



CITY OF CORCORAN
Corcoran Planning Commission Agenda
August 6, 2020 - 7:00 pm

Meeting Held Via Telephone/Other Electronic Means

1. Call to Order / Roll Call

Call-in Instructions:

Call: +1 312 626 6799 US

2. Pledge of Allegiance

Enter Meeting ID: 897 3073 1837

Press *9 to speak during the Public Comment Sections.

3. Agenda Approval

Video Instructions:

Click this link: <https://us02web.zoom.us/j/89730731837>

4. Open Forum

OR visit www.zoom.us and enter Meeting ID: 897 3073 1837

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment Sections. Participant video feeds will be muted.

5. Minutes

- a. Minutes – July 2, 2020*

For more information on options to provide public comment visit:

www.corcoranmn.gov

6. New Business - Public Comment Opportunity

- a. **Public Hearing.** Request for Site Plan, Conditional Use Permit and Variance for Nelson International on the property located at 10409 County Road No. 101 (PID 01-119-23-41-0001) (city file no. 20-022)
 - i. Staff Report
 - ii. Open Public Hearing
 - iii. Close Hearing
 - iv. Commission Discussion & Recommendation
- b. **Public Hearing.** Request for Conditional Use Permit to exceed the Maximum square footage for accessory buildings on property at 21925 Oakdale Drive (PID 04-119-23-34-0006) (city file no. 20-025)
 - v. Staff Report
 - vi. Open Public Hearing
 - vii. Close Hearing
 - viii. Commission Discussion & Recommendation

7. Reports/Information

- a. Planning Project Update*
- b. City Council Report* – Council Liaison Schultz
- c. Other Business

8. Commissioner Liaison Calendar

City Council Meetings

8/13/20	8/27/20	9/10/20	9/24/20	10/08/20	10/22/20
Dickman	Jacobs	Shoulak	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
July 2, 2020 - 7:00 pm

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

Present via telephonic or other electronic means were: Chair Jacobs, Commissioner Dickman, Commissioner Shoulak, and Commissioner Vehrenkamp. *Absent: Commissioner Wu*

Also present via telephonic or other electronic means were: City Administrator Martens and City Planner Lindahl. Code Compliance Official Pritchard was present at City Hall.

1. Call to Order / Roll Call

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

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Vehrenkamp seconded by Shoulak to approve the agenda as presented.
 Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

4. Open Forum – None

5. Minutes

a. Minutes – June 4, 2020

Motion made by Dickman seconded by Jacobs to approve the minutes as presented.
 Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

6. New Business

a. Sign Variance for the Corcoran Crossroads property located at 7625 County Road 116 (PID 26-119-23-11-0013) (city file no. 20-014)

i. Staff Report – Planner Lindahl presented her staff report.

ii. Commission Discussion & Recommendation – Chair Jacobs allowed the audience to speak regarding the application. The property owner, Hasmukh Patel stated he was available for questions. Brent Anderson, 21100 93rd Ave, shared his support for the variance and stated the owners were generous members of the community. The Commission discussed the additional fuel tanks, traffic flow, setbacks, and clarified signs being replaced/added.

Motion made by Dickman seconded by Vehrenkamp to recommend approval of the resolution as presented.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

b. Sign Variance for property at 9350 County Road 19 (PID 07-119-23-43-0004) (city file no. 20-020)

i. Staff Report – Planner Lindahl presented her staff report.

ii. Commission Discussion & Recommendation - The Commission received clarification on the changeable message board/dynamic sign.

Motion made by Vehrenkamp seconded by Shoulak to recommend approval of the resolution as presented.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

c. **Public Hearing.** Site Plan, Conditional Use Permit and Preliminary Plat for Eagle Brook Church on property located at the northwest corner of Hackamore Road and CR 101 (PID 36-119-23-44-0008, 36-119-23-44-0010, 36-119-23-44-0009, 36-119-23-44-0013, 36-119-23-44-0014) (city file no. 20-023)

i. Staff Report – Planner Lindahl presented her staff report.

Stephanie Hauber, Eagle Brook Church, provided a verbal overview of the proposal.

- ii. Open Public Hearing – Chair Jacobs opened the public hearing.

Manoj Thomas, 6552 Carriage Way, asked the commission to recommend denial and shared concerns with the project including: traffic, lack of outreach by the applicant, a 1,000+ signature online petition, landscaping/screening, safety/privacy/comfort of surrounding neighborhood, pedestrian safety, and shared concerns that traffic data may not be accurate and/or the software used is flawed. He requested an independent study and requested more traffic mitigation.

Peter Hartz, 19169 Galloway Cir., asked the commission to recommend denial and shared concerns with the project including: traffic impacts, safety concerns, medical response delays during peak traffic, danger with added traffic in neighborhood and on Co Rd 101; he also mentioned the petition and requested a new traffic study.

Gary Hahn, 6494 Larkspur Ct., shared concerns with the project including: traffic, inaccuracy of point-of-view graphics regarding distance/proximity, lack of noise and visual screening, neighborhood traffic, pedestrian and children safety, view shed of parking lot, and that the traffic study is flawed.

Tiffany Checketts, 6310 Steeple Chase La., shared concerns with the project including: screening and asked for permanent berm/screening to be added and asked if parking could be shifted east and if the City could limit outlot A to residential only.

Jeremy Nichols, 6334 Steeple Chase La., shared concerns with the project including: scale of the land use and size of the facility and parking lot and shared other zoning district structure size limitations. He referenced the petition and concerns with safety and privacy, as well as that the sites used in comparison were not comparable due to factors such as proximity and open space. He asked that the structure be limited to 50,000 SF.

Robert Dovenberg, 335 Bergamot Dr. Medina, shared concerns with the project including: inaccuracy of point-of-view graphics regarding distance/proximity, incompatibility with surrounding land use, traffic and safety, substantial public opposition (petition), and asked the City to work with the applicant to find a different site. He also referenced RLUIPA and case law denying CUPs.

Andrew Schultz, 6569 Zircon La. Maple Grove, shared his support for the church and stated the church would be a good neighbor and that the service traffic could be mitigated with parking attendants.

Sarah Nichols, 6334 Steeple Chase La, shared concerns with the project including: noise, privacy, traffic, parking lot/dumpster proximity to residential, views, screening/landscaping, safety and security, street expansion into the site from Ravinia and asked the Commission to not approve with conditions, but rather require corrections to be made. She also shared concerns with the traffic study data and asked if a covenant could be required that did not allow traffic in the neighborhood.

Fred Benkusky, 6215 Hackamore Cir., shared concerns with the project including: traffic, water/drainage, development in the area, parking lot lighting, and Hackamore improvement financing.

Tom McKee, 6633 Bridle Path, shared concerns with the project including: insufficient traffic data, construction traffic, as well as potential accessory uses including concerts/music and noise.

Nav Narayan, 6672 Carriage Way, shared concerns with the project including: traffic, property values, facility size, petition, crowds/noise, lighting, and stated the proposal does not meet CUP standards and asked the Commission to recommend denial and the applicant to find a different location.

Blaine Schneider, 6449 Larkspur Ct., shared concerns with the project including: the petition, traffic, property values, ability to enter and exit the neighborhood during service traffic, children safety, and traffic study data. He also suggested the applicant provide a public park/playfield and inquired about police/security.

Amy Shatava, 19223 Bridle Path, shared concerns with the project including: traffic, noise, proximity and views, size, lighting, and architectural design. She asked that more screening be provided, and existing screening remain.

Jonathan Coots, 19398 Lupine La., shared concerns with the project including: scales/size of facility, number of weekly visitors, flaws in the parking study data, traffic, ability to enter/exit neighborhood, burden on infrastructure/services, noise, light, safety, property values, and asked the Commission to reject and the applicant to find a new location.

Ginger Anzalone, 340 Bergamot Dr. Medina, shared concerns with the project including: views, noise, traffic, safety, property value, lighting, headlights, lack of screening, neighborhood cut-through traffic, delayed medial responses during peak traffic. She asked the Commission to deny and the applicant to find a new location.

Vasanth, 6418 Bluestem Cir., shared that he seconded all concerns previously raised and reiterated traffic concerns and pedestrian safety and asked if a benefits analysis to the City was completed.

Chair Jacobs called a recess at 10:15pm. The meeting reconvened at 10:22pm.

Cathy Hempe, 19247 Bridle Path, shared concerns with the project including: scale/size, outdoor services, and noise.

Manoj Thomas, 6552 Carriage Way, Shared concerns with architectural design and asked for clarification on process/tied motion.

Tom McKee, 6633 Bridle Path, asked if additional services, such as weddings, funerals, and youth events would be provided.

Jonathan Coots, 19398 Lupine La., stated that plans are designed to offer flexibility and offered his assistance to find a solution.

Jeremy Nichols, 6334 Steeple Chase La., shared concerns with the project including: traffic data, parking, safety, resident comfort, structure size, and said the development would be harmful and asked the Commission to deny.

iii. Close Hearing

Motion made by Vehrenkamp seconded by Dickman to close the public hearing.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

- iv. Commission Discussion & Recommendation – The Commission asked staff to clarify and answer any questions that arose during the public hearing. Staff clarified that the traffic study was conducted by the City’s contract engineer and the software used has been/is used for all of Corcoran’s traffic studies and that Medina’s separate study reaffirms the provided study. Staff clarified that other district standards do not apply to other districts. Staff stated the application is reviewed based on ordinance standards and that RLUIPA was not discussed in the staff report. Drainage is being addressed as part of the project. Any lighting proposed would need to meet ordinance standards. Design and final material selection are a condition of approval. Outdoor accessory uses are not being proposed and would not be permitted as part of this approval. City police or private security cost would be the burden of the applicant/owner. Lighting, landscaping would need to meet ordinance and would be a condition of approval. Staff clarified that the applicant could update their plan prior to Council review to mitigate concerns raised during the public hearing. The Director of Public Safety and Fire Chiefs reviewed the plans for safety and emergency services. Staff responded that no matter the Commission recommendation tonight, the Council would make a final decision.

The Commission discussed issues and concerns raised by residents/speakers at the public hearing. Landscaping and screening were discussed and included: adding berms, larger trees, more trees, and maintaining existing trees. Setbacks and the size and location of the parking lot was discussed. Staff confirmed parking lots could not likely move without filling wetland as well as snow storage and removal. The applicant stated that the parking lot was designed at peak numbers so that all parking could be kept onsite. The applicant also clarified that the capacity is 1,500 seats and that they would average about 1,000 attendants between two services. Services are held Saturday, Sunday, and Wednesday. The applicant clarified that no other uses or events were being proposed and that the broadcast site was at their Lino lakes campus but that a live band would be on location. The Commission discussed future road extensions and whether

previously stubbed roads would become permanent turnarounds. Staff clarified this would need to be determined and that roads are stubbed to allow property owners the ability to develop independently. The Commission discussed Outlot A and that nothing is currently being proposed. Traffic and infrastructure concerns regarding County Road 101, Hackamore Road and concerns about cut through in the existing neighborhoods were discussed. The Commission shared concerns about pedestrian and vehicle safety and discussed traffic control and Public Safety review. Property values were discussed, and staff stated that property value studies are not typically conducted. The Commission discussed parking lot lighting as well as street lighting within Ravinia. The Commission discussed the online petition as well as the CUP conditions and if they were not met. Staff clarified the process for denial.

Motion made by Vehrenkamp seconded by Shoulak to recommend denial of the resolution for site plan and conditional use permit based on the proposal not meeting conditional use permit standards 3a., 3c., and 3e.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

Motion made by Vehrenkamp seconded by Jacobs to recommend approval of the preliminary plat resolution as presented.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

- d. Final PUD Development Plan for Bellwether 5th Addition (PID 0-119-23-43-0011) (city file no. 20-024)
 - i. Staff Report – Planner Lindahl presented her staff report.
 - ii. Commission Discussion & Recommendation – None

Motion made by Dickman seconded by Vehrenkamp to recommend approval of the resolution as presented.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

7. Reports/Information

- a. Planning Project Update – Information only.
- b. City Council Report* – Information only.
- c. Other Business – The Commission asked staff to review other Zoning District standards related to structure size.

8. Commissioner Liaison Calendar

City Council Meetings – Commissioners Dickman and Shoulak swapped dates.

7/9/20	7/23/20	8/13/20	8/27/20	9/10/20	9/24/20
Vehrenkamp	Wu	Dickman	Jacobs	Shoulak	Vehrenkamp

9. Adjournment

Motion made by Vehrenkamp seconded by Shoulak to adjourn.

Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

Meeting adjourned at 12:47 am, Friday, July 3, 2020.

Submitted by Mike Pritchard

Code Compliance Official



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TO: Corcoran Planning Commission

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

DATE: July 30, 2020 for the August 6, 2020 Planning Commission Meeting

RE: **PUBLIC HEARING.** Nelson International Conditional Use Permit, Site Plan and Variance for the property at 10409 County Road 101 (PID 01-119-23-41-0001) (city file no. 20-022)

120-DAY REVIEW DEADLINE: August 21, 2020

1. Application Request

The applicant has requested approval of a site plan, a conditional use permit and two variances to allow a 34,088-sq. ft. industrial building.

A conditional use permit is required as the proposed use, motor vehicle, boat or equipment repair and sales, is a conditional use in the Light Industrial District.

The applicant has also requested two variances for the project. One is to allow the use of a non-approved material on the exterior of the building called TextureClad, a metal wall panel that is finished to look like stucco. The second variance is to allow for a 40-ft. curb cut where a 32-ft. curb cut is allowed.

2. Context

Zoning and Land Use

The site is zoned I-1 (Light Industrial) and the Comprehensive Plan guides the property as Light Industrial. The lot was created as part of Bellwether 2nd Addition. The site has several existing structures on the east portion of the site near County Road 101, which would be removed as part of the development.

Surrounding Properties

The property to the north is guided Industrial and is zoned I-1 (Light Industrial). The properties to the west and southwest are guided Low Density Residential and are currently zoned PUD (Planned Unit Development) as part of the Bellwether development. The property to the southeast is an outlot of the Bellwether development and is guided Light Industrial and is zoned I-1 (Light Industrial). The property to the east across County Road 101/Brockton Lane is in the City of Maple Grove.



Natural Characteristics of the Site

The property is largely wetlands with the majority of the western part of the lot indicated as “Shallow Open Water” and “Seasonally Flooded Basin or Flat” in the 2040 Comprehensive Plan. The southeast section of the parcel is also indicated as a “Seasonally Flooded Basin or Flat”. The property has trees located along the edge of the large wetland on the west side of the property.

The western part of the property has also been identified as a Cattail Marsh and Maple-basswood Forest on the 2040 Ecologically Significant Natural Areas.

The west side of the property has been identified on the Parks and Trails Plan as a Greenway Corridor.

3. Analysis of Request

Site Plan

Design Guidelines/Architecture

The property is located in the Northeast District of the City and subject to the design standards in Appendix A and the building standards in Section 1060.060 of the Zoning Ordinance. The general design guidelines state:

- Buildings should be designed with quality materials on all sides; all facades shall be articulated with a variety of materials, glazing or other details to add visual interest, although the front façade may have a unique design or more significant glazing; long blank exterior surfaces shall be avoided
- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.

Architectural elevations were submitted showing a mix of glass, EIFS material and TextureClad, an architectural metal panel that is finished to look like stucco. The building is a plain rectangle with no articulation provided by either physical or color/texture changes to the building. Staff has included a condition requiring the applicant to revise the plans to provide more visual interest, which could be done with color and material changes rather than a physical change to the building.

The ordinance limits curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing) to 20% of any wall surface (excludes overhead doors). The textured wall material is a metal panel and the building exceeds these standards. The applicant has submitted a variance requesting approval for these materials and the variance is discussed later in this report.



The plans note that mechanical equipment will be screened as required by Section 1060.030 of the Zoning Ordinance, but details must be provided to ensure compliance with these standards. Staff has included this as condition of approval.

A trash enclosure is not shown on the plans. Trash enclosures must be in compliance with the standards in Section 1060.020 and Appendix A of the Zoning Ordinance. Staff has included a condition requiring plans to be revised to address trash.

Lot Analysis

Lot standards for the I-1 district are as follows:

	Minimum Standard	Complies
Minimum Principal Structure Setbacks		
Front, From Major Roadways*	100 ft.	Yes*
Front, From all other streets	50 ft.	Yes
Side	20 ft.	Yes
Rear	20 ft.	Yes
Adjacent to Residential	50 ft.	Yes
Maximum Principal Building Height	45 ft.	Yes
Maximum Impervious Surface Coverage	70%	Yes

**The 100-foot building and parking setback may be reduced as allowed by Section 1060.080, Subd. K and L.*

The proposed development would appear to meet all lot standards for the I-1 District.

Outside Storage and Sale of Vehicles

Outside Storage is requested for storage of vehicles for sale and vehicles on site for repair. The use proposed by the applicant does not required any additional screening, but damaged vehicles, vehicle parts and accessory equipment must be stored inside of a principal or accessory building. The applicant is aware of this standard and has noted in the narrative that this will be enforced.

Off-Street Loading

The applicant has indicated an off-street loading location located on the south end of the proposed building. The loading area proposed is more than 300 ft. away from a residential use, so it does not require an intervening building. Loading areas not requiring screening by an intervening building shall be screened from adjacent residentially zoned or guided property by the use of berms, fences, or walls to provide 100 percent opacity to a height of at least 10 feet. The height of the screening shall be measured from the grade of the loading areas. The plans do not provide enough screening to screen the area from the residential uses to the west. Staff has included a condition that the screening be increased to comply with this standard.

Signage

The ordinance limits signage to one 64-sq. ft. freestanding sign per property and wall signage up to 10% of the wall area of the elevation with the primary building entrance.



The applicant's plan show 10 signs on the site, four of which are on the rear of the building and are directional signs. Directional signs are a sign that is designed for the purpose of providing direction for pedestrian or vehicular traffic. Directional signs smaller than 4 square feet in area and less than 4 feet in height, and containing no commercial message (e.g. "Enter" or "Exit" signs) are exempt. Signs may be illuminated according to the standards of Section 84.04 (General Provisions).

- Walls signs 2-4 are not defined as directional signage and are not permitted.
- Wall sign 5 would be permitted if reduced to 4 sq. ft. in area.
- Signs 7-10 appear to comply with the directional sign size requirements and will not be illuminated.

The freestanding sign (sign 6) along County Road No. 101 exceeds the limitations of the code. The sign is 130 sq. ft. in area where 64 sq. ft. is permitted and is 30 ft. high where 16 ft. is allowed. The plans must be revised to comply with the ordinance standards. The applicant should also consider shifting the freestanding sign to the west. Currently there could be conflict between the proposed watermain and the freestanding sign. Staff also expects that as the County expands County Road 101 in the future, the County would take approximately 30 ft. for right-of-way. The applicant should plan for this future expansion to ensure the sign does not end up in the right-of-way.

The primary entrance of the building is located on the east side facing County Road 101 and is approximately 8,142.7 sq. ft. This allows up to 814 sq. ft. of wall signage. Sign 1 is 233.7 sq. ft. and appears to comply with sign size requirements, but additional information about lighting and materials will be required with the sign permit. The sign should be shifted north on the building to be closer to the entrance.

No request for a variance for signs was received. Staff has a condition stating that all signage must comply with ordinance standards. All signs require a permit in order to be constructed and will be reviewed at the time of permit submittal.

Parking

Parking setback standards for the I-1 district are 100 ft. from County Road 101, 25 ft. from the new public street and 10 ft. from the side and rear lot lines.

The applicant is reducing the parking setback via the flexibility allowed by Section 1060.070 Subd. 2(L) of the Zoning Ordinance. This requires the applicant to provide landscaping beyond the minimum requirements or preserve significant landscaping in the area. The required setback may be reduced to the required front setback from other streets in that district if the applicant provides a minimum of one overstory deciduous tree, one overstory coniferous tree, two ornamental trees and 10 understory shrubs per 100 feet of the length of the property line where the flexibility is requested or preserves the equivalent number of existing trees and shrubs. These materials must be provided in addition to the minimum landscape requirements. This would allow the applicant a reduced parking setback of 50 ft. The applicant is showing a setback of 60 ft.

The applicant has submitted a turning radius exhibit that shows that large trucks maneuvering around the site will not be able to access parts of the site without driving over areas of the parking identified



as “Overflow Parking” on the plans. These parking stalls should be removed from plans as they cannot be preserved as parking spaces if they are in the turning radius area.

The plan shows a total of 119 parking stalls for customer, company, service and overflow parking where a total of 67 parking stalls are required: 36 for retail, 13 for warehousing and 18 for auto service. Removal of the three stalls that conflict with the turning radius will leave 116 available, which exceeds the minimum requirements.

Additionally, the plans show 20 stalls for vehicles sales and 20 stalls for trailer parking in the southern portion of the site. There is also a service drop-off in the northeast portion of the site for three trucks/trailers awaiting service.

The plans show an area for future expansion. The applicant has not indicated how this space would be used, but it is reasonable to assume it would be an expansion of the service use. The Zoning Ordinance requires an addition one stall for each service or wash bay. The future expansion would likely be able to hold eight to ten bays. The existing parking would be adequate to support this expansion.

Snow storage is not shown. Staff has included a condition that plans must be revised to show snow storage areas.

Landscaping

The applicant’s landscape plan is generally consistent with ordinance requirements by providing landscaping around the buildings and parking lots. The applicant would be required to provide 59 overstory trees and 161 understory shrubs or the equivalent to meet basic requirements. The plans appear to comply but must be updated to ensure compliance.

The applicant has shown additional overstory, ornamental and understory trees in order to allow reduced setback flexibility on CR 101, but did not provide enough information to confirm that the requirements have been met. A total of 70 overstory deciduous trees, nine overstory coniferous trees, 18 ornamental trees, and 188 understory shrubs are proposed. Plans show only 17 of the proposed 18 ornamental trees. Staff has included a condition that the plans be revised. The plans show a symbol for the “Spring Snow Crabapple” ornamental tree, but the symbol is not present on the plans. Plans show shrubs on the plans, but the plans are illegible. Additionally, the table provided in the plans list only 184 shrubs. Staff has included a condition that the plans be revised. Staff suggests the landscape plans be revised to include inset that show the areas of the plan where symbols become too small to read.

Section 1060.070 of the Zoning Ordinance requires parking areas with 4 or more stalls shall be screened from properties zoned residential and from public streets. Screening should be at least three feet high to screen vehicle headlights. Plans should be revised to show this screening requirement.

Landscaping along CR 101 is currently conflicting with the proposed watermain. The watermain may not be installed immediately if the applicant is forced to go with the well option, but will be installed in the future and the landscape plan should be designed to reflect this work.



As discussed in the off-street loading section, staff is concerned about the loading areas and overhead doors from the residential uses to the west. The Planning Commission should discuss whether additional screening will be necessary. The applicant could screen the parking, storage and overhead doors with a mix of landscaping and/or fencing. Staff has included a condition that landscaping should be changed in order to provide more screening.

Streets/Access

Access to the site would be provided via a new 40-foot wide public street easement along the north property line. The applicant would construct a private driveway in this public easement and would be responsible for their portion of the public street improvement when it is constructed in the future. This would be similar to the private improvements allowed in a public right-of-way for Park Place Storage on the west side of Corcoran. These private improvements would be allowed with an encroachment or license agreement. Additionally, the applicant will be required to comply with the recommendations of the City Engineer's feasibility study dated July 2020.

The site will be accessed by a single driveway off this new private drive in the public easement. The applicant has requested a variance to allow a new 40 ft. wide curb cut where 32 ft. is allowed. However, staff notes that curb cut width is measured at the property line, which shows the curb cut is approximately 88 ft. wide. The variance is discussed later in the staff report.

Hennepin County has provided comments on this and support the location of the access but will require a full northbound left and southbound right-turn lane. A right-of-way easement is required along the road to the north for the turn lane along County Road 101. Additional right-of-way easements will be required for turn lane on the proposed shared road. These public improvements would be designed and bid by the City and paid for by the developer.

The developer will be required to enter into a development agreement with the City prior beginning construction. The development agreement will outline the costs of public and private improvements and establish required responsibilities, fees and financial guarantees.

Utilities

Sanitary sewer services are available to the site, but water has not been extended from the City of Maple Grove to the site. The City of Maple Grove water does serve the adjacent Bellwether residential development. The agreement between the City of Corcoran and the City of Maple Grove for this water extension included limits on which parcels would be served. This site is not included in the current water agreement with Maple Grove.

Two water options are available to the proposed project:

1. Request City negotiate amendment to the Maple Grove agreement and allow an interim supply from Maple Grove via the Corcoran system.
 - Maple Grove connection fees would be charged and



- Corcoran water connection and TLAC fees would be charged when Corcoran system is available, currently planned to be available in 2022/2023.
2. Construct a private well with rural fire protection that requires a storage tank for fire suppression for an interim use.
- All water TLAC and connection fees would be paid when Corcoran system is available, currently planned to be available in 2022/2023.

The applicant's proposed layout shows both options. If water is secured from Maple Grove, the landscaping plan or utility plan will need to be revised to avoid conflicts between the proposed trees and the proposed watermain. This issue must be resolved prior to execution of the development agreement.

A feasibility study was done by the City Engineer. The applicant will be required to comply with the recommendations of the City Engineer's feasibility study dated July 2020. If a connection with the City of Maple Grove cannot be established, a private well with fire suppression should be able to adequately serve the site.

Lighting

The applicant has submitted a photometric plan that seems to be in compliance with the Zoning Ordinance. The applicant has not supplied detail sheets on the light fixtures that will be used. Staff has included a condition that the applicant must provide detail sheets on the fixtures to be used and the applicant must be in compliance with Section 1060.040.

Parks and Trails

The Comprehensive Plan shows a future on- and off-road trail running north to south on the east and west sides of the parcel, respectively. The on-road trail on County Road 101 will be constructed by the County when the road is improved. The trail on the west is planned on the other side of the wetland. This property is not being subdivided; therefore, park dedication is not required.

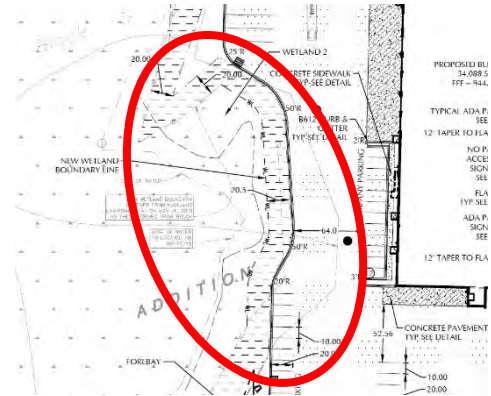
Wetlands and Environment

There are significant wetlands on site. The wetland delineation has been approved and the plans must be revised to reflect the approved delineation.

The applicant does not appear to be impacting the large DNR wetland on the west portion of the site, but does show significant impact to the wetland in the southeast portion of the site. The applicant has filled for a wetland mitigation permit but had not yet received approval. The wetlands on the site have been identified as a medium quality wetland and requires a 25 ft. average buffer and a 15 ft. structure setback from the buffer (40 ft. total). The applicant is currently showing averaged buffers throughout the property. Staff has included the submittal of an exhibit that shows the buffers are properly averaged as a condition of approval.



The applicant is currently showing a zero-foot setback on the parking lot from the wetlands near the center of the site. Section 1050.010 of the ordinance states that “The required structure setback shall apply to all structures, except that such structure setback shall be reduced to 5 feet for roadways, trails, and parking lots, and their related retaining walls and fences. “The plans must be revised to show this 5-foot setback. The applicant should look at adjusting the wetland buffer through averaging or shifting the pavement area.



The City Engineer has also stated that a retaining wall may be necessary along the western side of the site.

The applicant is currently not showing any wetland buffer monuments. Buffer monuments are required where ever a wetland buffer crosses a wetland, where a change in the contour of the buffer occurs and with a maximum spacing of 200 ft. of wetland edge.

Stormwater Management

Ponding is planned for the northwest and southwest portion of the site. The ponding must provide treatment and rate control. The City Engineer has indicated that the stormwater management plan must be revised to comply with ordinance standards and remove the pond from public street easement. This will likely result in significant plan changes. A feasibility study was done by the City Engineer. The applicant will be required to comply with the recommendations of the City Engineer’s feasibility study dated July 2020.

Sound Source Plan

The applicant has submitted a sound source plan that details sound control measures that they will implement. The applicant will keep most noise producing activities inside when able and will not be installing an outdoor audio system of any kind.

Building Material Variance

The applicant is requesting two variances for the proposed project. The first variance is for the exterior material known as TextureClad. TextureClad is a metal wall panel that is finished to look like stucco and is not directly exempt from the limitation of 20% of the exterior finish being metal wall panels of Section 1060.050 C(1). The burden of proof is on the applicant to show that all of the following criteria have been met:

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

The applicant has stated that cost of infrastructure improvements to serve the site create the practical difficulties that require the need for a less costly building material. Variances cannot be granted solely on the basis of economic consideration. The applicant has not



provided a reason that there is difficulty complying with the Zoning Ordinance that does not reflect an economic nature.

2. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*

The building material request is not unique to the parcel and are proposed by the applicant. Staff does not support the requested material and finds that it does not meet the building material quality expected in this industrial area.

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

Granting the variance for building materials will alter the essential character of the locality by lowering the material standards in the NW district. While the City has approved this material for accessory buildings in the Rural Commercial district it does not meet the standards expected for this industrial area in NW Corcoran.

4. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

The building material ordinance would not be in harmony with the purposes and intent of the Ordinance. The building material will not be consistent with the intent of the design guidelines in Appendix A of the Zoning Ordinance. The building has no articulation to it and does not meet the design guidelines adopted by the City.

5. *The variance is consistent with the Comprehensive Plan.*

The building material variance would not be consistent with the Comprehensive Plan intent for high quality Industrial development.

6. *The City may impose conditions on the variance to address the impact of the variance.*

Staff does not recommend any conditions as staff does not support the variance.

Driveway Variance

The second variance is for the 40 ft. curb cut where 32 ft. is allowed. The City Code requires compliance with the City Engineering Design Standards, which limits commercial driveway width to 32 feet at the right-of-way (Engineering Detail STR-13). The City has consistently applied this standard to other commercial and industrial areas, including the downtown industrial sites.

The burden of proof is on the applicant to show that all of the following criteria have been met:

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

The applicant has stated that a variance for the curb cut width is required as a 32 ft. driveway does not allow for a truck to enter and exit the site at the same time. The City



Engineer notes that it is typical for a vehicle to yield while another is traveling through the driveway thereby eliminating this issue. Additionally, where the applicant has shown the driveway measured is incorrect. Driveways are measured at the property line. The driveway on the property as show is approximately 88 ft. The applicant has indicated they expect only 20 trucks a day through the site. Staff believes that the traffic can be accommodated on site with approved engineering standard curb cut. Staff finds no practical difficulties.

2. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*

The applicant is stating that the curb cut variance should be allowed based on the use of the site. The City has generally not given variances for driveway size due to the use of large trucks. Further, trucks are full capable of accessing the site through a 32 ft. driveway assuming when conflict arises between vehicles entering and exiting, a vehicle yields.

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

The curb cut variance would complement the compatible use that is proposed. However, the variance is not necessary to enable the use. The enlarge driveway would alter the character of the locality as the area to the north is guided to develop as industrial as well and this could set an undesirable precedent

4. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

The variance would not be in harmony with the general purposes and intent of the Ordinance. Other business have used 32 ft. driveways in the past to allow for truck access without issue.

5. *The variance is consistent with the Comprehensive Plan.*

The variance would be consistent with guiding the area for Industrial uses.

6. *The City may impose conditions on the variance to address the impact of the variance.*

Staff does not recommend any conditions as staff does not support the variance.

Conditional Use Permit

The applicant is proposing a motor vehicle repair and sales use within the Light Industrial zoning district. Section 1040.125, Subd. 4 of the Zoning Ordinance allows the landowner to request a CUP to allow the use if the following conditions are met:

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



Motor vehicle repair and sales are a conditional use in the Industrial zoning district. The use is a conditional use as it requires specific conditions to be met. The conditions are the following:

Motor Vehicle, Boat or Equipment Repair

- 1. All servicing of vehicles and equipment shall occur entirely within the principal structure.*
- 2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.*
- 3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.*
- 4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.*
- 5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.*
- 6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit*

Motor Vehicle, Boats and Equipment Sales.

- 1. All sales shall occur on one lot.*
- 2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.*
- 3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas.*
- 4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.*
- 5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.*
- 6. Parking for a motor vehicle, boat, or trailer sales shall not be less than 9 ft. wide by 18.5 ft. in length.*

The applicant will be in compliance with the operations requirements and staff has included this as a condition.

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

A certificate of survey has been provided with necessary information dated July 13, 2020.

- 3. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*



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

The proposed building complies with the goals of the Comprehensive Plan. The project establishes the industrial corridor that is guided.

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

The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the I-1 district.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The subject property is separated from the other uses; however, additional screening is required in the southwest corner of the site to buffer overhead doors and parking from adjacent residential.

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

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

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

Through the private investment of the applicant, the public facilities and services can be reasonably provided.

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

The conditional use conforms to the applicable regulations of the Light Industrial District. The applicant has stated painting will not be a service that is provided, parking, driveway and circulation has been designed to accommodate larger



vehicles and all work done on the site and any damaged vehicles will be stored inside a principal or accessory building.

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

Staff has analyzed the performance standards of this Chapter and finds that the building conforms to other standards specified in the Zoning Ordinance.

4. *The building materials standards required by this Section have been met.*

The applicant is requesting a variance to allow the building to be finished with TextureClad, metal siding finished to look like stucco. The applicant provided a sample of the material.

Section 1060.050 allows buildings in a non-residential zoning district to be finished with a maximum of 20% metal siding. The proposed metal siding meet MN State Building Code standards. Staff does not recommend approval to allow the metal building materials. If the building is revised to comply with Zoning Ordinance standards this condition will be met.

5. *The proposed building will be compatible with surrounding land uses.*

The property is located in an area that is zoned and guided for Industrial use.

4. Conclusions

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Zoning Plan and Zoning Ordinance and finds that the standards for a site plan and CUP to allow the site to be used for motor vehicle, boat or equipment repair and sales have been met. The proposed use is the type of use long envisioned for this industrial area of the City and staff has included conditions to address outstanding issues. The conditions will result in changes to the site plan, but staff believes the issues can be resolved to move forward with the development.

Staff finds that the variance standards have not been met and recommends denial of the two requested variances. If the Planning Commission finds that the variance standards have not been met, they should recommend denial of the request.

5. Recommendation

Move to recommend approval of the resolution approving the site plan and the conditional use permit and denying the two variances.



Attachments

1. Draft Resolution approving Site Plan and Conditional Use Permit and denying Variances
2. Site Location Map
3. Engineer's memo dated July 29, 2020
4. Applicant's Narrative received May 19, 2020 and July 13, 2020
5. Site Plans dated July 13, 2020
6. Landscaping Plan dated July 13, 2020
7. Building Plans and Elevations dated June 6, 2020
8. Sign Plans dated July 9, 2020
9. Sound Source Control Plan received July 13, 2020
10. Building Material Reference Sheet received May 19, 2020
11. Roof System Reference Sheet received May 19, 2020
12. Building Material Rendering Example received May 19, 2020
13. Public Comment: Dennis and Jan Stieg received July 30, 2020

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

APPROVAL OF A SITE PLAN AND CONDITIONAL USE PERMIT AND DENIAL OF TWO VARIANCES FOR A DEVELOPMENT ON THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 5, BELLWETHER 2ND ADDITION (PID 01-119-23-41-0001) (CITY FILE NO. 20-022)

WHEREAS, Nelson International is requesting approval of an after-the-fact variance for an existing accessory building and a conditional use permit to allow for the construction of an accessory building addition on property legally described as follows:

Lot 1, Block 5, Bellwether 2nd Addition

WHEREAS, the Planning Commission has reviewed the site plan, conditional use permit and variances at a duly called public meeting and recommends approval.

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 site plan and conditional use permit approval, subject to the following findings and conditions:

1. A site plan and conditional use permit are approved to allow for the construction of a building addition as shown on application and plans received by the City on May 27, 2020, and additional information received June 23, 2020, July 2, 2020, and July 14, 2020, except as amended by this resolution.
2. No approvals are granted for the future expansion shown on the plans. A new application for a site plan/conditional use permit amendment would be required when the expansion is proposed.
3. The variance for building materials is denied based on the following findings:
 - a. *That there are practical difficulties in complying with the Zoning Ordinance.*

The applicant has stated that cost of infrastructure improvements to serve the site create the practical difficulties that require the need for a less costly building material. Variances cannot be granted solely on the basis of economic consideration. The applicant has not provided a reason that there is difficulty complying with the Zoning Ordinance that does not reflect an economic nature.

- 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 building material request is not unique to the parcel and are proposed by the applicant. Staff does not support the requested material and finds that it does not meet the building material quality expected in this industrial area.

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- c. *That the granting of the variation will not alter the essential character of the locality.*

Granting the variance for building materials will alter the essential character of the locality by lowering the material standards in the NW district. While the City has approved this material for accessory buildings in the Rural Commercial district it does not meet the standards expected for this industrial area in NW Corcoran.

- d. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

The building material ordinance would not be in harmony with the purposes and intent of the Ordinance. The building material will not be consistent with the intent of the design guidelines in Appendix A of the Zoning Ordinance. The building has no articulation to it and does not meet the design guidelines adopted by the city.

- e. *The variance is consistent with the Comprehensive Plan.*

The building material variance would not be consistent with the Comprehensive Plan intent for high quality Industrial development.

- f. *The City may impose conditions on the variance to address the impact of the variance.*

Staff does not recommend any conditions as staff does not support the variance.

4. The variance for the curb cut width is denied based on the following findings:

- a. *That there are practical difficulties in complying with the Zoning Ordinance.*

The applicant has stated that a variance for the curb cut width is required as a 32 ft. driveway does not allow for a truck to enter and exit the site at the same time. The City Engineer notes that it is typical for a vehicle to yield while another is traveling through the driveway thereby eliminating this issue. Additionally, where the applicant has shown the driveway measured is incorrect. Driveways are measured at the property line. The driveway on the property as show is approximately 88 ft. The applicant has indicated they expect only 20 trucks a day through the site. Staff believes that the traffic can be accommodated on site with approved engineering standard curb cut. Staff finds no practical difficulties.

- 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 applicant is stating that the curb cut variance should be allowed based on the use of the site. The City has generally not given variances for driveway size due to the use of large trucks. Further, trucks are full capable of accessing the site through a 32 ft. driveway assuming when conflict arises between vehicles entering and exiting, a vehicle yields.

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- c. *That the granting of the variation will not alter the essential character of the locality.*

The curb cut variance would complement the compatible use that is proposed. However, the variance is not necessary to enable the use. The enlarge driveway would alter the character of the locality as the area to the north is guided to develop as industrial as well and this could set an undesirable precedent

- d. *The proposed variance would be in harmony with the general purposes and intent of the Ordinance.*

The variance would not be in harmony with the general purposes and intent of the Ordinance. Other business have used 32 ft. driveways in the past to allow for truck access without issue.

- e. *The variance is consistent with the Comprehensive Plan.*

The variance would be consistent with guiding the area for Industrial uses.

- f. *The City may impose conditions on the variance to address the impact of the variance.*

Staff does not recommend any conditions as staff does not support the variance.

5. A conditional use permit is approved to allow for motor vehicle, boat or equipment repair and sales subject to the following findings:

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

Motor vehicle repair and sales are a conditional use in the Industrial zoning district. The use is a conditional use as it requires specific conditions to be met. The applicant will be in compliance with the operations requirements.

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

A certificate of survey has been provided with necessary information dated July 13, 2020.

- c. *Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

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

The proposed building complies with the goals of the Comprehensive Plan. The project establishes the industrial corridor that is guided.

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

The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The use is allowed within the I-1 district.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The subject property is separated from the other uses; however, additional screening is required in the southwest corner of the site to buffer overhead doors and parking from adjacent residential.

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

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

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

Through the private investment of the applicant, the public facilities and services can be reasonably provided.

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

The conditional use conforms to the applicable regulations of the Light Industrial District. The applicant has stated painting will not be a service that is provided, parking, driveway and circulation has been designed to accommodate larger vehicles and all work done on the site and any damaged vehicles will be stored inside a principal or accessory building.

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

Staff has analyzed the performance standards of this Chapter and finds that the building conforms to other standards specified in the Zoning Ordinance.

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- d. *The building materials standards required by this Section have been met.*

The applicant is requesting a variance to allow the building to be finished with TextureClad, metal siding finished to look like stucco. The applicant provided a sample of the material.

Section 1060.050 allows buildings in a non-residential zoning district to be finished with a maximum of 20% metal siding. The proposed metal siding meet MN State Building Code standards. Staff does not recommend approval to allow the metal building materials. If the building is revised to comply with Zoning Ordinance standards this condition will be met.

- e. *The proposed building will be compatible with surrounding land uses.*

The property is located in an area that is zoned and guided for Industrial use.

6. The building plans should be revised to comply with the building material standards in Section 1060.050 and the architectural standards in Appendix A of the Zoning Ordinance.
7. The landscaping plans must be revised to comply with the requirements in Section 1060.070 of the Zoning Ordinance:
 - a. Plans shall be revised to show additional screening along the southwest boundary of the parcel through either a combination of deciduous and coniferous trees or a combination of trees and fencing to buffer the parking, vehicle sales and overhead doors from the adjacent residential.
 - b. The landscaping plans must be revised to the required number of shrubs.
 - c. The applicant must revise the landscaping plans to show the required number of ornamental trees for parking flexibility.
 - d. The landscaping plan must be revised to ensure no conflicts with the watermain along CR 101.
 - e. The planting schedule must contain the following information as required by Section 1070.050:
 - i. Symbols.
 - ii. Quantities.
 - iii. Common names.
 - iv. Botanical names.
 - v. Sizes of plant material.
 - vi. Root specification (bare root, balled and burlapped, potted, etc.).
 - vii. Special planting instructions.
8. Plans must be revised to show the trash enclosure. The trash enclosure must be screened in compliance with Section 1060.020 Subd. 1.
9. Plans should be revised to show additional screening for the loading area to be in compliance with Section 1060.060 Subd. 3(B)9.

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10. The sign plan must be revised to comply with Chapter 84 of the City Code. No variances are granted or implied.
 - a. The freestanding sign must be revised to comply with area and height requirements.
 - b. The sign plan should be revised to move the free-standing sign out of the possible future right-of-way.
 - c. The sign plan must be revised to show the wall signs in compliance with Chapter 84. The wall sign should be shifted north nearer to the entrance.
 - d. Wall signs 2-4 are not permitted signs
 - e. Wall sign 5 should be reduced to four square feet to be in compliance.
11. Plans must be revised to allow for trucks to navigate the site without overlapping with parking stalls.
 - a. Where the turn radius conflicts with parking stalls, parking stalls must be removed.
 - b. As plans are revised the site must have a minimum of 67 stalls.
 - c. Parking must remain in compliance with the code regardless of changes made to the plans in addressing concerns over stormwater management.
 - d. A minimum of 67 parking stalls must be provided.
12. The applicant must submit an exhibit that shows how snow storage will be handled on site.
13. Lighting fixture details, including cut sheets must be provided to ensure compliance with Section 1060.040 of the Zoning Ordinance.
14. An exhibit shall be provided that show that wetland buffers are being properly averaged to 25 ft.
15. Plans shall be revised to show wetland buffer monuments.
16. The applicant must provide the street easement documents in recordable form for review and approval by the City.
17. The applicant must revise the plans to screen mechanical equipment in compliance with Section 1060.030 of the Zoning Ordinance.
18. Drainage and utility easements must be provided to the city in recordable form for review and approval by the City Attorney.
19. The developer shall enter into a development contract after plans are revised to address the conditions above and submit a financial guarantee for the proposed work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.
20. A building permit is required prior to beginning construction.

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21. FURTHER, that the following conditions be met prior to issuance of building permits:
- a. The applicant shall submit any and all necessary permits to Hennepin County for septic system abandonment on site and provide proof of application to the City.
 - b. The applicant shall submit any and all necessary permits to the State of Minnesota for the construction of a well and provide proof of application to the City.
 - c. The applicant shall submit any and all necessary permits to the watershed and receive approval and shall provide proof of permits to the City.
 - d. Record the approving resolution and required easements at Hennepin County and provide proof of recording to the City.
22. FURTHER, any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been corrected and is in compliance with the plans and specifications will suffice.
23. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this XXrd day of August 2020.

Ron Thomas - Mayor

ATTEST:

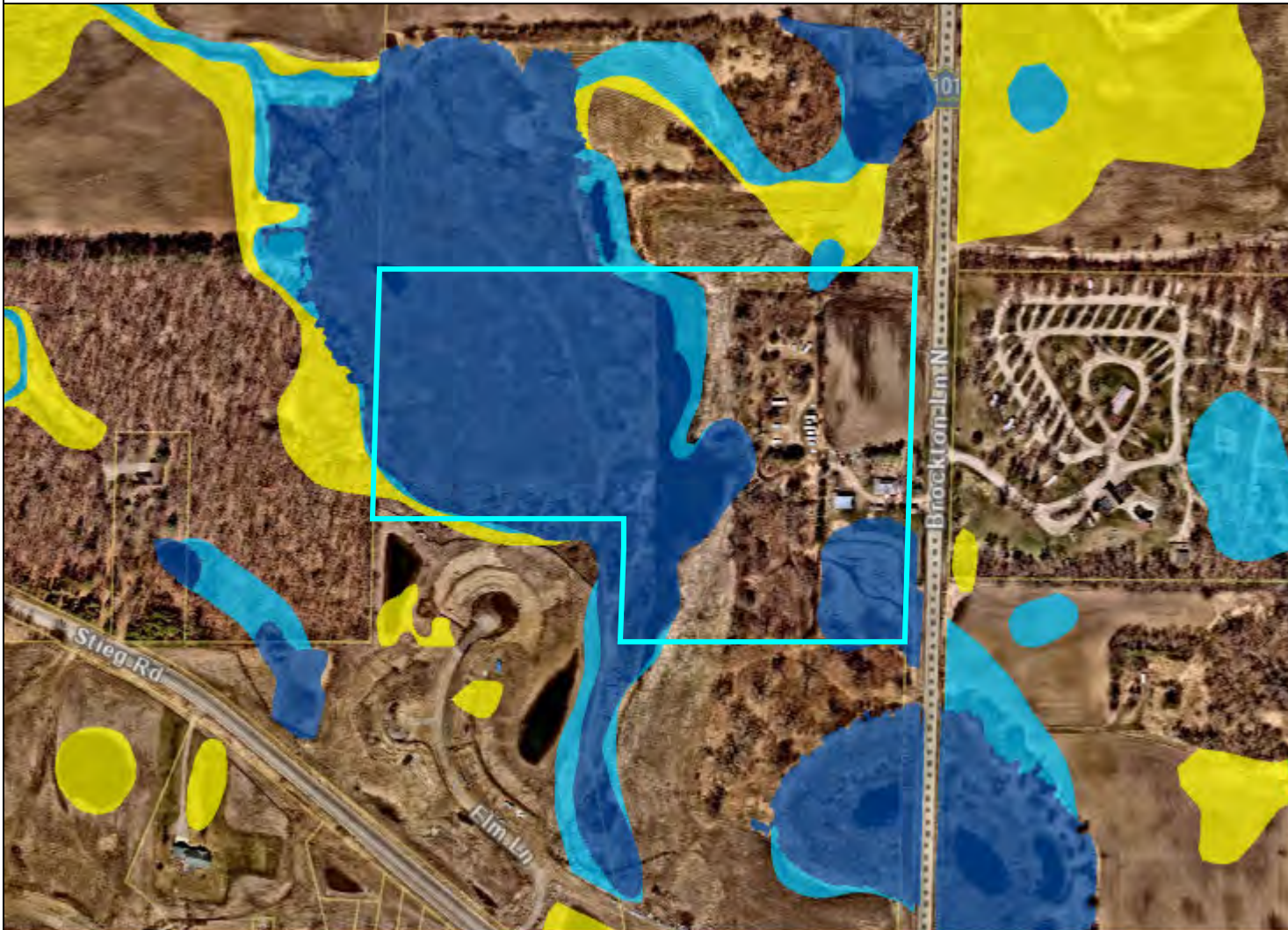
Jessica Beise – Administrative Services Director

City Seal



Hennepin County Natural Resources Map

Date: 7/30/2020



Legend

FEMA Floodplains - 100 Year

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

Wetlands

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

PID: 0111923410002
 Address: 10409 CO RD NO 101,
 CORCORAN
 Owner Name: 101 FARMS LLC
 Acres: 21.79

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.

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Technical Memo



To: Kevin Mattson, PE, Director of Public Works,

From: Kent Torve, PE

Date: July 29, 2020

Subject: Nelson International – Plan Review Comments

Documents revised July 13th, 2020 have been reviewed for the proposed Nelson International Site. The following comments should be addressed and the prior review memo and July 2020 Feasibility Study remain relevant. Additional reviews are to be expected as the project moves forward. Please provide written response to this review memo.

0.0 Overview

Significant issues remain and include:

- 0.1 Ponding (live storage) is insufficient and modifications will affect site layout. WMO will have stormwater comments also.
- 0.2 North 40' easement is future road ROW, requires a license agreement, and no permanent features shall be installed. This includes ponding.
- 0.3 Additional 10' drainage and utility easement adjacent to the 40' easement is required.
- 0.4 Additional stormwater comments have been included in separate memo.

1.0 Transportation

- 1.1 Radii at entrance from County Road 101 to be coordinated with turn lane design as completed by the City of Corcoran which are financed by the developer. As noted in the Feasibility Study, terms of the financing of such improvements and establishment of associated escrow accounts shall be coordinated with city staff as part of development approval.
- 1.2 Private driveway width is shown at 40' is larger than 32' per City Standards.
- 1.3 The 75' radius for the northern parking lot site exit is larger than would be typical for a commercial/industrial site. Applicant shall show ultimate access layout on plans which would accommodate future City road.
- 1.4 By-pass lanes are not expected to be allowed by Hennepin County. Easements will be required on Nelson Property and adjacent property to the north and shall be the responsibility of the developer.
- 1.5 Additional tree impact may be needed as part of offsite improvements. Final impacts will be determined at time of plan production.
- 1.6 The private drive is planned to be improved by City to public street in the future per feasibility study.

2.0 Water

- 2.1 Watermain to be constructed to City specifications.
- 2.2 Hydrants to be installed at 500' spacing and at high points in watermain. Provide profile to verify.
- 2.3 Temporary hydrants to be installed at the end of dead end lines.
- 2.4 If watermain is to be installed along property line, applicant to obtain easements from adjacent property owner.
- 2.5 Install water valves along watermain route.
 - 2.5.1 Install an 8-inch gate valve at the connection on the west side of the property.
 - 2.5.2 Install 12-inch butterfly valve north of service connection tee.
- 2.6 Maximum bend/deflection angle on all watermain to be 45-degrees.
- 2.7 Size and material to be clearly identified on plans, including both fire and domestic service.
- 2.8 Domestic and fire services to be separate outside of building with shut off valves on each. Meter is only required on domestic service.
 - 2.8.1 Service lines to building to have valves and or curb stops at edge of easements so they can be accessed by city staff.
- 2.9 Private well to be located outside of watermain easement. Well to be installed away from adjacent utilities per MDH standards. Submit permit to City when obtained.
- 2.10 North/South watermain to be offset in the easement due to slope; watermain located 20' east of back of curb within a 30' easement as measured from back of curb.
 - 2.10.1 The applicant may consider installing a valve prior to the 12-inch water stub to the south to avoid future water interruption at the time of future connection by others.
- 2.11 Landscaping appears to be in conflict with watermain easement along CSAH 101.
- 2.12 Landscaping locations to be revised as possible in order to reduce the conflicts for future access to watermain.

3.0 Sewer

- 3.1 Applicant should provide shop drawings for proposed connection to sanitary manhole and provide detailed drawings on connection at time of building permit.
 - 3.1.1 Outside drop detail shown is for a new manhole structure. Provide additional details specific to connecting to the existing City structure.
 - 3.1.2 Drop structure to be lined per City details.

- 3.1.3 Applicant shall remove existing cone section and place full barrel sections to adjust sanitary manholes. All joints shall be wrapped per city standard details.
- 3.2 Provide clarification on the facility's sanitary sewer pipe material. Plan notes call out both SDR-26 and SCH 40.

4.0 Storm Sewer, Grading, and Stormwater

Ponding/Biofiltration

- 4.1 Plan changes will occur and reflect stormwater changes discussed in attached stormwater memo.
- 4.2 Due to site constraints, the City recommends considering a NURP Pond with filter shelf to meet WMO stormwater requirements. These have been permitted by WMO and are typically more cost effective and lower maintenance than filtration basins.
- 4.3 NW biofiltration (P2) basin to be relocated outside of the existing drainage and utility easements and outside of 40' Roadway Easement (future ROW).

Storm Sewer

- 4.4 The City recommends changing storm sewer pipe material of storm sewer to RCP or PVC. City recommendation is to limit HDPE use to green space.
- 4.5 Storm sewer will be revised based on revised ponding to improve insufficient pipe cover. Top of storm sewer pipes are shown in the pavement section. City recommends lowering top of pipe to below the proposed pavement section.
- 4.6 Provide energy dissipation at flared end sections per City detail plate.
- 4.7 Provide individual OCS details. OCS to be constructed per City details.
- 4.8 Provide draintile location, elevations, and material in plan view of the biofiltration basins.
- 4.9 Provide piped inlet and weir walls on OCS.
- 4.10 City recommends installing an additional catch basin in the east curb line across the access from CBMH 2. Catch basin calculations will verify ponding depths.
- 4.11 Culvert at CSAH 101 alignment has not been approved. Culvert to be reviewed when more information on watermain depth is available.

Grading

- 4.12 All grading to be no steeper than 3:1, or a retaining wall will be required. Portions of the western edge appear to exceed requirement.
- 4.13 EOF for north and south biofiltration basins to be set at 1' above HWL. Top of berm to be constructed minimum 6" above EOF elevation.
- 4.14 Submit volume calculations that forebay on biofiltration basins provides the required 10% of the 1-inch event volume.
 - 4.14.1 City recommends riprap within the forebay.
- 4.15 Adjacent property approvals required for grading and wetland fill.
- 4.16 Applicant shall obtain all required permits for wetland impacts as part of the project including any offsite wetland impacted.

- 4.17 Provide 15' maintenance access bench on biofiltration basins to access outlet control structures.
- 4.18 Provide NWL on biofiltration basin.
- 4.19 Property to the south has drainage directed north to Nelson. Grade swale to east and west to convey drainage without blocking flow.
- 4.20 Trees placed on outside of berm may impact the long term operation of filtration basin. Consider moving trees to alternate location which does not impact basin maintenance.

5.0 Erosion Control

- 5.1 City of Corcoran is an MS4 city and site visits will be conducted weekly
- 5.2 Compliance with developer's (owner) MS4 permit will be monitored.

6.0 Wetlands and Permits

- 6.1 Provide actual wetland delineations. Areas marked per old lathe locations to be updated to reflect actual approved delineation limits.
- 6.2 A permanent wetland buffer monument shall 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.
- 6.3 City to review MPCA sewer extension permit prior to submittal. Owner to submit copy of permit to City after approval.
- 6.4 Owner to submit copy of MDH watermain extension permit and private well permit to City after approval.

7.0 Easements and Encroachment Agreements

- 7.1 Provide easement figures for the watermain, private drive, and turn lanes.
- 7.2 Show existing City easements on plans. Any site improvements located within existing easements shall be reviewed by city staff and will require an encroachment agreement if approved.
- 7.3 License agreement is required for any improvements placed in the northern 40' roadway easement. This agreement will include but is not limited to: street lights, landscaping, signs, etc.
- 7.4 Encroachment agreement required for any signage within watermain (utility) easement.

End of Memo

Attachment A

Technical Memo



To: Kevin Mattson, PE Public Works Director
From: Kent Torve, P.E., City Engineer
Date: July 28, 2020
Subject: Stormwater Management Review

This is the second iteration of stormwater comments. The first review was conducted with the CUP application review. Loucks has revised the site layout and calculations based on engineering comments and further comments are as follows:

1.0 Existing Drainage Conditions

- 1.1 Subwatershed South (2S) appears to flow northwest into 1S. Verify and modify existing model.
 - 1.1.1 Existing model shall have a storage node to account for depression storage in the existing wetland in 2S.

2.0 Modeling Revisions

General

- 2.1 The model shows less live (flood) storage than typical Corcoran sites based on amount of site impervious. Therefore, pond footprints will be increased or higher "bounce" can be utilized.
- 2.2 Submit electronic model for review.
- 2.3 Update the site plan in the SWMP (and model) to show the modified site entrance, etc.

Pond Storage Volume and Outflow

- 2.4 Replace the draitile flows with a filtration rate of 1 in./hr as an outlet device for both filtration basins and route to a draitile device. The filtration sand flow rate is less than the draitile flow and therefore, more restrictive.
- 2.5 Eliminate using the sand void space as storage volume.
- 2.6 Adjust southwest basin (1P) storage curve to reflect the elevation footprints as shown on plans. Discrepancies between the proposed storage curve in the model and measured storage curve (calculated from pdf) of P1 are below:

Southwest Basin	Proposed Storage Curve	Calculated Storage Curve	% difference
835.25	17819	15513	12.9
836	19382	17302	10.7
837	21519	21856	-1.6
838	23714	22708	4.2

- 2.7 West wetland delineation edge appears to be at elevation 932 +/-.
- 2.7.1 The lowest outflow elevation is therefore 932.5 to provide construction tolerance and factor of safety for unrestricted outflow.

Curve Numbers and Time of Concentration

Soils

- 2.8 Existing site HSGs shall reflect the following percentages for B, C and D soils as approximated using Web Soil Survey.
- HSG B represents 9% or 1 acre of the drainage area.
 - HSG C represents 43% or 4.6 acres of the drainage area.
 - HSG D represents 48% or 5.2 acres of the drainage area.
- Note: The current existing model only accounts for 0 and 2.025 acres of HSG B and C, respectively as compared to the 5.6 acres shown above.

Land Cover

- 2.9 Filtration basins shall be modeled with a CN of 98.

Time of Concentration

- 2.10 Document how Tc values for all proposed subcatchments were calculated for the model that were input as "direct entry".
- 2.10.1 For example, the calculated Tc value for Subcatchment 1S is 5.3 minutes using HydroCAD compared to the model Tc value of 14 minutes.
- 2.10.2 Reduce the length of sheet flow of subcatchment 10S to a maximum of 100 feet due to tendency for flow to channelize beyond 100'. The remaining 50' should be modeled as shallow concentrated flow.

Pretreatment and Catch Basins

- 2.11 Submit pretreatment basin volumes for 1P and 2P
- 2.12 Submit inlet capacity calculations.

Nelson International Conditional Use Narrative

Nelson Leasing (dba Nelson International) would like to expand operations to Corcoran Minnesota with the construction of approximately 35,000 square feet of necessary building structure. The building will require space for: truck sales and service including showroom, administrative and sales offices, maintenance & repair and parts storage. The following list address the how Nelson will conform with the City's re

1. The current City of Corcoran code requires a Conditional Use Permit for motor vehicle repair and sales in the I-1 light industrial zoning district. Nelson International will conduct service to all vehicles will incur entirely within the principle structure.
2. Nelson does not provide service painting within its facility.
3. All storage and use of flammable materials, including liquid and rags, will conform with applicable provisions of the Minnesota State Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment will be completely inside a principal or accessory building.

Nelson conform to all City Motor Vehicle, Boats and Equipment Sales regulations by the following:

1. All sales and service provided by Nelson will occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, will be on pervious surface, either bituminous, concrete, or approved equivalent.
3. Interior concrete or asphalt curbs will be constructed within the property to separate driving and parking areas from landscaped areas.
4. All areas of the property not devoted to buildings or parking areas will be landscaped in accordance with this Ordinance.
5. Off-street parking will be provided for customers and employees in accordance with this Ordinance.

Nelson Leasing (dba Nelson International) Variance Request

Nelson International is requesting a variance approval for the use of TextureClad metal panels and driveway width expansion in the construction of their new facility in Corcoran, Minnesota.

Material Variance Request:

Per the Corcoran City Ordinance, metal panel is prohibited beyond 20% coverage on each exterior wall surface. However, Nelson International is proposing the use of TextureClad as an attractive, durable and non-metal looking material that is more than compatible to other structures throughout the district.

Our petition for the variance is based on practical difficulties that begin with an available City of Corcoran water supply. Without a City of Corcoran managed water supply for standard business usage as well as fire suppression systems, Nelson is required to install internal tanks and pumps, knowing that when Corcoran is able to provide water, they'll be required to tap in at additional expense. Nelson is also faced with project costs over \$600,000 or more for their facility in Corcoran by using other City ordinance recommended material, not to mention repair cost concerns from damage to precast or stucco materials on the building caused by vehicles during day to day operation.

Nelson International understands the importance of the intent but that they be allowed to use TextureClad as an alternate due to reasons mentioned above, to maintain the intent of the current ordinance and enhance this business corridor without a metal appearance. This facility will not alter the essential character of the locality as this this stylish panel combines the rich look of textured stucco with the strength and durability of 20 gauge steel to create a beautiful exterior wall system. It's important to note that TextureClad was designed for the specific reason of being more durable, easier to repair than EIFS and not look like a metal panel. This system not only reduces overall project cost, it offers design flexibility as well as a 20-year product warranty. It's finish is resistant to water, cracking, flaking, chalking and mildew. It is the design intent to use TextureClad to achieve a very professional and stylish business facility in Corcoran.

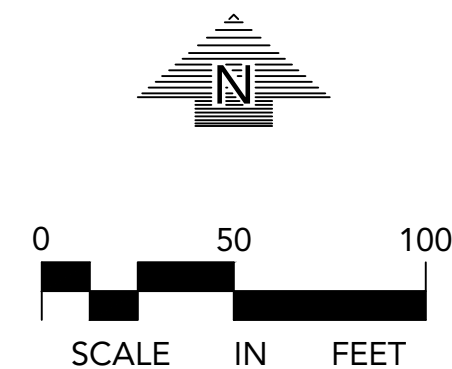
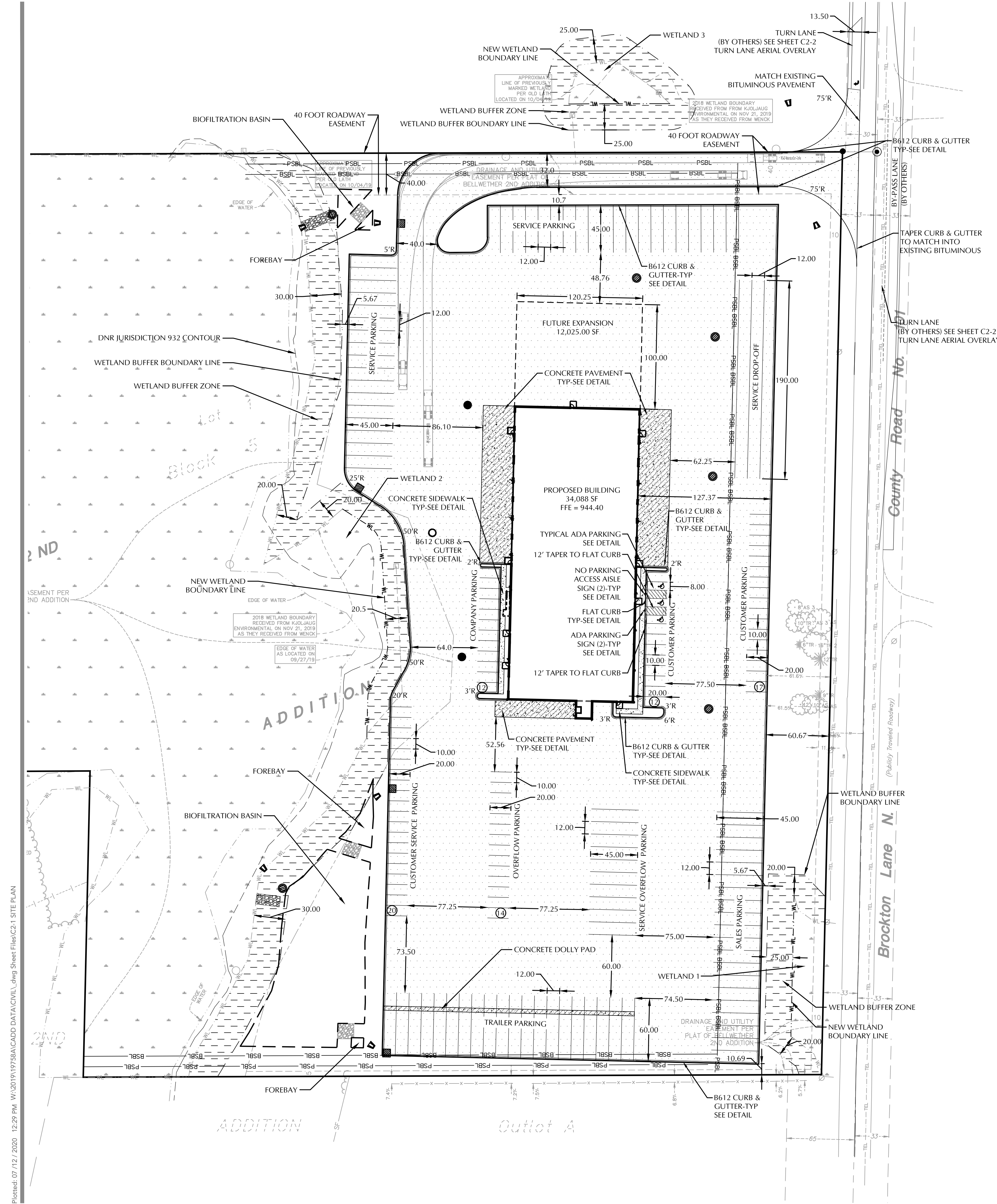
The granting of the variation will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located. The appearance and longevity of TextureClad will be as good or better than other materials. In fact, people that are not familiar with this variance will not even know the panels are metal.

Property Entrance Variance Request:

We are asking for a deviation from code for the driveway width entering the site. The maximum driveway width is 32 feet and we are requesting to be able to construct the driveway 40 feet wide. This is the minimum width needed in order for trucks to enter and exit at the same time and be able to make the 90 degree turn. We meet the variance criteria as detailed below.

1. There are practical difficulties with complying with the Zoning ordinance due to the fact that trucks would not be able to enter and exit at the same time. Truck turning movements are critical to the operation of the company. We have tightened up the driveway width as much as possible as you can see on the Site Plan and are only asking for an 8' deviation for trucks to be able to enter and exit.
2. The conditions that require a variance is based on the use of the site. This is a trucking operation and trucks will need to move through the driveway opening.
3. Granting the variance will not alter the character of the site or area. This use is compatible with the intended land use and zoning for this parcel.
4. The drive aisle variance would be in harmony with the general intent of the ordinance. The ordinance doesn't take into account that truck movements are quite different than other vehicular movements. With moving the driveway entrance further west and into the site, we not have a full 90 degree turning movement. This requires a 40 foot drive aisle, which requires a deviation from the maximum 32 foot width.
5. The variance is consistent with the Comprehensive Plan. The use is consistent with the Comp plan and the variance does not affect that.

Thank you for your understanding and consideration of these requests.



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS
FROM A BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY LOUCKS, DATED DECEMBER 13, 2019.

SITE DATA

TOTAL PROPERTY AREA:	22.42 AC
DISTURBED AREA:	9.48 AC
EXISTING IMPERVIOUS AREA:	0.38 AC
PROPOSED IMPERVIOUS AREA:	7.20 AC

BUILDING SETBACKS:	
FRONT	100 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	20 FT MINIMUM

PARKING SETBACKS:	
FRONT	100 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	20 FT MINIMUM

CUSTOMER PARKING TOTAL:	
9 REGULAR STALLS	
3 ACCESSIBLE STALLS	
12 TOTAL STALLS	

DEVELOPMENT SITE OPEN SPACE REQUIREMENT CALCULATION

TOTAL SITE	= 22.42 AC
OPEN SPACE REQUIRED FOR TOTAL SITE	= 6.73 AC
OPEN SPACE PROVIDED FOR TOTAL SITE	= 15.22 AC

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 10' X 20' UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 12" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

WETLAND DATA

WETLAND 1	
WETLAND BUFFER REQUIRED:	5,675 SF
WETLAND BUFFER PROVIDED:	5,871 SF
WETLAND 2	
WETLAND BUFFER REQUIRED:	28,321 SF
WETLAND BUFFER PROVIDED:	28,450 SF
WETLAND 3	
WETLAND BUFFER REQUIRED:	7,889 SF
WETLAND BUFFER PROVIDED:	7,889 SF



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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CIVIL LEGEND

EXISTING	PROPOSED

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10409 CO RD NO 101
CORCORAN, MN 55311

MARCUS CONSTRUCTION
2580 HWY 12 E
WILLMAR, MN 56201

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SUBMITTAL/REVISIONS

05/19/2020	CITY SUBMITTAL
07/13/2020	REV. CITY SUBMITTAL

PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and that the laws of the State of Minnesota govern the design and construction.
Vicki J. Van Dell - PE
License No. 41352
Date

QUALITY CONTROL

Loucks Project No.	019758.0A
Project Lead	VJV
Drawn By	MJS
Checked By	VJV
Review Date	

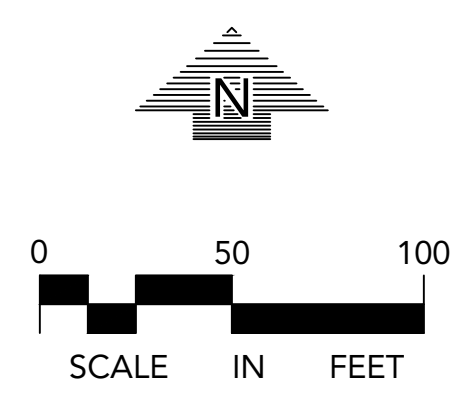
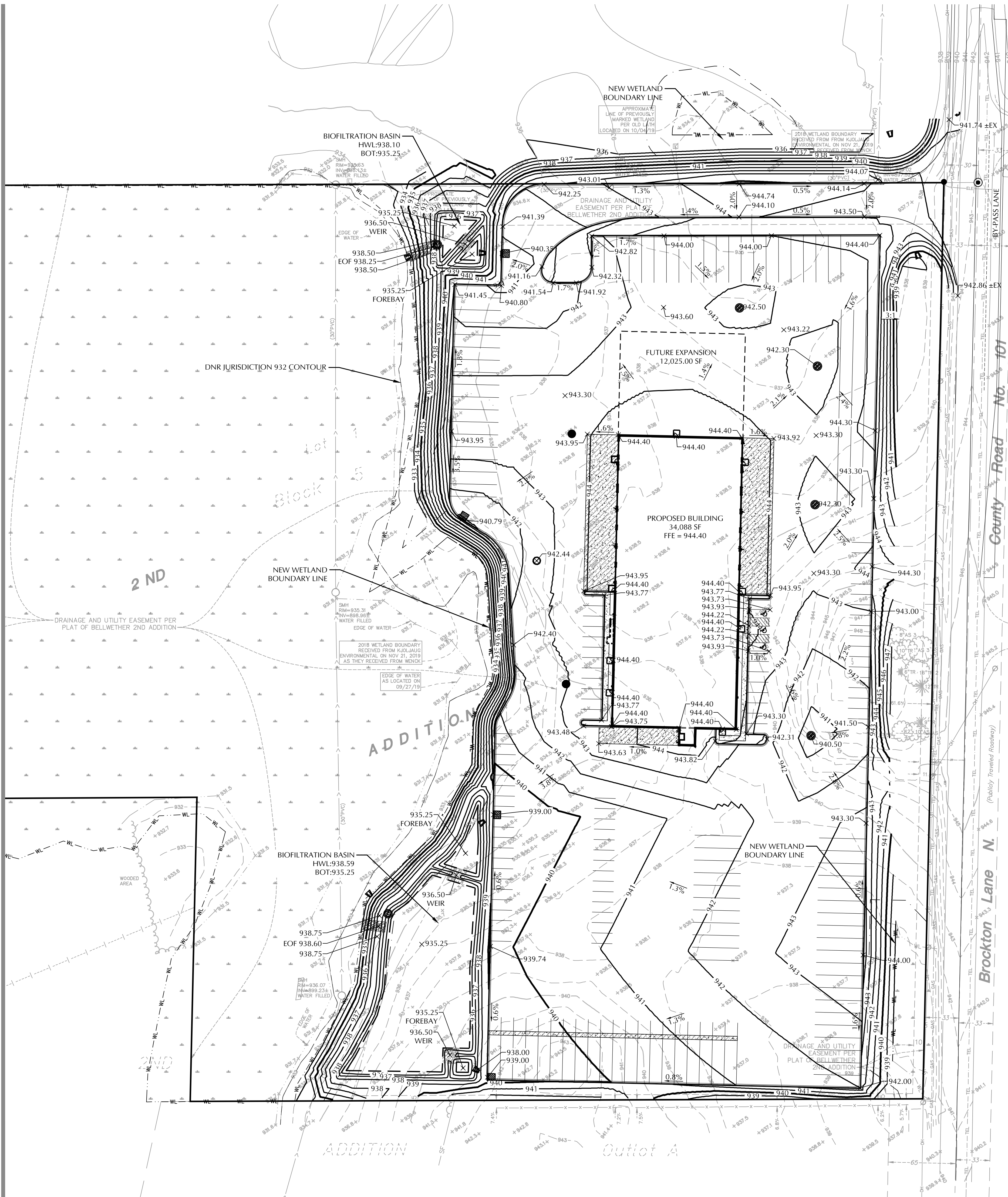
NOTE: SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

C1-1	EXISTING CONDITIONS
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP DETAILS
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

SITE PLAN
C2-1

Plotted: 07/12/2020 12:29 PM W:\2019\19758\CADD DATA\CIVIL.dwg Sheet: File:C2-1 SITE PLAN

Plotted: 07/12/2020 12:28 PM W:\2019\19758\ACADD DATA\CIVIL.dwg Sheet: File: C3-1 GRADING PLAN



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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. REFER TO THE GEOTECHNICAL EXPLORATION REPORT (REPORT NO. 20-22378), DATED APRIL 15, 2020 AS PREPARED BY AMERICAN ENGINEERING TESTING INC. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
5. STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLAN FOR WATER, SANITARY SEWER, AND STORM SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

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07/13/2020 REV. CITY SUBMITTAL

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NOT FOR CONSTRUCTION
Vicki J. Van Dell - PE

License No. 41352
Date

QUALITY CONTROL

Locks Project No. 019758.0A
Project Lead VJV
Drawn By MJS
Checked By VJV
Review Date

C1-1	EXISTING CONDITIONS
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L1-2	LANDSCAPE DETAILS



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TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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GRADING PLAN

C3-1

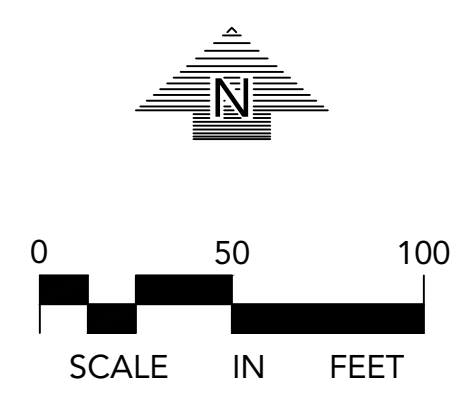
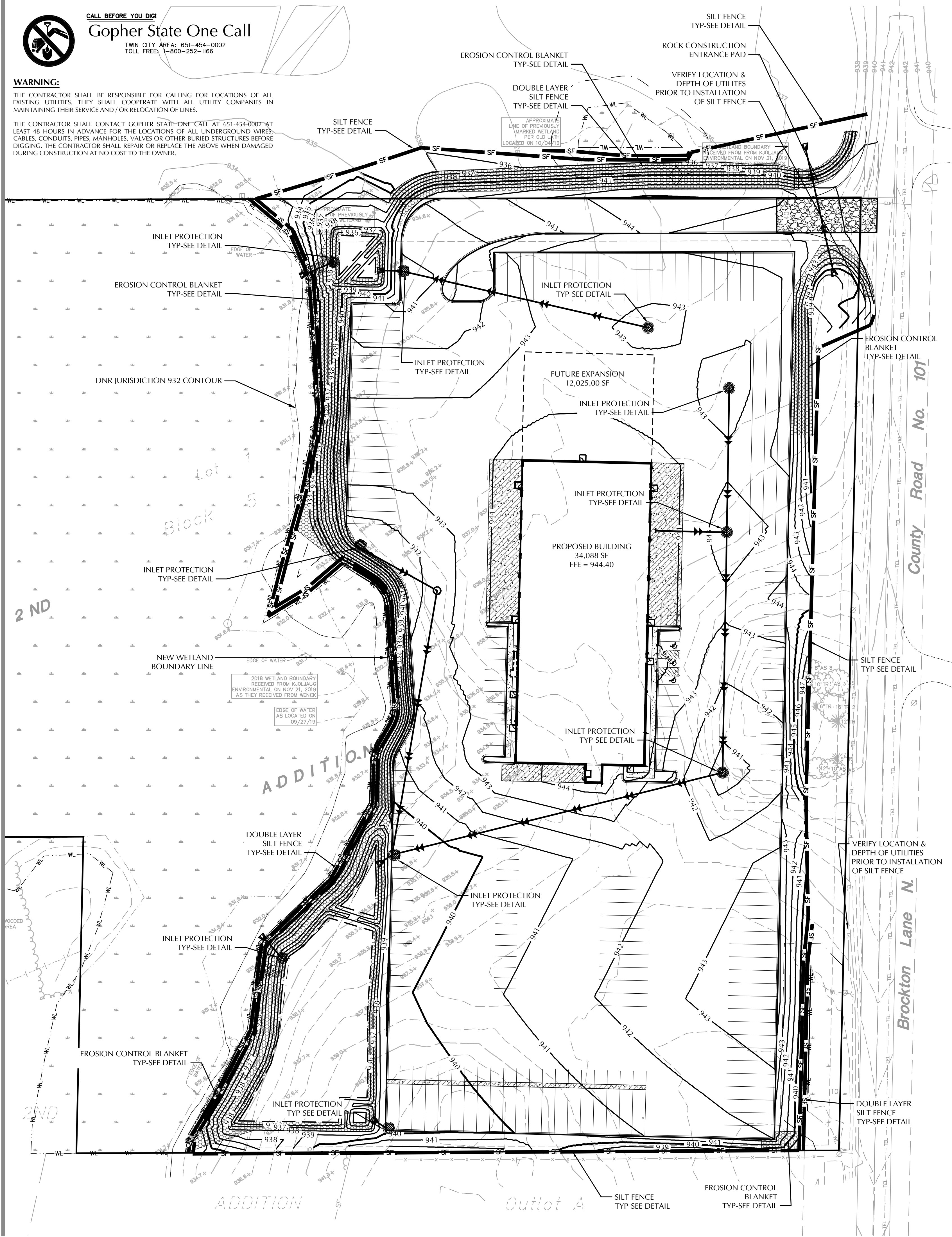


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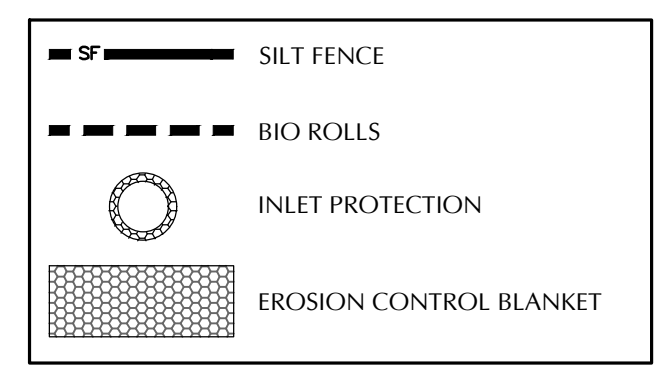


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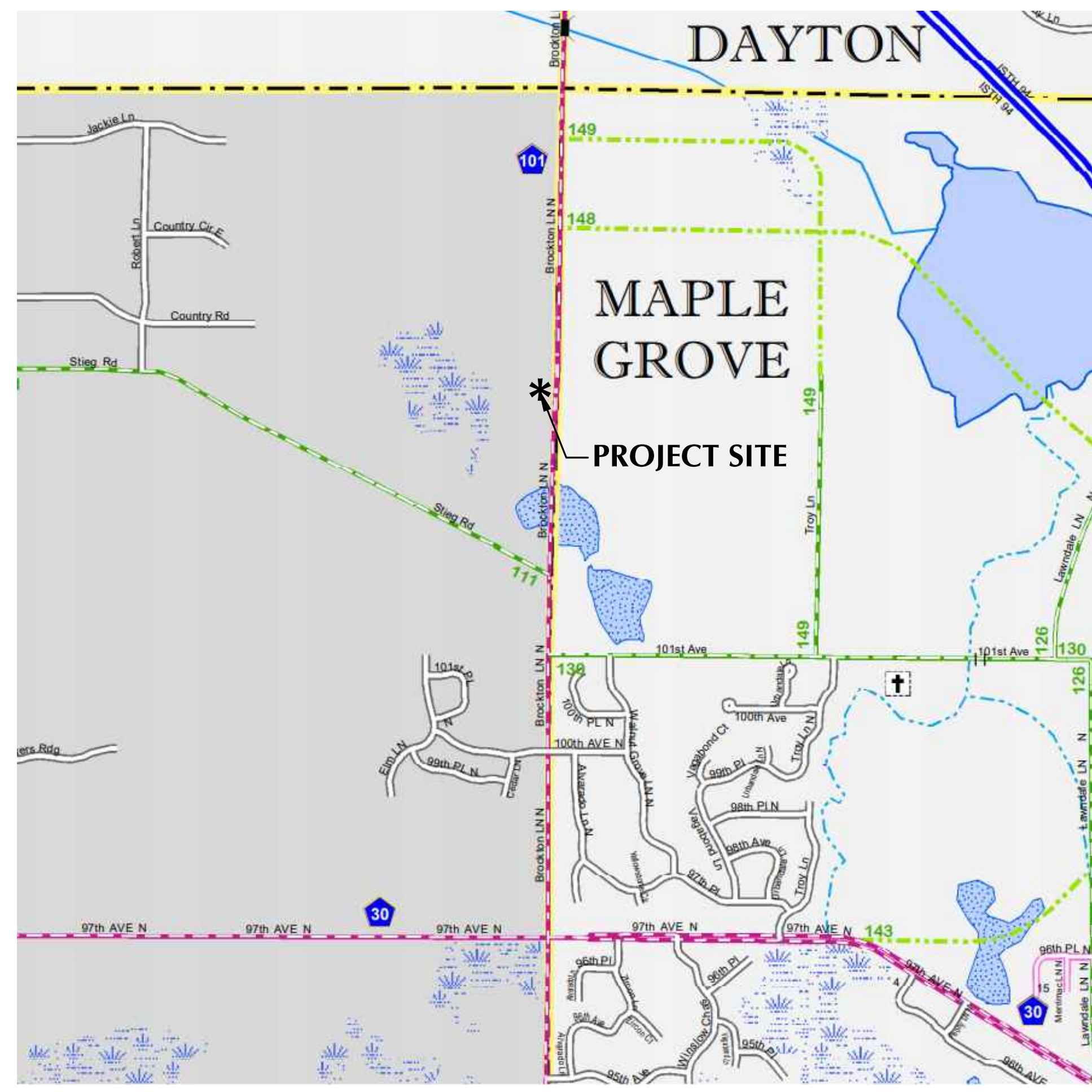
ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NA
SILT FENCE (STANDARD)	LF	±4,732
EROSION CONTROL BLANKET	SY	±4,147
INLET PROTECTION	EA	10
BIOROLLS	LF	NA

SWPPP LEGEND



SITE VICINITY MAP



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05/19/2020	CITY SUBMITTAL
07/13/2020	REV. CITY SUBMITTAL

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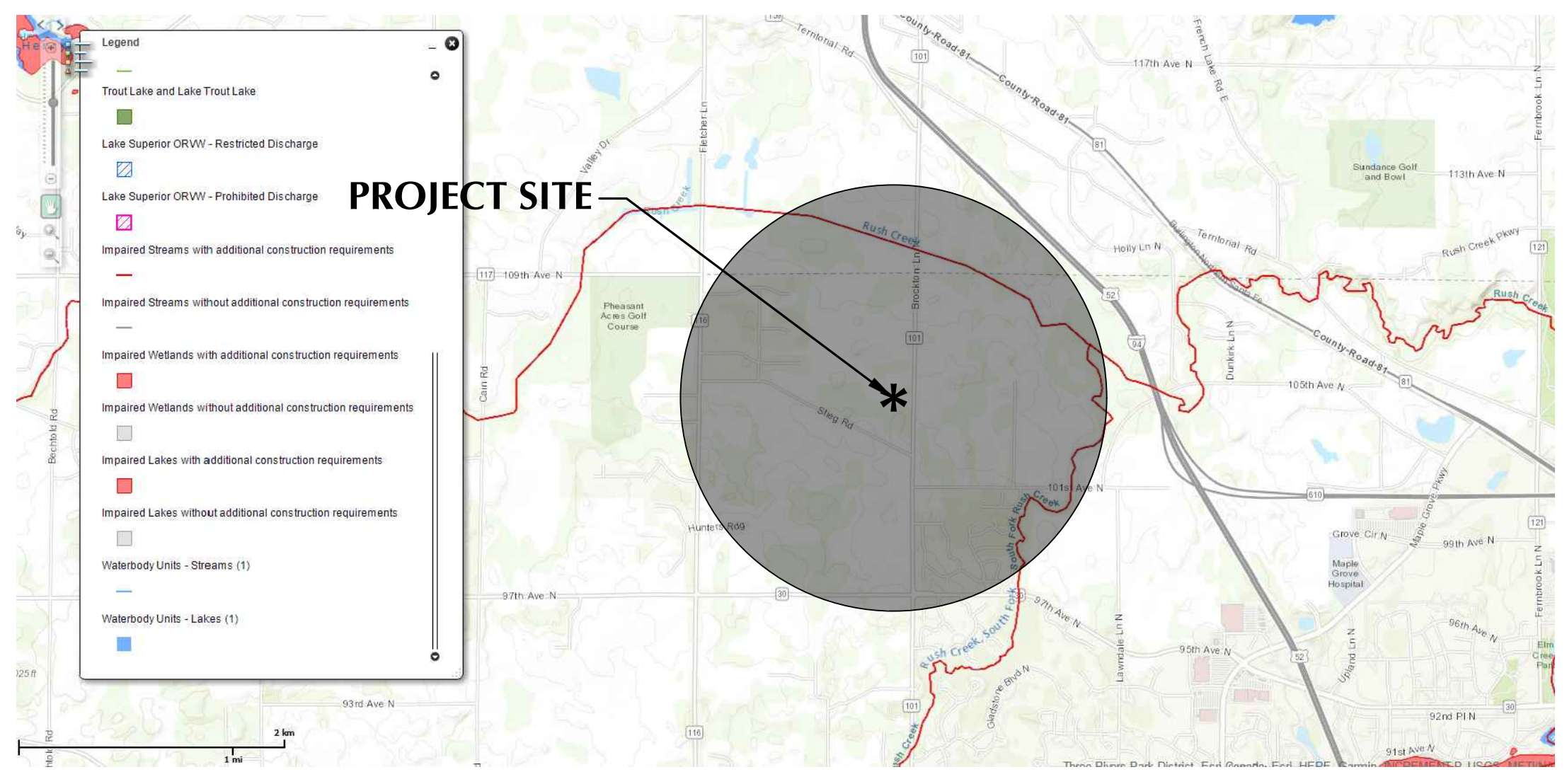
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QUALITY CONTROL

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Drawn By	MJS
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Review Date	

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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



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SWPPP
C3-2

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CADD QUALIFICATION

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SUBMITTAL/REVISIONS

05/19/2020 CITY SUBMITTAL
07/13/2020 REV. CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

NOT FOR CONSTRUCTION
Vicki J. Van Dell - PE
License No. 41352
Date

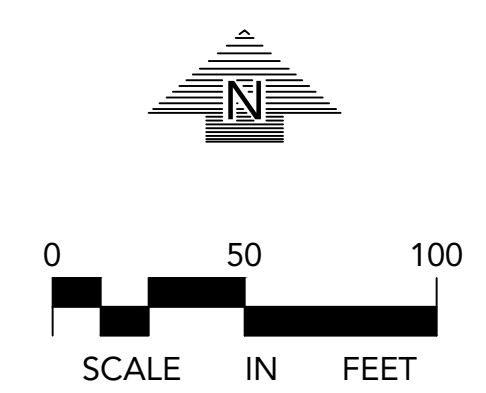
QUALITY CONTROL

Loucks Project No. 019758.0A
Project Lead VJV
Drawn By MJS
Checked By VJV
Review Date

C1-1	EXISTING CONDITIONS
C1-2	DEMOLITION PLAN
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L1-2	LANDSCAPE DETAILS

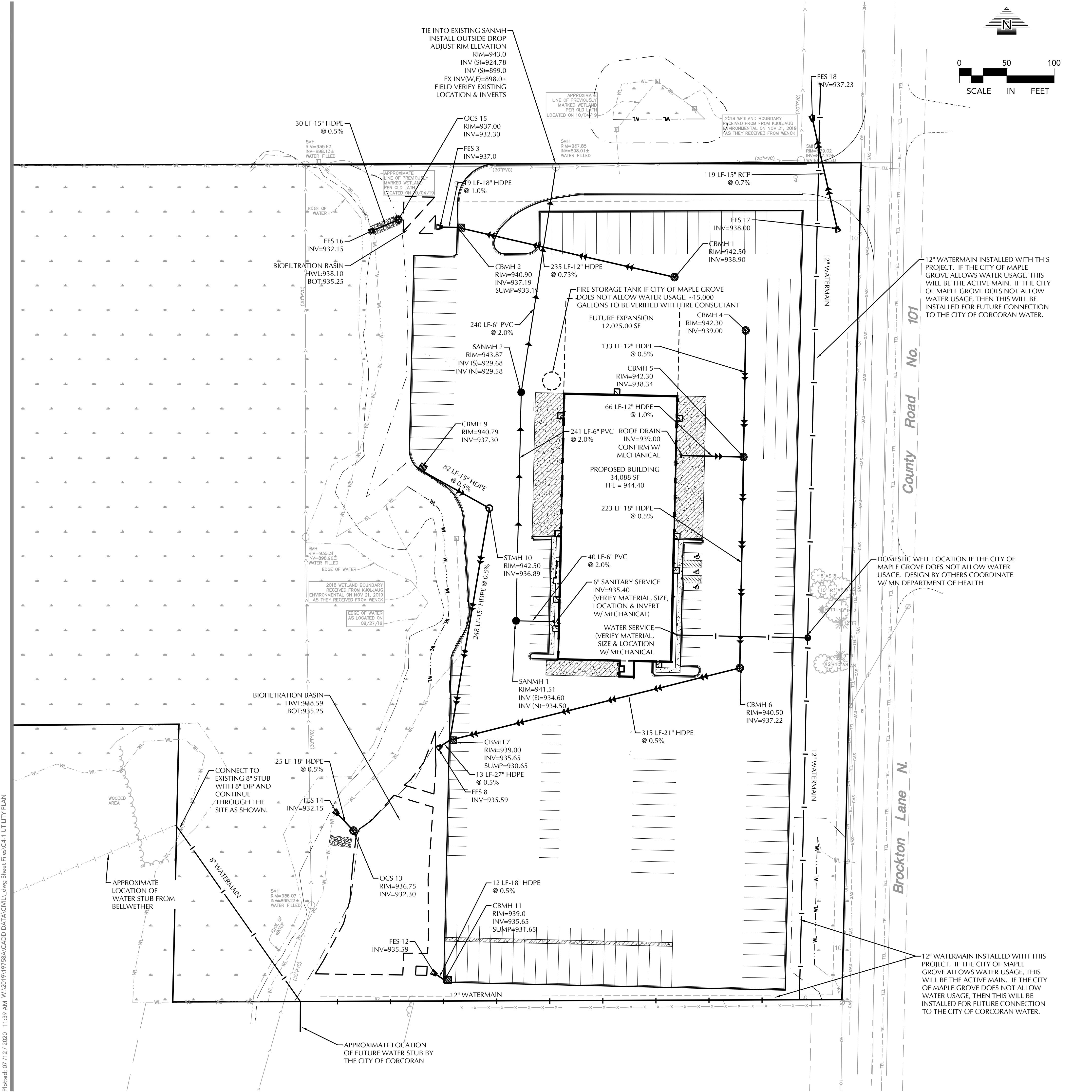
UTILITY PLAN

C4-1



UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), LATEST EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE SCH. 40 PVC.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, CHAPTER 4714). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, CHAPTER 4714:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
- SANITARY SEWER MATERIAL: PVC SDR 26
- WATERMAIN MATERIAL: WELL LOCATION AND DESIGN BY OTHERS. COORDINATE WELL INSTALLATION WITH MINNESOTA DEPARTMENT OF HEALTH. VERIFY WATER SERVICE SIZE, MATERIAL, AND LOCATION WITH MECHANICAL.
- STORM SEWER MATERIALS: 12" OR GREATER: HDPE/RCP (SEE SITE MAP FOR LOCATIONS)



12" WATERMAIN INSTALLED WITH THIS PROJECT. IF THE CITY OF MAPLE GROVE ALLOWS WATER USAGE, THIS WILL BE THE ACTIVE MAIN. IF THE CITY OF MAPLE GROVE DOES NOT ALLOW WATER USAGE, THEN THIS WILL BE INSTALLED FOR FUTURE CONNECTION TO THE CITY OF CORCORAN WATER.

DOMESTIC WELL LOCATION IF THE CITY OF MAPLE GROVE DOES NOT ALLOW WATER USAGE. DESIGN BY OTHERS COORDINATE W/ MN DEPARTMENT OF HEALTH

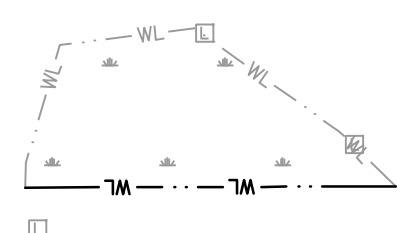
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TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

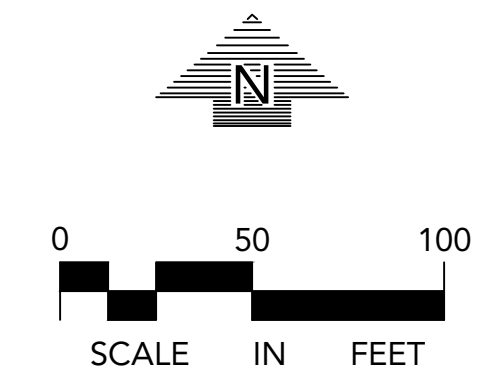
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Plotted: 07/12/2020 11:59 AM W:\2019\19758\CA\ADD DATA\CIVIL.dwg Sheet: Files\C4-1 UTILITY PLAN



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NOTE:
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NELSON INTERNATIONAL

10409 CO RD NO 101
 CORCORAN, MN 55311

MARCUS CONSTRUCTION

2580 HWY 12 E
 WILLMAR, MN 56201

LOUCKS

PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
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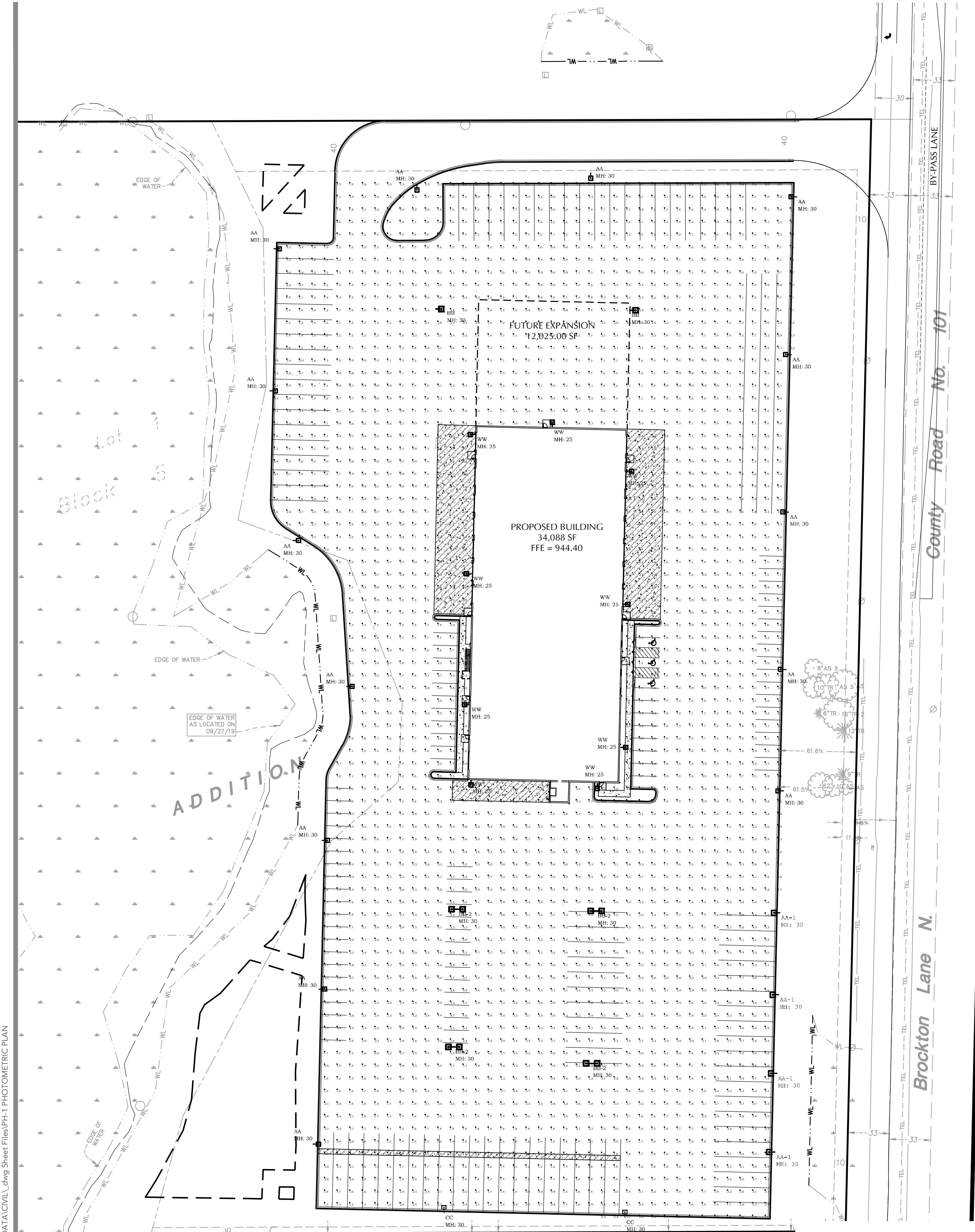
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PHOTOMETRIC PLAN

PH-1



All Luminaires Are Flat Lens - Full Cut-Off Type

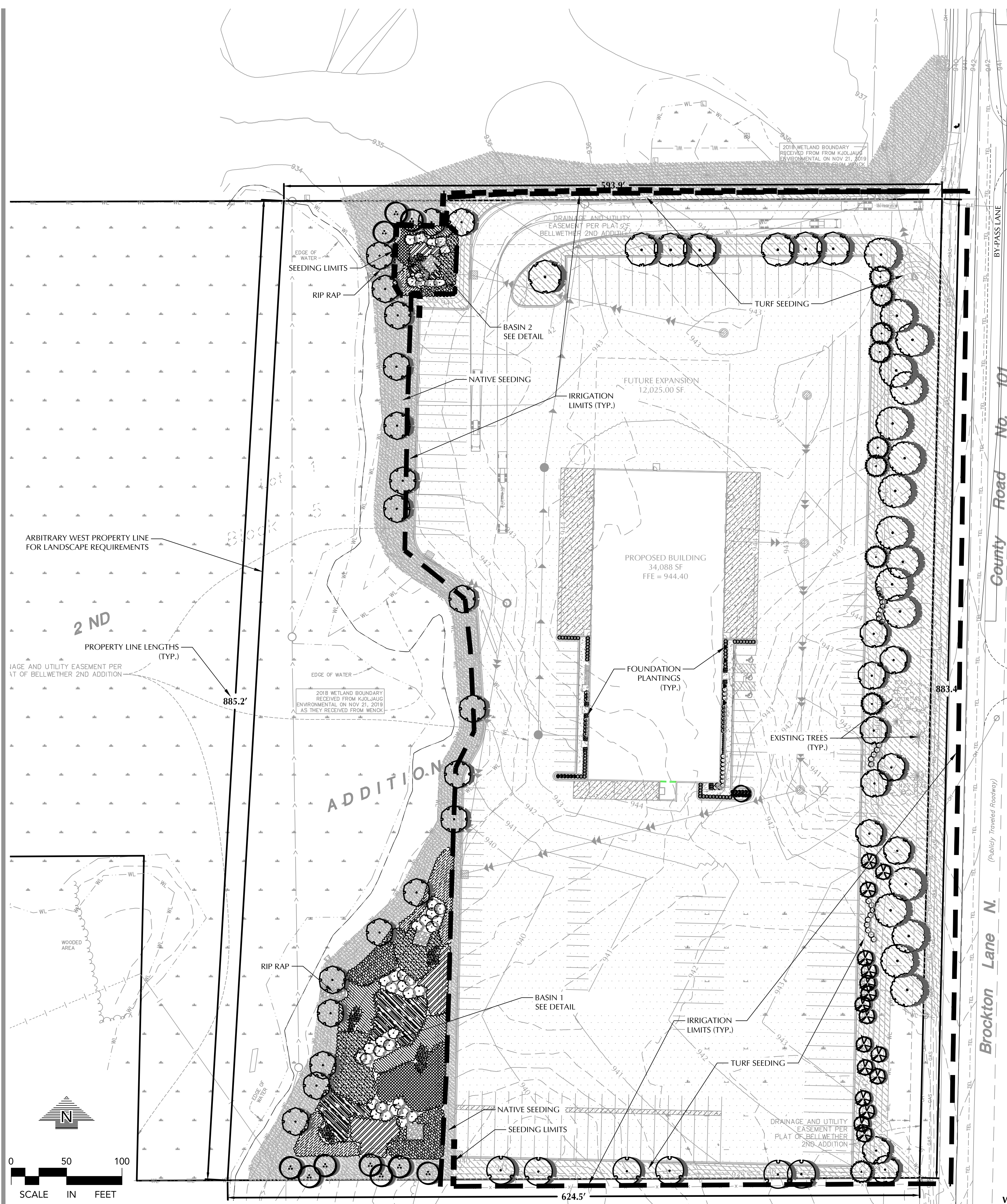
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AA	14	AA	SINGLE	0.850	Leotek #ARXX-20M2-MV-NW-4-XX-700 Single Mounted At A Height Of 30'	166	B3-U0-G3
AA-1	4	AA-1	SINGLE	0.850	Leotek #AR18-30M2-MV-NW-4-XX-700 Single Mounted At A Height Of 30'	262	B3-U0-G4
BB	2	BB	SINGLE	0.850	Leotek #AR18-30M2-MV-NW-5-XX-700 Single Mounted At A Height Of 30'	262	B5-U0-G3
BB-2	4	BB-2	BACK-BACK	0.850	Leotek #AR18-30M2-MV-NW-5-XX-700 Back To Back Mounted At A Height Of 30'	262	B5-U0-G3
CC	2	CC	SINGLE	0.850	Leotek #AR18-20M2-MV-NW-3-XX-700-HSS Single Mounted At A Height Of 30'	164	B1-U0-G2
WW	9	WW	SINGLE	0.850	Leotek #ARXX-20M2-MV-NW-4-XX-700 Single Wall Mounted At 25'	166	B3-U0-G3

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot - Vehicle Display & Storage	Illuminance	Fc	2.15	6.5	0.5	4.30	13.00
Property Line	Illuminance	Fc	0.05	0.7	0.0	N.A.	N.A.

Lighting by:
Charlie Leavitt, LC, MIES
Lighting Fundamentals, LLC
 PO Box 50827
 Mendota, MN 55150-0877
 charlie@lightingfundamentalsllc.net

Plotted: 07/12/2020 10:10 AM W:\2019\19758\CADD DATA\CIVIL.dwg Sheet: Files\PH-1.PHOTOMETRIC PLAN

Plotted: 07/12/2020 2:45 PM W:\2019\19758\CA\LANDSCAPE\DWG\Sheet Files\L1-1 LANDSCAPE PLAN



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PLANT SCHEDULE			
DECIDUOUS TREES	CODE	COMMON NAME	BOTANICAL NAME
	BL	BOULEVARD LINDEN	Tilia americana 'Boulevard'
	CH	COMMON HACKBERRY	Celtis occidentalis
	KC	KENTUCKY COFFEETREE	Gymnocladus dioica
	PE	PRINCETON ELM	Ulmus americana 'Princeton'
	RB	RIVER BIRCH CLUMP	Betula nigra
	QB	SWAMP WHITE OAK	Quercus bicolor
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME
	CSP	COLORADO SPRUCE	Picea pungens
ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME
	FVB	FOX VALLEY BIRCH	Betula nigra 'Little King' TM
	SSC	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AH	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'
	AD	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'
	CD	CARDINAL DOGWOOD	Cornus sericea 'Cardinal'
	DEV	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'
	GC	GLOSSY BLACK CHOKEBERRY	Aronia melanocarpa elata
	NAV	NANNYBERRY VIBURNUM	Viburnum lentago
	NFS	NEON FLASH SPIREA	Spiraea japonica 'Neon Flash'
GRASSES	CODE	COMMON NAME	BOTANICAL NAME
	FG	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'
	SSG	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenendoah'
	LBL	THE BLUES LITTLE BLUESTEM	Schizachyrium scoparium 'The Blues'
PERENNIALS	CODE	COMMON NAME	BOTANICAL NAME
	RSD	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'
SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	RH	BLACK-EYED SUSAN	Rudbeckia hirta
	SB	BLAZE LITTLE BLUESTEM GRASS	Schizachyrium scoparium 'Blaze'
	EJ	JOE PYE WEED	Eupatorium maculatum
	SL2	LITTLE BLUESTEM GRASS	Schizachyrium scoparium
	LG	PRAIRIE BLAZING STAR	Liatris pycnostachya
	EP	PURPLE CONEFLOWER	Echinacea purpurea
	PS	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenendoah'
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	SEED 2	MINDOT NATIVE SEED MindOT Seed Mix 34-261 Riparian South & West	
	SM 1	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3"-4" DEPTH	
	SEED	TURF SEED MindOT Seed Mix 25-151 High Maintenance Turf	

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LANDSCAPE DATA:

CITY REQUIREMENTS:

- 1 OVERSTORY TREE PER 50 L.F. OF SITE PERIMETER.
- 1 UNDERSTORY SHRUB PER 30 L.F. OF SITE PERIMETER.
- NO MORE THAN 33% OF OVERSTORY TREES SHALL BE OF ONE SPECIES.

FRONT SETBACK REQUIREMENTS:
 PARKING SETBACK FLEXIBILITY - MINIMUM REQUIREMENT PER 100 FT. OF THE LENGTH OF PROPERTY.

- 1 OVERSTORY DECIDUOUS TREE PER 100 FEET.
- 1 OVERSTORY CONIFEROUS TREE PER 100 FEET.
- 2 ORNAMENTAL TREES PER 100 FEET.
- 10 UNDERSTORY SHRUBS PER 100 FEET.

NORTH PROPERTY LINE - 593.9 FEET
 594' / 30' = 12 OVERSTORY TREES
 594' / 30' = 20 UNDERSTORY SHRUBS

SOUTH PROPERTY LINE - 624.5 FEET
 625' / 50' = 13 OVERSTORY TREES
 625' / 30' = 21 UNDERSTORY SHRUBS

EAST PROPERTY LINE - 883.4 FEET
 883' / 50' = 18 OVERSTORY TREES
 883' / 30' = 29 UNDERSTORY SHRUBS

EAST PROPERTY LINE - PARKING SETBACK FLEXIBILITY REQUIREMENTS
 883' / 100' = 9 OVERSTORY DECIDUOUS TREES
 883' / 100' = 9 OVERSTORY CONIFEROUS TREES
 883' / 100' x 2 = 18 ORNAMENTAL TREES
 883' / 100' x 10 = 88 UNDERSTORY SHRUBS

WEST PROPERTY LINE - 885.2 FEET (*ARBITRARY LOCATION SET FOR REQ'S)
 885' / 50' = 18 OVERSTORY TREES
 885' / 30' = 30 UNDERSTORY SHRUBS

TOTAL PLANTS REQUIRED:

OVERSTORY DECIDUOUS TREES	70
OVERSTORY CONIFEROUS TREES	9
ORNAMENTAL TREES	18
UNDERSTORY SHRUBS	188

TOTAL PLANTS PROVIDED:

OVERSTORY DECIDUOUS TREES	70
OVERSTORY CONIFEROUS TREES	9
ORNAMENTAL TREES	18
UNDERSTORY SHRUBS	188

* ARBITRARY LOCATION SET ON WEST SIDE TO INCLUDE UPLAND PROPERTY.

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

REFER TO SHEET L2-1 FOR FULL PLANT SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

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 CORCORAN, MN 55311

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 License No. Chad E. Felgum - LA 46508
 Date

QUALITY CONTROL

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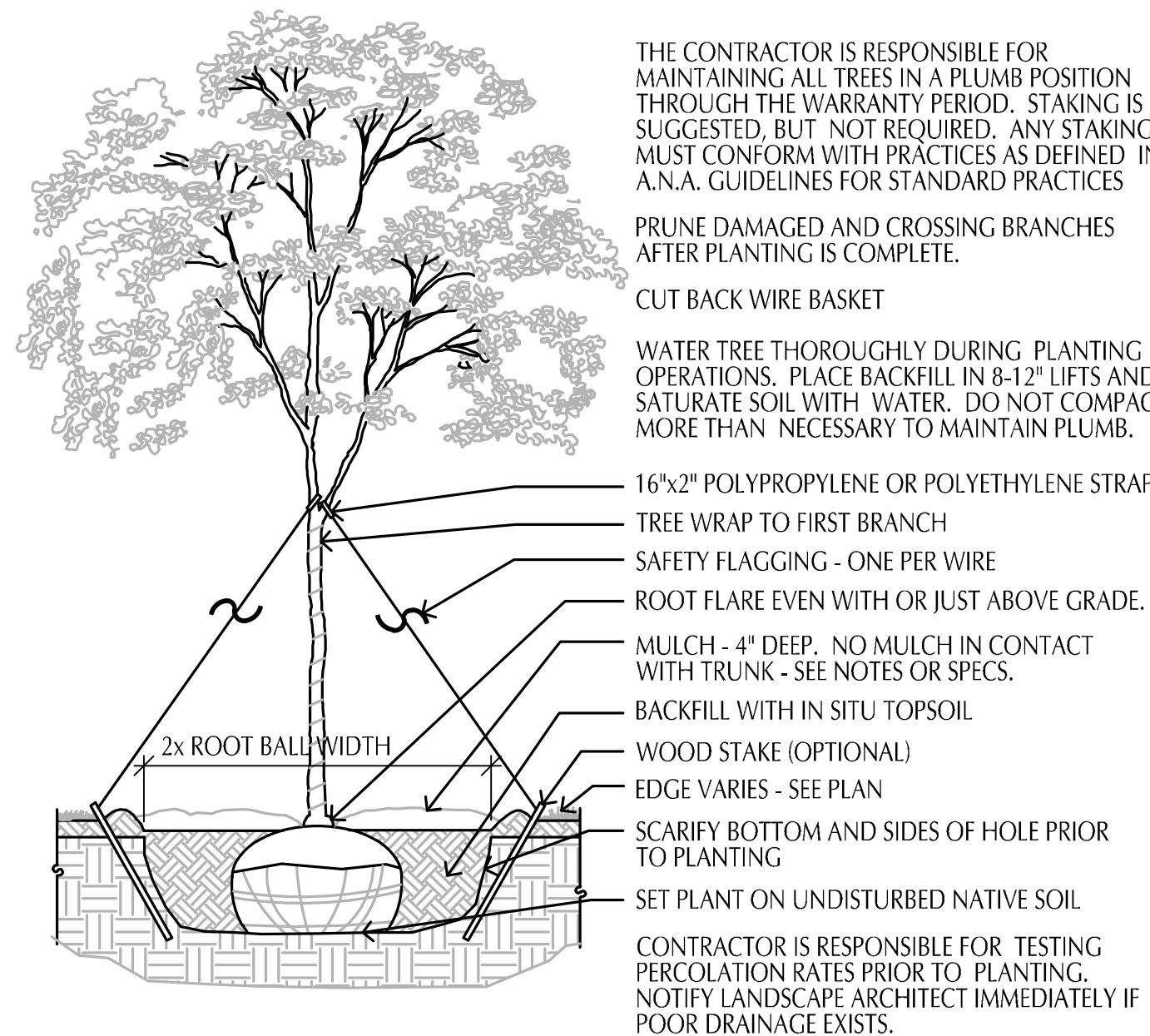
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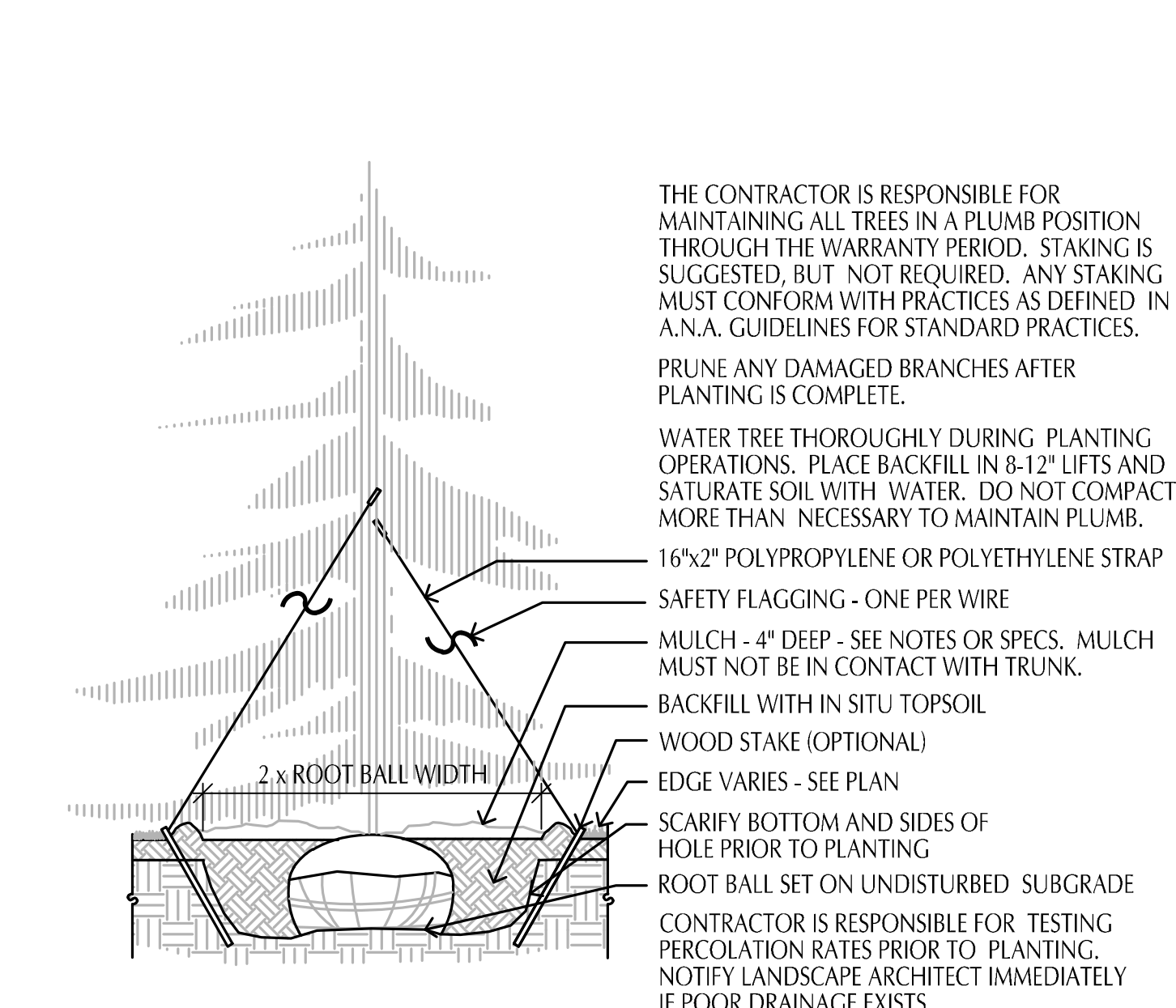
LANDSCAPE PLAN
L1-1

PLANT SCHEDULE

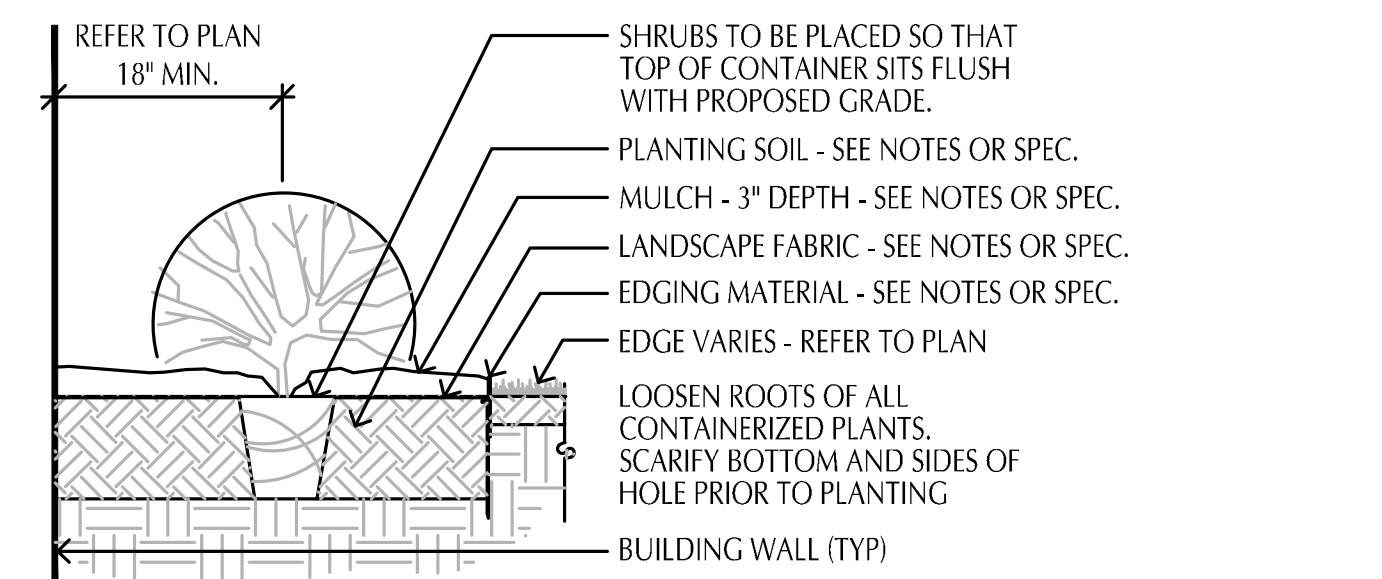
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	BL	17	BOULEVARD LINDEN	Tilia americana 'Boulevard'	B & B	2.5" Cal	
	CH	7	COMMON HACKBERRY	Celtis occidentalis	B & B	2.5" Cal	
	KC	6	KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5" Cal	
	PE	10	PRINCETON ELM	Ulmus americana 'Princeton'	B & B	2.5" Cal	
	RB	10	RIVER BIRCH CLUMP	Betula nigra	B & B	5' HGT	
	QB	20	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5" Cal	
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	CSP	9	COLORADO SPRUCE	Picea pungens	B & B	5' HGT	
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	FVB	17	FOX VALLEY BIRCH	Betula nigra 'Little King'™	B & B	5' HGT	
	SSC	1	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5" Cal	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	AH	4	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	5 gal	36" HGT	48" o.c.
	AD	10	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'	5 gal	36" HGT	48" o.c.
	CD	41	CARDINAL DOGWOOD	Cornus sericea 'Cardinal'	10 gal	48" HGT	120" o.c.
	DEV	15	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	5 gal	36" HGT	48" o.c.
	GC	23	GLOSSY BLACK CHOKEBERRY	Aronia melanocarpa elata	10 gal	48" HGT	60" o.c.
	NAV	37	NANNYBERRY VIBURNUM	Viburnum lentago	10 gal	48" HGT	60" o.c.
	NFS	54	NEON FLASH SPIREA	Spiraea japonica 'Neon Flash'	5 gal	36" HGT	36" o.c.
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	FG	10	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal		24" o.c.
	SSG	18	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 gal		36" o.c.
	LBL	12	THE BLUES LITTLE BLUESTEM	Schizachyrium scoparium 'The Blues'	1 gal		18" o.c.
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	RSD	30	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 gal		24" o.c.
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	FIELD2	SPACING
	RH	1,471	BLACK-EYED SUSAN	Rudbeckia hirta	flat		18" o.c.
	SB	613	BLAZE LITTLE BLUESTEM GRASS	Schizachyrium scoparium 'Blaze'	flat		24" o.c.
	EJ	1,021	JOE PYE WEED	Eupatorium maculatum	flat		18" o.c.
	SL2	630	LITTLE BLUESTEM GRASS	Schizachyrium scoparium	flat		24" o.c.
	LG	1,169	PRAIRIE BLAZING STAR	Liatris pycnostachya	flat		18" o.c.
	EP	1,024	PURPLE CONEFLOWER	Echinacea purpurea	flat		18" o.c.
	PS	707	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	flat		24" o.c.
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME				
	SEED 2	MNDOT NATIVE SEED MnDOT Seed Mix 34-261 Riparian South & West					
	SM 1	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3"-4" DEPTH					
	SEED	TURF SEED MnDOT Seed Mix 25-151 High Maintenance Turf					



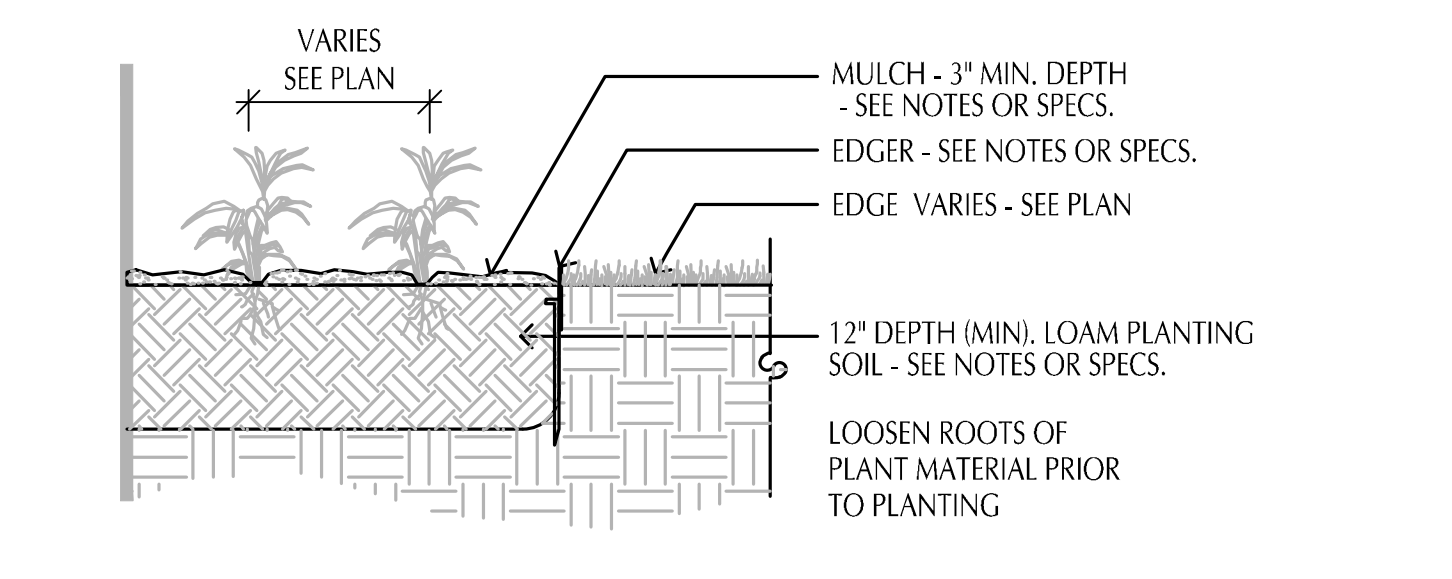
1
L2-1
DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2
L2-1
CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3
L2-1
SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



4
L2-1
PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3" ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5' CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING PERENNIALS, GROUND COVER, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF 5 PARTS CLEAN TOPSOIL AND 1 PART PEAT. SHRUBS AND TREES TO BE BACKFILLED WITH SAME PLANTING SOIL.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SEED UNLESS NOTED OTHERWISE.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP STONE MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP STONE MULCH AND FIBER MAT WEED BARRIER. ALL TREES TO RECEIVE 4" DEEP STONE MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (TWO FULL GROWING SEASONS) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

REFER TO SHEET L1-1 FOR PLANTING PLAN, PLANTING LABELS, GENERAL NOTES, AND IRRIGATION NOTES.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP - SEE NOTES OR SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

ROOT BALL SET ON UNDISTURBED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SEED UNLESS NOTED OTHERWISE.

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SUBMITTAL/REVISIONS

05/19/2020 CITY SUBMITTAL
07/13/2020 REV. CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and a member of the State of Minnesota Professional Engineers Board.

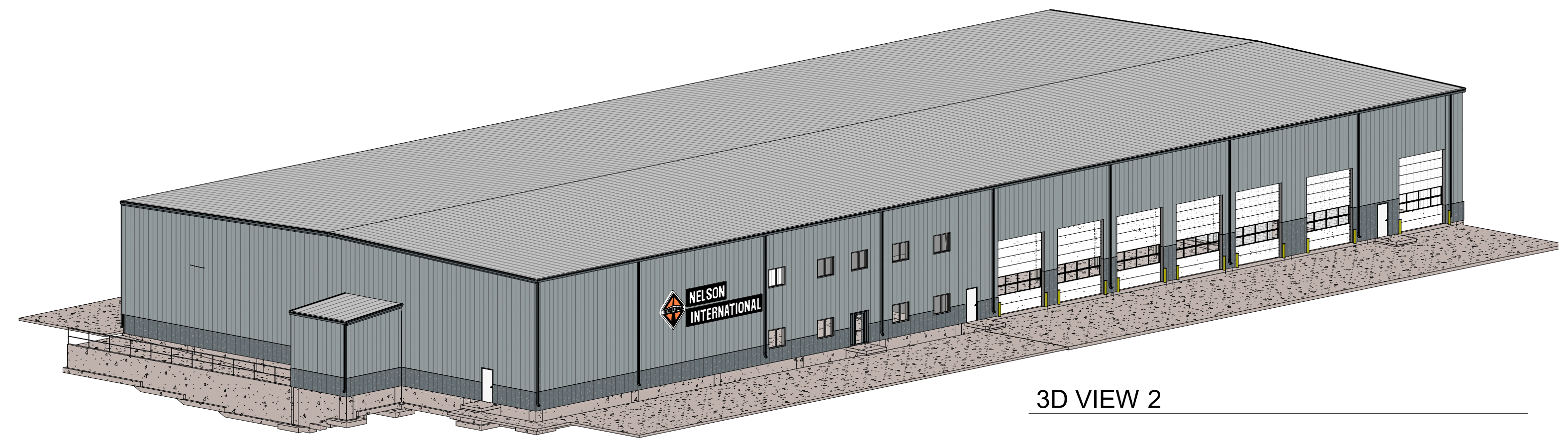
Chad E. Felgum - LA 46508
Date

QUALITY CONTROL

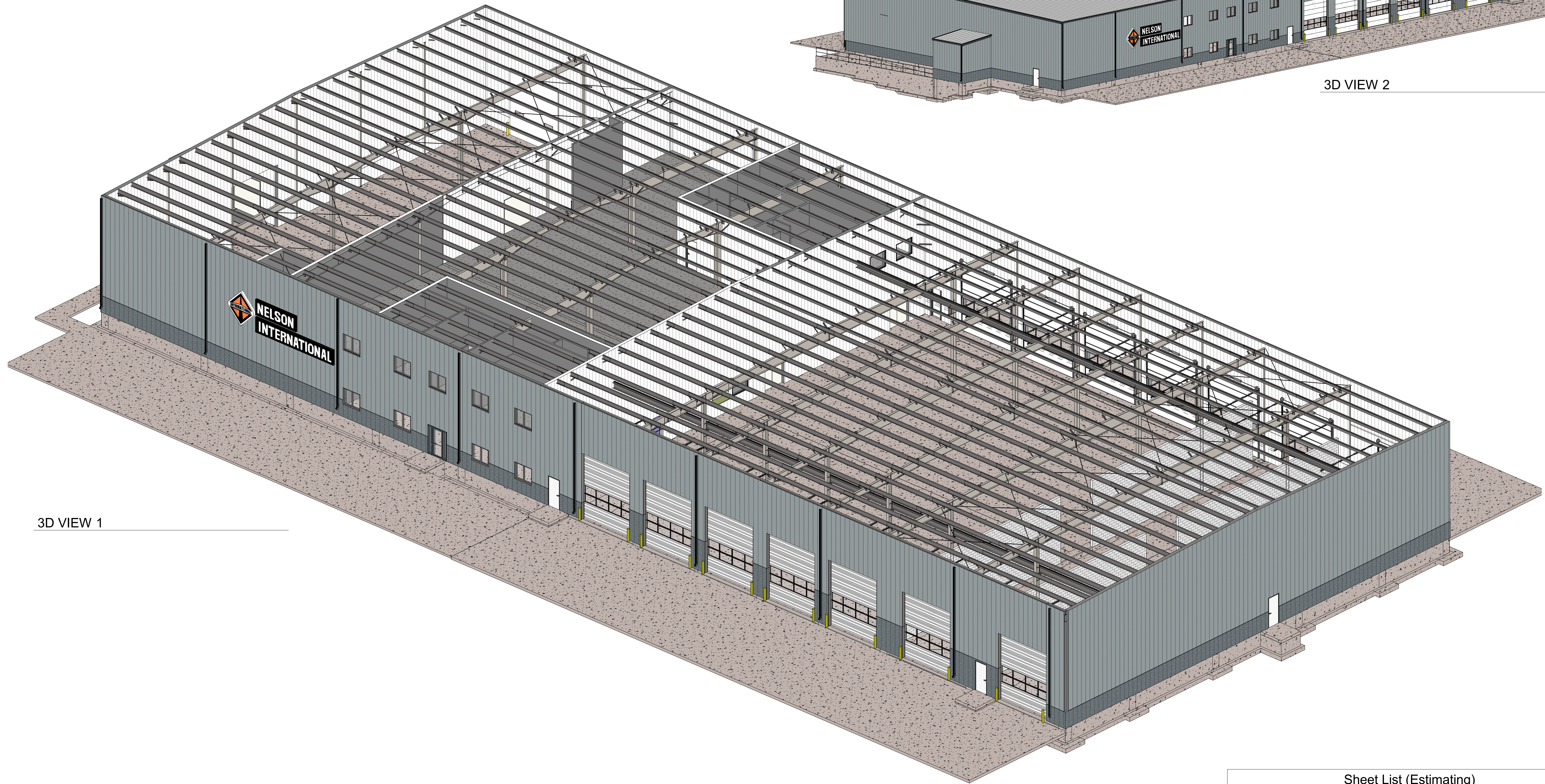
Loucks Project No. 019758.0A
Project Lead VJV
Drawn By CEF
Checked By CEF
Review Date

SHEET INDEX

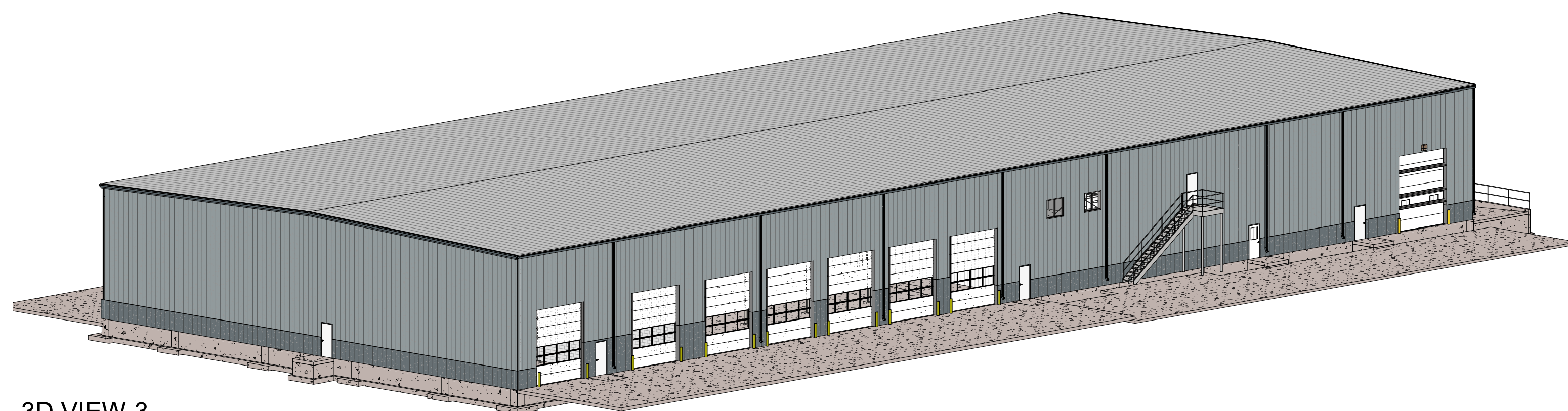
C1-1 EXISTING CONDITIONS
C1-2 DEMOLITION PLAN
C2-1 SITE PLAN
C3-1 GRADING PLAN
C3-2 SWPPP
C3-3 SWPPP DETAILS
C4-1 UTILITY PLAN
C8-1 CIVIL DETAILS
C8-2 CIVIL DETAILS
L1-1 LANDSCAPE PLAN
L1-2 LANDSCAPE DETAILS



3D VIEW 2



3D VIEW 1



3D VIEW 3

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Revision: 3
Drafter: B.L.
Date: 20200626
Job Number: 201933

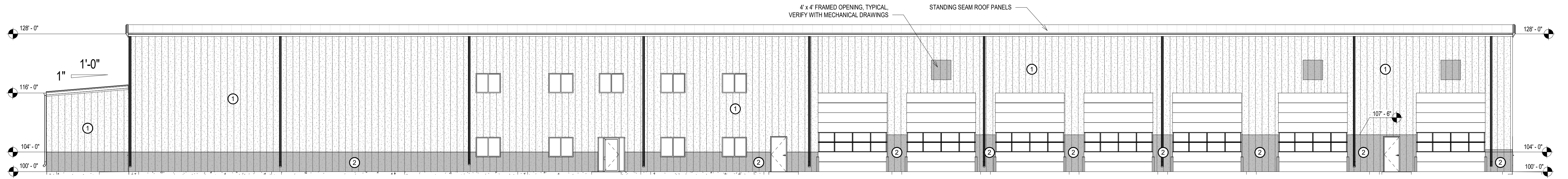
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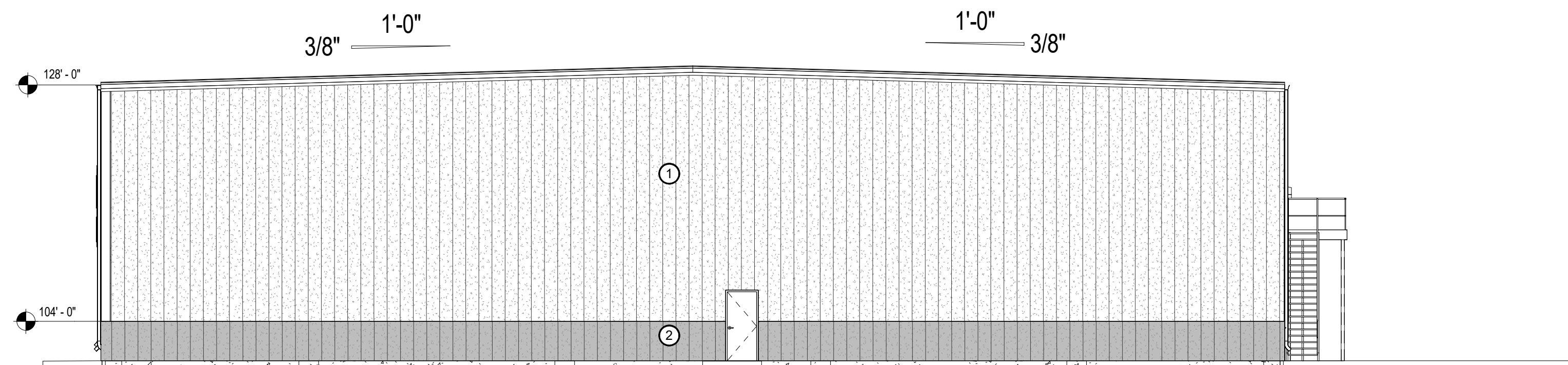
Sheet List (Estimating)	
Sheet Number	Sheet Name
MC001	Cover Page
MC003	Accessibility Requirements
MC101	Floor Plans
MC201	Exterior Elevations
MC301	Sections
MC302	Sections
MC303	Wall Sections
MC601	Door and Window Schedule
MC602	Room Finish Schedule

Cover Page

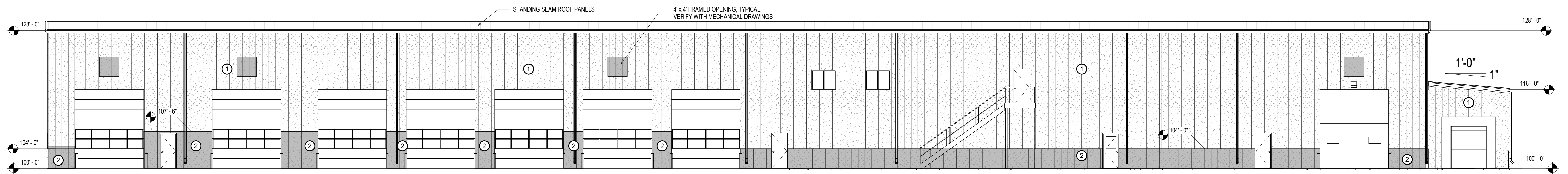
MC001



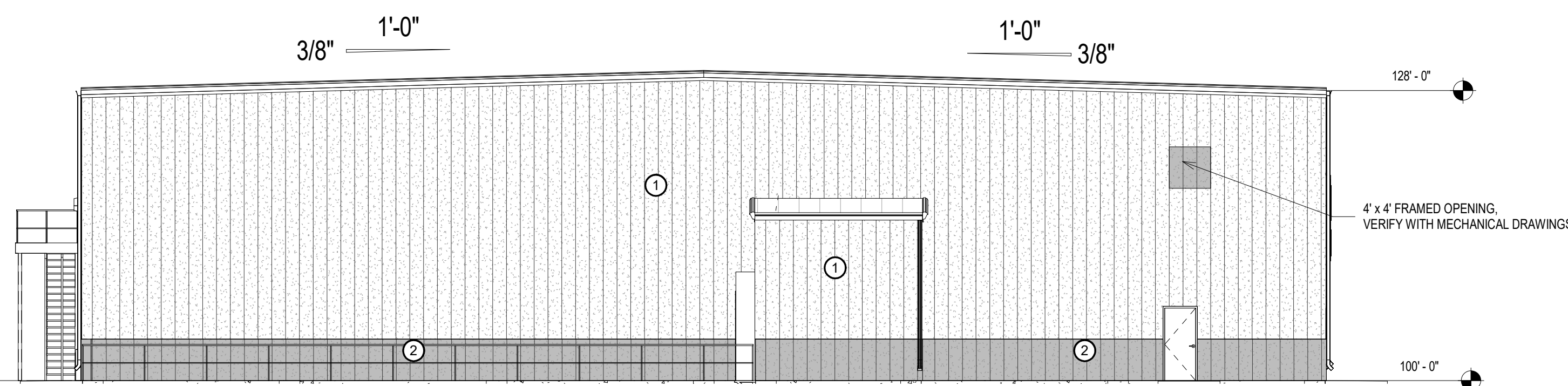
1 East (Facing 101)
MC201 SCALE 1" = 10'-0"



2 North
MC201 SCALE 1" = 10'-0"



3 West
MC201 SCALE 1" = 10'-0"



4 South
MC201 SCALE 1" = 10'-0"

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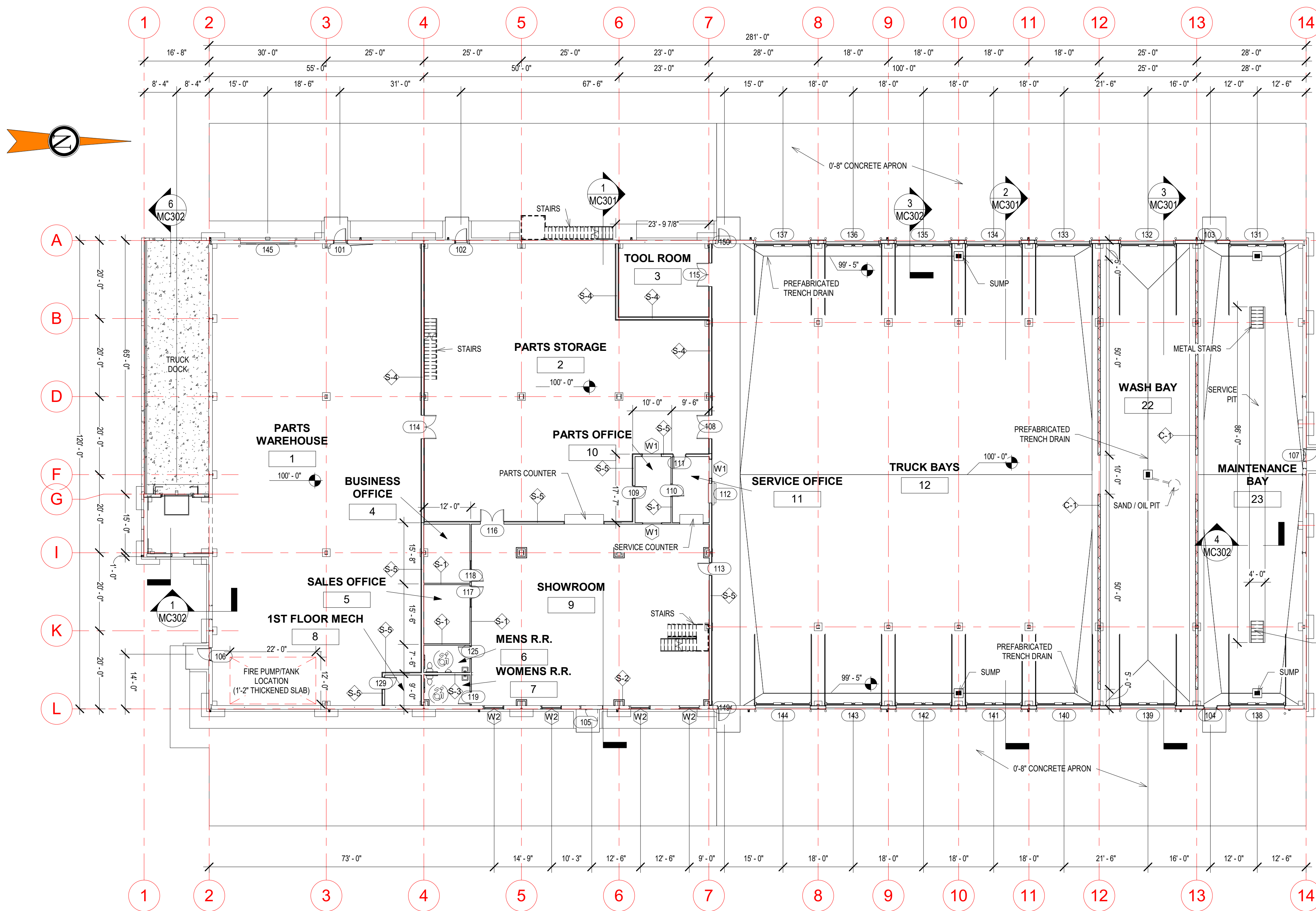
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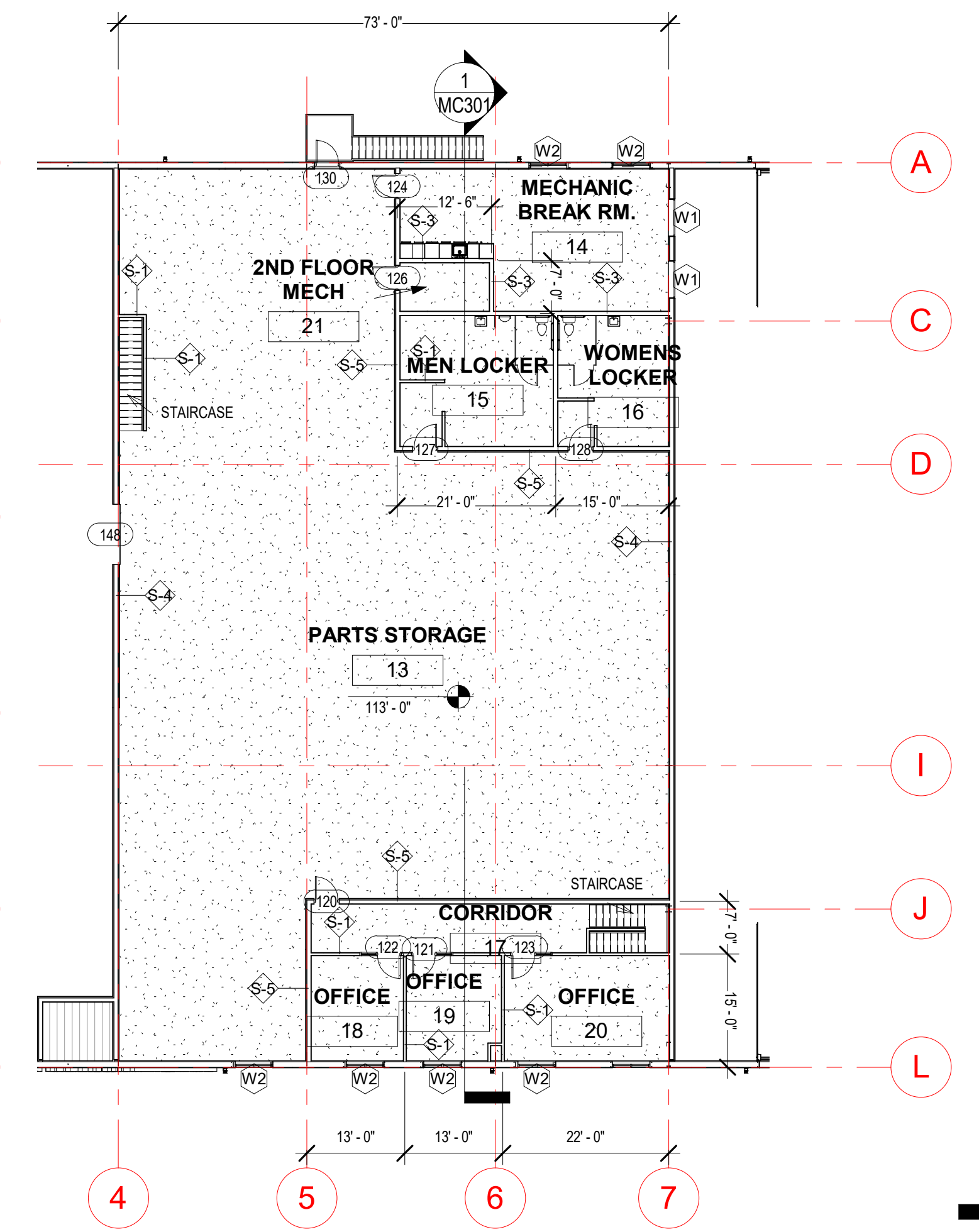
KEYNOTE LEGEND	
KEY #	KEYNOTE
1	TEXTURECLAD - COLOR: ASH
2	TEXTURECLAD - COLOR: GRAY

Exterior Elevations

MC201



1 Main Floor Plan
MC101 SCALE 1/16" = 1'-0"



2 2nd Level Floor Plan
MC101 SCALE 1/16" = 1'-0"

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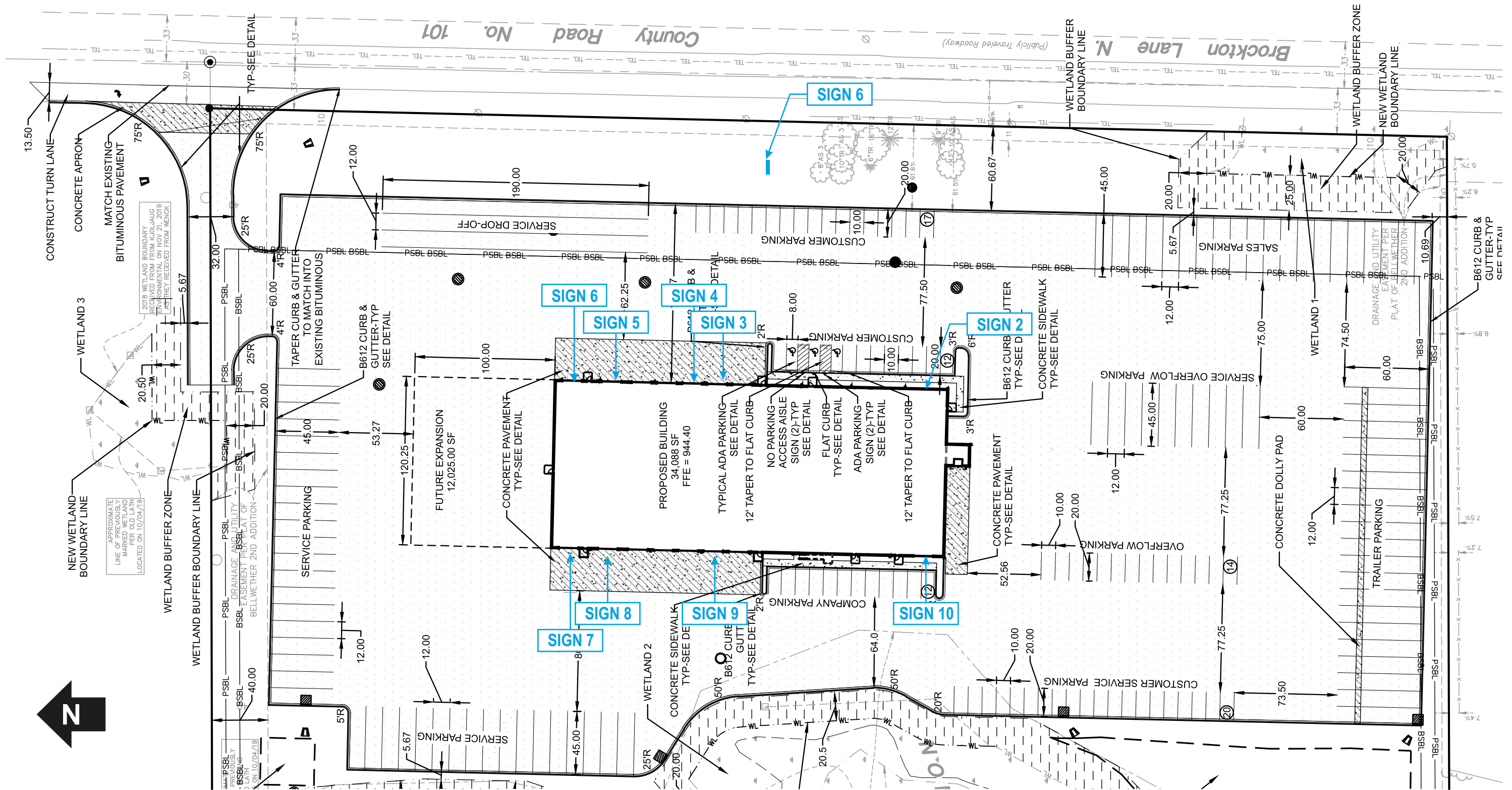
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SITE PLAN



8959 Tyler Boulevard
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PAGE NO.

2

P.O. NUMBER:

1145128

SITE NUMBER:

10409

ELECTRONIC FILE NAME:

ART\ACCOUNTS\International\Locations\10409_Corcoran

PROJECT NUMBER:

811

PROJECT MANAGER:

Franklin Barnes

Rev #	Req #	Date/Artist	Description
Original	327926	07/09/20 KWK	

Rev #	Req #	Date/Artist	Description

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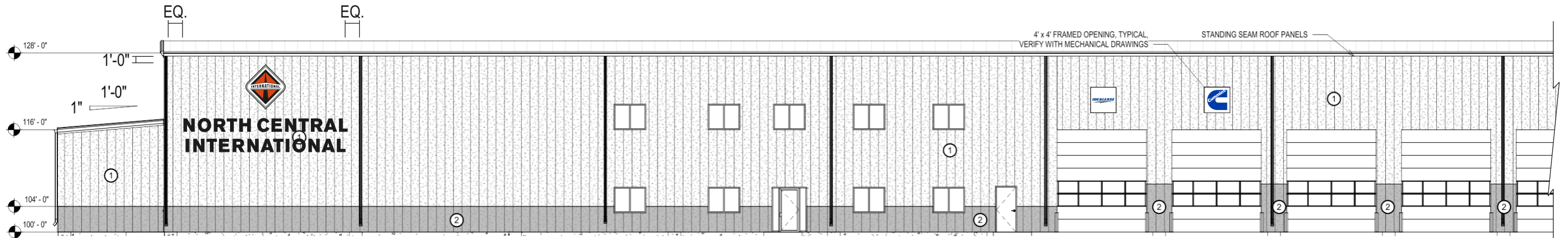
SIGN 1



TYPE: WLNL-7 / DNNL-24 / NL-24
 NON-ILLUMINATED DIAMOND LOGO WALL SIGN &
 NON-ILLUMINATED INDIVIDUAL LETTERS

SCALE: 1/4"=1'-0"

OPTIONAL
STANTION
LIGHTING



SCALE: 1/16"=1'-0"



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3

Rev #	Req #	Date/Artist	Description
Original	327926	07/09/20 KWK	

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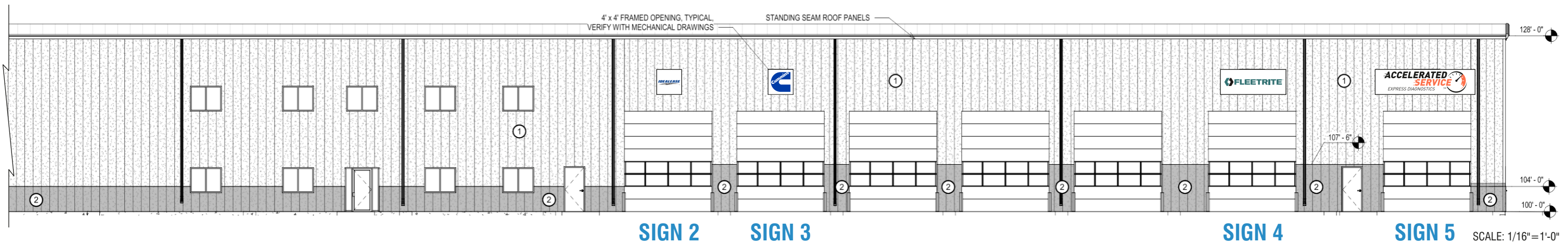
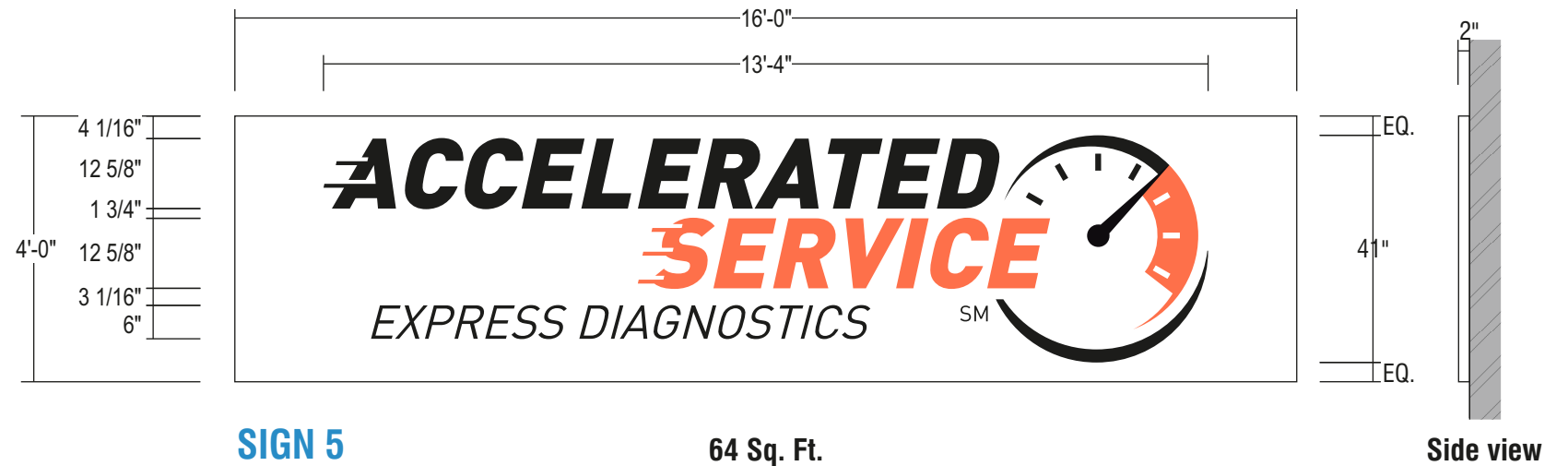
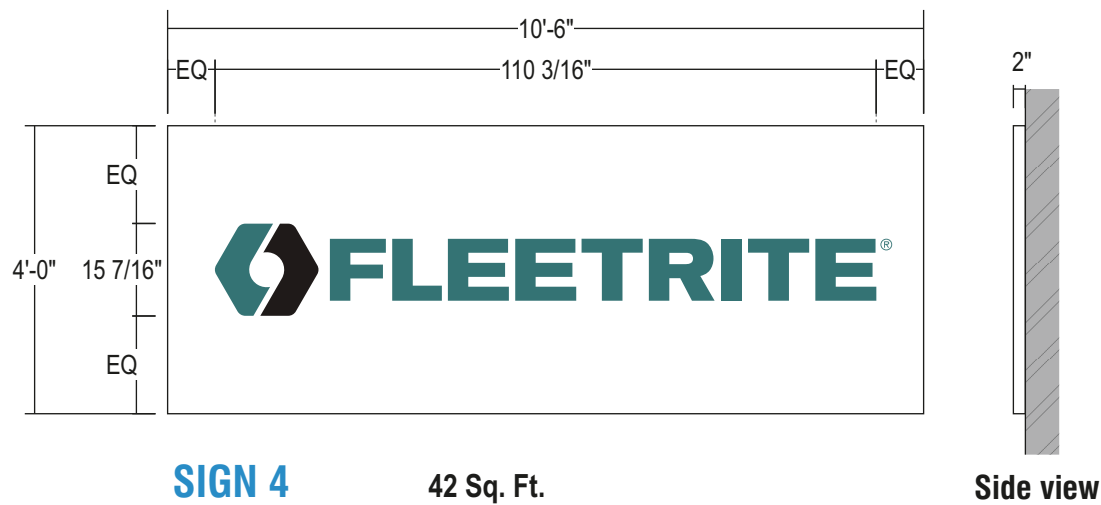
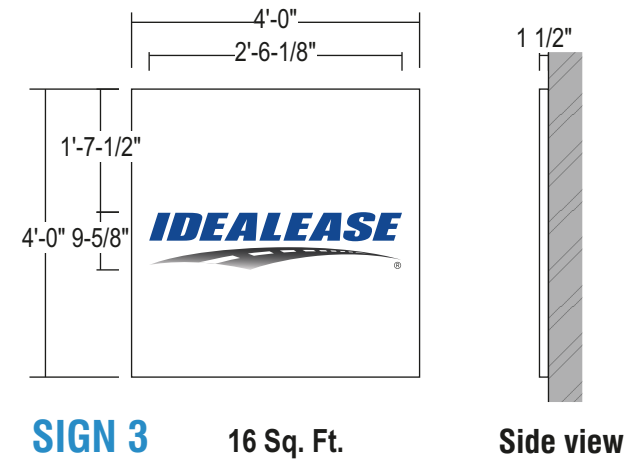
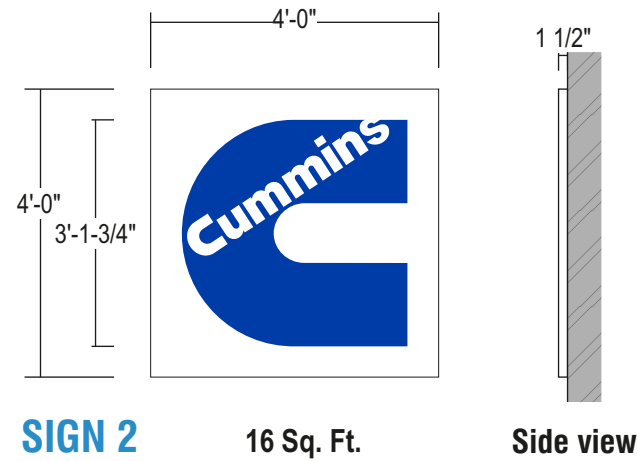
EAST ELEVATION (FACING 101)

NON-ILLUMINATED WALL SIGN

138 Sq. Ft.


SCALE: 3/8"=1'-0"

SIGN 2, 3, 4, 5



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PAGE NO.: 4

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SITE NUMBER: 10409

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PROJECT NUMBER: 811

PROJECT MANAGER: Franklin Barnes

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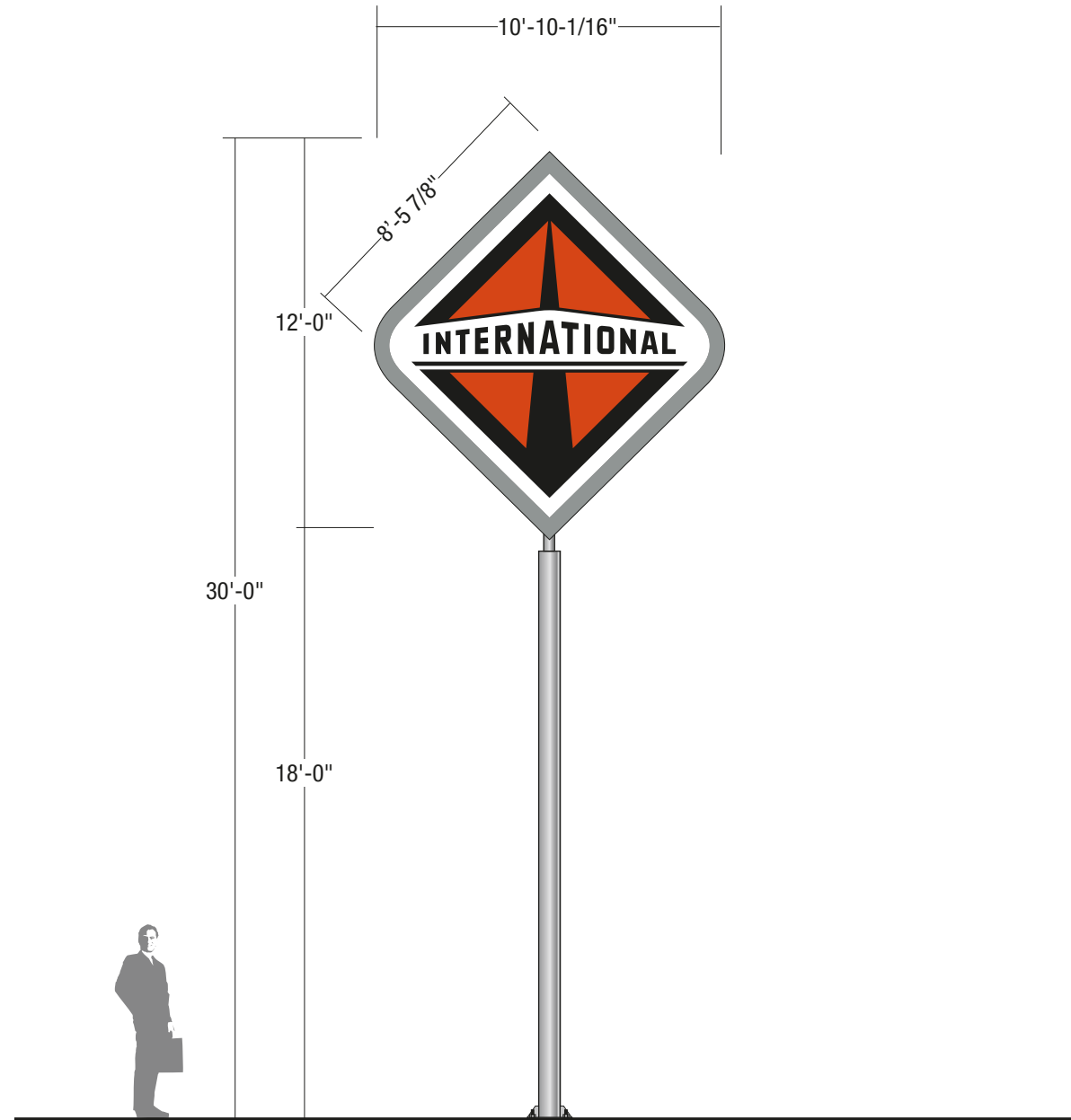
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30' D.F. ILLUMINATED PYLON ON A TELESCOPING POLE - (PANAFLEX FACE) 130 Sq. Ft.

SIGN 6

SCALE: 3/16"=1'-0"



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5

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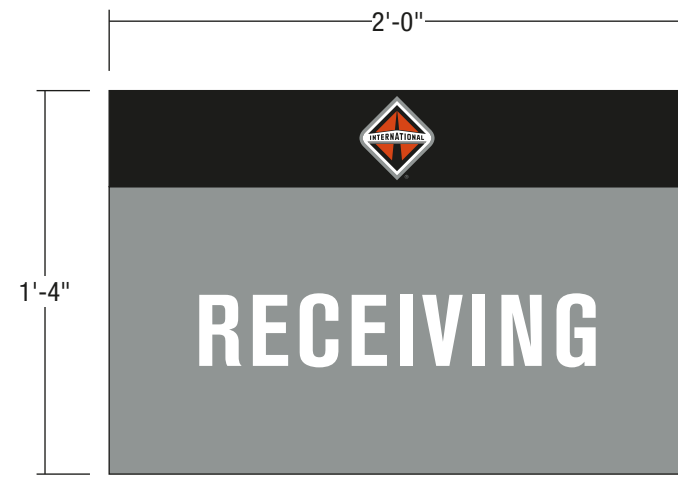
WEST ELEVATION - NON-ILLUMINATED WALL DIRECTIONALS

SIGN 7, 8, 9, 10

SCALE: 1 1/2"=1'-0"



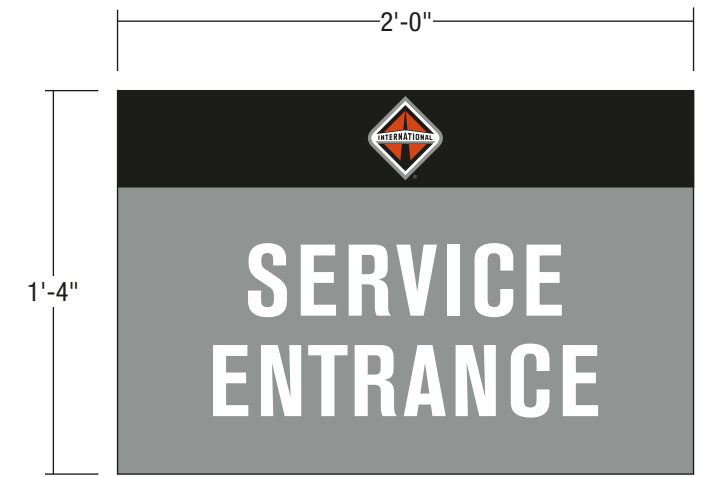
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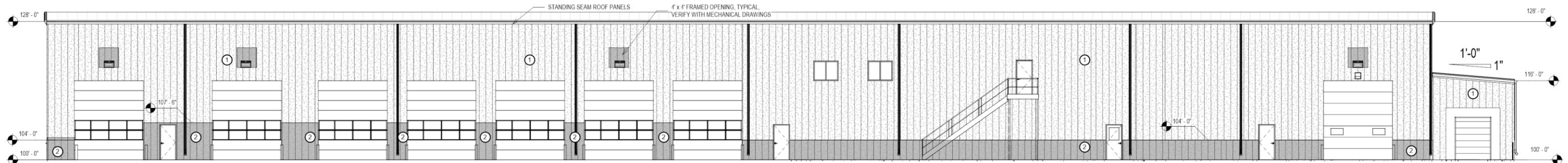
SIGN 8



SIGN 9



SIGN 10



SIGN 7

SIGN 8

SIGN 9

SIGN 10

SCALE: N.T.S.

VERIFY PLACEMENT



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6

P.O. NUMBER:

1145128

SITE NUMBER:

10409

ELECTRONIC FILE NAME:

ART\ACCOUNTS\International\Locations\10409_Corcoran

PROJECT NUMBER:

811

PROJECT MANAGER:

Franklin Barnes

Rev #	Req #	Date/Artist	Description
Original	327926	07/09/20 KWK	

Rev #	Req #	Date/Artist	Description

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Nelson International Sound Source Control Plan

The following will discuss the Sound Source Control Plan (SSCP) for the proposed Corcoran Truck Dealership location.

The main emitters of sound from a Truck Dealership are outdoor PA systems, shop air tools, and trucks running outside for diagnostic purposes.

We do not plan to have an outdoor PA system at this location.

Shop air tools will be equipped with a sound muffling system that is commonly used to reduce emitted noise. The Service Department will be air conditioned so during the hottest days the doors will be closed reducing sounds emitted. During more moderate temps the doors may be open but the muffling system on the air tools will significantly reduce emitted sound. Air tools are normally used for short periods so prolonged sound output is rare.

Truck repair sometimes require the truck to idle outdoor for a period of time in order to run a diagnostic routine. Modern trucks have to meet very strict emission and sound output levels. The exhaust systems are very complicated emission control devices that not only clean the exhaust they are very efficient at reducing sound output. The days of loud exhaust systems on trucks are gone except on older trucks that we seldom work on. We have a designated area in the parking lot to run the truck for diagnostic procedures that will keep the sounds emitted to a minimum.

The facility will have landscaping trees and shrubs around the perimeter per City Code. This landscaping should help lower sounds emitted from the property.

Ryan Nelson
Nelson International

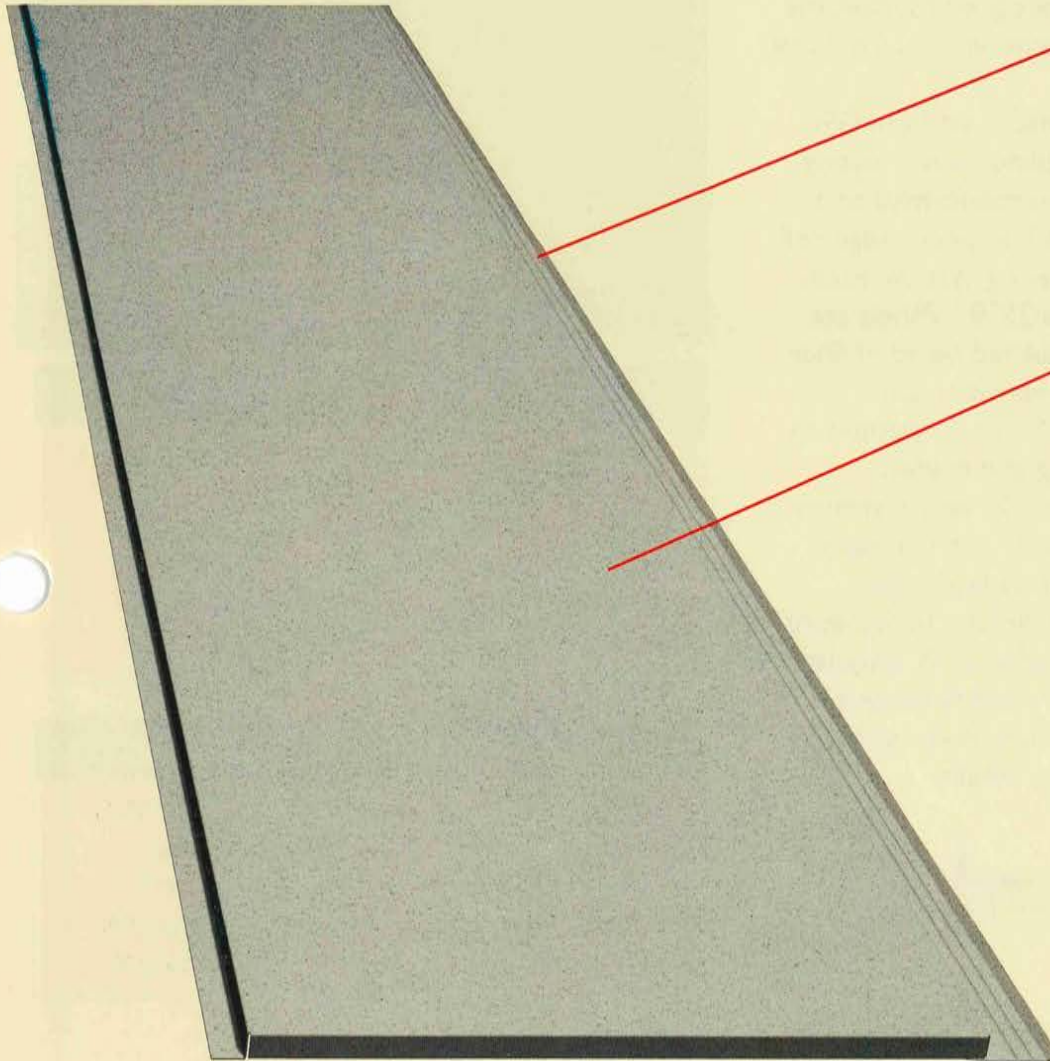
VP TEXTURECLAD PANELS

STYLE

**TEXTURED STUCCO
FINISH**

FEATURES

THE RICH TEXTURE OF STUCCO WITH
THE CONVENIENCE OF A METAL WALL
PANEL SYSTEM.



Interlocking side joint.

**Easy installation with
concealed fasteners.**

**Factory applied stucco
textured finish.**

Panels to 25' length.

20 year finish warranty.

Fifteen standard colors.

Lightweight, unique, economical and lasting durability describe VP Components TextureClad wall panels. These panels combine a unique blend of polymer/aggregate textured stucco with 20 gauge steel to provide a cost effective stucco finished wall panel system. TextureClad is easily installed with concealed fasteners and a complete assortment of color-matched trims and flashings are available.



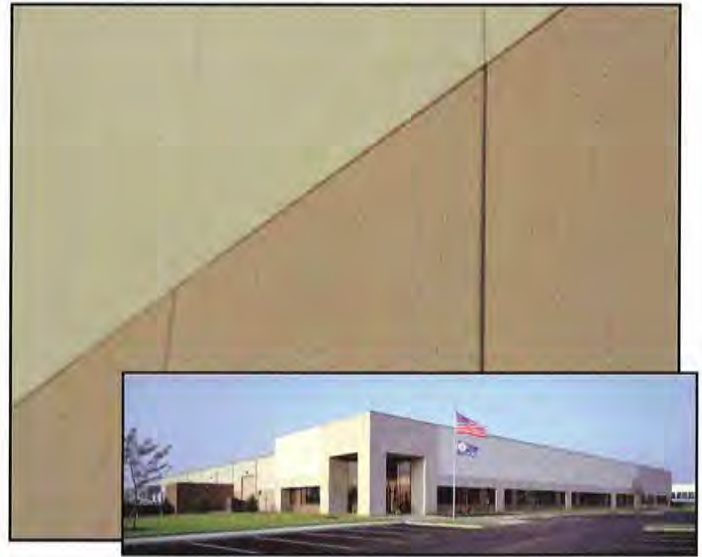
PRE-FINISHED PANELS ARE EASY TO ASSEMBLE AND CAN BE INSTALLED REGARDLESS OF CLIMATE OR WEATHER CONDITIONS

TEXTURECLAD

TextureClad combines the rich look of textured stucco with the strength and durability of 20 gauge steel to create a stackable, lightweight, easy to install, exterior wall system. Panels are designed to meet the demands of local building ordinances where traditional metal wall panels are prohibited.

TextureClad panels are manufactured from G90 galvanized steel with a factory applied epoxy coating face and back. Panels are precision roll-formed to a 18" (16" coverage) wide panel with a special edge roll which allows for a concealed fastening system. Panel lengths are available from 2' 0" to 25' 0." Panels are then coated with a specially formulated blend of fiber reinforced polymer/aggregate composition and oven cured to insure added durability. Finish is resistant to water, cracking, checking, chalking and mildew. TextureClad finish is backed with a 20 year warranty.

TextureClad panels can be used as the primary wall covering or accent areas such as fascia and canopies. Panels can be attached directly to standard wall girts with up to 6" of batt insulation. A complete assortment of color matched trims and flashings are also available to complete the system. Refer to the TextureClad Installation Guide for details.



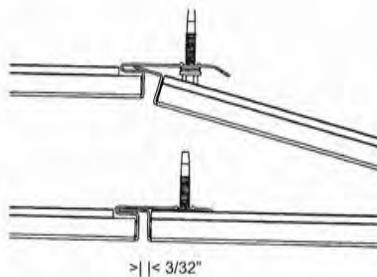
FEATURES

- 16" wide coverage.
- Lengths from 2'0" to 25'0".
- Concealed fastener installation.
- Economical.
- Factory applied stucco finish.
- Color-matched accessories.
- Lightweight 2 lbs/sq. ft.
- Low maintenance.
- Durable.

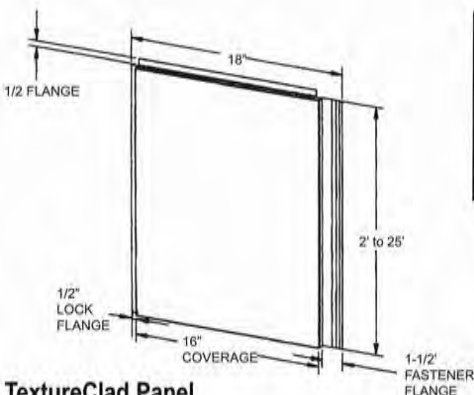
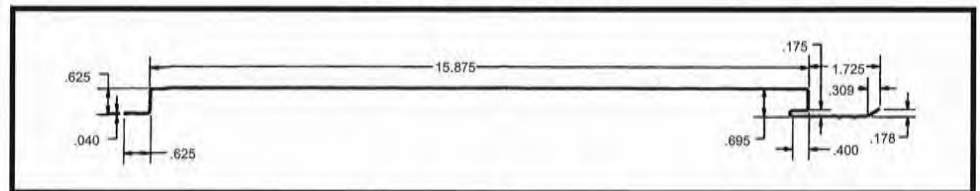
STANDARD COLORS

- Adobe
- Ash
- Dune
- Dusk
- Everest
- Gray
- Hacienda
- Horizon
- Mesa
- Olive
- Pueblo
- Sky
- Slate
- Summer
- Sunset

TextureClad Installation



TextureClad Cross Section



VP Components
 Dallas, TX
 1-888-983-7663
 1-800-285-3150 FAX
<http://www.vpcomp.com>



TextureClad Wall Panel Colors

Long-Term Beauty • Unmatched Protection • Superior Quality

... You Get All Three

White



Haze



Steel



Gray



Plantation



Emerald



Metal



Mint



Terrain



Doeskin



Driftwood



Cocoa



Surf



Mist



Platinum



Cloud



Tan



Sand



Tawny



Wheat



Fog



Shrimp



Salmon



Gold



NOTE: These color chips are to give a basic representation of standard colors. Slight variations may occur between sample materials and finished product. Samples are not intended to show texture of actual panels.

VP TextureClad Wall Panel Finish

The VP TextureClad finish is a special fiber-reinforced Polymer/aggregate coating that is factory applied and oven cured to provide an attractive and durable finish permanently bonded to a roll-formed panel.

TEST	TEST METHOD*	TEST RESULTS
QUV Weatherometer	ASTM G 154-00, 1000 Hours ASTM D4214-98	No visual color changes. Chalking #8.
Humidity Test	ASTM D2247-97, 1000 hours	No change in hardness or other observable properties after 48 hours recovery.

*Laboratory testing was conducted in accordance with standard accepted procedures utilized in the painting industry per American Society for Testing Materials (ASTM).

The test methods used were:

- ASTM G154-00, Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials.
- ASTM D4214-98, Standard Test Methods for Evaluating Degree of Chalking of Exterior Paint Films.
- ASTM D2247-97, Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity.

Actual paint colors may vary. Colors in this guide are a close representation of the products offered, but may not be an exact match. VP Buildings reserves the right to change color offerings shown here without notice. Metal panel samples are available upon request.

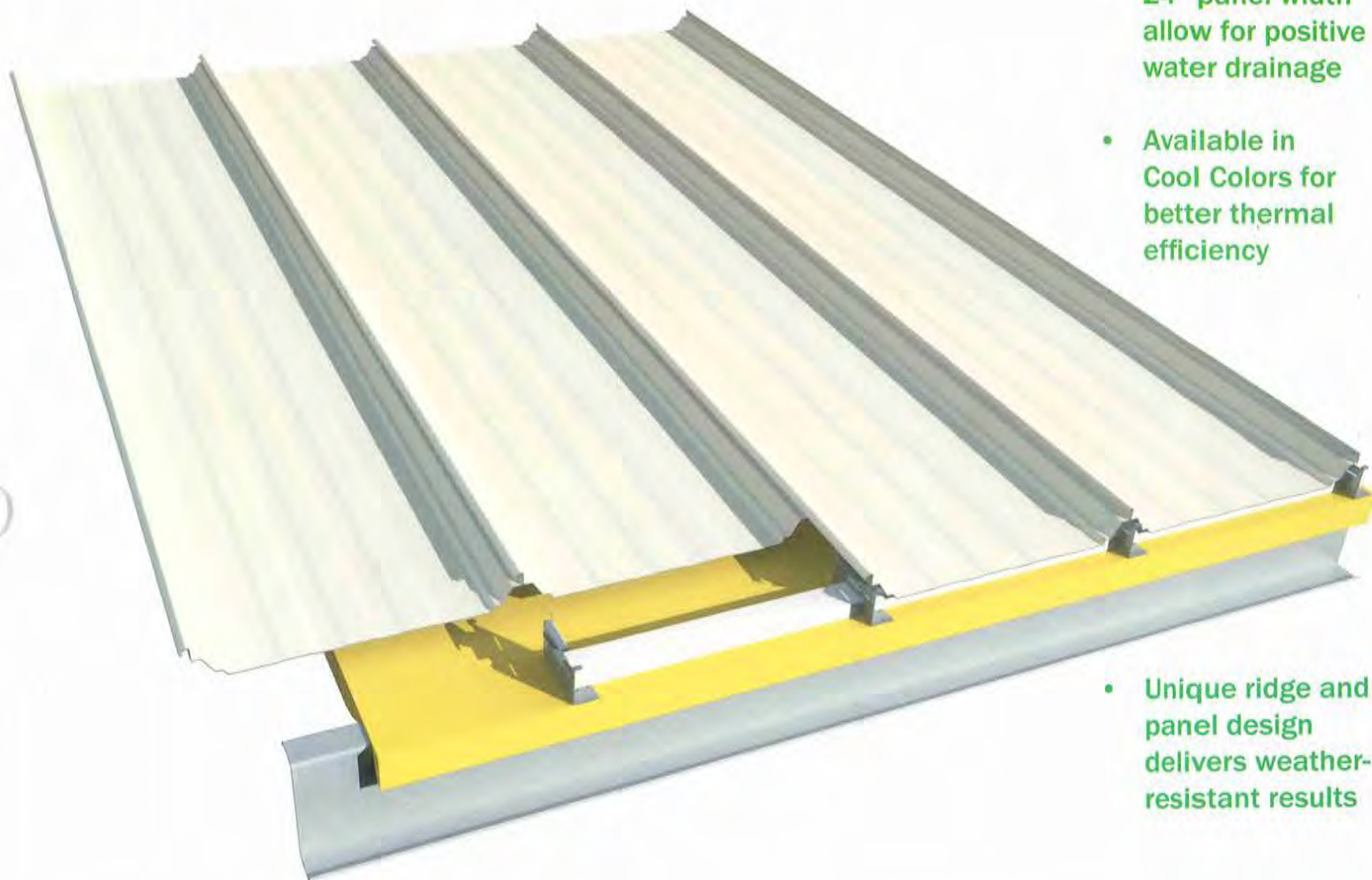
Note: Oil canning in the flat areas of panels is inherent of coil steel products and shall not be cause for product refusal. All color formulations changed in 2004. Contact VP with regard to prior formulations.



VP Buildings
3200 Players Club Circle
Memphis, TN 38125
1-901-748-8000
vp.com
6023 Revised 9/04 Spectrum

VARCO PRUDEN ROOF SYSTEMS

STYLE	FEATURES
SSR ROOF SYSTEM	INTERLOCKING PANELS PROVIDE LONG TERM WEATHERTIGHT PERFORMANCE FOR LOW-SLOPE ROOF APPLICATIONS



- 3" high ribs and 24" panel width allow for positive water drainage
- Available in Cool Colors for better thermal efficiency
- Unique ridge and panel design delivers weather-resistant results

SSR roof panels combine utility and value while meeting high-performance requirements. The panels are mechanically seamed to a full 360° interlock for superior weathertightness.



BUILD SMART BUILD GREEN WITH VP
RECYCLED STEEL COOL PAINTS ENERGY SAVING INSULATION



SSR PANELS COMBINE THE STRENGTH OF STEEL WITH SUPERIOR DESIGN AND LONG-LIFE FINISHES FOR YEARS OF TROUBLE-FREE PERFORMANCE

SSR ROOF SYSTEM

If you are looking for value with durability, VP's SSR Standing Seam Roof offers economical construction and superior performance backed by an available 20-year weather-tightness warranty.

SSR panels come standard in 24-gauge steel, with 22-gauge optional, all with standard Galvalume® finish. See VP's Standard Wall & Roof Colors (#6021) for KXL finish selections. The KXL paint system is a PVDF finish applied to the Galvalume® surface to give a long-life color that resists fading and chalking. KXL is a 1 mil nom. PVDF finish with 70% Kynar® 500 or Hylar® 5000 standard. Standard roof pitches range from 1/4":12" up to 4":12", to achieve the roof slope you desire.

SSR panels are factory-formed and field-machine seamed in place yielding a single unit membrane. The patented SSR ridge system is efficiently installed requiring only one weather-sealed joint. The special clips used to attach SSR panels to structural members are designed to allow panel movement up to 1-5/8" inch in either direction (or up to 3-1/4" movement) to compensate for thermal effects.

VP's concealed clips minimize the need for through-the-roof fasteners. UL Class 90 rating for wind uplift and FM Class 1-60, 1-90 and 1-120 ratings are available for most applications.

SSR panels can accommodate up to 6 inches of faced fiberglass blanket insulation for high levels of energy efficiency. Panels are available in lengths up to 50 feet, which minimizes end lap conditions. The entire roof is a single membrane allowing for quick construction and strength at a lower cost. SSR's patented ridge system and unique panel design provides a long-lasting, weather-resistant roof.

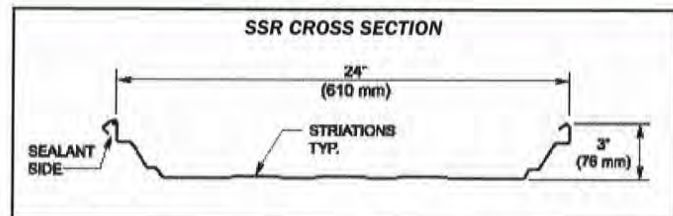
Varco Pruden Buildings meets the highest standards and certifications in the industry, including IAS and Miami-Dade County, Florida Product Approvals.

For information about this or any other VP product or service, contact your local authorized VP Builder.



FEATURES

- Economical
- Field-seamed weather-resistant joint
- Roof slopes as low as 1/4" in 12"
- UL 90 wind uplift rating available
- 24" coverage
- FM Class 1-60, 1-90 and 1-120 ratings available
- Lengths up to 50'-0"



NOTE: ALL PANELS FORMED FROM LIGHT GAUGE METAL MAY EXHIBIT WAVINESS, ALSO KNOWN AS "OIL CANNING," COMMONLY OCCURRING IN, BUT NOT RESTRICTED TO, FLAT PORTIONS OF A PANEL. THIS INHERENT CHARACTERISTIC IS NOT A DEFECT OF MATERIAL OR MANUFACTURING AND IS NOT CAUSE FOR REJECTION.



2063 Revised 6/11 5M PSI
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STANDARD WALL, TRIM & ROOF COLORS

WALL PROFILES: PANEL RIB WALL, RPR & VEE RIB • ROOF PROFILES: SSR, HWR & PANEL RIB ROOF

Cool Arctic White



Cool Cotton White



Cool Egyptian White



Cool Sierra Tan



Cool Granite Gray



Cool Zinc Gray



Cool Straw Gold



Cool Dark Bronze



Cool Colonial Red



Cool Hemlock Green



Cool Leaf Green



Cool Bermuda Green



Cool Cobalt Blue



Cool Imperial Blue



Cool Ebony (trim only)



Bare Galvalume*



* Available for liners, SSR & Panel Rib Roof

Colors available for Tech Four, ImpresaClad, ThermalClad insulated and Tuffwall insulated panels are shown on the product information cards. See the SLR II Color selection card, item # 6020 for available colors. See the TextureClad Color selection card, item # 6023 for available colors

This card provides an approximation of actual paint colors and Galvalume appearance. Variations may occur between sample materials and finished product. For actual paint color, ask for a metal sample chip.

Long-Term Beauty, Unmatched Protection and Superior Quality – You Get All Three

PAINT FINISHES

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pre treatments, primers, resins and pigments that can meet your design and performance requirements. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. VP Buildings reserves the right to change color offerings shown here without notice. Metal samples with paint are available.

VP's KXL™ FINISH on Hot Dipped Galvanized & Galvalume® Panels

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.

70% PVDF finishes meet both Kynar 500 and Hylar 5000 specifications. Kynar 500® is a registered trademark of Arkema. Hylar 5000® is a registered trademark of Solvay Solexis. Galvalume® is a registered trademark of BIEC International, Inc.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection

VP's KXL paint finishes are formulated to meet owners and specifiers needs for "Cool Roof" applications including LEED certified and Title 24 projects. Please refer to the information chart for Solar Reflectivity Values, Emissivity ratings and calculated Solar Reflectivity Index. Low slope values apply to roof slopes 2:12 or lower; Steep slope applies to roof pitches greater than 2:12.

PHYSICAL AND PERFORMANCE PROPERTIES

Specular Gloss at 60	ASTM D 523 ⁽¹⁾	Typical: 20-35
Pencil Hardness	ASTM D 3363	HB to 2H
T-Bend	ASTM D 4145	DT to 3T ⁽²⁾ No loss of adhesion
Cross Hatch Adhesion	ASTM D 3359	No loss of adhesion
Reverse Impact	ASTM D 2794	HDG or Galvalume: 3x metal thickness inch-pounds, no loss of adhesion
Humidity Resistance 100% RH 2,000 hours	ASTM D 2247	HDG or Galvalume: No field blisters
Salt Spray Resistance 2,000 hours	ASTM B 117	HDG or Galvalume: creep from scribe no more than 1/16" (2mm) no blisters
South Florida Exposure	ASTM D 2244 ASTM D 4214	Color: No more than 5ΔE Hunter units at 25 years Chalk: Rating no less than 8 at 25 years. Film integrity: 30 years
Flame Test	ASTM E 84	Class A coating
Water Immersion 500* Hours 110F	ASTM D 870	No loss of adhesion
Drew Cycle Weatherometer 1000 Hours	ASTM D 3361	Color change: No more than 5Δ Hunter units. Chalk: Rating no less than 8
Abrasion Resistance	ASTM D 968 Method A	65 +/- 10 liters

1. American Society for Testing and Materials. 2. KXL is not designed to bridge cracks in the substrate. Due to variability of heavy gauge and HDG metal, some fracturing or rupturing of the substrate is possible with subsequent rupturing of the coatings.

COOL ROOF INFORMATION – Consult specifier or agencies to meet specific requirements

Solar Reflective Analysis as of December 2009 ASTM - E-903, C-1549, C-1371, E-1980					LEED 3.0 Low Slope	LEED 3.0 Steep Slope	Energy Star Low Slope	Energy Star Steep Slope
VP's COLOR FINISH NAME WITH COLOR CODE	Initial SRV	Radiative Emissivity	Results SRI*	Minimum 78 SRI	Minimum 29 SRI	Minimum .65 SRV	Minimum .25 SRV	
Bare Galvalume	none	.68	.10	56	NO	YES	YES	YES
Cool Arctic White	451R810	.63	.86	75	NO	YES	NO	YES
Cool Bermuda Green	455R1101	.29	.87	29	NO	YES	NO	YES
Cool Cobalt Blue	456R1384	.30	.86	30	NO	YES	NO	YES
Cool Colonial Red	454R1016	.33	.87	35	NO	YES	NO	YES
Cool Cotton White	451R838	.75	.87	92	YES	YES	YES	YES
Cool Dark Bronze	457R1089	.34	.87	36	NO	YES	NO	YES
Cool Ebony (Trim Only)	458R645	.30	.85	30	NO	YES	NO	YES
Cool Egyptian White	451R809	.63	.86	75	NO	YES	NO	YES
Cool Granite Gray	452R1633	.54	.87	63	NO	YES	NO	YES
Cool Hemlock Green	455R1102	.30	.86	30	NO	YES	NO	YES
Cool Imperial Blue	456R21385	.30	.85	30	NO	YES	NO	YES
Cool Leaf Green	455R1198	.29	.86	29	NO	YES	NO	YES
Cool Sierra Tan	453R1154	.50	.87	57	NO	YES	NO	YES
Cool Straw Gold	453R1160	.60	.86	71	NO	YES	NO	YES
Cool Zinc Gray	452R1583	.36	.87	39	NO	YES	NO	YES

* Solar Reflectivity Index includes Solar Reflectivity Values and Emissivity calculations. Values are for initial installation.



6021 Revised 10/10
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DOOLEY'S
TRUCK SHOP

Our (Stieg) concerns of the proposed large truck sales and repair business on the 101 Farm.

So what is a good use for this property as well as the 80 acres to the north? These are our ideas based on our history of the area and what I know of the future plans for this general area.

THE LOCATION

Hwy #117 / Dayton Parkway / I 94 will be within one half mile of this area. Sewer is already on the property.

A land speculator has purchased the 80 acres to the north – used car lots???

– Hwy 101, a narrow 2 lane road with very heavy traffic

.Dayton Parkway (Brockton Interchange) will add a lot to the already mess

No shoulders – think breakdowns

Big backups already

Two large new housing developments already within ½ mile. 900 homes

SOUNDS TRAVEL

Truck motor braking, sounds travel a long ways

Truck repair and sales

Brooklyn Blvd. West???

Rogers has turnkey sites

Humvee

Others along freeway

KOA

Right across the road

Be a good neighbor (why would M.G. want to give water to a business that would cause them angst?)

“Play nice in the sandbox!”

80 ACRES BORDERING TO THE NORTH

Land speculator just waiting to sell

Think used car lots, etc.

Think Brooklyn Blvd.

NATURAL RESOURCES

Large percentage wetland and flood plain and trees

Will the water really stay on the property?

The only outlet flows onto and through most of the Stieg farm - a very small ditch

Very large trees

SUMMATION

Is this the best Corcoran can do for this land –

You will be setting a precedence for many acres and businesses to come.

Prime for such things as, office warehouse: pleasing frontage; office park

Companies that don't need frontage, but be very close to the freeway

It would be very, very difficult to have a do-over.

You have the ability and responsibility to do the right thing for all the reasons we've listed.

Think things through

“Don't fall in love with the first gal you meet!”

Our grandkids will curse us

Do you know of a more valuable tax base part for our city? A semi-truck sales and service lot??? That should pull in highly desirable businesses

This is an entrance to our city which should have a very colorful sign saying (You are entering the city of Corcoran) (or how about a used semi-truck lot!!!) This is where 4 cities meet. How does Corcoran stack Up???

This seems to call for a well thought out plan for this area or should it just “happen”

Please feel free to respond, positive or negative

Respectfully,

Dennis and Jan Stieg 763-420-3147



TO: Corcoran Planning Commission

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

DATE: July 29, 2020 for the August 6, 2020 Planning Commission Meeting

RE: **PUBLIC HEARING.** Hochstedler Conditional Use Permit for the property located at 21925 Oakdale Drive (PID 04-119-23-34-0006) (city file no. 20-025)

60-DAY REVIEW DEADLINE: September 7, 2020

1. Application Request

The applicant has requested approval of a conditional use permit to allow a 7,200-sq. ft. detached accessory building with 17 ft. 5 in. sidewalls. A conditional use permit is required to exceed the 3,969 sq. ft. maximum area for accessory structures and to exceed the 13.5-foot maximum sidewall height in the Rural Residential zoning district.

2. Context

Zoning and Land Use

The property is in the Rural Residential (RR) District and is guided Rural/Ag Residential on the Future Land Use Map. The property is located outside the Metropolitan Urban Service Area (MUSA).

Surrounding Properties

The surrounding properties are also zoned Rural Residential and guided Rural/Ag Residential.

Natural Characteristics of the Site

The Natural Resource Communities Quality Ranking map identifies an upland community in the southeast of the site. The Natural Resources Inventory Map identifies this as Savanna/Pasture. The proposed location of the accessory building is near the center of the parcel and no impact is expected.



3. Analysis of Request

Conditional Use Permit

The property currently contains one primary structure and six accessory buildings, one of which would be removed for the construction of the proposed building, which total 8,132 sq. ft.

The property is 10.2 acres and is permitted nine animal units. The applicant has indicated they intend to use the property for housing 10 horses. This would exceed the allowed number of horses. A parcel with 10.2 acres of land is allowed to have nine horses as each horse is considered one animal unit.

The applicant is proposing a 7,200 sq. ft. accessory building with 17 ft. 5 in. sidewalls on 10.2 acres. Section 1030.020, Subd. 4(G) of the Zoning Ordinance allows the landowner to request a CUP to exceed the limitations for building area and sidewall height on an accessory building if the following conditions are met:

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

Accessory buildings are a permitted use with no limit on the number of buildings, but the conditional use permit is required to allow the size and increased sidewall height of the proposed accessory structure. The property currently has six existing accessory buildings totaling 8,132 sq. ft. in area. The applicant is proposing to remove one 667.4 sq. ft. building and replace it with a new 7,200 sq. ft. building. This would bring the total accessory building area on site to 14,664.58 sq. ft. where 3,969 sq. ft. is allowed. The applicant has not provided any information about how the existing buildings are used. The new structure has been requested to accommodate a lunge pen for horses and storing farm equipment. The Zoning Ordinance does not limit the number of accessory buildings or the total amount of size allowed to be requested by CUP, but the Planning Commission should discuss the need for the large amount of space.

The proposed sidewall height is 17 ft. 5 in. and the permitted sidewall height for an accessory building in the rear yard is 13 ft. 6 in. in the RR District. The applicant has not indicated why the sidewall height is needed. The height of the other buildings is not shown on any of the submitted documents, so the proposed height cannot be evaluated against them. The Planning Commission should discuss the need for increased sidewall height, as the need is not apparent.

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

A certificate of survey has been provided with necessary information dated June 4, 2020 and additional materials submitted on July 27, 2020 show the location of a future septic.

Hennepin County GIS shows a wetland on the south side of the property. Staff is concerned that grading for the proposed building could have impacts on the wetland. A



wetland delineation is required with a CUP. Staff has included the delineation or wetland exemption as a condition of approval.

3. *Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

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

The proposed building complies with the goals of the Comprehensive Plan. The project continues the rural aspect of the City.

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

The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The increased size of the building will allow for storage of materials that will be shielded from the right-of-way and provide a unified look that is consistent with the RR District.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The subject property has very little view from other properties and the building will be largely screened from the road.

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

The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The building is further utilizing the parcel and does not conflict with parcels around it.

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

No public facilities are required.



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

The conditional use conforms to the applicable regulations of the Rural Residential District.

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

Staff has analyzed the performance standards of this Chapter and finds that the building conforms to other standards specified in the Zoning Ordinance.

- 4. *The building materials standards required by this Section have been met.*

The applicant is requesting approval to allow the building addition to be finished with metal siding and roofing. The applicant has provided a sample of the of the material.

Section 1060.050 allows accessory buildings with metal siding and roof if these conditions are met:

- a. *The building meets the standards adopted by the Minnesota State Building Code.*
- b. *Metal siding and roofing is treated with a factory applied color coating system against any fading or degradation.*

A material sample was provided by the applicant. The proposed metal siding and roofing material must be treated with coating that will protect against fading and degradation and the proposed products must meet MN State Building Code standards. Staff has included these as conditions in the approval. Staff recommends approval to allow the metal building materials.

- 5. *The proposed building will be compatible with surrounding land uses.*

The property is located in the rural portion of the city and there are no visible structures on other lots other than the site location. The proposed building will be largely screened by other structures on the property. The applicant has indicated that the building is for a lunge pen and storage of equipment.

The Planning Commission should discuss the amount of landscaping and screening around the west side of the building. Increasing the landscaping here with trees could help screen the building from the road to the west. The proposed building is compatible with the existing accessory building and the surrounding land uses.

4. Conclusions

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Zoning Plan and Zoning Ordinance and finds that the standards for a CUP to exceed the allowable



accessory building size, sidewall height and standards to allow metal siding and roofing have been met. Any outstanding issues that must be addressed have been included as conditions in the attached draft resolutions.

5. Recommendation

Move to recommend approval of the resolution approving the conditional use permit for an accessory building.

Attachments

1. Draft Resolution approving Conditional Use Permit
2. Site Location Map
3. Engineer's memo dated July 27, 2020
4. Applicant's Narrative dated July 1, 2020
5. Site plan received July 9, 2020
6. Building plans received July 9, 2020

RESOLUTION NO. 2020-XX

Motion By:
Seconded By:

APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING (PID 04-119-23-34-0006) (CITY FILE NO. 20-025)

WHEREAS, Hannah Hochstedler is requesting approval of a conditional use permit to allow for the construction of an accessory building addition on property legally described as follows:

Lot 6, Block 1, SCHMIDS HIDDEN VALLEY

WHEREAS, the Planning Commission has reviewed the conditional use permit at a duly called public meeting and recommends approval.

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 conditional use permit approval, subject to the following findings and conditions:

1. Approval is granted to allow for the construction of a building addition as shown on application and plans received by the City on July 9, 2020 and additional information submitted on July 27, 2020 and July 28, 2020, except as amended by this resolution.
2. The applicant shall comply with all conditions in the City Engineer's memo dated July 29, 2020.
3. A conditional use permit is approved to allow for an accessory building with a total area of 7,200 sq. ft., which brings the total accessory building area to 14,664.58, where the maximum allowable area is 3,969 sq. ft. and sidewalls of 17 ft. 5 in. where 13 ft. 6 in. is allowed, subject to the following findings:
 - a. The proposed building complies with the goals of the Comprehensive Plan. The project continues the rural aspect of the City.
 - b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community. The increased size of the building will allow for storage of materials that will be shielded from the right-of-way and provide a unified look that is consistent with the RR District.
 - c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The subject property has very little view of other properties and the building will be largely screened from the road.
 - d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the

RESOLUTION NO. 2020-XX

- district. The building is further utilizing the parcel and does not conflict with parcels around it.
- e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use. No public facilities are required..
 - f. The conditional use conforms to the applicable regulations of the Rural Residential District.
 - g. The conditional use and site conforms to performance standards as specified by this Chapter. Staff has analyzed the performance standards of this Chapter and finds that the building conforms to other standards specified in the Zoning Code.
4. A certificate of compliance to allow metal roof and siding on this accessory building addition is also approved as part of the CUP.
 - a. The building materials must comply with Section 1060.050, Subd. 1,B.2 of the Zoning Ordinance.
 5. The property cannot be used for boarding or any other commercial purposes.
 6. The property is not allowed to exceed the maximum number of animal units allowed by Chapter 81 of the Zoning Code. Nine animal units are permitted on this site.
 7. A building permit is required prior to beginning construction.
 8. FURTHER, that the following conditions be met prior to issuance of building permits:
 - a. A wetland delineation or wetland exemption from the Wetland LGU must be approved.
 - b. The applicant/landowner must record the approving resolution at Hennepin County and provide proof of recording to the City.
 9. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and the required improvements.

RESOLUTION NO. 2020-XX

VOTING AYE

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

VOTING NAY

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

Whereupon, said Resolution is hereby declared adopted on this XXrd day of August 2020.

Ron Thomas - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal








Hennepin County Natural Resources Map

Date: 7/30/2020






Legend

FEMA Floodplains - 100 Year

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

Wetlands

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

PID: 0411923340006
 Address: 21925 OAKDALE DR,
 CORCORAN
 Owner Name: HANNAH JOANN
 HOCHSTEDLER
 Acres: 10.02

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.

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Technical Memo



To: Kendra Lindahl, AICP, City Planner
From: Kent Torve, PE (MN)
Date: July 29, 2020
Subject: Hochstedler CUP

Background

The purpose of this memorandum is to provide review comments on the application submitted for the Hochstedler CUP.

Grading

The plan should be revised and submitted for review. The grading plan shall include:

- Existing and proposed contours.
- Any grading in drainage and utility easement.

Wetlands

- If grading extends (fill) into low areas a need for wetland delineation or wetland exemption.

Escrow

- Erosion control escrow will be required for grading at \$1,000.

July 1, 2020

City of Corcoran Planning Commission
Corcoran City Council
8200 County Road 116
Corcoran, MN 55340

Re: Proposed Building on Farm Property

To Whom it May Concern,

It has been a lifelong dream of mine to own a property in the Corcoran area with a nostalgic farm aesthetic. As fate would have it, I was able to find a piece of property at 21925 Oakdale Drive, Corcoran, MN that made that dream a reality. With help from my family, we were able to restore all of the existing farm buildings on the property, while keeping their nostalgic appearance. Those buildings include an old dairy barn, corn crib, small garage, and soon take on the task of remodeling the horse barn. As the original buildings were restored, I realized that I was in need of a place to ride and exercise my horses, which is why I am reaching out to you today. I would love to complete my dream, which is why I am before you today, to propose a 60 x 120 building for lunging my horse and storing equipment needed, for operations of the farm. I would make every effort to build this building as tastefully, yet as affordable as possible.

Thank you for your consideration of my application in fulfilling the balance of my dream.

Respectfully submitted,

Hannah Hochstedler
21925 Oakdale Drive
Corcoran, MN 55374

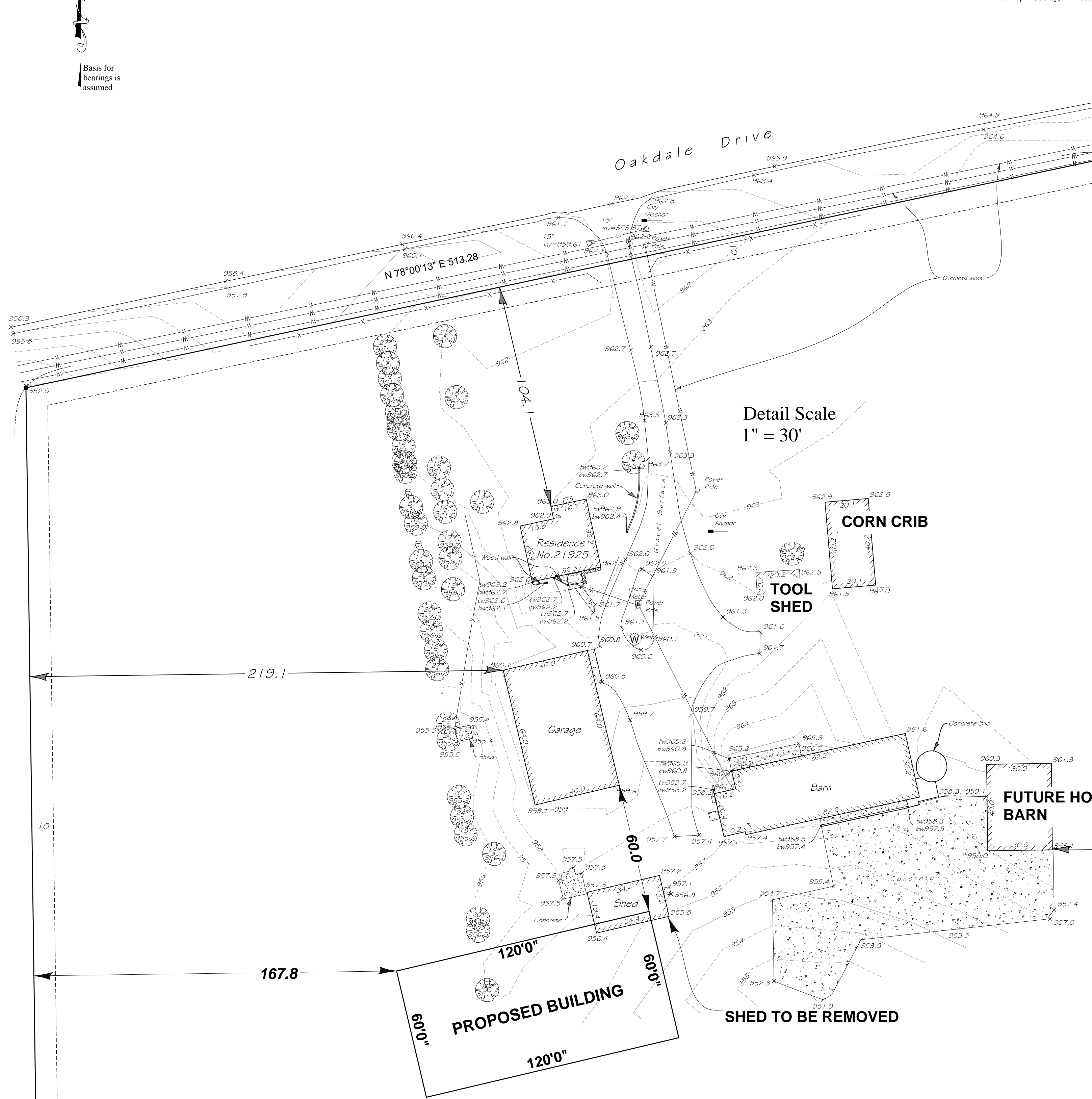
A handwritten signature in black ink that reads "Hannah Hochstedler". The signature is written in a cursive style with a long, sweeping underline that extends across the width of the name.

Surveyors Certificate

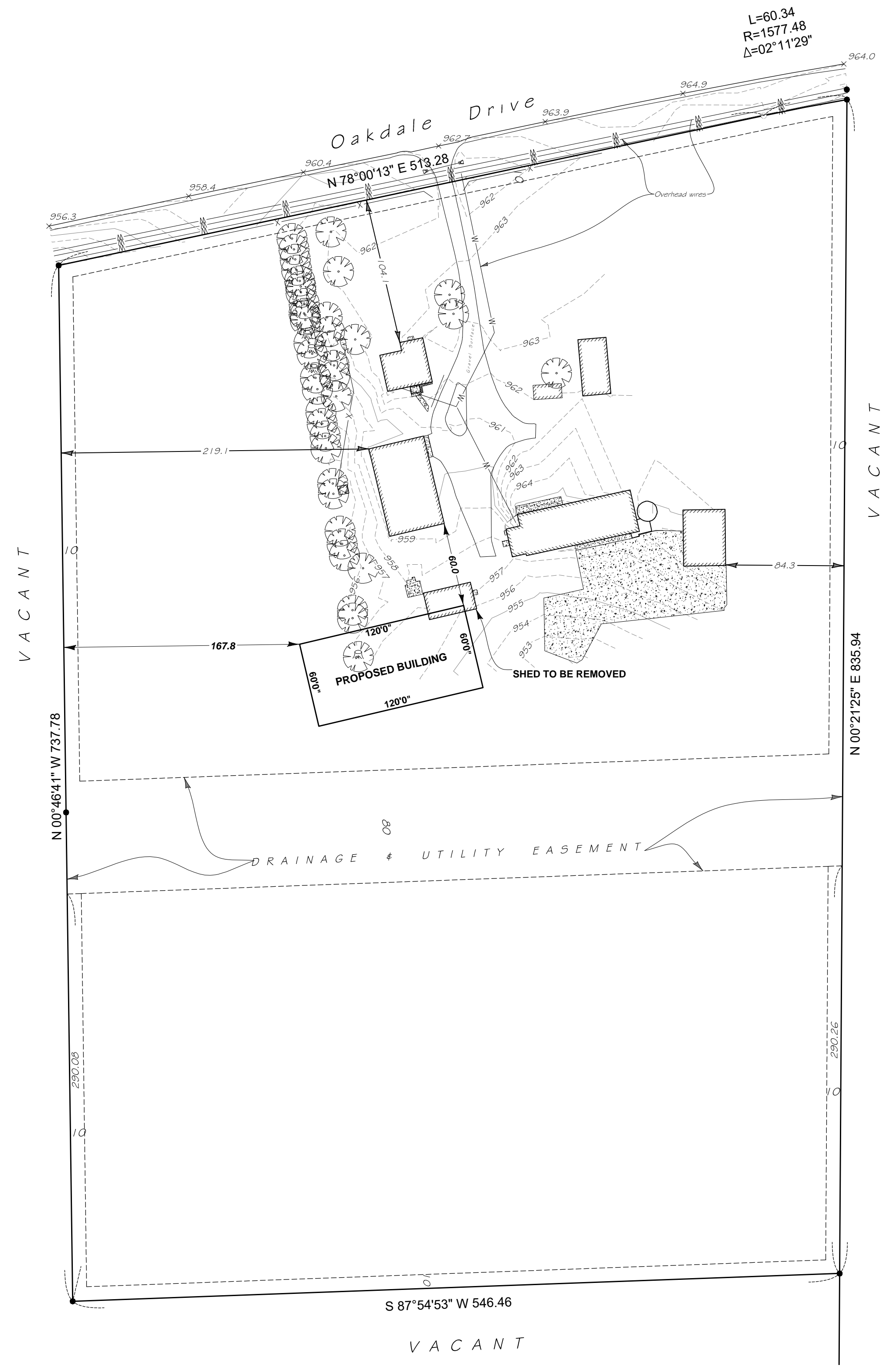
Site Plan Survey For:

JEFF HOCHSTEDLER

Property located in Section
4, Township 119, Range 23,
Hennepin County, Minnesota



Detail Scale
1" = 30'



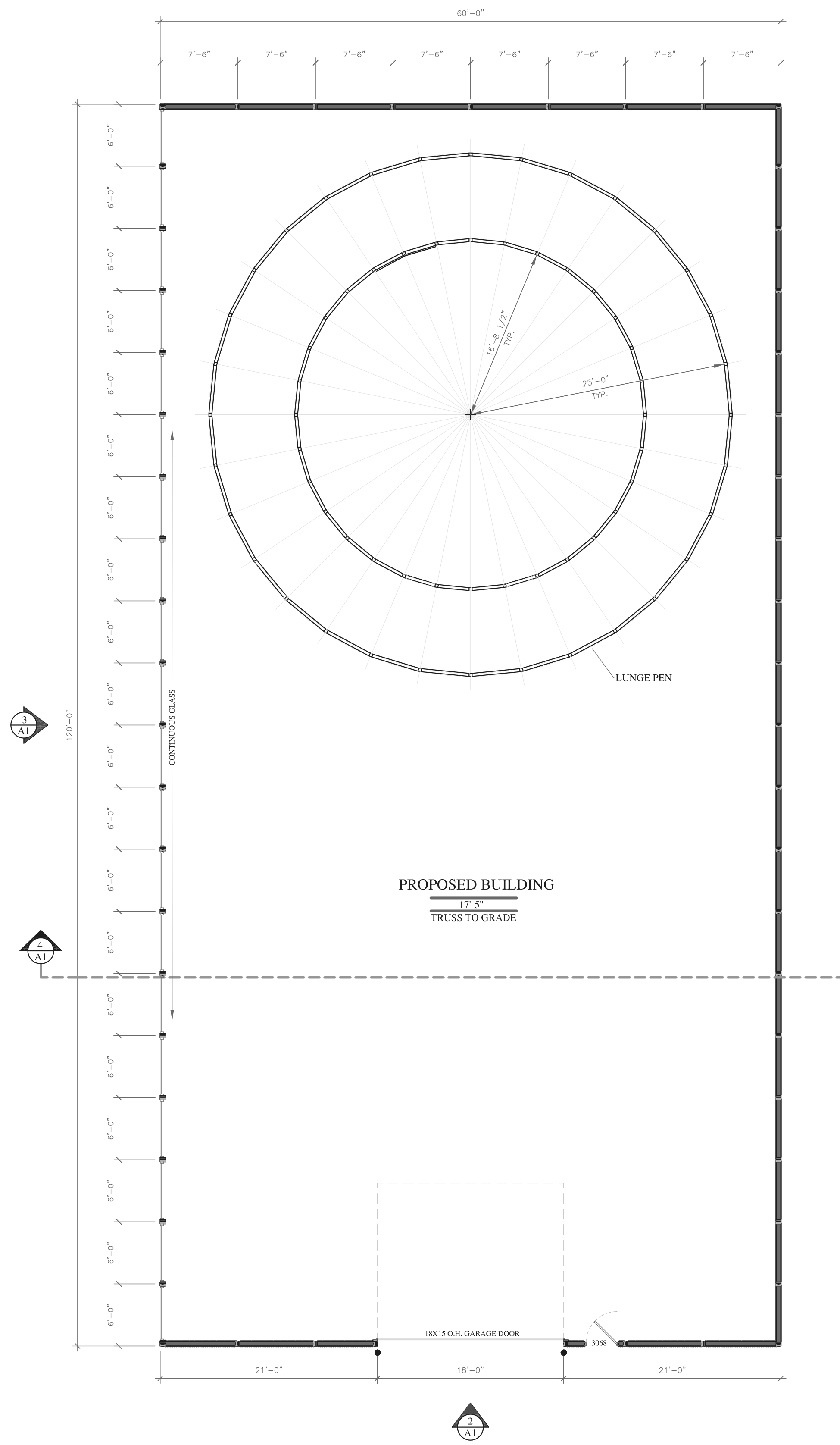
- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Note: The only shown are those from plat of record or provided by client.

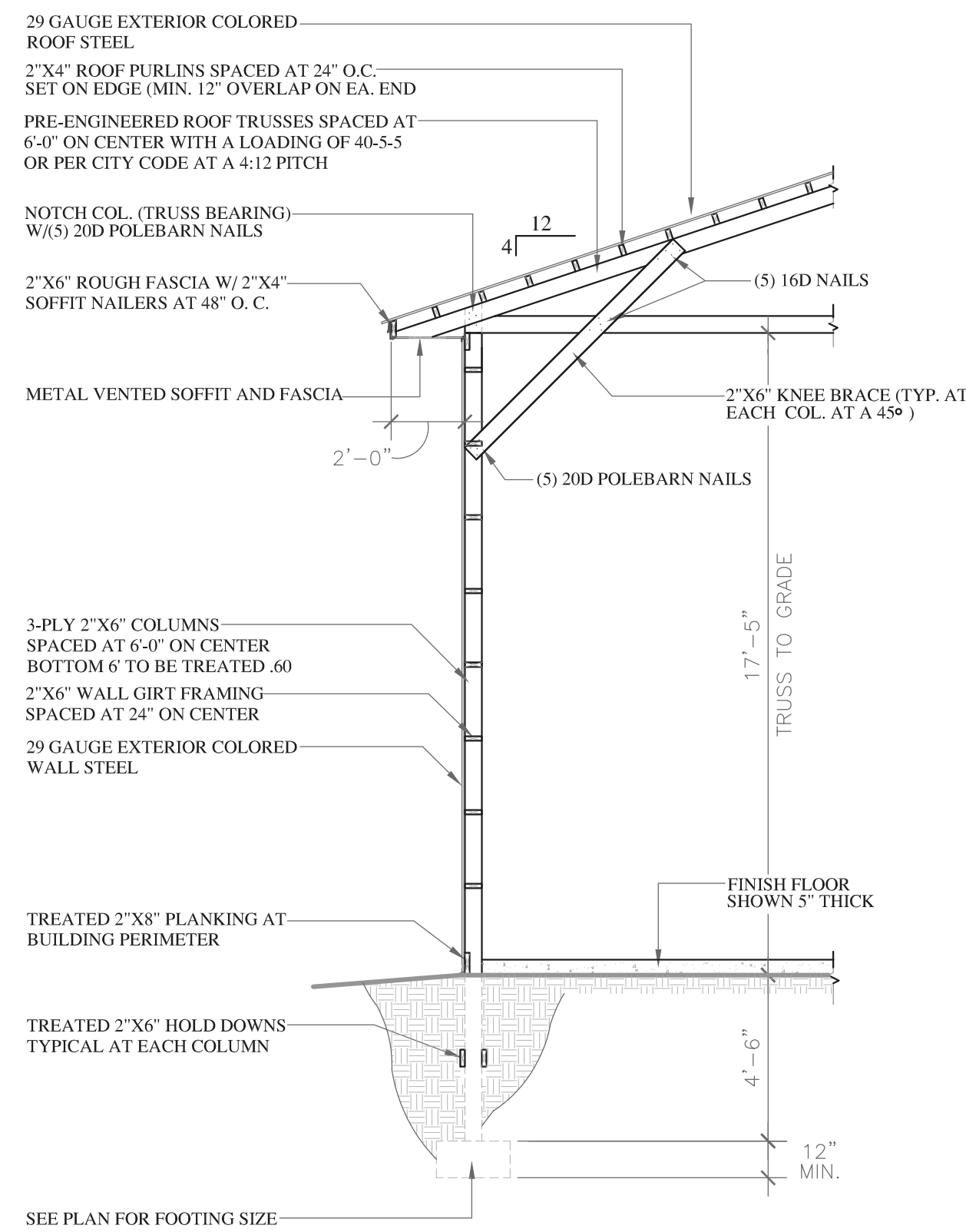
Legal Description Lot 6, Block 1, SCHMIDS HIDDEN VALLEY Hennepin County, Minnesota	Project No. 89015	Scale: 1" = 60'	I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Surveyed this 4th day of June 2020.
	Address: 21925 Oakdale Drive Corcoran, MN	Drawn By: <i>AL</i>	
DEMARCO LAND SURVEYING & ENGINEERING 7001 73rd Avenue North Minneapolis, Minnesota 55428 (763) 563-3693 Demarcinc.com			F:\survey\schmids hidden valley - henn co\6-101 Surveying - 89015\01 CAD\01 Source\01 Survey Base.dwg



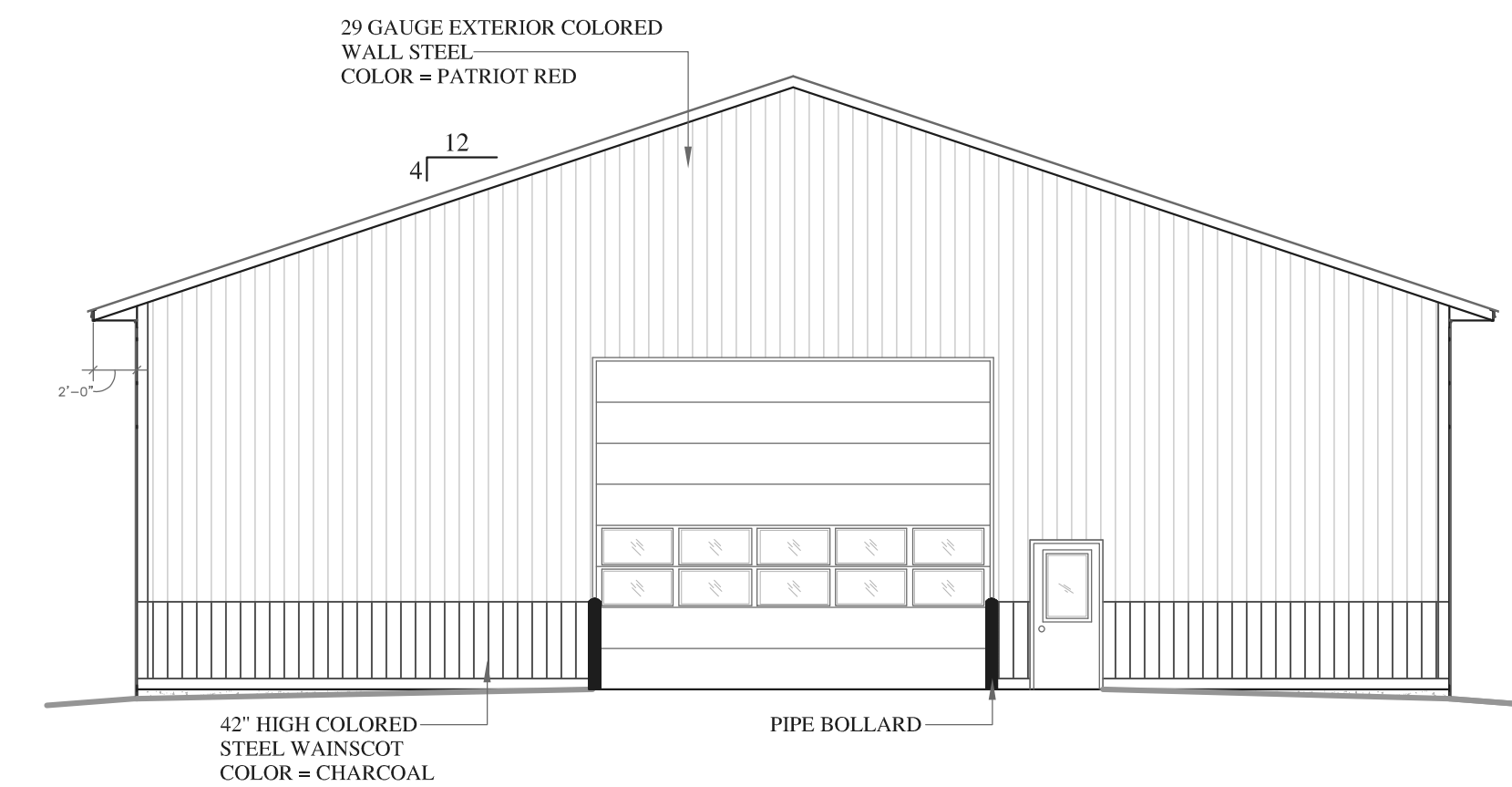
**EBERT
CONSTRUCTION**
 EBERT INC.
 23350 COUNTY ROAD 10
 CORCORAN, MN 55357
 (763) 498-7844
 (763) 498-9951 FAX
 800-627-1669



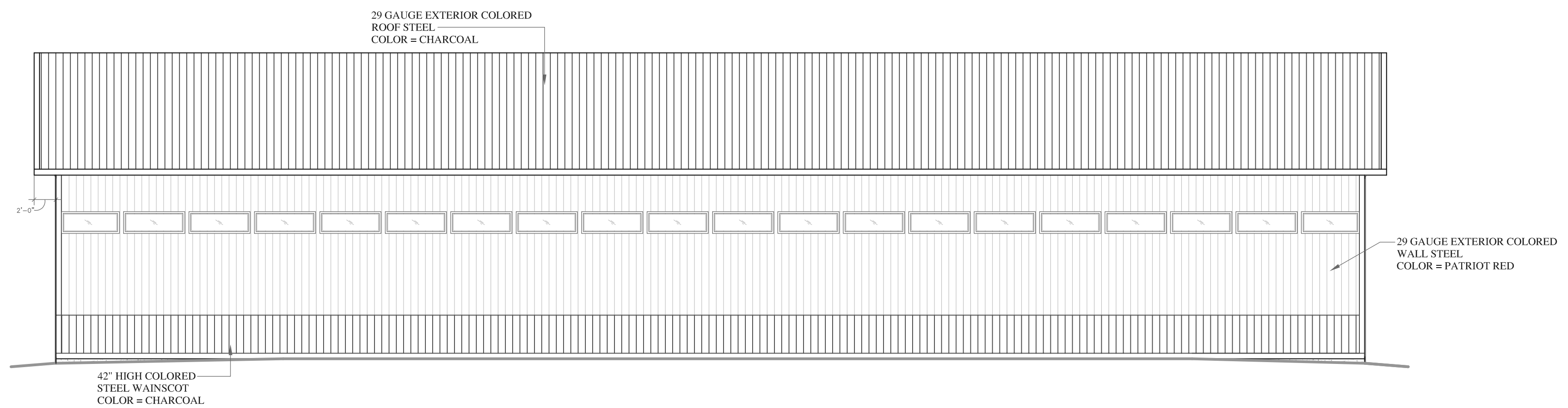
1
A1
PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



4
A1
TYPICAL SECTION DETAIL
 SCALE: 1/8" = 1'-0"



2
A1
PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



3
A1
PROPOSED SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT FOR:
PROPOSED PROJECT FOR:
JEFF HOCHSTEDLER
21925 OAKDALE DRIVE
CORCORAN MINNESOTA

NO.	REVISION / ISSUE	DATE

PROJECT #: 6222020
 DATE: 6-22-2020
 SCALE: NOTED
 DRAWN BY: BT

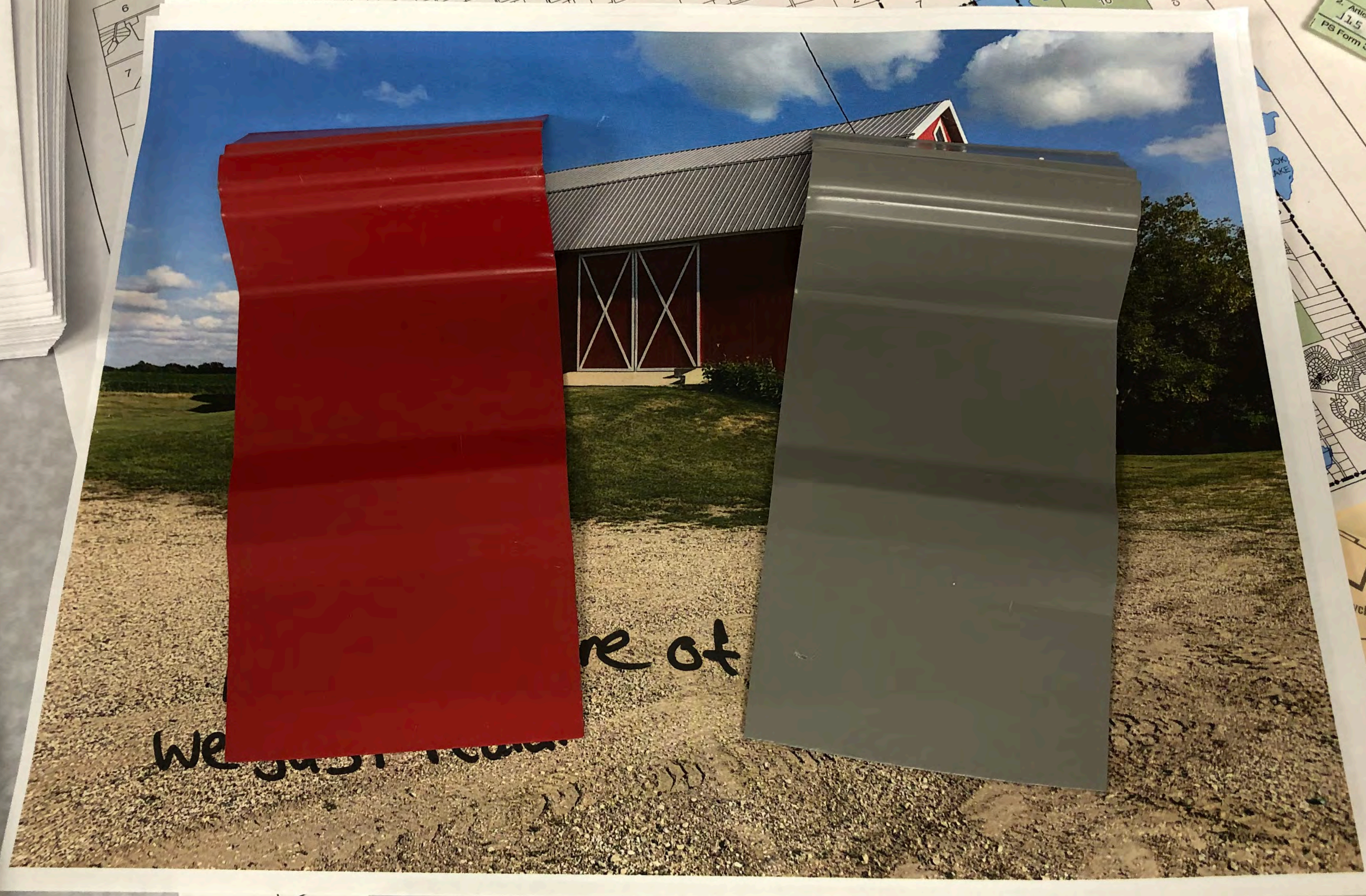
PROPOSED BUILDING

SHEET:
A1

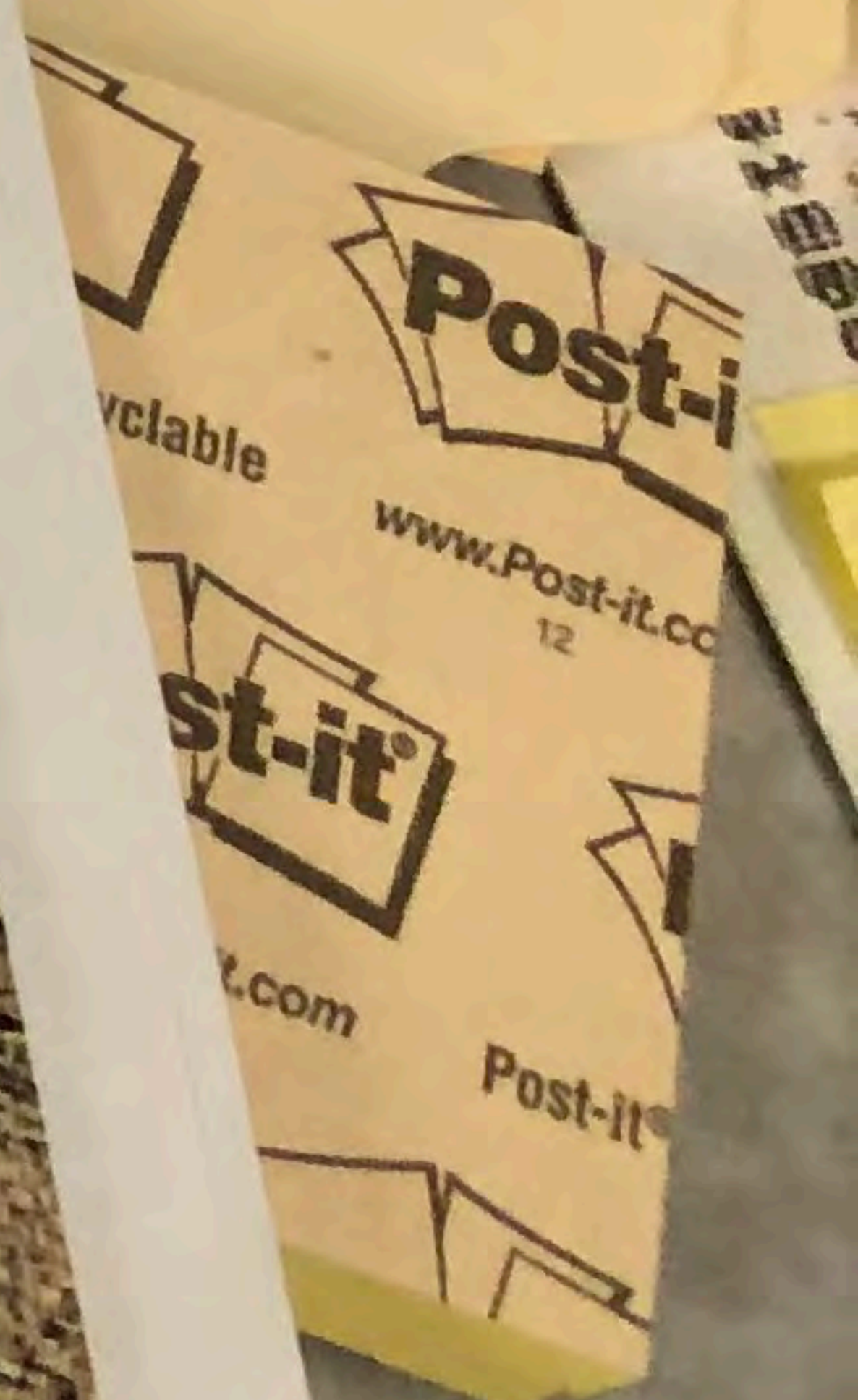
POSTAGE
00.50⁹
First-Class
340
718



DAVID W. SH...
9605 Co Rd
CORCORA, MN
9590 9403 0461 5169 161
Article Number (transfer from service label)
J15 1520 0000 1788 0
PS Form 3811, April 2016 PSN 7530-02-000
7008 3230 0000
PS Form 3811, April 2016

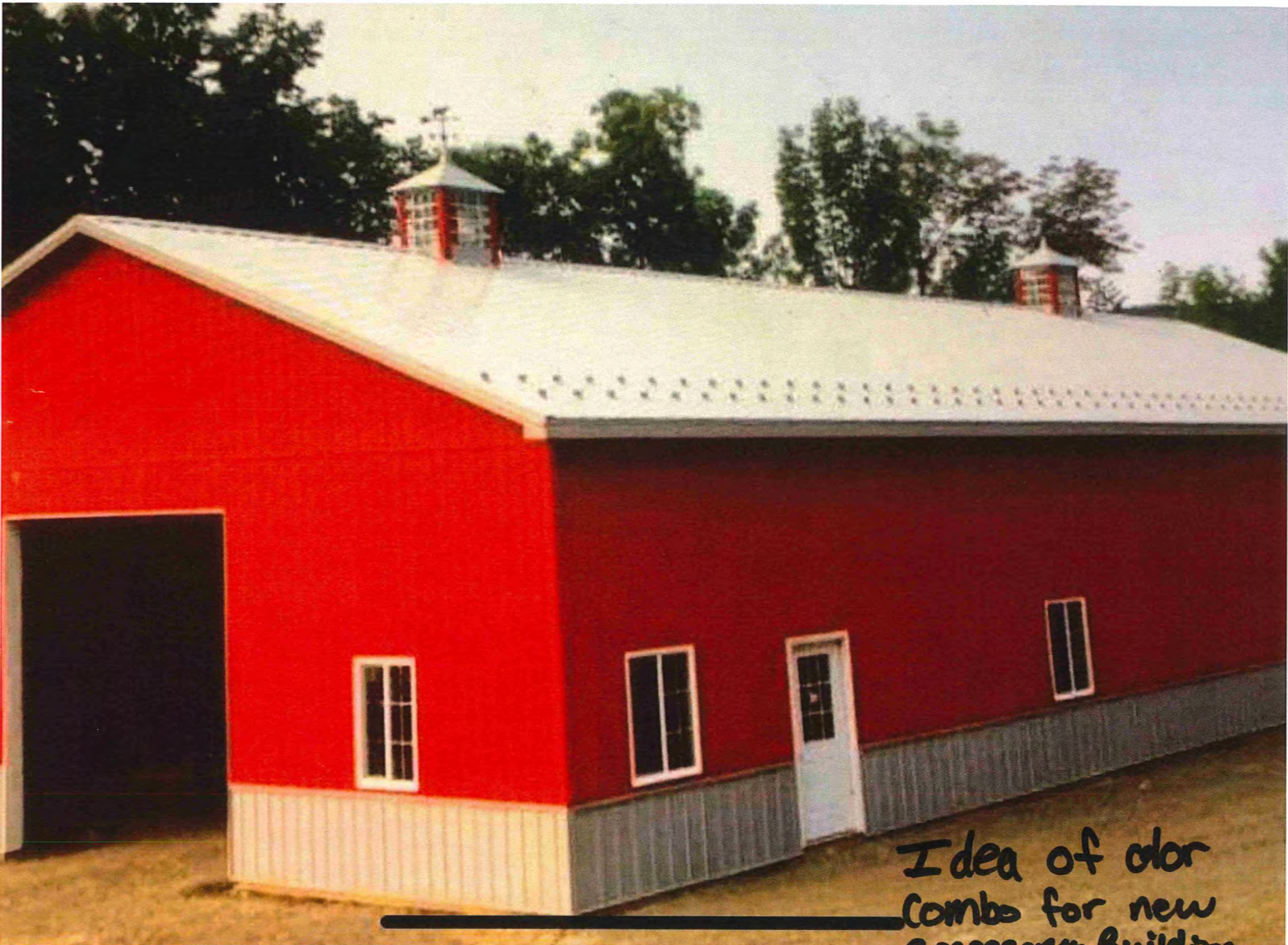


We just received
re of





Here's a picture of the barn
we just redid.



Idea of color
Combs for new
accessory Building



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 July 15, 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. **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.
2. **Corcoran Crossroads Administrative Permit and Variances at 7625 County Road 116 (city file 20-014).** The new owner of Corcoran Crossroads has applied for variances for expansion of the existing legal, non-conforming canopy structure and signs. The application for the variances is scheduled for the July 2nd meeting and City Council will review on July 23rd.
3. **Sign Variance for the Marathon/Tom Thumb at 9350 County Road (PID 07-119-23-43-0004) (City File 20-020).** The applicant has submitted a variance application to allow the number of and square footage of freestanding and wall signage to exceed what is allowed by ordinance. *The application is was reviewed at the Planning Commission on July 2nd and City Council action is expected on July 23rd.*
4. **Encroachment agreement on 70th Avenue to provide access to PID 26-119-23-33-0001 (city file 20-021).** The property owner is planning to construct a new home on this vacant parcel. The existing 70th Avenue right-of-way extends to the property line but the road improvements stop short. The property owner will need an encroachment agreement to build a private driveway from the existing cul de sac over the unimproved right-of-way to the property line. Once the request is complete, it would be scheduled for Council approval.
5. **Site Plan, Conditional Use Permit and Variance for Nelson International at 10409 CR 101 (PID 01-119-23-41-0001) (city file no. 20-022).** The Council reviewed a concept plan for this site in January. The project is a new 35,000 sq. ft. building for truck sales and service. *The application is currently incomplete, but the feasibility studies for the planned infrastructure have been completed.* The items will be scheduled for Planning Commission and Council review once it is complete. This item is tentatively planned for the August meetings.
6. **Eagle Brook Church Site Plan, Conditional Use Permit and Preliminary Plat for the Property located at 7015 20th Avenue (PID 36-119-23-44-0008, 36-119-23-44-0010, 36-119-23-44-0009, 36-119-23-44-0013, 36-119-23-44-0014) (city file no. 20-023).** The applicant is requesting approval to combine the existing parcels into one lot for a 70,000 square foot church and one outlot for future development. *The application was reviewed at a public hearing at the July 2nd Planning Commission meeting and the applicant requested that this item be pulled from the July 23rd agenda so that they could evaluate possible changes.*

7. **Final PUD Development Plan, Final Plat and Easement Vacation for “Bellwether 5th Addition” (Outlot A, Bellwether 4th Addition) (city file no. 20-024).** Pulte Homes of Minnesota, LLC has submitted a request for approval of a Final Plat and Final PUD plan application for “Bellwether 5th Addition”, a residential development of 46 new single-family homes and one outlot on 18.43 acres of property. The application includes vacation of the existing drainage and utility easement over the outlot. *The application was reviewed by the Parks and Trails Commission review on June 18th, Planning Commission on July 2nd and Council action is expected on July 23rd.*
8. **Hochstedler request for a Conditional Use Permit at 21925 Oakdale Drive (PID 04-119-23-34-0006) (city file no. 20-025).** *The applicant is requesting a CUP to add a 7,200 square foot agricultural building where a maximum of 3,969 square feet is permitted. This item is being reviewed for completeness and is tentatively scheduled for a public hearing at the August 6th Planning Commission meeting and City Council action on August 27th.*
9. **Emery request for a Conditional Use Permit at 9226 Cain Road (PID 14-119-23-22-0004) (city file no. 20-026).** *The applicant is requesting a CUP to add a 1,680 square foot building creating a total of 5,165 square feet where a maximum of 3,969 square feet is permitted. This item is being reviewed for completeness and is tentatively scheduled for a public hearing at the September Planning Commission and Council meetings.*
10. **Paulsen Farms Final Plat for an OS&P Plat (PID 09-119-23-34-0001) (city file no. 20-027).** *This item is being reviewed for completeness and is tentatively scheduled for City Council review on August 27th.*

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. Several extensions have been approved. 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 reviewed the request at the February 27th 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. **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. The applicant has indicated that they have found a site in a different city and will be restoring this site and closing out the file.
6. **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.
7. **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. The subdivision was approved on October 24, 2019.
8. **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.
9. **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. The Parks Commission will review on May 21st, the Planning Commission held a public hearing on June 4th and City Council approved on June 11th.
10. **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 now complete and available at City Hall and online.
11. **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 held a public hearing on March 5th and recommended approval. Council approved the request on March 26th.
12. **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 reviewed on March 5th and recommended approval. Council approved the request on March 26th.
13. **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 held a public hearing on March 5th and recommended approval. Council approved the request on March 26th.
14. **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. Council approved the request on March 26th.
15. **Vollrath request for Ag Preserve designation and initiate expiration for 42.09 acres of land south of County Road 50 (PID 29-119-23-24-0001) (City File 20-010).** The Council approved the request on March 26th.

16. **Paulsen Farms OSP Preliminary Plat (09-119-23-34-0001) (city file no. 20-011).** The applicant has submitted an Open Space & Preservation Plat for the 88 acres on County Road 30. The plat would include 20 lots and preservation of 47 acres of open space. Staff is currently reviewing this application for completeness. The Planning Commission held a public hearing on May 7th, Parks and Trails Commission reviewed on May 21st and City Council approved on May 28th.
17. **M/I Homes Concept Plan for a modification of the approvals for “Sawgrass” on the 103-acre parcel at 20400 County Road 10 (PID 23-119-23-42-0003) (City file no. 20-012).** The Council approved an extension to the 2014 preliminary approvals so that the applicant could proceed with a final plat, final PUD development and PUD amendment. This concept plan is to outline the PUD amendments required for the new plan and ensure Council support before submitting a formal submittal. The Council was expected to review this item at their April 23rd meeting, but the applicant has withdrawn the application and will proceed with a formal final plat and final PUD application..
18. **Eagle Brook Church Concept Plan at the NW quadrant of Hackamore Road and County Road 101 (city file 20-013).** Eagle Brook Church has submitted a concept plan for a new church on this site. The City Engineer is completing a feasibility study. The Council reviewed the plan at the April 23rd meeting.
19. **Laura Gibson has requested approval of a Special Home Occupation License at 7105 County Rd 19 (PID 30-119-23-31-0001) (city file 20-015).** *The applicant is requesting an Administrative Permit for a Special Home Occupation License to operate a hair salon business. There will be no employees and up to 28 clients per week. Staff has reviewed and sent notices of intent to surrounding property owners. The application has been administratively approved.*
20. ***Karineimi Addition Preliminary Plat at 6780 Rolling Hills Road and 6855 Willow Drive (PID 33-119-23-22-0004 and 33-119-23-21-0001) (City file 20-0016).** The applicant has submitted a preliminary plat to create four lots from the newly created Lot 1, Block 1, Rolling Hills Acres and the adjacent 40 acres to the east. The 40-acre parcel have four development rights which will be used for the subdivision. *The application was reviewed at a public hearing at the Planning Commission on June 4th and City Council approved the request on June 25th.*
21. ***Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Tavera” at the property at the northwest corner of Hackamore Road and County Road 116 (PID 35-119-23-44-0001, 35-119-23-11-0001, 35-119-23-12-0002, 35-119-23-41-0001 and 35-119-23-43-0001) (City File 20-017).** The applicant has submitted an application for development of 549 homes on the 273.57-acre site. The Council reviewed an EAW and Concept plan for the site earlier this year. The project includes a mix of single-family, villa, twinhome and townhome units. The phasing plan shows development in 8 phases. The application was reviewed by the Parks and Trails Commission on May 21st and a public hearing was held at the Planning Commission on June 4th. *City Council approved the request on June 25th.*
22. **Tabor Request for Metropolitan Agricultural Preserve Initiation of Expiration for 42.09 acres of land at 19450 Gleason Road (PID 36-119-23-12-0001) (City file 20-018).** The landowner is requesting expiration of the Agricultural Preserve designation effective immediately as allowed under the 2019 changes to Minnesota Statute. This item was approved at the May 28th Council meeting.
23. ***Conditional Use Permit and Variance for the Tom Spanier property located at 10580 Cain Road (PID 02-119-23-23-004) (city file no. 20-019) (City File 20-019).** The applicant has requested approval of a conditional use permit and variance for an accessory building. This project was reviewed and approved in 2015 and was never built. The approvals expired after one year on November 23, 2016. The applicant is now ready to move forward with the project and is requesting approval again with no changes. *The application was reviewed at a public hearing at the Planning Commission on June 4th and City Council approved the request on June 25th.*



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340
 763.420.2288 – Office 763.420.6056 – Fax
 E-mail - general@ci.corcoran.mn.us / Web Site - www.ci.corcoran.mn.us

MEMO

Meeting Date: August 6, 2020
 To: Planning Commission
 From: Brad Martens, City Administrator
 Re: City Council Report

The Planning Commission last met on July 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

July 9, 2020 Council Meeting

- Oath of Office – Brian Lothar
 - Councilmember Lothar took the Oath of Office
- Employee Recognition – Jessica Beise, 5 Years
 - Council recognized Jessica for her 5 years of service
- Employee Recognition – Pat Meister, 30 Years
 - Council recognized Pat for his 30 years of service
- Eagle Scout Project Recognition – Frank Brand
 - Council thanked Frank for his project to construct a bench honoring veteran's in front of City Hall
- Resolution Honoring Brian Dejewski
 - Mayor Thomas read the resolution which Council adopted; Council thanked Brian for his service
- City Hall Remodel Bids
 - Approved the low bid for the City Hall remodel project to Weber, Inc. in the amount of \$396,500; construction is to begin November 9th
- Assessor Proposal Review

- Authorized staff to enter into an agreement with Hennepin County for assessing services with the City Administrator to negotiate final details of the agreement. Resolution Recognizing Eagle Scout Project and Accepting Donation to the City of Corcoran
- Charter Commission Application – Manoj Thomas
 - Appointed Manoj Thomas to the Charter Commission; next step is for the appointment by a judge
- Manufactured Home Park Preservation Pilot Equity Grant Project
 - Approved the grant agreement as presented
- Pandemic Response Update
 - Council received an update on the pandemic response including potential uses for funds that will be distributed to the City of Corcoran

July 23, 2020 Council Meeting

- Bellwether 5th Addition
 - Approved the Final Plat as presented for the 5th addition which includes 46 single family home lots.
- Public Hearing – Bellwether Easement Vacation
 - Held the public hearing; approved the easement vacation as presented
- Consideration of an Ordinance Amendment to Limit Building Size in Residential Zoning Districts
 - Discussed options available to the Council; directed staff to schedule a work session for additional discussion
- Due Diligence Commencement Notice – Well and Treatment Site
 - Authorized staff to issue the due diligence commencement notice
- Draft 2021 Budget
 - Provided direction on the draft budget; staff to bring back the next draft in August
- Authorization to Seek Donations – City Park Project
 - Authorized staff to begin seeking donations as requested
- Pandemic Response Update
 - Heard an update from Matt and Brad on the pandemic response; shared the plan to open City Hall beginning August 3rd

Attachments:

None