i>Hemerocallis</i> 'Apricot Sparkles'	#1 CONT.	18" O.C.	
SPD	9	Sporobolus Prairie Dropseed Grass / <i>Sporobolus heterolepis</i>	#1 CONT.	18" O.C.	

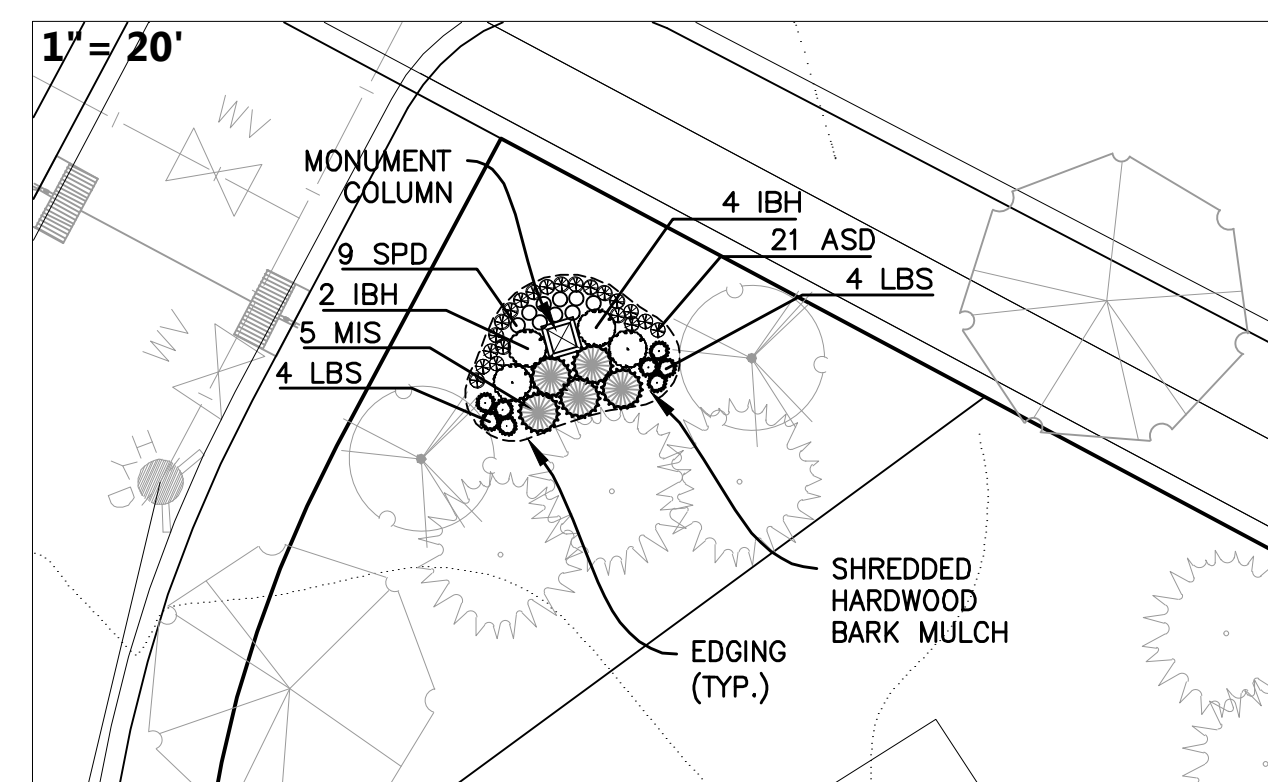
MAILBOX DETAIL (QTY 2 TOTAL)					
LBS	4	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minniblu A'	#1 CONT.	18" O.C.	
ASD	10	Apricot Sparkles Daylily / <i>Hemerocallis</i> 'Apricot Sparkles'	#1 CONT.	18" O.C.	
SPD	3	Sporobolus Prairie Dropseed Grass / <i>Sporobolus heterolepis</i>	#1 CONT.	18" O.C.	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. QUANTITIES LISTED ARE SUMS FOR ALL DETAIL PLANTING BEDS IN PHASE 1 UNLESS NOTED OTHERWISE.

Mailbox Unit (Typ. of 2)

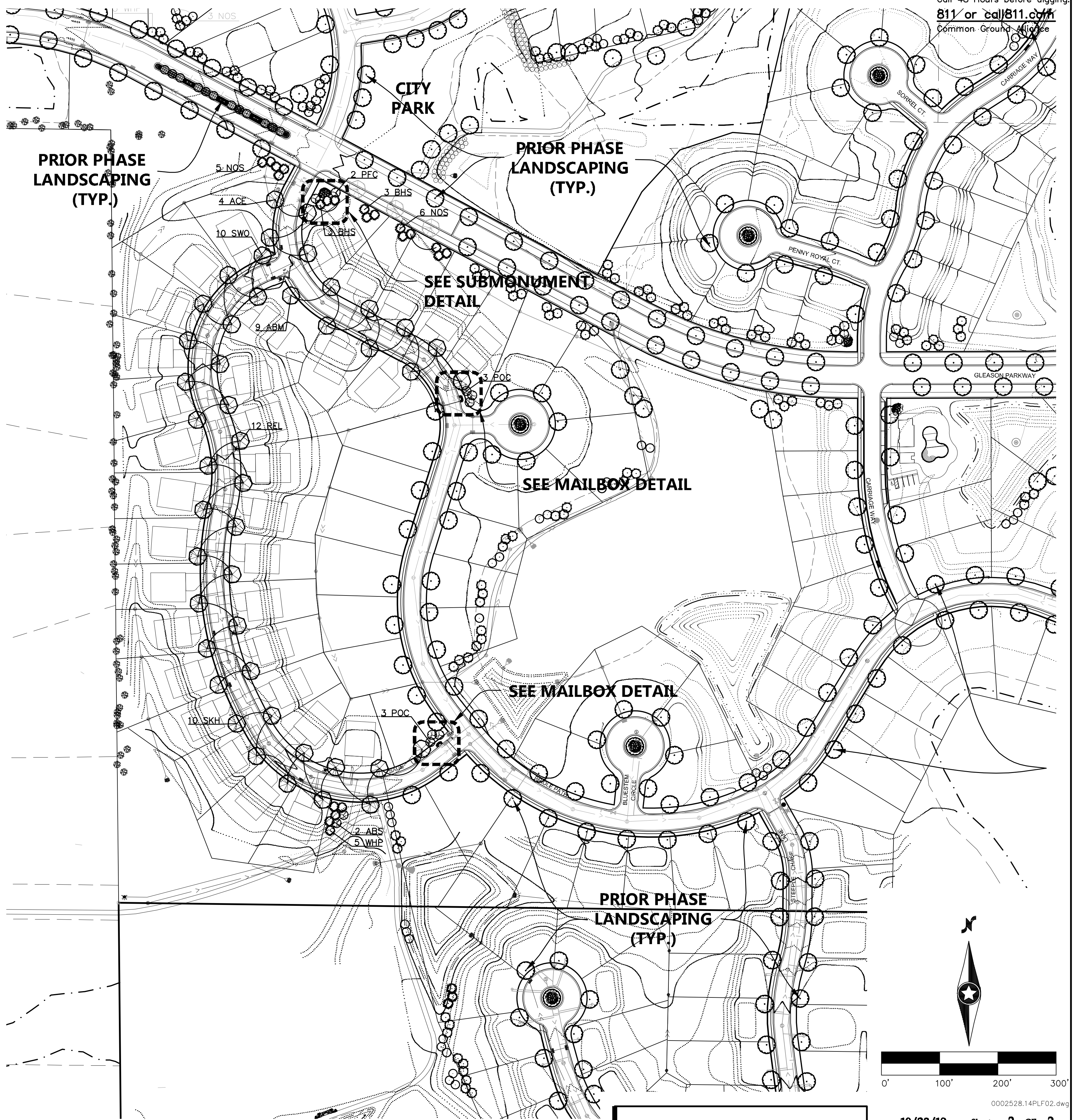


Monument Column Detail (Typ. of 1)



NOTES:

- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES INSTALLED IN FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- TREES TO BE PLANTED 15ft FROM BACK OF CURB, AND 6ft FROM BACK OF SIDEWALK.



Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Cory Meyer
 Cory Meyer
 Date: 12/19/19 License No. 26971

Revisions:

12/13/19	REVISED MONUMENT - COLUMN	

Designed: SAR
 Checked: CLM
 Drawn: SAR
 Record Drawing by/date:

Prepared for:

Lennar
 16305 36th Avenue North, Suite 600
 Plymouth, MN 55446

Ravinia

Corcoran, MN

**FINAL LANDSCAPE
 PLAN - PHASE 14**



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288 – Office 763.420.6056 – Fax

E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

MEMO

Meeting Date: January 2, 2020

To: Planning Commission

From: Brad Martens, City Administrator

Re: Annual Report and 2020 Priorities

Annually the City Council requests an update from commissions on accomplishments from the previous year and priorities for the upcoming year. Staff has drafted a memo to the Council from the commission on accomplishments from 2019. It is requested the commission discuss the priorities for 2020 to be included in the memo. Additionally, it is requested that a member of the Planning Commission provide this update to the City Council at the March 12, 2020 City Council meeting.

Attachment:

1. Draft memo to City Council



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MEMO

Meeting Date: March 12, 2019

To: City Council

From: Planning Commission

Re: Planning Commission Accomplishments and Priorities

As requested by the City Council, the Planning Commission is to update the Council on activities of the previous year and priorities for 2020. The following are some of the activities completed in 2019:

- Reviewed a preliminary plat for 20180 Lark Road
- Reviewed a preliminary plat for 20702 County Road 50
- Reviewed a preliminary plat and final plat for Ravinia 11th addition, final plat for Ravinia 13th addition
- Held a work session for Planning Commissioner training
- Reviewed a final plat for Bellwether 2nd addition
- Reviewed a rezoning, CUP, site plan, and variance for 23405 County Road 10
- Reviewed a CUP and site plan for 20055 75th Avenue North
- Reviewed a preliminary plat and variance for 22505 Strehler Road
- Reviewed a preliminary plat for 6730 Rolling Hills Road
- Reviewed a proposed sale of City property
- Reviewed ordinance updates to the animal ordinance, southeast district design guidelines, development rights program, and open space and preservation

In 2020 the Planning Commission has the following priorities:

- **To be discussed by the Planning Commission; possibilities:**
 - Process ordinance amendments as required to by the 2040 Comprehensive Plan
 - **Other??**

The Planning Commission appreciates the support of the City Council and requests feedback on its proposed priorities for 2020.

Attachments:
N/A



From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

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www.landform.net

MEMORANDUM

DATE December 12, 2019
TO Brad Martens
CC City Council, Planning Commission, Parks & Trails Commission
FROM Kendra Lindahl, City Planner
RE Active Corcoran Planning Applications

Projects/Comments in blue italics are new

Project marked with an * have moved from active to approved

The following is a summary of project status for current, active projects:

1. **Wessel Property EAW for 22020 Hackamore Road (PID 35-119-23-43-0001, 35-119-23-44-0001, 35-119-23-11-0001 and 35-119-23-12-0002) (City File 19-018).** *The EAW was published in the December 2nd EQB Monitor, which started the 30-day public comment period. Although not required by EQB environmental rules, the City hosted an EAW open house on December 5th. The Council is expected to take action on the EAW at the January 23rd Council meeting.*
2. **Ravinia 14th Final Plat and Final PUD (City file 19-022).** Lennar submitted a request for approval of a final plat and final PUD development plan for “Ravinia 14th Addition” to allow 33 single-family detached home lots and four outlots. *The item was postponed from the December 5th Planning Commission review to January 2nd due to lack of quorum and Council action on December 19th.*

Also, there are several projects that have been approved, but are still not filed and closed out:

1. **Corcoran Business Park (City file 06-005).** The City Council granted a one-year extension to the final plat approval, which expired on April 12, 2011. Staff has spoken to the applicant and is still working to close out this project. Staff has spoken to the applicant and will schedule a meeting when more information is available on the Loretto sewer project.
2. **Hope Ministries Conditional Use Permit for Cemetery and Vacation of Drainage & Utility Easement at 19951 Oswald Farm Road (City file 12-002).** Hope Ministries submitted a request for a conditional use permit to allow a cemetery west of the existing church. The application was approved by the City Council on March 22nd and site work had begun. The letter of credit for site improvements has been released, but we are holding the escrow pending completion of the approved landscaping. The applicant has indicated that they are considering a site plan amendment application to modify the approved plans. Staff met again with Pastor Brian Lothar in July 2017 to discuss the outstanding issues and future expansion plans on the property.
3. **Sawgrass Preliminary Plat, Preliminary PUD Development Plan and Rezoning for Schendel property at 20400 County Road 10 (City file 14-027).** The City Council approved the request on December 11, 2014 and granted the applicant 2 years to apply for the final plat and final PUD development plan. Peachtree Partners did not buy the property, but a different developer could still proceed with the approved plan. On December 9, 2016, the applicant submitted a written request to extend the approvals for an additional year. Staff recommended that this request be reviewed by the City Council, but adequate time was not provided to place this on a Council agenda prior to expiration. Staff administratively approved an extension until February 28, 2017 so that this request for extension could be considered at the February 23, 2017 Council meeting. At that meeting, the City Council

approved a one year extension. The City Council approved another one year extension at the January 25, 2018 meeting. The applicant was granted another extension at the February 28, 2019 Council meeting.

4. **Commercial Door Addition at 7670 Commerce Street (City file 15-010)** The City received an application for approval of a building addition, which required a conditional use permit, interim use permit, variance and site plan approval. The project was reviewed at a public hearing at the June 4th Planning Commission meeting and was approved by the City Council on June 25th. The required landscaping will be finalized and constructed after the downtown infrastructure project is completed. The City will release the remaining escrow when the planting is completed. **Staff is working with the landowner to complete the outstanding items.**
5. ***2040 Corcoran Comprehensive Plan (City file 17-001)**. This year-long process was kicked off with a joint City Council/Commission work session on March 16th followed by three community open houses/events and several commission meetings and Council work sessions. The Parks and Trails Commission reviewed at their March 20th meeting, the Planning Commission held a public hearing on April 5th and on April 26th the City Council approved the 2040 Comprehensive Plan for distribution to adjacent jurisdictions for comment. The adjacent jurisdictions have six months to review and comment and then Corcoran will send to the Metropolitan Council to review for compliance with regional systems. The final draft was approved at the March 14th meeting and submitted to the Metropolitan Council. Staff received an incomplete letter from the Metropolitan Council and met with staff and representatives to resolve the outstanding issues. The Metropolitan Council reviewed and found the plan to be consistent with regional systems on November 13th. *The City Council adopted the 2040 Comprehensive Plan on November 25th.*
6. **Meyer Lot Line Adjustment and Wetland Delineation Waiver at 10740 Bechtold Road (City File 18-039)**. The application is currently incomplete. Additional right-of-way is required for the lot line adjustment and this item will be scheduled for Council action when deemed complete. Due lack of activity, staff sent the applicant a letter that we would be closing out this file. The application was approved by the City Council September 26th. The applicant is working to address outstanding conditions prior to release for recording at Hennepin County.
7. **Comlink Midwest Site Plan, CUP, Variance and Rezoning at 23405 CR 10 (City file 19-011)**. The request is to allow construction of a contractor's yard in the Rural Commercial (CR) district over 3-5 years. Phase 1 is for the 20,000 square foot Utility Construction building. This item was reviewed at a public hearing at the July 9th Planning Commission and Council approved on July 25th meeting. The approval included changes to the building architecture were approved by the Council at the August 22nd meeting.
8. **Bellwether 3rd Addition Final Plat and Easement Vacation (City File 19-017)**. This final plat is for 29 lots north of the new Stieg Road. The PUD final plat for this area we approved as part of city file 19-002, but this plat approval was deferred until the Stieg Road alignment is completed. The application was approved by the City Council September 26th.
9. **Wessel Property Transportation Plan for 22020 Hackamore Road (PID 35-119-23-43-0001, 35-119-23-44-0001, 35-119-23-11-0001 and 35-119-23-12-0002) (City File 19-018)**. The applicant has requested Council review of the transportation plan for this site as the 2040 Comprehensive Plan shows a collector street through the site. This item was reviewed by Council at the August 22nd meeting.
10. **Wessel Property PUD Sketch Plan and EAW for 22020 Hackamore Road (PID 35-119-23-43-0001, 35-119-23-44-0001, 35-119-23-11-0001 and 35-119-23-12-0002) (City File 19-018)**. The sketch plan was reviewed by the Council on September 26th and staff was directed to begin the Environmental Assessment Worksheet. The EAW is expected to be available for Council action in January 2020.
11. **Rolling Hills Acres Final Plat at 6730 Rolling Hills Road (City file 19-020)**. This four-lot subdivision was approved at the October 24th City Council meeting.

12. **Savoie Minor Subdivision at 21801 Homestead Trail (City file 19-021).** This two-lot subdivision was approved by the Council on October 24th. The council had previously approved this subdivision, but the applicant let it expire and is again requesting approval under the current ordinance standards.



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MEMO

Meeting Date: January 2, 2019
 To: Planning Commission
 From: Brad Martens, City Administrator
 Re: City Council Report

The Planning Commission last met on November 7, 2019. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

November 14, 2019 Council Meeting

- Mike Ostaffe – Osseo Area Schools
 - Heard a presentation on priorities for the school district
- Code Enforcement for Westside Tire at 19925 75th Avenue North, 19950 75th Avenue North
 - Directed staff to work with Westside Tire to resolve code enforcement issues as outlined in the staff report
- Public Hearing – Certifying Delinquent Fees to Hennepin County
 - Held the public hearing; certified the fees as presented at the meeting
- Liquor License Violation – Corcoran Bottle Shop
 - Directed staff to proceed with a \$500 fine as recommended
- Detective and Canine Update
 - Heard updates from Detective Cole and Officer Vojacek
- Low Cost Paving Options
 - Directed staff to bring preferred street segments for paving to a future meeting
- Mama G's Premises Permit
 - Approved a premise permit for Hanover Athletics for lawful gambling
- Water Supply Planning Update
 - Heard an update from staff on the planning process for a future well and water treatment plant

November 25, 2019 Council Meeting

- Adopting the 2040 Comprehensive Plan
 - Approved a resolution adopting the City of Corcoran 2040 Comprehensive Plan
- Public Works Facility Closeout
 - Authorized staff to allocate remaining funding towards fire panel installation, increased landscaping, and cement in the lean-to
- 2019 Code Enforcement Update and 2020 Code Enforcement Priorities
 - Provided an update on code enforcement activity for 2019; received input on 2020 code enforcement priorities including reviewing conditional/interim use permits and unregistered home occupations
- 2025 Staff Planning
 - Received a draft staff plan for 2025 based upon certain assumptions; additional information will be reviewed as part of the financial management plan review
- Resolution Authorizing Entry
 - Approved the resolution as presented
- Five Year Financial Management Plan Status Update
 - Scheduled a work session for February 13, 2019
- Closed Session -Consider an Offer for Real Estate at 8200 County Road 116
 - Held the closed session; provided staff direction

December 12, 2019 Council Work Session

- The City Council held a joint work session with the Planning Commission to hear from the Urban Land Institute

December 12, 2019 Council Meeting

- Years of Service Recognition – Matt Gottschalk, 5 Years
 - Mayor Thomas recognized Matt for his years of service
- Recreation Coordinator Job Description and Hiring Process
 - Approved the job description and internal hiring process as presented
- 2020 Fee Schedule
 - Approved the fee schedule; directed staff to review select fees and bring back recommendations for changes in first quarter 2020
- Public Hearing – 2020 Proposed Budget and Property Tax Levy
 - Presented the information and held the public hearing; no individuals spoke at the hearing
- Fire Subcommittee Recommendations
 - Received the report and adopted the mission, vision, and values; directed staff to bring a work plan back to the Council at a future meeting

- 2020 Full-time, Part-time, and Seasonal Wage Schedule
 - Approved the wage schedule as presented
- 2020 General Fund Budget and Property Tax Levy
 - Approved the budget and property tax levy as presented
- Parks and Trails Commission Appointment – Alicia Hoffmann
 - Appointed Alicia Hoffmann to the Parks and Trails Commission for a term ending February 28, 2022
- Closed Session
 - Held the closed session; approved a land sale agreement with St. Therese for approximately 13 acres of City owned property

December 19, 2019 Council Meeting

- Senator David Osmek
 - Heard an update from Senator Osmek on legislative initiatives he is supporting; Council requested support for street improvement district legislation
- Three Rivers Park District Commissioner Marge Beard
 - Commissioner Beard and Three Rivers Park District staff presented a corridor planning project that will take place in 2020 for the future Diamond Lake Regional Trail Corridor which would go through Corcoran
- Code Enforcement Violation Extension Request
 - Approved an extension until January 31, 2020
- 2020-2022 Labor Agreement
 - Approved the Labor Agreement as presented
- 2020 Water and Sewer Budgets
 - Approved the budgets as presented; adopted sewer use fees for mobile home parks
- 2020 Strategic Planning Session
 - Approved the proposal as presented
- 2019 Year in Review
 - Heard an update on some of the items from the year; Council thanked staff for their work

Attachments:

None