



CITY OF CORCORAN
Corcoran Planning Commission Agenda
March 5, 2020 - 7:00 pm

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Agenda Approval

4. Open Forum

5. Minutes

- a. Minutes – January 2, 2020*

6. New Business

- a. **Public Hearing.** Kissner Application for Variance and Preliminary (PID 21-119-23-33-0004) (city file no. 20-001)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation
- b. Bellwether 4th Addition Final PUD Development Plan (city file no. 20-002)
 - i. Staff Report
 - ii. Commission Discussion & Recommendation
- c. **Public Hearing.** Zoning Map Changes (city file no. 20-003)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation

7. Reports/Information

- a. Planning Project Update*
- b. City Council Report* – Council Liaison Schultz
- c. July 2nd Meeting Attendance
- d. Other Business

8. Commissioner Liaison Calendar

City Council Meetings

3/12/20	3/26/20	4/9/20	4/16/20	5/14/20	5/28/20
Shoulak	Jacobs	Dickman	Vehrenkamp	Wu	Shoulak

9. 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
January 2, 2020 - 7:00 pm

The Corcoran Planning Commission met on January 2, 2020 at City Hall in Corcoran, Minnesota.

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

Also present were: City Planner Lindahl, 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. Chair and Vice-Chair Election

Motion made by Jacobs seconded by Vehrenkamp to nominate Dean Jacobs as Chair.

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

Motion made by Jacobs seconded by Vehrenkamp to nominate Jeff Dickman as Vice-chair.

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

4. Agenda Approval

Motion made by Jacobs seconded by Wu to approve the agenda as presented with corrections to Liaison Calendar dates.

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

5. Open Forum – None

6. Minutes

a. Minutes – November 7, 2019

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

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

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 – Planner Lindahl presented her staff report.

ii. Commission Discussion & Recommendation – The Commission asked for clarification on the possible future water facility well and structure.

Motion made by Wu seconded by Jacobs to recommend approval of the resolution as presented.

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

b. 2019 Recap and 2020 Priorities

i. Staff Report – Planner Lindahl gave a brief overview of Administrator Martens memo.

ii. Commission Discussion & Recommendation – The Commission discussed timing of Comp Plan implementation as well as other items to add as priorities. Other priorities discussed were: adopting a tree preservation policy including criteria for identification and best management practices, fertilizer guidelines, Land Use definitions, and PUD updates.

Motion made by Dickman seconded by Jacobs to recommend the following as 2020 priorities: process ordinance amendments as required by the 2040 Comprehensive Plan implementation,

adopt a formal tree preservation policy, adopt guidelines for fertilizer(s).
Voting Aye: Jacobs, Dickman, Wu, Shoulak, and Vehrenkamp. (Motion carried 5:0)

8. 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

9. Commissioner Liaison Calendar

City Council Meetings

1/9/20	1/23/20	2/13/20	2/27/20	3/12/20	3/26/20
Jacobs	Dickman	Vehrenkamp	Wu	Shoulak	Jacobs

10. Adjournment

Motion made by Dickman seconded by Shoulak to adjourn.
Voting Aye, Jacobs, Dickman, Wu, Shoulak, Vehrenkamp.
Meeting adjourned at 7:53pm.

*Submitted by Mike Pritchard
Code Compliance Official*



From Site to Finish

105 South Fifth Avenue

Suite 513
Minneapolis, MN 55401

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

TO: Corcoran Planning Commission

FROM: T.J. Hofer through Kendra Lindahl, Landform

DATE: February 27, 2020 for the March 5, 2020 Planning Commission Meeting

RE: **PUBLIC HEARING.** Request for Preliminary Plat, Final Plat and Variances to subdivide the St. Jane Chantel Cemetery (PID 21-119-23-33-0004) (city file no. 20-001)

REVIEW DEADLINE: May 30, 2020

1. Application Request

Gene Kissner (applicant) is requesting approval of a Preliminary Plat, Final Plat and Variance to subdivide the 3.76-acre St. Jane Chantel parcel owned by Church of St. Thomas the Apostle. The portion north of County Road 50 contains the cemetery and will be retained by the church and Kissners will purchase the portion south of County Road 50.

A variance is required as this would create a 1.7-acre lot for the cemetery and 1.2-acre outlot for Kissners that do not meet the minimum lot size requirement for the Rural Residential zoning district. The lot on the south side of County Road 50 will also require a variance to be created without a development right.

A public hearing is required for the preliminary plat. Only the Preliminary Plat and Variance are reviewed by the Planning Commission. The Planning Commission recommendation will be forwarded to the City Council.

2. Context

Zoning and Land Use

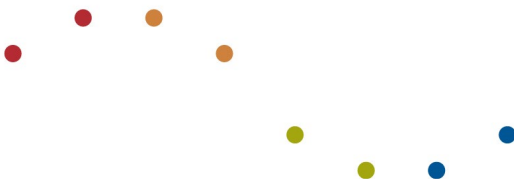
The lot is zoned Rural Residential and guided as Rural/Ag Residential on the Comprehensive Plan. The lot is outside of the 2040 MUSA.

The land to the north of County Road 50 is St. Jane Chantel cemetery for the Church of St. Thomas the Apostle. The land to the south of County Road 50 has been used in the past by Kissners for agricultural purposes and currently has a gravel driveway and a portable shed that is used as a seasonal produce stand.

Surrounding Properties

The surrounding properties are currently zoned as Rural Residential and guided as Rural/Ag Residential or Agricultural Preserve in the Comprehensive Plan.





Parks and Trails

The Comprehensive Plan shows an on-road trail along County Road 50.

3. Analysis of Request

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer’s comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

A. Level of City Discretion in Decision-Making

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

The City’s discretion in approving or denying a variance is limited to whether the proposed project meets the standards in the Subdivision Ordinance for a variance. 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.

B. Consistency with Ordinance Standards

Preliminary Plat

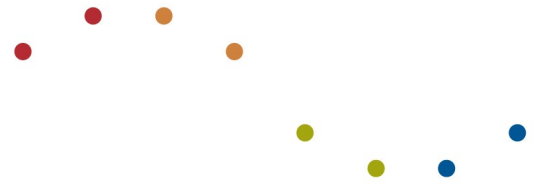
Lot Size and Standards

The proposed subdivision will create one 1.7-acre lot on the north side of County Road 50 (Lot 1, Block 1) and one 1.2-acre outlot on the south side of County Road 50 (Lot 1, Block 2). Since the southern parcel has no development rights, staff recommends that the parcel be platted as an outlot. Both of these lots are under the minimum lot area of two acres.

Lot 1, Block 2 would be created without a development right. No lots or outlots can be created without development rights, except in some circumstances outlined in Section 1040.030 Subd. 7(E). This application does not meet the circumstances detailed by the code; therefore a variance is required. The variance is discussed later in the staff report.

The portable shed shown on the survey is used by the applicant as a seasonal produce stand. Seasonal produce stands are allowed within the Rural Residential district. These types of stands are common throughout Corcoran and while they do not conform with setback standards, they help support and maintain the rural character of the City. Requiring the applicant to move the produce stand is inconsistent with the City goals to preserve rural character. The City should consider addressing this setback issue in a future ordinance update.

Drainage and utility easements are shown on the final plat measuring 15 ft. along County Road 50 and 10 ft. along all other sides of the lots. The City requires such easements to be 10 ft. wide along



roadways and five ft. when a lot line is shared with another parcel. The applicant may wish to revise the plat to provide only the minimum required easements.

Parks and Trails

There are no buildable lots being created with this subdivision, therefore, no park dedication is required.

Streets and Access

No changes are proposed to County Road 50; however the road is currently under a prescriptive easement. Hennepin County would normally require right-of-way dedication, but the County will wait till a future sale or redevelopment of the property in the future to take the dedication. Hennepin County also notes that the location of the drive-way may need to be reconsidered in the future.

No changes are proposed to the cemetery or Kissner accesses. The proposed south parcel has been used by Kissners and has an existing driveway to the applicant's other properties to the west. A driveway easement and maintenance agreement will be required. The applicant has provided a legal description for the easement and we have included a condition requiring a recordable document to be provided and recorded with the plat.

Variance

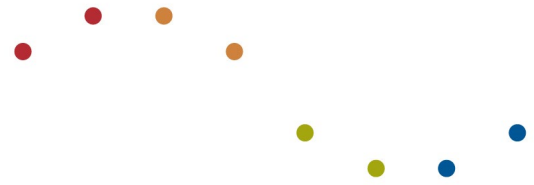
The applicant is requesting a variance from the zoning ordinance to allow two lots to be created that are less than the allowable minimum lot size and to allow a lot to be created without development rights. A variance requires that the applicant show that the following standards have been met.

A. That there are practical difficulties in complying with the zoning ordinance.

A practical difficulty is created by County Road 50 bisecting the current parcel, which renders the south portion of the parcel unusable for the existing cemetery on the northern side of the parcel. Creating a subdivision with the County Road as the parcel boundary allows the church to sell the south portion to the adjacent landowner that has been using the land. There is no way to subdivide the land and comply with the minimum lot size requirements due to the existing road location.

The applicant has indicated that they intend to sell the southern parcel that they are purchasing from the Church with one of the two adjacent parcels that they own (PID 21-119-23-34-0002 and 28-119-23-21-0001), however, they would like to keep it as a separate parcel for now to keep their options open.

The second variance is to create a parcel without development rights. Section 1040.030 Subd. 7(E) of the City Code prohibits the creation of lot or outlots without a development right as Lot 1, Block 1 has used the available development right. The future Lot 1, Block 2 is to be platted as an outlot and is not planned to be developed. The outlot being without a development right is temporary, however, and will eventually be combined with one of the adjacent lots that are conforming and will make the outlot conforming upon the future lot consolidation.



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 were not created by the landowner.

The arrangement of the parcels that led to the south side of the parcel being unusable by the owner is due to the alignment of County Road 50, which is out of the control of the applicant. The alignment of County Road 50 has effectively already functions as two separate parcels that do not meet the minimum lot size.

Proposed Lot 1, Block 2 has contained the driveway for the applicant's lot since the farm was founded, has been farmed for 40 years by the applicant and is unusable by the church. The lot being split by County Road 50 is unique situation.

C. That the granting of the variation will not alter the essential character of the locality.

There are no proposed changes to the use of the land and no development planned. Approval of the variance will not change how the existing parcel is used and will not be discernable to the general public.

The use of the outlot will remain the same and development is not planned, so the outlot being created without a development right will not alter the essential character of the locality and will eventually be absorbed into a conforming lot.

D. The proposed variance would be in harmony with the general purposes and intent of the ordinance.

The lot will be under the minimum lot size, but there will be no noticeable changes to the land and will still serve the intent of the zoning code of maintaining the character of the Rural Residential zoning.

No changes are planned for the land and allowing the applicant to keep proposed Lot 1, Block 2 separate from his currently owned parcels allows the applicant greater flexibility in the future which will allow for the land to remain in harmony with the ordinance.

E. The variance is consistent with the Comprehensive Plan.

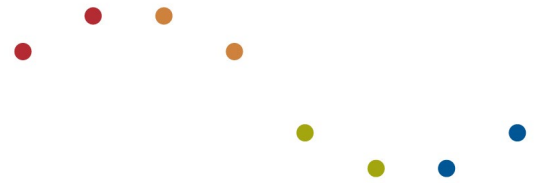
The Comprehensive Plan calls for preservation of the rural character while still allowing for property owners to have options with their land. Allowing the lot to be subdivided allows the owner of the lot to sell off unusable land and leaves the applicant with options with how to use the land in the future.

Allowing a small lot without a development right that will eventually be consolidated to a lot that does have development rights will allow the applicant to have options with their land effectively without harming the rural character and allowing for future sale and development of their land.

Final Plat

The applicant has also requested approval of a final plat. The final plat requires action by the City Council only.

The final plat should be revised to allow for the signature of the applicant and the landowner (the church).



Conclusion

Staff has reviewed the preliminary plat, final plat and variance for consistency with the applicable standards outlined in the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. Staff noted in the staff report the outstanding issues that must be addressed and have included conditions in the attached draft resolutions to address these issues.

Currently, the proposed Lot 1, Block 2 is not being combined with the applicant's adjacent property in an effort to allow the greatest amount of flexibility in future sales. If the Planning Commission does not wish to allow Lot 1, Block 2 to be created with the variances that are proposed, the Commission could instead require Lot 1, Block 2 to be consolidated into one of the lots already owned by the applicant.

4. Recommendation

Move to recommend approval of the resolution approving the preliminary plat and variance.

Attachments

1. Draft Resolution approving preliminary plat and variances
2. Engineer's Memo dated February 12, 2020
3. Site Location Map
4. Applicant's narrative
5. Preliminary Plat
6. Final Plat

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

**A RESOLUTION TO APPROVE A PRELIMINARY PLAT AND VARIANCE FOR
PROPERTY LOCATED AT 22105 COUNTY ROAD 50 (PID 21-119-23-33-0004) (CITY
FILE 20-001)**

WHEREAS, Gene Kissner has requested approval of a preliminary plat and variance to allow for the subdivision of the property legally described as:

See Attachment A

WHEREAS, the Planning Commission reviewed the submitted preliminary plat and variance at a duly called Public Hearing, and;

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

1. A preliminary plat is approved, in accordance with the plans received by the City on January 31, 2020, and the additional information provided on February 6, 2020, except as amended by this resolution.
2. A variance to allow the creation of Lot 1, Block 2 with a total lot area less than the required lot size for the Rural Residential zoning district, based on the following findings:
 - i. There are practical difficulties in complying with the Zoning Ordinance. The lot is effectively already split by County Road 50 and does not allow for the use of the southern portion of the lot to be the same as the northern portion.
 - ii. The conditions are unique to the parcel of land and were not created by the owner. The property is split by County Road 50 and already functions as two separate parcels that do not meet the minimum lot size.
 - iii. The granting of this variance will not alter the essential character of the locality. Approval of the variance will not change how the existing parcel is used and will not be discernable to the general public.
 - iv. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The variance will not change the general purpose or intent of the ordinance and will not be a visible change to passersby.
 - v. The variance is consistent with the Comprehensive Plan. The Comprehensive Plan calls for preservation of the rural character while still allowing for property owners to have options with their land.
3. A variance to allow the creation of Lot 1, Block 2 without a development right, based on the following findings:

RESOLUTION NO. 2020-XX

- i. There are practical difficulties in complying with the Zoning Ordinance. The existing parcel has used the available development rights and there are none to apply to the southern parcel after the subdivision; however, this is a temporary situation as this new parcel will be combined with one of the adjacent parcels owned by the applicant in the future.
 - ii. The conditions are unique to the parcel of land and were not created by the owner. The property is split by County Road 50, which is a unique situation.
 - iii. The granting of this variance will not alter the essential character of the locality. The applicant is not altering any of the existing conditions on site, and the use of the parcel will remain the same.
 - iv. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The variance will not change the general purpose or intent of the ordinance and will not be a visible change to passersby.
 - v. The variance is consistent with the Comprehensive Plan. The Comprehensive Plan calls for preservation of the rural character while still allowing for property owners to have options for future sale and development of their land.
4. There is one development rights remaining on proposed Lot 1, Block 1 and no development right on Lot 1, Block 2.
5. Lot 1, Block 2 shall be named as Outlot A as there are no development rights for that parcel and the ordinance does not allow the creation of new lots without development rights.
6. No new lots are being created; therefore, park dedication is not required.
7. The applicant shall comply with all conditions provided by Hennepin County.
8. Prior to release of the final plat for recording:
 - a. The applicant shall comply with all conditions in the City Engineer's memo dated February 12, 2020.
 - b. The applicant must submit a construction and maintenance agreement for the driveway for review and approval by the City Attorney. This document must be in recordable form and must be filed at Hennepin County.
9. Prior to release of escrow:
 - a. Lot monuments shall be installed as required by the Subdivision Ordinance.
 - b. Record the approving resolutions, mylar and all related documents at Hennepin County and provide proof of recording to the City.

RESOLUTION NO. 2020-XX

- c. The applicant shall provide the approved preliminary and final plat drawings to the City in an electronic (AutoCAD) format.
10. Approval of the preliminary plat shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of a final plat.

VOTING AYE

- Thomas, Ron
 Bottema, Jon
 Dejewski, Brian
 Anderson, Thomas
 Schultz, Alan

VOTING NAY

- Thomas, Ron
 Bottema, Jon
 Dejewski, Brian
 Anderson, Thomas
 Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XXnd day of March 2020.

Ron Thomas - Mayor

ATTEST:

Jessica Beise – City Clerk/Administrative Services Coordinator

City Seal

RESOLUTION NO. 2020-XX

ATTACHMENT A

That part of the West Half of the Southwest Quarter of Section 21, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Beginning at the Southeast corner thereof; thence on an assumed bearing of North 00 degrees 09 minutes 18 seconds West along the East line thereof, a distance of 453.05 feet; thence South 53 degrees 17 minutes 07 seconds West, a distance of 317.47 feet; thence South 50 degrees 33 minutes 49 seconds West, a distance of 211.89 feet; thence South 26 degrees 59 minutes 50 seconds East, a distance of 87.50 feet to the West line of the East 379.50 feet of the West Half of the Southwest Quarter; thence South along said West line to the South line thereof; thence East to the point of beginning.

ALSO

The West 8 rods of the South 20 rods of the Southeast Quarter of the Southwest Quarter, except road.

Technical Memo



Responsive partner.
Exceptional outcomes.

Engineer's Memorandum

To: Kendra Lindahl, City Planner
From: Kent Torve, P.E., City Engineer
Date: February 12th, 2020
Subject: Kissner Preliminary and Final Plat

1. Background

A landowner (listed as Church of St. Jane Chantel) is creating two lots which are split by CR 50. One lot will have the cemetery (1.7 acres) and the other lot south of CR 50 is 1.2 acres.

2. Easements

- ▲ Easement exhibit from 2/6/2020 shows ingress/egress for the parcel to the south (Kissner). This requires City attorney review and approval
- ▲ Side yard easements are shown at 10 feet and front yard at 15 feet, City requirements are 5 feet and 10 feet, respectively
- ▲ No flood plain or wetlands are present

3. County ROW

- ▲ Typically County requests dedication of ROW at plat, however it is Council discretion to grant the dedication or wait until future County road project triggers a need.

End of Memo



Hennepin County Natural Resources Map

Date: 2/27/2020






Legend

FEMA Floodplains - 100 Year

-  A
-  AE FLOODPLAIN
-  AH
-  AO
-  AE FLOODWAY

Wetlands

-  Potential Wetland - HCWI
-  Probable Wetland - HCWI
-  Probable Wetland - NWI

PID: 2111923330004
 Address: 52 ADDRESS UNASSIGNED,
 CORCORAN
 Owner Name: CH OF ST
 JANE CHANTEL COR
 Acres: 2.93

Comments:

1 inch = 400 feet



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.

COPYRIGHT © HENNEPIN COUNTY 2020

Please attach a brief description of your project/reason for your request.

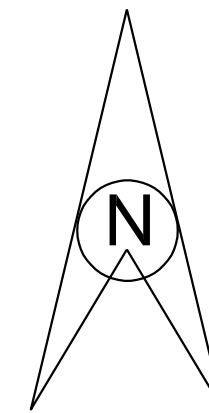
The current cemetery land consists of approximately 3 acres with approximately $\frac{1}{2}$ half in a triangle shape on the south side of County Road 50. A variance is needed for us to purchase this land due to its small size. The entrance to our farm is and always has been across portion of the cemetery land on the south side of County Road 50.

No changes will be made since this land has also been farmed along with our current acreage for over 40 years.

An easement to the current farmstead which is owned by us, is requested

Elizabeth Kissner
Dene Kissner

Preliminary Plat of SAINT JANE CHANTAL

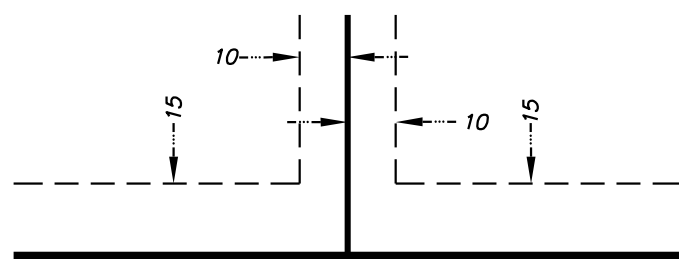


TOTAL PLAT AREA = 3.76 ACRES

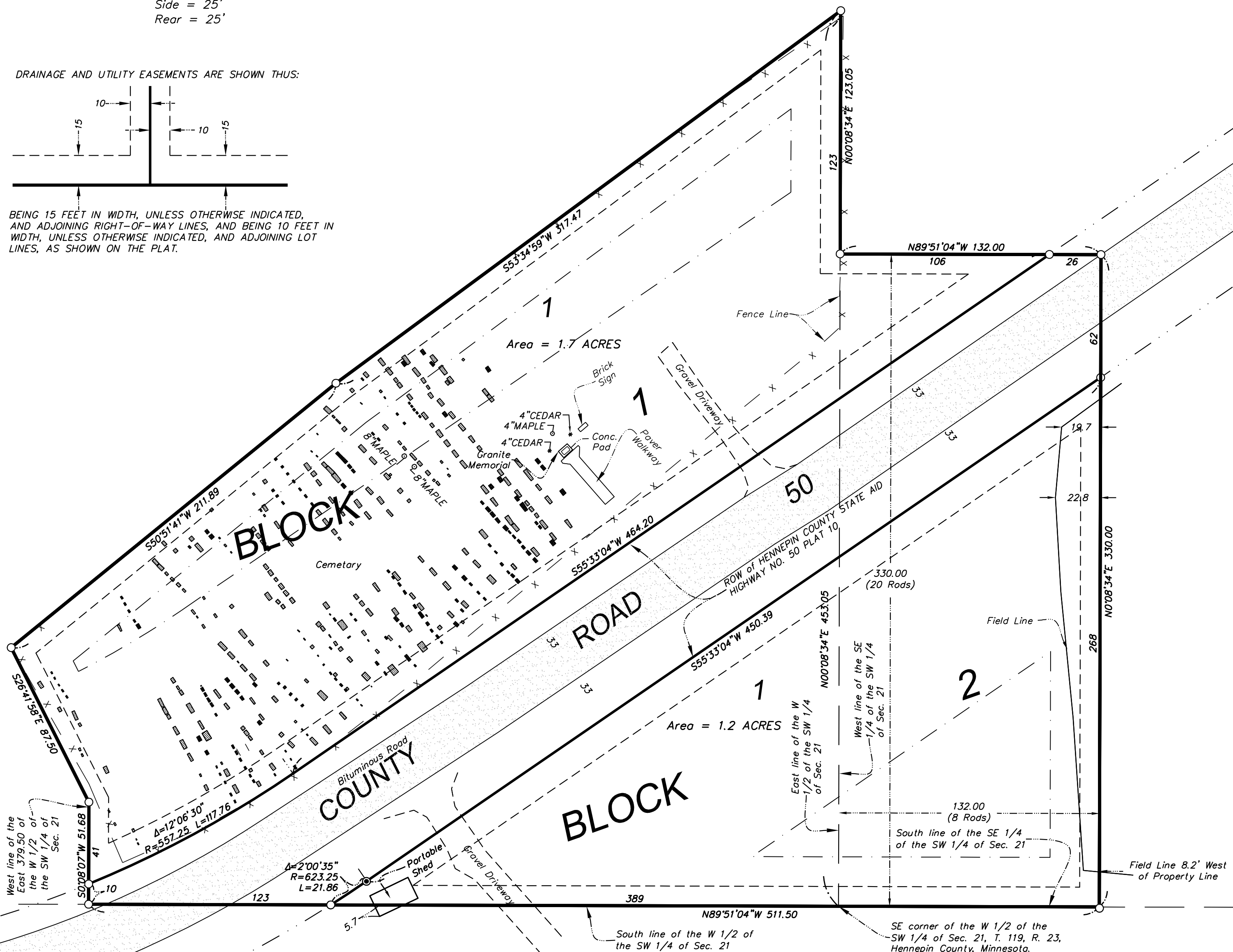
LEGEND

- denotes Deciduous Tree
- x — denotes Fence Line
- - - denotes Building Setback Line
Co. Rd 50 = 100'
Side = 25'
Rear = 25'

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 15 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



Surveyors Note:

The Bearings shown on the drawing are based upon the Hennepin County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

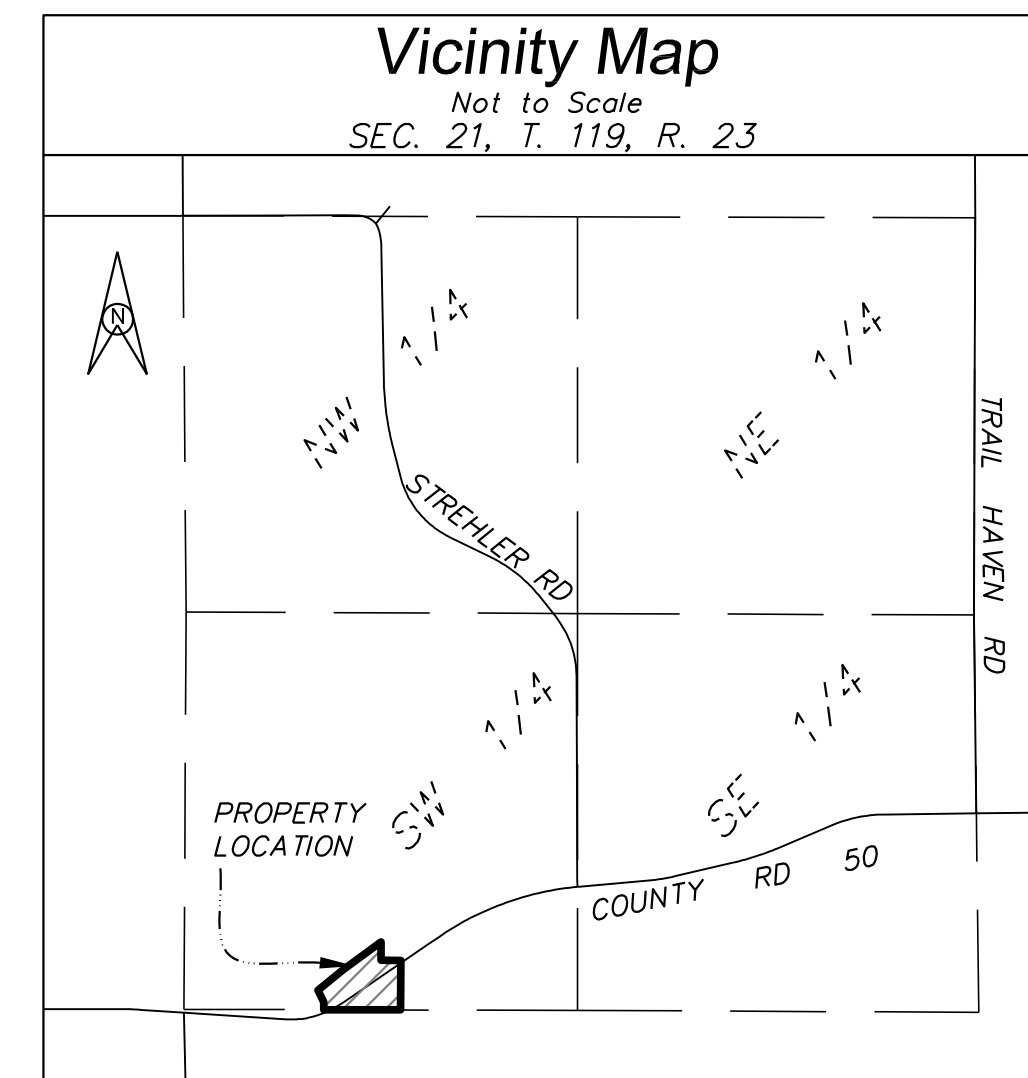
PROPERTY DESCRIPTION:

That part of the West Half of the Southwest Quarter of Section 21, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Beginning at the Southeast corner thereof; thence on an assumed bearing of North 00 degrees 09 minutes 18 seconds West along the East line thereof, a distance of 453.05 feet; thence South 53 degrees 17 minutes 07 seconds West, a distance of 317.47 feet; thence South 50 degrees 33 minutes 49 seconds West, a distance of 211.89 feet; thence South 26 degrees 59 minutes 50 seconds East, a distance of 87.50 feet to the West line of the East 379.50 feet of the West Half of the Southwest Quarter; thence South along said West line to the South line thereof; thence East to the point of beginning.

ALSO

The West 8 rods of the South 20 rods of the Southeast Quarter of the Southwest Quarter, except road.



Preliminary Plat on part of the South 1/4 of the Southwest 1/4 of Section 21, Township 119, Range 23, Hennepin County, Minnesota.

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.

Requested By:

Gene Kissner



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- denotes Hennepin County cast iron highway monument

Revised:

Paul E. Otto
Paul E. Otto
License #40062 Date: 01-31-2020

Date:
01-28-20

Drawn By:
E.M.S.

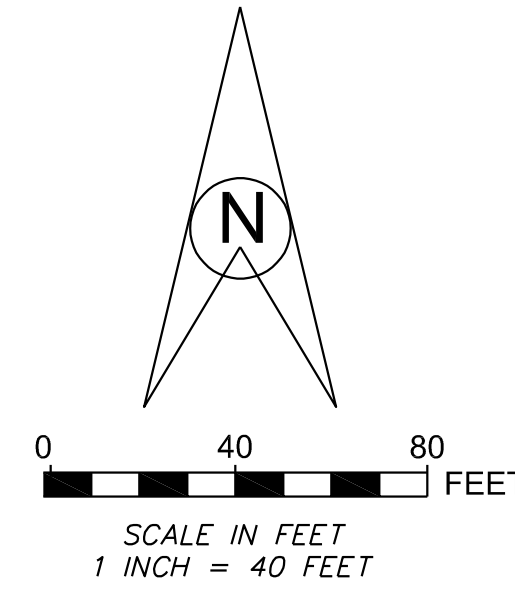
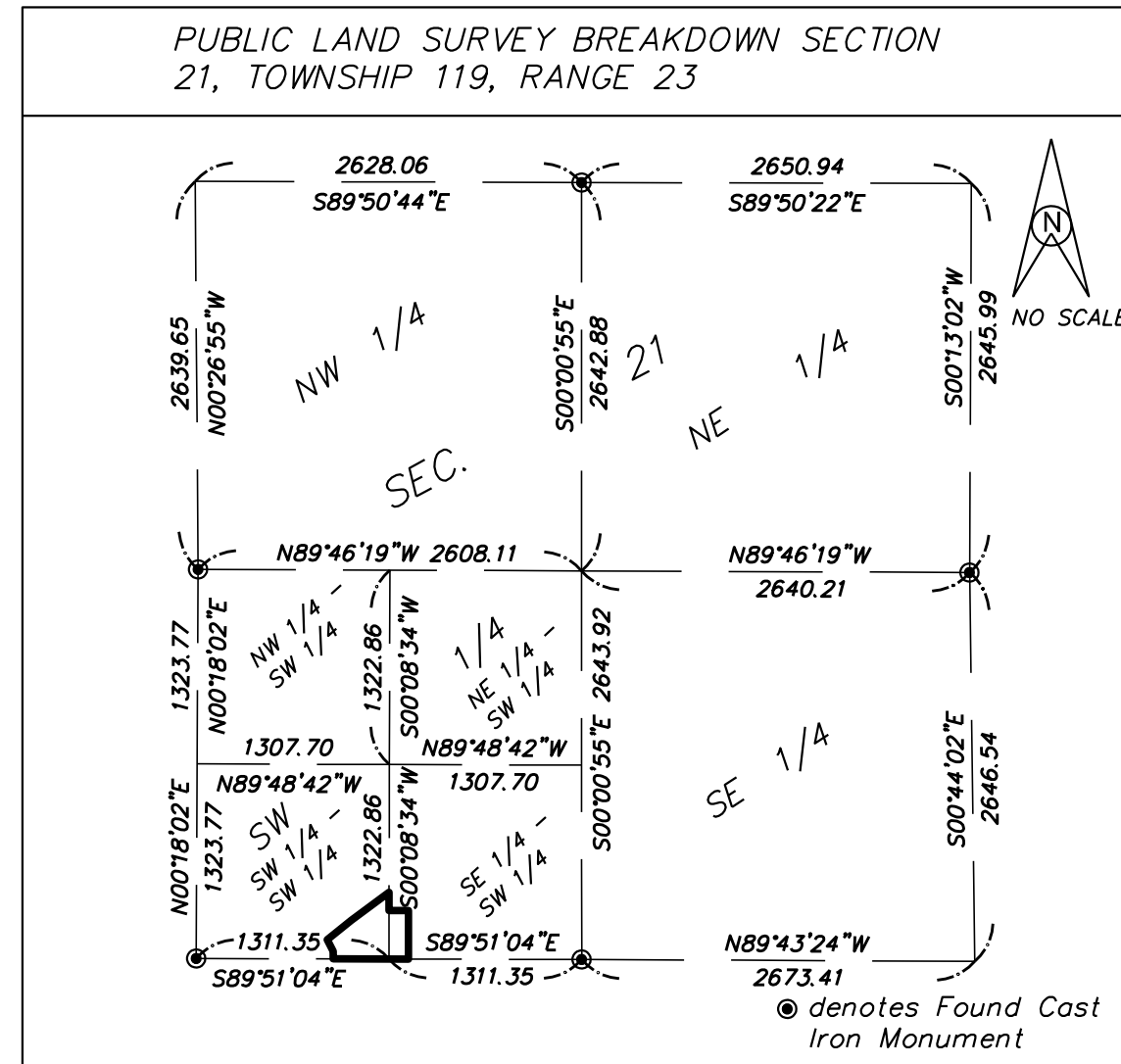
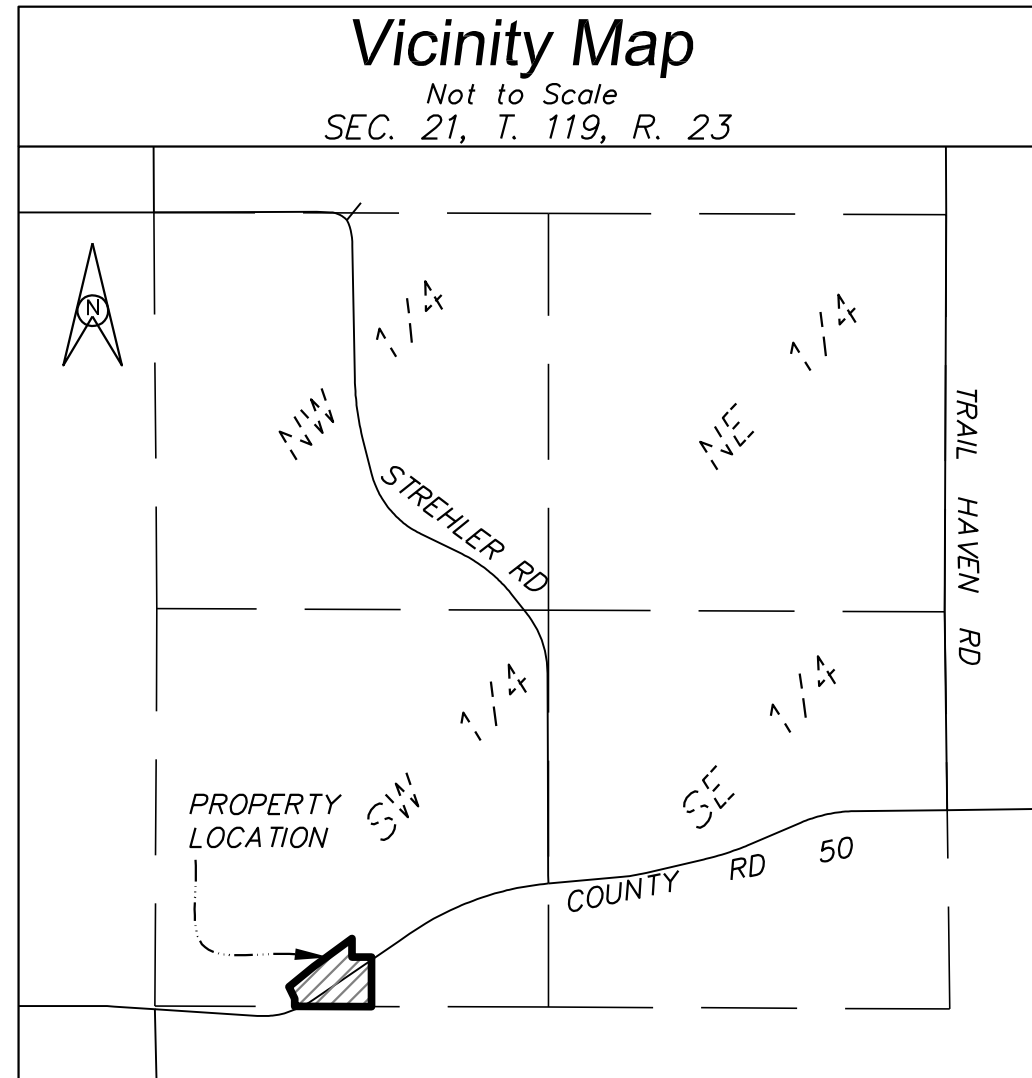
Scale:
1"=40'

Checked By:
P.E.O.

Project No.
19-0261

SAINT JANE CHANTAL

C.R. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That _____, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the West Half of the Southwest Quarter of Section 21, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Beginning at the Southeast corner thereof; thence on an assumed bearing of North 00 degrees 09 minutes 18 seconds West along the East line thereof, a distance of 453.05 feet; thence South 53 degrees 17 minutes 07 seconds West, a distance of 317.47 feet; thence South 50 degrees 33 minutes 49 seconds West, a distance of 211.89 feet; thence South 26 degrees 59 minutes 50 seconds East, a distance of 87.50 feet to the West line of the East 379.50 feet of the West Half of the Southwest Quarter; thence South along said West line to the South line thereof; thence East to the point of beginning.

ALSO

The West 8 rods of the South 20 rods of the Southeast Quarter of the Southwest Quarter.

Has caused the same to be surveyed and platted as SAINT JANE CHANTAL and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said _____, has hereunto set his/her hand this _____ day of _____, 20____.

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, _____

My commission expires _____

I Paul E. Otto 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 this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in 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____.

Paul E. Otto, Licensed Land Surveyor
Minnesota License Number 40062

STATE OF MINNESOTA
COUNTY OF WRIGHT
This instrument was acknowledged before me on this _____ day of _____, 20____ by Paul E. Otto.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA
This plat of SAINT JANE CHANTAL was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting thereof 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 _____ Clerk

RESIDENT AND REAL ESTATE TAXES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20____ 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 MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor by _____

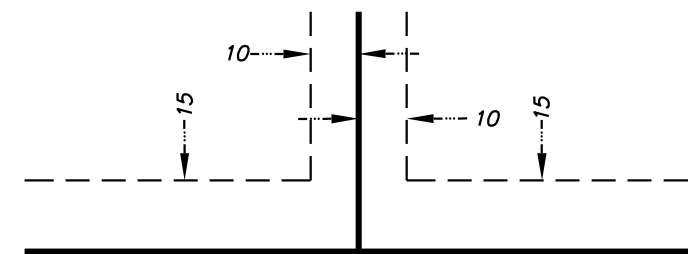
COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of SAINT JANE CHANTAL was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Martin McCormick, County Recorder by _____ Deputy

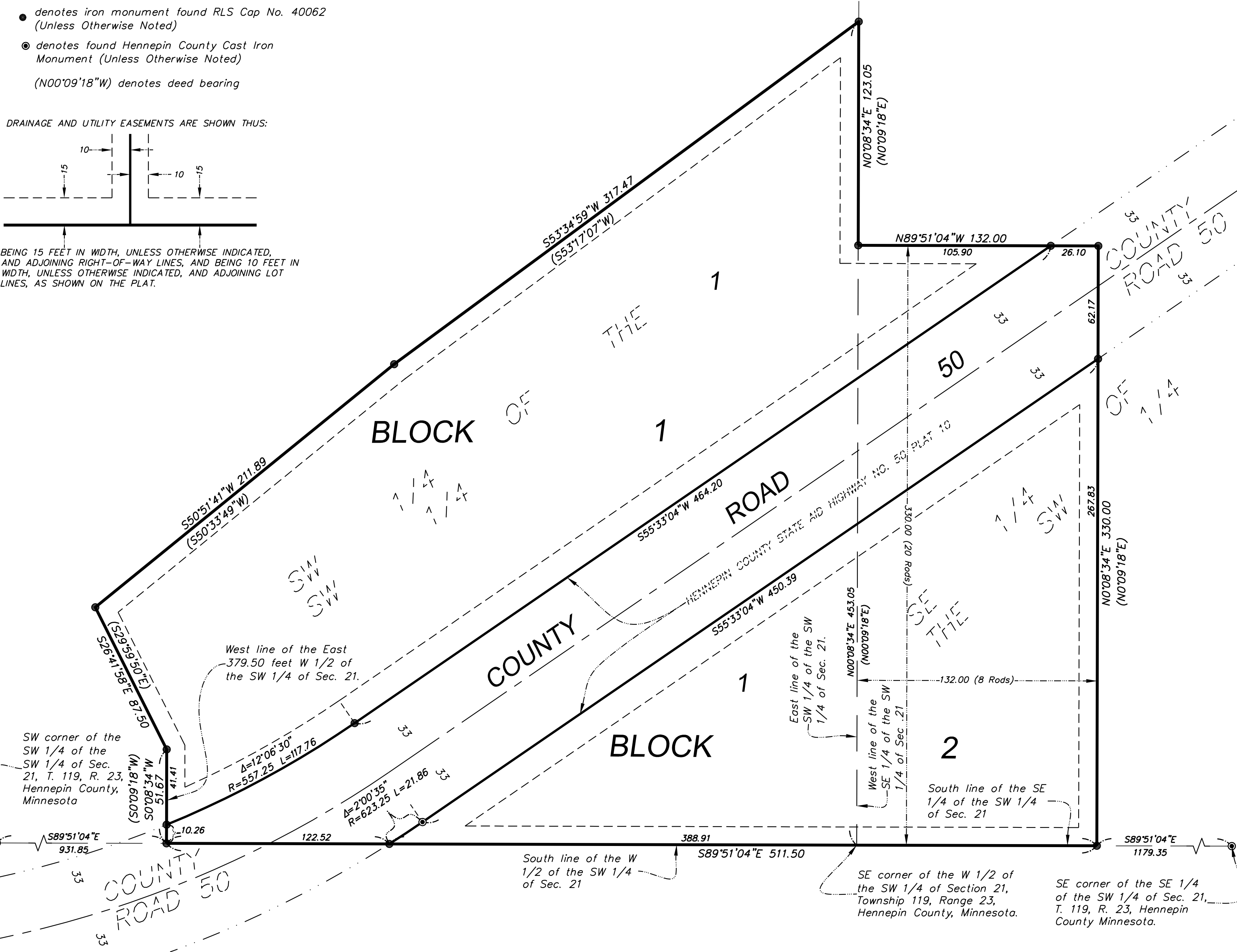
Bearing Orientation:
The South line of the S 1/2 of the SW 1/4 Section 21, Township 119, Range 23, Hennepin County, Minnesota, is assumed to bear S89°51'04"E.

- denotes iron monument found RLS Cap No. 40062 (Unless Otherwise Noted)
- ⊙ denotes found Hennepin County Cast Iron Monument (Unless Otherwise Noted)
- (N00°09'18"W) denotes deed bearing

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 15 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.





105 South Fifth Avenue

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

Suite 513
Minneapolis, MN 55401

TO: Corcoran Planning Commission

FROM: T.J. Hofer through Kendra Lindahl, Landform

DATE: February 27, 2020 for the March 5, 2020 Planning Commission Meeting

RE: Final PUD Development Plan for “Bellwether 4th Addition” (Outlot D, Bellwether 2nd Addition) (city file no. 20-002)

REVIEW DEADLINE: May 29, 2020

1. Application Request

Pulte Homes of Minnesota, LLC (applicant) has submitted a request for approval of a Final Plat and Final PUD plan application for “Bellwether 4th Addition”, a residential development of 74 new single-family homes and one outlot on 45.49 acres of property.

Only the Final PUD Development Plan is reviewed by the Planning Commission. The Planning Commission recommendation will be forwarded to the City Council.

2. Context

Background

On June 28, 2018 the City approved rezoning the property to Planned Unit Development (PUD), a preliminary plat and a preliminary PUD plan. The approvals were subject to several conditions which the developer is working to address.

On October 11, 2018 the City approved the Final Plat and Final PUD Development plan for the first phase of Bellwether which included 78 single family homes and six outlots.

On April 25, 2019 the City approved the Final Plat for Bellwether 2nd Addition and the Final PUD for the 2nd and 3rd phases

On October 26, 2019 the City approved the Final Plat for Bellwether 3rd Addition. The plat for the 3rd Addition cannot be recorded until the street and utility improvements on the realigned Stieg Road are completed, but some grading work in the 3rd Addition was required to facilitate these improvements.

This is the fourth of five/six planned phases.

3. Analysis of Request

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer’s





comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

A. Level of City Discretion in Decision-Making

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

B. Consistency with Ordinance Standards

Final PUD Development Plan

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. Staff finds that the final PUD development plan is generally consistent with the approved preliminary plans.

The applicant has submitted a plan for the fourth phase of the proposed development which includes 74 new single-family homes one outlot. All the homes proposed in this development will be single-family homes constructed for active adults. The Bellwether (formerly Encore) development is part of the Del Webb development brand, which is an age-restricted community that provides a wide range of property management services and recreational amenities to its residents. The properties are managed by a homeowner's association that provides yard and snow maintenance and are restricted by covenants that require at least one person in the household to be 55 or older. No children are allowed to live in the community. The community is served by a recreational community center.

Lot Size and Setbacks

The applicant is showing lot sizes and setbacks that are generally consistent with the preliminary plat and preliminary PUD development plan, which allowed 44-foot wide lots (measured at the setback). The final plat is consistent with those approvals.

The site plan should be revised to show a minimum 22-foot driveways for all garages that do not overlap into sidewalks, drives or streets. Additionally, the applicant should provide details of the driveway, house pads, and setbacks as part of their final PUD Plan application that demonstrate compliance with the approved PUD standards, as required in Condition 17 of Resolution 2018-48.

Architecture

The applicant has three widths of homes (34-foot, 45-foot, and 50-foot wide homes) that have the option of being finished with five different architectural styles (Prairie, Heartland, Craftsman, Northern Craftsman, and Euro Country). All homes in this phase will be the 34-foot wide homes. The 34-foot wide homes have three floor plan options and up to 9 different exterior elevations. Architectural exhibits



and elevations have previously been approved to comply with Condition 21 of Resolution 2018-48. All homes in this phase must comply with these architectural requirements.

Homeowners Association

A homeowner's association (HOA) will maintain all common ownership areas of the development, including the open space areas, development signage and cul-de-sac/island plantings.

Condition 22 of Resolution 2018-48 requires that a draft of the HOA documents be submitted for City review and approval with the final plat application for all phases. Staff has included a condition that final approval of the PUD development plan and final plat are contingent on the applicant providing amended copies of the Declaration of Covenants and Homeowners Association Documents to the City for review and approval prior to release of the final plat for recording.

Landscaping

The applicant has provided a final tree preservation plan that conforms to the preliminary development plan.

Section 1060.070 of the Zoning Ordinance requires one overstory tree for each single-family home and a variety of landscaping along the perimeter of the site, along the streets, within the private park and adjacent to wetlands. Plans show plantings at sizes and percentages that comply with ordinance requirements.

The plan shows overstory trees along each of the public streets in the right-of-way. The even spacing and location of the trees creates a desirable tree canopy along the roads. At the time of preliminary PUD approval trees were required to be in the property owner's yard. Policy now allows for trees in the right-of-way for the 80-foot and the 60-foot rights-of-way (where there is room for the public infrastructure and the trees) but will require that trees be placed outside of the right-of-way in the 50-foot rights-of-way. These trees outside of the right-of-way must be planted prior to issuance of a certificate of occupancy for the adjacent home.

Mail Delivery

Centralized mailbox locations should be shown on the landscape plans. The US Postal Service must approve the location of mailboxes. The applicant will need to provide proof of the approved location to the City.

Signage

Original approvals granted approval for signage at the main entrance and the secondary entrance off Stieg Road. No signs are proposed for this addition.

Streets

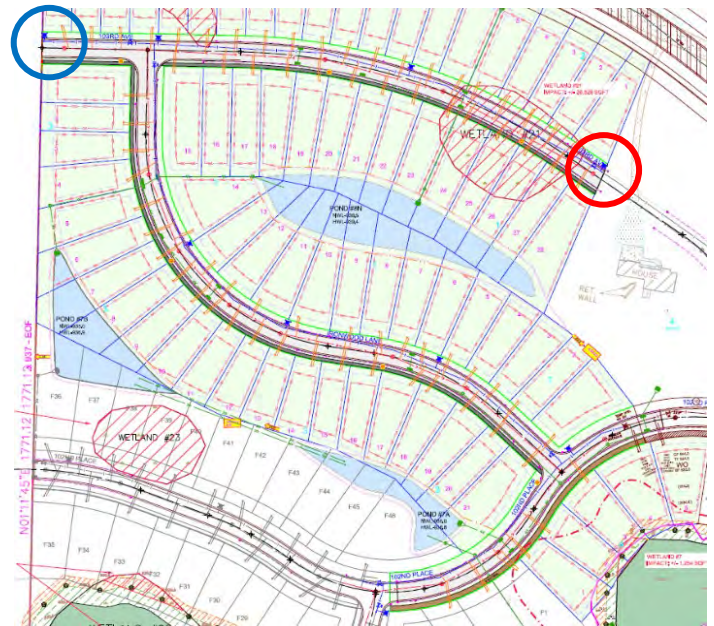
The street layout and design are consistent with preliminary approvals. Condition 29 of Resolution 2018-48 notes that the HOA is required to maintain all common lots, cul-de-sac landscaping, and



ponds. Staff notes that the developer is required to maintain all common areas including boulevard plantings and will be required to enter into a maintenance agreement with the City.

Street names provided generally comply with the City’s approved Street Map.

Preliminary approvals indicated 102nd Place would be extended and Ironwood Lane and 103rd Avenue would be established in this addition and the final plans are consistent with this. A temporary easement is in place at the intersection of 102nd Place and Ironwood Lane, but will be vacated automatically with the platting of this addition as 102nd Place is extended. The applicant has submitted plans that do not show required temporary cul-de-sacs and hammerhead turnarounds.



Section 945.020, Subd. 19 requires temporary cul-de-sacs or hammerhead turnarounds until future connections are constructed. The graphic to the right indicates where a temporary cul-de-sac is required (red circle) and where a hammerhead turnaround is required (blue circle).

All other roads comply with City standards. Staff is including a condition that the applicant provide temporary easement exhibits for the turnarounds. They will be required to file these easements at Hennepin County.

The applicant shall also be required to install barricades and signage to indicate a future road connection, consistent with Section 945.010, Subd.19. The plans indicate that barricades will be located off site. Currently the plans show grading on the property to the west at the end of 103rd Avenue. The applicant must either obtain an easement from the affected land owner or revise plans to eliminate the impact.

The applicant will be required to comply with the conditions in the City Engineer’s memo dated February 24, 2020.

Utilities

Municipal sewer and water are available to serve the site. The applicant will be required to comply with the conditions in the City Engineer’s memo dated February 24, 2020.



Wetlands

The final plans shows several wetlands. The wetland buffers and buffer setbacks provided are consistent with the preliminary plat.

Section 1050.010, Subd. 7 requires that monuments be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. Plans generally comply with this requirement, but plans should be revised to show additional the additional missing wetland monuments as shown.



The applicant shall be required to comply with any additional buffer requirements identified by ECWMC. The City and ECWMC have different wetland buffer and setback requirements. The applicant must show compliance with the most restrictive standard.

The applicant has indicated that multiple wetlands will be filled. The applicant will have to comply with the Minnesota Wetland Conservation Act and details in the City Engineer's memo dated February 24, 2020.

Floodplain

The plans show that there are lots located within a 100-year flood plain (Zone A on the FEMA Floodplain map), which is represented as a dashed red line on the plans. Areas within Zone A that do not have a delineated floodway are classified as being in the General Floodplain District. Section 1050.030 of the Zoning Ordinance provides standards for properties within the Floodplain. The applicant will need to work with City staff to apply for a FEMA map change on any future phases with structures in the flood plain that require fill or mitigation.



Storm Water Management

This phase includes construction of three new stormwater management ponds. A stormwater maintenance agreement must be prepared for each pond, submitted for review and approval by staff and will be required to be recorded with the final plat.



The developer has provided 10-foot drainage and utility easements along the front and rear lot lines and five-foot drainage and utility easements along the side lot lines for the single-family lots. This is consistent with the engineering design standards.

The applicant will be required to comply with the conditions in the City Engineer's memo dated February 24, 2020.

Grading

The applicant is requesting approval to grade the area south of the 4th Addition to help balance the site. Typically, the City does not allow grading to extend beyond the limits of the plat, but has allowed this work to occur in the past when required to balance the soil on site. Staff supports the request for grading provided the grading plan is modified to create a transition to a generally flat area for the future neighborhood park.

The applicant will be required to comply with the conditions in the City Engineer's memo dated February 24, 2020.

Lighting

The applicant has submitted a lighting plan that shows lighting locations. The lights generally are located on the sidewalk side of the street with one exception at the intersection of 102nd Place and 103rd Avenue. Staff has included a condition that the applicant continue to work with staff to finalize streetlight locations.

This phase will include the same lighting fixtures used in the previous phase which conform to City lighting requirements. Staff has included a condition that lighting complies with the lighting requirements of Section 1060.040 of the Zoning Ordinance and are generally located on the sidewalk side of the street.

Parks, Trails and Open Space

Park dedication for Bellwether was calculated for the entire development. No park dedication is required for this phase.

On-road trails are proposed for this phase of the PUD final development plan; however, only off-road trail areas shown in the Comprehensive Plan count toward park dedication requirements. When Outlot A is platted in a future phase, the trail easements will be dedicated and will be counted toward the park dedication requirement. Additional park dedication will be considered as they are proposed with future phases. To calculate the total contribution to park dedication for each phase of development when dedication is proposed, a park and trail easement exhibit with gross and net acreage calculations will be required.

Final Plat

The applicant is requesting approval of a final PUD development plan for 74 single-family residential home lots and one outlot.



If the phase is approved, it would bring the total number of platted lots to 231 out of 398 total lots. The applicant will be providing final PUD plans and final plats for additional phases of the development in the future.

Only the City Council reviews the final plat. The Planning Commission will not provide a recommendation on the Final Plat.

Development Phasing

The developer plans to develop this project in five to six phases. The developer began work in the fall of 2018 and expects completion of the development by 2024. Timing will be contingent upon extension of public infrastructure. The phasing plan may be modified at each stage to better correspond with public improvements.

Conclusion

Staff finds that the proposed plan is generally consistent with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and preliminary PUD approvals. The staff report noted the outstanding issues that must be addressed, and we have included conditions in the attached resolutions to address these issues.

4. Recommendation

Recommend approval of the draft resolution approving the final PUD development plan for Bellwether 4th Addition.

Attachments

1. Draft Resolution approving the final PUD development plan
2. Location Map
3. Engineer's Memo dated February 24, 2020
4. Applicant's narrative dated January 21, 2020
5. Final PUD Development Plans and exhibits dated January 22, 2020 and January 30, 2020
6. Final Plat Dated January 22, 2020.

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR “BELLWETHER 4nd ADDITION” FOR PULTE HOMES OF MINNESOTA LLC (OUTLOT D, BELLWETHER 2nd ADDITION) (CITY FILE 20-002)

WHEREAS, Pulte Homes of Minnesota LLC (“the applicant”) has requested approval of a final PUD (planned unit development) plan for “Bellwether 4nd Addition” for 74 new residential lots one outlot in the fourth phase of a multi-phase residential development on 45.49 acres of property legally described as:

Outlot D, Bellwether 2nd 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 74 lots for new single-family homes and one outlot in accordance with the application materials and plans received by the City on January 22, 2020 and revisions received on January 30, 2020 except as amended by this resolution.
 - a. Home construction and street construction shall only be permitted on platted lots.
 - b. Grading and utility work may be allowed on outlots as permitted by the City Engineer. However, home and street construction shall not be permitted in these areas until they are platted as lots in a future plat.
2. Approval is contingent upon City Council approval of the final plat and development contract.
3. The development shall be subject to all conditions of the “Encore” preliminary PUD development plan approval and all amendments.
4. The development is subject to Elm Creek Watershed Management Commission review and approval.
5. The applicant shall comply with all conditions in the City Engineer’s memo dated February 24, 2020.
6. Park dedication is based on the development of the entire Bellwether site approved under the preliminary PUD and shall be the equivalent of 21.98 acres. No park dedication is provided in this phase.

RESOLUTION NO. 2020-XX

7. 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. Additional wetland buffer signs are required on Wetland #7. The revised plan must be submitted for City review and approval.
 - b. Wetland signs shall be purchased from the City.
 - c. The final locations must be inspected and approved by City staff.
 - d. Monuments and signs shall be installed prior to approval of the building permit.
8. 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.
9. Final copies of the amended Declaration of Covenants and Homeowners Association Documents shall be submitted for review and approval.
10. Details of the driveways as required in Condition 17 of Resolution 2018-48 shall be submitted for staff review and approval.
11. Plans shall be revised as follows:
 - a. Show minimum 22-foot driveways in all lots.
 - b. A temporary turnaround is required at the following location. Plans should be revised to reflect City engineering standards for Private Development Turnarounds.
 - i. The western terminus of 103rd Avenue.
 - c. Temporary cul-de-sacs are required at the following locations. Plans should be revised to reflect City engineering standards for Private Development Turnarounds.
 - i. The intersection of 102nd Place and Jack Pine Lane
 - ii. The eastern terminus of 103rd Avenue.
 - d. Wetland Buffer Monument signs shall be revised to provide additional monuments at lot lines.
12. Lighting should comply with the lighting requirements of Section 1060.040 of the Zoning Ordinance and generally be located on the sidewalk side of the street.
 - a. The applicant should work with staff to finalize street light locations.
13. 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.
14. Drainage and utility easements must be provided over all wetlands, wetland buffers and ponds.
15. The developer shall work with City staff to apply for a FEMA map change for the areas that require fill or mitigation.
16. The following documents must be approved by the City Attorney and recorded at Hennepin County:
 - a. Stormwater Maintenance Agreement

RESOLUTION NO. 2020-XX

- b. Temporary Turnaround Easements
 - c. Maintenance and Encroachment agreements for landscaping in the public right-of-way.
17. The applicant shall provide proof of recording the final plat and related documents at Hennepin County.
18. 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
- Anderson, Thomas
- Schultz, Alan

VOTING NAY

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

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

Ron Thomas - Mayor

ATTEST:

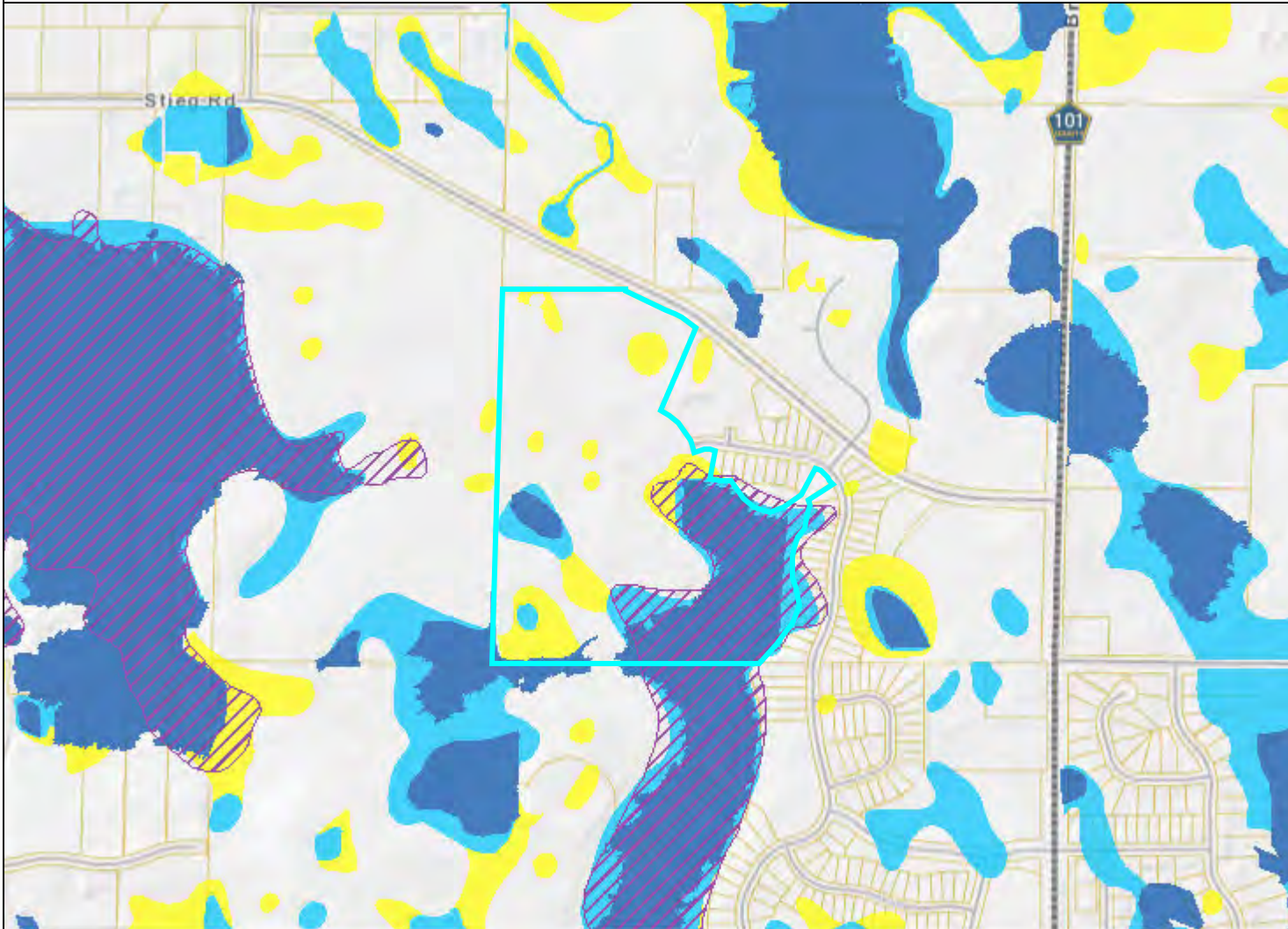
Jessica Beise – City Clerk/Administrative Services Coordinator

City Seal



Hennepin County Natural Resources Map

Date: 2/27/2020



Legend

FEMA Floodplains - 100 Year

- A
- AE FLOODPLAIN
- AH
- AO
- AE FLOODWAY

Wetlands

- Potential Wetland - HCWI
- Probable Wetland - HCWI
- Probable Wetland - NWI

PID: 0111923430011
 Address: 52 ADDRESS PENDING,
 CORCORAN
 Owner Name:
 Acres: 45.51

Comments:

1 inch = 800 feet



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, P.E. City Engineer
Nicholas Wyers
Rowdy Schmidt

Date: February 24, 2020

Subject: Bellwether 4th Addition – Plan Review

Pulte Homes submitted plans for the Bellwether 4th Addition for City of Corcoran Review. Plans Dated January 10th, 2020 were received January 22nd, 2020. The following comments are regarding the plans submitted and should be considered and addressed. Please provide written responses to the comments.

The following comments are a result of the first review. Numerous reviews are to be expected as the project moves forward, which is typical.

1.0 Transportation

- 1.1 Label curb radii.
- 1.2 Label all street and ROW widths.
- 1.3 Temp turnaround required on 102nd Place and 103rd Avenue. Easements required on temp turnarounds.
- 1.4 Label grades and spot elevations on the pedestrian ramp details.

2.0 Trails

- 2.1 Label trail grades when greater than 5%.
- 2.2 Ped ramp to Ironwood Lane overlaps driveway. Sidewalk to wrap around radius and cross street near light location. Install ped ramp at property corner between Lots 2 and 3 of Block 4.

3.0 Sewer

- 3.1 Design sanitary sewer to have 0.1' drop through manhole.
- 3.2 Add note to individual sheets with drop manholes that matches note #18 on sheet 7.
- 3.3 Update note #2 on sheet 7 to say SDR 26 for depths between 16' and 25', C900 for depths over 25'.
- 3.4 Use updated detail plate for sanitary sewer services. Detail SAN-6.
- 3.5 Temp easement may be required on adjacent property for installation of sewer stub and MH 16 on 103rd Avenue.
- 3.6 Invert elevations for MH 2 should be labeled to identify the corresponding holes.

4.0 Water

- 4.1 Add gate valve to approximate STA 5+00 on Ironwood Lane to split number of lots on 1 valve. Coordinate location with Engineer to avoid curb.
- 4.2 Relocate gate valve on 103rd Avenue to approximate STA 7+50 to split lots when future lots develop. Coordinate location with Engineer to avoid curb.
- 4.3 Temp easement may be required on adjacent property for installation of water stub and hydrant near MH 16 on 103rd Avenue.
- 4.4 Revise watermain elevation. Hydrant near MH 2 and hydrant near MH 8 do not appear to be at the high point in watermain.
- 4.5 Call out insulation on plan/or profile for all offsets and utility crossings less than 24" vertical clearance.
- 4.6 Install temp hydrant at the end of 102nd Place.
- 4.7 Use updated detail plate for water services. Detail WAT-5.

5.0 Storm Sewer, Grading and Stormwater

Stormwater Modeling

- 5.1 Submit an updated XP SWMM model. Plans dated 1/10/20 are not consistent with the model dated 6/17/19. A few examples are:
 - 5.1.1 The outlet pipe for FES 31 is a 15-inch pipe with an invert of 937.5' in the plans but a 12-inch pipe with an invert of 937.0' in the model.
 - 5.1.2 FES 1 has an invert of 931.6' in the plans but an invert of 930.6' in the model.
- 5.2 Update HWLs on the plans accordingly.
- 5.3 Verify Pond 8N is approved by watershed for Lot 4 in the 2nd Addition.

Wetland 7 NW EOF

A detailed review memo was presented with Phase 3 (Council Packet 9/26/19) and the EOF will be constructed in Phase 4.

- 5.4 A potential concept design for the Wetland 7 NW EOF is attached. This design is a four-foot by four-foot box culvert based on "Option B" from the Northwest EOF options memo dated August 12, 2019. This design results in a 100-year obstructed outlet HWL elevation of 935.8' and minimum adjacent low opening of 936.8'.

Storm Sewer

- 5.5 3' sump required in the following structures:
 - 5.5.1 CBMHs #5 (upstream of outfall), #17 (3' drop in structure), and #26 (upstream of outfall).
- 5.6 Show watermain crossing on storm sewer profiles

- 5.7 Plastic structures will not be allowed in rear yards. Storm sewer typically is RCP, submit alternative. Pipe to be connected to structure.
- 5.8 Add an additional catchbasin near the pedestrian ramp on 103rd Ave as shown in the attached figure.
- 5.9 Revise plan(s) and profile(s) to include Wetland 7 Northwest EOF per the August 12, 2019 Wenck memo.
- 5.10 Temporary sediment basin will be required per City of Corcoran's MS4 permit (102nd Place)
- 5.11 Submit calculations to demonstrate all backyard ponding (specifically at FES 31 and connected drain tile) are retained within drainage and utility easement and are drained within 12 hours of the peak elevation.
- 5.12 Include northern 8" drain tile in SWMM model to ensure ponding remains within drainage and utility easement. City suggests simulating flow into drain tile by using a pump routed into the 8" drain tile.
- 5.13 Revise routing of Pond 8N so the discharge is disconnected from Pond 7B and routed directly to Wetland 7. Coordinate with Engineer with any questions.
- 5.14 Remove Pond equalizer pipes between 7B and 7A and replace with a riprap channel. It appears there is sufficient space to grade 3:1 side slopes down to 934.0' with one foot (+/-) depth channel.

Grading

- 5.15 Show easements on grading plan to verify HWL and utilities are covered with easements.
- 5.16 Label existing contours.
- 5.17 Label EOF for Wetland #25, and Filtration Basin #9N.
- 5.18 Label EOF elevations on future lots grading plan.
- 5.19 Future lots to be reviewed after EOFs have been provided.
- 5.20 Label EOF on north end of phase 4 (Block 2).
- 5.21 Temporary sediment basin required at the west end of 102nd Place. Slopes to be no steeper than 3H:1V for temporary grading. All drainage along west property edge shall be routed to the temporary sediment basin.
- 5.22 Provide proof of wetland mitigation with Phase 4 grading and construction.
- 5.23 North and west property edge have drainage going offsite.
- 5.24 10:1 safety bench to be provided in all ponds. Coordinate with Engineer.
- 5.25 Label 100-year HWL of Wetland #7.
- 5.26 Properties adjacent to Wetland #7 to be reviewed after receiving HWL.
- 5.27 Revise low openings on near Wetland 7 once the design of the Wetland 7 Northwest EOF has been selected.
- 5.28 F18 and F22 do not meet Filtration Basin #9N HWL freeboard requirements.

- 5.29 Pond access routes to be shown on grading plans.
- 5.30 Update grading plan to match proposed contours from 2nd Addition.
- 5.31 Grade swale from rear yard in Lot 1 Block 1 to FES 11. Drainage swale to stay in existing drainage and utility easement, or updated easements will be needed.
- 5.32 Revise Wetland #22 impact area to include all of the grading in wetland.
- 5.33 City park areas to be graded with this addition. Naming of Dog Park to be removed and considered part of the City Park. Restoration to be coordinated with future additions. Coordinate grading and drainage with City staff as part of this addition.
- 5.34 Update EOF for Pond 8N to be the street EOF at 940.0 is the rear yard. Update EOF if water is to be trapped by road.
- 5.35 Provide individual details of the outlet control structures.

6.0 **Erosion Control**

- 6.1 City of Corcoran is an MS4 city and site visits to be conducted weekly
- 6.2 Compliance with owner's MS4 permit will be monitored
- 6.3 Pond 7B EOF to be constructed per City detail plate STO-12.

7.0 **General**

- 7.1 The updated 2020 City detail plates to be incorporated in plan set
- 7.2 Street lighting plan to be reviewed by City Staff
- 7.3 Submit signage plan for City review

8.0 **Plat**

- 8.1 Revise split easement on Lots 1-8 Block 2 to cover all of the drainage on the lots
- 8.2 Revise easements on Lots 13, 16-20 Block 2 to cover plastic pipe and drainage.
- 8.3 Lot 1 Block 3: match D/U easement from Lot 2 Block 3 for pond access routes.
- 8.4 Dimension side yard easement on Lots 4 and 5 Block 3
- 8.5 Review which street right of way have the 60' or 50' width?
- 8.6 Blanket D/U easement over all of Outlot A
- 8.7 Part of Pond 7A, Pond 7B and the overflow storm sewer are in Outlot A.
- 8.8 All pond D/U easement must incorporate the HWL.
- 8.9 Show easements on Lot 1 Block 4 from 2nd Addition. Update easements to cover all drainage.



“Bellwether 4th Addition”

**APPLICATION FOR:
PUD Final Development Plan, Final Plat 4th Addition**

**CORCORAN, MINNESOTA
January 21, 2020**

Introduction

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application.

In 2018 and 2019 we submitted and received approval for the Preliminary Plat, 1st Addition, 2nd Addition and 3rd Additions of Bellwether. We are now submitting the continuation of Bellwether as the 4th Addition.

Pulte will act as both developer of the property and builder of the homes within Bellwether. The primary contact for Pulte is:

Chad Onsgard, Director of Development
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344
952-229-0723
Chad.Onsgard@pultegroup.com

Property Legal Description

Outlot D, Bellwether 2nd Addition

Bellwether 4th Addition Final Plat & Final PUD Plan

The final plat for the 4th Addition is consistent with the approved preliminary plat.

Scope & Boundary

Outlot D, Bellwether 2nd Addition will be platted into 74 lots and 1 Outlot. The Outlot will be the future 5th Addition to be developed in 2021.

Park Dedication

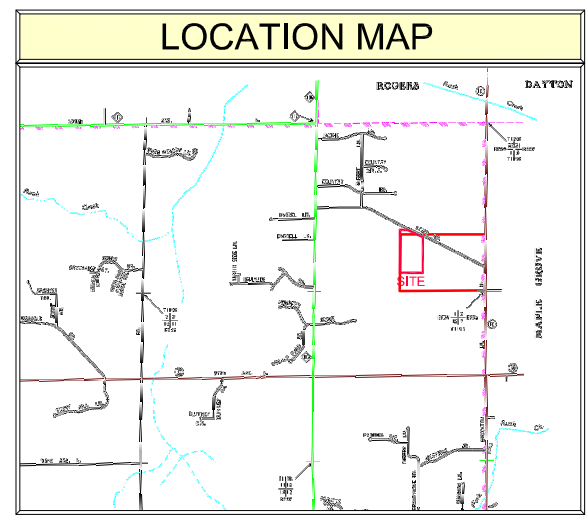
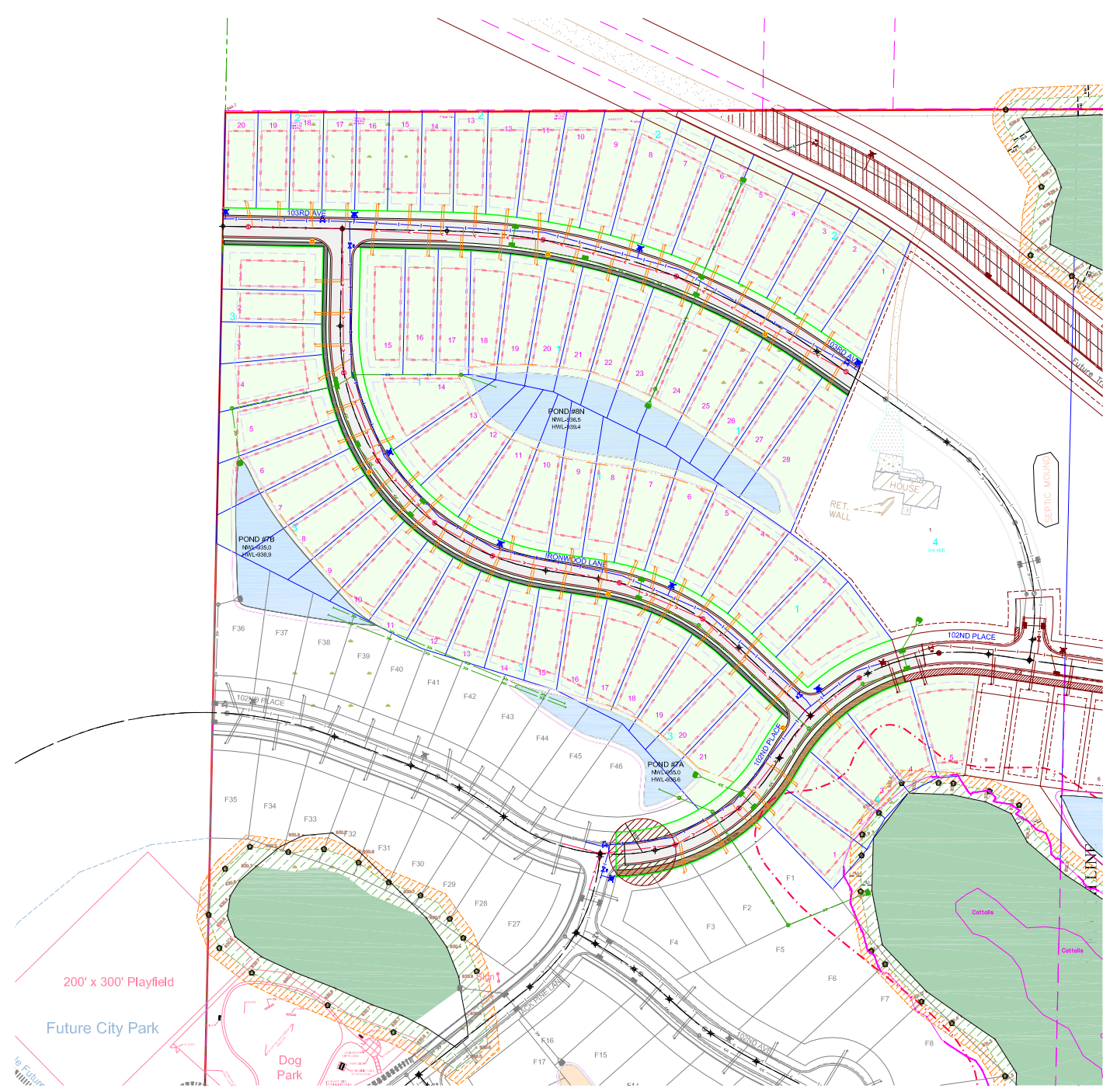
Park Dedication was satisfied as part of the 1st Addition plat.

Right-of-Way Dedication

Required Right of Way will be dedicated along public streets as well as required drainage and utility easements for drainage areas and ponding.

The Homes

The homes and architecture will be consistent with Preliminary Plat and previous approvals.



SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-5	Final Street Plan
6	Pedestrian Ramp Details
7-10	Final Sanitary Sewer & Watermain Plan
11-14	Final Storm Sewer Plan
15-17	Final Grading Plan
18	Final Erosion Control Plan
19-24	Construction Details

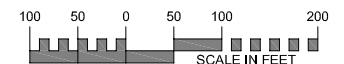
PREPARED BY

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: MOLSTAD@SATHRE.COM

PREPARED FOR

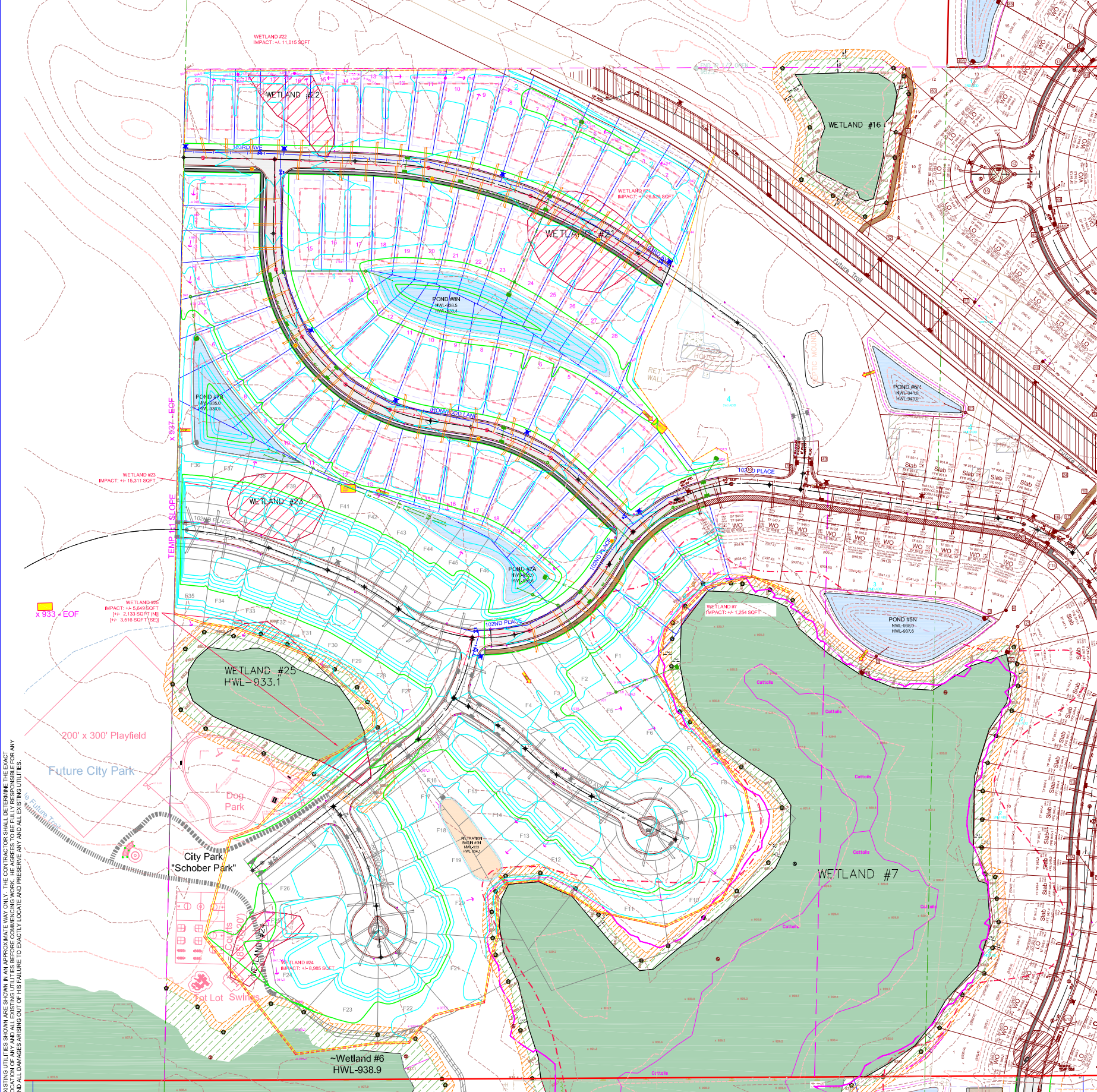
DEVELOPER
PULTE HOMES OF MINNESOTA
 7500 FLYING CLOUD DRIVE
 SUITE 670
 EDEN PRAIRIE, MN 55344
 CONTACT:
 CHAD ONGSARD
 PHONE: (952) 228-0723
 EMAIL: CHAD.ONGSARD@PULTEGROUP.COM

DESIGN DATA
LOT COUNT (4TH ADDITION) - 74 LOTS
44FT, 50FT & 60FT LOTS X +/-125FT DEEP
FYSB - 25 FT (50 FT & 66 FT ROWS)
FYSB - 20 FT (60 FT ROW)
SYSB - 5 FT / SFT
CRNR - 20 FT
RYSB - 25 FT EXT / 20 FT (OTHERS)
60 FT ROW (32 FT B-B)
50 FT ROW (28 FT B-B)
66 FT ROW COLLECTOR (36 FT B-B)
5 FT WALKS / 8 FT TRAILS

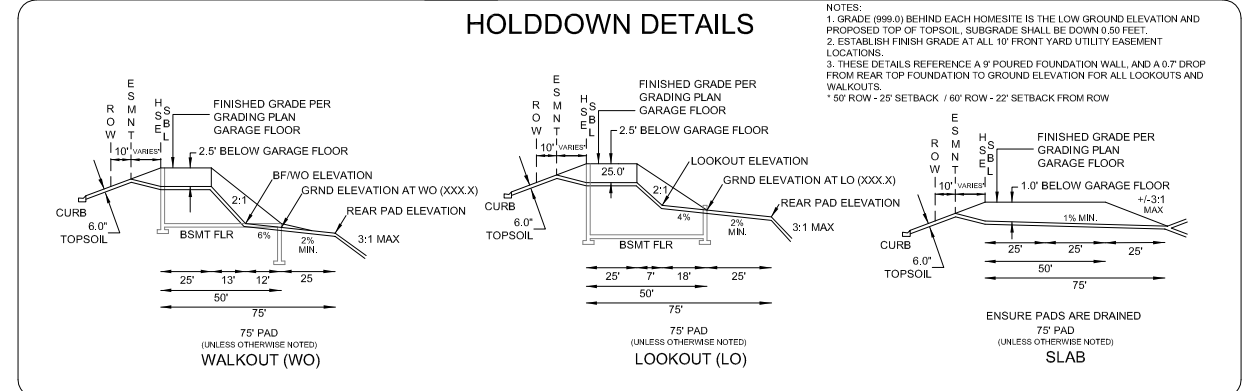


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DRAWING NAME TI - BW 4TH	NO. 01	BY ERJ	DATE 01/29/20	REVISIONS CITY COMMENTS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. 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. ROBERT S. MOLSTAD, P.E. Date: 01/10/20 Lic. No. 26428	 SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	CITY PROJECT NO. --	CORCORAN, MINNESOTA	TITLE SHEET BELLWETHER 4TH ADDITION PULTE HOMES OF MINNESOTA, LLC	FILE NO. 72905-313 1 24
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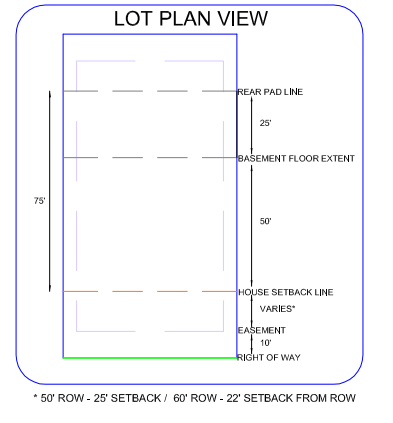


- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CORCORAN, ELM CREEK WATERSHED DISTRICT OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND, CLAYS, AND SILTS MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT. REFER TO SECTION 2.2 OF THE STORM WATER POLLUTION PREVENTION PLAN.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. THE TEMPORARY DRAINAGE PIPES SHALL BE INCIDENTAL TO THE GRADING OPERATIONS. INSTALL SILT FENCE AROUND EXCAVATED POND, AFTER THE AS-BUILT ELEVATIONS HAVE BEEN VERIFIED BY THE ENGINEER.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 4" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED (INCIDENTAL).
 7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
 8. LO & WO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 9. RESTORATION - **XXX** ACRES PLUS WETLAND RESTORATION AREAS
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - B. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE #250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE (UNLESS OTHERWISE NOTED)
 - C. SEED WETLAND BUFFER AREAS WITH MIX 35-241 (MESIC PRAIRIE GENERAL), TEMPORARY WETLAND 10 IMPACT-STATE SEED MIX 34-271, WETLAND EXCAVATION/IRRIGATION AREA - STATE SEED MIX 34-181 (EMERGENT WETLAND OR SIMILAR)
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOOD/FIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 10. SILT FENCE, BEFORE GRADING - **XXX** LF
AFTER GRADING - **XXX** LF
 11. TREE FENCE, BEFORE GRADING - **N/A** LF
 12. EROSION BLANKET - **X SY** - AS REQUIRED ON ALL SLOPES 3:1 OR LESS
- GENERAL NOTES:**
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS (EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT (IF APPLICABLE)
 4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON HUNTER DRIVE DURING THE GRADING OPERATIONS, IF REQUIRED.
 7. 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.
- ON-SITE BMPs**
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING (Utility Contractor)
 3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL (Utility Contractor)
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (MIMCO'S OR EQUAL) (Utility Contractor)
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOOD/FIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
 6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS (Grading Contractor).
 7. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING (Grading and Utility Contractor)
 10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
 11. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)
 12. ADDITIONAL BMPs SHALL BE INSTALLED AROUND ALL WETLANDS WHERE GRADING IS TO OCCUR WITHIN 50FT. SUCH BMPs INCLUDE DOZER CUT DITCH.
- WETLAND BUFFER POST**



*AS OUTLINED IN THE PROJECT ENVIRONMENTAL ASSESSMENT WORKSHEET, INVASIVE SPECIES SUCH AS BUCKTHORN WILL BE ERADICATED THROUGH THE SITE CONSTRUCTION AND DEVELOPMENT PROCESS. IN ALL DISTURBED AREAS, BUCKTHORN MUST BE REMOVED AND DISPOSED OF IN CONJUNCTION WITH THE TREE REMOVAL AND GRADING PROCESS.

*IF SITE WORK IS PERFORMED DURING THE SPRING, ALL TREE REMOVAL CONTRACTORS WILL BE REQUIRED TO INSPECT TREES AND SHRUBS PRIOR TO REMOVAL TO ENSURE THERE ARE NO ACTIVE LOGGERSHED SHRIKE NESTS. IF ANY ARE DISCOVERED, LEAVE THE VEGETATION AND NEST IN PLACE AND REPORT ANY LOGGERSHED SHRIKE SIGHTINGS TO PULTE HOMES, WHO WILL NOTIFY THE DNR. FOR INFORMATION ON HOW TO IDENTIFY A LOGGERSHED SHRIKE NEST, SEE [HTTPS://WWW.DNR.STATE.MN.US/RSG/PROFILE.HTML?ACTION=ELEMENTDETAIL&SELECTEDELEMENT=ABPR01030](https://www.dnr.state.mn.us/rsg/profile.html?action=elementdetail&selectedelement=abpr01030)

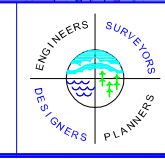


DRAWING NAME	NO.	BY	DATE	REVISIONS
GP - BW 4TH				
DRAWN BY				
CHECKED BY				
DATE				
01/10/20				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 01/10/20 Lic. No. 26428

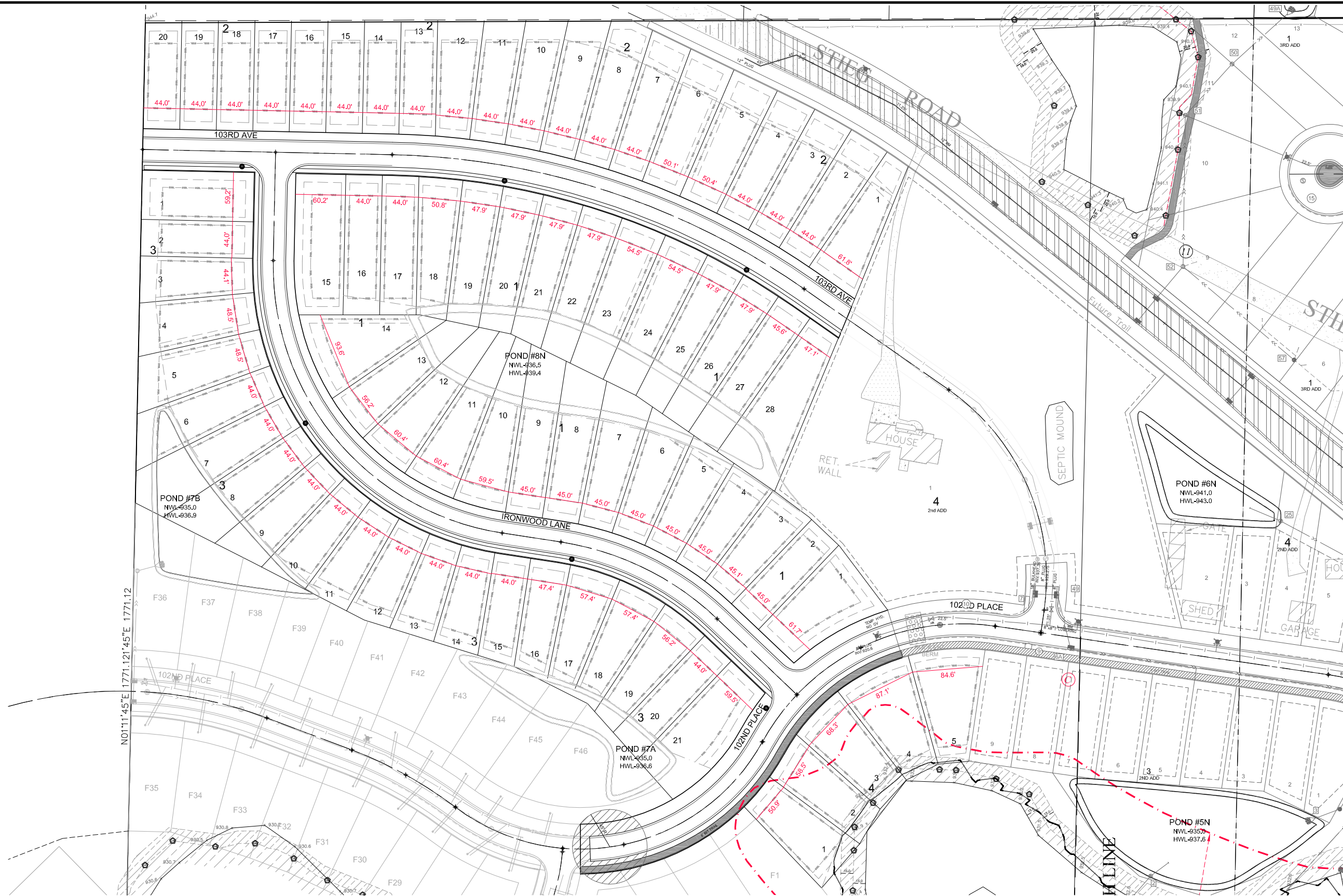


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

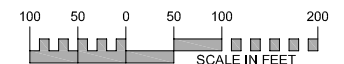
CITY PROJECT NO. ---
CORCORAN, MINNESOTA

GRADING PLAN
BELLWETHER 4TH ADDITION
PULTE HOMES OF MINNESOTA, LLC

FILE NO. 72905-313
15
24



N01°11'45"E 1771.121'45"E 1771.112



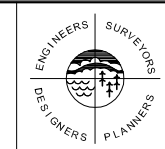
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DRAWING NAME	NO.	BY	DATE	REVISIONS
TI - BW 4TH				
DRAWN BY				
CHECKED BY				
DATE				
01/10/20				

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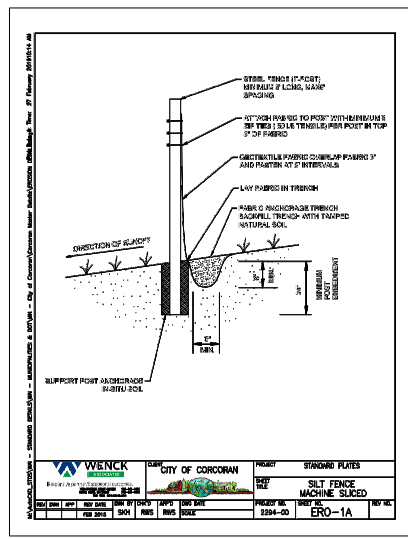
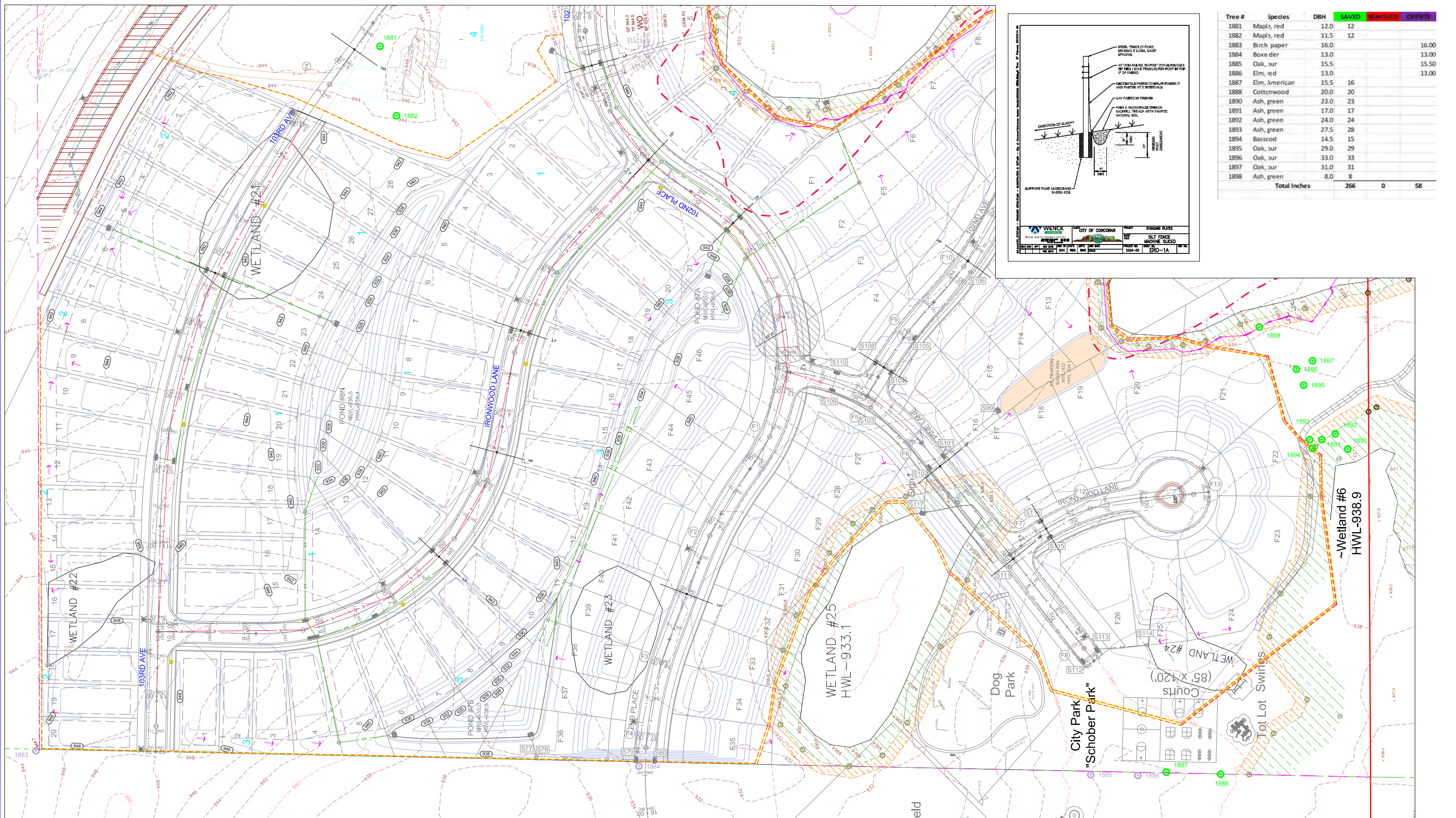


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
CORCORAN, MINNESOTA

LOT WIDTH EXHIBIT
BELLWETHER 4TH ADDITION
PULTE HOMES OF MINNESOTA, LLC

FILE NO.
 72905-313



Tree #	Species	DBH	SAVED	REMOVED	OPPOSITE
1881	Maple, red	12.0	12		
1882	Maple, red	11.5	12		
1883	Birch paper	16.0			16.00
1884	Boxe der	13.0			13.00
1885	Oak, sur	15.5			15.50
1886	Elm, red	13.0			13.00
1887	Elm, American	15.5	16		
1888	Cottonwood	20.0	20		
1890	Ash, green	23.0	23		
1891	Ash, green	17.0	17		
1892	Ash, green	24.0	24		
1893	Ash, green	27.5	28		
1894	Basswood	14.5	15		
1895	Oak, sur	29.0	29		
1896	Oak, sur	33.0	33		
1897	Oak, sur	31.0	31		
1898	Ash, green	8.0	8		
Total Inches			266	0	58

WEINCK ENGINEERS
CITY OF CORCORAN
SILT FENCE
MACHINE SLAVED
ERO-1A

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GP - BW 4TH				
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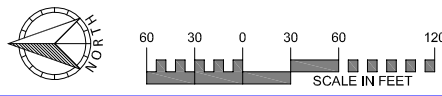
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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 01/10/20 Lic. No. 26728

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

CITY PROJECT NO. ---
CORCORAN, MINNESOTA

TREE PRESERVATION PLAN
BELLWETHER 4TH ADDITION
PULTE HOMES OF MINNESOTA, LLC

FILE NO.
72905-313



BELLWETHER 4TH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Outlot D, BELLWETHER 2ND ADDITION.

Has caused the same to be surveyed and platted as BELLWETHER 4TH 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 Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2020.

Pulte Homes of Minnesota, LLC

Jamie Tharp, Chief Manager

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2020, by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYOR CERTIFICATE

I Jared J. Averbek 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 this plat; that all monuments depicted on this 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 _____, 2020.

Jared J. Averbek, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2020, by Jared J. Averbek.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of BELLWETHER 4TH ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting held this _____ day of _____, 2020, 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: _____ 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 _____, 2020.

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 _____, 2020.

Chris F. Mavis, County Surveyor

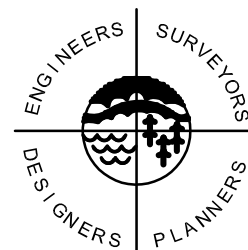
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of BELLWETHER 4TH ADDITION was recorded in this office this _____ day of _____, 2020, at _____ o'clock _____ M.

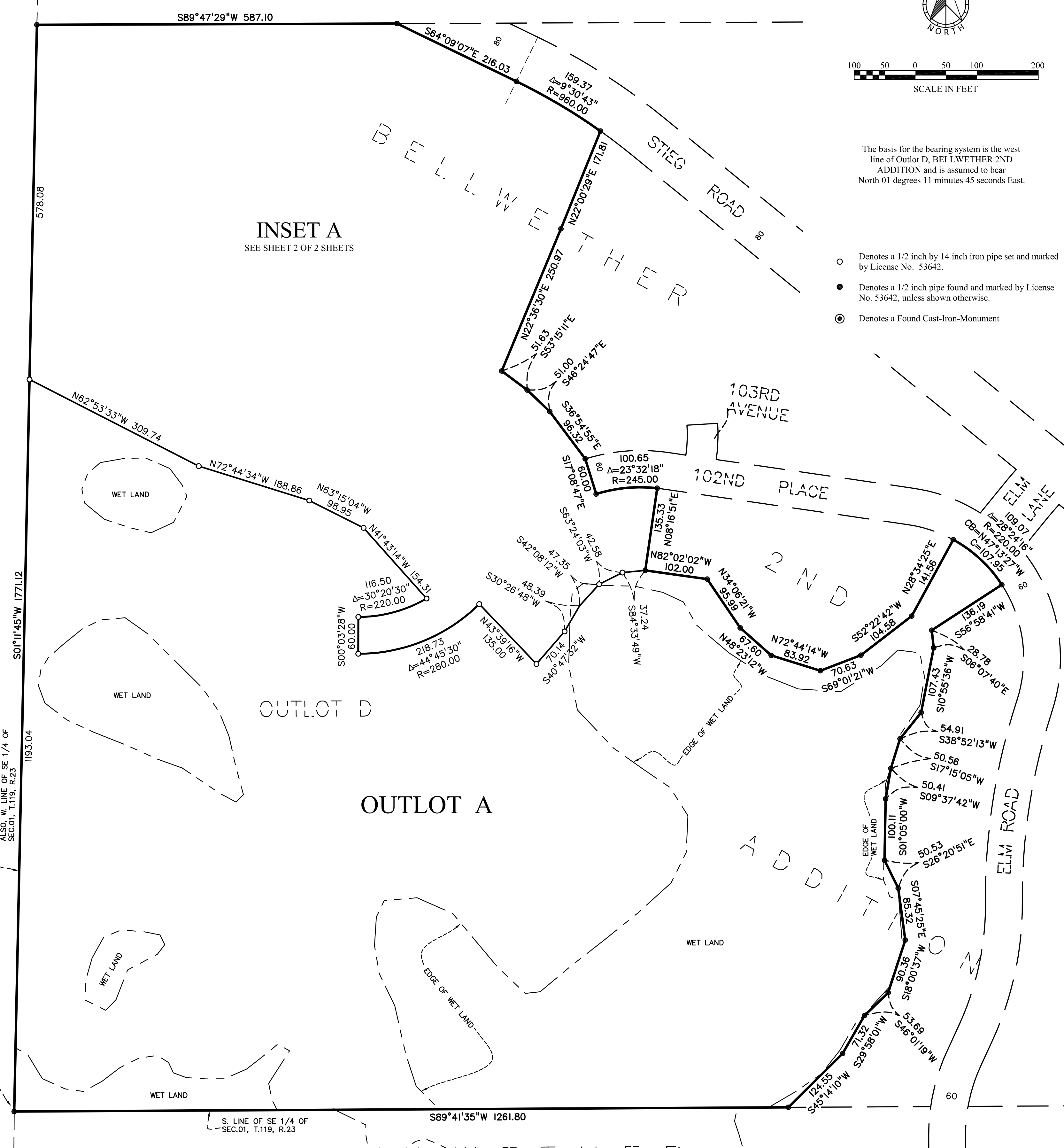
Martin McCormick, County Recorder

By: _____ Deputy



SATHRE-BERGQUIST, INC.

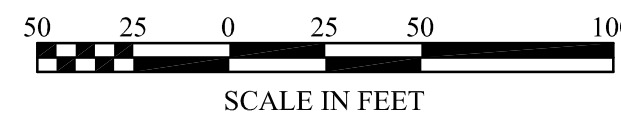
HENN. CO. C.I.M.
S. 1/4 CORNER OF
SEC. 01, T.119, R.23



B E L L W E T H E R

BELLWETHER 4TH ADDITION

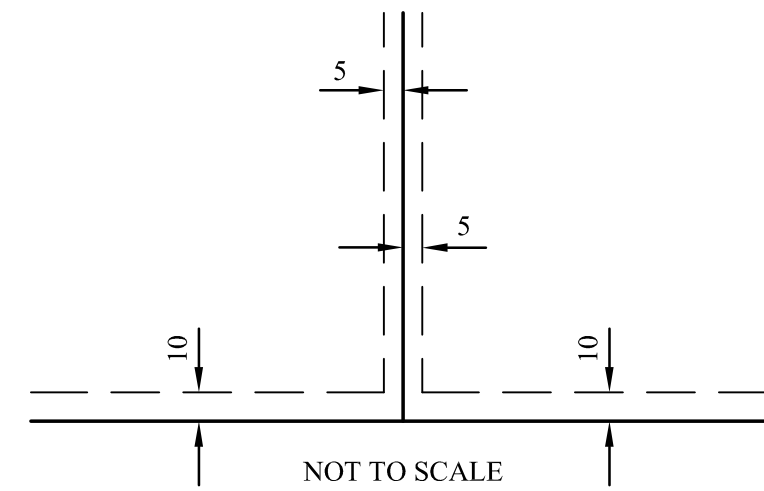
INSET A



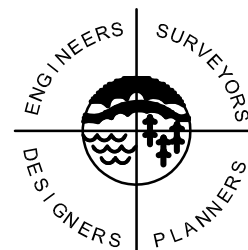
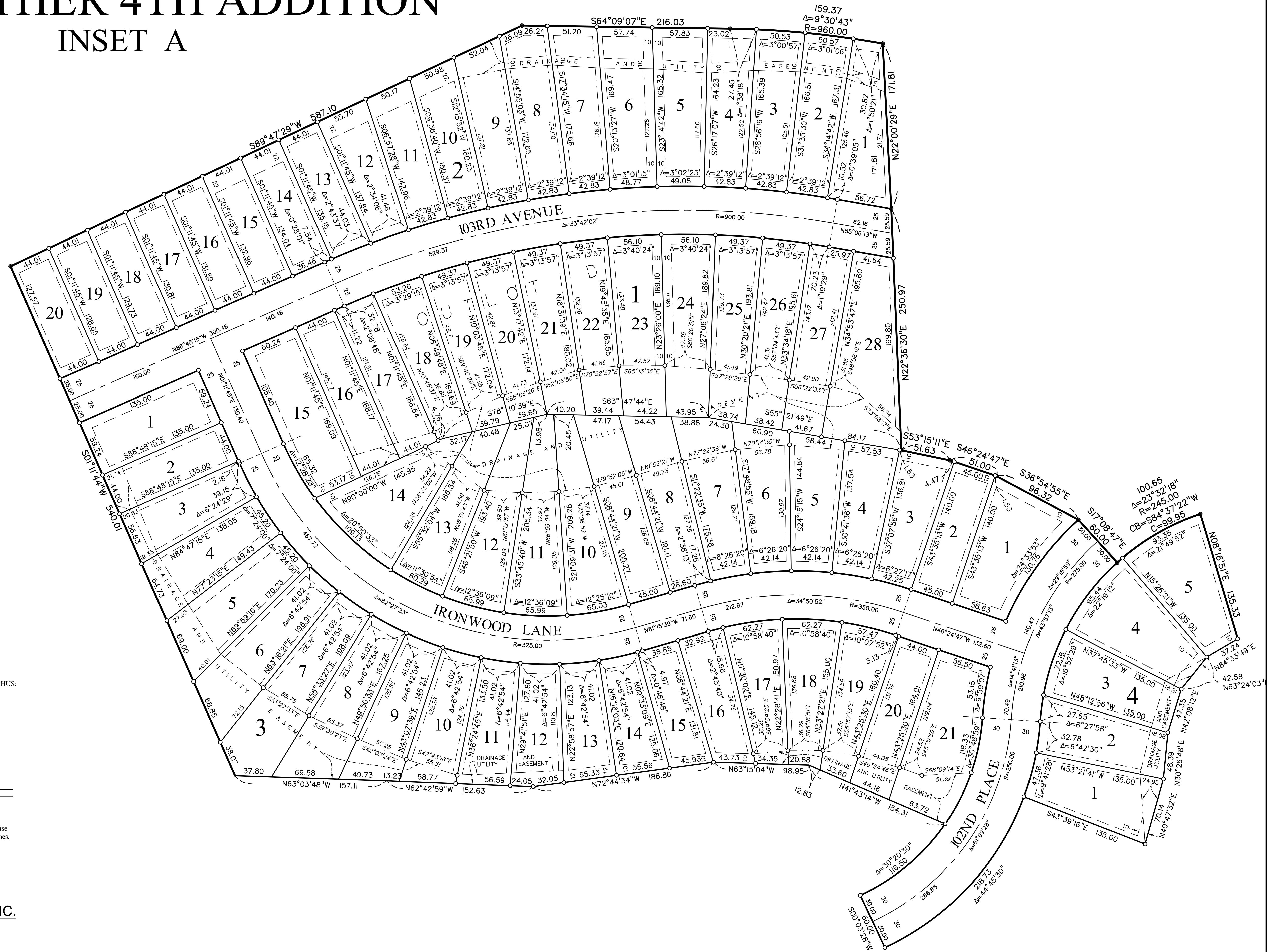
The basis for the bearing system is the west line of Outlot D, BELLWETHER 2ND ADDITION and is assumed to bear North 01 degrees 11 minutes 45 seconds East.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a 1/2 inch pipe found and marked by License No. 53642, unless shown otherwise.

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.



SATHRE-BERGQUIST, INC.



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: February 26, 2020 for the March 5, 2020 Planning Commission Meeting

RE: **PUBLIC HEARING.** Zoning Map Ordinance Amendment (City File 20-003)

60-DAY REVIEW DEADLINE: N/A

1. Application Request

This is a City-initiated update to the Zoning Ordinance (Chapter 10 of the City Code) to amend the zoning map.

2. Background

The City Council adopted the 2040 Comprehensive Plan Update at their November 25, 2019 meeting. One of the first implementation steps from the plan is to amend the zoning map to be consistent with the land use designations from the plan.

3. Analysis of Request

Staff has prepared a draft zoning map and reviewed it for consistency with the approved land use designation. The draft zoning map includes rezoning 66 properties, shown below:

PID	Previous Zoning	New Zoning	Zoning Change	2040 Land Use	Reason for Change
1211923230001	UR	BP	Yes	Business Park	Land Use Change
1811923120001	RR	CR	Yes	Rural Service/Commercial	Land Use Change
2411923230001	P-I	DMU	Yes	Mixed Use	Land Use Change
2511923210009	RMF-3	DMU	Yes	Mixed Use	Land Use Change
2511923210010	RMF-3	DMU	Yes	Mixed Use	Land Use Change
2511923210011	RMF-3	DMU	Yes	Mixed Use	Land Use Change
2511923240005	RSF-3	DMU	Yes	Mixed Use	Land Use Change
1111923430001	UR	GMU	Yes	Mixed Use	Land Use Change
1111923140003	UR	GMU	Yes	Mixed Use	Land Use Change
1111923110012	UR	GMU	Yes	Mixed Use	Land Use Change
1111923140005	UR	GMU	Yes	Mixed Use	Land Use Change
1211923130003	UR	GMU	Yes	Mixed Use	Land Use Change





PID	Previous Zoning	New Zoning	Zoning Change	2040 Land Use	Reason for Change
Created Area	UR	GMU	Yes	Mixed Use	Land Use Change
1211923130007	UR	GMU	Yes	Mixed Use	Land Use Change
2611923130006	UR	I-1	Yes	Light Industrial	Land Use Change
2511923140004	RSF-3	P-I	Yes	Public/Semi-Public	Land Use Change
2311923410008	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923440003	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923410004	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923410006	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923410007	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923440016	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923440017	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2611923120006	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2611923120007	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2611923120008	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2311923410002	UR	RMF-1	Yes	Medium Density Residential	Staging Change
2511923140002	RSF-3	RMF-2	Yes	Mixed Residential	Land Use Change
2511923230001	DMU	RMF-2	Yes	Mixed Residential	Land Use Change
2511923240004	RSF-3	RMF-2	Yes	Mixed Residential	Land Use Change
2511923140003	RSF-3	RMF-2	Yes	Mixed Residential	Land Use Change
2511923240005	RSF-3	RMF-2	Yes	Mixed Residential	Land Use Change
1211923220001	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110009	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923140010	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110005	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110006	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110008	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110010	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923140007	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923140009	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923110007	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923140008	UR	RSF-1	Yes	Existing Residential	Staging Change
3611923140011	UR	RSF-1	Yes	Existing Residential	Staging Change
0111923120002	UR	RSF-2	Yes	Low Density Residential	Staging Change
0111923420002	UR	RSF-2	Yes	Low Density Residential	Staging Change
2311923430008	UR	RSF-2	Yes	Low Density Residential	Staging Change
2311923420005	RR	RSF-2	Yes	Low Density Residential	Staging Change



PID	Previous Zoning	New Zoning	Zoning Change	2040 Land Use	Reason for Change
2411923430018	UR	RSF-2	Yes	Low Density Residential	Staging Change
2511923440004	UR	RSF-2	Yes	Low Density Residential	Staging Change
2511923440005	UR	RSF-2	Yes	Low Density Residential	Staging Change
2611923210006	UR	RSF-2	Yes	Low Density Residential	Staging Change
2611923210008	UR	RSF-2	Yes	Low Density Residential	Staging Change
3511923430001	UR	RSF-2	Yes	Low Density Residential	Staging Change
3511923440001	UR	RSF-2	Yes	Low Density Residential	Staging Change
3511923110001	UR	RSF-2	Yes	Low Density Residential	Staging Change
3511923410001	UR	RSF-2	Yes	Low Density Residential	Staging Change
3611923330009	UR	RSF-2	Yes	Low Density Residential	Staging Change
3611923330010	UR	RSF-2	Yes	Low Density Residential	Staging Change
3611923330001	UR	RSF-2	Yes	Low Density Residential	Staging Change
2311923420004	UR	RSF-2	Yes	Low Density Residential	Staging Change
2411923430019	UR	RSF-2	Yes	Low Density Residential	Staging Change
3611923330007	UR	RSF-2	Yes	Low Density Residential	Staging Change
3411923110002	RR	RR	Yes	Low Density Residential	Staging Change
1311923310001	RR	UR	Yes	Ag Preserve	Staging Change
1311923420001	RR	UR	Yes	Ag Preserve	Staging Change

Because some of the properties are being rezoned from a residential zoning to a commercial or industrial zoning, the zoning change requires a supermajority vote from Council for adoption of the changes.

4. Recommendation

Move to recommend approval of the following:

- a. Draft Ordinance approving zoning map amendment
- b. Draft Resolution approving findings of fact

Attachments

- a. Draft Ordinance approving zoning map amendment
- b. Draft Resolution approving findings of fact
- c. Previous Zoning Map
- d. Draft Zoning Map
- e. Zoning Map Changes

ORDINANCE NO. 2020-xx

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND IDENTIFIED ON THE DRAFT ZONING MAP (CITY FILE 20-003)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by adopting the Zoning Map dated February 25, 2020.

Section 2. Effective Date. This amendment shall take effect upon publication of the ordinance.

VOTING AYE

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

VOTING NAY

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

Whereupon, said Ordinance is hereby declared adopted on this xx day of March 2020.

Ron Thomas - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2020-xx

Motion By:
Seconded By:

**APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY IDENTIFIED ON THE
DRAFT ZONING MAP (CITY FILE 20-003)**

WHEREAS, the City has initiated an amendment to update the Zoning Map to be consistent with the adopted 2040 Comprehensive Plan as required by MN Statute §462.357 Subd. 2:

See Exhibit A

WHEREAS, the amendment would be consistent with and implement the 2040 Comprehensive Plan;

WHEREAS, the Planning Commission has reviewed the 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 does approve an amendment to Title X (Zoning Ordinance) of the City Code to repeal and replace the existing zoning map, based on the following findings and conditions:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans. Rezoning the properties will make them consistent with the land use designation in the adopted 2040 Comprehensive Plan and is identified as a step in the implementation plan.
2. The proposed action meets the purpose and intent of the individual district. The proposed zoning map changes conform to the purpose and intent of the individual districts by aligning with the land use designation and growth areas for the cities through 2040.
3. There is adequate infrastructure available to serve the proposed action. The zoning map amendments are all located within the MUSA, which will be developed with utility and street infrastructure.
4. There is an adequate buffer or transition provided between potentially incompatible districts. The zoning district changes provide transitions between districts and are consistent with the adopted 2040 Comprehensive Plan.

RESOLUTION NO. 2020-xx

VOTING AYE

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

VOTING NAY

- Thomas, Ron
- Bottema, Jon
- Dejewski, Brian
- Anderson, Thomas
- Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this xx day of March 2020.

Ron Thomas - Mayor

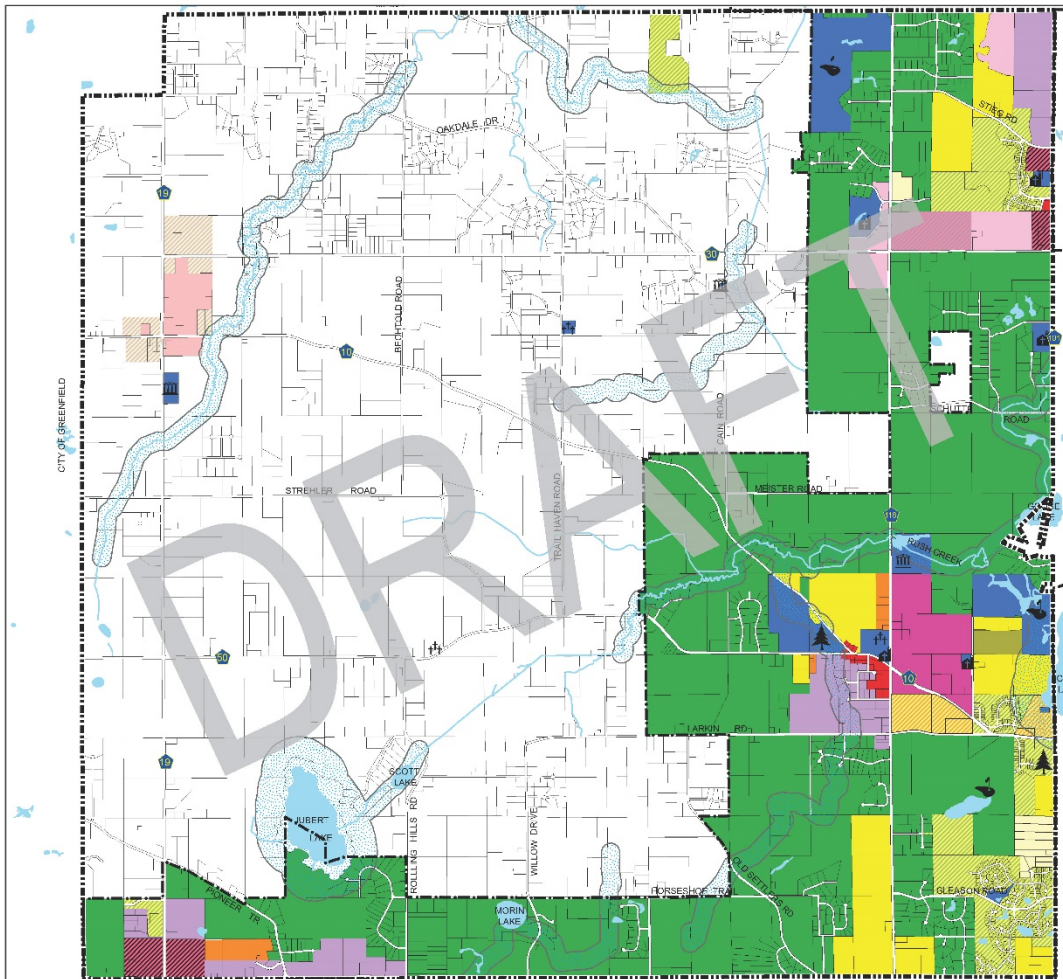
ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2020-xx

Exhibit A



CITY OF CORCORAN
Official Zoning Map

Zoning Districts:

- UR Urban Reserve
- RR Rural Residential
- RSF-1 Single Family Residential 1
- RSF-2 Single Family Residential 2
- RSF-3 Single and Two Family Residential 3
- RMF-1 Medium Density Residential
- RMF-2 Mixed Residential
- RMF-3 High Density Residential
- MP Manufactured Home Park
- P-1 Public / Institutional
- TCR Transitional Rural Commercial
- CR Rural Commercial
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- DMU Downtown Mixed Use
- GMU General Mixed Use
- BP Business District
- I-1 Light Industrial
- PUD Planned Unit Development

- Cemetery
- Church
- Golf Course
- Government Building
- Public Park
- 2040 Metropolitan Urban Service Area
- City Limit
- Open Water
- Shoreland Overlay District

3,000 1,500 0 3,000 Feet

N




















Adopted February 25, 2020












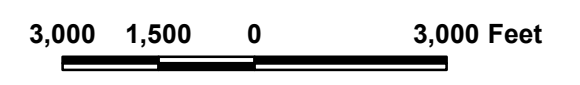
CITY OF CORCORAN

Official Zoning Map

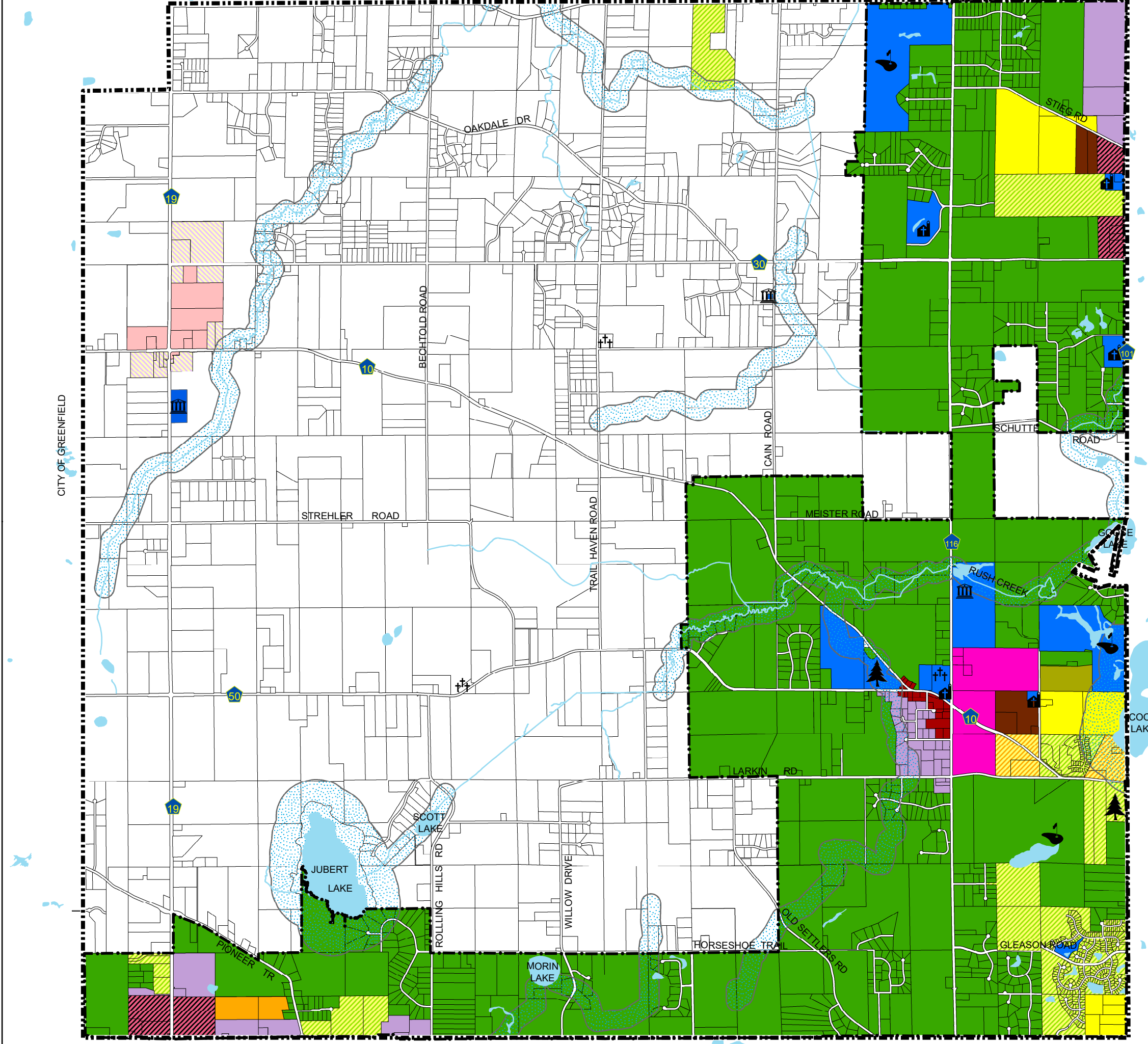
Zoning Districts:

-  UR Urban Reserve
-  RR Rural Residential
-  RSF-1 Single Family Residential 1
-  RSF-2 Single Family Residential 2
-  RSF-3 Single and Two Family Residential 3
-  RMF-1 Medium Density Residential
-  RMF-2 Mixed Residential
-  RMF-3 High Density Residential
-  MP Manufactured Home Park
-  P-I Public / Institutional
-  TCR Transitional Rural Commercial
-  CR Rural Commercial
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  DMU Downtown Mixed Use
-  GMU General Mixed Use
-  BP Business District
-  I-1 Light Industrial
-  PUD Planned Unit Development

-  Cemetery
-  Church
-  Golf Course
-  Government Building
-  Public Park
-  2030 Metropolitan Urban Service Area
-  City Limit
-  Open Water
-  Shoreland Overlay District



Updated November 2018
Adopted June 2011































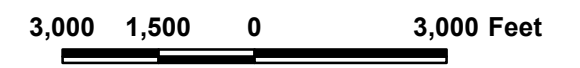


CITY OF CORCORAN

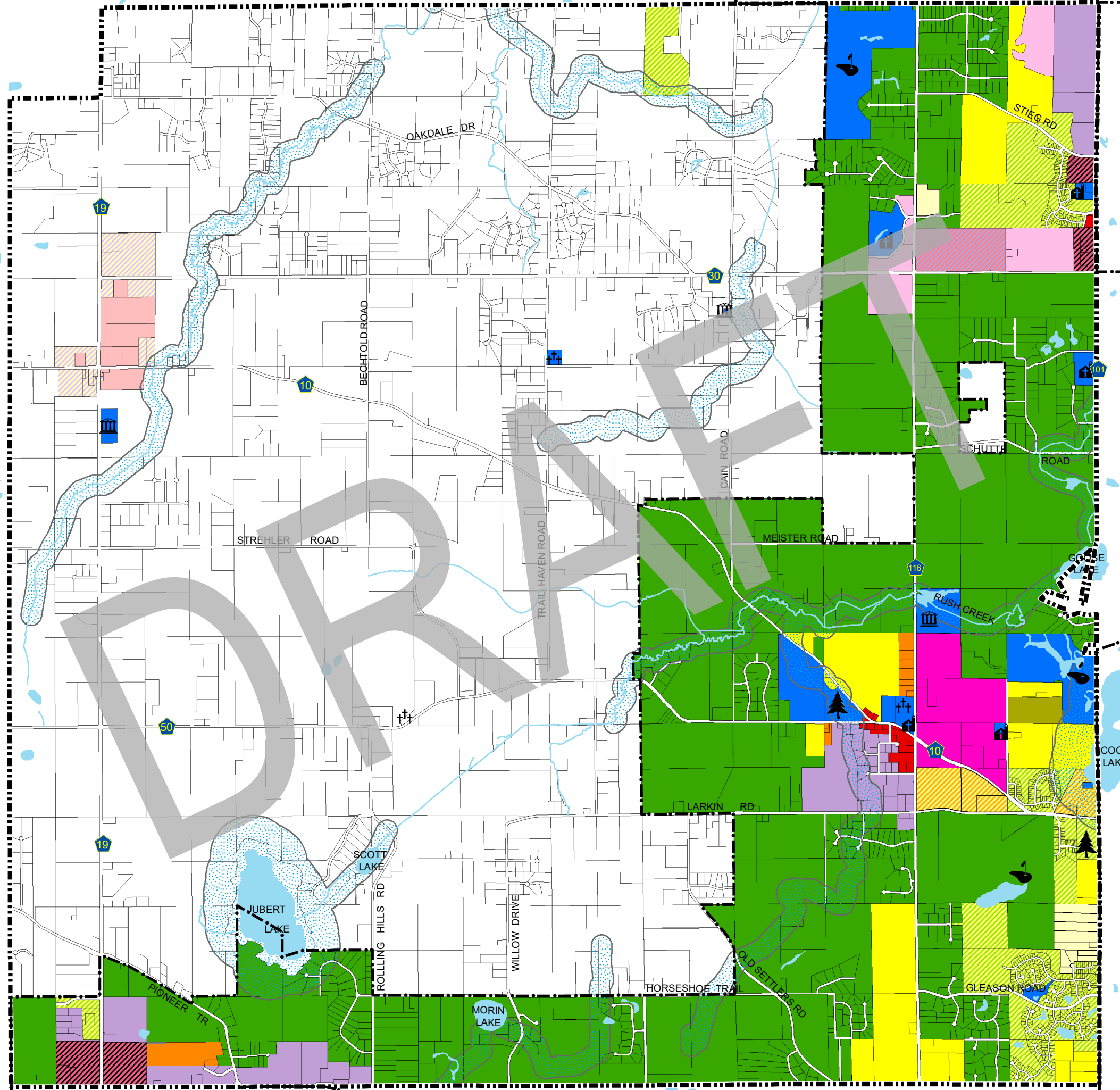
Official Zoning Map

Zoning Districts:

-  UR Urban Reserve
-  RR Rural Residential
-  RSF-1 Single Family Residential 1
-  RSF-2 Single Family Residential 2
-  RSF-3 Single and Two Family Residential 3
-  RMF-1 Medium Density Residential
-  RMF-2 Mixed Residential
-  RMF-3 High Density Residential
-  MP Manufactured Home Park
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-  TCR Transitional Rural Commercial
-  CR Rural Commercial
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  DMU Downtown Mixed Use
-  GMU General Mixed Use
-  BP Business District
-  I-1 Light Industrial
-  PUD Planned Unit Development
-  Cemetery
-  Church
-  Golf Course
-  Government Building
-  Public Park
-  2040 Metropolitan Urban Service Area
-  City Limit
-  Open Water
-  Shoreland Overlay District



Adopted February 25, 2020



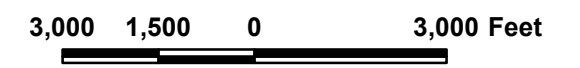
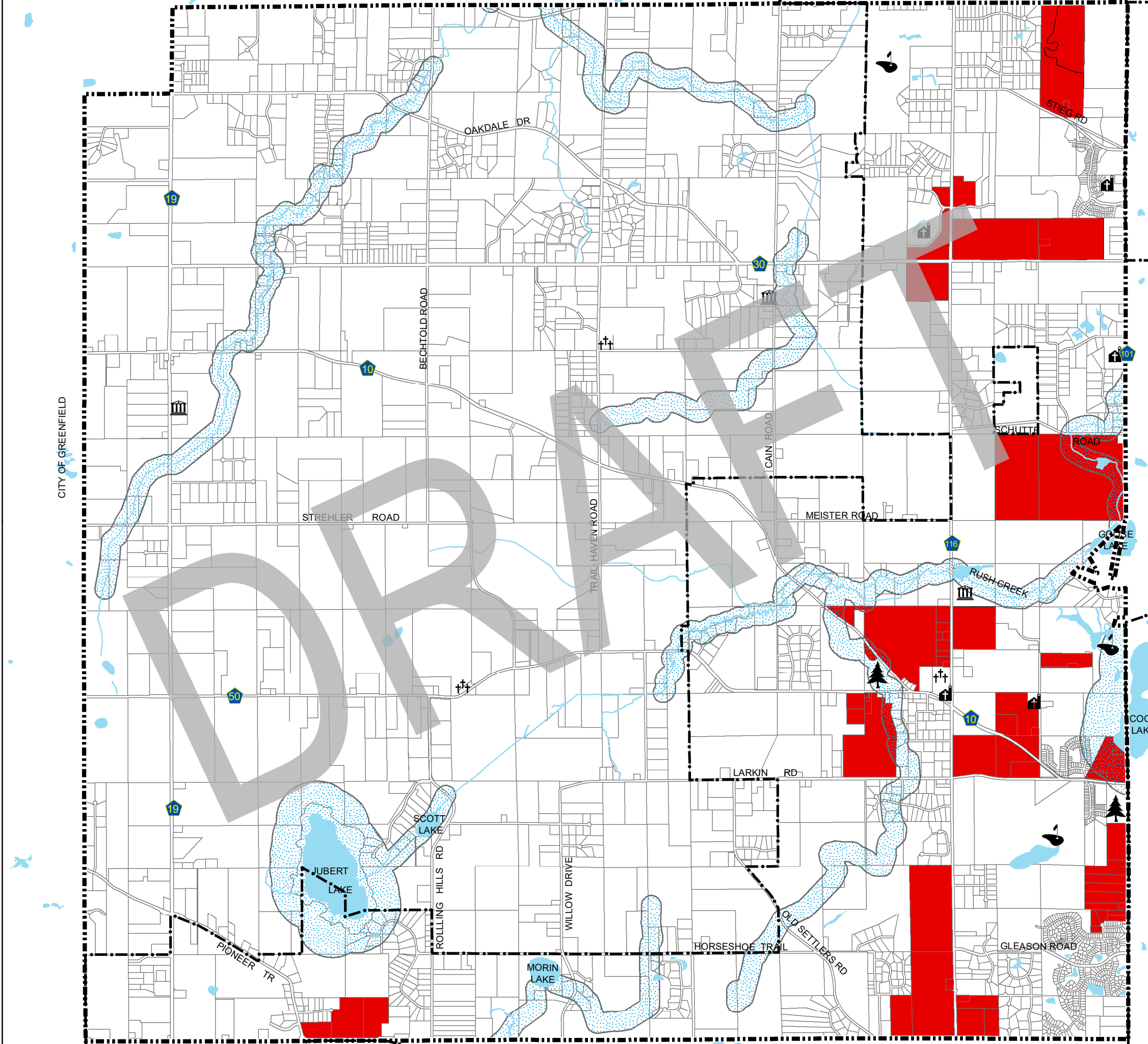
CITY OF GREENFIELD



CITY OF CORCORAN Official Zoning Map

Zoning Change

- Yes
- Cemetery
- Church
- Golf Course
- Government Building
- Public Park
- 2040 Metropolitan Urban Service Area
- City Limit
- Open Water
- Shoreland Overlay District
- Parcels



Updated January 2020
Adopted June 2011



From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

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

MEMORANDUM

DATE February 17, 2020
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. ***Request for Variance, Preliminary and Final Plat for St. Jane Chantel cemetery (PID 21-119-23-33-0004) (city file no. 20-001).*** *Gene Kissner is requesting approval of a Preliminary Plat, Final Plat and Variance to subdivide the 3.76-acre St. Jane Chantel parcel owned by Church of St. Thomas the Apostle. The portion north of County Road 50 contains the cemetery and will be retained by the church and Kissners will purchase the portion south of County Road 50. The Planning Commission will hold a public hearing on March 5th and Council is expected to take action on March 26th.*
2. ***Bellwether 4th Final Plat and Final PUD (city file no.20-002).*** *Pulte Homes of Minnesota, LLC (applicant) has submitted a request for approval of a Final Plat and Final PUD plan application for "Bellwether 4th Addition", a residential development of 74 new single-family homes and one outlot on 45.49 acres of property. The Planning Commission will review the request on March 5th and the Council is expected to act on March 26th.*
3. ***Zoning Map Changes (city file no. 20-003).*** *Minnesota statues require cities to update their zoning map to bring it into compliance with the comprehensive plan within 9 months of adoption. The 2040 Comprehensive Plan was adopted in November and these map amendments will ensure consistency. The Planning Commission will hold a public hearing on March 5th and the Council is expected to act on March 26th.*
4. ***Park Dedication Ordinance Update (city file no. 20-004).*** *The park dedication fees are based on the comprehensive plan. The 2040 Comprehensive Plan was adopted in November and included some changes that require us to reevaluate our park dedication fee formula and make some minor edits to the ordinance. Staff is working to complete this work and is expected to provide an update to the Parks and Trails Commission on March 19th. The Planning Commission is expected to hold a public hearing on April 2nd for Council action on April 23rd.*
5. ***Annual Ordinance Codification (city file no. 20-005).*** *Staff prepares and annual codification to incorporate all of the previous year's ordinance amendments into the City Code. The new PDF of the Code is expected to be completed and posted online in February.*
6. ***Tessmer Topo/Wetland Waiver (PID 07-119-23-21-0002) (city file no.20-007).*** *The applicant is requesting a waiver of the topography and wetland delineation requirements for this parcel. This parcel will be platted with the property to the west for a small division, but no development is proposed for this parcel. The application is currently incomplete.*

7. **Sawgrass Preliminary Plat, Preliminary PUD Development Plan and Rezoning Extension and Concept Plan (city file no. 20-008).** *The landowner is requesting another extension to the preliminary plat approval, which was previously granted extensions that expire in February. M/I Homes is proposing to take over the project with a few amendments to the proposed plan. Council is expected to review the request at the February 27th meeting.*
8. **Corcoran self storage PUD Amendment (city file no. 20-009).** *The applicant is requesting an amendment to the phasing plan for the project. Staff is currently reviewing the application for completeness, but it appears that the request may be administratively approved.*

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. **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.
7. **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.
8. **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.
9. **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 was acted on by the Council in January 2020.
10. **Savoie Minor Subdivision at 21801 Homestead Trail (City file 19-021).** This two-lot subdivision is was approved by the Council on October 24th. The council had previously approved this subdivision, but the applicant let it expire and an extension was approved.
11. ***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 acted on a notice of decision finding No Need for EIS at the January 23rd Council meeting.*
12. ***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. The Planning Commission recommended approval on January 2nd and *Council approved the item on January 23rd.*
13. ***Sketch Plan for "Nelson International" at 10409 County Road 101 (city file 19-023).** The applicant submitted a sketch plan for an approximately 33,000-sq. ft. truck sales/repair operation. *The Council reviewed this item on January 23rd.*



CITY OF CORCORAN

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 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: March 5, 2020
 To: Planning Commission
 From: Brad Martens, City Administrator
 Re: City Council Report

The Planning Commission last met on January 2, 2020. 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

January 9, 2020 Council Meeting

- Low Cost Paving Options – Assessment Policy Review
 - Reviewed the existing assessment policy; directed staff to incorporate a depreciation component on deferred assessments
 - 2020 Strategic Planning Work Session
 - Scheduled the strategic planning work session for 4:00 pm on Monday, February 10th
 - 2020 City Calendar
 - Approved the City Calendar as presented
 - Charter Commission Resignation and Recognition – Rich Asleson
 - Read the resolution; approved as presented
 - Request for Water and Sewer Connection with Maple Grove
 - Directed staff to work with Maple Grove to discuss the terms of a potential connection for properties in the Appaloosa Woods neighborhood
 - Recreation Coordinator Appointment
 - Appointed Jessica Christensen Buck to the full-time Recreation Coordinator position effective February 3, 2020
-
- Property Acquisition Process – Gleason Parkway Extension and Trunk Sewer Extension projects

- Approved a resolution authorizing the use of eminent domain for the project on specific properties
- Annual Appointments
 - Approved annual appointments; selected Councilmember Bottema as Acting Mayor for 2020
- City Council Resignation and Declaration of a Vacancy
 - Accepted the resignation of Councilmember Mike Keefe; declared a vacancy
 - Applications to fill the vacancy will be accepted until noon on Wednesday, January 23rd
 - Called a work session for 6:30 pm on January 23rd to review applications

January 23, 2020 Council Meeting

- Final PUD Development Plan and Final Plat for Ravinia 14th Addition
 - Approved the plat for 33 additional homes in Ravinia
- Environmental Assessment Worksheet for Wessel Residential Development
 - Approved a finding of no need for an Environmental Impact Statement
- Sketch Plan for 10409 County Road 101
 - Reviewed the proposed project for a 33,000 S.F. sales and service location. Provided favorable feedback on the project and direction related to transportation and utilities
- 2020 Legislative Priorities
 - Discussed legislative priorities; approved with the additional focus on access to high speed internet
- 2020 CIP Purchases
 - Approved the pre-order of two squads, a tandem axle dump truck and a water truck
- Special Election Options
 - Directed staff to schedule a special election on November 3, 2020 to permanently fill Council vacancy
- City Council Appointment
 - Appointed Tom Anderson to the City Council until a successor is elected at the special election
 - Issued the oath of office to Tom Anderson

February 10, 2020 Council Work Session

- The City Council held a strategic planning work session to discuss priorities and objectives for the upcoming year

February 13, 2020 Council Work Session

- The City Council held a work session to discuss the five-year financial management plan

February 13, 2020 Council Meeting

- 2016 Downtown Corcoran Sewer & Water Improvements – Change Order 2 and Pay Request 16 & Final
 - Approved a change order to complete the project closeout
- Police Department Staffing - COPS Grant
 - Directed staff to seek grant funds for two police officer positions
- Squad Camera and Body Camera Project
 - Directed staff to include funding in the 2020 CIP for squad and body worn cameras and to proceed with body worn camera policy development
- Parks and Trails Commission Vacancy
 - Accepted the resignation of Tom Anderson from the Parks and Trails Commission; directed staff to take no action on filling the vacancy at this time
- Closed Session - Property Acquisition for Water Treatment and Well Site
 - Held the closed; provided staff direction on a potential land purchase

February 27, 2020 Council Meeting

- Easement Vacation for Ravinia 14th Addition
 - Held the public hearing; approved the easement vacation presented
- Request for Extension of Preliminary Plat, Preliminary PUD Plan and Rezoning Approvals for “Sawgrass” at 20400 County Road 10
 - Approved the extension until August 27, 2020
- Preliminary Design Quotes – Hackamore Road Improvement Project
 - Approved the proposal from WSB to proceed with design for the project
- Resolution Supporting Infrastructure Accountability
 - Approved the resolution in support of legislation authorizing cities to establish infrastructure development fees for transportation project
- Parks and Trails Commission Appointments
 - Re-appointed Sharon Meister and Phillip Christenson to the Parks and Trails Commission
- Planning Commission Appointment
 - Re-appointed Jim Shoulak to the Planning Commission
- Closed Session - Property Acquisition for Water Treatment and Well Site
 - Held the closed session; authorized the Mayor and City Administrator to enter into a purchase agreement with the property owner at 10110 County Road 116

Attachments:

None